

Successful Brownfields Redevelopment

The Village, OK

The City of the Village revitalized a blighted apartment complex into a thriving community center, clinic, and 124 garden homes and townhouses. The 27 acre property occupied 35% of the City's available land, was a source of flooding issues, and crime. The dilapidated property deterred surrounding development but before the City could demolish the apartments, asbestos had to be abated. Multiple funding sources were combined to accomplish the \$769,321 asbestos abatement, including a loan from the Oklahoma Department of Environmental Quality's (DEQ's) Brownfields Revolving Loan Fund, a cleanup grant from the U.S. Environmental Protection Agency, and local funding.

Removal of the blighted apartment complex has resulted in a free clinic that has provided \$12 million in free medical care to date. It reduced flooding and flood insurance rates in the area. It added modern homes, reduced crime, and increased property values and Ad Valorem taxes. The redevelopment also spurred additional development around the site, including the Love's Travel Centers Corporate Office, a 137 bed nursing facility, a 62 home gated community, and new retail and office buildings. The Village loan was fully repaid in August 2018. Bruce Stone, City Manager of The Village, said "the brownfield loan and the EPA grant helped pave the way for the demolition and redevelopment, setting the stage for the tax increment financing district to flourish."

