



City of Hamilton Planning Department

To: Hamilton City Council
From: Matthew Rohrbach, City Planner
Date: October 2, 2025
Subject: Update on Bedford Building and Historic Town Hall

Purpose

The purpose of this memo is to update City Council on the status of the Bedford Building re-use and the City Hall-Library co-location at the historic town hall / old fire hall site.

City Hall-Library Co-location Project at Historic Town Hall / Old Firehall

- The Montana Department of Environmental Quality has approximately \$230,000 set aside for abatement of lead-based paint and asbestos. Abatement of the entire building, excluding the western most vehicle bays, is tentatively scheduled for spring/early summer 2026.
- City was awarded a \$150,000 Montana Historic Preservation Grant to replace all windows with double-hung, wood, energy efficient windows matching historic conditions. City match is \$50,000. Project is tentatively scheduled for construction in summer 2026, after abatement work.
- Planning department and Library staff are putting out a request for proposals for the project to develop detailed designs, space programming, building massing, floor plans, and project phasing strategies. This will provide the foundation for future construction documents and implementation. This work is tentatively set to begin in spring 2026 with completion on fall 2026. The Bitterroot Public Library will provide funding this work.

Bedford Building Re-Use

With funding from Kansas State University's Technical Assistance to Brownfields program, the City is working with real estate development professionals from 9th Path Advisors to evaluate potential re-use, sale, and/or lease options for the Bedford Building. This process is anticipated to be complete in December 2025 with options presented to City Council for review and consideration in early 2026.