

**Application Information Sheet**

*R08-26-M-001*

January 27, 2026

**(1) Applicant Identification**

City of Belgrade  
91 E. Central Avenue  
Belgrade, MT 59714

**(2) Website URL**

<https://www.belgrademt.gov/>

**(3) Funding Requested**

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000

**(4) Location**

Belgrade, Gallatin County, Montana

**(5) Target Area(s) and Priority Site Information**

***Target Area:***

- Census Tract 1.05 in Belgrade, MT

***Priority Sites:***

- Quaw Elementary School: 308 N. Broadway
- Belgrade Elevator: 88 E. Main Street
- BNSF Site: South side of East Main Street between N. Kennedy and N. Davis Streets

***Map:*** See attached.

**(6) Contacts**

a. Project Director

Katharine King  
91 E. Central Avenue  
Belgrade, MT 59714  
406-388-3550  
[kking@belgrademt.gov](mailto:kking@belgrademt.gov)

b. Chief Executive/Highest Ranking Elected Official

Mayor Michael Meis  
91 E. Central Avenue  
Belgrade, MT 59714  
406-388-4996  
[mmeis@belgrademt.gov](mailto:mmeis@belgrademt.gov)

**(7) Population**

12,741 (2024 US Census)

**(8) Other Factors**

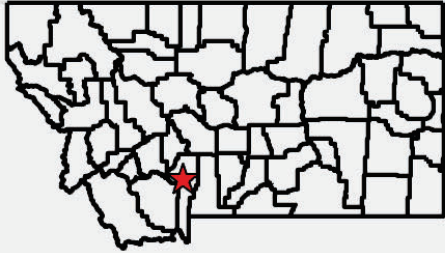
See below

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	-
The priority site(s) is impacted by mine-scarred land.	-
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	-
The priority site(s) is in a federally designated flood plain.	-
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	-
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities as described in Section 3.A.(2), for priority sites within the target areas.	10
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	-

- (9) Letter from the State Environmental Authority**      A letter of acknowledgement from the Montana Department of Environmental Quality is attached.
- (10) Releasing Copies of Applications**                      Not Applicable

# Grant Implementation Area

*Belgrade, Montana*



## Legend

- Priority Sites
- Target Area
- Belgrade City Limits





January 15, 2026

Mike Meis  
Mayor, City of Belgrade  
91 E. Central Ave  
Belgrade, MT 59714

RE: Letter of Acknowledgment: City of Belgrade's Application for a Brownfields Multipurpose Grant

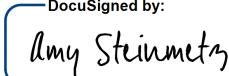
Dear Mr. Meis,

I am writing to express Montana Department of Environmental Quality's (DEQ's) support for the City of Belgrade's efforts to obtain a U.S. Environmental Protection Agency Brownfields Multipurpose Grant.

I understand that the Multipurpose grant funds will be used to assess and clean up multiple hazardous substance and petroleum contaminated sites throughout your community. I understand that the historic Quaw School (to be converted to the new City Hall) and grain elevator (to be preserved and redeveloped under an RFP for mixed use) are Belgrade's priority sites. DEQ understands that this funding is essential in the City of Belgrade's efforts in redeveloping Brownfields properties. DEQ supports Brownfields efforts in Montana, and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use.

If you have any questions or comments about hazardous substance or petroleum brownfield sites, please feel free to contact Jason Seyler at (406) 444-6447 or [jseyler@mt.gov](mailto:jseyler@mt.gov).

Sincerely,

DocuSigned by:  
  
Amy Steinmetz, Administrator  
DEQ Waste Management & Remediation Division

cc: Katie Morris, DEQ Brownfields & Federal Facilities Section, [katie.morris@mt.gov](mailto:katie.morris@mt.gov).  
Jason Seyler, DEQ Brownfields Coordinator, [jseyler@mt.gov](mailto:jseyler@mt.gov)

## **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

#### *a. Overview of Brownfield Challenges & Description of Target Area:*

Belgrade, Montana was founded in 1881 as a railroad siding along the Northern Pacific Railroad. It grew rapidly with the completion of the rail line in 1883, becoming a hub for grain storage and distribution by 1891. The town's founder, Thomas B. Quaw, promoted Belgrade as the "Princess of the Prairies" and established the Belgrade Grain and Produce Company. This grain and rail-town legacy brought heavy industry and agriculture-related facilities including grain elevators, storage depots, and freight yards along the rail lines, leading to historical releases of petroleum, chemical residues, and industrial byproducts resulting in soil and groundwater contamination. Meanwhile, vacant and underutilized properties in the urban core, particularly within **Census Tract 1.05, the designated Target Area (TA)**, sit idle due to environmental uncertainty. The TA encompasses the heart of downtown Belgrade and has a population of 5,086<sup>1</sup>. This district includes the central business corridor and rail-adjacent blocks where industrial activity concentrated, as well as legacy infrastructure such as the Belgrade Mill, early commercial buildings, and aging roads. The TA covers 1.2 square miles and houses a mix of historic commercial and industrial properties, residential areas, and transit corridors that reflect the shift from rail-based heavy industry toward service and infill development. The TA is characterized by narrow streets, older building stock, and underutilized lands previously used for manufacturing, storage, or rail support functions. These combined elements of contamination, aging infrastructure, and reuse potential create both the environmental challenge and opportunity for brownfields investment that enables cleanup and revitalization in a central node of Belgrade's evolving urban landscape.

Belgrade is experiencing rapid population growth amid a constrained housing market. Many new residents are relocating from neighboring Bozeman to find more affordable housing, while others are moving from out of state, drawn by Montana's rising popularity and cultural visibility (in part due to the show *Yellowstone*). Belgrade is projected to grow at a rate of nearly 2% annually over the next 20 years (twice the national average), straining the current population of approximately 11,425 with 4,800 to 6,700 new residents. At the same time, the city's housing market is extremely tight, with a vacancy rate of just 2.7% as of 2023, and consistently below 5% since 2019. This shortage of available housing is driving new development outward into greenfields at the city's edges, consuming valuable agricultural land, and increasing infrastructure costs. As a result, EPA brownfields grant funding is essential to help Belgrade assess and clean up vacant and underutilized sites in its urban core, enabling infill development that supports economic growth, preserves open space, and reduces the financial burden of sprawl.

#### *b. Description of the Priority Brownfield Site(s):*

Across the TA, brownfields sites range from historic schools and industrial properties to vacant commercial parcels. The Montana Department of Environmental Quality (DEQ) reports 7 hazardous waste generators, 7 underground storage tank (UST) facilities, and 9 petroleum release sites within the TA. Additionally, there are 2 Montana state superfund sites within 1000 feet of the TA. EPA's Envirofacts also reports 71 sites and 2 active Toxic Release Inventory sites that report to EPA in Belgrade. Common environmental issues found in the TA and throughout Belgrade include lead, asbestos, petroleum contamination, and residual chemicals from decades of rail, agricultural, and industrial activity. The TA includes high-priority sites in the heart of downtown, each presenting major redevelopment opportunities and environmental challenges. **Quaw Elementary School**, at 308 N. Broadway, consists of two parcels totaling 2.54 acres, anchored by a 110,000-square-foot former school building constructed in 1908 and expanded through 1987. Past uses of the property include elementary, junior, and high schools and a former bus maintenance facility. This property, along with Heck School across the street, is part of a land and building exchange between the City and the Belgrade School District. The building currently serves as school district offices and a community event space but as the community grows, the school district increasingly needs more space. Environmental concerns at Quaw Elementary include 6,696 square feet of asbestos-containing materials (ACM), 14,191 square feet of lead-based paint (LBP), and carbon disulfide in sub-slab vapor. Carbon disulfide concentrations exceeded industrial indoor screening levels for commercial/industrial use. Phase I and II Environmental Site Assessments (ESAs) were completed in 2025 through EPA Region 8's Targeted Brownfields Assessment (TBA) program, and cleanup to be performed upon award of a multipurpose grant will focus on ACM abatement, LBP remediation, and installation of a sub-slab decompression system. The sub-slab decompression system will prevent carbon disulfide vapors from entering the building.

Another priority site is the **Belgrade Elevator** located at 88 E. Main Street. Known locally as Big Red (despite its current white color), it is an icon in Belgrade and the last standing grain elevator. The 3.4-acre commercial

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<sup>1</sup> US Census 2023 ACS 5-year estimates

property features two buildings located in the tax increment financing (TIF) district: an 11,524-square-foot historic elevator (dating to the 1890s, with modifications through 1979) and a 750-square-foot modular office built in 2006. Historically used for grain and fertilizer storage, a Phase I identified that the site may have hosted bulk pesticides, herbicides, and petroleum products, with a rail spur onsite and possible USTs. A Phase I assessment was completed in August 2025, and the City of Belgrade plans to execute an option to purchase the property in early 2026. Environmental concerns at the Elevator site include petroleum hydrocarbons, herbicides, pesticides, polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and metals. A Phase II assessment and potential remediation is needed before the site can be advertised to developers for mixed-use re-development to include housing.

The third priority site is a **Burlington Northern-Santa Fe (BNSF) railroad property** located on East Main Street between N. Kennedy and N. Davis Streets, only about one-tenth of a mile northeast of the Belgrade Elevator also along East Main Street. The city is in negotiations for a long-term lease with BNSF. The 1.5-acre site is currently vacant, with one small, dilapidated building. Residents use it for parking, often to access the new library, but the site and area have no sidewalks or pedestrian crossings, creating a safety hazard to cross Main Street. It also abuts an active rail line with no barrier to prevent people from crossing. Children have been seen playing near the tracks and crossing them on their bicycles. Prior to execution of any lease agreement, the city needs to conduct a Phase I and II assessment. The city would then construct a public parking lot built to current zoning standards using TIF funds. Both the Belgrade Elevator and BNSF property are along Main Street where an area-wide revitalization plan would be completed.

#### *c. Identifying Additional Sites:*

To identify additional brownfield sites within the TA, the City will use a transparent process led by city staff in partnership with the tax increment financing (TIF) Advisory Committee. Sites will be nominated through outreach to property owners in the TA, community members, and local stakeholders. Sites will be reviewed and prioritized based on criteria such as location along Main Street, history of industrial or commercial use, potential for contamination, redevelopment potential, and alignment with community goals such as infill housing development. Several sites have already been identified as candidates for future assessment and reuse. These include the former Heck Elementary School, a large, centrally located property that is targeted for reuse as the new police station and municipal court. A Phase I ESA and building material assessment was completed through an EPA Region 8 TBA at this city-owned property. While abatement may be completed prior to grant award, additional redevelopment planning will be needed such as an infrastructure evaluation for potential clay pipes. Another property is an old, dilapidated building the City is seeking to acquire, demolish, and combine with adjacent parcels to facilitate a developer request for proposal (RFP).

### **Revitalization of the Target Area**

#### *d. Overall Plan for Revitalization:*

Belgrade's vision for downtown revitalization is rooted in a comprehensive, community-driven approach that leverages public input, long-range planning, and targeted investment to transform underutilized properties and support sustainable growth. The City's Urban Renewal District (URD), established in 2017, and the Downtown Design Plan (2020) provide a clear framework for addressing blight, improving infrastructure, and fostering economic vitality in the heart of Belgrade. These plans emphasize infill development, mixed-use projects, and the preservation of Belgrade's unique character, while prioritizing connectivity, walkability, and public spaces.

As part of this grant, an area-wide plan will be created for the area from the 300 block of West Main Street to the Belgrade Elevator (includes the BNSF property). With the new library along this corridor, there is a need for safety improvements, which was also identified by residents during public engagement for the Transportation Safety Action Plan (adopted September 2025). Redevelopment of the BNSF property for public parking will directly address safety concerns, while also providing parking to support growing retail and restaurant establishments in an area that was first developed prior to automobiles. The area-wide plan will build off existing city plans and recent public engagement efforts and identify end uses for not only our priority brownfields sites but also other sites along Main Street. Community engagement will be central to the reuse process, with the City and TIF Advisory Committee soliciting input from residents, business owners, and stakeholders to ensure the redevelopment aligns with local needs and aspirations. This approach reflects the Downtown Design Plan's emphasis on public participation and the desire for safety, new housing, retail, and gathering spaces in the urban core. Public outreach conducted during the Design Plan process highlighted a strong need for additional downtown parking, noting that limited parking is a deterrent. Evaluating and reusing the BNSF site addresses this community priority. A key component of this reuse strategy is the redevelopment of the Belgrade Elevator site. The City is under contract to acquire the site and plans to conduct Phase II assessment activities followed by remediation. Post-remediation, the City will issue an RFP to developers for

the creation of a vibrant mixed-use project with housing, commercial, and community amenities that aligns with the area wide plan.

The plan for Quaw Elementary further demonstrates Belgrade's commitment to adaptive reuse and meeting the needs of a rapidly growing community. The land and building exchange with the Belgrade School District was approved by voters in August 2024. The City will convert this historic school building into a new city hall, freeing up the current city hall for use by the expanding school district administration. As Belgrade continues to attract young families, school enrollment is rising, and the demand for modern educational and administrative facilities is increasing. This strategic relocation not only preserves a landmark building but also supports the school system's ability to serve a growing population.

Together, these efforts are part of the community's goals that include streetscape improvements, enhanced pedestrian and bicycle infrastructure, improved walkability and safety, expanded public parking, and the creation of parks and community spaces. By focusing on infill, adaptive reuse, and community-driven development, Belgrade aims to create a vibrant, inclusive downtown that meets the needs of current and future residents while preserving its small-town character and historic roots.

*e. Outcomes and Benefits of Overall Plan for Revitalization:*

Belgrade's revitalization strategy leverages infill development and TIF to transform underutilized sites into vibrant civic, residential, and mixed-use spaces strengthening the city's core while preparing for growth. The cleanup and adaptive reuse of the 110,000-square-foot Quaw School into a modern Town Hall will consolidate city services, improving efficiency and accessibility. When the city relocates, its current building will be repurposed for the School District's expanding administrative needs, a critical solution as enrollment rises with the influx of young families. This dual move addresses space constraints without costly new construction and positions both institutions for long-term service delivery. The swap also provides opportunity to renovate both buildings for greater energy efficiency.

Redevelopment of the 3.4-acre Belgrade Elevator property will introduce ground-floor mixed-use space including up to 16 housing units<sup>2</sup> in the core of Belgrade. In the US, mixed-use developments have been shown to raise property values by 15-25% compared to single-use projects<sup>3</sup>. This project adds housing diversity, activates downtown streetscapes, and creates a walkable connection to public amenities such as the library. By issuing an RFP, the city ensures alignment with revitalization goals, including unit mix, affordability, and design standards. These projects will increase property values, generating incremental tax revenue within the TIF district. That revenue can then be reinvested locally for infrastructure, streetscape, and park improvements, creating a cycle of public and private investment. Once the TIF expires in 2032, all new taxable value flows back to schools and city budgets, strengthening long-term fiscal health. Infill development also reduces infrastructure costs by 30–50% compared to greenfield growth, maximizing public dollars and reducing the extent of utility infrastructure that must be protected or repaired during extreme weather events and natural disasters. Brownfield cleanup at the Quaw School, Belgrade Elevator property, and BNSF sites eliminates blight and environmental risks, turning liabilities into productive assets. Infill housing near jobs and amenities reduces vehicle miles traveled and emissions by up to 40%, while greenspace and park connectivity enhance quality of life. These improvements foster a walkable, sustainable downtown that attracts residents and businesses. The Belgrade Elevator redevelopment serves as an anchor project, signaling market confidence and spurring additional private investment in Belgrade's core. Mixed-use infill boosts foot traffic, stabilizes local retail, and supports economic vitality.

The area-wide plan for the Main Street corridor that runs from the 300 block of West Main to the Belgrade Elevator (includes the BNSF property) will create a safer, more functional streetscape by adding sidewalks, curbs, gutters, and clearly marked pedestrian crossings. It will also address long-standing drainage issues along Main Street to reduce flooding during extreme weather events. Currently, the absence of curb and gutter combined with the slightly elevated railroad track causes water to pool after rain and snowmelt, leaving no outlet except into the roadway. Revitalization efforts will incorporate sustainable stormwater management solutions, including upgraded drainage systems and bioswales, to minimize runoff and improve water quality.

**Strategy for Leveraging Resources**

*f. Resources Needed for Site Reuse:*

As part of this grant, the City of Belgrade **is committing a minimum of \$60,000 dollars of in-kind staff time** to manage all aspects of the project, including grant administration, procurement of a QEP and construction contractors, community outreach, and coordination with developers and stakeholders. This is calculated at 10

<sup>2</sup> Estimate based on similar grain elevator redevelopment in Baltimore, MD (Silo Point)

<sup>3</sup> <https://www.numberanalytics.com/blog/economics-mixed-use-development>

hours per month throughout the five-year grant period totaling 600 hours at \$100 per hour (include staff hourly rates plus fringe benefits). This commitment ensures strong local oversight and timely execution. The City has already benefited from significant federal support through EPA Region 8’s TBA program. Both the Heck and Quaw School sites **were assessed under EPA’s TBA program**, with Phase I and II ESAs and remediation cost estimates completed by EPA’s START contractor. These assessments provided Belgrade with a critical head start in revitalizing these priority sites. To maximize project success, the City will leverage a diverse portfolio of funding sources listed below. As a government entity, the City is eligible for state and federal grants and loans. For any funding sources for which the City is not eligible, it will collaborate with developers and property owners to support their efforts in securing the necessary financing.

Priority Site	Additional Funding that has or may be sought
Quaw School	City funds for relocating city services, Montana Historic Preservation Grant (\$350,000, application will be submitted in Feb. 2026), school bond funding
Belgrade Elevator	DEQ LUST Trust funding for UST removal and cleanup, TIF funding for site preparation and infrastructure improvements, SHPO funding for building structure improvements, USDOT grants for transportation and connectivity improvements, Prospera Loan Fund (up to \$400,000) for build out and renovations. Low-Income Housing Tax Credits for multi-family housing components. HUD Community Development Block Grants (CDBG) for infrastructure and housing. Montana Board of Investments subsidized Infrastructure Loans. Private developer investment.
BNSF Property	EPA RLF for cleanup, EPA or DEQ TBAs for assessment, TIF funding for site preparation and infrastructure improvements, USDOT grants for transportation and connectivity improvements, BNSF in-kind building remediation – BNSF secured a contract for this work.

*g. Use of Existing Infrastructure:*

This grant will enable Belgrade to maximize the use of existing infrastructure at priority sites, reducing costs and accelerating redevelopment. The Quaw School and the Belgrade Elevator property are already connected to water, sewer, natural gas, and electrical services eliminating the need for costly extensions (and maintenance) of city utilities. By reusing these connections, the City preserves public resources while advancing sustainable growth. Both the Belgrade Elevator site and Quaw School have existing historic structures that will be adaptively reused.

Grant funds will support a structural evaluation of the Belgrade Elevator to confirm stability for redevelopment activities, including housing. At the Heck School site, funds will be used for infrastructure evaluation due to potential clay pipes, ensuring safe and reliable utility service. Any infrastructure upgrades at the Belgrade Elevator property will be the responsibility of the developer, who will have access to TIF for eligible improvements. The City will also assist developers in securing public incentives, including Montana Board of Investments subsidized Infrastructure Loans, to reduce financial barriers and accelerate project delivery.

Having been developed in the late 1800s, the existing TA infrastructure and establishments were not developed around a car-centric culture. The area-wide plan will include adding parking, sidewalks, curbs, gutters, and safe street crossings along the Main Street corridor, as well as improvements at the BNSF site. This will allow access to existing, pedestrian-friendly areas from convenient locations without harming the unique character of the TA. New and existing businesses will be able to serve more people, ensuring economic viability. Because Main Street is a secondary state highway (S-205), the City will coordinate closely with the Montana Department of Transportation and pursue USDOT funding to support these enhancements, ensuring pedestrian safety and improved connectivity while complementing redevelopment efforts.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

*a. The Community’s Need for Funding*

Belgrade has no funding available for brownfields assessment and cleanup. Belgrade’s small population and rapid growth severely strain local capacity. Belgrade’s population was 12,741 as of July 1, 2024 (Census V2024 estimate), **up 21.6% since 2020**. This growth increases service demands without proportionally expanding fiscal capacity. While growth can broaden the tax base over time, near-term pressures on staffing, public safety, infrastructure, and planning are significant for a city of this size. Montana does not have a general sales tax and Belgrade is not allowed to put forth a vote for a resort sales tax, as incorporated cities in Montana must have populations under 5,500 to qualify as a resort town. Belgrade operates under Montana’s property-tax framework (15-10-420, MCA), which caps annual levy increases at half the average Consumer Price Index for

All Urban Consumers – just 2.11% for FY26. This limits the City’s ability to raise revenue quickly. The City’s FY26 mill resolution set 80.97 mills for the All-Purpose General Fund, highlighting the narrow room to maneuver even as newly taxable property adds some revenue. However, this additional revenue does not offset the tens of millions of upfront costs for water, roads, utilities, and other infrastructure required to support new development. Montana Department of Revenue guidance further shows that local governments must base mill limits on certified taxable values and the statutory inflation factor which is a structural constraint that keeps operating budgets tight. Belgrade has a \$42 million operating budget, a scale that must support core services first; so discretionary dollars for specialized environmental work remain limited. Additionally, 12.6% of residents live below the poverty line, (higher than Montana’s rate of 10.2%), with Belgrade’s youth poverty rate at 17.8%, underscoring access concerns and the need to avoid shifting cleanup costs to ratepayers or small businesses. Belgrade is a service center for the area where people come to shop, work and attend schools, but higher valued homes and increased real estate values are frequently outside of city limits. Because City budgets are governed by taxable values and mill limits, not household earnings, higher incomes do not automatically provide municipal funds.

Belgrade’s small tax base, statutory levy limits, and modest total revenues cannot absorb the site-by-site costs of brownfields assessment and cleanup. At the same time, population growth is intensifying redevelopment pressures, increasing the urgency to resolve environmental uncertainty so properties can return to productive use. EPA brownfields grants are one of the few viable tools available to Belgrade for addressing contaminated sites. These funds will make it possible to transform underutilized properties and promote infill development, reducing pressure to expand into greenfield areas.

*b. Health or Welfare of Sensitive Populations*

Belgrade’s target area includes the sensitive populations of children under 18 and those with low incomes. In the TA, 26.6% of residents are under the age of 18, a higher percentage than the city, county, state, and nation. Limited comparable TA specific data is available due to the small population size (5,086). Notably, in Belgrade, 17.8% of children live in poverty, above county and state averages, and 85–100% of households fall below EPA’s quality-of-life income threshold (EnviroAtlas). These factors heighten vulnerability to environmental hazards and limit access to resources that support health and well-being.

The 2024 Gallatin County Community Health Assessment (CHA) identified interconnected health and welfare challenges for these groups. Mental health access, housing instability and affordability pressures create stress and disconnection, while cost-of-living burdens exacerbate financial insecurity. These issues increase risks of chronic disease, injury, and poor health outcomes, particularly for children and low-income families.

	Belgrade	Gallatin County	Montana	US
<b>Under 18 yrs</b>	<b>25.7%</b>	<b>19.2%</b>	<b>21.3%</b>	18.0%
<b>Median Age (yrs)</b>	<b>33.2</b>	<b>34.7</b>	<b>41.3</b>	39.2
<b>Poverty</b>	<b>12.6%</b>	<b>6.9%</b>	<b>10.2%</b>	12.1%
<b>Poverty under 18</b>	<b>17.8%</b>	<b>4.2%</b>	<b>11.0%</b>	15.5%
<i>Data from US Census 2023 ACS 5-year estimates</i>				

The brownfields assessment grant will help identify and reduce these threats while preparing sites for health-forward reuse. At the Belgrade Elevator site, planned redevelopment into multi-family housing and mixed-use space will directly address housing shortages and affordability, creating stable homes and walkable amenities for families. Site design will incorporate safety measures such as barriers and controlled crossings to limit youth access to adjacent BNSF rail lines, reducing injury risk. The BNSF site is also central to downtown activity. The new library, located nearby, attracts approximately 1,000 visitors each month. Many patrons currently park in an unimproved gravel lot on the BNSF property and navigate across Main Street without safe infrastructure. The grant’s area-wide plan will include constructing the “East Parking Lot” at the BNSF property to current zoning standards including paving, curb, gutter, sidewalk, stormwater management, and landscaping, creating a safe, accessible public parking facility. The City will work with the Montana DOT to site an appropriate pedestrian crossing across Main Street, improving safety for families and children accessing the library and downtown businesses.

At the Quaw Elementary site, reuse as a new Town Hall will expand access to civic services and provide a hub for community engagement. Cleanup will ensure the site is safe for frequent public use, preventing exposure among sensitive groups who will interact with town services. And having a civic hub near schools centralizes public services, permitting, and community engagement, which CHA notes as vital for addressing mental health, access, and social cohesion.

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

Due to the small population of the TA, only county and state level data are available to assess disease prevalence and adverse health conditions. According to the CDC PLACES database, Gallatin County

demonstrates higher rates of chronic illness compared to national averages. Asthma prevalence (age-adjusted) is 10.7%, exceeding the U.S. rate of 9.8%. Cancer prevalence (age-adjusted) is at 7.7% in Gallatin County versus 6.6% nationally, underscoring a disproportionate cancer burden in our community. Additionally, according to the 2025 Cancer in Montana Report by Montana DPHHS, cancer is the number two cause of death in Montana each year and one in two male Montanans will be diagnosed with cancer in their lifetime. It also reports that between 2013 and 2022, Montana consistently had a higher rate of new cancer cases for both males and females compared to the US. State Cancer Profiles identifies higher rates of leukemia in Gallatin County (15.8/100,000) than in the state (15.4/100,000) and the nation (14.1/100,000).

Environmental conditions at brownfields sites in the TA may contribute to elevated health risks. At the Belgrade Elevator, fertilizers were historically stored and may have included pesticides. According to EPA, pesticide health effects vary by type: organophosphates and carbamates can disrupt the nervous system, some irritate skin or eyes, others act as carcinogens or interfere with hormonal and endocrine systems. Carcinogenic VOCs including carbon tetrachloride have been used as fumigants for grain stored in silos associated with elevators<sup>4</sup>. In addition, asbestos remains a major concern at priority brownfield sites due to aging and deteriorating structures. When asbestos-containing materials break down or are disturbed, fibers can become airborne, creating a serious inhalation hazard. This grant will enable targeted assessment and mitigation of these threats, reducing exposure to asbestos, a known carcinogen, that also worsens respiratory conditions such as asthma. By addressing these hazards, the project will lower environmental risk factors linked to cancer and respiratory disease, improving long-term health outcomes for residents in the target area.

#### *d. Economically Impoverished/Disproportionately Impacted Populations*

Belgrade's target area includes residents facing economic challenges as described in Section 2.b. Although TA specific data is limited due to the small population size, the available data shows that a sizable portion of the population struggles financially. The area's proximity to industrial infrastructure, including the grain elevator and railroad corridor, adds to concerns about roads flooding, noise, and other conditions that affect quality of life. The TA spans the busy east-west BNSF freight line, which sees more than 50 trains per day, and it borders the Bozeman Yellowstone International Airport, the busiest airport in Montana. As a result, the TA experiences noticeably elevated noise levels, averaging 50–60 decibels compared with less than 50 decibels in surrounding neighborhoods<sup>5</sup>. Many higher income residents have avoided these areas and live outside city limits, leaving lower income workers to bear the brunt of consequences from historical activities.

The proposed grant and revitalization plan will address these issues by converting underused industrial sites into productive spaces that include housing and community amenities. Planned improvements include stormwater management upgrades, sidewalks, curbs, gutters, and safe street crossings to reduce flooding and improve pedestrian safety. By reusing existing utility connections and preserving historic structures, the project will lower costs and support growth without sprawl. These changes will reduce environmental risks, improve infrastructure, and create opportunities for housing and economic development that benefit residents throughout the area.

### **Community Engagement**

#### *e. Prior/Ongoing Community Involvement*

Belgrade has a strong tradition of public involvement through its **Be Heard Belgrade** engagement platform (<https://beheardbelgrade.com>), which provides project information and collects feedback on all major planning initiatives. This approach ensures transparency and meaningful input at every stage. As part of the Safety Action Plan, formally adopted in September 2025, the City hosted in-person and virtual events in March and April 2025 to address transportation safety concerns. Feedback revealed that 60% of respondents did not feel safe crossing Main Street, a corridor that includes the Belgrade Elevator and BNSF property along with the library, retail establishments, and restaurants. Connectivity and pedestrian safety will remain central themes in the upcoming area-wide revitalization plan funded by this brownfields grant. To maintain ongoing dialogue, the City launched a virtual meeting series called “**Clearly Wednesday**” in 2024. These sessions, led by the Community and Economic Development Department, focus on specific topics and allow residents to ask questions and share feedback. The multipurpose grant will be a focus topic on a bi-annual basis. In addition, the meeting series “**Inside Belgrade**” runs monthly January through June and February's topic is brownfields and TIF. A recurring concern voiced during these and other strategic planning sessions is the City's ability to keep pace with rapid growth. This challenge prompted evaluation of the Heck and Quaw school properties for redevelopment. The Heck building will provide expanded space for law enforcement, while Quaw will become a modern City Hall, freeing the current building for School District administrative offices.

<sup>4</sup> <https://www.osha.gov/publications/shib010615#:~:text=and%20mixtures%20of-,carbon%20tetrachloride,-and%20carbon%20disulfide>

<sup>5</sup> Global Land and Flight Noise Dashboard: <https://noise-map.com>

Community engagement continues through **Clearly Belgrade**, a comprehensive strategic planning effort to create a unified vision for transportation, infrastructure, land use, and parks. The City recently completed an online survey on the land use plan to identify priorities within the target area and along the 1.8 mile Main Street corridor. The City is compiling and analyzing the results. Belgrade's commitment to inclusive planning ensures that residents remain active partners in shaping redevelopment of priority brownfield sites and the broader revitalization area.

*f. Project Involvement/g. Project Roles*

Name of organization	Mission	Point of contact	Specific involvement
<b>Belgrade Chamber of Commerce</b>	Committed to unite the business community and enhance the quality of life in Belgrade	Erin Hoppe Executive Director <a href="mailto:ehoppe@belgradechamber.org">ehoppe@belgradechamber.org</a>	<b>Property and business owner outreach.</b>
<b>TIF Advisory Committee</b>	Advises the city on TIF decisions. Includes representatives from businesses and residents (3), the local school district (1), and Gallatin County (1)	Katharine King, Belgrade Community & Economic Development Director <a href="mailto:kking@belgrademt.gov">kking@belgrademt.gov</a>	Will act as the brownfields steering committee. Will assist with <b>prioritization and site selection decision making of additional sites for assessment and cleanup.</b>
<b>McCaw, DeVries, Steinhauer and Co.</b>	Local commercial real estate developer and broker	Mike DeVries, Broker/Partner [REDACTED]	Will respond to the RFP for the Belgrade Elevator which will <b>contribute private financing to the redevelopment.</b>
<b>Belgrade School District</b>	Manages the public schools within Belgrade	Dede Semerad, Superintendent <a href="mailto:dsemerad@bsd44.org">dsemerad@bsd44.org</a>	Property owner exchanging the Heck and Quaw buildings in a land and building exchange with the city.
<b>Snowy Mountain Development Corp.</b>	Regional EDA Economic Development District partnering with local governments, community organizations, businesses, to implement key community and economic development projects.	Tonya Garber Redevelopment Director <a href="mailto:garber@snowymountaindevelopment.com">garber@snowymountaindevelopment.com</a>	Assist with <b>leveraging additional resources</b> such as CDBG and USDA Rural Development loans for property reuse and brownfields RLF.
<b>Belgrade Community Coalition</b>	Community group creating a strong sense of community in Belgrade by bridging relationships, elevating partnerships, and cultivating programs.	Kieley Parker President <a href="mailto:info@belgreatmt.com">info@belgreatmt.com</a>	Assist with <b>gathering community input for reuse decision making.</b>
<b>Prospera</b>	A community centered non-profit economic development organization that aims to build thriving businesses and strong communities.	Paul Reichert, Executive Director <a href="mailto:preichert@prosperamt.org">preichert@prosperamt.org</a>	Assist with <b>finding cleanup and redevelopment funding</b> for specific projects.
<b>Venture West Development</b>	Local commercial real estate developer focused on thoughtful development in the rapidly growing Gallatin Valley.	Todd Waller, Principal <a href="mailto:twaller@venturewest.com">twaller@venturewest.com</a>	Will respond to RFPs for Main Street Belgrade projects (includes Belgrade Elevator and dilapidated house) <b>investing private funds into the project.</b>
<b>Healthy Gallatin</b>	County health department dedicated to protecting and promoting the health of county residents and the environment.	Brittney Krahn, Director of Env. Health Services <a href="mailto:ehs@gallatin.mt.gov">ehs@gallatin.mt.gov</a>	Will assist with <b>cleanup planning decision making</b> to ensure health-related concerns are addressed community members.
<b>Kansas State University TAB</b>	Equip communities with the tools and resources needed for economic and community revitalization by offering engagement, education, one-on-one assistance, and online tools.	Kate Lucas TAB Assistant Regional Director, EPA Reg 8 <a href="mailto:katelucas@ksu.edu">katelucas@ksu.edu</a>	Assist with <b>redevelopment planning and community engagement.</b>
<b>BNSF</b>	Private rail company that owns the BNSF property the city plans to assess with brownfield assessment funds.	Matt Jones, Executive Director, <a href="mailto:matthew.jones@bnsf.com">matthew.jones@bnsf.com</a>	Provide access to the BNSF property for assessment. Has

			committed to abate the onsite building.
<b>Montana Department of Environmental Quality</b>	To champion a healthy environment for a thriving Montana.	Jason Seyler, Brownfields Coordinator <a href="mailto:jseyler@mt.gov">jseyler@mt.gov</a>	Provide <b>regulatory input</b> and assist with voluntary cleanup program enrollment as needed for eligible cleanup sites.

*h. Incorporating Community Input*

The City of Belgrade will ensure community input is central to the redevelopment process by establishing the TIF Advisory Committee as the grant steering committee. The committee includes representatives from businesses and residents (3), the local school district (1), and Gallatin County (1). This committee will guide decision-making, review progress, and ensure that redevelopment aligns with community priorities and funding requirements. The process will begin with a public kick-off meeting to introduce the project, outline goals, and gather feedback from residents, businesses, and stakeholders. An optional site tour may be included. A formal Community Involvement Plan (CIP) will detail outreach strategies, including public notices, social media updates, and opportunities for comment at key milestones. The City will also engage local partners, including those discussed in Section 2.f/g. above. A brownfields webpage will be created on the Be Heard Belgrade website (<https://beheardbelgrade.com/>) and linked to the City’s website.

Community input will be incorporated into decision-making through structured feedback loops. Comments and recommendations gathered during public meetings and through online platforms will be documented and presented to the steering committee for consideration before major decisions are finalized. In addition to general outreach, the City will hold site-specific meetings for cleanup projects to address environmental concerns and redevelopment options. These meetings will allow residents to weigh in on design, safety, and reuse plans. TIF Advisory Committee meetings will be recorded and made available to the public. It already does this for city council and board meetings and will use this same strategy for brownfields meetings. English is the primary language and translation services will be provided as needed. By combining broad engagement with a clear governance structure through the TIF Advisory Committee, the City will ensure transparency, accountability, and that community priorities shape the revitalization plan.

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

**Description of Tasks/Activities and Outputs:** Belgrade is requesting \$1,000,000 to complete the following tasks. **The City is not using grant funds for personnel costs, participant support costs, or subawards, and will perform grant management as an in-kind service. Because of this no administrative or indirect costs are associated with the grant funding.**

<b>Task 1: Programmatic</b>	
<i>a. Project Implementation:</i> <b>EPA Resources:</b> Attend 2 EPA national brownfield conferences & 2 Montana brownfields workshops. <b>Non-EPA Resources:</b> City staff time to prepare work plan, procure a QEP, ongoing project management (ACRES, quarterly reporting, oversight), submittal of eligibility requests, drawdown requests, contractor invoice payments.	
<i>b. Anticipated Project Schedule:</i> Workplan completion upon award of the cooperative agreement. Procurement and selection of QEP in months 1-3 of cooperative agreement. Quarterly reports submitted within 30 days after end of quarter (reporting period) via ACRES and ACRES reporting conducted for site updates as outputs are completed. Continuous project oversight, obtaining site access, and submitting site eligibility forms. Conferences will be attended as they are available.	
<i>c. Task/Activity Lead:</i> City with assistance from QEP	
<i>d. Outputs:</i> 1 QEP selected, 1 work plan; 20 quarterly progress reports; updated property profile forms in ACRES, 5 annual financial federal reports, 1 final closeout report, attendance at 2 national conferences & 2 state workshops.	
<b>Task 2: Outreach</b>	
<i>a. Project Implementation:</i> <b>EPA Resources:</b> Draft CIP, conduct site-specific cleanup meetings <b>Non-EPA Resources:</b> City staff time for grant kick-off meeting, pop-up events, TIF Advisory Committee meetings, website and social media updates, CIP development with QEP, outreach	
<i>b. Anticipated Project Schedule:</i> CIP development in months 3-5 of cooperative agreement, public kick off meeting in months 4-6 of cooperative agreement, TIF Committee meetings quarterly, beginning with the first quarter of the cooperative agreement, pop-up events as needed	
<i>c. Task/Activity Lead:</i> City with assistance from QEP and TIF Committee	
<i>d. Outputs:</i> 1 CIP, 1 kick off meeting, 20 TIF Advisory Committee meetings, brownfields webpage	

<b>Task 3: Assessment</b>
<i>a. Project Implementation:</i> <b>EPA Resources:</b> Completion of QAPP, Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for EPA approval. Phase I ESAs conducted in accordance with All Appropriate Inquiry & ASTM E1527-21. Phase II ESAs conducted in accordance with ASTM E 1903-19. Hazardous building material surveys (HBMS) will be completed in accordance with National Emission Standard for Hazardous Air Pollutants (NESHAP). <b>Non-EPA Resources:</b> QEP oversight.
<i>b. Anticipated Project Schedule:</i> 1 <sup>st</sup> Phase I ESA in months 3-6 of cooperative agreement and other Phase I ESAs as sites are selected. Anticipated schedule is 2 in 1 <sup>st</sup> year, 3 in 2 <sup>nd</sup> year, 4 in 3 <sup>rd</sup> year, 3 in 4 <sup>th</sup> year. QAPP submitted to EPA in months 4-6 of cooperative agreement. 1 <sup>st</sup> SAP/HASP submitted to EPA after eligibility approval and within 2 months of QAPP approval. First Phase II ESA/HBMS (Belgrade Elevator) will begin within one month of EPA SAP approval. Assessments on other sites following approval will commence throughout the grant period. Anticipate 2 subsurface Phase IIs in 1 <sup>st</sup> year (includes Belgrade Elevator), in 2 <sup>nd</sup> year, 2 in 3 <sup>rd</sup> year. 2 HBMS in 1 <sup>st</sup> year, 2 in 2 <sup>nd</sup> year, 2 in 3 <sup>rd</sup> year, 2 in 4 <sup>th</sup> year. Even though this is a 5 year grant, the City plans to complete assessments in years 1-4 to ensure time for cleanup and reuse activities.
<i>c. Task/Activity Lead:</i> QEP with City oversight
<i>d. Outputs:</i> 12 Phase I ESA reports, 13 SAPs w/HASPs (1 per Phase II ESA/HBMS), 5 Phase II ESA reports, 8 HBMS reports, 1 QAPP
<b>Task 4: Cleanup</b>
<i>a. Project Implementation:</i> <b>EPA Resources:</b> For Quaw School - ABCA and bid specification development, contractor selection, monitoring of federal requirements – Davis Bacon, BABA. Specific cleanup tasks include ACM abatement and disposal of 6,696 square feet of ACM, lead-based paint stabilization and encapsulation (14,191 square feet), and installation of a sub-slab decompression system. The City will evaluate remedial actions on cost, implementability, feasibility, and effectiveness in protection of human health and environment. Cleanup will be conducted with QEP oversight and a final report will be written. Other sites will be selected for cleanup following the results of Phase II ESA/RBMS. For all sites selected for cleanup, the same procedures will be implemented as planned for Quaw. For specific sites and contaminants, the City may choose to enter into Montana DEQ’s Voluntary Cleanup Program for regulatory oversight. <b>Non-EPA Resources:</b> City staff time for QEP oversight.
<i>b. Anticipated Project Schedule:</i> ABCA and bid specifications will be developed for Quaw within 3 months of QEP procurement. Quaw project will be let to bid within 6 months of QEP procurement. Cleanup completed within 2 <sup>nd</sup> year of grant. Additional cleanup activities will be completed after Phase II/HBMS completion - estimated to be in years 2-5 of the grant.
<i>c. Task/Activity Lead:</i> City with QEP assistance
<i>d. Outputs:</i> 4 ABCAs, 1 contractor selected per cleanup site, 6,696 square feet of ACM abated, 14,191 square feet of lead-based paint remediation, 2 completed cleanups and final reports.
<b>Task 5: Reuse Planning</b>
<i>a. Project Implementation:</i> <b>EPA Resources:</b> Infrastructure evaluations will be conducted at the Belgrade Elevator property, BNSF site, and Heck School. Conceptual design and reuse plans will be completed at the Belgrade Elevator property plus one additional site. And an area-wide plan will be completed along Main Street for the corridor from the 300 block of West Main to the Belgrade Elevator on East Main which includes the BNSF property. Two additional site-specific reuse plans will be completed. <b>Non-EPA Resources:</b> City staff time for QEP oversight and project coordination.
<i>b. Anticipated Project Schedule:</i> Reuse planning will commence within 6 months of cooperative agreement execution. Infrastructure evaluations will be completed in years 1-2 of the cooperative agreement. Area-wide planning will be completed in years 2-3 to allow for assessment completion at the BNSF and Belgrade Elevator sites. Conceptual design/reuse plan will be completed in years 2-3 to allow for assessment completion at the Belgrade Elevator. Additional site-specific reuse plans will be completed in years 3-5.
<i>c. Task/Activity Lead:</i> City with QEP assistance
<i>d. Outputs:</i> 3 infrastructure evaluations, 1 conceptual design/reuse plan, 1 site-specific reuse assessment, 1 area-wide plan

**e. Cost Estimates**

The City of Belgrade is applying for a \$1,000,000 brownfields multipurpose grant for assessment, cleanup, and reuse planning activities. **No direct or indirect administrative costs will be charged to the grant.** The City is not seeking funding for personnel costs. This grant will not use participant support costs or subawards. **Over 86% of funding (\$866,894) is allocated for site-specific tasks** including assessment, cleanup, and reuse planning at specific sites (area-wide plan cost not included). **This includes 39% (\$390,694) of total grant**

**funding for remediation** (in construction and other under Task 4). Additionally, over 25% (\$255,000) of funds will be spent on reuse planning.

Budget Categories		Project Tasks (\$)					Total
		Task 1: Prog.	Task 2: Outreach	Task 3: Assessment	Task 4: Cleanup	Task 5: Reuse Planning	
	Personnel	-	-	-	-	-	-
	Fringe	-	-	-	-	-	-
	Travel	\$6,156	-	-	-	-	\$6,156
	Equipment	-	-	-	-	-	-
Direct Costs	Supplies	-	-	-	-	-	-
	Contractual	\$17,550	\$8,400	\$297,200	\$24,000	\$255,000	\$602,150
	Construction	-	-	-	\$192,417	-	\$192,417
	Other	\$1,000	-	-	\$198,277	-	\$199,277
Total Direct Costs		\$24,706	\$8,400	\$297,200	\$414,694	\$255,000	\$1,000,000
Indirect Costs		-	-	-	-	-	-
<b>Total Budget</b>		<b>\$24,706</b>	<b>\$8,400</b>	<b>\$297,200</b>	<b>\$414,694</b>	<b>\$255,000</b>	<b>\$1,000,000</b>

**Task 1 – Programmatic Activities \$24,706:**

- **Travel:** 2 National Brownfields Conferences for 1 city staff: \$1,600 flights (\$800/flight x 2 conferences), \$2,500 hotel (\$250 x 3 nights per national conference x 2 national conferences = \$1,500 PLUS \$250 x 2 nights per Montana workshop x 2 workshops = \$1,000), \$816 per diem (\$68 [federal per diem meal rate] x 4 days per national conference x 2 national conferences = \$544 PLUS \$68 x 2 days per Montana workshop x 2 workshops = \$272), \$1,240 misc. transportation (\$200 for transportation to and from airport and hotel x 2 national conference plus 600 miles roundtrip per Montana workshop x 2 workshops at \$0.70/mi) = **\$6,156**
- **Contractual:** QEP for assistance with programmatic reporting @ average rate of \$150/hour x 117 hours = **\$17,550**
- **Other:** National conference registrations @ \$400/registration per national conference x 1 attendee x 2 conferences = \$800 PLUS \$100/Montana workshop x 1 attendee x 2 workshops = \$200 totaling **\$1,000**

**Task 2 –Community Outreach \$8,400:**

- **Contractual:** QEP for public meetings related to cleanup at each site, developing presentation materials, meeting attendance. Pre-cleanup and post-cleanup meetings for each site. \$150/hour x 6 hours per meeting (1 hour meeting, 5 hours prep) x 3 sites (total of 18 hours) x 2 meetings for each site (total of 36 hours) = \$5,400 plus CIP at \$3,000 = **\$8,400**

**Task 3 – Site Assessments \$297,200:**

- **Contractual:** 12 Phase I ESAs @ \$4,100 each = \$49,200 || Belgrade Elevator Phase II ESA = \$62,000 || 4 additional Phase II ESAs averaged at \$30,000 each = \$120,000 || 8 regulated building material surveys @ \$7,500 each = \$60,000. || 1 QAPP: \$6,000. Total: **\$297,200**. Costs estimated by environmental consultant. Belgrade Elevator Phase II ESA costs is elevated due to the size of the building and property – includes costs for asbestos (250 samples) and lead survey (XRF and TCLP), soil and soil gas sampling.

**Task 4 – Cleanup \$414,694:**

- **Contractual:** 4 ABCAs @ \$6,000 each = **\$24,000**
- **Construction:** EPA TBA cleanup cost estimate for Quaw @ \$164,417 (\$36,572 for ACM abatement and disposal, \$119,205 for lead-based paint stabilization and encapsulation, \$8,640 for sub slab depressurization system – costs determined by EPA START contractor for TBA. Estimate includes 20% contingency) plus \$28,000 for QEP oversight, confirmation sampling, lab fees = **\$192,417**
- **Other:** The city is designating grant funds toward cleanup of other sites that have not yet been selected = **\$198,277** (Note the odd number is due to overall budget calculation estimates and rounding).

**Task 5 – Reuse Planning \$255,000:**

- **Contractual:** 3 infrastructure evaluations @ \$15,000 each = \$45,000, 1 conceptual design/reuse plans @ \$70,000 for the Belgrade Elevator, 1 site-specific reuse assessment @ \$40,000, 1 area-wide plan @ \$100,000 = **\$255,000** All estimated costs were taken from EPA’s Brownfields Planning Fact Sheets (<https://www.epa.gov/brownfields/eligible-planning-activities>)

#### **f. Plan to Measure and Evaluate Environmental Progress and Results:**

The Program Manager will conduct monthly reviews of grant activities to ensure progress aligns with the approved work plan and that key outputs remain on schedule. An Excel spreadsheet will be used to track output progress. If delays or issues arise, corrective actions will be implemented immediately to regain momentum. Progress and activities will be documented and monitored by the TIF Advisory Committee. The Program Manager will meet quarterly with the TIF Advisory Committee to evaluate performance and make necessary adjustments. Outcomes will include the number of community engagement activities, environmental assessments initiated and completed, an EPA approved QAPP, QAPP updates, cleanup plans and/or ABCAs developed, properties with redevelopment activities underway, cleanup and redevelopment dollars leveraged, jobs created or supported, and properties where cleanup activities have started or been completed. Because the scope and cost of Phase II ESAs depend on Phase I ESA outcomes, these metrics will be tracked accordingly.

For each parcel eligible for and benefiting from EPA funds, a site-specific property profile will be entered into EPA's ACRES database. Quarterly progress reports summarizing project activities will be submitted to the EPA Region 8 Project Officer via ACRES within 30 days of the close of each reporting period. These reports will include updates to the work plan, progress against EPA grant objectives, task status and schedule, site identification and targeted properties, cleanup and redevelopment activities, a summary of expenses by category, and other financial assistance leveraged. The City will continue to update ACRES site entries after the grant period to document outcomes such as redevelopment, community benefits, and leveraged funds. Electronic copies of all completed Phase I and Phase II ESAs, cleanup plans, ABCAs, cleanup reports, and redevelopment plans will be forwarded to the EPA Project Officer via email within one week of completion.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

##### *a. Organizational Capacity b. Structure c. Description of Key Staff:*

The City of Belgrade has the capacity and structure to effectively manage a brownfields multipurpose grant. The city manages an annual budget of \$83 million with a \$42 million operating budget. Of that, \$5.05 million is federal dollars. The city is governed by Mayor Michael Meis and six council members. Together they drive decisions and represent constituents. The city manager, Neil Cardwell, implements council policies, drafts the annual budget, and manages the city's 111 staff and 11 departments. As the executive municipal leader, he will provide overall project oversight related to the grant. Neil has a bachelor's in organizational leadership from East Texas A&M University. In his four years with the city of Belgrade, he has developed a strong demonstrated track record in operational management and organizational growth.

The department that will manage the grant is the Community & Economic Development Department with eight staff lead by Katharine King. Katharine has been managing organizational budgets for 30 years at non-profit organizations and city governments. She holds a master's in public administration and AICP certification, plus CECD accreditation, aligning her technical qualifications with best practices in community planning, environmental compliance, and economic development. While at the city of Kalispell she directed multimillion-dollar, multi-agency community development projects including the TIGER Core and Rail Redevelopment Project, collaborating with 18 agencies and leveraging a \$200 million return on investment. This project earned an EPA Brownfields Phoenix Award in 2022. She managed four EPA brownfields grants totaling \$1.975 million and received an EPA Brownfield Land Revitalization Team Award in 2019. With deep experience in brownfield assessments, grant writing, multi-agency coordination, and EPA-recognized redevelopment programs, Katharine is ideally positioned to lead the Brownfields grant to success. Assisting Katharine with the community outreach will be Whitney Bermes, Belgrade's Communications Manager. Whitney holds a degree in Journalism from the University of Montana and brings over 15 years of experience in communications and public engagement, including nearly a decade as a reporter and as Gallatin County's Communications Coordinator. She specializes in transparent outreach and stakeholder engagement, making her well-suited to lead community involvement for Brownfields revitalization projects. She will help reach out to stakeholders, draft public messaging, and coordinate meetings. Charity VanKirk, Finance Director, will assist with the financial aspects of the grant. Charity oversees all financial operations and the annual external audit for the City of Belgrade, including budgeting, accounting, and fiscal planning. She has experience doing drawdowns with the US government through other federal grants. She will work with Katharine on budget tracking and ASAP draws, ensuring transparency and sound stewardship of public funds.

##### *d. Acquiring Additional Resources:*

The City of Belgrade follows its established purchasing policy, Code 1-8-5, and Montana Code Annotated (MCA) §7-5-4302 for procurement, which fully complies with federal requirements under 2 CFR §200. This process is regularly used to solicit proposals and bids for municipal projects and ensures transparency and

fairness. All bid opportunities are publicly posted on the City's website at [belgrademt.gov/bids.aspx](http://belgrademt.gov/bids.aspx) and advertised in the local newspaper, The Belgrade News, to maximize community awareness and participation. To strengthen local economic impact and community representation, Belgrade will encourage the use of local subcontractors during the solicitation process. Belgrade will follow EPA 560-F-24-204, dated December 2025, *Brownfields Grants: Guidance on Competitively Procuring a Contractor* and *EPA's Best Practice Guide for Procuring Services, Supplies, & Equipment Under EPA Assistance Agreements*, Updated September 2025. This approach will be applied when selecting a QEP to complete grant activities and when procuring construction contractors for cleanup work. Construction contracts will include all applicable federal requirements, such as payment of Davis-Bacon wages. Should additional consultants or subcontractors be required, Belgrade will use the same competitive procurement process followed during the initial QEP selection. In addition to formal procurement, Belgrade will leverage support from community partners (identified in Section 2.f.) and utilize services provided by the KSUTAB program as needed.

### **Past Performance and Accomplishments**

*f. Has Not Received an EPA Brownfields Grant but has Received Other Fed. or Non-Fed. Agreements*

(1) Purpose and Accomplishments: The City of Belgrade has a proven track record of successfully managing state and federal grants. Three recent examples are provided below.

***ARPA Water & Sewer Infrastructure Grant/Belgrade Lagoon Rehabilitation***, 2024, \$2,000,000 (administered by the state of Montana Department of Natural Resources and Conservation): The purpose of this grant was to fund Phase I of the Wastewater Reclamation Facility Lagoon Rehabilitation. Grant tasks included preliminary and final engineering design, construction administration and engineering inspection, and construction. The project included mechanical solids dewatering, chemical stabilization, rehabilitation of Ponds 1 and 2, and sludge removal from Pond 3. A Preliminary Engineering and Design was completed in August 2024, with final plans complete in March 2025. The city bid out the project in accordance its procurement policy and Synagro West was the selected contractor. The project is pending completion and is expected to be finalized in the Spring 2026 at which point the grant will be closed out.

***ARPA Water & Sewer Infrastructure Grant/Belgrade Groundwater Source Capacity Development***, 2024, \$1,373,000 (administered by the state of Montana): As part of this grant, the city committed \$1,688,726 in matching funds to complete the project. The purpose of this funding was to drill two new potable production wells (wells number 8 and 9) to a depth of 400 feet with submersible pumps that could produce 1000-1500 gallons per minute. The project included 1,300 feet of PVC pipe, buried valves, fittings, fire hydrants, interior ductile iron process piping, flow meters, control buildings, fencing, emergency diesel generators and instrumentation/control systems. The City bid out the project following its procurement policy and it is near completion. Grant closeout is anticipated in 2026. With project completion, the City will now have sufficient water supply infrastructure in place for anticipated population growth.

***USDA Water and Waste System Rural Utilities Service Grant***, 2020, \$1,680,000: This loan was originally awarded to fund construction of a new wastewater treatment facility. As planning activities progressed, the City shifted plans to upgrade its wastewater lagoon system instead of constructing a completely new treatment facility. Because of this change, the funds were unused during the initial project period but later approved to support lagoon rehabilitation using the same funding, bolstering the city's broader rehabilitation efforts. The project has been successfully integrated into lagoon rehabilitation efforts and closeout is anticipate for 2026.

(2) Compliance with Grant Requirements:

***ARPA Water & Sewer Infrastructure Grant/Belgrade Lagoon Rehabilitation***: In accordance with grant requirements, the preliminary engineering and design documents were provided to USDA, DEQ and DNRC representatives in August 2024. Final plans were submitted in March of 2025 and the City received the authorization to bid in June 2025. In July 2025, DEQ, DNRC, and USDA authorized the bid award and the notice to proceed was issued in August 2025. All quarterly reports have been completed on time and updated schedules have been provided when needed. The City is in compliance with the grant and all terms and conditions have been met. As of November 18, 2025, \$1,235,957 had been expended. The City has requested a budget and schedule amendment due to the significant variability in sludge blanket depth in the ponds.

***ARPA Water & Sewer Infrastructure Grant/Belgrade Groundwater Source Capacity Development***, Quarterly reporting is in compliance. The project was delayed due to weather-related issues and unforeseen project conditions. The city requested and received an extension to the ARPA timeline. All grant funds have been expended.

***USDA Water and Waste System Rural Utilities Service Grant***: All grant funds have been expended and annual reporting requirements were met. All other terms and conditions have been met.

## **Multipurpose Grant Threshold Criteria Belgrade, Montana**

### **(1) Applicant Eligibility**

- a. Belgrade is an incorporated city and affirms it is eligible for funding.
- b. Belgrade is not exempt from Federal taxation under section 501(c)(4) of the IRC.

### **(2) Community Involvement**

The City of Belgrade will ensure community input is central to the redevelopment process by establishing the TIF Advisory Committee as the grant steering committee. The committee includes representatives from businesses and residents (3), the local school district (1), and Gallatin County (1). This committee will guide decision-making, review progress, and ensure that redevelopment aligns with community priorities and funding requirements. The process will begin with a public kick-off meeting to introduce the project, outline goals, and gather feedback from residents, businesses, and stakeholders. A formal Community Involvement Plan (CIP) will detail outreach strategies, including public notices, social media updates, and opportunities for comment at key milestones. The City will also engage local partners. A brownfields webpage will be created on the Be Heard Belgrade website (<https://beheardbelgrade.com/>).

Community input will be incorporated into decision-making through structured feedback loops. Comments and recommendations gathered during public meetings and through online platforms will be documented and presented to the steering committee for consideration before major decisions are finalized. In addition to general outreach, the City will hold site-specific meetings for cleanup projects to address environmental concerns and redevelopment options. These meetings will allow residents to weigh in on design, safety, and reuse plans. Belgrade will stream public meetings live and make the recordings available. The City is set up to stream public meetings live and make the recordings available (<https://www.belgrademt.gov/357/Watch-Live-Meetings>). By combining broad engagement with a clear governance structure through the TIF Advisory Committee, the City will ensure transparency, accountability, and that community priorities shape the revitalization plan.

### **(3) Target Area**

Census Tract 1.05 in Belgrade, MT

### **(4) Affirmation of Brownfield Site Ownership**

The City of Belgrade owns the Quaw Elementary School Priority Site located at 308 N Broadway in Belgrade. Belgrade affirms that the site meets the CERCLA 101(39) definition of a brownfield and:

- a) is not listed or proposed for listing on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the US government.

<b>(5) Use of Grant Funds</b>	<ul style="list-style-type: none"> <li>• Complete at least one Phase II Environmental Site Assessment. <span style="float: right;">Page 9</span></li> <li>• Remediate at least one site. <span style="float: right;">Page 9</span></li> <li>• Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. <span style="float: right;">Page 9</span></li> </ul>
<b>(6) Expenditure of Existing Grant Funds</b>	Not Applicable – Belgrade does not have an open EPA brownfields grant.
<b>(7) Contractors and Named Subrecipients</b>	Not Applicable