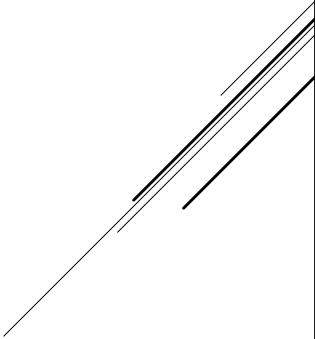





1

OVERVIEW

- ▶ BROWNFIELDS DEFINITION (Simplified)
- ▶ WHAT IS A BROWNFIELDS ENVIRONMENTAL ASSESSMENT
- ▶ DIFFERENCE BETWEEN PHASE I AND PHASE II
- ▶ QUALIFICATIONS AND RESOURCES
- ▶ HOW TO APPLY AND QUALIFICATIONS
- ▶ CONTACT INFORMATION



2

BROWNFIELDS SIMPLIFIED

- ▶ The Brownfields program is a redevelopment program, using a cooperative agreement with EPA, to take old run-down buildings, land or property that could possibly be contaminated and revitalize the property for future use. GFDA's Brownfields Program has two main components: The Brownfields Assessment Program, which identifies and assesses potential brownfield sites, and the Brownfields Revolving Loan Fund (RLF) which provides low-interest loans and grants for site cleanup and redevelopment. The 2023-2027 Cooperative Agreement is a \$500,000 grant for assessments.

3

What's a Brownfields

EPA's Brownfields Program – created in 1995, used to change the way contaminated property is perceived, addressed, and managed.

Definition

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

EPA Grant

- Great Falls Development Alliance received a \$500,000 Brownfields grant to assist in the redevelopment of our region, including surrounding communities.

Benefits

- Projects leveraged \$17.79 per EPA dollar spent
- Leveraged more than 97,000 jobs
- Redeveloping contaminated buildings

4

Phase I- A Brownfields Phase I Environmental Site assessment (ESA) investigates the historical use, reviews regulatory records, and determines the likelihood of a site being contaminated. It includes a review of records, visual inspection of the site, and interviews with owners, neighbors, and past workers.

Phase II- Further investigation that assesses whether contamination is definitely present. It includes identifying chemicals of concern, sampling and testing soil, groundwater, and other media, further investigation of areas of concern, and development of cleanup plans.



5

TO QUALIFY:

- ✓ Property must be changing ownership, unless publicly-owned prior to Jan 2002
- ✓ Can't be the liable for contamination
- ✓ Present threat to human health or environment
- ✓ Clean up will allow redevelopment



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Resources:

- ✓ Boots on the Ground
 - QEPs
 - BF Advisory Cmt.
- ✓ Project Forms
 - BF Application
 - Site Eligibility form
 - Work Order
 - Signed Buy/Sell



6

If purchase of the commercial building occurs prior to a Phase 1, then purchaser can't qualify for cleanup assistance if contamination is found.



- EPA must approve each site
 - Brownfields Application
 - Site Eligibility Determination (SED)
 - Once Eligibility is determined, we reach out to our pool of QEP's
 - QEP is selected on a 3-tier process
 - Availability
 - Price
 - Completion Time
 - Must be suspected of contamination
 - Could slow down the purchasing process
 - Especially if a Phase 2 is required



7



8

CONTACTS AND RESOURCES



- ▶ [Brownfields | US EPA](#)
- ▶ [Brownfields | Montana DEQ \(mt.gov\)](#)
- ▶ Great Falls Area - Christian Nichols – CNichols@GrowGreatFalls.org 1-406-788-9385
- ▶ Kalispell Area – (Montana West ED) Deanna Morrow – brownfields@dobusinessinmontana.com 1-406-257-7711 ext. 3
- ▶ Missoula County – Sindie Kennedy – skennedy@missoulacounty.us 1-406-258-3688
- ▶ City of Missoula – Tyler Walls – wallst@ci.Missoula.mt.us – 1-406-552-6108
- ▶ Butte Area – Melissa Wanamaker – mwanamaker@headwatersrcd.org 1-406-533-6781
- ▶ Havre Area – Sara Strissel – sstrissel@bearpaw.org - 1-406-265-9226
- ▶ North Central MT – (Sweetgrass ED) Sarah Converse – www.sweetgrassdevelopment@gmail.com 1-406-727-5173
- ▶ South Central MT – (Beartooth ED) – Nan Knight – nknight@beartooth.org – 1-406-544-0907
- ▶ Wolf Point Area – (Great Northern DC – Karly Lacock – projectadmin@gndc.org – 1-406-653-2590 ext.210