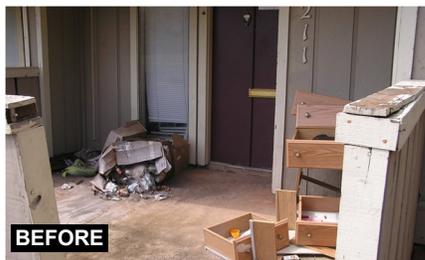


# City of The Village

## The Village, Oklahoma



### PROPERTY DETAILS:

**Property Size:**  
27 acres

**Former Use:**  
436-Unit Apartment Complex

**Contaminants Found:**  
Asbestos

**Current Use:**  
Multi- and single-family residential

**Current Owner:**  
Developer—Hawthorn Village LLC

### FUNDING DETAILS:

**EPA RLF Subgrant (2008):** \$254,000

**EPA Cleanup Grant (2009):** \$200,000

### PROJECT HIGHLIGHTS:

Removed over 153,000 square feet of chrysotile asbestos from site, demolished 436 apartment units, sold a portion of the property, remediated a flood plain problem and began redevelopment.

Over \$19 million in private investments to date, with another \$58 million projected over the next five years

### PROJECT TIMELINE:

**Spring 2008:**  
Phase I Study Completed

**Summer 2009:**  
Asbestos abatement completed

**Spring 2010:**  
Demolition completed

**Summer 2010:**  
13.7 acres sold and redevelopment started

**Fall 2010:**  
Five-acre greenspace for public park to be completed



American Recovery and Reinvestment Act Project

## How a city used proactive thinking, problem solving and EPA Revolving Loan Fund and Cleanup Grants to overcome an economic development obstacle

**Drivers for Redevelopment:** As part of its Economic Development and Community Revitalization Plan, The Village was committed to improving the quality of life for its citizens, enhancing its tax base and stimulating private investment. At the heart of the city, just minutes from city offices and other public amenities, an abandoned apartment complex was causing growing concerns. Through a combination of funding sources, The Village was able to clean up the site to remove blight, which, in turn, allowed the redevelopment of underutilized adjacent land and the development of vacant land which was previously unsellable due to its proximity to the complex.

**Property History:** The Village is a suburb of Oklahoma City, Oklahoma, now landlocked to its current 2.6-square-mile foot print, making any available land a focus of economic development attention. Once a thriving apartment complex, the property had fallen into disrepair, had serious environmental problems and finally went into foreclosure and bankruptcy. It was not only viewed as an area of blight, it was attracting crime and deterring private investment and development in the areas surrounding it.

**Project Results:** After a series of failed attempts to sell the property, the City of The Village purchased the 27-acres and complex in 2008. Their goal was to get the property ready for redevelopment which would require over \$750,000 in asbestos abatement before any demolition could begin. In August 2009, The Village received a subgrant from Oklahoma Department of Environmental Quality, an EPA Brownfields Revolving Loan Fund recipient, and an EPA Cleanup Grant, funded through the American Recovery and Reinvestment Act, to cover the abatement work. By March 2010, demolition was complete and in June 2010, a redevelopment agreement was signed and approved. In July 2010, 13.7 acres were sold to a developer. In August 2010, the first phase of development began, which includes single-family homes, townhouses and a five-acre greenbelt. Phase II will include additional residential units.

Additionally, adjacent properties are now being developed. A \$12-million Nursing Center has recently been completed, retail and office space built, with plans for a gated residential community, office expansion and a new proposed town center. Over \$19 million in private investment has been expended, to date, with another \$58 million over the next five years. The City of The Village, not only turned an eyesore into a thriving development, they met their goals and did it quickly and efficiently.