Narrative Information Sheet

IV.D.1. Applicant Identification
Oklahoma Corporation Commission Brownfield Program
2101 N. Lincoln Blvd., Oklahoma City, OK 73105

IV.D.2. Funding Requested
   IV.D.2.a. Assessment Grant Type:
   Community-wide Assessment Grant for States and Tribes
   IV.D.2.b. Federal Funds Requested
     IV.D.2.b.i. Requested Amount: $2,000,000
     IV.D.2.b.ii. Federal Funds Requested Waiver: Does Not Apply.

IV.D.3. Location
This Community-Wide Assessment Grant for States and Tribes will be used to address properties affected by historic petroleum-related activities across the entire state of Oklahoma. This includes all cities and unincorporated areas, all 77 counties, and the lands of 38 Native American tribes.

IV.D.4. Target Area and Priority Site/Property Information
Although this grant, would be used on brownfield sites across the state of Oklahoma, we will be starting work on 5 priority sites in 3 target areas.

<table>
<thead>
<tr>
<th>Target Areas</th>
<th>Priority Sites</th>
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</table>
| City of Midwest City| **Soldier Creek Industrial Park**
|                     | 7450 NE 23rd St.,
|                     | Midwest City, OK 73141
|                     | Located in Census Tract 40109108003                |
|                     | **Former Quick Stop**
|                     | 8004 NE 23rd St.,
|                     | Midwest City, OK 73141
|                     | Located in Census Tract 40109108011                |
|                     | **Aabar Cadillac and Lincoln Salvage Yard**
|                     | 9700 NE 23rd St.,
|                     | Midwest City, OK 73141
|                     | Located in Census Tract 40109108010                |
IV.D.5. Contacts  

IV.D.5.a. Project Director  
Name: Madeline Dillner, Brownfield Program Project Coordinator  
Phone: (405) 522-2750  
Email: Madeline.Dillner@occ.ok.gov  
Address: 2101 N. Lincoln Blvd., Oklahoma City, OK 73105

IV.D.5.b. Chief Executive/Highest Ranking Elected Official  
Name: Tim Rhodes, Executive Director  
Phone: (405) 521-6709  
Email: Tim.Rhodes@occ.ok.gov  
Address: 2101 N. Lincoln Blvd., Oklahoma City, OK 73105

IV.D.6. Population  
The target of this Community-wide Assessment grant is the entire state of Oklahoma (population 3,959,353), with a focus on 3 target areas, the cities of Midwest City (57,236), Tonkawa (3,216), and Guymon (11,488). Population data from 2019 American Community Survey

IV.D.7. Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
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<tr>
<td>Community population is 10,000 or less.</td>
<td>1</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>6</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>N/A</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>3</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>N/A</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>N/A</td>
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<tr>
<td>The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>N/A</td>
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**IV.D.8. Letter from the State or Tribal Environmental Authority**

The Oklahoma Corporation Commission is the state environmental authority for oil and gas exploration and production sites, pipelines, and fueling stations in the state of Oklahoma. Therefore, a letter is not needed. However, the Oklahoma Department of Environmental Quality (the state environmental authority for hazardous waste) also has a Brownfield Program, and they have written a support letter for the OCC’s application for this grant. Please see the attached letter.

**IV.D.9. Releasing Copies of Applications**

N/A
November 29, 2021

Jeff Myers
Brownfield Program Manager
Oklahoma Corporation Commission
PO Box 5200
Oklahoma City, OK 73152-2000

Subject: Support Letter for the FY22 Community-Wide Assessment Grant for States and Tribes for the Oklahoma Corporation Commission

Dear Mr. Myers,

The Oklahoma Department of Environmental Quality (DEQ) acknowledges and supports the Oklahoma Corporation Commission’s (OCC’s) grant application for a U.S. Environmental Protection Agency Brownfields Community-Wide Assessment Grant for States and Tribes.

There is not a single county in Oklahoma that is not impacted by historic oilfield exploration and production activities, product pipelines, and historic fueling stations. The DEQ recognizes the need for a statewide effort to assess properties that have fallen into disrepair due to their associations with these past uses.

The DEQ encourages the voluntary cleanup and reuse of contaminated properties and has successfully worked with cities, Tribes, and economic development organizations all over the state—as well as the OCC. DEQ staff members are available to provide technical assistance as needed. For additional information, please contact Heather Mallory at (405) 702-5135. I wish you great success in this endeavor and look forward to working with you in the future.

Sincerely,

Heather Mallory
Brownfields Program
DEQ Land Protection Division
Narrative/Ranking Criteria (and Evaluation Criteria) for Assessment Grants

IV.E.1. Project Area Description and Plans for Revitalization

IV.E.1.a. Target Area and Brownfields

IV.E.1.a.i. Background and Description of Target Area

When most people think of Oklahoma, they don't think of the hip, dazzling future host of the National Brownfield Conference. They think of the Dust Bowl, the Trail of Tears, and Tornado Alley. Our name conjures up images of cowboys driving cattle across the dusty plains, forlorn people in wagons heading to California, and of course—oil gushing from the earth. Since statehood in 1907, the Oklahoma Corporation Commission (OCC) has been the state agency tasked with the environmental regulation of all oilfield exploration and production activities, as well as bulk oil storage facilities, pipelines, and gas stations in Oklahoma.

Of the 77 counties in Oklahoma, 60 contain significant oil and gas fields. According to a GIS analysis of the Oil and Gas Fields of Oklahoma dataset from the Oklahoma Geological Survey, approximately 51,549 square miles of Oklahoma (76% of the state) are covered in oil and gas fields. Over 3,000 square miles of Oklahoma are located inside historic dense oilfield exploration and production areas, where dense well spacing and less stringent environmental regulations of the 1920s, 1930s, and 1940s mean those acres are more likely to be contaminated. 106 of Oklahoma's lakes and reservoirs have coastline inside historic dense oilfields. Quite often, oilfield brownfields look like wide open fields—prime locations for land-intensive development projects that could bring new jobs and tax revenue to cities. However, to all but the largest corporations, the presence of historic oil and gas activity is a deal-breaker.

Oklahoma is crisscrossed with cattle-trails-turned-stagecoach-roads-turned-state-highways. These old state highways (including historic Route 66, of which Oklahoma has more miles than any other state) weave through red brick Main Streets which are dotted with dilapidated gas stations. At last count, nearly 3,400 gas stations lie dormant along the highways of the state, abandoned as Interstate Highways (I-40, I-44, and I-35) drew traffic along their faster routes. Interestingly, there are 400 dormant gas stations within 1 mile of Oklahoma’s 426 miles of Route 66. 43 of these abandoned, unassessed gas stations sit within 500 feet of a lake or reservoir. These lurking Main Street gas stations put a damper on Main Street Revitalization in cities. Not only are they located on corners and twice as visible as other blighted properties, but their depressing presence can discourage any investment in neighboring Main Street properties. The 3 target areas chosen for this grant application are a snapshot of Oklahoma that shows demographic diversity united by a common industrial past.

Target Area #1 - Midwest City – Midwest City is an urban area (population 54,371) in the Oklahoma City Metropolitan Statistical Area (MSA). It is the home of the single largest employer in Oklahoma: Tinker Air Force Base, built in 1941. In the past decade, the City of Midwest City has made strides in revitalizing several of the major corridors around Tinker on the south side of town (15th Street, 29th Street, Reno Ave.). However, the northern part of the city—specifically the Highway 62/23rd Street corridor that shares its border with the town of Spencer—has been left behind. The 4-mile corridor is lined with 6 abandoned gas stations and runs directly through the Midwest City and Witcher Oilfields.

Target Area #2 – Tonkawa – The City of Tonkawa is a rural, non-MSA area (population 3,216) in northern Oklahoma. It was founded in March 1894 and originally populated by the Nez Perce and Tonkawa tribes. The discovery of oil in the 1920s caused the population to nearly triple—from 1,238 in 1907 to 3,311 in 1930. The population has held steady around 3,300 since then, thanks to its location along the Blackwell & Southern Railway, and its current-day proximity
to I-35, the main North-South interstate through Oklahoma. The area around the tiny town of Tonkawa is still primarily oilfield, farms, and ranches. It has 10 abandoned gas stations and 10 oil wells within its city limits.

**Target Area #3 – Guymon** – The City of Guymon is a rural, non-MSA area (population 11,488) located in the remote western panhandle of Oklahoma, famous for its annual Guymon Pioneer Days Rodeo. Since incorporation in 1901, its industry has consisted primarily of agriculture and food processing. In the 1940s, natural gas was discovered in the Hugoton-Panhandle Gas Field—one of the largest natural gas fields in the world. Since 2011, wind energy production has become popular as well. As of 2017, 25% of all electricity in Oklahoma is wind power, (“Wind farm near Guymon will be second largest in the world”, KOCO.com, Nov. 15, 2017). As of the 2020 census, 24.6% of the population lives below the poverty line, increasing from 14.3% in 2010. As of the 2010 census, Guymon had the fourth largest Hispanic population in the state, behind only Tulsa, Oklahoma City, and Lawton. Currently, 68% of citizens in Guymon identify as People of Color. Guymon has 26 abandoned gas stations and 82 oil and gas wells.

**IV.E.1.a.ii. Description of the Priority Brownfield Site(s)**

The following have been chosen as priority sites for this Grant work:

1. **Soldier Creek Industrial Park, 7450 NE 23rd St., Midwest City, OK 73141 - Census Tract 40109108003** – This is a 160-acre former oil and gas exploration and production site that is currently vacant land, except for a few recreational trails. This property is currently owned by the Midwest City Utilities Authority Public Trust and will be the future home of Midwest City’s new Soldier Creek Industrial Park. A historical records search indicated that there could be oilfield impacts on site, and that environmental assessments will make redevelopment possible. This site is a priority because a trail system has been built in previously-assessed areas, and further assessment will allow redevelopment to continue on this property, located in a floodplain.

2. **Former Quick Stop, 8004 NE 23rd St., Midwest City, OK 73141 - Census Tract 40109108011** – This is a 1.197-acre former gas station and used car lot located at the intersection of Midwest Blvd. and 23rd St. There are no records of the tanks ever being removed or any environmental assessments completed. This property is a priority because it is adjacent to the land for the new Soldier Creek Industrial Park and is prime for redevelopment if assessments are done.

3. **Aabar Cadillac and Lincoln Salvage Yard, 9700 NE 23rd St., Midwest City, OK 73141 - Census Tract 40109108010** – This is a 7-acre used car and salvage yard likely impacted by leaking fuel tanks. This site is a priority because the City Manager stated that they have a buyer ready if the site can be cleared of all environmental issues.

4. **Former Stop-N-Go, 300 E. North Ave., Tonkawa, OK 74653 - Census Tract 40071001100** – An out-of-use gas station with 1 8,000-gallon tank, 1 6,000-gallon tank, 1 3,000-gallon tank, and 1 2,000-gallon tank, which were installed in 1987 and last used in 2014. They are still in the ground, and no assessments have been done. This site is a priority because it is located blocks from Tonkawa’s Main Street (great for a small business), and the owner is hoping to sell.

5. **Former Diamond Shamrock Station, NE Corner of Highway 54 & S. Quinn St., Guymon, OK 73942** – This is a stylish yet out-of-use gas station with tanks that were closed in place in the 1980s with absolutely no environmental assessments ever done. The environmental unknowns on this old gas station site make any future sale of the property impossible as Guymon’s economic state indicates a bank loan would likely be needed. This site is a priority because it is in Guymon’s Main Street District (according to their 2017 Comprehensive Plan) along Guymon’s Hwy 54 commercial row in the Guymon Original neighborhood. Its unique architecture makes it an attractive property for sale, were it to be given a clean bill of health.
IV.E.1.b. Revitalization of the Target Area

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The Midwest City priority sites are all in a 3-block strip of NE 23rd Street. Earlier this year, the City of Midwest City partnered with the University of Oklahoma’s Institute for Quality Communities to come up with “VISION23” – an area-wide plan for Midwest City’s 23rd Street corridor, which it shares with the City of Spencer. According to the workgroup, population, income, and housing values along the 23rd Street corridor increased at a slower pace from 2010 to 2018 than neighboring municipalities and the county. Some of the challenges identified by the workgroup were poor walkability and a high number of undeveloped or abandoned lots. The Soldier Creek Industrial Park site and the two surrounding sites are in the center of this corridor. Getting these 3 sites assessed, remediated, and ready-for-redevelopment would address the undeveloped land/abandoned lots problem. And in terms of walkability, the Soldier Creek Industrial Park has a series of walking and biking trails (with an ADA-compliant trailhead) winding over its 77 grassy and wooded acres—an attractive walkable haven just waiting to be connected to new sidewalks as development happens along this corridor.

The City of Tonkawa just received a Capital Improvements Plan (CIP) from the Northern Oklahoma Development Authority (NODA, the regional economic development council) that laid out $11,407,900 worth of Capital Needs for the city -- $1,038,000 of which were considered Mandatory. NODA creates CIPs for cities in their area with a significant portion of low- to moderate-income households, like Tonkawa, where 53% of households have incomes below $50,000 (EPA EJASCREEN). The US average household income is $62,843 and the Oklahoma average is $52,919, according to census.gov QuickFacts. Although the City of Tonkawa has just over 3,000 people, they do have an active Development Authority. The mission of the Tonkawa Development Authority (TDA) is to “retain all existing jobs and create new jobs in Tonkawa by supporting existing business expansion and aggressively pursuing new employers in the community of Tonkawa.” The gas station at 300 E. North Ave. is in excellent condition and could easily be turned into a small business. It last sold in 2005 for $65,000, so as far as commercial properties go, it’s quite affordable. It currently is out of business, so any business that moved in would fit the mission of the TDA to create new jobs. In the OCC’s current Assessment Grant Project in Okemah, OK, two of the four gas stations assessed have been turned into headquarters for new small businesses. The 2021 CIP for Tonkawa noted that the average daily traffic count along E. North Ave. was 2,565 cars—a good traffic flow for a small business.

The City of Guymon believes that “successful communities do not just happen; they must be continually shaped and guided” (City of Guymon Comprehensive Plan 2017, adopted April 27, 2017). Over the years they have also adopted the 1991 Comprehensive Plan, a 10-Year Capital Improvement Plan Priority List (2006-2007) and performed a Citywide Housing Market Study (2014). In their latest Comprehensive Plan are calls for resiliency and sustainability. One of their goals is to “improve the social and environmental health of Guymon” and it specifically calls upon the increased use of renewable energy sources, such as wind energy that’s bringing new jobs and new residents to their area. Revitalizing this unique gas station along the main highway through Guymon would meet several of their Land Use Goals (“attractive and safe neighborhoods”, “corridors consisting of areas of employment, retail, and commerce”, “enhance
the appearance, public safety and functionality of our districts and corridors”, and “commercial buildings will positively contribute to the unique character of Guymon”) laid out in the Plan.

Midwest City, Guymon, and Tonkawa are wonderful cities standing together with others in Oklahoma in their desire for progress, sustainability, and a better quality of life for their citizens. The Oklahoma Councils of Governments (COGs) provide regional economic development support for cities across Oklahoma and keep them apprised of new opportunities. However, the development of Plans and the passing-on of knowledge is only the first step in community revitalization. To implement plans and turn knowledge into action, funding is needed, and it is in this part of the process that brownfields funding can play a key, highly-leverageable role.

**IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy**

According to Midwest City’s VISION23 plan, the outcome of this grant’s assessment work would be three new sites along their 23rd Street Corridor that are clean and ready for redevelopment, as well as rectifying past environmental injustices for the area. Once the 23rd Street corridor attracts development, blight will be reduced, area income and property values will rise, population will increase, and a stronger and more vibrant local job market will grow. **Enhancing quality of life along this corridor will benefit disadvantaged community members** because Midwest City has a higher percentage of Black and African American citizens (24.1% compared to 7.8% for OK and 13.4% for US), **lower-income households** (median income is $49,914 compared to $52,919 for OK and $62,843 for US), and **children under 5** (7.1% vs. 6.0% for US and 6.5% for OK) than Oklahoma or the US, according to Census QuickFacts. **The City of Spencer, which lies on the north side of the 23rd Street corridor, is made up of 52% Black citizens** (compared to 7.8% for OK and 13.4% for US) and **has a lower per capita income** ($19,516) than Midwest City ($25,686), Oklahoma ($28,422), and the US ($34,103) (Source: Census QuickFacts). Therefore, Black and low-income individuals are the most adversely affected by the historic disinvestment in this part of town, and would benefit the most from the assessment, remediation, and redevelopment of the three sites in this corridor.

Assessing the gas station at 300 E. North Ave. in Tonkawa would make one more storefront available to a small business owner in a town that has limited commercial properties due to its size. Getting this property ready for reuse would turn a space that is currently producing no tax revenue for the city into an economically-productive business—thereby increasing the City’s funds available to perform their Mandatory Capital Improvements. **Enhancing quality of life in Tonkawa will benefit disadvantaged community members because Tonkawa has an above-average percentage of Native American citizens (10% vs. 9.4% for OK and 1.3% for US) and a lower per capita income** ($24,412) than Oklahoma ($28,422) or the US ($34,103).

Assessing the gas station at the corner of Hwy 54 and S. Quinn St. in Guymon would keep the momentum going from the excitement of the adoption of the 2017 Comprehensive Plan. This building is at the southwestern edge of Guymon’s Main Street development district. Many of Guymon’s festivals and farmers markets throughout the year are located more centrally along Main Street itself. Turning this gas station back into a flourishing business could catalyze other redevelopments along the 54th Street corridor and present a more vibrant first look at Guymon to travelers from Texas and Kansas. **Enhancing quality of life in Guymon through economic development projects like these will benefit disadvantaged community members because Guymon has a higher percentage of children under 5 (9.1% vs 6.5% in OK and 6.0% in US) Hispanic/Latino citizens (58.1% vs 11.1% in OK and 18.5% in US), foreign-born citizens (37.4% vs. 6.0% in OK and 13.6% in US) and linguistically-challenged households—26% of
IV.E.1.c. Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Reuse

The most sizable and exciting funding opportunities that arise once Grant funds have been used to provide initial assessment on the target properties are 1) the Petroleum Storage Tank Indemnity Fund (IF) and the 2) State Orphan Well Plugging Fund—both of which help during the cleanup phase of the project.

1) The IF is a multi-million-dollar fund managed by the OCC Petroleum Storage Tank Division, continuously funded by a fuel tax. If during a Phase II Environmental Site Investigation, contamination is found at levels high enough for the OCC Petroleum Storage Tank Division's (PSTD) environmental project managers to decide that a case needs to be opened, the owner of the facility will be able to access the IF. **The IF pays for up to $2,500,000 in cleanup costs at facilities, with the owner paying a 1% copay capped at $5,000.** Once the risk-based corrective action on the property is complete, the OCC PSTD will close the case and send the facility owner a Facility Closure Letter, and the OCC Brownfield Program (BFP) will issue them a Brownfield Certificate. The owner can then literally take these forms to the bank, and finally be eligible for loans they were not eligible for while the property still had undefined environmental risks.

2) At oilfield sites, the Orphan Well Fund is a state fund that exists to plug abandoned wells on a risk-based basis at no cost to the landowner. If oilfield trash and debris (metal scraps, cement, etc.) needs to be removed from the surface, the Oklahoma Energy Resources Board will remove the debris at no costs to the landowner.

If communities need additional assistance in developing an area-wide development plan after site assessments and remediation are completed, EPA Brownfields Small Technical Assistance Grants can help, as can various community organizations like Groundwork USA and KSU TAB. Additionally, Oklahoma is divided into 11 regions called Councils of Governments (COGs), which are regional economic development branches. These COGs are responsible for educating and assisting all governments in their regions on best practices for economic growth and stability. In addition, 31 cities in Oklahoma have Main Street Programs (including Guymon). Main Street Programs are economic development programs endorsed by the Oklahoma Department of Commerce that focus on economic development and revitalization of cities' downtowns. Towns with Main Street Programs recognize the value in restoring historic properties, as well as attracting new development. Revitalizing these brownfield sites does both: it improves a historic property and turns it back into beneficial use, and it improves the aesthetics and health of the community—thereby attracting new economic ventures. If more funding is needed to complete project, cities often present sales tax rates adjustments to their citizens. These adjustments are more likely to pass if the City can show success stories—such as shovel-ready brownfield projects.

IV.E.1.c.ii. Use of Existing Infrastructure

Historic gas station properties benefit from the most important pre-existing infrastructure available: great location. These stations can be accessed via paved, main roads, and have paved pull-ins to the facilities' parking lots, so entry and exit will be easy. Any buildings left on site are wired for electricity, connected to city sewers, and connected to water and gas lines. Most gas station buildings on these properties are in decent shape, with buildings, canopies, original windows, and garage doors intact. As for the one oilfield site, it is located along NE 23rd Street, a main road, and the City of Midwest City has already begun work on the infrastructure layout for the future Soldier Creek Industrial Park buildings. Historic oilfield sites are often quite large, and
their assessment makes them attractive sites for large “greenfield-style” industrial developments such as warehouses, industrial parks, and solar farms.

IV.E.2. Community Need and Community Engagement

IV.E.2.a. Community Need

IV.E.2.a.i. The Community's Need for Funding

Municipal governments like the ones in our target areas are focused on local issues, and generally do not have the time or staff or devote to grant management and environmental oversight. And, in very small towns like Tonkawa (and most cities in Oklahoma), the city management is mainly made up of volunteers who have other full-time jobs. In addition, most cities know about 1 to 3 sites at a time that need environmental assessment to be redeveloped—which isn't enough sites to warrant the time and energy that needs to be expended on applying for a grant. In this case, the proof of Oklahoma cities' need for outside grant assistance is in the numbers: according to the EPA Brownfields Grants Fact Sheets, the only cities in Oklahoma to ever receive Assessment Grants are Oklahoma City and Tulsa—the two largest cities in Oklahoma. By working with municipalities, tribes, and regional economic development agencies, the OCC lends them (for free) our experience and expertise with grant management, as well as our environmental expertise and experience as a state environmental regulator. It's a highly efficient system that has worked beautifully in Okemah for the last year, with our Community-Wide Assessment Grant.

IV.E.2.a.ii. Threats to Sensitive Populations

1) Health or Welfare of Sensitive Populations – The OCC’s jurisdiction extends to the entire state of Oklahoma, and any grant work done in Oklahoma has a higher-than-average likelihood of benefitting the health and welfare of sensitive populations, such as Native American citizens and individuals living below the poverty line. Oklahoma has a the third-largest number of Native American tribes (38), only behind Alaska and California. 31,560,405 of Oklahoma’s 44,735,000 acres (70%) of Oklahoma’s land is within tribal jurisdictional boundaries, and the OCC has pledged to work with tribal governments on brownfields sites in tribal lands. 9.4% of Oklahomans identify as Native American alone, as opposed to 1.3% of Americans as a whole (Census QuickFacts). Oklahomans are more likely to live in poverty than the average American (15.2% poverty rate vs. 12.3% for US). In 21 of Oklahoma’s 77 counties, over 20% of the population is estimated to live in poverty, as measured by the Small Area Income and Poverty Estimates for 2019 from the United States Census Bureau. 12 of these counties are “persistent poverty” counties (according to the 1990, 2000, and 2010 censuses and the 2019 American Community Survey), which is 4 more counties than in the 1980-2000 calculation. 429 of the 3,400 abandoned gas stations (12.6%) are in persistent poverty counties. The blight that comes from these gas stations is a negative social determinant of health – the mere presence of these abandoned gas stations impacts investor’s willingness to invest in them and the surrounding areas, leading to chronic disinvestment. Conversely, reducing blight from these old stations and abandoned oilfield sites is a positive social determinant of health, and improved the ability of impacted areas to attract new businesses and create new jobs, which leads to a higher tax base and greater economic and healthcare opportunities for its citizens.

2) Greater Than Normal Incidence of Disease and Adverse Health Conditions – Long-term exposure to the compounds found in petroleum products (especially benzene) can damage the liver, kidneys, central nervous system, and eyes. Exposure can also cause cancer and exacerbate respiratory conditions such as asthma. Oklahoma has an above-average incidence of all cancers (450.2/100,000 compared to 448.6/100,000 for the US) and childhood cancer (17.5/100,000 compared to 15.8/100,000 in US for kids under 15, and 19.1/100,000 vs. 17.0/100,000 for kids
under 20), according to statecancerprofiles.org for 2014-2018. As of July 2021, Oklahoma’s Greer County was 3rd in the nation for highest cancer incidence rates (710.4 per 100,000, source: usnews.com, “The U.S. Counties with the Highest Cancer Rates”). According to CDC.gov, more Oklahomans have asthma than the national average (10.2% compared to 7.8% for US) and could suffer disproportionately from vapor intrusion issues at petroleum brownfields sites. According to a 2021 study by the Oklahoma State Department of Health, the Oklahoma Birth Defects Registry data indicated that 4.2% of infants born in Oklahoma between 2004 and 2008 had a birth defect between 2004-2008 (Source: PRAMSGRAM, Vol 16 No 2 Summer 2012). This is slightly higher than the national average of about 3% (CDC.gov). Addressing these historic fueling stations and oilfield exploration and production sites will ensure that properties are cleaned up according to the OCC’s environmental regulatory standards, which are designed to protect human health.

(3) Promoting Environmental Justice – This grant and the reuse strategies employed by the target areas promotes environmental justice in the target area by creating acres available for beneficial economic reuse that can be used to employ local people and raise tax revenues. This type of redevelopment improves quality of life across the board. 70% of Oklahoma’s land is tribal land, and Oklahoma has 10 times the average percentage of Native American citizens, so any brownfields dollars spent in Oklahoma have a high likelihood of being spent in an environmental justice community.

IV.E.2.b. Community Engagement

IV.E.2.b.i. Project Involvement & IV.E.2.b.ii. Project Roles

City Managers and Mayors (Kevin Ditmore, City of Tonkawa, kditmore@tonkawadevelopment.com, (580) 628-7010; Robert Coleman, City of Midwest City, RColeman@MidwestCityOK.org, (405) 739-1218; Sheila Martin, City of Guymon, Sheila.martin@guymonok.org, (580) 338-0137) will provide boots-on-the-ground assistance with site selection and prioritization and act as liaison between state and landowners/buyers/Chambers of Commerce.

Oklahoma Councils of Government (John Harrington, ACOG, acog@acogok.org, (405) 234-2264; Tom Zigler, ASCOG, zigl_to@asco.org, (580) 736-4828; David Hinkle, COEDD, Director@coedd.net, (405) 273-6410; Kevin Wilson, EODD, kwilson@eoddok.org, (918) 682-7891; Edward Crone, GGEDA, ecrone@grandgateway.org, (918) 783-5793; Brian Bigbie, INCOG, bbigbie@incog.org, (918) 584-7526; Kim Rose, KEDDO, krose@keddo.org; klunn@keddo.org; ssmalling@keddo.org; lunderwood@keddo.org, (800) 722-8180; Vicki Eggers, NODA, vicki@noda-ok.org, (580) 237-4810; Jonathon Cross, OEDA, jonathon@noda-oeda.org; ldewindt@oeda.org; (580) 823-7639; Steve Mills, SODA, smills@soda-ok.org, (580) 465-6830; Clyde Morgan, SWODA, clyde@swoda.org, (580) 562-5009) will act as liaison to all 11 which are regional economic development areas of Oklahoma. The COGs can reach small towns that the state does not have contact information for and inform them of grant opportunities and invite them to meetings to discuss site selection, progress, and project updates.

Oklahoma Tribes (Christa Ogden, Choctaw Nation, cogden@choctawnation.com; Frank Harjo, Muscogee (Creek) Nation, fharjo@mcn-nsn.gov; Sheila Sevenstar-Horn, Cherokee Nation, Sheila-sevenstar@cherokee.org; Jarrod Lloyd, Absentee-Shawnee Tribe, jlloyd@astribe.com; Tara Hocker, Ponca Tribe of Indians of Oklahoma, oem@ponca-msn.gov) will assist with site selection and prioritization and act as liaison between state grant program and tribal citizens.
Oklahoma Department of Environmental Quality (Heather Mallory, heather.mallory@deq.ok.gov; (405) 702-5135) will provide technical assistance on sites that have contaminants that warrant shared jurisdiction between our two agencies.

Community Development Groups (Rebecca Walkup, Neighbors Building Neighbors, rwalkup@nbn-nrc.org) will assist in site selection and reuse planning.

In addition to the entities identified above, the OCC will identify and engage local organizations/entities/groups to be involved in the project as additional target areas and priority sites are identified throughout the period of performance. To identify additional target areas and priority sites, OCC BFP will contact cities who are listed as having out-of-use gas stations (according to state records) and invite them and any Tribe(s) or community groups in the area to monthly “Site Roundup” meetings where we discuss the grant and whether any of the out-of-use gas stations in our records would be promising for redevelopment. If they are, we can begin communication with the landowners and buyers. The criteria that will be used for prioritization of additional target areas and priority sites are imminency of redevelopment, site contamination likelihood, community need/disadvantaged community status based on EPA EJSCREEN data and Justice40 criteria, and MSA/non-MSA status. The OCC will aim for equitable allocation of assistance between MSA and non-MSA sites.

IV.E.2.b.iii. Incorporating Community Input

The week of October 25-30, 2021, the OCC BFP worked with KSU TAB to host 4 Zoom meetings to gauge the interest of Oklahoma cities in this grant program. The meetings had 30 attendees in all, and interested cities sent a list of sites they'd like to see developed after the meetings. OCC BFP staff created the Target Area and Priority List site from these correspondences. If the OCC is successful in winning this grant, BFP staff will continue to communicate updates and progress to local communities, project partners, and target area residents across the state and invite them (and any of their interested constituents) to Zoom meetings hosted in conjunction with KSU TAB. For now, Zoom is the preferred method of virtual communication because people do not necessarily have to have an Internet connection to attend—they can also call in by phone--making Zoom a more equitable platform for public meetings. Many people are used to meeting on Zoom after 2020, and it provides a convenient method for people with limited mobility (i.e. no car, unable to drive long distances) to meet, as long as they have a cell phone. Hopefully, as we near the end of the grant, the OCC BFP (BFP) will be able to incorporate in-person meetings as well. At any public meeting, OCC staff invites the public to email or call them with any input or questions about the project. If people are reluctant to bring questions or comments directly to the OCC, the OCC advises that people send their comments or questions via their City Manager, Mayor, or Economic Development Director (or indeed, any point-of-contact) to preserve their anonymity.

For people who prefer a more passive method of obtaining information and sending in comments, the OCC BFP will maintain an ArcGIS Online Hub site for the $2M Grant Project, which will contain updates about the project and have an anonymous Survey people can fill out with their questions or comments. This method has worked well in Okemah: https://the-okemah-brownfields-project-occokc.hub.arcgis.com/

IV.E.3. Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a. Description of Tasks/Activities and Outputs

Task/Activity: Environmental Site Assessments

1. Project Implementation:

   a. EPA-funded tasks/activities for the priority site(s): Environmental Site Assessments
b. **EPA-funded tasks/activities for non-priority site(s), if applicable:** Environmental Site Assessments

c. **Non-EPA grant resources needed to carry out tasks/activities, if applicable:** The OCC BFP will hire consultants to perform Environmental Site Assessments at work sites according to Oklahoma State contracting practices.

ii. **Anticipated Project Schedule:** Secure contracts for at least one Phase I and at least one Phase II every month for the duration of the grant, until funds are expended. Secure contracts for Supplemental Phase II Assessments when necessary. The OCC expects the grant period to be front-loaded with sites, as the time between winner announcement and grant award will be spent gathering and preparing eligible sites across the state so that they are ready for immediate work once the grant is awarded.

iii. **Task/Activity Lead:** Consultants hired by OCC BFP Staff

iv. **Outputs:** 30 Phase I reports, 34 Phase II reports, and 4 Supplemental Phase II reports

*Task/Activity: Program Oversight (no cost to grant, provided in-kind by OCC)*

ii. **Project Implementation:**

a. **EPA-funded tasks/activities for the priority site(s):** NONE

b. **EPA-funded tasks/activities for non-priority site(s), if applicable:** NONE

c. **Non-EPA grant resources needed to carry out tasks/activities, if applicable:** The OCC BFP will provide Program Oversight, and review Environmental Site Assessments for all sites. BFP staff will rely on OCC coworkers for review expertise when appropriate (OCC Petroleum Storage Tank Division staff).

iii. **Anticipated Project Schedule:** Continuously

iv. **Task/Activity Lead:** OCC BFP staff

v. **Outputs:** 30 Phase I reports reviewed, 34 Phase II reports reviewed, 4 Supplemental Phase II reports reviewed, and 100% of grant funds expended within 5-year period.

*Task/Activity: Community Engagement (no cost to grant, provided in-kind by OCC)*

i. **Project Implementation:**

a. **EPA-funded tasks/activities for the priority site(s):** NONE

b. **EPA-funded tasks/activities for non-priority site(s), if applicable:** NONE

c. **Non-EPA grant resources needed to carry out tasks/activities, if applicable:** OCC BFP staff will conduct community engagement activities, including outreach and travel, using funds from our existing programmatic budgets.

ii. **Anticipated Project Schedule:** Monthly community meetings

iii. **Task/Activity Lead:** OCC BFP

iv. **Outputs:** Hold approximately 1 meeting per month for duration of grant period (60+ virtual or in-person meetings). BFP staff will track public inquiries and responses sent and keep notes from community meetings.

*Task/Activity: Site selection & reuse planning (no cost to grant, provided in-kind by OCC)*

i. **Project Implementation:**

a. **EPA-funded tasks/activities for the priority site(s):** NONE

b. **EPA-funded tasks/activities for non-priority site(s), if applicable:** NONE

c. **Non-EPA grant resources needed to carry out tasks/activities, if applicable:** The OCC BFP partnered with KSU TAB to complete the first round of site selection for grant work using phone calls, Zoom, PowerPoint. To identify additional target areas and priority sites, OCC BFP will contact cities who are listed as having out-of-use gas stations (according to state records) and invite them and the Tribe(s) in the area to monthly “Site
Roundup meetings where we discuss the grant and whether any of the out-of-use gas stations in our records would be promising for redevelopment. If they are, we can begin communication with the landowners and buyers. The criteria that will be used for prioritization of additional target areas and priority sites are imminency of redevelopment and site contamination likelihood, and community need/disadvantaged community status based on EPA EJSCREEN data, and MSA/non-MSA status. The OCC will aim for a 50/50 split of MSA and non-MSA sites.

ii. Anticipated Project Schedule: Site selection "roundups" will occur monthly after grant winners are announced to create a list of at least 10 sites ready to receive grant work before grant funds arrive in October 2022 (estimate 1 per month in May, June, July, August, and September). Site reuse planning meetings can occur as requested.

iii. Task/Activity Lead: OCC BFP

iv. Outputs: Site selection: An inventory list of at least 10 sites ready to receive grant work, before grant funds arrive. Site reuse: At least 5 requests for additional assistance in community planning.

IV.E.3.b. Cost Estimates

*If awarded, the OCC will use 100% of the $2,000,000 grant on site assessment activities.*

- 30 Phase I’s, ~$3,000 each (based on past OCC projects) = $90,000
- 30 Phase II’s at gas stations, ~$35,000 each (based on past OCC projects) = $1,050,000.
- 4 Phase II’s at historic oilfield sites, ~$200,000 each (based on typical site size) = $800,000
- 4 Supplemental Assessments, at approximately $15,000 each = $60,000

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Program Oversight</th>
<th>Phase I &amp; II contracts</th>
<th>Community Engagement</th>
<th>Site Selection &amp; Reuse Planning</th>
<th>Total</th>
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<tr>
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</tr>
<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>Other (specify)</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Total Direct Costs</td>
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<td>2,000,000</td>
</tr>
<tr>
<td>Indirect Costs</td>
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<td>0</td>
<td>0</td>
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<tr>
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<td>0</td>
<td>2,000,000</td>
<td>0</td>
<td>2,000,000</td>
</tr>
</tbody>
</table>

IV.E.3.c. Measuring Environmental Results

Project outputs will include completed Phase I & II Environmental Site Assessments, OCC PSTD closure letters received, and Brownfield Certificates issued. These will be continuously tracked in ACRES and in the OCC BFP site inventory and Story Map. Quality of outputs will be measured and evaluated against Quality Assurance Project Plans, ASTM site assessment standards, and against OCC rules governing the BFP and the PSTD. Overall project results will be relayed as success stories using the PowerPoint template provided by the EPA. Site progress will
be condensed into a quarterly report submitted over the lifetime of the Grant. Before-and-after property appraisals will be used to evaluate the economic success of the Grant project. When properties sell, the sale prices of target properties will also indicate success of this Grant work. Eventual project outcomes, such as improvement in community health and morale will be tracked in various ways. We will also look at health records in the County Health Departments. Jobs created, funding leveraged through resale and reuse of sites, and acres made ready for reuse will be tracked in the EPA ACRES database. They will be measured by an appropriate method and evaluated against the baseline of what had happened to the properties in the last 10 years.

**IV.E.4 Programmatic Capability and Past Performance**

**IV.E.4.a. Programmatic Capability**

**IV.E.4.a.i. Organizational Capacity**

The OCC BFP can ensure successful completion of all required aspects of this project and grant with 100% in-house grant management. The OCC BFP has received $3,209,849 in EPA Grant funds since our inception in 2007. With this funding, we have enrolled 51 sites and completed 42. 28 of our sites are gas stations and 23 are oilfield sites.

**IV.E.4.a.ii. Organizational Structure**

The OCC BFP has two full-time staff members who salaries are paid by a 128(a) State Response Program Grant. These staff report to the Pollution Abatement Department manager, who in turn reports to the Oil and Gas Conservation Division Director, who also happens to be the Petroleum Storage Tank Division Director (yes, one person, two Directorships). BFP staff (aided by the dual-seated director) work closely with Petroleum Storage Tank Division environmental project officers to review Phase I and Phase II reports on all facilities under PSTD regulation. On sites that are oilfield related, BFP staff defer to the decisions of their Pollution Abatement Department Manager. For all contracting work, BFP staff work with the OCC Finance Division to create, disseminate, and score proposals, and award contracts.

**IV.E.4.a.iii. Description of Key Staff**

The OCC BFP is a small, efficient 2-person program within the OCC Oil and Gas Division. **Jeff Myers, Program Manager**, worked in the Program during its inception in 2007, and helped write the initial 128(a) grant proposal. He has 14 years of brownfields experience and has overseen the closure of 35 sites. He holds a Bachelor of Science Degree in Environmental Health Sciences from East Central University. He also has a Master’s Degree in Accounting from Oklahoma City University. He has been the Manager of the Program since 2014. **Madeline Dillner, Project Coordinator**, has worked in the Program for 8 years. She manages the OCC’s most recent Brownfields Grant: a $300,000 Community-Wide Assessment Grant focused on Okfuskee County. She has a Bachelor of Science Degree in Environmental Sustainability with a specialization in Planning and Management from the University of Oklahoma.

**IV.E.4.a.iv. Acquiring Additional Resources**

To conduct the assessments at gas stations, the BFP hires consultants licensed with the Petroleum Storage Tank Division, listed here: [http://www.occeweb.com/PS/licenses.htm](http://www.occeweb.com/PS/licenses.htm). BFP staff write requests for proposals and the OCC Finance Division sends them out to this list of qualified consultants. Then, OCC staff score the proposals that come back to select a contractor for that site. If necessary, the OCC BFP can create a statewide contract for this grant work to hire consultants faster. The statewide contract process creates a list of licensed environmental consultants whose price points for assessment activities are pre-approved by the state, and then assigns the consultants new projects consecutively. We also will leverage the OCC Petroleum Storage Tank Indemnity Fund for contamination delineation and cleanup on these properties.
IV.E.4.b. Past Performance and Accomplishments

IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

From 2007 to present, the OCC BFP has received mostly EPA 128(a) Grants, with one Community-Wide Assessment Grant in 2020. OCC submits work plans annually. The OCC is in compliance with EPA funding requirements. Sites are in compliance with their institutional controls. OCC has always submitted timely semiannual reports as established in our work plan. We update ACRES as property data changes. In the tables below, total leveraged funds and total jobs created includes numbers from assessment, cleanup, and redevelopment stages.

FY2020 - FY2023 - BF 01F88901 – 2020 Community-Wide Assessment Grant (open CA)
100% of the funds in this 2020 Community-Wide Assessment grant are spent on (and will be spent on) Assessment Activities. We have spent $119,388.31 of our total $300,000 and are on schedule with our workplan to expend all grant funds by the end of the period of performance (9/30/2023).

<table>
<thead>
<tr>
<th>Phase I’s</th>
<th>Phase II’s</th>
<th>Sites enrolled</th>
<th>Certificates Issued</th>
<th>Acres RAU</th>
<th>Jobs Created</th>
<th>Total Funds Leveraged</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>0 (cleanups are in progress)</td>
<td>0</td>
<td>$89,123</td>
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</table>

FY2019 onward – RP 01F50801 – EPA 128(a) Cooperative Agreement (open CA)
$734,682 received so far (FY19, 20, 21, and 22) with $185,654.93 not yet spent or encumbered.

<table>
<thead>
<tr>
<th>Phase I’s</th>
<th>Phase II’s</th>
<th>Sites enrolled</th>
<th>Certificates Issued</th>
<th>Acres RAU</th>
<th>Jobs created</th>
<th>Total Funds Leveraged</th>
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</thead>
<tbody>
<tr>
<td>11</td>
<td>9</td>
<td>20</td>
<td>11</td>
<td>39.82</td>
<td>170.1</td>
<td>$23,539,387</td>
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</table>

FY2014-FY2018 – RP 00F69301 - past EPA 128(a) Cooperative Agreement (closed CA)
$905,000 granted over 5 years. All funds were expended.

<table>
<thead>
<tr>
<th>Phase I’s</th>
<th>Phase II’s</th>
<th>Sites enrolled</th>
<th>Certificates Issued</th>
<th>Acres RAU</th>
<th>Jobs created</th>
<th>Total Funds Leveraged</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>8</td>
<td>7</td>
<td>15 (includes sites enrolled under previous grant)</td>
<td>59.49</td>
<td>1,349</td>
<td>$70,519,397</td>
</tr>
</tbody>
</table>

IV.E.4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements
Not applicable.

IV.E.4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements
Not applicable.
Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility
The Oklahoma Corporation Commission is an agency of the State of Oklahoma, and as such is eligible for funding.

III.B.2. Community Involvement
The week of October 25-30, 2021, the OCC BFP worked with KSU TAB to host 4 Zoom meetings to gauge the interest of Oklahoma cities in this grant program. The meetings had 30 attendees in all, and interested cities sent a list of sites they'd like to see developed after the meetings. OCC BFP staff created the Target Area and Priority List site from these correspondences. If the OCC is successful in winning this grant, BFP staff will continue to communicate updates and progress to local communities, project partners, and target area residents across the state and invite them (and any of their interested constituents) to Zoom meetings hosted in conjunction with KSU TAB. For now, Zoom is the preferred method of virtual communication because people do not necessarily have to have an Internet connection to attend--they can also call in by phone--making Zoom a more equitable platform for public meetings. Many people are used to meeting on Zoom after 2020, and it provides a convenient method for people with limited mobility (i.e. no car, unable to drive long distances) to meet, as long as they have a cell phone. Hopefully, as we near the end of the grant, the OCC BFP (BFP) will be able to incorporate in-person meetings as well. At any public meeting, OCC staff invites the public to email or call them with any input or questions about the project. If people are reluctant to bring questions or comments directly to the OCC, the OCC advises that people send their comments or questions via their City Manager, Mayor, or Economic Development Director (or indeed, any point-of-contact) to preserve their anonymity.

Once sites are enrolled in our program and about to undergo work, OCC Brownfield Program (BFP) staff will host more Zoom meetings (with the help of KSU TAB) and/or travel to the cities and tribal areas for boots-on-the-ground presence, ideally to attend City Council meetings, Chamber of Commerce meetings, and landowner meet-and-greets. Much of the day-to-day communication with the stakeholders will take place via phone and email, as Oklahoma is a large state, and the BFP office is located in Oklahoma City. Information that needs to be made public to all will be disseminated through email lists created from emails collected at public meetings; verbally through our local contacts in cities and tribes, and in print in local newspapers and Facebook pages.

The OCC BFP understands the importance of being visible and available to the citizens of Oklahoma, and providing as much transparency as possible, throughout the entire Grant process. For citizens who do not wish to attend Zoom or in-person meetings and instead wish to be passive observers of progress, the OCC Brownfield Program will create an ArcGIS Online Hub Site that outlines the Grant work progress statewide, similar to our current Okemah Brownfields Project Hub Site here: https://the-okemah-brownfields-project-occokc.hub.arcgis.com/. The link to this Hub Site will be shared whenever articles are printed in print or online.

III.B.3. Named Contractors and Subrecipients
Contractors: n/a. Subrecipients: n/a.
III.B.4. Expenditure of Assessment Grant Funds
At the time of submission of this grant application, the OCC has spent $119,388.31 of a $300,000 Community-Wide Assessment Grant awarded in 2020 to conduct Environmental Site Assessments in Okfuskee County, Oklahoma--and specifically in the rural City of Okemah (home of famed "this land was made for you and me" folk singer Woody Guthrie). All sites assessed are in the early stages of cleanup. 100% of grant funds in Okemah are being spent on contractual work: Phase I and Phase II Environmental Site Assessments. We expect to do the same if awarded this grant.

III.C. Additional Threshold Criteria for Site-Specific Applications Only
Does Not Apply

III.D. Additional Threshold Criteria for Community-wide Assessment Grants for States and Tribes Only

<table>
<thead>
<tr>
<th>Target Areas</th>
<th>Priority Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Midwest City (MSA)</td>
<td><strong>Soldier Creek Industrial Park</strong>&lt;br&gt;7450 NE 23rd St., Midwest City, OK 73141&lt;br&gt;<em>Located in Census Tract 40109108003</em></td>
</tr>
<tr>
<td></td>
<td><strong>Former Quick Stop</strong>&lt;br&gt;8004 NE 23rd St., Midwest City, OK 73141&lt;br&gt;<em>Located in Census Tract 40109108011</em></td>
</tr>
<tr>
<td></td>
<td><strong>Aabar Cadillac and Lincoln Salvage Yard</strong>&lt;br&gt;9700 NE 23rd St., Midwest City, OK 73141&lt;br&gt;<em>Located in Census Tract 40109108010</em></td>
</tr>
<tr>
<td>City of Tonkawa (non-MSA)</td>
<td><strong>Former Stop-N-Go</strong>&lt;br&gt;300 E. North Ave.&lt;br&gt;Tonkawa, OK 74653&lt;br&gt;<em>Located in Census Tract 40071001100</em></td>
</tr>
<tr>
<td>City of Guymon (non-MSA)</td>
<td><strong>Former Diamond Shamrock Station</strong>&lt;br&gt;NE Corner of Highway 54 &amp; S. Quinn St.&lt;br&gt;Guymon, OK 73942&lt;br&gt;<em>Located in Census Tract 40139950800</em></td>
</tr>
</tbody>
</table>