



OKLAHOMA **BROWNFIELDS**

DEPARTMENT OF ENVIRONMENTAL QUALITY

Purpose

Since the inception of Brownfields in 1996, the Oklahoma Department of Environmental Quality's Brownfields Program has worked with local governments, non-profits and private entities to provide education and support for the clean up, sustainable reuse, and redevelopment of Brownfield properties. Through this program communities have been able to reinvest in themselves, returning properties in the very core of their infrastructure to beneficial reuse - turning these properties into economic drivers for the community. These projects

spur further reinvestment in the community including identification, assessment, and clean up of other brownfields, ultimately increasing local tax bases, facilitating job growth, preserving historic structures, and taking pressure off of undeveloped land. Our goal is to develop, improve, and cultivate an already proven and results-oriented program, while addressing new issues, forming new partnerships, and expanding outreach and education initiatives to assist in the revitalization of communities statewide. ■

Contents

Awards 5

Guthrie Green Given Award for Sustainable Design 6

Guthrie Green Gets National Brownfields Renewal Award 7

PRESS RELEASE: Guthrie Green in Tulsa Receives Brownfield Renewal Award 8

Tulsa's Park on Brady: A Lucrative (GEO) Exchange Rate 9

Phoenix Award Celebration - Devon Energy Center - Brownfields 2013 13

Devon Energy: LEEDing the Way to the Future 14

PRESS RELEASE: Oklahoma Wins Big at National Brownfields Conference 17

Hinesight: Devon Energy Center Honored 19

Oklahoma City Receives Environmental Awards for MAPS 20

PRESS RELEASE: MAPS Receives Award at National Brownfields Conference 22

Perspective: Transformation of a City One Penny at a Time 24

City of Oklahoma City - Dell Redevelopment Project 26

Regional Report - Plains States: Projects - City of Oklahoma City/Dell Inc. 28

Oklahoma City Defies Recession 29

PRESS RELEASE: Oklahoma County Receives Environmental Certificate 31

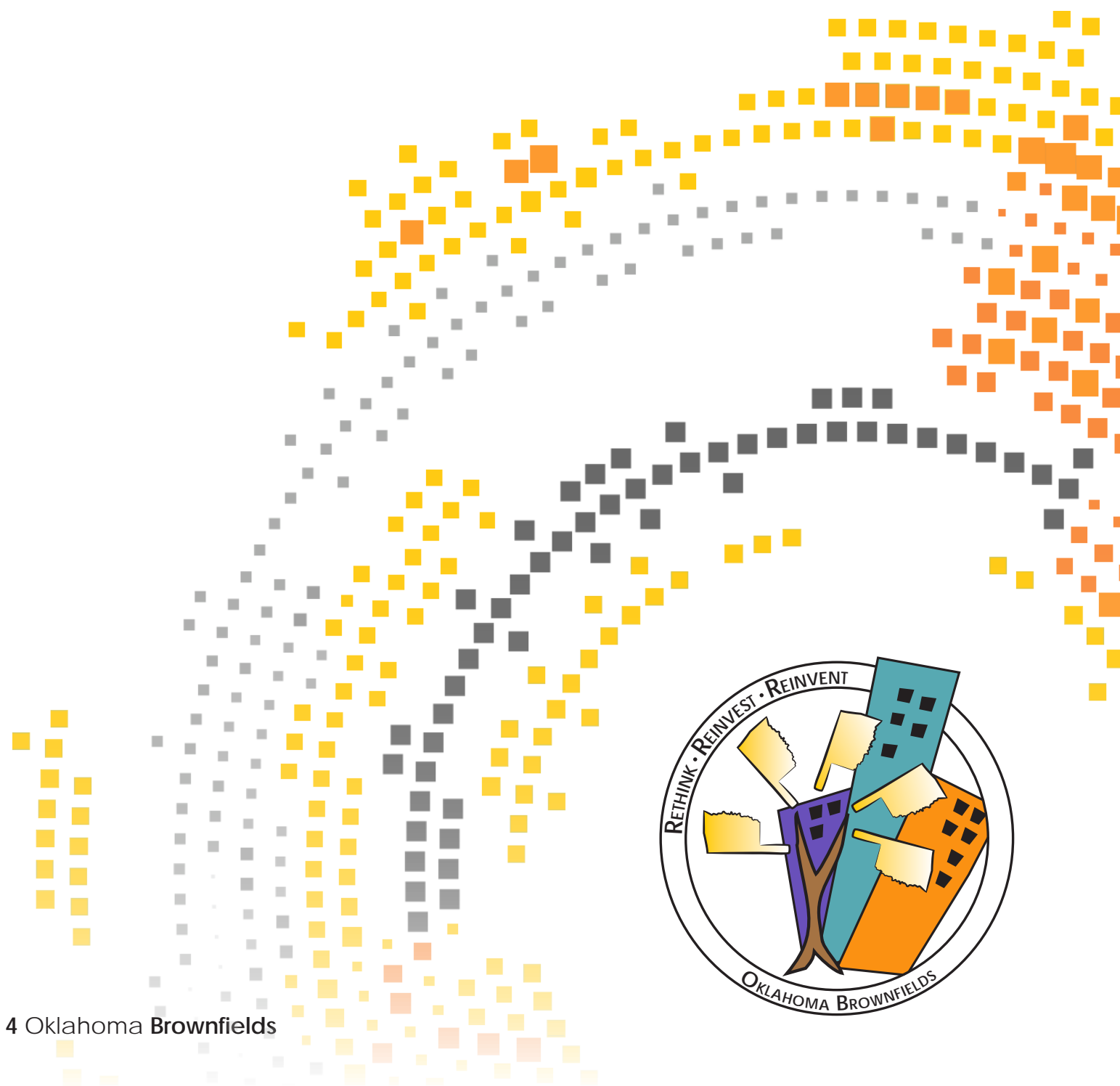
Project Receives EPA Brownfields Phoenix Award 32

PRESS RELEASE: Cimarron Center Wins Regional Phoenix Award™ 34

CONTENTS

Projects	35
Asbestos/Lead-Based Paint Cleanup Funding for OKLA Theatre in McAlester, OK	36
After the Final Curtain - The OKLA Theatre McAlester, Oklahoma	37
PRESS RELEASE: Ardeneum of Oklahoma Charitable and Educational Foundation, Inc. Receives Grant for Environmental Cleanup	40
Guthrie Green	41
Submittal for Brownfields Renewal	41
Downtown Airpark, OKC's Newest Music Venue	43
PRESS RELEASE: Humphreys Partners 2006 Receives Brownfield Certificate for the Former DowntownOklahoma City Airpark	43
Hotel Reopening Reveals Oklahoma City's Past, Future	44
The Mayo	47
PRESS RELEASE: The Mayo Hotel in Tulsa is the First Completed Site in the New Oklahoma Corporation Commission Brownfields Program	47
A Legend Reborn: The Mayo Hotel	48
The Dust Bowl	53
The Bank of Oklahoma (BOK) Center	53
Brainerd Chemical	55
Love Link Minsitries, Inc.	56
East Bricktown Housing, Retail Development Design Unveiled, Site Preparation Continues	57
Bricktown Housing Plan Includes Low-cost Units, Retail	59
Eastern Oklahoma State College	61
Kiowa, Comanche & Apache Intertribal Land Use Committee	62
City of Seiling	63
Old Morton Center Ready for Redevelopment.....	64
Brownfields Area-Wide Planning	66
Study Area Map	67
Brownfields Area-Wide Planning Pilot Project Fact Sheet	68
Tulsa Sees Potential in Cleaning Up Brownfields	69
Executive Summary: Okmulgee Business Complex Redevelopment	71
Vintage Lakes Apartments – City of The Village	74
Events.....	75
2014 Oklahoma Brownfields Conference Save the Date	76
Also in the News: DEQ Sets Conference	77
2014 Oklahoma Brownfields Conference Program	78
2014 Oklahoma Brownfield Conference Committee	83
American Planning Association (APA) 2012 Brownfields Conference	84
PRESS RELEASE: Oklahoma Brownfields Conference Scheduled for May.....	85
Brownfields Conference Montage	86
2012 OKC Brownfields Conference Program	88
Supporters	93

CONTENTS





AWARDS

Guthrie Green Given Award for Sustainable Design

By Michael Overall - World Staff Writer
TulsaWorld.com



▶▶▶ *Guthrie Green Tulsa, Oklahoma 2013*

The Brady District's Guthrie Green project received this year's Henry Bellmon Award for sustainability, officials announced at a gala dinner Thursday night at the Cox Business Center.

The George Kaiser Family Foundation invested \$8 million to turn an old trucking depot into one of Tulsa's most popular parks.

The Guthrie Green includes several environmentally friendly and sustainable features, including geothermal wells, gardens with native plants and trees, and an 11,000-square-foot pavilion with photovoltaic cells.

Presented by Sustainable Tulsa and the Rotary Club of Southside Tulsa, the fourth-annual Bellmon Sustainability Awards recognize projects that show "a balanced approach toward quality of life for all, responsible economic growth and environmental stewardship," officials said.

Show Inc., which offers an employment training center for adults with developmental disabilities and after-school care for students and children with developmental disabilities, received the Quality of Life for All Award.

The Oklahoma Food Cooperative, which connects Oklahoma farmers and producers directly with consumers, received the Responsible Economic Growth Award.

And the Harley Hollan Cos., a waste-services business that promotes recycling, received the Environmental Stewardship Award.

Elected Oklahoma's first Republican governor in 1962, Bellmon promoted soil conservation and was instrumental in the adoption of the Clean Water Act. He died in 2009. ■

Guthrie Green Gets National Brownfield Renewal Award

By Michael Overall

World Staff Writer | Posted: Thursday, October 10, 2013 8:14 am

Guthrie Green gets national Brownfield Renewal Award - Tulsa World: News

<http://www.tulsaworld.com/news/guthrie-green-gets-national-brownfield-renewal-award/...>

A popular downtown park, the Guthrie Green, has received a national Brownfield Renewal Award for turning a once-polluted freight yard into a public attraction, officials announced Wednesday.

Brownfield Renewal magazine gave its Brownfields for Energy award to the park, which includes 120 geothermal wells that help heat and cool nearby buildings "Reclaiming former industrial sites to allow for public use is critical to revitalizing Tulsa," said Stanton Doyle, a senior program officer at the George Kaiser Family Foundation. "Hopefully, this award will encourage the development of other such sites to continue to make Tulsa a better place."

The Kaiser foundation invested \$8 million to open the park last year, and a \$2.5 million federal grant helped build the geothermal field.

"Guthrie Green will become a model for other communities... of how redevelopment, reuse and renewable technology can be applied"

Covering an entire square block in the Brady District, the Guthrie Green used to be an industrial site, more recently used as a Central Freight trucking depot.

The park now includes an outdoor stage, fountains, gardens and a cafe pavilion.

Lloyd Kirk, the brownfields program manager for the Oklahoma Department of Environmental Quality, praised the park's development "Guthrie Green will become a model for other communities," he said, "as an example of how redevelopment, reuse and renewable technology.

Lloyd Kirk, the brownfields program manager for the Oklahoma Department of Environmental Quality, praised the park's development "Guthrie Green will become a model for other communities," he said, "as an example of how redevelopment, reuse and renewable technology can be applied to create a vibrant downtown park." ■

▶▶▶ Guthrie Green "Music on the Green" 2013



PRESS RELEASE: Guthrie Green in Tulsa Receives Brownfield Renewal Award

For Immediate Release: October 11, 2013 | Oklahoma Department of Environmental Quality

▶▶▶ Guthrie Green 2013
“Music on the Green”



The Guthrie Green project in Tulsa was recently awarded the 2013 Brownfield Renewal Award for Brownfields for Energy. Awards are presented to projects that represent development in three categories:

- Environmental impacts
- Economic impacts
- Social impacts

The George Kaiser Family Foundation purchased the property in 2008 with a vision in mind. The non-profit foundation planned to convert the contaminated truck terminal into a low impact community hub and urban green space. To cover remediation costs, the Kaiser Foundation applied for and received a Brownfield grant from the Oklahoma Department of Environmental Quality (DEQ).

The Guthrie Green project, located in Tulsa's historic Brady Arts District, includes innovative geothermal technology beneath the site, which will provide for approximately 600 tons of low-cost, low-emissions heating and cooling to more than 135,000 square feet in the neighboring Mathews Warehouse and the Hardesty Arts Center. Additionally, the project includes a dynamic community park with gardens, interactive fountains, and an outdoor stage.

“The George Kaiser Family Foundation has demonstrated extraordinary leadership and dedication to the City of Tulsa for many years,” said DEQ Brownfields Program Manager Lloyd Kirk. “The recent completion and development of Guthrie Green will become a model for other communities as an example of how redevelopment, reuse and renewable technology can be applied to create a vibrant downtown park.”

The site was previously used for industrial and commercial purposes. Most recently, Central Freight was located at this site.

To learn more about the 2013 Brownfield Renewal Awards winners, visit <http://www.brownfieldrenewal.com/pr2013.php#nominees>.

Tulsa's Park on Brady: A Lucrative (Geo) Exchange Rate

By Staff Report | Posted: 6/1/2012

Brownfield Renewal - News: Tulsa's Park on Brady: A Lucrative (Geo) Exchange Rate

http://www.brownfieldrenewal.com/news-brownfield_developer_breaths_new_life_into_midwest_comm...

In the heart of Tulsa, Okla.'s Brady Arts District, a contaminated former truck terminal is quickly transforming into an urban green space that boasts numerous forms of renewable energy. This Tulsa neighborhood was historically a thriving industrial area, but has seen a decrease in economic activity over the last 20 years. However, recent initiatives such as the Park on Brady are spurring the revitalization of the district while including efforts to conserve its historic character.

In 2009, the George Kaiser Family Foundation (GKFF), a non-profit dedicated to breaking the cycle of poverty through investments in early childhood education, community health, social services and

civic enhancement, sponsored a series of community visioning sessions to create a plan for the future revitalization of the district.

The visioning sessions gave rise to the creation of the Brady Arts District Small Area Plan. The plan has been critical to the Park on Brady's success as it established development guidelines to guarantee that the district will maintain its authenticity as an arts district while protecting its defining historical character.

GKFF purchased the property for the Park on Brady in 2008 with plans to invest \$8 million to convert the contaminated truck terminal into a low impact com-

▶▶▶ Guthrie Green
"Music on the Green" 2013



munity hub and urban green space. GKFF anticipated the removal and remediation of two petroleum underground storage tanks and suspected one or two more tanks from an old gasoline station nearby. To cover the remediation costs of this brownfield site, GKFF applied for and received a Brownfield grant from the Oklahoma Department of Environmental Quality, which was provided through American Recovery and Reinvestment Act (ARRA) funding. Once the remediation began, GKFF discovered that they had a much larger contamination problem. Ultimately, 12 tanks were removed from park's footprint of only one city block.

Innovative geothermal technology beneath the Park on Brady will provide for approximately 600 tons of low-cost, low-emissions heating and cooling to more than 135,000 square feet in the neighboring Mathews Warehouse and the Hardesty Arts Center. High performance geo-exchange (HPGX) materials

allow for new well fields in urban areas that were previously inaccessible due to their limited footprint size. Lane Lawless from Rygan stated that "Rygan's HPGX technology has been implemented on a variety of projects around the country including national historic sites, city of Chicago buildings, Dept. of Navy, Dept. of Interior (National Park Service). The Brady project is currently the largest geo exchange well field of its kind in the world."

The Mathews Warehouse building, formerly the Tulsa Paper Co., will be converted to exhibition, studio, and performing arts space for the Arts and Humanities Council Tulsa, the University of Tulsa's Zarrow Center for Arts and Education, the Gilcrease Museum and the Philbrook Museum of Art. These non-profit organizations will directly benefit from the low-cost, low-emissions heating and cooling that will be provided to the building.

▶▶▶ *Park on Brady - "Guthrie Green"*



The Park on Brady will also harness solar energy to power park amenities and lighting. The pavilion will be outfitted with 194 solar panels that are estimated to generate 37.83 kW for a projected annual savings of \$5,155. LED pedestrian lighting will be used throughout the park and the Brady Arts District to further reduce energy usage, maintenance costs, and light pollution.

The Park on Brady will have an 11,000 square-foot covered pavilion, an equipped performance area, and green spaces that will be centered on the large open lawn of the park's central axis. Other features will include native garden features, brick and concrete paved paths, large interactive jet fountains and four small water features. Additionally, the park is designed to incorporate numerous sustainable features such as bio-swales, LED lighting, photovoltaic solar cells on the pavilion, and a state-of-the-art geothermal exchange system. The Oklahoma Department of Commerce State Energy Program awarded GKFF a grant from ARRA funds to cover costs for renewable energy technology.

The Park on Brady combines green development with community development by integrating geothermal and solar technologies with park space to promote active pedestrian street life and provide a neighborhood venue for art exhibits, farmers markets, outdoor performances and more. The vibrant community space will also attract and encourage local business investment in the area.

A once highly contaminated and under-utilized piece of property, the Park on Brady is now on its way to becoming a green landmark of Tulsa's Brady Arts District.

About GKFF and the work performed in detail:

Ken Levit is the Executive Director of the George Kaiser Family Foundation. GKFF is dedicated to children's health, early childhood learning, and breaking the cycle of poverty. A recent \$50 million grant to the University of Oklahoma established the nation's first community health training service school. GKFF has committed funds to establish the National Energy Policy Institute. Mr. Levit is a former special counsel to the CIA Director and Chancellor of the University of Oklahoma Tulsa Campus. He is a graduate of Brown University and Yale University Law School.

GKFF is a charitable organization dedicated to breaking the cycle of poverty through investments in early childhood education, community health, social services and civic enhancement. GKFF works primarily on initiatives developed in collaboration with Tulsa-based direct service organizations.

In 2009, GKFF sponsored a series of community visioning sessions to create a plan for the future revitalization of the Brady Arts District in Tulsa, Oklahoma that resulted in the Brady Arts District Small Area Plan. It provides development guidelines that ensure the area maintains its authenticity as an arts district with historic character.

In 2008, GKFF purchased a former truck terminal, a contaminated brownfield property, and is investing \$8 million to clean it up and convert it into an urban green space in the Brady Arts District called the "Park on Brady." Features will include a geothermal well field, gardens with native plants and trees, a 11,000 square foot covered pavilion, performance space for cinema, theatre, music, dance, festivals and markets, trellis and green rooms. In addition, the park will include bioswales, LED lighting and photovoltaic cells on the pavilion. This project is located on a brownfield site. Before the geothermal well field could be installed and before the native plants could be planted, twelve petroleum underground storage tanks had to be removed from below the site's surface. Contamination also had to be remediated. Funds for the removal of the underground storage tanks and the cleanup came from the American Recovery and Reinvestment Act.

How GKFF implemented innovative strategies to "green" their city:

GKFF is constructing a geothermal well field beneath the Park on Brady to supply ground source heat pumps to the Mathews Warehouse, formerly the Tulsa Paper Company, and the Arts and Humanities Council's Hardesty Arts Center. The Foundation's vision for the Mathews Warehouse is a center for the arts that contains exhibit, studio, and performing arts space shared by several organizations. The well field will have 120 wells, each 500-foot deep, and will provide approximately 600 tons of low-cost, low-emission heating and cooling, reducing the long-term operating costs of the nine nonprofit

continued on next page...

tenants located in the two buildings. The geothermal wells will draw support and attention to Oklahoma businesses and organizations that are displacing traditional fossil fuel energy sources with sustainable geothermal energy. Serving 120,000 square feet of art programming, the geothermal wells will reduce the demand for local philanthropic dollars.

The park will also include adaptive reuse of an existing historical structure outfitted with a solar panel system to provide a renewable energy source for the geothermal system and other park amenities. The system will include 194 solar panels that are estimated to generate 37.83 kW. This system will provide electricity to power the pump system on the geothermal well field as well as the other park amenities.

LED pedestrian lighting is more efficient than the traditional sodium halide acorn lights currently used in the Brady Arts District. LED bulbs will reduce energy usage by 50% and will last up to 7 times longer than traditional bulbs. In addition, LED bulbs and

***"The Brady project is currently
the largest geo exchange well field
of its kind in the world"***

lamps have a greater photometric distribution reducing by half the number of poles and fixtures that traditional acorn lighting requires. LED lighting suitable for public use has only recently become cost-effective. Cities are just beginning to adopt LED public lighting to reduce their energy and maintenance costs, increase safety, and eliminate light pollution. In the last two years, a handful of U.S. cities have started making the transition to LED pedestrian and street lighting. These include: Broken Arrow, Oklahoma; San Jose, California; Chapel Hill, North Carolina; Ann Arbor, Michigan; and Anchorage, Alaska.

The work GKFF has performed nationwide:

The innovative renewable technology applied at the Park on Brady and the installation of green space in the neighborhood can be applied in cities across the country. Many brownfields or underutilized spaces exist that could be cleaned and developed to provide renewable energy and park space to revitalize communities. This site, located in the heart of Tulsa's Brady Arts District, was contaminated and underuti-

lized. Now, the site is on its way to producing clean energy and providing a public good in the form of a green space for the Tulsa community.

Bringing geothermal efficiency to the urban landscape has been a challenge in the past. In fact, geo-exchange systems have traditionally been off limits to metropolitan and urban areas simply because there isn't room for well fields. By cutting footprint requirements by half or more with high performance geo-exchange materials, efficient geothermal systems have been made possible in cities such as Chicago, Boston, Cleveland, Atlanta and Tulsa. Locating geothermal well fields under large public spaces such as parks makes projects more manageable. Reducing power requirements for climate control is a critical aspect of energy security for the United States.

The Park on Brady project is intended to enhance the quality of life in the Brady, neighboring districts and the City of Tulsa by promoting pedestrian friendly and environmentally conscious development. The renewable energy projects and energy efficient dark sky friendly lighting will establish a model for green development. The new streetscaping will beautify the area and make it safer for pedestrians, promoting a healthy lifestyle while reducing greenhouse gas emissions.

Overall, Ken Levit and the George Kaiser Family Foundation have demonstrated extraordinary commitment to civic enhancement and have implemented change in an effective and efficient manner that can be replicated in urban areas across the nation. The Park on Brady combines green development with community development by integrating geothermal and solar technologies with a park space that promotes an active pedestrian street life and provides a neighborhood venue for art exhibits, farmers markets, outdoor performances and more.

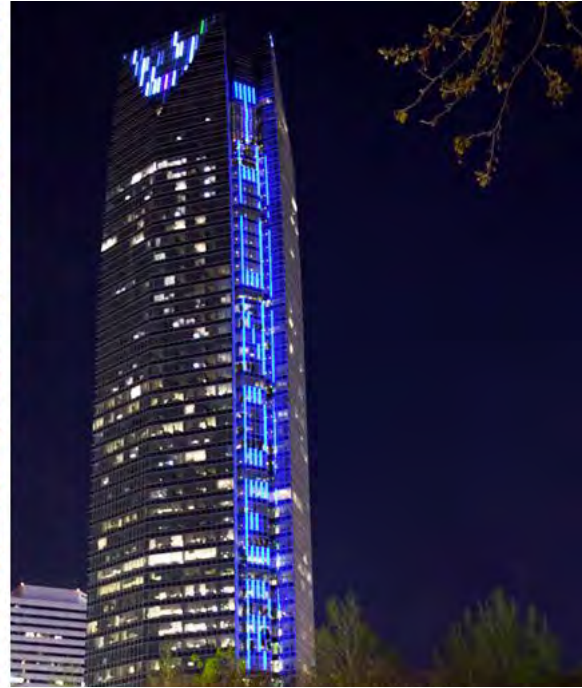
Lower energy costs and a vibrant community space will attract and encourage local business investments. Furthermore, this site is a brownfield. A once highly contaminated and under-utilized piece of property, the Park on Brady is now on its way to becoming a true landmark of the Tulsa Brady Arts District. Enhancing the quality of life through such initiatives is a perfect example of a Champion of Change moving our communities forward. ■

Devon Energy Center Honored at 2013 National Brownfields Conference

333 W Sheridan Ave Oklahoma City, Oklahoma

Devon Energy received the 2012 Region 6 Phoenix Award and won the 2012 National Award for the Devon Energy Center Development, which was built on an old brownfield in downtown Oklahoma City. The site used to be the former OKC trolley

hub, automobile hotel, and then a parking garage, on which a planned shopping mall was never constructed. For 30 years, the site had represented a failure in urban renewal. ■



▶▶▶ Above: Oklahoma City's Devon Center
Below: Klay Kimker receives the Region 6 Phoenix Award
presented by Charlie Bartsch



Devon Energy: LEEDing the Way to the Future

By Cindy Allen | Posted: 6/1/2012

Brownfield Renewal - News: Devon Energy: LEEDing the Way to the Future

http://www.brownfieldrenewal.com/news-devon_energy_leeding_the_way_to_the_future-212.html

Two years ago, the skyline of Oklahoma City began to change dramatically as the city's newest and tallest building rose from a four-block vacant brownfield site that was previously home to a parking garage. Construction on the 50-story Devon Energy Center began in 2009 and topped out in September 2011 with fanfare and excitement about how this brand new office tower would contribute to the renaissance of downtown Oklahoma City.

A vision for transforming the area into a new office tower started in 2002 when Devon Energy's executive chairman Larry Nichols saw the need to build a new home for his growing company. Devon had located in Oklahoma City's Mid-America Tower in 1981, yet the company's phenomenal growth outpaced the space in the one building, and employees began to move into five other buildings. Nichols knew the time had come to find a new home where all the company's Oklahoma City Devon workforce could be united under one roof.

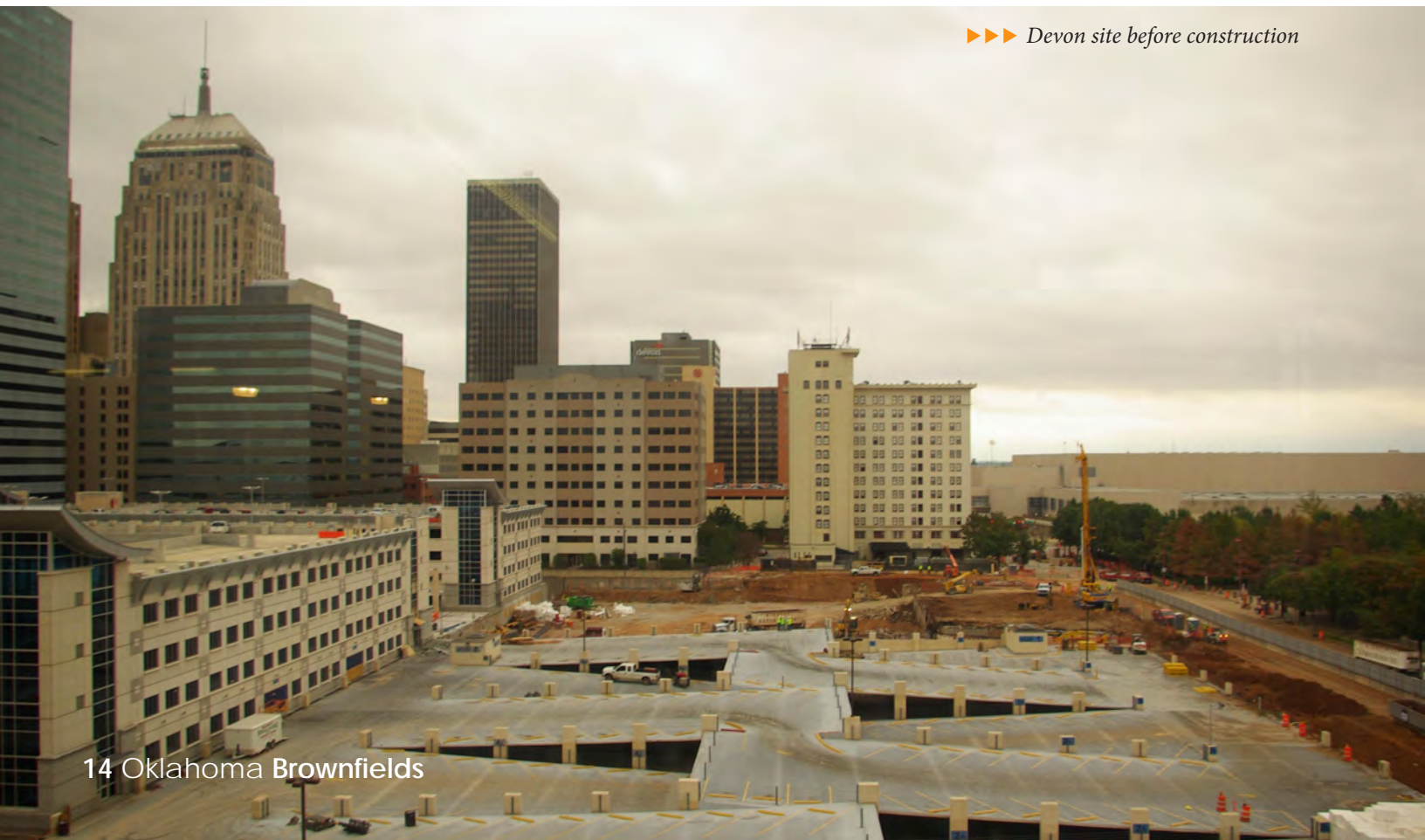
"We wanted a comfortable environment where employees could truly enjoy coming to work every day and be proud of where they work," Nichols said. He also wanted the building to be a significant contribution to the community fabric and people of Oklahoma City.

Since mid-March of this year, groups of employees have been moving into the new Devon Energy Center at 333 W. Sheridan, and all employees will be in the new building by the end of summer.

The completion of the city's most remarkable downtown skyscraper now defines the central business district, and it also represents how a brownfield site can be transformed into a major economic development catalyst.

As part of the project, Devon worked closely with the city of Oklahoma City to initiate a \$115

▶▶▶ *Devon site before construction*





▶▶▶ Construction of the Skydance Bridge looking north towards the Devon building

million Tax Increment Financing (TIF) district to transform downtown Oklahoma City's core 180 degrees. Known as Project 180, this is a complete redesign of the city infrastructure to include pedestrian friendly streets, sidewalks, parks and plazas while utilizing public art, landscaping and decorative street lighting.

Not only has the development boasted social, economic and environmental accountability, the development is also a symbol of sustainability. The company emphasized energy efficiency in the design and construction, taking measures to allow the building to earn Leadership in Energy and Environmental Design (LEED) certification in the design and construction, targeting the gold level.

Evaluations are based on metrics such as energy savings, water emissions, CO2 emissions reduction, improved indoor environmental quality and stewardship of resources with sensitivity to their impacts.

"As Oklahoma's largest company, we recognize the leadership role we play in Oklahoma City," said Klay

Kimker, Devon vice president of administration. "By building an office tower that is certified under LEED, we can establish a positive standard within our community."

Filling a gaping hole

The area chosen for the new construction had a history as a transportation center. The site once housed the historic Terminal Building, the hub of the early-day Oklahoma City trolley system.

An urban renewal project of the 1970s created a grand plan to develop office, hotel and retail space around a central garden area. While the Myriad Gardens project was built, other parts of the urban renewal project dream faded with the economic times, and the area north of the gardens didn't develop as originally planned. It was an empty space in the city's core central district. A large parking structure was all that remained of the original plan.

Not much happened until Devon stirred the imagination of Oklahoma City with its announced con-

continued on next page...

struction of a new tower and conference center, including public space, such as a restaurant and garden area.

As part of Devon's pre-acquisition work, the OKC Brownfields Program performed an environmental assessment of the property. Ultimately, Devon discovered petroleum underground storage tanks and impacted soils and groundwater that required remediation under Oklahoma Corporation Commission regulations. Like much of the former transportation hub, the impacted soils were reused. The local landfill was able to use the soils to cover the daily waste disposed at the landfill.

City, company and state officials worked together cooperatively, and the remediation proceeded smoothly, was completed on time and within budget, setting the stage for the skyline transformation of Oklahoma City to begin.

"...Devon stirred the imagination of Oklahoma City with its announced construction of a new tower and conference center, including public space, such as a restaurant and garden area."



From "brown" to "gold"

When the sun is rising or setting, the three-sided glass tower glows with hues of bronze, green, blue and gold. It is the goal of the Devon team that the building literally go from "brown to gold," so-to-speak, when the LEED certification is complete.

The LEED Green Building Rating system is a set of criteria established by the U.S. Green Building Council to encourage and accelerate global adoption

of sustainable green building practices. In keeping with Devon's core values, gaining LEED certification became one of the company's objectives. The company has complied with criteria for the gold rating. The building's certification and designation will be complete in late 2012. To be considered a "green building," every aspect of the design and construction had to meet sustainability standards, from recycling construction waste to energy efficiency in the completed product.

Crews diverted more than 68,000 tons of waste and concrete from the landfill. The building was built with 27 percent recycled materials, and 65 percent of the wood on the project was harvested from certified forests that promote sustainable forestry.

The building is also designed to the advanced standards of environmental technology. The building includes efficient use of natural light. Floor-to-ceiling vision glass with external and interior sun-shading devices enhance day lighting for interior spaces and provide great views.

The landscaping and irrigation design reduces potable water consumption by more than 50 percent by using native plantings and water efficient irrigation equipment. State-of-the-art heating, ventilation and air conditioning systems create a cleaner, healthier environment with reduced CO2 emissions.

The calculated energy-cost savings is estimated at more than 17 percent. Yet, there is also a benefit to employees, Kimker said.

"We work hard to recruit the best and brightest people in order to accomplish our objectives as an energy company," he said. "We owe it to them to provide the best work environment possible."

As employees continue to move into their new space, and the final construction pieces are put in place, the new Devon Energy Center is already making wide-ranging urban contributions. The new center serves as a cornerstone of the city's downtown redevelopment project, linking business, entertainment and recreation districts together for Oklahoma City residents and visitors to enjoy for many years to come. ■

PRESS RELEASE: Oklahoma Wins Big at National Brownfields Conference

For Immediate Release: June 12, 2013 | Oklahoma Department of Environmental Quality

Devon Energy and Oklahoma County were recently honored for excellence in brownfield redevelopment by the Phoenix Awards™. Created in 1997, the Phoenix Awards™ are widely recognized, prestigious awards that honor excellence in brownfield redevelopment. Winners are selected in each of the ten Environmental Protection Agency (EPA) Regions, and a national winner is announced at EPA's Brownfields Conference.

The Devon Energy Center received the 2012 Region 6 Phoenix Award™ and won the 2012 National Award. Devon's new headquarters was built on an old brownfield site in downtown Oklahoma City. The site was previously a trolley hub, automobile hotel, and parking garage. After contamination was removed, Devon Energy constructed a 50-story Gold Leadership in Energy and Environmental Design (LEED) skyscraper on the site. Devon partnered with the city to create a Tax Increment Financing (TIF) district to fund Project 180, the revitalization of 180 acres in downtown. Typically, developers use TIFs to provide revenues for their construction costs; however, Devon insisted that the money be used towards revitalizing downtown streets.

"The Devon Energy Center development is a stellar example of converting a brownfield site into a sustainable project. The Devon Energy Center is a great office space and it also serves to revitalize the downtown Oklahoma City community," said Mathy Stanislaus, Assistant Administrator for EPA's Office of Solid Waste and Emergency Response.

Oklahoma County received the 2011 Region 6 Phoenix Award™ for the Tinker Aerospace Complex (TAC), a former General Motors (GM) plant. After GM closed the \$500 million Oklahoma City plant, Oklahoma County citizens voted to approve a \$55 million bond to allow the County to purchase the plant and lease it to the U.S. Air Force. This allowed the plant to be re-purposed as a state-of-the-art engine repair and maintenance facility for Tinker Air Force Base. The county, state, and the U.S. Air Force

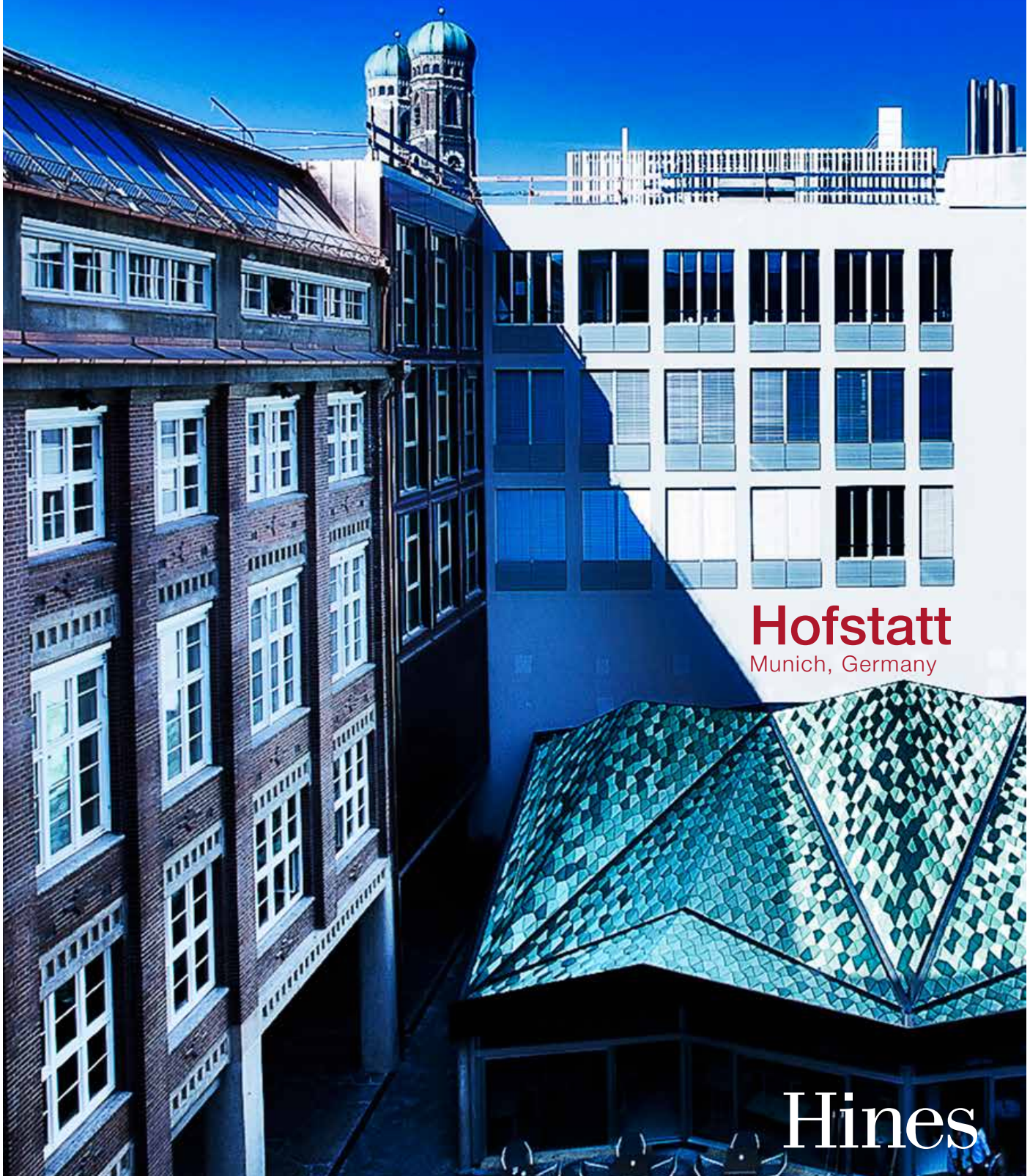
invested almost \$200 million to redevelop the former GM facility into the Tinker Aerospace Complex, which now employs more than 1,600 employees. Oklahoma County received a Brownfield Certificate from DEQ's Brownfields Program showing the site is safe for reuse and releasing the county and its tenants from historical environmental liability.

The Phoenix Awards™ are presented to brownfield projects that have transformed blighted contaminated land into productive new uses and significantly improved the environmental, economic, and social conditions in the local community. The winning projects were selected by a panel of environmental professionals and business and government leaders. ■



Hinesight

MAY - AUGUST 2013 VOLUME 56 NUMBER 2



Hofstatt
Munich, Germany

Hines

Devon Energy Center honored

Devon Energy Center in Oklahoma City, for which Hines served as development manager and currently serves as facility manager, was just honored with both the regional and national 2012 Phoenix Awards for Excellence in Brownfield Redevelopment. Created in 1997, this prestigious award honors individuals and groups working to solve critical environmental or social challenges, transforming blighted and contaminated areas into productive new uses and sustainable development projects. The Phoenix Awards are widely recognized as the outstanding award for achievement of excellence in brownfield redevelopment.



Pictured (L-R) Lloyd Kirk, Oklahoma Department of Environmental Quality; Mary Hill, Hines; Chris Biagi, Devon Energy; Klay Kimker, Devon Energy; Burton Ferris, Devon Energy; Mathy Stanislaus, EPA Assistant Administrator for the Office of Solid Waste and Emergency Response; Carla Sharpe, Devon Energy

The term “brownfield” first came into use in the early 1990s and refers to an abandoned or underused industrial or commercial area, usually complicated by environmental contaminants. The site where Devon sits once housed the city’s early trolley system. Klay Kimker, vice president administration for Devon, and **Mary Hill**, vice president construction for Hines, attended the 2013 Brownfield Conference in Atlanta and gave a presentation on their award-winning development, which earned this year’s coveted grand prize. Remediation of the site required removal of 6,280 cubic yards of contaminated soil and 66,812 gallons of impacted ground water. Five fuel tanks were also removed, and this was just the start of a project that focused on environmentally conscious, sustainable construction and design techniques at every turn. Additionally, Devon Energy Center just received its LEED-NC Gold certification. The property was awarded all 40 of the credits it applied for in the certification process. Rhiannon Jacobsen, director of Strategic Accounts for the U.S. Green Building Council, was on hand to present the plaque to Larry Nichols, CEO of Devon Energy. Hill was among the speakers at the ceremony.

“This is not just about remediation of a brownfield,” she said. “This is about a corporation that is committed to the well-being of its workforce ‘family,’ conservation of water, use of sustainable materials, supporting Oklahoma City and promoting an environment that can be enjoyed by the entire community. The Phoenix Awards and the LEED Gold certification are outward acknowledgements of the deepest commitments on the highest levels of Devon’s leadership. While the project is indeed one of the most spectacular in our portfolio, the real career highlight for me has been seeing the commitment and integrity of Devon’s leadership in action.”

101 California receives innovation awards

101 California received two awards through BOMA San Francisco’s Earth Award Program, now in its 7th year, under the newly formed Innovation Award category. Out of 14 submissions, 101 California’s “Landscaping for the Community” was awarded Innovation of the Year. While utilizing native and

adapted plant material is just one of the many sustainable features of the landscaping program at 101 California, the truly innovative aspect of the program is the community outreach component. **Shirley Vaughan**, horticulture manager, and her team take the next step in sustainability by donating these plants to schools, non-profits and volunteer organizations once they outgrow their onsite pots. Most of the plants are not annuals at the end of their seasonal life, but are unusual and valuable plants that will thrive for many years when given adequate space. In the last two years, more than 600 plants have been donated to schools with student gardens and volunteer organizations. The program not only



Michelle Funkhouser (left) and Shirley Vaughan display awards for cleaning with Orbio and Landscaping for the Community

provides new habitats for birds, butterflies and other beneficial insects, but it also helps beautify a new area that otherwise may not have had the financial resources to do so. 101 California also received a Recognition of Innovation award for its chemical-free cleaning with the Orbio 5000-Sc. Implemented in late 2012, the Orbio system creates ionized, high pH (10-11.5) water for cleaning everything from glass to carpets. The introduction of Orbio as a cleaning solution has eliminated almost all conventional cleaners and significantly reduced chemical costs, all while increasing worker safety and environmental friendliness.

Other news

Tour Carpe Diem in Paris-La Défense has received LEED Platinum certification under the U.S. Green Building Council’s LEED for Core & Shell (CS) Rating System. The 40-story building, designed by Robert A.M. Stern Architects, was previously pre-certified at the Gold level and is



Tour Carpe Diem

now the first Platinum-certified LEED CS high-rise building in France. AVIVA and Crédit Agricole Immobilier own the building. Hines France served as development manager for the project, which was just completed and will soon be occupied.**Petco Park** has been named Recycler of the Year by



Pictured at the San Diego Waste Reduction and Recycling Awards are (L-R): Chris Gonaver, City of San Diego Environmental Services Director; Todd Gloria, San Diego City Council President; Mark Guglielmo, San Diego Padres; Alina Talbott, Hines; and Stephen Greal, City of San Diego

San Diego’s Environmental Services Department. Significant efforts have been taken to streamline the food waste program at the project, resulting in 161 tons being recycled into compost at the Miramar Landfill’s Greenery section. Overall, in 2012, Petco Park diverted 1,171 tons of recyclables from the landfill, accomplishing its most successful year

Oklahoma City Receives Environmental Awards for MAPS

November 9, 2009

City of Oklahoma City | News from OKCGOV

http://www.okc.gov/news/2009_11/okc_phoenix_award_2009.html

(November 19, 2009) - Oklahoma City's MAPS (Metropolitan Area Projects) program received two coveted environmental awards during the National Brownfields Conference held in New Orleans this week. The awards were the Phoenix Award and Renewal Award.

Oklahoma City received the Phoenix Award from the Phoenix Awards Institute for remediation and redevelopment excellence as a result of MAPS, which was credited by judges for transforming blighted and contaminated areas of downtown into thriving business districts.

"Downtown Oklahoma City's remarkable revival as a result of MAPS is one of the best success stories in the country," said Planning Director Russell Claus. "Cities around the country are attempting to reproduce our visionary model."

According to a study released recently by the Greater Oklahoma City Chamber of Commerce and economic consultant Larkin Warner, the total value of new investment projects related to MAPS from the mid-1990s through 2008 totaled about \$3.1 billion.

"Downtown Oklahoma City's remarkable revival as a result of MAPS is one of the best success stories in the country"

With the start of construction on the new Devon Tower, that number is now closer to \$4 billion, and that is only the impact on the downtown area. It does not measure numerous other positive flow on impacts in the broader community.

The Phoenix Awards are presented to outstanding revitalization projects in each of 10 Environmental Protection Agency regions. The winning projects

▶▶▶ Directional Sign in Downtown OKC





were selected by a panel of environmental professionals and business and government leaders based on magnitude of the project, innovative techniques, solutions to regulatory or social issues and impact on the community.

MAPS also received “Brownfield Renewal” magazine’s first Renewal Award for economic impact.

“In a time of economic upheaval and downtrending, the City of Oklahoma City’s Metropolitan Area Projects (MAPS) provides a stellar example of what can be done to revitalize cities and bring back new growth and life to what was formerly a struggling major metropolitan area,” said Therese Carpenter, an environmental scientist and one of the eight Renewal Award judges.

Carpenter’s assessment was borne out by a string of recent announcements about the resilience of the Oklahoma City economy relative to the rest of the country.

The original MAPS initiative was a five-and-a-half year-long penny sales tax approved by City voters in December 1993. Funds collected built the Bricktown Ballpark, Ford Center, Ronald J. Norrick Downtown library and Bricktown canal. It also renovated the Cox Convention Center, State Fairgrounds, Civic Center Music Hall and North Canadian River. More than \$309 million was collected during the 66 months the penny sales tax was in effect. ■

▶▶▶ Above: Mural off the Canal in Bricktown
Below: AT&T Ballpark in the heart of Bricktown



PRESS RELEASE: MAPS Receives Award at National Brownfields Conference

For Immediate Release: December 30, 2009 | Oklahoma Department of Environmental Quality

The City of Oklahoma City was the recipient of two environmental awards as a result of the Metropolitan Area Projects (MAPS). MAPS was selected over many other projects in the Environmental Protection Agency's Region 6, which includes Oklahoma, Arkansas, Louisiana, New Mexico, and Texas, for the prestigious Phoenix award. Oklahoma City also received the National Brownfield Renewal Award in the Economic Impact category. These awards were presented to Oklahoma City at the National Brownfields Conference held in New Orleans November 16-18, 2009. A presentation of Oklahoma City's MAPS efforts was given at the National Conference by city and community leaders. The panel spoke on "The Transformation of a City – One Penny at a Time."

The Phoenix Awards began in 1997 to highlight remediation efforts throughout the United States.

Projects recognized have created usable space where once there were old, abandoned, industrial and commercial sites. The Phoenix Awards Institute, Inc. is a non-profit entity with public and private sponsors that underwrite the program. An independent panel of environmental professionals in addition to leaders from the business, academic, and government sector select the winners. The Brownfield Renewal Award was the inaugural award presented by the Brownfield News national publication. An independent panel of environmental, business and government experts selected the winners from three categories -- environmental, economic impact and social.

"The fact that MAPS is being recognized with the National Renewal Award for Economic Development and also the prestigious Phoenix Award is a testament to the City of Oklahoma City's commitment to

▶▶▶ *A view of Downtown Oklahoma City and Bricktown in 2009*





▶▶▶ Deep Duce Sculpture

the redevelopment of this corridor,” said Department of Environmental Quality Executive Director Steve Thompson. “This recognition focuses on how redevelopment can have a positive impact on the local economy and the environment,” Thompson added.

“Oklahoma City was the first city in the country to undertake a public facility enhancement project of this scale”

Projects completed in Oklahoma City due to MAPS are the construction of the Bricktown Ballpark, the Ford Center, the Ronald J. Norick Downtown Library, Bricktown Canal, creation of the “Oklahoma Spirit” trolley system, upgrades to the Cox Convention Center, improvements to the State Fairgrounds, renovation of the Civic Center Music Hall, and development of the Oklahoma River. These efforts were selected by the Phoenix and Renewal Awards as an excellent example of urban renovation and renewal. Certain parcels of land used in MAPS were investigated and cleaned up through DEQ’s Voluntary Cleanup and Brownfields Redevelopment Program.

###



▶▶▶ Sculpture in Downtown OKC



PERSPECTIVE



A Brownfield Renewal
Award Nominee

In OK City, what were once abandoned, environmentally contaminated stockyards, oilfields, refineries, warehouses, and other industrial sites were transformed into vibrant, healthy business and community centers.



Printed with permission of BROWNFIELD RENEWAL MEDIA

TRANSFORMATION OF A CITY ONE PENNY AT A TIME

In the early 1990s, then Mayor Ron Norick proposed a revolutionary idea now known as Metropolitan Area Projects (MAPS) which promised to bring Oklahoma City back from the depths of recession and launch the city into a vibrant new era.

The idea was simple in nature and grand in vision. By addressing the lack of infrastructure that was viewed as an impediment to growth, MAPS would set the stage for private investment and growth. The MAPS proposal consisted of a one-cent sales tax levied for a five-year period of time with the funds used to build public venues that Oklahoma City needed to attract new, diversified business growth. The gamble was whether private investment would follow if the city built the public structures. The gamble paid off and MAPS proved to be a tremendous success, bringing approximately \$3.1 billion in capital investments to Oklahoma City since the initial vote approving MAPS.

MAPS appealed to the voters because they had a voice in the process by way of approving the tax through a public election. Instead of using separate bond issue propositions for each of the proposed projects, as was often done to finance infrastructure, all of the selected projects were placed on a single ballot as a one-cent increase in the city's sales tax. This was a unique approach at trying to garner public support for the different projects and also achieve the overall vision for growth of the economy and community.

Oklahoma City was determined to revive the historic downtown area of the city to make it a vibrant entertainment area. Complicating the project were the environmental issues, as this area of Oklahoma City housed one of the richest oil fields of the early 20th Century. Oil wells, refineries, railroads, and related industries were located here. Additionally, the North Canadian River flowed through the area and, historically, dumps and landfills lined the river. The whole area was a brownfield.

A hot commodity is born

What were once abandoned, derelict, environmentally contaminated stockyards, oilfields, refineries, warehouses, and other industrial sites were transformed into vibrant, healthy business and community centers. As MAPS progressed, and new entertainment venues emerged on the skyline, a new pride appeared on the faces of residents. Private investment followed and sometimes leapt ahead of public projects. Soon restaurants, clubs, and offices sprang up in Bricktown—the new

entertainment hub of the city. Residential lofts and condos quickly followed. Much of the private development in downtown Oklahoma City would not have been possible without the large scale infrastructure improvements brought about through MAPS. Oklahoma City is now becoming a choice destination and out-of-state investors are clamoring to become part of the renaissance.

The unexpected benefits from MAPS are many and continue to mature in this transformation. For example, OKC built an National Basketball Association-caliber arena and because it was available after Hurricane Katrina, Oklahoma City was able to host the New Orleans Hornets for two seasons. This led private parties to pursue an NBA

franchise to call our own and thus the Seattle Sonics was purchased and later renamed the Oklahoma City Thunder. One of the MAPS projects consisted of putting low water dams on the mostly dry North Canadian River to hold water for the canal system that wound its way through OKC.

The river-lakes provided perfect water for rowing competitions, and this year U.S. Olympic Rowing officials announced that they would locate an Olympic Training facility in Oklahoma City. Three universities have also seen this as an opportunity

to attract new students and Oklahoma City University has recently announced a new high performance residential training site. Other universities with proposed and under design facilities include University of Oklahoma and University of Central Oklahoma.

If it were not for the citizens of Oklahoma City and their willingness to create their own future, MAPS may have ended up as just another “great idea” languishing from a lack of funds and public support. Oklahoma City's residents endorsed the idea that if the city provided state-of-the-art facilities and infrastructure, private investment would soon follow, transforming blighted areas into lively, healthy communities and would lead to a strong economy.

“MAPS has changed not only the way we see ourselves and the way we feel about our city, it has changed the way people across the country and across the world think of and view Oklahoma City,” stated Kirk Humphreys, former Mayor of Oklahoma City.

The idea was simple in nature and grand in vision. By addressing the lack of infrastructure that was viewed as an impediment to growth, Metropolitan Area Projects (MAPS) would set the stage for private investment and growth.

For an expanded version of this article, including the newly-unveiled “Core to Shore” plan in OKC, please visit www.brownfieldrenewal.com/OKC

City of Oklahoma City - Dell Redevelopment Project

Oklahoma Brownfields Success Stories
Oklahoma Department of Environmental Quality
Land Protection Division, Brownfields Team
Updated 9/9/11

In a world where companies look to move to the suburbs, the City of Oklahoma City and the Oklahoma Urban Renewal Authority (OCURA) were successful in making an old 68-acre, unpermitted construction and demolition landfill a viable site for Dell, Inc., a Fortune 500 company. Oklahoma City used various incentives to bring Dell to the metro area to build a world class customer service facility along the shore of the Oklahoma River. The City of Oklahoma City provided leadership in constructing a package of incentives to attract Dell which provided \$5.5 million in job creation incentives, funded by a forgivable

section 108 loan, and \$18.8 million in infrastructure improvements, such as water, sewer and street, traffic and site improvements, funded by a new Tax Increment Financing District. One year from the opening of the facility in Oklahoma City, Dell was eligible for job creation grants of \$1,000 per employee based upon the average number of full-time employees employed during the previous year, not to exceed \$5.5 million. The City of Oklahoma City completed the necessary brownfield remediation and ground compaction while working with the Oklahoma Department of Environmental Quality in managing

▶▶▶ Dell blueprints





▶▶▶ Dell site before construction

landfill gases and to eliminate migration pathways. The Dell building integrates specially designed gas intrusion barriers and monitoring systems to ensure that landfill gases such as methane and carbon dioxide do not enter the building. The cumulative overall economic impact of the Dell Redevelopment Project is expected to be \$764.7 million and nearly 1,500 Oklahomans are employed at the site. The Dell

"making an old 68-acre, unpermitted construction and demolition landfill a viable site for Dell, Inc., a Fortune 500 company"

site is located in Oklahoma's federally designated Empowerment Zone, which aims to promote public-private investment that stimulates job creation. Construction on the Dell facility began in 2005, and the project was completed by September 2007. The City of Oklahoma City recently won the 2010 Region 6 Phoenix Award for this project and is a nominee for the 2010 National Phoenix Award. ■



Plains States: **Projects**

City of Oklahoma City/Dell Inc.

PROPERTY SIZE/

The site covers 66.0799 acres.

END USE:

The Dell customer service center was built in 2005.

BACKGROUND:

The site is a former unpermitted construction and demolition (C&D) landfill which also accepted some municipal waste. Landfill activities took place between 1950 and the late 1970's. The property is located adjacent to the Oklahoma River redevelopment project and I-44, near the I-40 and I-44 junction; however, it remained vacant for years due to contamination.

BACKGROUND:

The site is a former unpermitted construction and demolition (C&D) landfill which also accepted some municipal waste. Landfill activities took place between 1950 and the late 1970's.

LOCAL

COLLABORATION:

Oklahoma City and Greater Oklahoma City Chamber of Commerce collaborated in making an old landfill a viable site for a Fortune 500 company.

Over \$40 million in private investment and \$22 million in public investment were used to develop an anchor tenant along the Oklahoma River in central Oklahoma City. The number of jobs created by this project ranks it as the top brownfields remediation in Oklahoma in terms of economic impact. Community partners were concerned with the health and environmental issues associated with the site, as well as its contribution in sustaining blight. The activities of motivated citizen groups attracted the attention of local leaders, and ultimately the state and federal resources necessary to transform the site.

The city worked diligently with DEQ, U.S. Army Corp. of Engineers, along with the private sector to ensure all aspects of the project were performed in a legal, safe and environmentally friendly way.

FUNDING:

The project received approximately \$24.3 million in public assistance through TIF, EDA and Section 108 job creation payments from the city. This included the city providing the land to Dell for free. Dell also qualified for other incentives due to the location of the site. These incentives included:

- ❖ **EZ Employment Tax Credit:** Employers may take up to \$3,000 per year in tax credits for each employee who both lives and works in the EZ—a total of up to \$24,000 per eligible employee over the 8-year designation period.
- ❖ **Increased Section 179 Deduction:** Qualifying Enterprise Zone businesses can claim up to \$35,000 (an increase of \$20,000) expensing for property acquired after December 31, 2001. The claim can be made for depreciable property, such as equipment and machinery. This is in addition to the \$100,000 base amount for tax years 2003-2005.
- ❖ **Work Opportunity Tax Credit:** A 1-year tax credit of up to \$2,400 for each new hire from groups with high unemployment rates or other special employment needs, including 18-24 year old individuals living in the Empowerment Zone and summer youth hires ages 16-17.
- ❖ **Welfare to Work Tax Credit:** A two-year tax credit for new hires of long-term family assistance recipients that provides a sum of \$3,500 in year one and \$5,000 in year two—a possible total of \$8,500 per qualified Welfare to Work new hire.

ECONOMIC IMPACT:

Highlights of Dell Customer Services Center in Oklahoma City on Brownfield Site:

- ❖ Total economic impact of \$468,397,036 to the city of Oklahoma City
- ❖ Total job impact of 5,933 jobs to the city of Oklahoma City
- ❖ Total payroll impact of \$212,131,669
- ❖ Almost 6 million in local tax revenues



Oklahoma City Defies Recession

By Dennis Cauchon, USA TODAY | Posted: 6/15/2012

Oklahoma City defies recession - USATODAY.com

http://www.usatoday.com/news/nation/2009-08-11-oklahoma-jobs_N.htm

OKLAHOMA CITY — When an auto plant closes, it's usually bad news for the local economy.

When that factory is a mammoth, 4-millionsquare-foot operation with thousands of highly paid union workers, the shutdown usually means disaster.

Not in Oklahoma City, where the unemployment rate is low and personal income is soaring.

The current recession has put much of the U.S. on an economic losing streak. But a few places, including Oklahoma City, have missed most of the pain.

This city is perhaps the most surprising. Construction cranes are busy here. New medical buildings are underway. Buildings are being renovated in the historical Bricktown neighborhood. Oklahoma City's June unemployment rate of 6% was the second

-lowest in the nation for metropolitan areas with 1 million or people, says the Bureau of Labor Statistics. Its per-capita income grew 6.9% in 2008 to \$40,942, compared with a year earlier, the Commerce Department reported last week. That growth made the city No. 1 in the USA for large metro areas.

What's Oklahoma City's secret? "Luck, as much as anything," says Roy Williams, Chamber of Commerce president and a former economic developer in Phoenix and Ohio. "We're doing the right things, in the right place, at the right time."

Government as a strong jobs base

Of the five big metro areas with the lowest unemployment rates — Salt Lake City, Oklahoma City, Washington, San Antonio and Austin — four are state or U.S. capitals and all have a large government workforce.

▶▶▶ *Tinker Air Force Base Aerospace Repair Facility Ribbon Cutting Ceremony.*



Oklahoma City's economy is not only diversified but, by coincidence, is strong in areas that are thriving — or at least not collapsing — in this recession:

- **Government jobs:** As a state capital, it has a jobs base that enjoys the stability of government — federal, state and local. Despite budget shortfalls across the USA, state and local government are among the few parts of the economy that have added jobs during the recession.
- **Medical and education jobs:** Oklahoma City has large medical facilities and universities, types of employers that have held up well in the recession.
- **Energy jobs:** Oklahoma City is home to the state's two largest oil and gas companies, Devon Energy and Chesapeake Energy.

The city also escaped the real estate bubble. The area's median housing price is \$129,900, up 4% from a year earlier, according to the National Association of Realtors. Nationally, housing prices were down 14% during that time.

“Our highs are not high, and our lows are not low,” says Michael Bernard, president of the Mid-Continent Oil and Gas Association of Oklahoma.

Retooling a factory

The city's economic good fortune has been remarkable — even in failure.



▶▶▶ *Men working at Tinker Aerospace Complex*

Oklahoma City tried to become a hub for manufacturing airplanes, expanding on the aerospace industry that surrounds the Air Force base, says Mayor Mick Cornett, a Republican. “Then comes the recession. People don’t buy new planes. They repair what they’ve got. Oklahoma City does repair and overhaul. Voilà! Better be lucky than smart,” he says.

Nothing illustrates Oklahoma City's winning streak more than the closure of the GM plant. Dozens of vacant auto plants remain silent in American towns, and this plant could have been the same had it not been located so close to the state's largest employer at one location, Tinker Air Force Base.

If the plant was miles away, the military would've had little interest, says Air Force Col. Randall Burke. Next-door was a different story: “It was very convenient.”

Voters agreed to pay \$55 million for the GM property and lease it to the military. The military is investing about \$100 million over five years to convert the plant. “We’re hiring right now,” Burke says.

Tinker Aerospace Complex will have 500 new workers by the end of September, mostly aerospace engine specialists, Burke says. About 2,000 will work there by 2014. Tinker maintains B-1 and B-52 bombers, KC-135 refueling tankers and E-3 (AWACS) surveillance planes.

Despite its opportunity, Oklahoma City has not drawn a flood of job seekers.

“It’s a better place to live than I thought,” says Mason Loomis, who left a hotel job in Dearborn, Mich., for one in Oklahoma City.

Cornett says taxpayer-financed improvements started after United Airlines rejected the city as a maintenance hub. The airline told city officials that Indianapolis won because of superior quality of life.

“We got the message,” Cornett says. “United told us they couldn’t see employees living here. We tried to fix that.” ■

PRESS RELEASE: Oklahoma County Receives Environmental Certificate

For Immediate Release: October 10, 2012 | Oklahoma Department of Environmental Quality

A ceremony will be held at 9:00 a.m., Tuesday, October 16, 2012, to recognize Oklahoma County with a Brownfields Certificate for the reuse of the former GM facility. The certificate will be presented by the Oklahoma Department of Environmental Quality (DEQ). The event will be held at 7400 SE 74th St., Oklahoma City, Oklahoma.

The ceremony is being held to celebrate Oklahoma County, Oklahoma City Chamber of Commerce, General Motors, and Tinker Air Force Base's exceptional collaboration in returning the Former General Motors plant to economic viability. Their work investigating and resolving environmental issues at the property allowed Tinker to utilize the space for military purposes and provides additional space for civilian aerospace jobs.

Questions about the Brownfield Program can be sent to oklahomabrownfields@deq.ok.gov.



▶▶▶ From Left to Right: Lloyd Kirk, Steven A. Thompson, Willa Johnson, Ray Vaughn, Mathy Stanislauss, Col. Stephen Wood

###



▶▶▶ Aerial view of former General Motors Assembly Plant

Project Receives EPA Brownfields Phoenix Award

By Brion Ockenfels, Tinker Public Affairs | Posted: 5/14/2014

Project receives EPA Brownfields Phoenix Award

<http://www.tinker.af.mil/news/story.asp?id=123352456>

6/14/2013 - TINKER AIR FORCE BASE, Okla.

-- The U.S. Environmental Protection Agency presented the Brownfields Phoenix Award to Oklahoma County Commissioner Ray Vaughn at Tinker's Bldg. 9001 June 6, recognizing the collaborative transformation success of the former automobile plant to an aerospace complex as one of the nation's top environmental redevelopment projects. In 2012, TAC 9001 was the first former industrial site facility in the U.S. Air Force that received a Brownfields certificate, making it a strong candidate for the Phoenix Award, one of the more distinguished environmental redevelopment awards in the country. The occasion brought together base, federal, state and county officials to witness the presentation of the iconic Phoenix Award from EPA Assistant Administrator Mathy Stanislaus to Commissioner Vaughn.

Tinker's project was one of two Phoenix Awards garnered at the National Brownfields Conference in May for EPA's Region Six. Both awards were for projects in Oklahoma City, with the second recognizing

the Devon Energy Center Development Project. "This is as much a celebration as it is recognition, recognition of the hard work and greatness of this Brownfield Project," said Mr. Stanislaus.

Praising local leaders who saw a vision in the crisis of the closure of the GM Plant, Mr. Stanislaus said, "These are leaders who recognized that while there was a crisis, there was also a need to serve the workers in the community and to use this space to connect with future opportunities.

"It began with the vision of local leaders, the Oklahoma City Chamber, Oklahoma County, the hard work of the state, DEQ and the AF that saw an opportunity."

Mr. Stanislaus said in studies around the country, "Projects like this continue to stimulate local economies, land use increases, they stimulate other projects. These projects stimulate environmental benefits too, including improved air quality, improve storm

▶▶▶ 2013 Atlanta Brownfields Conference



water impacts and continue to stimulate long lasting effects of the synergy of local partnerships.”

He went on to thank the people for their success and all they have achieved. “Continue to collaborate with the Air Force, the state and local leaders, I want to thank you for that,” he said.

Commissioner Vaughn said, “I can literally say everyone from the City of Oklahoma City, the City of Midwest City, Oklahoma County, the state, numerous agencies throughout the state, the Governor’s office, the secretary of commerce, up through the Air Force, the Pentagon, from every level of government we had everyone participating in this project.” Commissioner Vaughn said when he presented the story of this project in Atlanta three weeks ago, audience members asked, “You mean your elected officials talk to each other?”

“I answered them, ‘Yes, we work together and we like each other.’ That is why these kinds of projects are possible and that is the way it ought to be, a collaborative effort between various entities,” he said.

“This is a fantastic example of the great teamwork that’s gone forth to create and enable the Air Force depot maintenance process here at Tinker AFB,” said Col. Stephen Wood, 72nd Air Base Wing vice commander. “Of course, before this recognition could happen, there was a lot of work on the environmental side that led to the initial Brownfield recognition and ultimately the Phoenix Award here today.”

“local leaders who saw a vision in the crisis of the closure of the GM Plant”

Colonel Wood said there are a lot of savings here. “One that is especially important to me is energy,” he said. “We linked all the aspects of improvement together in this facility, we took that clean slate that has enabled us to perform program depot maintenance more cost effectively and in a quicker manner for the warfighter.”

He said the partnerships with the community and the state were critical in making this project happen and “we are proud to be part of this team.”



▶▶▶ Commissioner Ray Vaughn

“The residents of this county are absolutely supportive of this base, which is the largest single site employer in the state and provides a great amount of our economy,” said Commissioner Vaughn.

The journey from the 2005 closure announcement of the automobile plant to handing the Air Force the keys to TAC in October 2008 required enormous innovation, collaboration, determination and patience.

The Bldg. 9001 Brownfields Phoenix Award submission is available at http://www.brownfieldsconference.org/en/Page/158/Phoenix_Award_Winners. ■

PRESS RELEASE: Cimarron Center Wins Regional Phoenix Award™

For Immediate Release: July 12, 2004 | Oklahoma Department of Environmental Quality

The Cimarron Center Redevelopment Project in Sand Springs, Oklahoma has been awarded the 2004 Regional Phoenix Award™. The award honors individuals and groups that transform abandoned industrial sites into productive new uses. The Cimarron Center was built on the location of a former zinc smelter. Kucharski Development Company partnered with Federated Metals to clean up the site and redevelop it into a center of commerce for the community of Sand Springs. The Regional Award makes the project a finalist for the International Phoenix Award™, which will be awarded in a special ceremony at the 2004 Brownfields Conference in St. Louis, Missouri.

The project's nomination for the Phoenix Award™ was based on the positive economic impact that the project brought to the City of Sand Springs. The Wal-Mart Super Center (the "anchor" store for the project) created 350 new jobs and retained 300 jobs from the former Sand Springs store. The Super Center is expected to have gross sales of \$80 million in its first year and to top \$100 million by 2008. Projected figures indicate that the Wal-Mart Super Center will provide more than \$3.5 million a year in city sales tax revenues. An Eyemart Express has also located to the shopping area and Quik Trip has expanded its operation onto the former smelter site. Several other businesses also plan to locate in the new shopping area.

The Phoenix Awards™ were created in 1997 to honor the groups that develop significant brownfields sites across the country. The award program seeks to recognize innovative yet practical remediation projects, which bring blighted, old commercial and

industrial sites back to productive use. "The Phoenix Awards™ are widely recognized as the outstanding award for achievement of excellence in brownfield redevelopment, the brownfields equivalent of Hollywood's Oscar." Criteria for the Phoenix Awards™ focus on the magnitude of the project, innovative techniques, solutions to regulatory issues, and impact on the community. An independent panel of environmental professionals and business, academic and government leaders select the winners. This year's awards are sponsored by the Pennsylvania Department of Environmental Protection, the New Jersey Department of Environmental Protection, and Enterprising Environmental Solutions, Inc. The site was cleaned up under the authority of the Oklahoma Department of Environmental Quality's Voluntary Cleanup and Brownfields Redevelopment Program.

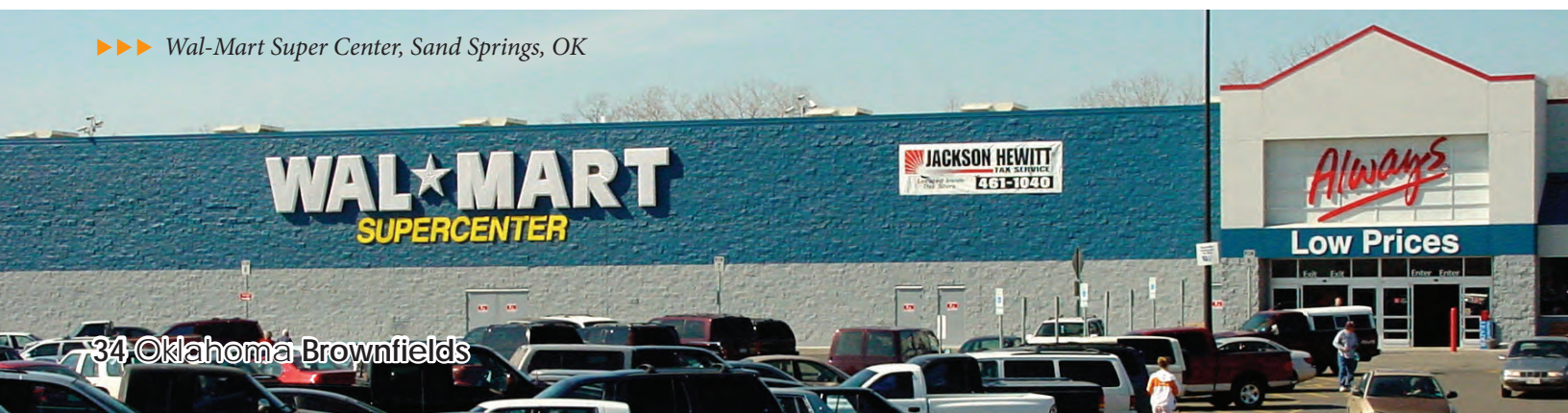
"The Cimarron Center was built on the location of a former zinc smelter created 350 new jobs and retained 300 jobs"

The Cimarron Center is located at the intersection of U.S. Highway 64/412 (the Sand Springs Expressway) and State Highway 97.

There are eleven finalists for the International award. One finalist is selected from each of the ten U.S. Environmental Protection Agency Regions and one from the international category. Oklahoma is in EPA Region 6, which includes the states of Arkansas, Texas, Louisiana, and New Mexico.

###

▶▶▶ Wal-Mart Super Center, Sand Springs, OK



34 Oklahoma Brownfields



PROJECTS

Asbestos/Lead-Based Paint Cleanup Funding for OKLA Theatre in McAlester, OK

Oklahoma Department of Environmental Quality

▶▶▶ OKLA Theatre thanks DEQ

The Oklahoma Department of Environmental Quality has awarded a \$200,000 Brownfields Revolving Loan Fund Cleanup Grant to The Ardeneum of Oklahoma Charitable and Educational Foundation, Inc. The non-profit will use the funding for the abatement of asbestos and lead-based paint within the historic OKLA Theater located in McAlester, Oklahoma. ■



After the Final Curtain - The OKLA Theatre McAlester, Oklahoma

March 25, 2014 | Oklahoma Department of Environmental Quality
afterthefinalcurtain.net



AFTERTHEFINALCURTAIN.NET

▶▶▶ View from the Balcony of the auditorium

The OKLA Theatre opened on July 10, 1931 in McAlester, Oklahoma. It was built on the site of the Palace Theatre, which burned down in December of 1930. Wallace Wilkerson, the owner of the theater building, hired architect W. Scott Dunn to build a new theater on a budget of \$50,000. Dunn converted the existing cinema walls into a partial atmospheric style theater. It was built for Robb & Rowley Theatres, but the lease was taken over by Howard Hughes's theater company, Hughes-Franklin Midwest Theatre Corp LTD.

"revised modern, semi atmospheric' theater... 'on a par with the very best found in larger cities."

The opening day film was "The Man in Possession," starring Robert Montgomery. Admission prices were 25 cents for the balcony and 35 cents for main level seats. The day after opening, the McAlester News Capital said that, "the theater, in the opinion

of patrons, is on a par with the very best found in larger cities.” Hughes-Franklin only ran the 800-seat theater for one year before leasing it back to Robb & Rowley Theatres. In 1950, the premiere of “Rock Island Trail,” starring Forrest Tucker, was held at the theater. The movie was released on the 100th

anniversary of the Rock Island Railroad line, part of which runs through McAlester.

Wilkinson’s heirs sold the building to United Artists Theatres in December of 1983. UA operated the theater for six years before closing on September 4,

▶▶▶ Architect W. Scott Dunn called it a “revised moderne, semi atmospheric” theater



1989 due to declining ticket sales. When it closed, the OKLA was the last surviving single screen movie theater in McAlester. A year later, the OKLA was bought by Kiamichi Actors Studio Theatre, Inc., a local performing arts group. KAST intended to restore the theater, but was unable to raise the funds and surrendered the deed to the bank. It was then purchased from the bank by the Ardeneum of Oklahoma Charitable and Educational Foundation, Inc.

Pride in McAlester, a local community improvement non-profit organization, leased the theater from the Ardeneum in June of 2010 with the intent to restore the theater. They’ve since held several events to raise money for the restoration. In 2012, Pride in McAlester applied for and received a \$200,000 grant from the Oklahoma Department of Environmental Quality, to be used to remove the lead paint and asbestos in the theater. The current plan is for the theater to be



▶▶▶ View of the auditorium from the stage

used as a non-profit multi-use community center. It will host concerts, recitals, lectures, movie screenings, community theater, award ceremonies and business

meetings. According to a 2010 interview with a Pride in McAlester representative, the renovations will be at least 50% complete by 2015. ■

▶▶▶ The remains of the projector room.



PRESS RELEASE: Ardeneum of Oklahoma Charitable and Educational Foundation, Inc. Receives Grant for Environmental Cleanup

For Immediate Release: September 26, 2012 | Oklahoma Department of Environmental Quality

A ceremony will be held at 2:00 p.m., Tuesday, October 2, 2012, to award the Ardeneum of Oklahoma Charitable and Educational Foundation, Inc. a Brownfields cleanup grant from the Oklahoma Department of Environmental Quality (DEQ). The ceremony will be held at The Meeting Place, located at 104 E. Choctaw Avenue, McAlester, Oklahoma.

DEQ awarded \$200,000.00 from the Brownfields Revolving Loan Fund to the Foundation for the abatement of asbestos and lead-based paint within the historic OKLA Theater located in McAlester, Oklahoma.

The restoration of the OKLA Theater is a cooperative effort between the Ardeneum of Oklahoma, Pride In McAlester, and McAlester Main Street.

The Brownfield cleanup grants are meant to finance eligible Brownfield cleanup projects, encourage redevelopment and create and/or preserve local jobs in communities across the state.

Questions about the Brownfield Program can be sent to oklahomabrownfields@deq.ok.gov.

###

▶▶▶ *When the original marquee was replaced in 1948, two of the windows on the front were bricked over*



Guthrie Green

Published: April 2014 | Oklahoma Department of Environmental Quality

In the heart of Tulsa's Brady Arts District, a contaminated truck terminal has been transformed into, Guthrie Green, an urban green space that boasts numerous forms of renewable energy. This Tulsa neighborhood was historically a thriving industrial area, but saw a decrease in economic activity over the last twenty years. The George Kaiser Family Foundation GKFF purchased the property for the Park

on Brady in 2008 with plans to convert the site into a low impact community hub and urban green space. With a grant from the Department of Environmental Quality's Brownfields Program GKFF removed twelve underground storage tanks from park's footprint. Today this transformation has created initiatives such as the Park on Brady and has spurred revitalization of the district while conserving its historic character. ■

▶▶▶ *Guthrie Green Site during construction*



Submittal for Brownfields Renewal

Published: April 2012 | Oklahoma Department of Environmental Quality

In the heart of Tulsa's Brady Arts District, a contaminated former truck terminal is quickly transforming into an urban green space that boasts numerous forms of renewable energy. This Tulsa neighborhood was historically a thriving industrial area, but has seen a decrease in economic activity over the last twenty years. However, recent initiatives such as the Park on Brady are spurring the revitalization of the district while including efforts to conserve its historic character.

In 2009, the George Kaiser Family Foundation (GKFF), a non-profit dedicated to breaking the cycle of poverty through investments in early childhood

education, community health, social services and civic enhancement, sponsored a series of community visioning sessions to create a plan for the future revitalization of the district. The visioning sessions gave rise to the creation of the Brady Arts District Small Area Plan. The plan has been critical to the Park on Brady's success as it established development guidelines to guarantee that the district will maintain its authenticity as an arts district while protecting its defining historical character.

GKFF purchased the property for the Park on Brady in 2008 with plans to invest \$8 million to convert the
continued on next page...

contaminated truck terminal into a low impact community hub and urban green space. GKFF anticipated the removal and remediation of two petroleum underground storage tanks and suspected one or two more tanks from an old gasoline station nearby. To cover the remediation costs of this brownfield site, GKFF applied for and received a Brownfield grant from the Oklahoma Department of Environmental Quality, which was provided through American Recovery and Reinvestment Act (ARRA) funding. Once the remediation began, GKFF discovered that they had a much larger contamination problem. Ultimately, twelve tanks were removed from park's footprint of only one city block.

Innovative geothermal technology beneath the Park on Brady will provide for approximately 600 tons of low-cost, low-emissions heating and cooling to more than 135,000 square feet in the neighboring Mathews Warehouse and the Hardesty Arts Center. High performance geo-exchange (HPGX) materials allow for new well fields in urban areas that were previously inaccessible due to their limited footprint size. Lane Lawless from Rygan stated that "Rygan's HPGX technology has been implemented on a variety of projects around the country including national historic sites, city of Chicago buildings, Dept. of Navy, Dept. of Interior (National Park Service). The Brady project is currently the largest geo exchange well field of its kind in the world."

The Mathews Warehouse building, formerly the Tulsa Paper Company, will be converted to exhibition, studio, and performing arts space for the Arts and Humanities Council Tulsa, the University of Tulsa's Zarrow Center for Arts and Education, the Gilcrease Museum and the Philbrook Museum of Art. These non-profit organizations will directly benefit from the

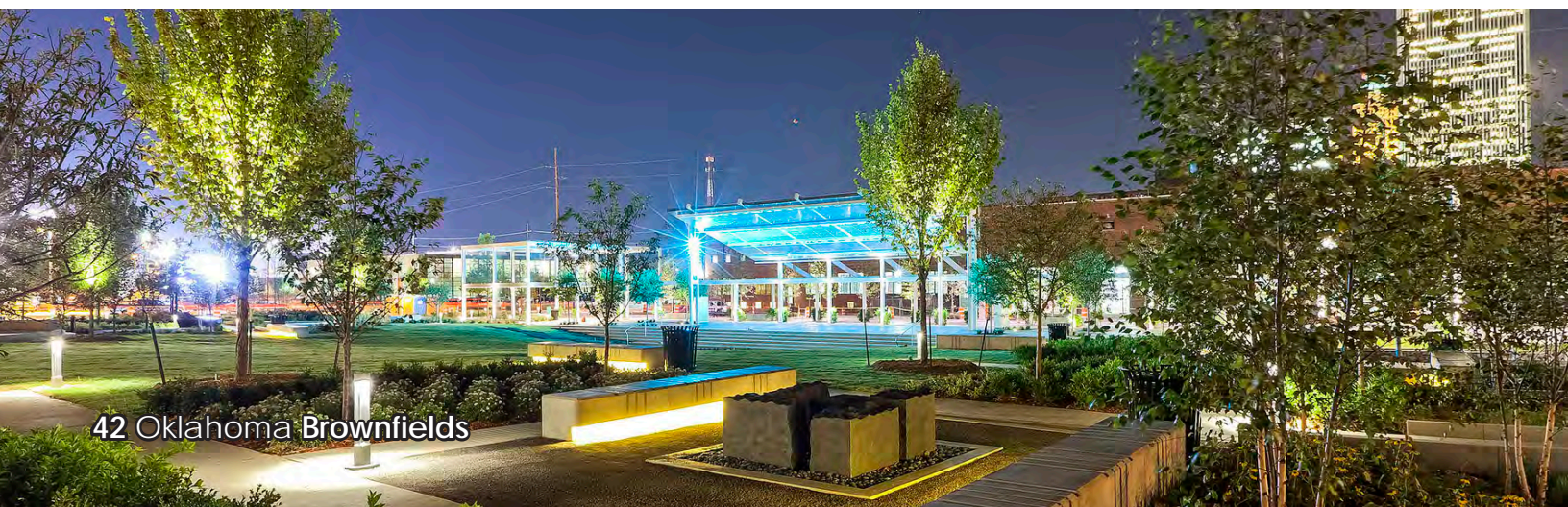
low-cost, low-emissions heating and cooling that will be provided to the building.

The Park on Brady will harness also solar energy to power park amenities and lighting. The pavilion will be outfitted with 194 solar panels that are estimated to generate 37.83 kW for a projected annual savings of \$5,155. LED pedestrian lighting will be used throughout the park and the Brady Arts District to further reduce energy usage, maintenance costs, and light pollution.

The Park on Brady will have an 11,000 square-foot covered pavilion, an equipped performance area, and green spaces that will be centered on the large open lawn of the park's central axis. Other features will include native garden features, brick and concrete paved paths, large interactive jet fountains and four small water features. Additionally, the park is designed to incorporate numerous sustainable features such as bio-swales, LED lighting, photovoltaic solar cells on the pavilion, and a state-of-the-art geothermal exchange system. The Oklahoma Department of Commerce State Energy Program awarded GKFF a grant from ARRA funds to cover costs for renewable energy technology.

The Park on Brady combines green development with community development by integrating geothermal and solar technologies with park space to promote active pedestrian street life and provide a neighborhood venue for art exhibits, farmers markets, outdoor performances and more. The vibrant community space will also attract and encourage local business investment in the area. A once highly contaminated and under-utilized piece of property, the Park on Brady is now on its way to becoming a green landmark of Tulsa's Brady Arts District. ■

▶▶▶ Guthrie Green, Tulsa, Oklahoma 2013



Downtown Airpark, OKC's Newest Music Venue

Posted 12:47 PM, July 25, 2013, By Ashley Kringen, Updated at 12:36pm, April 29, 2014

OKLAHOMA CITY – The Oklahoma City Downtown Airpark has been transformed into the newest place to jam out. Stages are set, tents are up and crews have worked around the clock to create a memorable music experience.

From vocals, to the bass, hundreds of staff members have been working day and night, all to fine tune the Downtown Airpark.

“This is the newest amphitheater to grace Oklahoma City,” promoter Brad White said. White said this new music venue ties into the ever-growing success of Oklahoma City.

Offering a place for people to simply have a good time and enjoy different genres of music from rock and roll, to country and punk.

“We want to have a safe place, a clean place, a place where they can lay out a blanket, bring their kids, bring their family,” White said.

Downtown Airpark embodies the people’s venue; you have the Oklahoma City skyline as your backdrop and a place of entertainment for you to get connected.

Not only will the park offer well-known music artists but there will be different styles of events, like car shows.

With the concert series in full force, some exciting groups will take the stage in the near future.

“Motley Crue, The Lumineers, those are the ones I can tell you about, there are some other cool things in the works,” White said. ■



PRESS RELEASE: Humphreys Partners 2006 Receives Brownfield Certificate for the Former Downtown Oklahoma City Airpark

For Immediate Release: January 7, 2013 | Oklahoma Department of Environmental Quality

A ceremony will be held at 1:30 p.m., Monday, January 14, 2013, at 1701 S. Western Avenue, Oklahoma City, Oklahoma, to recognize Humphreys Partners 2006, LLC (Humphreys) as the recipient of a Brownfields Certificate for their environmental efforts at the former Downtown Oklahoma City Airpark.

The Brownfields Certificate for reuse protects the property from any DEQ or EPA Superfund actions now or in the future. Humphreys successfully entered and completed the Brownfields Program affording this protection which extends to any tenants and future owners. Their work investigating, resolving and removing environmental issues at the property

allows Humphreys to utilize the space for residential and commercial purposes. The release of liability applies to future lenders, owners, and tenants.

The DEQ Brownfield Program’s objective is to encourage redevelopment of brownfield properties and create and/or preserve local jobs in communities across the state by providing for adequate environmental investigation and, if necessary, cleanup of potentially contaminated property.

Questions about the Brownfield Program can be sent to oklahomabrownfields@deq.ok.gov.

###

Hotel Reopening Reveals Oklahoma City's Past, Future

POSTED: 10:22 a.m. EDT, April 9, 2007

Hotel reopening reveals Oklahoma City's past, future - CNN.com

Copyright 2007 The Associated Press. All rights reserved.

<http://www.cnn.com/2007/TRAVEL/DESTINATIONS/04/09/oklahoma.skirvin.ap/index.html>



▶▶▶ *The Skirvin Hilton Hotel in Downtown OKC*

OKLAHOMA CITY, Oklahoma (AP) -- Its spacious lobby was the meeting place of politicians and oil-rich millionaires.

Its guest rooms and restaurants bustled with the frenetic pace of freewheeling ranchers and drillers.

Its banquet rooms were the boisterous stumping ground of Oklahoma governors and at least four presidents.

The ornate Skirvin Hotel -- opened in 1911 just four years after Oklahoma became a state -- is the historic social hub of Oklahoma City. The 220,000-square-foot behemoth was a place residents and visitors to the new state wanted to see -- and where they wanted to be seen.

The hotel's luster, hidden away for almost 20 years as it sat boarded up, is brightening the cityscape once again since reopening February 26 as the Skirvin Hilton.

Following a \$55 million top-to-bottom renovation, the structure's re-emergence as a full service hotel coincides with the 100th anniversary of Oklahoma statehood and is a centerpiece of the centennial celebration.

It also marks an urban revival here that has doubled the number of downtown hotel rooms to more than 1,400 in just seven years.

"It's difficult to completely sell the idea of a renaissance as long as the Skirvin Hotel was boarded up," said Mayor Mick Cornett. "It's further validation that downtown Oklahoma City is not the city it was."

"We always saw this thing as a gem and a jewel," said John Williams, the Skirvin Hilton's general manager.

Robert Henry, a judge on the 10th U.S. Circuit Court of Appeals and former Oklahoma attorney general, kept a room at the Skirvin for more than two years before they closed its doors in 1988.

“The Skirvin is a romantic place,” said Henry, cousin of Gov. Brad Henry. “People are passionate about it. Its history is inseparable from the history of Oklahoma City.”

During his stays at the hotel, he recalled seeing football icon Joe Namath, opera star Luciano Pavarotti, Dr. Christiaan Barnard, the pioneer heart surgeon, and ballet star Mikhail Baryshnikov, and having dinner one night with comedian Danny Thomas in the Skirvin’s restaurant.

“If you were in the lobby of the Skirvin Hotel, whatever was going on in Oklahoma City would pass right in front of you,” said Henry.

Built by William Skirvin, who participated in the Oklahoma Land Run of 1889 and later made a fortune in land and oil, the Skirvin is near railroad

depots and is an example of the grand hotels that prospered during the golden age of railroad travel, said Bob Blackburn, executive director of the Oklahoma Historical Society.

“If you went anywhere in style and you could afford it, you went by railroad,” Blackburn said.

The hotel was renovated periodically over the years, including expansion in the late 1920s that added a new wing and raised the hotel’s height to 14 stories. But the Skirvin struggled in the 1950s and 1960s as railroad travel and downtown areas declined.

Closed during the oil bust of 1988, the Skirvin fell into disrepair and was vandalized over the years. Its roof became a roost for pigeons and its once-grand lobby a haven for the homeless as the building moved perilously close to the wrecking ball in the 1990s.

Plans to rehabilitate the structure were finalized four years ago by Skirvin Partners LLC, Marcus Hotels and Resorts of Milwaukee and Hilton. Construction

▶▶▶ *The Skirvin Hilton Hotel Balcony over the lobby*





▶▶▶ *The view from the balcony to the lobby
at The Skirvin Hilton Hotel*

included replacement of two-thirds of the building's roof, 900 new windows and updated mechanical facilities to bring the structure up to modern standards, said John Williams, general manager of the Skirvin Hilton. "Every pipe, every valve, every wire in this building is branded," Montgomery said.

Throughout the rehabilitation project, planners and craftsmen worked to maintain the structure's historical character to qualify for federal and state rehabilitation tax credits that could reduce the cost of the project by up to 40 percent, said Catherine Montgomery, a historic preservation architect with the state Historic Preservation Office. The tax initiative, called Metropolitan Area Projects, has also financed and encouraged other public-private partnerships like the one behind the Skirvin.

The process included painstaking repair and rehabilitation of the lobby, including 29 hand-carved Bacchus busts accented by gold leafing that peer from the top of structural pillars. Each pillar is enveloped by stained wood.

"To their credit they went back and put a lot of effort into recovering those details," Montgomery said.

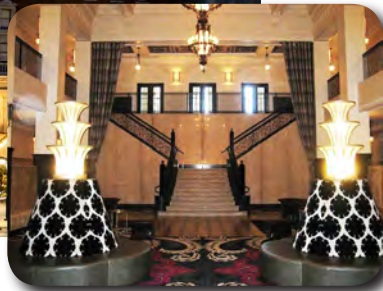
Restoration work included four plaster gargoyles perched on lobby pillars near the hotel's new elevators and their original ornamental doors. Two of the gargoyles complete with thick mustaches and piercing eyes -- look suspiciously like William "Alfalfa Bill" Murray, who was an advocate for statehood, served as Oklahoma's first House speaker and later as a governor.

The lobby's arched wooden entry ways and tile floor are all original to 1911. Ornate art deco tile in the Skirvin's Park Avenue Grill date to the hotel's expansion in the late 1920s.

"They really respected the history associated with the building," said Montgomery. ■



▶▶▶ The Mayo Hotel in Tulsa, OK



The Mayo

Published April 2014

The Mayo Hotel opened in 1925 and instantly became the social hub of high society, playing host to notable guests throughout the 20th century, including President John F. Kennedy and Charlie Chaplin. After closing its doors in 1981, it sat vacant for nearly 30 years, over time falling into disrepair. Although it was listed on the National Register of Historic Places many feared it was doomed for the wrecking ball. In June 2001, when the Snyder family purchased hotel and began renovation, a heating oil tank full of sludge was discovered in the building's sub-basement. A Brownfields clean up removed the sludge and the tank was properly closed meeting Corporation Commission requirements. In 2009 the Mayo Hotel re-opened its doors jump starting the revitalization of Downtown Tulsa and showcasing a remarkable historic icon which would have otherwise been lost. ■

PRESS RELEASE: The Mayo Hotel in Tulsa is the First Completed Site in the New Oklahoma Corporation Commission Brownfields Program

For Immediate Release: April 2014 | Oklahoma Department of Environmental Quality

The grand old Mayo Hotel, built in 1925 and on the National Register of Historic Places since 1980, is the first site to receive a No Further Action site closure under the new Oklahoma Corporation Commission Brownfields program. Once the temporary home of many notable visitors, including President John F. Kennedy, Bob Hope, Charles Lindbergh, Babe Ruth, Charlie Chaplin, Mae West and oilmen such as J. Paul Getty, the building sat virtually abandoned for 20 years until it was purchased in 2001 by the Snyder family. It is now being renovated, with private funds and \$4.9 million in Tulsa County development funds, into a modern hotel with banquet and reception facilities and many residential loft apartments.

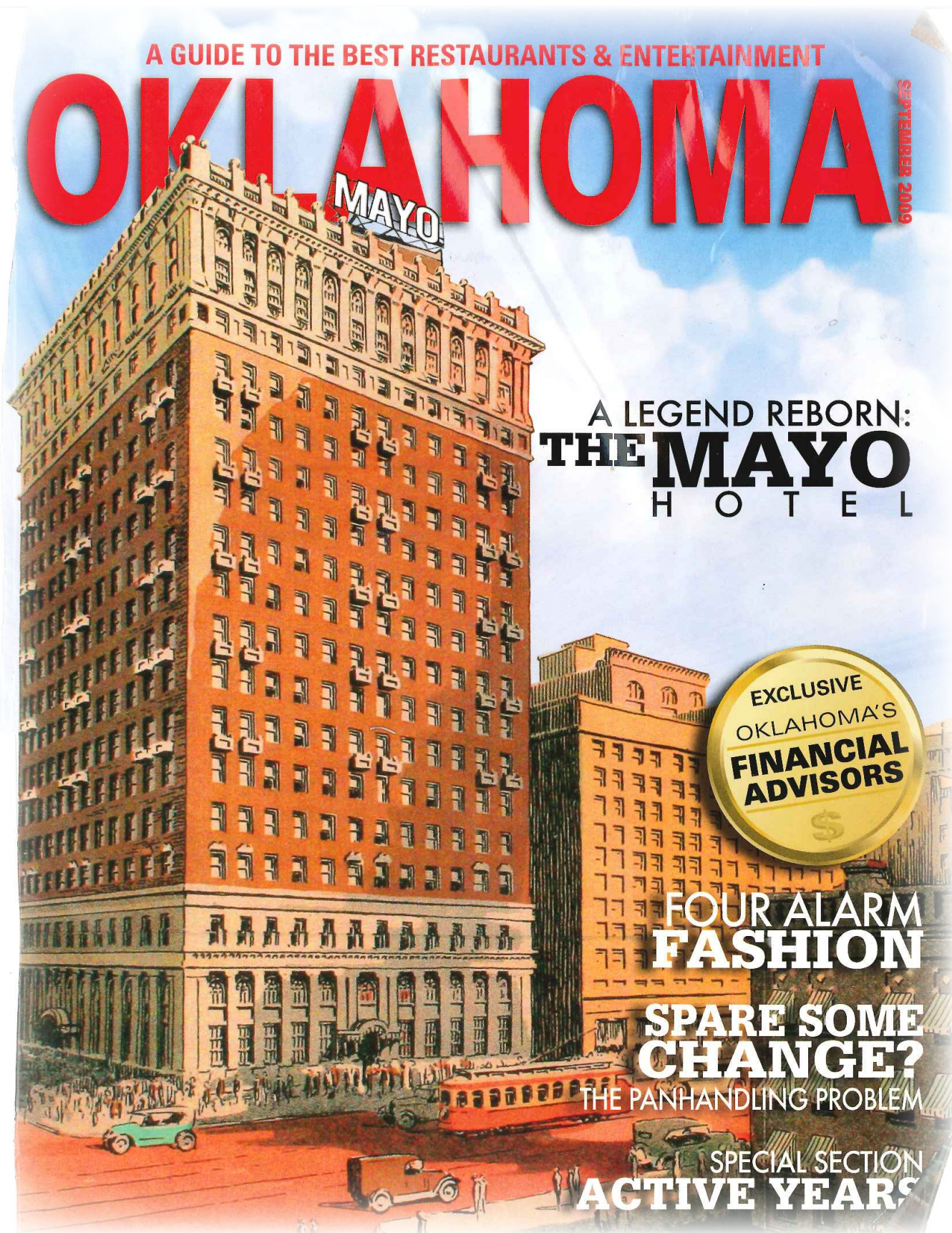
During the renovation, a pre-1950 heating oil tank full of sludge was discovered to have been abandoned in the building's sub basement. The sludge

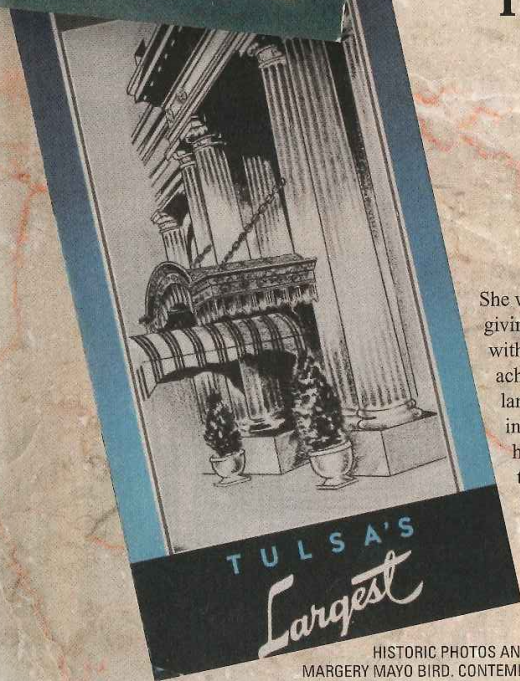
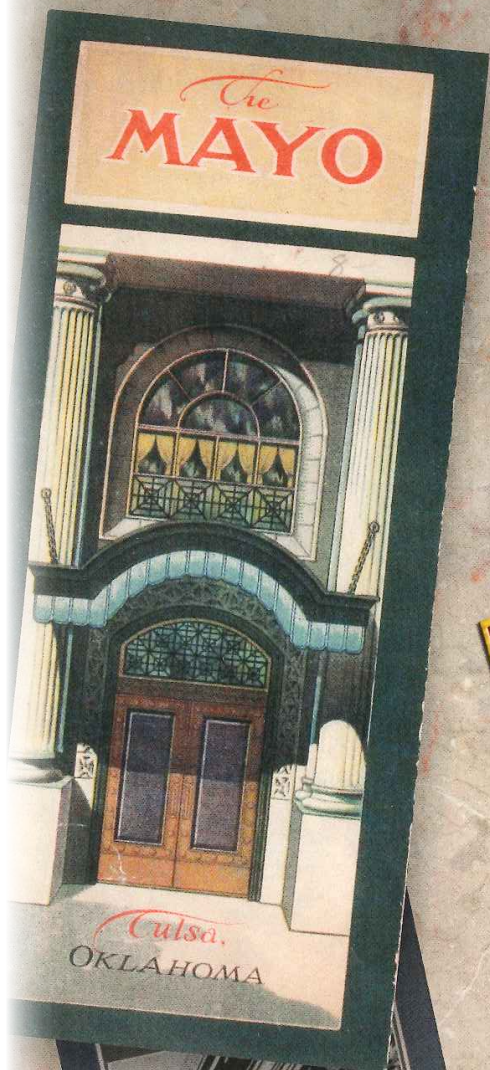
was removed by Genesis Environmental, the tank properly closed, and soil and water sampling was done around the tank to confirm meeting Corporation Commission pollution cleanup criteria.

The new Commission Brownfields program is designed to assist owners and developers of property adversely affected by old and abandoned oilfield and other petroleum-related sources. Commission staff assist with oversight of the property assessment and cleanup; can provide some no-cost assessment services (especially to local governments and non-profits); and can provide liability protection to site owners and developers enrolled in the program. The US EPA has supported the development of state agency Brownfields programs around the country to promote the cleanup and re-use of old and abandoned polluted properties. ■

A Legend Reborn: The Mayo Hotel

By Tara Lynn Thompson | September 2009 | Vol XIII, No. 9 | pages 59-68
The Lady Mayo | Oklahoma Magazine | www.okmag.com





HISTORIC PHOTOS AND ARTIFACTS COURTESY THE MAYO HOTEL AND MARGERY MAYO BIRD. CONTEMPORARY PHOTOS BY AMATUCCI PHOTOGRAPHY.



The Lady **MAYO**

After more than 20 years of hibernation, The Mayo is alive, open and ready to revive old memories and make new ones.

By Tara Lynn Thompson

She was dead, or at least in the last throes of giving up the ghost. The Mayo Hotel had withered silently from the inside out, her aches and pains a part of the downtown landscape for decades. Her eyes, windows into the world of Tulsa's glamorous age, had long ago been boarded shut. And the halls, once bustling with the verve of flamboyance, only echoed a haunting whisper of forsakenness.

The only thing remaining was to mark the date and time of death.

Not to paint a bleak picture, but

bleak it was. The historic downtown Tulsa landmark at 5th and Cheyenne had opened and closed, closed and opened, a lifetime of adventure and abandonment since 1925. The business world had moved on, leaving her glitz and mystique behind. Few believed she could ever return to her former glory or even perfunctory usage.

Few, that is, except the Snyder family.

In 2001, The Mayo Hotel finally came home again. The Snyder family – specifically the John and Tori Snyder family, C.E. and Bonolyn Snyder and Jim and Susan Snyder



— had purchased the old girl for \$250,000, seeing the necessary work along with the possibilities.

The lobby was remodeled; parties, such as Gov. Brad Henry's Tulsa inauguration ball, were held and hope glimmered.

The Mayo Hotel, maybe, possibly, perceptibly, had a chance. Beyond the first floor, however, dilapidation had metastasized. The project of resurrecting the once bewitching girl meant complete, from the 18th story head to the sub-basement toe, renovation.

Unflinching in their objective, the Snyders brought on board a team of restoration and repair experts and a miracle happened. The Mayo Hotel isn't only reborn — she's dazzling.

She's Alive

Architect Joel Slaughter, who has been a part of the project since the beginning, heard her inhale after the installation of the updated air-conditioning units.

"You could hear it moaning, trying to breathe again," says Slaughter. "We brought the building back to life."

Paul Rose, engineer and project manager for the renovation, had walked the Mayo halls during three other construction inspections in '96, '98 and '99 for previous owners wanting to renovate. Each time, the project didn't happen.

"This is the heart of downtown, the heart of Tulsa. To tear it down would have been a tragedy, and it was getting close to that," says Rose, a partner with Slaughter in the engineering firm Phillips, Slaughter, Rose. "It needed a restoration."

Rose knew if the building eventually needed to be condemned, he'd be the man forced to pull the plug. The Mayo Hotel made headlines with every new owner who had a new idea with a new plan to renovate since it closed in 1981, and still she aged and decayed. The best-laid plans had always ended without success. This time, however, the renovation had legs.

"People are still walking up to me saying, 'Is it really going to happen this time?' And I tell them, 'Yeah, it's really going to happen,'" he says.

It has and it did. Nothing remains from the tragedy of neglect. The inside of The Mayo Hotel now boasts the pristine newness of promise. The glory of her first days were carefully, painstakingly and meticulously restored, from refurbishing the terrazzo and marble floors to building the grand staircase to the specific 1924 blueprint drawings and reconstructing exact replicas of the Crystal Ballroom plaster.

"I took my wife to the Crystal Ballroom and she said, 'Joel, it looks like a wedding cake,'" says

Celebrities visiting Tulsa often stayed at The Mayo. Hotel co-founder John Mayo (left) is pictured with Bob Hope, Lillian Mayo and Will Rogers.

Slaughter.

It wasn't a project without complications, however. Constructed in the early 1920s, the specifications from the original plans often differed from the reality.

"It would be off by an inch here, off by three inches there. Every space was different," explains Rose, who says adjustments were made every five feet.

To complete the project, Rose and Slaughter temporarily moved their offices into the building.

"Joel and I came into this with years of experience. We're very hands-on people. We'd crawl around, get dirty, tear up stuff. The only way to do it was to be on site. When we ran across a problem, we were right in the middle of it."

For everyone involved in the renovation, Slaughter says it was more than just a job, more than just a building. It was preserving memories.

"People don't remember buildings, but they remember the memories they had inside those buildings. And positive memories were made at the Mayo."

Her Past Life

No description of The Mayo Hotel could be more apropos than that of Margery Mayo Bird. She remembers The Mayo Hotel's first day in 1925, standing beside her parents, John and Lillian Mayo, surrounded by reporters from the two newspapers in town. This was

The Mayo Hotel co-founder John Mayo.



Margery Mayo dances with her father, hotel co-founder John Mayo.





An early rendering shows the completely restored lobby of The Mayo, including a grand staircase that was torn out of the hotel many years ago. The design has been significantly altered, and a new design will be unveiled this month.

her father's dream realized – a hotel, in every way, grand.

Along with his brother Cass, John Mayo had created history. The Mayo Hotel was revolutionary, with ceiling fans in every room and ice cold water at the tap. This was a leap into sophistication and culture, bringing the beginnings of Tulsa's cosmopolitan essence into a land of oilmen and laborers.

"At the opening, we were standing as a family – the Cass Mayo family and the John Mayo Family," says Bird, whose clear blue eyes and gracious smile epitomize elegance.

"We were standing together in front of the registration desk for a picture they were wanting to take for the paper. And they had those big flashes on their camera. It scared me to death, along with my brother, so we hid behind our parents."

The next morning, Bird says her mother was disappointed to find her children nearly absent from the photo.

Growing up during Tulsa's roaring '20s was active, she says. Though relatively rustic – 18th Street was still dirt and 21st Street was considered the country – growth was constant, as was business.

"They called it the Coffee Club. It was a group of men who worked downtown. They would meet every morning for coffee... and decide on the issues of the day," Bird recalls, adding that the price was 10 cents a cup.

Although they officially resided at 14th and Cheyenne, Bird says the family often stayed at The Mayo. It wasn't uncommon to run into big names of the day, evident in a photo taken of her parents with Bob Hope and Will Rogers.

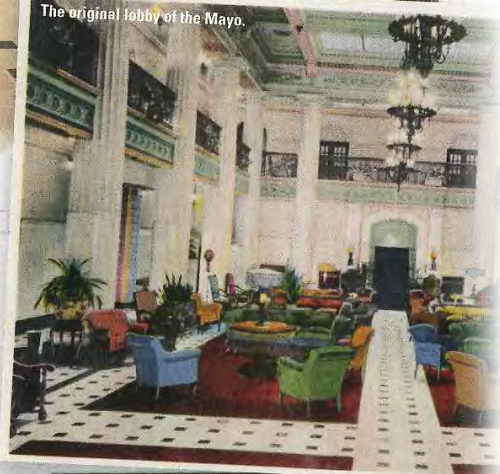
Coming home from school one day, Bird says she met Ed "Strangler" Lewis, the seven-time World Heavyweight Champion, in the lobby.

"He shook hands with me and I went to the floor. When he shook hands, he shook," she says, laughing at the strength of the famous wrestler.

Eventually, The Mayo Hotel became John and Lillian Mayo's permanent residence.

"There was an understanding at the sale (of The Mayo) that my parents could remain until their death, if they wanted. And they did," Bird says.

The original lobby of the Mayo.



The Coffee Shop in the Mayo served lunch and a la carte items.

Coming of Age

It was the era of Marilyn Monroe and *I Love Lucy* when Jerry Parkhurst spent his summers exploring his grandmother's home, The Mayo Hotel. Trula Austin lived at The Mayo for 25 years, right in the thick of Tulsa's social life. As owner of Mrs. De Haven's Flower Shop, she knew and was known by everyone, a fixture inside the historic hotel.

"It's been a long time since I threw water bombs off The Mayo Hotel roof," Parkhurst laughs. "I probably shouldn't be doing that anymore."

During the late '50s and early '60s, Parkhurst grew up at The Mayo, riding the elevator and scouting out hiding places. It was his playground, a time when big names like John Wayne didn't earn a glance. He was too busy exploring.

"I was a kid. It didn't mean a lot to me. I remember my family saying, 'That's so and so.' And I'd think, 'So what?' Fans would be gathering around and I was more like, 'Let's go swimming,'" he remembers.

It was the place to be and do, with business deals scratched out on The Mayo Hotel napkins

and binding handshakes happening over a drink.

Parkhurst wasn't the only one growing. The Mayo Hotel also went through renovations during the '50s, when a second floor was inserted into the middle of the Mezzanine to create an additional event center, and the elevators were modernized.

This was a time for girls in gauzy dresses and nervous prom dates. If anything of importance happened, it happened at The Mayo.

"From weddings to receptions to private dances...if you were to go through the city's senior citizens of various ages, each would have a memory," says Bird.

That's how Gwen Whisenhunt, general manager of Mrs. De Haven's, remembers The Mayo — attached to a memory of a ruffled, white organza dress and a 1947 prom date with Kelly Green.

The Mayo Hotel was the location of locations in Tulsa, welcoming entertainers and names from glamorous screen darlings like Judy Garland and Kathryn Hepburn to power-brokers and presidents like Edward R. Morrow

and John F. Kennedy. It wasn't the journey, but the destination.

Soon, however, the '70s would plunge the Mayo Hotel into decline, dulling the glitz. It finally closed in 1981, a "temporary" plan that stretched into two decades.

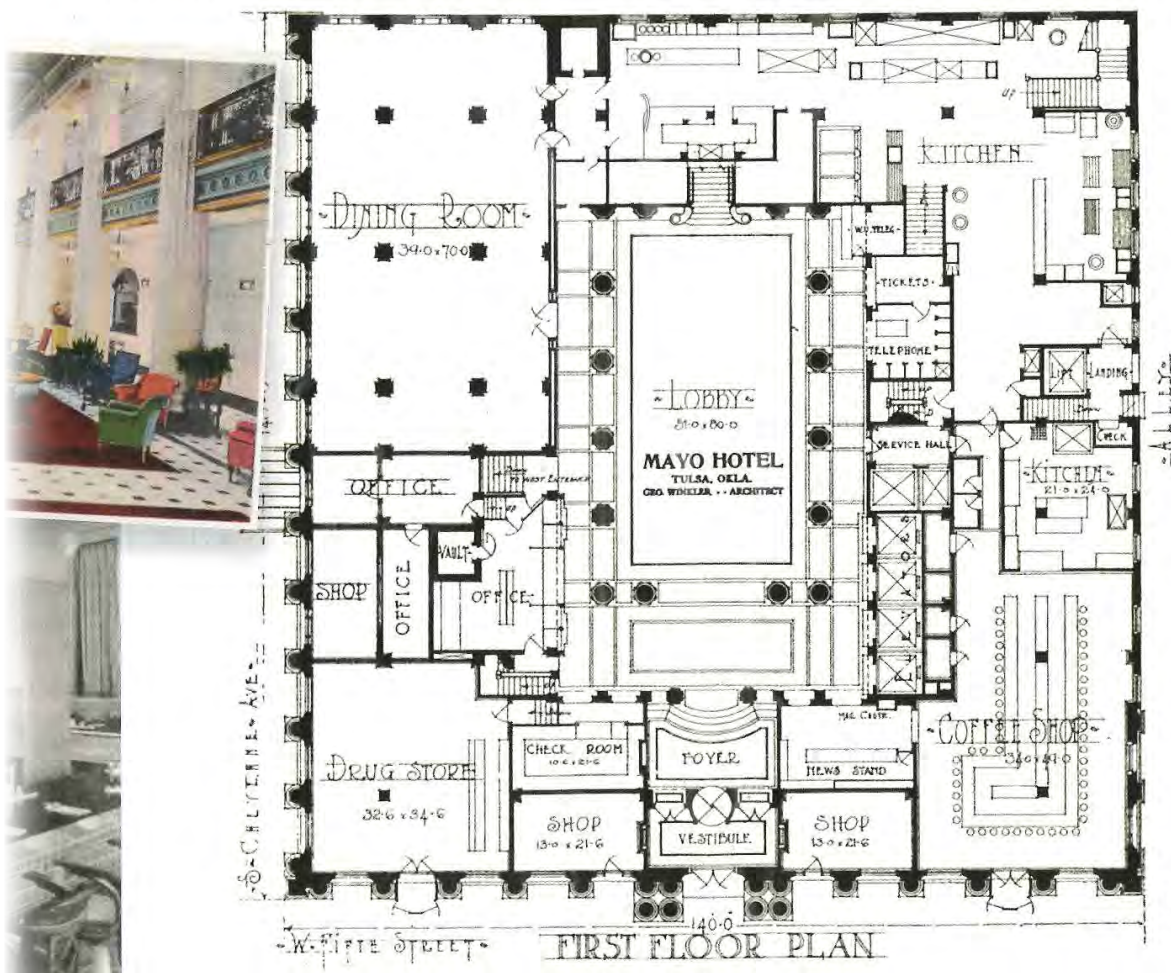
Born Again

The Mayo Hotel came with the parking lot. And that's the beginning of the historic landmark's story of riches to rags to riches again. It was less valuable than a concrete slab.

"Basically, we purchased the parking lot behind the Mayo for \$250,000, and the building came with it," says Macy Snyder, director of public relations and social events for The Mayo Hotel.

"The Snyder family bought The Mayo to save it from demolition. We had no idea exactly what we would do with it at the time of purchase in 2001," says Tori Snyder, of Brickhuger LLC, who is co-developer and part owner of the project.

It isn't a romantic beginning, but the story gets better.



An original floorplan shows the various shops, offices and amenities located on the first level in The Mayo Hotel.

The Dust Bowl

Published April 2014 | Oklahoma Department of Environmental Quality

Dust Bowl Lanes & Lounge, located in the popular Blue Dome District in the heart of downtown Tulsa, was once occupied by former sheet metal, auto repair, machine shops and electrical contractors

"Today, thanks to a Brownfield Redevelopment that was inspired by the classic bowling alleys of the 1970s, Dust Bowl Lanes & Lounge is the go-to spot for evening fun"

from the 1920's to the early 1970's. In the mid 1980's to 2009 Parker Drilling Company, a subsidiary of Universal Rig Services, Inc, occupied the site and used the site for record storage. Today, thanks to a Brownfield Redevelopment that was inspired by the classic bowling alleys of the 1970s, Dust Bowl Lanes & Lounge is the go-to spot for evening fun, featuring green plaid carpeting, plush orange seating and an unmistakably retro vibe from the old-fashioned score cards to the avocado green fixtures throughout the facility. ■

▶▶▶ The Dust Bowl, Tulsa, OK



The Bank Of Oklahoma (BOK) Center

Published April 2014 | Oklahoma Department of Environmental Quality

In 2003, the voters of Tulsa approved a one cent, 13-year increase of the Tulsa County Sales Tax for regional economic development and capital improvements, packaged as "Vision 2025." The projects which would receive benefit would focus on enhancing the quality of life for Tulsa citizens by providing desirable jobs, a vibrant economy, educational opportunities and new venues of recreation and entertainment.

The BOK Center is one of the first projects completed from Vision 2025. It features an 18,000-seat arena for sporting events, concerts, and other productions of all sizes. Located next to the Central Business District, the arena complements the revitalization of downtown Tulsa along with other nearby public facilities such as the Tulsa Convention Center, hotels, and attractions. Designed by world-renowned archi-

continued on next page...

Oklahoma **Brownfields** 53

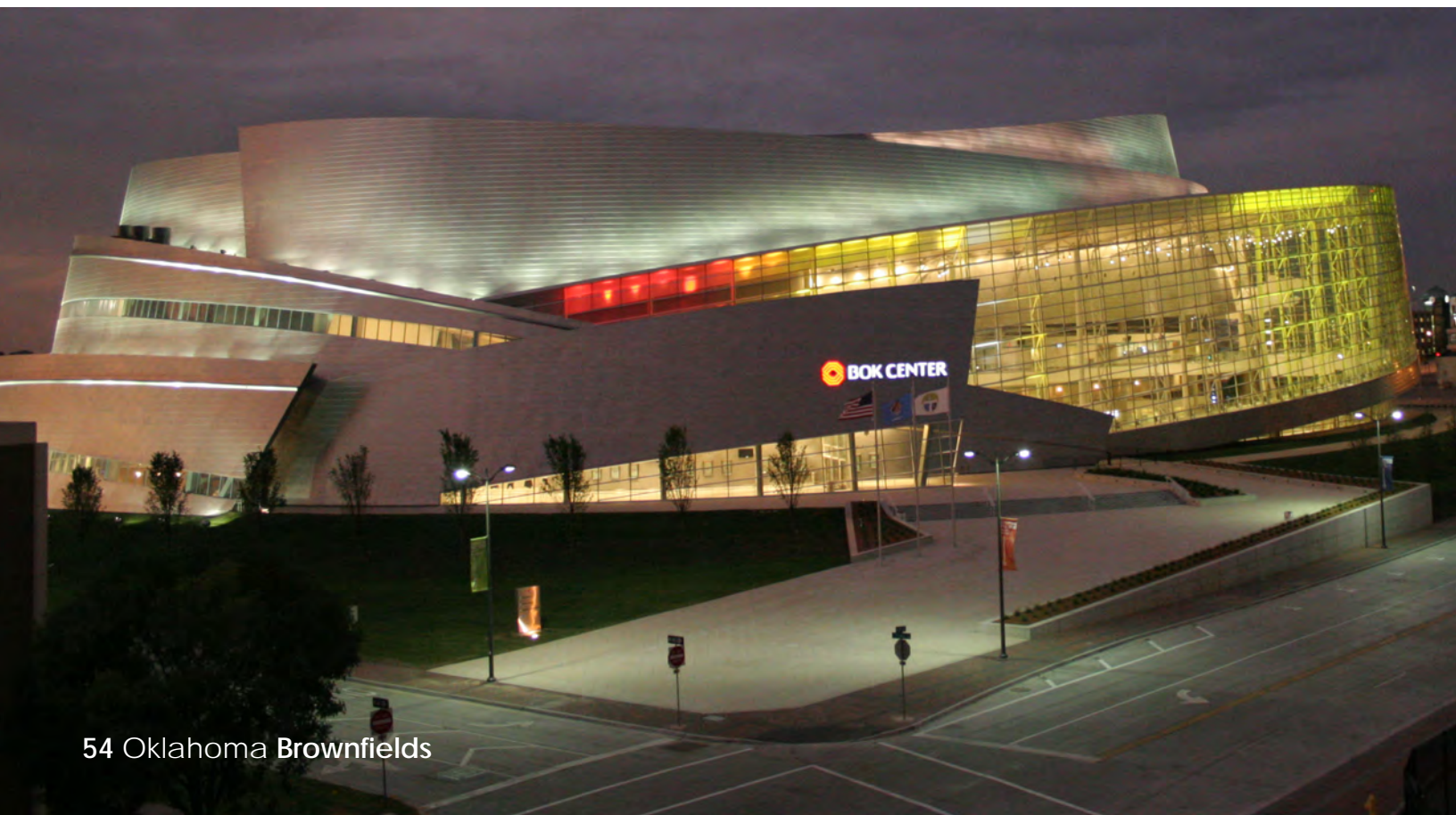
tect, Cesar Pelli, the BOK Center serves as an unparalleled and enduring city landmark. Construction began in 2005. Funding for the \$198 million project came primarily from Vision 2025 county sales taxes and nearly \$18 million from arena sponsors.

"Designed by world-renowned architect, Cesar Pelli, the BOK Center serves as an unparalleled and enduring city landmark."

Before construction could begin in 2005, the city had to perform environmental site assessments on approximately 20 individual properties. These sites had potential contamination from years of use ranging from auto repair shops; painting operations; machine shops; and dry cleaning, electroplating and printing facilities. The Tulsa Industrial Authority, through its EPA Brownfields Assessment Grant and support from the Oklahoma Department of Environmental Quality, funded the original assessments. The City of Tulsa funded the necessary follow-up environmental investigations, demolition and clean-up to prepare the site for arena construction, at a cost totaling \$670,000. Approximately 19,000 cubic yards of contaminated soil were removed, preparing the site for construction.



▶▶▶ The Bank of Oklahoma (BOK) center. Tulsa, OK



The BOK Center opened in 2008. Today, it ranks ninth in the United States for ticket sales, hosting approximately 550,000 visitors annually. The International Association of Venue Managers selected the BOK Center for its 2011 Venue Excellence Award. This prestigious award is given annually to only one arena in the world, recognizing the best arena based on four criteria in the management/operation of a public assembly venue.

"The International Association of Venue Managers selected the BOK Center for its 2011 Venue Excellence Award."

As Tulsa continues to implement the Vision 2025 plan, the BOK Center stands as a daily reminder of the quality of life improvements that have already occurred and of the good things the future will offer. ■

Brainerd Chemical

Published April 2014 | Oklahoma Department of Environmental Quality

In 1999, Lionheart Industries donated the former Oklahoma Steel Castings facility to the Tulsa Industrial Authority (TIA). The TIA began the process of demolition of outdated buildings and assessing the environmental state of the property. Little contamination was discovered on the site, and what elevated levels of contaminants existed did not pose a risk to the redevelopment of the property. The TIA applied to the DEQ's Brownfield Program for a Brownfield Certificate of No Action Necessary to clear up the environmental liability issues that were expected to arise during any property transfer. During the

Brownfield Process, TIA was approached by a Tulsa company that needed to expand its operation. The owners of the company were intrigued both by the concept of keeping industrial lands industrial and the historical area in which the site is located. The site was sold to the interested company prior to the completion of the Brownfield process. The new owner, Brainerd Chemical, rejuvenated the remaining historical brick buildings on the property, built complementary buildings, and now operates its warehouse and distribution center at the site. ■

▶▶▶ Brainerd Chemical, Tulsa, OK



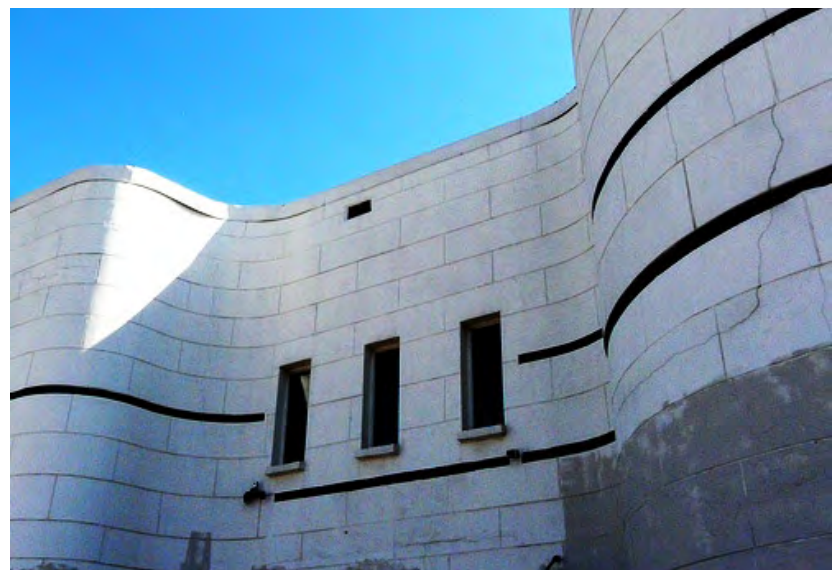
Love Link Ministries, Inc.

Oklahoma Brownfields Success Stories | Oklahoma Department of Environmental Quality | Updated 9/9/11



Love Link Ministries, Inc., a non-profit organization that benefits the poor and underserved people of Oklahoma City, recently received a Brownfield Sub-grant from the Oklahoma Department of Environmental Quality for \$200,000. The funding comes from the American Reinvestment and Recovery Act. Love Link Ministries will use the funds to install a vapor intrusion prevention system to mitigate the threat of dangerous vapors associated with the site's former use as an 80,000 square foot industrial dry cleaning facility. Love Link Ministries plans to transform the building into a Compassionate Ministry Center which will include, but is not limited to, a food pantry, thrift store, outpatient drug and alcohol counseling, nutritional teaching, on-site job training, and a medical and dental clinic. The site is located in an older area of downtown Oklahoma City which is part of a federally designated "Empowerment Zone," which is characterized by high poverty and unemployment areas that are in need of economic revitalization. The grant will allow Love Link Ministries to move forward with their plans to offer the community a place to meet their basic needs: food; clothing; the attainment of spiritual, physical, and emotional health; and the hope for a better future through job training and classes that will empower people to move from minimum wage to livable-wage jobs. ■

▶▶▶ Former industrial dry cleaning facility



East Bricktown Housing, Retail Development Designs Unveiled, Site Preparation Continues

By Steve Lackmeyer Modified: June 11, 2013 at 9:13 pm • Published: June 12, 2013

Removal of contaminated soil, relocation of underground water lines, and the first glimpse at designs are marking a significant step toward realization of what will ultimately be a \$70 million mixed-use development in east Bricktown.

Removal of contaminated soil, relocation of underground water lines, and the first glimpse at designs are marking a significant step toward realization of what will ultimately be a \$70 million mixed-use development in east Bricktown.

The initial phase will bring 250 apartments to Bricktown — the first large-scale housing for the entertainment district. It's a project seen as having a big potential payoff for Bricktown — but also represents a three-year struggle to overcome obstacles in what may be one of downtown's most complicated properties.

The development, led by Gary Brooks and Andy Burnett, potentially represents the largest single investment in the 30-year history of the entertainment district. It also involves the only use of federal stimulus funds for downtown housing in Oklahoma City. And that award — \$4.5 million — grew by another \$662,000 on Tuesday in exchange for a promise by the developers to increase the percentage of rent-capped apartments.

The public investment is seen as pivotal to developing the former Stewart Steel Fabricators complex, which was built (apparently without city permits) decades ago above one of the largest underground stormwater lines running through downtown.

The first site work, removal of a series of large steel industrial buildings, was completed earlier this year.

"We will have residents living in this complex who probably make \$19,000 a year," Brooks said. "We will have residents making \$100,000 a year."

"We're ready to remove all the remaining foundations, concrete and soil contamination beginning in early July," Brooks said. "The majority of the contamination is metals of sort, mostly 1 to 4 feet deep in the soil. The west part does contain some contaminated water, and we're working with DEQ to clean that up."

continued on next page...

▶▶▶ East Bricktown Apartments



ELEVATION - SHERIDAN AVENUE

Relocation of the water lines, meanwhile, is expected to start at the same time, with all site preparation expected to be completed by winter. If all goes well, Brooks expects construction to start by summer 2014 three years after he and Burnett started to look at developing the site.

A two-phased process

The project is set to be built in two phases. The first \$39 million phase will consist of a ground floor of retail topped by three stories of apartments facing Sheridan Avenue between Russell Perry and Charlie Christian Avenues. A 423-space garage will run parallel along the north side of the building, with the corner of Sheridan and Russell Perry reserved for a yet-to-be-announced hotel.

A second phase, yet to be scheduled, will consist of more housing and retail that will be built east of Charlie Christian Avenue.

The proposed designs, set to be presented this week to the Bricktown Urban Design Group, call for a traditional red-toned brick on about 80 percent of the facade, and earth-tone aluminum panels to be used as architectural highlights.

Unlike other apartments being developed downtown, about 39 of the units will offer capped rent rates so that it can be affordable to restaurant workers, rowers along the Oklahoma River, and students at ACM@UCO and the OU Medical Center.

It's that part of the deal that drew praise Tuesday from Donna Wickes, community planning and development director with the Oklahoma City HUD office.

"This is a great project and it is setting the standard for affordable housing, sustainable economic development and a great quality of life for everybody," Wickes said.

Oklahoma City Councilman Ed Shadid said the project relieves some concern that downtown housing is being built only for those with higher incomes. "There is a lot of celebration across the country with this new urbanist movement about place making and walkable destinations," Shadid said. "But there also seems to be this Achilles heel, as cities are subsidizing downtowns and bringing back housing density, that there is gentrification. We recognize that and we're trying to address that." ■

►►► East Bricktown Apartments



ELEVATION - SHERIDAN AVENUE

Bricktown Housing Plan Includes Low-cost Units, Retail

By Steve Lackmeyer Modified: June 12, 2013 at 9:03 pm • Published: June 13, 2013
<http://newsok.com/bricktown-housing-plan-includes-low-cost-units-retail/article/3845998>

Gary Brooks admitted Wednesday he's going against his usual approach to developing apartments as he get closer to building the first large-scale housing and retail complex in Bricktown.

"the largest single investment in the 30-year history of the entertainment district"

Brooks, along with partner Andy Burnett, presented plans for their east Bricktown housing, which will include 250 apartments and 10,460 square feet of retail in the \$39 million first phase of what will ultimately be a \$70 million development.

The project received more than \$5 million in federal stimulus money. In return, Brooks and Burnett have promised to designate 39 apartments as having capped rent for workforce housing.

"Ordinarily when we do a project, the goal is to spend as much money as we possibly can, because we want to build as spectacular a project and get really high rents," said Brooks, who is also developing The Edge apartments at NW 13 and Walker Avenue in MidTown. "In this project, it's the opposite. It's all based on the percentage of our development cost."

The deal does not involve Section 8 housing or public housing. But it does require Brooks and Burnett to create 39 apartments where residents' income

continued on next page...

►►► East Bricktown Apartments



must fall between 50 percent and 125 percent of median local income.

“We will have residents living in this complex who probably make \$19,000 a year,” Brooks said. “We will have residents making \$100,000 a year. It will be a real mixed use. That’s what the city wants. It’s what we want.”

Brooks pledged to mix all income level units throughout the complex. The target market for the capped-rent units likely would be nearby employees and students at ACM@UCO; the University of Oklahoma Health Sciences Center and neighboring hospitals; and Olympic rowers training at the Oklahoma River.

“It’s the people who work at the hotels, who work at the restaurants,” Brooks said. “It’s the general population that comes downtown and wants to live here.”

To make the deal work, Brooks said, he is designing slightly smaller apartments, and looking for alternatives to materials like granite kitchen countertops currently featured in most new downtown developments.

“I would consider this project unsuccessful, or to have not met our goal, if we can’t keep our price points at a more reasonable level than we have elsewhere downtown,” Brooks said. “My goal is to keep quality of life here as good as anywhere else downtown.”

How would it look?

The Bricktown Urban Design Committee, which will hear the formal application later this summer, gave high marks to the initial presentation.

The apartment facade would be 60 percent brick and 40 percent aluminum panels.

Brooks also revealed that a Hyatt hotel could be a candidate for the corner of Sheridan and Russell

*“A less expensive project
doesn’t mean less design”*

Perry Avenues on the far west corner of the property. Three large murals could be added along the facade of the garages on the north side. The complex also will include three interior courtyards, a clubhouse and a pool.

Brooks said the ground floor retail is the big unknown, but that several national retailers have shown interest in the space.

“We have a lot of retail frontage and I worry about that. There aren’t many projects like this. I’m not sure we’ve done apartments with retail mixed use very well yet. I’m concerned about doing it well,” Brooks said.

Members of the Bricktown Urban Design Committee applauded the project and praised Brooks’ efforts at balancing different income level residents with retaining design quality, and moving forward with a mix of retail.

“A less expensive project doesn’t mean less design,” said committee member and architect Tom Wilson. “And I think this is an excellent approach to balancing cost versus being appropriate for Bricktown.” ■

Eastern Oklahoma State College

Oklahoma Brownfields Success Stories | Oklahoma Department of Environmental Quality

The Department of Environmental Quality awarded an American Recovery & Reinvestment Act Brownfields Revolving Loan Subgrant to Eastern Oklahoma State College in August of 2011 for up to \$200,000. The College will use the funding for the abatement of asbestos containing materials located within the former E.T. Dunlap Student Union located in the heart of Eastern's campus. Upon asbestos abatement, Dunlap student union building will be demolished and approximately half of the property will be used to develop a Veterans' Memorial and Nature Park.

The former E.T. Dunlap Student Union was built in 1951 and served as a central hub for student life on campus. The building's namesake, E. T. Dunlap served as a teacher, county superintendent of schools and high school inspector for accreditation for the Oklahoma State Department of Education. Dunlap was elected to the Oklahoma House of Representatives in 1946, chaired the Committee on Education and was the principal author of the Education Code. From 1951 to 1961, he was president of Eastern Oklahoma State College. He left his post to become Oklahoma's second chancellor of education. The

building housed the campus post office, dining hall, recreation room, bookstore and a ball room where dances and college social events were held on a regular basis. Eventually, irreparable structural issues caused the closure of the building in 2010. A new student center built from state bond funds was dedicated in fall of 2010.

Upon asbestos abatement, the Dunlap student union building will be demolished and approximately half of the property will be used to develop a Veterans' Memorial and Nature Park. The park will be landscaped to include indigenous plant species and a butterfly garden, as well as, a Veterans' monument with benches to allow for quiet reflection. The remainder of the property will be converted into a much needed parking lot. The local VFW has expressed a strong interest in having a Veterans' Memorial park on campus. The park would present an excellent opportunity for students and community members to honor our local heroes who served our country. The park would also offer educational opportunities for students through plant and insect observation and study. ■

▶▶▶ Eastern Oklahoma State College



Kiowa, Comanche & Apache Intertribal Land Use Committee

Oklahoma Brownfields Success Stories | Oklahoma Department of Environmental Quality

Grantee: Kiowa, Comanche & Apache Intertribal Land Use Committee

Project/Site Name: Fort Sill Indian School

The Department of Environmental Quality awarded an American Recovery & Reinvestment Act Brownfields Revolving Loan Subgrant to the Kiowa, Comanche & Apache Intertribal Land Use Committee in August of 2011 for up to \$200,000. The KCAILUC will use the funding for the abatement of asbestos containing materials located within several buildings on the Fort Sill Indian School Campus located in Lawton, OK. After the abatement is completed, the KCAILUC plans to work with the Comanche Nation College to renovate the existing buildings in order to provide additional space for the College to expand.

Fort Sill Indian School was established in 1871 as a boarding school for children from the Apache, Comanche, Caddo, Delaware, Kiowa, Kiowa-Apache and Wichita tribes from 1st through 8th grade. In the 1930s, the school expanded to include additional grades and changed to a vocational school, where students went to class half days and worked half days. The first high school class to graduate was in 1939. After WWII, students from tribes in Arizona, New Mexico and other states attended the Ft. Sill Indian School. In 1960, the curriculum changed to academic courses. The school graduated its last high school class in 1980. ■

▶▶▶ *Kiowa, Comanche & Apache Intertribal Land Use Committee*



City of Seiling

Oklahoma Brownfields Success Stories | Oklahoma Department of Environmental Quality

The City of Seiling, Oklahoma recently received a Brownfield Sub-grant from the Oklahoma Department of Environmental Quality for \$200,000. The funding is from the American Reinvestment and Recovery Act. The City of Seiling will use the subgrant money for asbestos abatement in an old America Legion building. After the abatement is concluded, the building will be demolished, and a much needed parking facility will be constructed on its former footprint. After the main highway running through

the town of Seiling was converted from two lanes to four, the on-street parking, which primarily served the Seiling Main Street merchants, was eliminated. Sales taxes along with cash utilities are the primary funding sources for cities in Oklahoma. Without this parking development, the sales tax revenues in Seiling would continue to decline and local businesses could suffer. This redevelopment will directly contribute to the retention of the locally owned and operated businesses along the City's main highway. ■

▶▶▶ *The American Legion Hall in the City of Seiling*



Old Morton Center Ready for Redevelopment

BY KEVIN CANFIELD World Staff Writer

Monday, September 30, 2013 | 9/30/13 at 1:47 PM

Old Morton center ready for redevelopment | Tulsa World

Copyright © 2013, Tulsa World All rights reserved.

http://www.tulsaworld.com/site/printerfriendlystory.aspx?articleid=20130930_334_0_Myr...



▶▶▶ Old Morton Health Center,
Tulsa, Oklahoma

Mayor Dewey Bartlett and Economic Development Director Clay Bird toured the old Morton Health Care Center on Monday to highlight the city's brownfields remediation program and the fact that the property is now available for redevelopment.

The city used two Oklahoma Department of Environment Quality grants totaling \$350,000 to clean up the 3.81-acre site at 605 E. Pine St, which is owned by the city.

The deadline to use the funds is today.

The work consisted of removing asbestos, furniture, equipment and a tank from the center's main hospital building. Two other buildings on the property were not found to need remediation, city officials said.

"preserved because it is of such historic significance to the community"

Brownfields are industrial or commercial properties that are abandoned or underused and have or potentially have environmental contamination that makes redevelopment difficult.

City officials are working on a request for proposals that they hope to issue in the next few months for redevelopment of the Morton property.

"We would like to see it preserved because it is of such historic significance to the community," Bird said of the main building.

The city earlier this year presented the North Tulsa Brownfields Strategic Action Plan. The plan, funded with a \$175,000 Environmental Protection Agency pilot grant, provides suggestions on what remediation should take place next at six north Tulsa brownfields sites.

The six sites include the old Morton facility and another city-owned property: the Evans-Fintube complex in the 100 block of North Lansing Avenue.

“The city recently received three federal grants totaling \$600,000 to begin remediation of three sites on the Evans-Fintube property.”

The private properties addressed in the plan are former gas stations at 3519 N. Hartford Ave. and 1047 E. Apache St., the Apache Circle commercial property in the 500 block of East Apache St., and a shopping center in the 2100 block of North Cincinnati Avenue.

Phase 1 analysis of the privately owned brownfields sites has been completed. The analyses provided history of the uses at each property. The city currently has no funding available to move forward with remediation on those sites.

The city recently received three federal grants totaling \$600,000 to begin remediation of three sites on the Evans-Fintube property.

The city — working with the Indian Nations Council of Governments and the Tulsa Development Authority — is developing an \$800,000 revolving loan program to provide funding for development on the city’s brownfields sites.

Funding was provided through an \$800,000 EPA grant. ■

▶▶▶ Old Morton Health Center,
Tulsa, Oklahoma



Brownfields Area Wide Planning

Brownfields Program - The City of Tulsa Online

Published: April 16th, 2014

<https://www.cityoftulsa.org/our-city/economic-development/brownfields.aspx>

TULSA – The City of Tulsa has completed a two-year project using a Brownfields Areawide Planning Grant from the Environmental Protection Agency to identify Brownfields and create strategies for their redevelopment. The final report is available online. Throughout this project, public involvement was critical, and six public meetings were held to receive information and comment from citizens. Public comment, combined with expertise from a Neighborhood Advisory Committee and a consultant chosen by the City of Tulsa, provided a consensus for selection of six key Brownfield sites recommended for cleanup and redevelopment.

“The City of Tulsa has completed a two-year project using a Brownfields Areawide Planning Grant from the Environmental Protection Agency”

One of these sites is the Evans-Fintube site, at 150 and 186 North Lansing Ave., owned by the City of Tulsa. The City is applying to the EPA for three grants of \$200,000 each to clean up the site. The City’s proposal for the grants, including an analysis of cleanup alternatives and information about the site, is posted online. The City of Tulsa will receive a decision about approval of the grants by late spring or early summer 2013.

More information about Tulsa’s Brownfields Areawide Planning Grant

The City of Tulsa is one of 23 cities that were selected to receive a never-before offered Pilot Grant from the Environmental Protection Agency (EPA) for a Brownfields Area-Wide Planning Grant. Tulsa is the only city in Oklahoma and EPA Region 6 to have received this grant and the City hopes that it will open up other grant opportunities moving forward.

This strategic effort seeks to identify Brownfields within a specific Study Area. The Study Area is roughly bound by Cincinnati Avenue, 36th Street North, Peoria Avenue, and I-244, encompassing approximately four square miles. The goal is to facilitate redevelopment within the Study Area through specific strategic initiatives that will address both environmental and development issues at “Key” sites. ■

66 Oklahoma Brownfields

Project Timeline:

September 2011	Project Kickoff
November 18, 2011	Public Meeting #1: Project Introduction
January 17, 2012	Public Meeting #2: SWOT and Site Identification
March 6, 2012	Public Meeting #3: Site Selection Criteria
March/April 2012	Key Site Selection
April 24, 2012	Public Meeting #4: Key Site Selection
April-June 2012	Analyze Redevelopment Strategies
June 2012	Public Meeting #5: Redevelopment Strategies
July 24, 2012	Public Meeting Greenwood Cultural Center 322 N. Greenwood Ave. 6-7:30 p.m.
July-October 2012	Draft Plan Development
August 2012	Public Meeting #6: Draft Plan Review

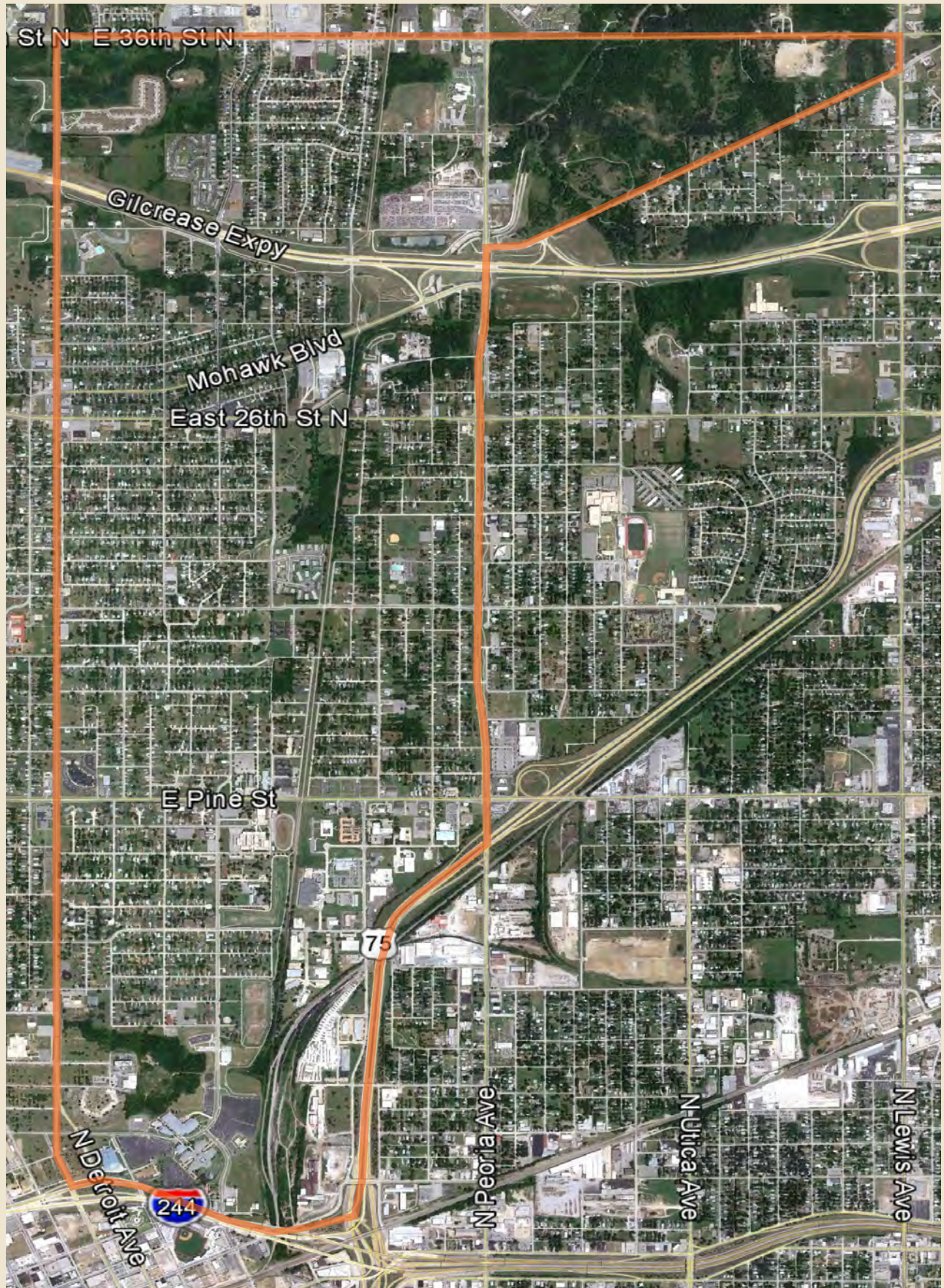
Neighborhood Advisory Committee

Philip Abode	Dwain Midget
Rocky Bright, M.HR	Pastor Ray A. Owens, Ph.D.
Chris Brown	Katie Plohocky
Jane Malone	Michael Reed
Terry McGee	Rose Washington

Contact Us:

City of Tulsa Brownfield Strategic Action Plan
Attention: Adrienne Russ
175 E. 2nd Street, 15th Floor
Tulsa, Oklahoma 74103
(918) 576-5200

STUDY AREA MAP



Brownfields Area-Wide Planning Pilot Project Fact Sheet



Tulsa, OK

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country clean up and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants to assess and clean up brownfield sites.

Brownfields Area-Wide Planning Pilot Program

EPA is piloting an area-wide planning approach to community brownfield challenges, which recognizes that revitalization of the area surrounding the brownfield site(s) is just as critical to the successful reuse of the property as assessment, cleanup, and redevelopment of an individual site. The pilot program will help further community-based partnership efforts within underserved or economically disadvantaged neighborhoods by confronting local environmental and public health challenges related to brownfields, while creating a planning framework to advance economic development and job creation.

Pilot Project Description

EPA has selected the City of Tulsa as a Brownfields Area-Wide Planning Pilot Program recipient. The city will target the Evans/Fintube property and surrounding communities, which have 248,586 residents. The project area encompasses an area of northern Tulsa where many abandoned structures, vacant lots, and active industrial facilities are adjacent to residential and recreational areas. There are approximately 69 brownfields in the area. These communities are challenged by the number of additional potential brownfields and high poverty levels. They are home to a higher concentration of minority residents than surrounding

Pilot Program Description



EPA is awarding approximately \$4 million in total across 23 recipients. Recipients will each receive up to approximately \$175,000 in EPA cooperative agreement and/or direct technical assistance. Assistance will help recipients initiate development of an area-wide plan and identify next steps and resources needed to implement the plan.

Contacts

For additional information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA's Office of Brownfields and Land Revitalization
(202) 566-0633

Assistance Recipient: City of Tulsa, OK
(918) 584-7880

The information presented in this fact sheet comes from the project proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement and/or direct technical assistance have not yet been negotiated. Activities described in this fact sheet are subject to change.

areas. Development of an area-wide plan will help the city implement its Downtown Area Master Plan, which was created through public input and recently presented to the citizens of Tulsa. The area-wide planning process will facilitate community involvement in identifying potential reuses for brownfield sites, and help the city to prioritize brownfields cleanup and redevelopment as part of its larger planning initiative.

Solid Waste and
Emergency Response
(5105T)

EPA 560-F-10-003Q
October 2010
www.epa.gov/brownfields

Tulsa Sees Potential in Cleaning Up Brownfields

by D. Ray Tuttle

Published: April 23rd, 2012

The Journal Record > Print > Tulsa sees potential in cleaning up brownfields

<http://journalrecord.com/2012/04/23/tulsa-sees-potential-in-cleaning-up-contaminated-sitesreal-estate/>

TULSA – While many high-profile properties have been cleaned and transformed into productive sites through the state's brownfields program, there likely is still much work to be done, a state environmental official said. And at least one Oklahoma city is looking to capitalize on the program.

"There is a large number of sites left, if you include all the buildings that have asbestos and lead paint," said Rita R. Kottke, remediation programs manager for the Oklahoma Department of Environmental Quality.

When the U.S. Environmental Protection Agency started encouraging states to create brownfield programs in the mid-1990s, the Office of Management and Budget estimated that there were 450,000 brownfields nationwide, she said.

"This number represented known, defunct industrial sites," Kottke said. "That was prior to indoor asbestos and petroleum (former gas stations) being added as brownfield contaminants."

Currently, nationwide there are millions of brownfields that need to be cleaned up, she said. Just a few of the success stories in Oklahoma City include Bricktown, Skirvin Hilton Hotel, Dell call center and the Devon headquarters, Kottke said. "There have been so many," she said.

Bricktown, for example, was underused for decades before Oklahoma City decided to redevelop it, Kottke said.

"It was a lengthy process since there were so many small sites that were consolidated into the application," she said. "Oklahoma City Urban Renewal broke the area into large parcels for the cleanups." The investigation and cleanup took about seven years.

The Skirvin Hilton Hotel, closed in 1988, deteriorated for 16 years prior to Oklahoma City finding



►►► Clay Bird, Tulsa Deputy Mayor and Director of the Tulsa Industrial Authority; Mayor Dewey F. Bartlett of Tulsa, Oklahoma; Douglas A. Wilson, City of Tulsa, Old Morton Health Center, Tulsa, Oklahoma - Monday, September 30, 2013

the capital and private partners to abate asbestos and ensure that the redevelopment moved forward, Kottke said.

In 2005, the Oklahoma Department of Environmental Quality loaned the city the funding to abate the asbestos. "Once the building was clean, the developer moved forward on the revitalization of the historic hotel," Kottke said. The Skirvin Hilton reopened to

huge fanfare in 2007. The site of the Devon tower had underground storage tanks and contamination associated with petroleum, Kottke said.

Development dreams

Tulsa, meanwhile, is working to use the brownfields program as an economic development tool, said Clay Bird, Tulsa economic development director.

“We almost never had a program; it was more reactionary in that we’d respond when people called to ask about what we had to offer,” Bird said. “Now, what we are doing is focusing on using it (brownfields program) as an economic development strategy to come up with a playbook. It is still evolving.”

The program could stimulate economic growth and development by acting as a method for taxexempt financing and a way to attract grant dollars, Bird said.

Although Tulsa is revitalizing its brownfields program, there have been several successful property renovations, Kottke said. They include the BOK Center, the Mayo Hotel and the Brady Village downtown. Two industrial areas cleaned up were the Brainerd Chemical Co. and Flint Industries sites, she said.

The term brownfields can be used to describe any property where there is a perception that contamination is present and the perception discourages developers or buyers from considering the property – due both to the cost of cleanup and the liability, Kottke said.

The contamination could be hazardous substances or petroleum from former commercial or industrial uses, but also includes asbestos, lead paint or other contaminants from older technologies such as mercury thermostats or polychlorinated biphenyls in fluorescent light fixtures. “These issues tend to be in older buildings,” Kottke said.

Bird said there could be 200 sites surrounding downtown Tulsa that are eligible to be renovated under the brownfields program. An area bounded by Peoria Avenue on the east, Cincinnati Avenue on the west, Interstate 244 on the south and 36th Street North contains at least 100 potential sites. Another 100 potential sites are west and east of downtown, Bird said.

One area attracting attention from Tulsa city officials is the Evans-Fintube site northeast of downtown, he said.

“That is one of the sites we have identified through the planning process,” Bird said. “To attract a developer for that, we really need a clean site but there are costs associated with getting it cleared. And those costs are up there.”

Tulsa is still seeking the dollars to accomplish that project. Overall, Bird would like to collect up to \$1 million for the brownfields program. “We do not have that and, at this point, nothing close to it,” Bird said. Statewide, DEQ does not have an inventory of all the brownfield sites, Kottke said.

“Our state program allows owners to self-identify their property as a brownfield as the brownfields program is a voluntary cleanup program, not an enforcement program,” she said.

“the Office of Management and Budget estimated that there were 450,000 brownfields nationwide”

With all of the buildings that might have asbestos, hazardous substances or petroleum contamination, the number of brownfield sites statewide could easily be in the tens of thousands, Kottke said. Sites are selected for cleanup for several reasons, she said.

“Often, the location is desirable, so those sites are cleaned up and reused first, like the Brainerd Chemical plant in Tulsa or the Native American cultural center in Oklahoma City,” Kottke said. “Sometimes it is because a city identifies an area for revitalization, so it works to get property cleaned up and reused, like Bricktown or the BOK Center.”

Sites are picked for their historical and cultural significance and community requests for the property to be revitalized, like the Skirvin Hilton and the Mayo Hotel, Kottke said.

“Sometimes owners or new owners wish to clean up their own property, so they can reuse it or sell it, like Flint Industries or the Devon tower,” she said. ■

Executive Summary: Okmulgee Business Complex Redevelopment

by Bob Klabenes, Okmulgee Area Development Corporation, 2015

The Okmulgee Business Complex rose like a phoenix from a highly polluted site where contaminants were poisonous. If left to further unattended deterioration, the land would become dangerous to the health and welfare of all living creatures and destructive to the environment. The Okmulgee Business Complex consists of 130 acres of remediated land for commercial retail and industrial development. Approximately 50 acres was used as an encapsulated repository for contaminated materials that were relocated on the site. These acres can't be used for development and will be monitored for time without end (perpetuity) by Phillips Petroleum Company and Oklahoma Department of Environmental Quality.

The refinery closed in 1982 and nothing happened on the site until 1996 when cleanup efforts started to take shape. After 16 years of work three parcels on the site were determined to be ready for commercial retail and industrial development. This determination returned a prime piece of property to a tax producing site now housing three thriving retail establishments with several more considering building facilities to house their operations.

Records indicate that refinery operations began in 1909 and until 1930 the refinery was operated by various owners. Phillips Petroleum Company purchased the refinery in 1930 and operated it until 1966. Between 1966 and 1980 OKC Co. Refining Company operated the refinery. In 1980 Basin

Refining Company/CKB & Associates purchased the refinery, and was forced into bankruptcy in 1981. The Okmulgee Area Development Corporation, a 501 (c)(3) IRS organization, acquired the site in 1997 through a donation from Basin. The site was contaminated to a level almost beyond comprehension which not only took place during the time the refinery operated but after it closed as all materials including hazardous chemicals were simply left in place without any regard to proper and safe disposal and limited site security. This happened because for many years prior to its closing there was little concern, about environmental stewardship.

The partnership that assumed the responsibility for the cleanup of the site was not typical and happened in a very short period of time. The Okmulgee Area Development Corporation decided to take ownership of the site because Basin Refining, Inc., was in bankruptcy. A Quitclaim Deed was signed by the company's president on June 6, 1997, which was the same day the transfer was proposed. While the community leaders had a nebulous but ambitious vision of what they wanted to see happen, they had little insight into the daunting task in front of them. The early imprecise vision quickly took shape because the following cohort of partners came together to achieve one outcome which was to cleanup the site: Phillips Petroleum Company, Oklahoma Department of Environmental Quality, City of Okmulgee, County of Okmulgee, and Public Service Company of Oklahoma. Phillips Petroleum

▶▶▶ *Holiday Inn,
Okmulgee Business Park*



Oklahoma Brownfields 71



Company provided multi-millions of dollars for the cleanup, while protecting the public from experiencing any negative environmental issues.

The Okmulgee Business Complex was specifically created to provide space for small commercial retail and medium-size industrial development in order to contribute to enhancing the economic prosperity in the greater Okmulgee area. There are restrictions on the property which prohibit other types of development: no residential units, no schools, no day care centers, no water wells and no agriculture production. Consequently, retail development by necessity is focused on hotels/motels, restaurants, sales and service companies, etc. The industrial development is aimed toward light manufacturing and warehousing. Okmulgee can provide the workforce needed for these types of businesses for two reasons: a number of people who are forced to commute to Tulsa to work would rather work locally, and the three postsecondary education institutions can provide nearly all, if not all, of the training and education needed by such businesses.

The first redevelopment on the site was initiated in 2009 on a three acre parcel of land with little

▶▶▶ Top: Okmulgee Refinery Demolition
Bottom: Groundbreaking, September 18, 2014



contamination and adjacent to U.S. Highway 75. The City provided approximately \$1 million in upfront costs for the initial infrastructure development such as access roads and streets, main line for fresh water, main line for sanitary sewer, and preliminary stormwater management planning. After a several year period of time a Holiday Inn Express was built and now successfully operates on the site. While the developer of the unit was eager to move ahead in a timely fashion, the underwriters, financial institution and other entities had to be convinced that a cleaned-up brownfield site was a suitable location for a hotel. The one variable that the OADC Board has learned is that most potential developers interested in rural Oklahoma have to be educated about the term 'brownfield'. Unfortunately, their first thought is that a brownfield site is an undesirable property because of contamination.

The Okmulgee Area Development Corporation, Phillips Petroleum Company, and Oklahoma Department of Environmental Quality developed a model working relationship during the course of the cleanup of the site. This positive relationship required a great deal of nurturing because of the complexity of the cleanup, the length of time the cleanup consumed, two major corporate changes (the merging of Conoco and Phillips in 2002) and the splitting of ConocoPhillips into upstream and downstream corporations in 2012), and changes in project managers for all partners, changes in consultants, etc. Each change required learning curves regarding past decisions. Through perseverance, trust and a commitment to achieve the end goal the three major partners stayed the course and the rural community of Okmulgee now has a prime piece of development property that is generating both real estate and sales taxes for the area.

Small rural America communities are now in an epic struggle for survival. This is happening for a variety of reasons such as corporate farming, young people leaving for the amenities of the big city, erosion of tax bases, shortage of health care, etc. Fortunately, Okmulgee, Oklahoma is a rural community that can beat the odds because of its proximity to Tulsa, highway system, rail, regional airport operated and managed by the Tulsa International Airport, less than one hour access to largest inland port in the United States, home of the Muscogee (Creek) Nation which is one of the six largest tribes in the United States, two small colleges and a voc-tech center. The multi-million dollar cleanup of the refinery with its location on north U.S. Highway 75 and very close to the airport is helping the community to reinvent itself. This means the community is poised for growth and development in new employment opportunities that are replacing the oil and glass industries which allowed the community to prosper through the first three-fourths of the twentieth century. Each year new tax revenues are now generated on the site and funneled into TIF which is used for further development in the district.

While the effort may have started with a somewhat imprecise vision for what was possible and certainly dealt with ambiguity and many significant changes over the time of the cleanup, the end result is remarkable. The greater Okmulgee area through the collaboration of multiple partners now has a Certified Brownfield No Action Necessary site. The site is creating jobs and producing tax revenue. While this one project will is not the total answer to recreating economic prosperity in the greater Okmulgee area, it represents one piece of a larger pie and serves as stimuli for hope and development in rural America. ■

▶▶▶ Tractor Supply Completed, May 2014



Vintage Lakes Apartments – City of The Village

by Heather Mallory, Department of Environmental Quality, 2015

▶▶▶ Vintage Lake present, 2015



DEQ provided a \$254,000 BCRLF loan to the City of The Village to abate asbestos from the former Vintage Lakes Apartments. The entire \$254,000 loan was utilized for the project. The former Vintage Lakes Apartments property consisted of a 27 acre property with an abandoned apartment complex. Being located in the heart of a small city and a source of 90% of the city's crime, the apartment complex was a blight on the city. Before the apartments could be torn down, asbestos would need to be removed. Multiple funding sources were used to abate the asbestos at the former Vintage Lakes Apartments. The Vintage Lakes Apartments were demolished in

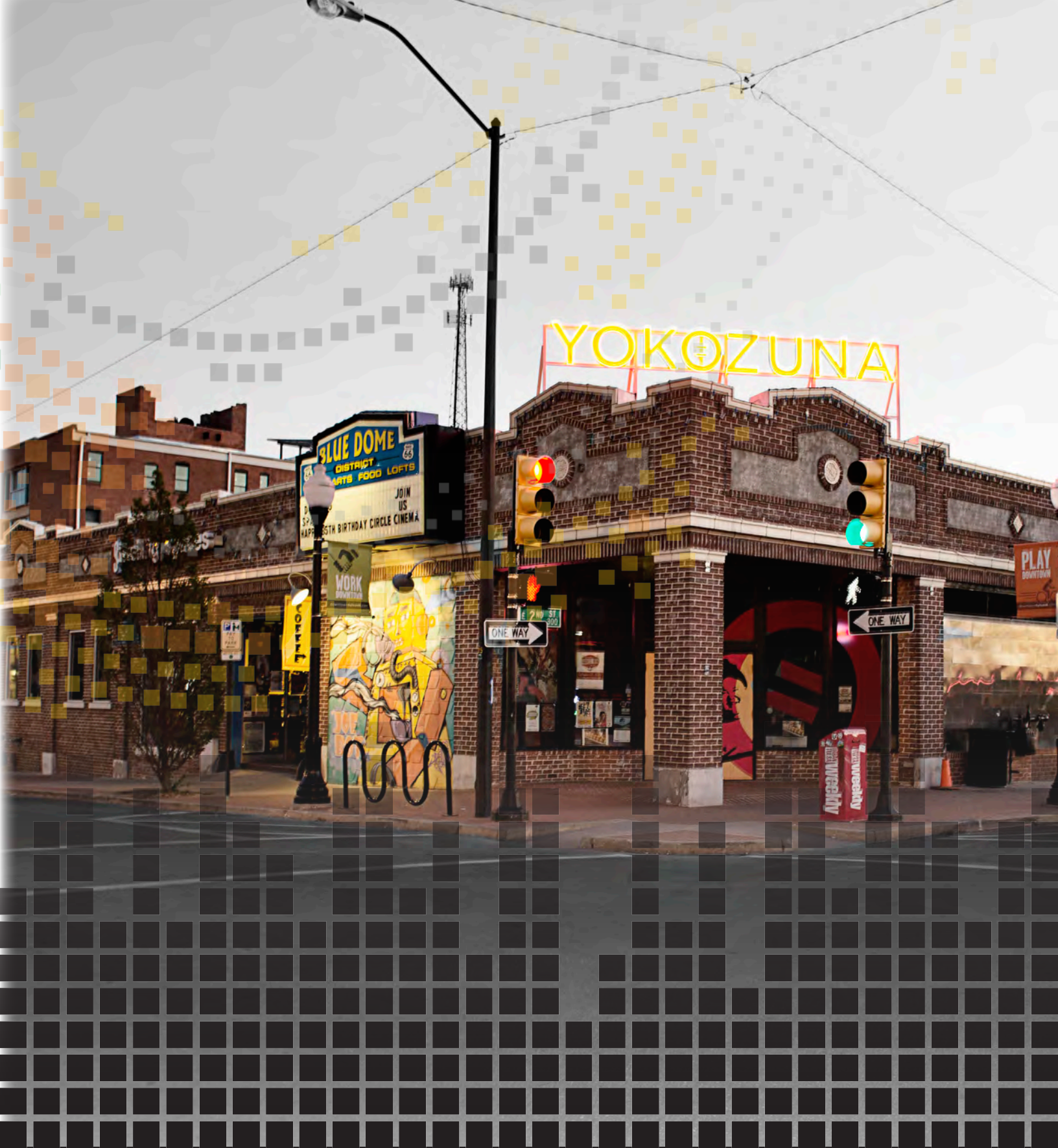
2010. Today the 27 acre property contains approximately 100 homes with an estimated value of \$22 million dollars, and a \$7 million dollar community center and clinic. Fifteen more homes will be built on the property in the near future. Redevelopment on adjacent property, including a \$12 million dollar nursing center, has also occurred as a result of the redevelopment project at the former Vintage Lakes Apartments. As a result of the redevelopment, the property is once again on the city's tax rolls. The city has already seen an increase in ad valorem taxes, and expects annual taxes to grow to \$1 million dollars annually in the next few years. ■



▶▶▶ Vintage Lake before redevelopment



▶▶▶ Vintage Lake after redevelopment



EVENTS

2014 Oklahoma Brownfields Conference



RETHINK • REINVEST • REINVENT
NOVEMBER 5-6 | HYATT REGENCY | TULSA, OK

Also in the News: DEQ Sets Conference

by Steve Lackmeyer, Business Reporter

A brownfield is property that has lost value under the perception that it is contaminated. Brownfields occur in large cities and small towns and usually involve boarded up buildings, defunct factories and blight.

The 2014 Oklahoma brownfields Conference will be held Nov. 5-6 at the Hyatt Regency Hotel in Tulsa. The conference is expected to attract Realtors, developers, attorneys, architects, and engineers. Topics will include brownfields and LEED certification, redevelopment, financing through commercial banks, environmental insurance, and holistic approaches to brownfield redevelopment.

The conference is hosted by the Oklahoma Department of Environmental Quality in coordination with the Oklahoma Corporation Commission, Tulsa Industrial Authority, Tulsa Development Authority, Bank of Oklahoma, Frederic Dorwart Lawyers, Crowe and Dunlevy, Brainerd Chemical Company Inc., Covanta, Enercon Services, the City of Oklahoma City — Urban Renewal District AIA Eastern Oklahoma, and Sustainable Tulsa. ■

▶▶▶ Gary Brooks, Presenter at 2014 Brownfields Conference



2014 Tulsa Brownfields Conference Program

WEDNESDAY, NOVEMBER 5

7:00 - 8:00 **Registration & Continental Breakfast**

8:00 – 8:10 **Welcome to Tulsa**
Honorable Mayor Dewey Bartlett, City of Tulsa

8:10 – 8:30 **Opening Remarks & Welcome**
Colonel Michael Teague,
Secretary of Energy and the Environment

8:30 – 9:30 **The Art of Leadership and the Business of Social Change**
Bill Strickland, President and CEO,
Manchester Bidwell Corporation

9:30 – 9:45 **Break with Exhibitors**

9:45 – 10:45

RETHINK

Brownfields 101

Moderator: Amber Perry,
Region 6 Brownfields Project Officer
United States Environmental Protection Agency

What is a Brownfield?

Duane C. Wilson, Senior Scientist,
Louisiana Department of Environmental Quality

Building Your Team

Tyson Hackenberg, President,
Louisiana Brownfields Association

Liability on Brownfields

Bob Richards, Esquire, Region 7,
United States Environmental Protection Agency

Summary: This session will focus on an introduction to Brownfields, how environmental issues impact or impede redevelopment, and how projects can move beyond their environmental issues to become a successful redevelopment. Choosing a team, and liability relief through the federal Brownfield Act will also be discussed.

REINVEST

Recycling the City: Urban Infill and Brownfields

Moderator: Emily K. Pomeroy, Esquire,
Center for Economic Development Law

Recycling the City: The Use and Reuse of Urban Land – 20 Years Later

Blair Humphreys, Developer,
Humphreys Company, Wheeler District

Urban Reuse

Mathew Brainerd, Chairman and Owner,
Brainerd Chemical

Managing Contamination Across the Urban Landscape (Kansas City Power and Light District)

Doug Dreiling, Senior Environmental Consultant,
Wilson & Company, Inc., Engineers & Architects

Summary: This panel session is a look at the history of recycling urban land and how environmental issues shape redevelopment in an urban setting. There will be a discussion about how widespread and multi-source contamination can be managed to move redevelopment in the urban core forward, and discussion of the financial and social benefits of site reuse.

REINVENT

Landfill Redevelopment

Moderator: Fenton Rood, Assistant Division Director, LPD,
Oklahoma Department of Environmental Quality

Landfill Redevelopment & Smart Growth

Mike McLaughlin, P.E.,
SCS Engineers

Landfills to Parks

Darran Scott, RLA, Landscape Architect,
Guernsey

Redeveloping Superfund & Engineering

Pete Schultze, P.E.,
Waste Management

Summary: Landfills are a major feature of most cities and towns. They take up a huge amount of space and as cities grow, landfills increasingly impact areas of potential growth. Come learn about the complex decision making that goes into safely redeveloping these sites.

Controls

10:45– 11:00

Break with Exhibitors

11:00 – 11:30

Lightning Rounds

Blair Humphreys - The Wheeler District
Gary Brooks - The Steelyard
Mark Goodson - Mid City Power Plant Redevelopment
Mathew A. Brainerd - Brainerd Chemical, Tulsa

2014 Tulsa Brownfields Conference Program

11:30 – 1:00 An American Renaissance: Energy & Brownfields

Marianne Horinko, President, The Horinko Group,
Former Acting Administrator, U.S. EPA,
Washington, D.C.

1:00 – 1:15 Break with Exhibitors

1:15 – 2:15

RETHINK Putting Your Redevelopment on the Map!

Moderator: Pamela Journey, GISP, OK
SCAUG Outreach, Coordinator, Project
Development Director,
Cross Timbers Consulting, LLC

Applying GIS to Your Project

Shellie Willoughby, GISP,
Office of Geographic Information,
Oklahoma Conservation Commission

**Sharing Your Redevelopment Story
with Story Maps by ESRI**

Jon Doherty, Account Executive for State
Government, Environmental Systems
Research Institute, Inc. (ESRI)

**Historical Aerials for Brownfields
Identification**

Madeline Dillner, GIS Analyst, Brownfields
Program,
Oil and Gas Conservation Division,
Oklahoma Corporation Commission

Summary: This session will discuss the
benefits of GIS integration into projects;
including the benefits of using GIS in the
planning stages of a project. There will
be a presentation by ESRI on its Story
Maps product and a demonstration by
the Oklahoma Corporation Commission
on its new tool to support historical
research.

REINVEST Funding Your Redevelopment in 2014

Moderator: Michelle Taylor, Assistant Vice
President,
Senior Environmental Officer,
MidFirst Bank

Public Financing Opportunities

Charlie Bartsch,
Senior Advisor for Economic
Development,
Environmental Protection Agency

Bringing Private Funding on Board

Amanda Alewine, Brownfields Planner,
City of Oklahoma City

**Building a Financing Package to Finish
Your Redevelopment**

Gary Brooks, President and CEO,
Cornerstone Development

Summary: This session will focus on
public funding sources, programs
available to support redevelopment of
Brownfield properties, an introduction of
how to make private funding sources
comfortable with the process of
Brownfield redevelopment, and how
public and private funds are leveraged
to create a complete funding package
for large-scale projects.

REINVENT

Brownfields & LEED Certification

Moderator: Terrell Hoagland, LEED® AP
BD+C, Director of Sustainable Projects,
Flintco, LLC

LEED Update V2009 & V4

Angela Wisely, LEED AP BD+C, MPA,
Sustainability Consulting, Project
Manager, Viridian Sustainable Building
Consulting

**Revitalizing Vacant Property for Green
Infrastructure/Green Development**

Ramona Trovato - EPA Office of Research
and Development
Lisa Matthews - EPA Office of Research
and Development

**The Most Environmental Building is the
One We've Already Built**

Molly A. Jones, AIA, LEED AP (BD+C,
O+M), GGP, GPCP, President, Jones
Design Studio, PLLC

Summary: Presentations include the
most recent updates to LEED standards
and where Brownfields fit into the overall
picture of LEED; an introduction to storm
water infiltration practices, when and
where standard practices work; and
why the reuse of existing buildings is
more environmentally friendly than new
construction.

2:15 – 2:30

Break with Exhibitors

2:30 – 3:30

RETHINK

BFPP & Continuing Obligations

Moderator: Mary Ellen Ternes, Esquire,
Director, Crowe & Dunlevy

2014 Tulsa Brownfields Conference Program

	<p>How AAI/ASTM Relate to Continuing Obligations Julie Kilgore, President, Principle Environmental Manger, Wasatch Environmental Inc.</p> <p>What are Continuing Obligations and How Does Ashley II Affect Them? Mark Quimby, Senior Project Consultant, Soil and Materials Engineers, Inc. (SME)</p> <p>How do You Advise Your Clients? Stephen L. Jantzen, Esquire, Ryan Whaley Coldiron Shandy, PLLC</p> <p>Summary: With the final ruling on the Ashley II Case, find out what continuing obligations are and how the ASTM AAI standard ties into them. Find out what you should know and what your attorney should be telling you when beginning to address a brownfield property.</p>				
REINVEST	<p>Holistic Approaches to Brownfield Redevelopment Moderator: Dr. Charles Warnken, AICP, Associate Dean & RCPL Graduate Liaison, The College of Architecture, Division of Regional & City Planning, The University of Oklahoma</p> <p>Area-Wide Planning Mary Hashem, Executive Vice President, EnviroFinance Group, LLC</p> <p>Purpose Built Communities – Seventy-Five North Othello Meadows, III, Executive Director, 75 North Revitalization Corporation</p> <p>Partnerships for Sustainable Communities Carol Jones, Senior Management Analyst, OK & Regional Coordinator, HUD</p> <p>Summary: This panel session is a discussion of how projects can move beyond addressing an area's brownfield properties and leverage brownfield redevelopment as an opportunity to address the greater needs of a community.</p>	<p>REINVENT</p> <p>3:30 – 3:45</p> <p>3:45 – 4:00</p> <p>4:00 – 5:00</p> <p>6:30 – 9:00</p>	<p>Powered By Brownfields Moderator: Matt Newman, Director, Business Management, Covanta Energy</p> <p>Methane Gas Capture Paul Ross, Vice President, American Waste</p> <p>Wind on Brownfields Paul F Curran, PE, Managing Director, BQ Energy LLC</p> <p>Geothermal Tom Wallace PE., Wallace Engineering</p> <p>Summary: Energy generation is a great reuse of more complicated brownfield sites. Come learn about placing wind energy on brownfields, capturing methane gas, and safe placement of geothermal wells.</p> <p>Break with Exhibitors</p> <p>Lightning Rounds Mike Albert – The Bend: Transforming Nashville's East Bank Kaitlin Salley – El Dorado Sports Complex Tom Wynn – Former Okmulgee Refinery</p> <p>A Developer's Vision – Brownfield Redevelopment Moderator: Blair Humphreys, Developer, Humphreys Company, Wheeler District John Knott, Founder and CEO, CityCraft Timothy Sprague, Owner/Founding Partner, Habitat Metro, LLC, Gary Brooks, President and CEO, Cornerstone Development</p> <p>Summary: An open discussion that will revolve around how important redevelopment is to the revitalization of an area, how projects fit into the overall shape of the community, and what the particular challenges of redeveloping brownfields are and the rewards they bring.</p> <p>Evening Social – AHHA, Hardesty Arts Center</p>		

2014 Tulsa Brownfields Conference Program

THURSDAY, NOVEMBER 6

7:00 – 8:00 **Registration & Continental Breakfast**

8:00 – 8:10 **Welcome to Tulsa**
Clay Bird, Director of the Mayor's
Office of Economic Development

8:00 – 8:10 **Opening Remarks & Welcome**
Scott Thompson, Executive Director
Oklahoma Department of Environmental
Quality

8:30 – 9:30 **Collaboration and Integration:
Fundamentals for Urban Regeneration**
John Knott, Founder and CEO, CityCraft

9:30 – 9:45 **Break with Exhibitors**

9:45 – 10:45

RETHINK

Across the Region – Emerging Issues in Brownfield Redevelopment

Moderator: Paula Jantzen, Esquire, Director,
Ryan Whaley Coldiron Shandy PLLC

Radiation on Brownfield Sites

Tom Conley, CHP, Director,
Radiation and Asbestos Control Section,
Bureau of Environmental Health,
Kansas Department of Health & the
Environment

Dealing with Unregulated Indoor Contamination

Angela Aikman, CIE, Project Manager/
Environmental Scientist,
Guernsey

Vapor Intrusion

Julie Kilgore, President,
Principle Environmental Manger,
Wasatch Environmental Inc.

Summary: This panel session addresses
emerging environmental issues that
could impact redevelopment. Newly
identified issues include radiation, and
unregulated indoor contamination.
As EPA gets closer to releasing their
guidance on vapor intrusion, we take
a look at how this will impact decision
making on brownfield sites.

REINVEST

Ensuring Success – Targeted Redevelopment

Moderator: Mike Sottong, RLA,
Landscape Architect,
TAP Architecture

Identifying and Prioritizing Sites for Redevelopment

Mike Albert, PLA, AICP, LEED AP,
Principle Design Workshop

Oasis on Grand

Wm. Timothy Sprague – Managing
Member, Habitat Metro, LLC

Area Wide Projects

Patrick Kirby, Director, Northern WV
Brownfields Assistance Center

Summary: This session will focus on
how to choose sites that will provide
the most leverage for further area
redevelopment, approaching
redevelopment from an area-wide
perspective, and how to address issues
early on in a redevelopment.

REINVENT

Brownfields and Risk Management

Moderator: Garry Keele, II, Esquire,
Shareholder, Hall Estill

Addressing Unknown Risk

Clifford A. Lipscomb, Ph.D., MRICS,
Director, Economic Research,
Greenfield Advisors

Cost & Risk Management

Steve Mason, President and Owner,
Blue Bird Consultants

Screening Levels, Cleanup Numbers and Risk Management

Ray Roberts, Env. Programs Manager,
Voluntary Cleanup Program,
Oklahoma Department of Environmental
Quality

Summary: The panel session is a
discussion on what risk really means
for a brownfield site. Risks posed at a
Brownfield site and managing these risks
to create a successful redevelopment
will be discussed.

10:45 – 11:00

Break with Exhibitors

11:00 – 12:00

RETHINK

Petroleum Brownfields

Moderator: Stephen F. Baldridge,
Esquire, Environmental Attorney,
Office of the General Counsel,
Oklahoma Department of Environmental
Quality

Planning Around Old Oil Fields Using Aerial Photography

John Harrington, Director of Water
Resources, Association of Central
Oklahoma Governments

2014 Tulsa Brownfields Conference Program

REINVEST	<p>OWRB Water Well Construction Standards in Old Oilfields Patricia Billingsley, Brownfields Manager, Oil & Gas Conservation Division, Oklahoma Corporation Commission</p> <p>Redeveloping Gas Stations in Your Community Sean Hurley, Rod Benders – Antique Car Club Environmental</p> <p>Summary: Petroleum brownfield sites range from simple to complex. This session addresses safe water well construction in old oil fields, redevelopment on refinery tank sites, and redevelopment of gas stations.</p>			<p>Phytoremediation Dennis Haag, CWB, CPESC, Associate Senior Environmental Scientist, Burns & McDonnell Engineering Company, Inc.</p> <p>Legal Issues with Onsite Management Mark Quimby, Senior Project Consultant, Soil and Materials Engineers, Inc. (SME)</p> <p>Summary: Come learn about remediation options that can reduce the carbon footprint of your remediation efforts! This session focuses on remediation options that allow safe treatment onsite, or present novel options for containing or collecting contaminants.</p>
	<p>Environmental Insurance: Protecting Your Investment Moderator: Mary Ellen Ternes, Esquire, Director, Crowe & Dunlevy</p> <p>State of the Law: What You Cannot Rely On LeAnne Burnett, Esquire, Crowe & Dunlevy</p> <p>New Products: What You Can Rely On Jeffrey Hanneman, J.D., Managing Director, Aon Risk Solutions, Environmental Practice</p> <p>How and When Insurance Works Mary Ellen Ternes, Esquire, Director, Crowe & Dunlevy</p> <p>Summary: Environmental Insurance can be a powerful tool to protect your redevelopment and investment. Come learn about the laws, tools, and how everything works together to make property transactions happen.</p>	12:00 – 12:30		<p>Guthrie Green Presentation Speakers: Stanton Doyle, Tulsa Community Foundation Tom Wallace, Wallace Engineering</p>
		12:30 – 1:30		<p>Partnering in Brownfields Moderator: Marianne Horinko, President, The Horinko Group, Former Acting Administrator, U.S. EPA, Washington, D.C. Mathy Stanislaus, Assistant Administrator, U.S. EPA, Office of Solid Waste and Emergency Response (OSWER) Honorable Mayor Dewey F. Bartlett, Jr., City of Tulsa, Oklahoma Carla Sharpe, Senior Counsel - Legal Department, Devon Energy Corporation</p> <p>Summary: This Keynote Panel discussion will showcase political leaders discussing what public policies at what political levels and funding programs are most successful in generating reinvestment. It will include an open discussion on how federal, state, and city policies need to partner to overcome hurdles in urban and main street redevelopment.</p>
				<p>Tour – Guthrie Green</p> <p>Vendor Breakdown</p>
	<p>Powered by Nature: Green Remediation Techniques Moderator: Michael C. Wofford, Esquire, Doerner Saunders</p> <p>Bioremediation on Petroleum Sites Mandy Michalsen, Professional Engineer, Army Corps of Engineers</p>	2:00 – 4:00 2:00 – 5:00		
REINVENT				

2014 Oklahoma Brownfield Conference Committee

March, 18 2014

Name	Organization
Amy Dzialowski, AICP - Project Manager, Environmental	SCS AQUATERRA
Bob Jack	Manhattan Construction
Carolyn Stager	Oklahoma Municipal League
Charles McComas - Chemical/ Environmental Engineer	ALL Consulting
Clay Bird - Chief Economic Development Officer	City of Tulsa
Corey Williams - Executive Director	Sustainable Tulsa
Jimmie Hammontree	
Kelly Wilson	Texas Rail Road Commission
Terrell Hoagland - Director of Sustainable Projects	Flintco, LLC
Matt Newman - Director, Commercial & Government Markets	Covanta Energy
Mathew Brainerd	Brainerd Chemical
Mike Bunney	Nordam
Mike Fitter - Strategic Accounts Consultant	Enercon
Mike Nalley - Senior Vice President – Director Corporate Real Estate	Bank of Oklahoma
Mike Wright - Division Vice President	Leidos/SAIC
Patricia Billingsley - Brownfields Manager	Oklahoma Corporation Commission
Madeline Dillner - Oil & Gas Specialist: Brownfields	Oklahoma Corporation Commission
Stephen Jantzen	Ryan Whaley Coldiron Shandy
Susan Meeker - Business Development Director	Flintco
Susan Neal	Tulsa University
Tom Knudson - Senior PM	Terracon
Tom Wallace - President / CEO	Wallace Engineering
Tyler Jones - Geologist	Core of Engineers
Commissioner Karen Keith	Tulsa County
Vicki Adams	Tulsa County
Maggie Weiser	Kansas Brownfield Program (Kansas Department of Health and Environment)
Catherine Jones	Missouri Department of Natural Resources, Hazardous Waste Program, VCP, Brownfields
Terry Sligh - Brownfields Coordinator, Hazardous Waste Division	Arkansas Department of Environmental Quality
Duane Wilson	Louisiana Voluntary Remediation Program and Brownfields
Alisha Grayson	Department of Environmental Quality
Rachel Francks	Department of Environmental Quality
Lloyd Kirk	Department of Environmental Quality
Rita Kottke	Department of Environmental Quality
Heather Mallory	Department of Environmental Quality
Adrienne Russ - Executive Assistant	City of Tulsa
Bri Demarco - Service and Sales Manager	Visit Tulsa
Vanesa Masucci - Director of Sales	Visit Tulsa
Brooke Holleman	Department of Environmental Quality

MAY 22-23, 2012 • SKIRVIN HILTON HOTEL • OKLAHOMA CITY

Rethink • Reinvest • Reinvent

Oklahoma Brownfields Conference 2012



PRESS RELEASE: Oklahoma Brownfields Conference Scheduled for May

For Immediate Release: May 8, 2012 | Oklahoma Department of Environmental Quality

The 2012 Oklahoma Brownfields Conference is scheduled for May 22-23, 2012, at the Skirvin Hilton Hotel in Oklahoma City. The theme for this year's conference is "Rethink...Reinvest...Reinvent." The event will include presentations on the economic, social, and environmental impact of brownfields redevelopment. Topics will cover brownfields for beginners, the impacts of social media, brownfields in rural communities and the economic implications of brownfields redevelopment.

The conference is hosted by the Oklahoma Department of Environmental Quality. Registration is

available online. The cost is \$125 for the public, \$250 for private sector employees, and \$75 for students. The conference is approved for continuing education credits for professional engineers and land surveyors, planners, real estate professionals, attorneys and remediation consultants. Visit www.oklahomabrownfields.com for more information.

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a pollutant.

###

▶▶▶ Informational handouts



Brownfields Conference Montage





2012 Okc Brownfields Conference Program

Tuesday, May 22

8:00 – 8:30

Opening Remarks and Welcome

Lloyd Kirk, Environmental Programs Manager, Brownfields Section, Land Protection Division, Oklahoma Department of Environmental Quality, Oklahoma City, OK

Steven A. Thompson, Executive Director, Oklahoma Department of Environmental Quality, Oklahoma City, OK

Samuel Coleman, P.E., Acting Regional Administrator, U.S. EPA Region 6, Dallas, Texas

8:30 – 9:30

"Building on Innovation"

Keynote Speaker: Hon. Tom Murphy, former Mayor of Pittsburgh, Pennsylvania; Urban Land Institute Senior Resident Fellow ULI/Klingbeil Family Chair for Urban Development, Pittsburgh, PA

9:45 – 10:45

Rethinking - Renewable Energy on Brownfield Sites

Moderator: Robert Colangelo, Executive Director, National Brownfields Association; Host, Green Sense Radio Show, Chicago, Illinois

Speakers: Marielle J. Boortz, Team Leader - EMC PGPA Policy, Government & Public Affairs, Chevron Corporation, San Ramon, CA

Marianne Horinko, President, The Horinko Group, Former Acting Administrator, U.S. EPA, Washington, D.C.

Mike Sheriff, P.E., P.M.P., Superintendent of Generation Planning, OG&E Electric Services, Oklahoma City, Oklahoma

Ian A. Webster, Sc.D, President, Project Navigator, Ltd & PV Navigator, Brea, California

10:45 – 11:00 **EXHIBITORS' BREAK**

11:00 – 12:00 **Breakout 1**

A. Was There Once an Oil Well in Your Back Yard?

Moderator: Steve Sowers, Environmental Director, Oklahoma Energy Resources Board, Oklahoma City, OK

Speakers: Patricia Billingsley, Brownfields Manager, Oil & Gas Conservation Division, Oklahoma Corporation Commission, Oklahoma City, OK

John Harrington, Director, Water Resources Division, Association of Central Oklahoma Governments (ACOG), Oklahoma City, OK

Blake Wade, Executive Director, American Indian Cultural Center, Oklahoma City, OK

Summary: Almost half a million oil wells have been drilled in Oklahoma in the last 120 years. Homes, businesses, and cultural facilities are now being built on top of what were once oilfields. This session showcases one challenging site that is in progress and a solution to another.

B. Brownfields for Beginners

Moderator: Mary Kemp, Chief, Brownfields Section, U.S. EPA Region 6, Dallas, Texas

Speakers: Robert Colangelo, Executive Director, National Brownfields Association, Chicago, Illinois

Rita Kottke, Ph.D., Environmental Programs Manager, Remediation Section, Land Protection Division, Oklahoma Department of Environmental Quality, Oklahoma City, OK

Elliot Nelson, Manager, McNellie's Group, LLC, Tulsa, OK

Summary: This session will cover the basics of what brownfields are, why they exist, and what that means to you. Basic information about how to develop brownfields or entice developers to redevelop the sites will also be discussed. Success story – the Dust Bowl (formerly Universal Rig), a new bowling alley and restaurant in Tulsa.

C. Sustainable Development – Sustainable Growth

Moderator: Jennifer Gooden, Director of Sustainability, City of Oklahoma City, Oklahoma City, OK

Speakers: Blair Humphreys, Executive Director, Institute for Quality Communities; Adjunct Instructor of Urban Design, University of Oklahoma, Norman, OK

2012 Okc Brownfields Conference Program (continued...)

David E. Koch, National Program Manager,
Brownfields Services, Terracon Consultants, Inc.,
Olathe, Kansas

Tad McGalliard, Director of Sustainability,
International City/County Management
Association (ICMA), Washington, D.C.

Summary: Communities suffer from idle, often contaminated properties, aka brownfields, which can prevent urban infill and redevelopment. This dialogue will address how sustainable redevelopment of brownfield properties can act as a catalyst to help cure urban socioeconomic and environmental ills.

12:00 – 1:30 LUNCHEON

Reinvesting in Tulsa

Cameron Bertron, Senior Vice President for Development, EFG Brownfield Partners, Denver, Colorado

Hon. Dewey Bartlett, Mayor, Tulsa, Oklahoma

1:30 – 2:30 Breakout 2

A. The Green Side of Brownfields Remediation

Moderator: Richard Luedecke, Vice President, Environmental Health and Safety, Devon Energy, Oklahoma City, OK

Speakers: Joe Foster, Senior Project Manager, Enercon Services, Inc., Tulsa, OK

Tom Knudson, Senior Project Manager, Terracon Consultants, Inc., Tulsa, OK

Ian A. Webster, Sc.D, President, Project Navigator, Ltd & PV Navigator, Brea, California

Summary: Green Remediation reduces the demand placed on the environment during the cleanup of contaminated property. Join us for this session to learn about new ideas and strategies for greening the cleanup process, including the technical options available for ground water and vapor intrusion remediation.

B. Federal Partners

Moderator: Karen Peycke, Land Revitalization Coordinator, U.S. EPA Region 6, Dallas, TX

Speakers: Isaac Akem, Community Planner, Federal Highway Administration, Oklahoma City, OK

Charlie Bartsch, Senior Program Advisor for Economic Development, U.S. EPA Washington D.C.

Debora Glasgow, Executive Director, South Western Oklahoma Development Association (SWODA), Burns Flat, OK

Carol D. Jones, Regional Sustainability Officer, Oklahoma Housing and Urban Development Area Office, Oklahoma City, OK

Tim Jeffcoat, Deputy District Director, US Small Business Administration, Oklahoma City, OK

Summary: A variety of federal agencies can assist with funding brownfields redevelopment. Representatives from the Small Business Administration, Federal Highway Administration, and Department of Housing and Urban Development will discuss lender relations, community planning, and regional sustainability funding opportunities.

C. Recovering from our Industrial Past: Redeveloping Heavily Contaminated Properties

Moderator: James Menzer, Esq., Menzer Law Office; General Counsel, Blackwell Industrial Authority, Blackwell, OK

Speakers: Joseph Brunner, Director, Discontinued Operations, Freeport McMoRan Copper & Gold, Inc., Phoenix, Arizona

James Drought, Vice President & Principal Hydrologist, Shaw Environmental Liability Solutions (SELS), Milwaukee, Wisconsin

Marc Weinreich, Co-founder & Vice President, Greenfield Environmental Trust Group, Inc., and Vice President, Resources for Responsible Site Management, Inc., Salt Lake City, Utah

Summary: How large, complicated industrial sites can be beneficially re-used...with a little help from your friends. Hear from experts on how heavily contaminated properties, including Superfund sites, can be cleaned up and revitalized.

2:30 – 2:45

EXHIBITORS' BREAK

2012 Okc Brownfields Conference Program (continued...)

2:45 – 3:45 **Breakout 3**

A. Impacts of Social Media

Moderator: Mary Ellen Ternes, Esq. Shareholder, Industry Group Leader, McAfee & Taft, Oklahoma City, OK

Speakers: Jon Epstein, Esq., Shareholder, Hall Estill, Oklahoma City, OK

Blake Jackson, Manager - Digital Communications, Chesapeake Energy, Oklahoma City, OK

Zach Nash, Creative Manager, City of Oklahoma City, Oklahoma City, OK

Summary: Social media has drastically changed the way our society communicates. Information can now be conveyed instantaneously to a global audience.

As with any new technology, there are pros and cons to utilizing this new tool for your business or project. Join us for this session to learn how to smoothly integrate social media into your communications plan and what to plan for when others try to use social media to disrupt your project.

B. Property Purchaser Defenses to Superfund Liability: Hard to Find & Harder to Hold.

Moderator: Michael Wofford, Esq. Partner, Doerner Sanders Daniel & Anderson, Oklahoma City, OK

Speakers: Ron Jarman, Ph.D., Senior Environmental Manager, Apex Companies, LLC, Oklahoma City, OK

Linda Martin, Esq., Partner, Doerner Sanders Daniel & Anderson, Tulsa, OK

Summary: CERCLA (aka Superfund) liability can be daunting and often deters the sale and development of potentially contaminated properties. There is a way to manage this liability: the Bona Fide Prospective Purchaser protection. This session examines this protection – what protection it provides and, as important, what it doesn't provide.

C. Brownfield Area-Wide Planning Grants – A Tulsa Experience

Moderator: Mike Fitter, Client Service Lead, Enercon Services, Inc., Tulsa, OK

Speakers: Clay Bird, Director for Economic Development, City of Tulsa, Tulsa, OK

Morgan Landers, AICP, Urban Planner, EFG Brownfields Partners, Denver, Colorado

Janice Sims, Office of Brownfields & Land Revitalization, U.S. EPA, Washington, D.C.

Summary: EPA has explored Brownfields Area-Wide Planning as an important component of successful brownfield development. Join us in this session to learn about Brownfield Area-Wide Planning projects, including first-hand account of the Tulsa Area-Wide Planning project. The session will discuss the importance of brownfield reuse in area-wide planning and the sustainable growth of a city.

3:45 – 4:00 **EXHIBITORS' BREAK**

4:00 – 5:00

Reinventing Brownfield Law

Endnote Speakers: Thomas Nolen Barefoot, Esq., Thomas Barefoot Law Office, Lead Counsel, Ashley II of Charleston v PSC Nitrogen, Washington, D.C.

Matthew Hite, Senior Counsel, Senator James Inhofe's Office, Environment & Public Works Committee, United States Senate, Washington, D.C., "U.S. Senate process of reauthorization of the Brownfield law"

5:30 - 7:30

Tuesday, May 22

Chase Tower, Devon Room, 35th floor

100 N Broadway Ave # 3400 Oklahoma City, OK 73102 (405) 232-1184

Don't miss this opportunity to network with industry and regulatory leaders from across Oklahoma and beyond who work in revitalization and redevelopment of property at Oklahoma's exclusive Petroleum Club. The reception is an exceptional way to generate awareness for your company, products, services, and important brand messages in an intentional, identifiable, and controlled environment.

2012 Okc Brownfields Conference Program (continued...)

Wednesday, May 23

8:00 – 8:30

Opening Remarks and Welcome

Lloyd Kirk, Environmental Programs Manager, Brownfields Section, Land Protection Division, Oklahoma Department of Environmental Quality, Oklahoma City, OK

Hon. Gary Sherrer, Oklahoma Secretary of the Environment, Oklahoma City, OK

8:30 – 9:00

Rethinking - The Future of Brownfield Redevelopment

Keynote Speaker: Marianne Horinko
President, The Horinko Group, Former Acting Administrator, U.S. EPA, Washington, D.C.

9:30 – 9:45 **EXHIBITORS' BREAK**

9:45 – 10:45 **Breakout 4**

A. Creative Financing

Moderator: Steve Jantzen, Director, Ryan Whaley Coldiron & Shandy, P.C., Oklahoma City, OK

Speakers: Charlie Bartsch, Senior Program Advisor for Economic Development, U.S. EPA, Washington D.C.

Cameron Bertron, Senior Vice President for Development, EFG Brownfield Partners, Denver, Colorado

Ignacio Dayrit, Director of Programs Center for Creative Land Recycling, San Francisco, California

Summary: Many brilliant ideas stagnate because of the lack of appropriate funding; however, funding opportunities abound if one knows where to find them. Join this session to learn more about how to apply creative financing to ensure the success of your next brownfield project.

B. Value of Brownfield Redevelopment

Moderator: C. Miles Tobert, Esq., Director, Crowe & Dunlevy P.C., former Secretary of the Environment, Oklahoma City, OK

Speakers: Marielle J. Boortz, Team Leader - EMC PGPA - Policy, Government & Public Affairs, Chevron Corporation, San Ramon, California

Jimmie Hammontree, Manager, Regulatory Affairs Northern Division, Chesapeake Energy, Oklahoma City, OK

Amy McDonald, Senior Project Manager, ERM - Environmental Resources Management, Houston, Texas

Summary: What is the true value of brownfield redevelopment? The cleanup and reuse of brownfields can add incredible value to properties, neighborhoods, and communities. Although the cleanup and preparation of a brownfield site may cost more than preparation of a greenfield, its redevelopment ensures that your investment pays dividends for years to come.

C. Military Use and Reuse of Brownfield Sites

Moderator: Mary Jane Calvey, Ph.D., Real World Management Solutions, Inc., Oklahoma City, OK

Speakers: Angela Hughes, Environmental Programs Manager, Site Cleanup & Assistance Program, Land Protection Division, Oklahoma Department of Environmental Quality, Oklahoma City, OK

Robin Roberts Krieger, Executive Vice President for Economic Development, Greater Oklahoma City Chamber, Oklahoma City, OK

Tim Underwood, Senior Manager, Deloitte Consulting, Greater Los Angeles Area, California

Summary: This session will discuss brownfield redevelopment on former military sites as well as reutilization of brownfield sites by the military. Panelists will focus on examples such as Tinker Air Force Base's acquisition and reuse of the former GM plant in Midwest City, Oklahoma, and the current cleanup and reuse of former Oklahoma National Guard Armories.

10:45 – 11:00 **EXHIBITORS' BREAK**

9:45 – 10:45 **Breakout 5**

A. P3 : Public – Private Partnerships

Moderator: John Robertson, Executive Director, Okmulgee Area Development Corporation, Okmulgee, OK

Speakers: Mark D. Kranenburg, Director of Airports, Department of Airports, City of Oklahoma City, Oklahoma City, OK

2012 Okc Brownfields Conference Program

Eric Wenger, P.E., Director of Public Works, MAPS 3, Oklahoma City, OK

Roy Williams, President and CEO, Greater Oklahoma City Chamber, Oklahoma City, OK

Summary: Public-Private partnerships can move mountains. Both entities have access to wide array of resources that can be critical in completing a brownfield project. Join us in this session to learn about the winning strategies that combine both public and private resources for outstanding project success.

B. Fostering Successful Brownfield Projects in Rural Communities

Moderator: Carolyn Stager, Executive Director, Oklahoma Municipal League, Oklahoma City, OK

Speakers: Cheri Ezzell, Executive Director, Community Development Support Association, Inc., Enid, OK

Karen Riffle, Town Administrator, Town of Seiling, Seiling, OK

Dr. Stephen Smith, President, Eastern Oklahoma State College, Wilburton, OK

Chairman Ronald D. TwoHatchet, Chairman, Kiowa Tribe of Oklahoma, Carnegie, OK

Summary: Yes, rural communities CAN redevelop brownfield sites! Join us for this session to learn about successful strategies for redevelopment, funding opportunities and support utilized by rural communities, tribes and universities that have been used to enable their brownfield projects.

C. Addressing Residential Reuse

Moderator: Amy Dzialowski, Project Manager, HW Lochner, Inc., Oklahoma City, OK

Speakers: Ignacio Dayrit, Director of Programs, Center for Creative Land Recycling, San Francisco, California

Mike Grube, Director of Development, The YARCO Company, Kansas City, Kansas

Robert Kellogg, Esq., Moricoli & Schovanec, Oklahoma City, OK

Summary: Concerns about health issues complicate the residential reuse of contaminated properties. However, many brownfield properties are in highly desirable locations. Join us in this session to learn more about the issues involved in redeveloping brownfields into neighborhoods, including what to look out for and when to walk away from a project.

12:00 – 1:30 LUNCHEON

Reinvesting in Downtown

Steve Mason, P.E., CEO, Cardinal Engineering, Inc.; Trustee, Oklahoma City Community Foundation; Oklahoma Environmental Quality Board Member, Oklahoma City, OK

Larry Nichols, Executive Chairman Devon Energy, Inc., Oklahoma City, OK

2:00 – 4:30 TOUR

Reinventing Oklahoma City

Chris Varga, Urban Redevelopment Specialist, Planning Department, City of Oklahoma City, Oklahoma City, OK

OKC Brownfields Bus Tour

In the last decade, Oklahoma City has experienced a renaissance. A key aspect to this is the reinvestment in the urban center and the redevelopment of a number of strategic Brownfield sites. Join us on a bus tour as we explore the progress that Oklahoma City has already made and hear about our vision for the city's future. On this tour, we will visit five iconic Brownfield projects of Oklahoma City: The site of Devon Energy's new national headquarters, the American Indian Cultural Center, the WestTown Resources Center, the Bricktown Fire Station, and finally, Bricktown itself.

D) DOERNER, SAUNDERS,
DANIEL & ANDERSON, LLP

 CONESTOGA-ROVERS
& ASSOCIATES

USDA

Burns &
McDonnell
SINCE 1898

 Oklahoma
Corporation
Commission

LOCHNER

B

BASIN
ENVIRONMENTAL & SAFETY TECHNOLOGIES

SAIC



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

Terracon

CHARTIS



APEX

 CITY OF
Tulsa
A New Kind of Energy.

devon



KANSAS STATE
UNIVERSITY



ENERCON

Excellence—Every project. Every day.

RYAN WHALEY COLDIRON SHANDY

Litigation Energy Environment

CITY OF
stillwater

McAfee & Taft
ATTORNEYS & COUNSELORS



guernsey

ASCOG

MIAMI
City of Water, Sport & Opportunity

 ESC
LAB SCIENCES
YOUR LAB OF CHOICE



REALIZE THE DIFFERENCE

ACZ Laboratories, Inc.
A Full Service Environmental Testing Laboratory

 OKLAHOMA
STATE
UNIVERSITY
EXTENSION

OKLAHOMA
DEPARTMENT OF COMMERCE



CROWE & DUNLEVY
A PROFESSIONAL CORPORATION

RWMS



Chesapeake
ENERGY



CITY
OF
Enid
OKLAHOMA



SYMBOL
OF A TOTAL COMMUNITY
CITY OF SAND SPRINGS, OKLA.



OKLAHOMA CITY
BROWNFIELDS PROGRAM

TULSA INDUSTRIAL AUTHORITY

COVANTA
Powering Today. Protecting Tomorrow.

 brainerd
BRAINERD CHEMICAL COMPANY, INC.



BANK OF
OKLAHOMA



AIA Eastern Oklahoma
A Chapter of the American Institute of Architects

SUSTAINABLE
TULSA



Tulsa's Young Professionals
SUSTAINABILITY

OKLAHOMA
Municipal
League



Tulsa
Development
Authority



FREDERIC DORWART
LAWYERS

SUPPORTERS

Thank you!!

The Oklahoma Department of Environmental Quality would like to thank all of those who continually choose to support the DEQ Brownfields Program's mission to change the way sustainability, brownfields, and environmental cleanup is perceived, addressed, and managed in Oklahoma.





This publication is issued by the Oklahoma Department of Environmental Quality as authorized by Scott A. Thompson, Executive Director. Copies have been printed at a cost of \$4.66 each. Copies have been deposited with the Publications Clearinghouse of the Oklahoma Department of Libraries. (cmullins\LPD\Brownfields\2014BrownfieldsPortfolio) 6/2014

