

Application Information Sheet

Application Identification:

Arlee Joint School District
72220 Fyant Street
Arlee, Montana 59821

Website URL:

arleeschools.org

Funding Request:

- a.) Grant Type: Single Site Cleanup
- b.) \$200,000

Location:

Arlee, Montana 59821
Lake County
Flathead Indian Reservation

Property Information:

72220 Fyant Street
Arlee, Montana 59821

Contacts:

Project Director:

Cory Beckham
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72220 Fyant Street
Arlee, Montana 59821

Arlee School Board Chair:

Brian Johnson Bigsam
(406)531-4280

Population:

Arlee, Montana has a population of 651 in 2023.

Other Factors:

Our community population is less than 15,000. See page #4

Narrative

PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The Arlee Joint School District No. 8 serves a rural community located on the Confederated Salish and Kootenai Tribes (CSKT) Reservation in Arlee, Montana. The district serves a population with 100% eligibility for free and reduced lunch, reflecting persistent economic hardship and limited access to local, state, or private capital for environmental remediation and redevelopment.

A significant brownfield challenge within the district is the abandoned former 3–6 Elementary Building, which contains hazardous building materials associated with historic construction practices, including regulated lead-based paint (LBP) and asbestos-containing building materials (ACBM). These hazardous substances present a documented threat to human health and the environment and currently prevent safe demolition, renovation, or reuse of the structure.

Without federal assistance, the District lacks the financial capacity to safely remediate these hazards. This EPA Cleanup Grant will directly address these brownfield challenges by funding the abatement and proper disposal of hazardous materials, thereby removing barriers to revitalization and protecting sensitive populations in this underserved rural and Tribal community.

The target area for this application is the Arlee Elementary campus and the surrounding community, which serves as a central hub for educational, employment, and community services within the district.

b. Description of the Proposed Brownfield Site(s)

The subject property is the Arlee Elementary Building, owned by Arlee Joint School District No. 8. The building has historically been used for educational purposes and is now vacant and slated for demolition and partial renovation as part of the District's long-term facilities planning.

Due to the age of the structure, hazardous materials were suspected. The District retained ACM, a qualified environmental firm, to conduct a comprehensive lead-based paint and asbestos inspection in areas anticipated to be impacted by demolition activities.

Environmental conditions identified include:

- **Lead-Based Paint (LBP):**
ACM conducted eighty-six (86) X-ray fluorescence (XRF) suspect lead coating assays. Coatings with lead concentrations ≥ 1.0 mg/cm² were classified as regulated lead-containing materials. Substrate conditions were visually assessed and documented in the inspection report.
- **Asbestos-Containing Building Materials (ACBM):**
ACM collected two hundred seventy-nine (279) bulk samples representing ninety (90) homogeneous material areas. Materials containing $>1\%$ asbestos by weight were classified as ACBM. Detailed laboratory results are included in the

inspection documentation.

While all accessible and anticipated demolition areas were assessed, additional hidden or inaccessible materials may exist. Any newly identified materials will be tested and abated prior to disturbance.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

Following cleanup, the site is planned for safe demolition and selective renovation, enabling reuse of portions of the facility to meet community and district needs. Projected reuse includes:

- Community-use space
- School District Human Resources offices
- District Maintenance Department facilities

This reuse strategy aligns with district-wide facilities planning priorities and supports broader community goals by repurposing an unsafe, unusable structure into functional space that serves both educational and community needs.

Public input has informed the reuse strategy through school board meetings, parent communications, staff engagement, and coordination with CSKT leadership, ensuring that future use reflects local priorities and community benefit.

d. Outcomes and Benefits of Reuse Strategy

Cleanup and reuse of the site will deliver the following benefits:

- Elimination of exposure risks from lead and asbestos
- Improved safety for students, staff, contractors, and nearby residents
- Removal of barriers to redevelopment at a public facility
- Support for long-term educational and community infrastructure

By addressing hazardous materials prior to demolition, the project reduces the risk of airborne contamination and ensures compliance with federal and state regulations. While the project does not include renewable energy installation at this stage, future reuse will allow the District to incorporate energy-efficient design features as funding becomes available.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The current ACM inspection provides sufficient characterization for cleanup planning. If additional materials are identified during demolition, the District will seek supplemental testing using District funds or state resources as necessary.

f. Resources Needed for Site Remediation

The EPA Cleanup Grant funds requested through this application are anticipated to be sufficient to complete the required abatement and disposal of identified LBP and ACBM. The selected abatement contractor will provide contingency documentation for potential additional hazardous materials discovered during demolition.

g. Resources Needed for Site Reuse

Future reuse activities, including demolition and interior renovation beyond abatement, will be supported through District capital funds and future grant opportunities. At this time, no additional reuse funding has been secured.

h. Use of Existing Infrastructure

The project will leverage existing infrastructure including utilities, access roads, and adjacent school facilities. Cleanup will enable continued use of the campus footprint without requiring new land acquisition or infrastructure expansion.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

As a small, rural school district serving a low-income population on Tribal land, Arlee Joint School District No. 8 lacks the ability to finance hazardous materials remediation through local revenue or private investment. As of a 2023 report from Data Commons, Arlee's population is 651 with a medium income of \$30,100.

(<https://datacommons.org/place/geold/3002425>) This grant directly addresses that gap by enabling cleanup that would otherwise be infeasible.

b. Health or Welfare of Sensitive Populations

Sensitive populations served by the project include:

- Children
- School staff
- Maintenance and construction workers
- Low-income households

Lead and asbestos exposure poses heightened risks to these populations. This project directly reduces those risks by eliminating exposure pathways prior to demolition and reuse.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

While site-specific disease data is limited due to the community's size, the presence of regulated lead and asbestos in a former school building represents a recognized risk factor for respiratory illness and other adverse health outcomes. Cleanup will eliminate potential exposure sources.

d. Economically Impoverished / Disproportionately Impacted Populations

The community disproportionately bears environmental risks due to limited resources and aging public infrastructure. This project directly reduces environmental burdens while supporting equitable revitalization of a public facility.

Community Engagement

e.-f. Project Involvement and Roles

The District has engaged:

- Parents and families
- School staff
- CSKT leadership
- Community members

These stakeholders have participated through public meetings, school communications, and coordination with Tribal partners. The District will continue to involve stakeholders in cleanup notifications and reuse planning.

g. Incorporating Community Input

Preliminary discussions have taken place at Board meetings beginning in September 2022. Attached is a newsletter that was distributed to the public outlining concerns regarding the unsafe condition of the building. Since that time, the District has held multiple community meetings, all of which were publicly noticed on the local marquee and shared through the District’s website and social media platforms.

This outreach included an Elementary Building Project Community Discussion held on April 20, 2022, from 6:00 p.m. to 8:00 p.m. There is no record of public attendance at that meeting. Additional updates have continued to be provided regularly at all Board meetings. The ABCA was discussed at the 4/20 meeting and several board meetings to follow. No public comments were made.

The project was ultimately placed on an official ballot (attached), which reflected community input regarding the repurposing or demolition of the building. Most recently, on November 12, 2025, a Budget Committee meeting was held to discuss the future of the grades 3–6 building, including the presence of hazardous materials, the associated abatement costs, options for remodel/repurposing versus demolition, and available funding sources, including this grant opportunity narrative.

Future project updates will continue to be shared through school board meetings, district communications, and communication with Tribal leadership. Input will be solicited throughout cleanup and redevelopment planning phases. Updates will be provided in those monthly school board meetings, bi-monthly progress posts through district communications, as well as bi-monthly meetings that are currently scheduled with the tribe.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Cleanup will consist of regulated abatement, removal, and disposal of all identified LBP and ACBM prior to demolition. All work will be conducted by licensed contractors in compliance with EPA, OSHA, and Montana DEQ requirements. If allowed, abatement and demolition may occur concurrently under qualified oversight.

b. Project Implementation

Procuring licensed contractors to conduct the work in compliance with EPA, OSHA, and Montana DEQ.

c. Anticipated Project Schedule

The District anticipates bidding the project in February, with completion within nine to 12 months of award.

f. Cost Estimates

The Arlee School District received an engineering estimate of \$285,000 to abate the Arlee 3-6 Elementary Building. With the estimated cost over the amount requested, all funding awarded would go towards the “Construction” category. In the event that the regulated abatement, removal, and disposal of all identified LBP and ACBM, came in under the engineering estimate, the remaining funds would continue to be used in the construction category per the guidelines provided.

Budget Category	Project Task	Total
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Construction	Abatement, removal, and disposal of all identified LBP and ACBM	\$200,000
Total Costs		\$200,000

g. Plan to Measure and Evaluate Environmental Progress and Results

Progress will be tracked through:

- Contractor reports
- Abatement clearance documentation
- Regulatory approvals and closeout reports

Successful completion will be measured by issuance of cleanup completion documentation confirming the site is protective of human health and the environment.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure

Arlee will utilize an established organizational structure to ensure timely expenditure of funds and full compliance with EPA Brownfields grant requirements. The Superintendent will serve as Project Director and primary point of contact with EPA, providing overall oversight, ensuring adherence to the approved work plan, and monitoring project progress and timelines.

Technical implementation will be managed by the Superintendent in coordination with qualified environmental consultants and contractors. This team will oversee site activities, ensure compliance with EPA, state, and federal environmental regulations, and verify that all technical milestones are completed as approved.

Administrative coordination and recordkeeping will be handled by the District Office, which will maintain grant documentation, contracts, and required reports. Financial management will be overseen by the District Clerk, who will track expenditures, ensure costs are allowable under EPA guidelines, and submit timely and accurate financial reports.

Regular internal check-ins will be conducted to review progress, expenditures, and compliance, ensuring accountability and successful completion of all technical, administrative, and financial requirements of the EPA Brownfields grant.

b. Description of Key Staff

The key staff on this will be the school Superintendent, Cory Beckham, and the district clerk, Lonnie Morin, and Grants Manager, Deanne Smith. Cory Beckham has experience working directly with contractors and has recently successfully completed the building of a new K-6 building in the Arlee School District. Lonnie Morin has been the district clerk for over 19 years and has also successfully managed all funding associated with the building of a new K-6 building in the Arlee School District. Deanne Smith works with grant management day in and out and has continually proven her abilities to secure and manage grant funding. She is especially good at reporting and data management.

c. Acquiring Additional Resources

Through the bid process, we will be able to score each of the qualified general contractors via a rubric provided in the RFP process to vet them appropriately to ensure

they are capable of completing the task in compliance with EPA, OSHA, and Montana DEQ requirements. Established procurement, financial controls, and contractor oversight procedures will be used to administer the grant.

Past Performance

e. Received Other Federal Financial Agreements

The District affirms that it has not previously received an EPA Brownfields Cleanup Grant and will comply with all grant requirements.

1.) In 2022 we received an Impact Aid Construction Grant to help with the costs of building a new K-6 in lieu of trying to salvage the old 3-6 building. After analysis, it was determined at that time to step away from the 3-6 building and start anew.

In terms of accomplishments, we were able to put the right contractors in place to replace an old run down building with multiple health risks associated with it, towards a newly renovated space that promotes learning while maintaining a safe environment.

2.) Compliance within the workplan, schedule, and terms and conditions under the agreement were primarily navigated between the district Superintendent, the district Clerk, and the district's Owners rep. Continual reporting was provided as requested to the Impact Aid to maintain compliance with the awarded grant. This included progress reporting as well. All of the mandated reporting was received on time and the district was never placed into any category that indicated otherwise.

Threshold Criteria Responses

- A statement of applicant eligibility if a city, county, State, or Tribe (see Section 2.B.(1).)
 - Arlee School District is a public school district and political subdivision of the State of Montana and is therefore an eligible applicant for EPA Brownfields Cleanup Grant funding.
- Documentation of applicant eligibility if other than a city, county, State, or Tribe; e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501(c)(3) tax-exempt status or qualified community development entity (see Section 2.B.(1).)
 - N/A
- A statement of the applicant's 501(c)(4) tax-exempt status and, if applicable, legal opinion regarding lobbying activities (see Section 2.B.(1).)
 - Arlee School District is a public school district and is not a 501(c)(4) organization; therefore, this requirement does not apply.
- Information on previously awarded Cleanup Grants (see Section 2.B.(2).)
 - Arlee School District has not previously received any EPA Brownfields Cleanup Grants.
- Documentation of the available balance on an open Multipurpose Grant; or an affirmative statement that the applicant does not have an open Multipurpose Grant (see Section 2.B.(3).)
 - Arlee School District does not have an open Multipurpose Grant.
- Site ownership information (see Section 2.B.(4).)
 - Arlee School District is the owner of the school property and has maintained continuous ownership of the site for multiple decades. The property remains under the sole ownership and control of Arlee School District. (See attached Tax Document.)
- Basic site information (see Section 2.B.(5).)
 - The site, known as the Arlee Joint School District #8 3–6 Building, is located at 72220 Fyant Street, Arlee, Montana 59821. The property encompasses approximately 3.6 total acres, with an estimated 35,000 square feet of building space. The site is currently vacant and was previously used as an elementary school serving grades 3–6.
- Status of history of contamination at the site (see Section 2.B.(6).)
 - The site was constructed using building materials that are now considered hazardous. Contaminants of concern at the site include

- asbestos and lead-based paint associated with the building structure.
- An affirmative statement that the site meets the definition of a brownfield site (see Section 2.B.(7).)
 - The site meets the EPA definition of a brownfield, as the presence of hazardous materials and perceived contamination complicate redevelopment and reuse of the property.
- Description of the environmental assessment conducted at the site (see Section 2.B.(8).)
 - A Phase II Environmental Site Assessment was conducted by Abatement Contractors of Montana, LLC, located at 208 Commerce Street, Missoula, Montana 59807. The assessment was contracted to be completed between January 14 and February 10, and the final report was filed on February 6, identifying asbestos and lead-based paint throughout the building.
- Information on whether the site(s) is required to be enrolled in the State or Tribal voluntary response program environmental site assessment performed to date is sufficient (See Section 2.B.(9).)
 - N/A
- Information on enforcement or other actions or an affirmation that there are no enforcement or other actions (see Section 2.B.(10).)
 - There are no known enforcement actions, legal actions, liens, or administrative orders associated with the site.
- Property-specific determination information or an affirmative statement that a Property-specific determination is not required (see Section 2.B.(11).)
 - A Property-Specific Determination is not required for this site.
- Property ownership eligibility information for hazardous substances sites, if applicable (see Section 2.B.(12).a.)
 - Arlee School District owns the property, did not cause or contribute to the presence of hazardous substances, and is eligible for cleanup funding.
- Property ownership eligibility information for petroleum sites, if applicable (see Section 2.B.(12).b.)
 - N/A
- Description of cleanup authority and oversight structure (see Section 2.B.(13).)
 - Cleanup activities will be conducted under the oversight of the U.S. Environmental Protection Agency and the Montana Department of Environmental Quality, with coordination as appropriate with Tribal

entities. The Superintendent will oversee project implementation, and the District Clerk will manage grant funds and financial compliance.

- Community Notification documents (see Section 2.B.(14).)
 - Newsletters...See Attached
 - Public Comment at all board meetings.
 - Community Event
 - Website arleeschools.org
 - Budget Committee Meeting
- Discussion on contractors and named subrecipients; or an affirmative statement that a contractor has not been procured and a subrecipient has not been named (see Section 2.B.(15).)
 - Contractors and subrecipients for this project have not yet been selected, and procurement has not occurred at this time.
- A copy of (or link to) the solicitation documents and the signed executed contract as applicable (see Section 2.B.(15).)
 - N/A