

City of Tulsa Assessment Grant Application: Narrative Information Sheet

1. Applicant Identification:
City of Tulsa
175 East 2nd Street`
Tulsa, Oklahoma 74103
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
3. Location
Tulsa, Tulsa County, Oklahoma
The city of Tulsa includes portions of the Cherokee, Creek, and Osage Nation reservations.
4. Target Area and Priority Site Information
East Target Area (Tulsa and Wagoner Counties):
Census Tracts 304.03, 73.12, 73.11, 73.10, 73.09, 73.08, 73.06
Priority Site Addresses:
Plaza Santa Cecilia 2106 South Garnett
Fair Oaks Development Area, 19700 - 22500 East 11th Street
West Target Area (Tulsa County):
Census Tracts 81, 30, 29, 27
Priority Site Addresses:
Tulsa Housing Authority Warehouse, 2401 East Charles Page Blvd
Planned Tiny Home Village, 110 S 65th West Avenue,
Former Tipton Plumbing Supplies Building, 3250 Charles Page Blvd
Former Convenience Store, 1305 West Archer
Former Gas Station, 101 North Quanah
Former Irving School, 18 North Maybelle
North Target Area (Tulsa County):
Census Tracts 91.01, 91.04, 80.02, 80.01, 79, 57, 62, 13, 12, 10, 9, 8, 7, 6, 5
Priority Site Addresses:
36th Street N. Corridor, from the 100 block west to the 2300 Block East
Flat Rock Creek planned urban wilderness, 1715 East 36th Street North
Kirkpatrick Heights-Greenwood Master Plan Area, 711 North Boston Ave.
5. Contacts:
 - a. Project Director:
Michelle Barnett, P.E., EDFP
918-805-0292
Michelle@partnertulsa.org
100 South Cincinnati, Suite 6, Tulsa, Oklahoma 74103

- b. Chief Executive/Highest Ranking Elected Official
G.T. Bynum, Mayor
918-596-7404
mayor@cityoftulsa.org
175 East 2nd Street, 15th Floor, Tulsa, Oklahoma 74103-3201

6. Population: 411,867 (U.S. Census; July 1, 2022 estimate)

7. Other Factors:

Other Factors & Considerations	Page No.
Community population is 10,000 or less	NA
The applicant is, or will assist, a federally recognized tribe or United States Territory	1, 2
The priority sites(s) is impacted by mine-scarred land	1, 2, 3, 6
The priority site(s) is adjacent to body of water (i.e., the border of the priority sites(s) in contiguous or partially contiguous to the body of water, or would be continuous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them)	2, 4
The priority site site(s)is in a federally designated flood plain	2, 4, 6
Thee reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	3
The reuse of the priority site(s) will incorporate energy efficiency measures	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	1, 2, 4, 6
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B for priority site(s) within the target area(s).	2, 8
The target area(s) is located within a community in which a coal-fired power plant has recent closed (2013 or later) or is closing.	6

- 8. Letter from the State or Tribal Environmental Authority
Please refer to the Oklahoma Department of Environmental Quality and Oklahoma Corporation Commission letters attached.
- 9. Releasing Copies of the Application
In consideration of site owners, information contained in this form and the Project Narrative regarding Priority Sites is considered confidential information and should not be disclosed to the public. This information is included in the response to Question 4 of this Narrative Information Sheet as well as Section 1.a.ii of the Narrative.

October 31, 2023

Ms. Michelle Barnett
City of Tulsa/Partner Tulsa
100 South Cincinnati Avenue, Ste 6
Tulsa, Oklahoma 74103

Re: State of Oklahoma Acknowledgement Letter – City of Tulsa Community-Wide Assessment Grant Application, Fiscal Year 2024

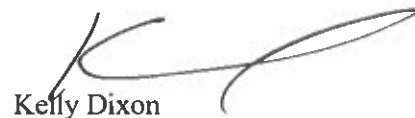
Dear Ms. Barnett:

The Oklahoma Department of Environmental Quality (DEQ) acknowledges and supports the City of Tulsa's (City) application for a United States Environmental Protection Agency's Community-Wide Assessment Grant for Fiscal Year 2024.

It is DEQ's understanding that the Community-Wide Assessment Grant will assist the City in conducting site assessments, site investigations and site specific studies within the West Tulsa industrial corridor, the North Tulsa commercial corridors and the East Tulsa areas (Global District commercial corridor and planned Fair Oaks mixed use development). DEQ has successfully collaborated with the City on several projects resulting in positive impacts on the community.

DEQ encourages the voluntary cleanup and reuse of contaminated properties and DEQ is dedicated to providing the City with technical assistance, as needed. If you have any questions, please contact Kasie Stambaugh at (405) 702-5164 or kasie.stambaugh@deq.ok.gov.

Sincerely,



Kelly Dixon
Division Director
Land Protection Division
Oklahoma Department of Environmental Quality

City of Tulsa Assessment Grant Application: Narrative

1.0 Project Area Description and the Plans for Revitalization

1.a Target Area and Brownfields - 1.a.i Overview of Brownfield Challenges and Description of Target Area

The City of Tulsa (COT) is Oklahoma's 2nd largest city with a population of 411,867, anchoring a Metropolitan Statistical Area (MSA) of over 1,000,000. Its character and culture are due to its unique blend of Native American, African American, Hispanic and Latinx influences. Originally Indian Territory, at the end of the Trail of Tears, Tulsa was first settled in 1836 by the Lochapoka Clan of the Muscogee (Creek) Nation and was incorporated as a municipality on January 18, 1898. Today, **Tulsa is the largest city in the U.S. located within a tribal reservation.**

Tulsa began its transformation from a quiet river town to a boomtown after oil reserves were discovered in 1901. Later, two refineries were constructed on the Arkansas River and continue to operate opposite Tulsa's downtown skyline. By 1920, Tulsa's prosperous African American community in the downtown Greenwood area had become known nationally as "Black Wall Street" but was destroyed in the 1921 Tulsa Race Massacre. A few years later, in 1927, Tulsan Cyrus Avery established Route 66, the Mother Road, running from Chicago to Los Angeles including 30 miles in Tulsa.

With this Assessment Grant, the COT will focus on the **three Target Areas**:

- The first target area is **East Tulsa**, an area where the city is growing rapidly, covering roughly 30 square miles. This area includes the Global District, which is primarily occupied by new Tulsa immigrants and is the focus of a \$1M COT ARPA grant for immigrant-owned entrepreneurship incubation. Ten miles of historic Route 66, which will celebrate its centennial in 2025 and is a focus commercial redevelopment corridor, runs through the center of this target area. This target area also encompasses the Fair Oaks Ranch Development Area, including an area of **mine-scarred land** from former surface coal mining, with remnant pits extending over 7 linear miles and 450 acres, recently set aside for reuse with housing and job creation. In 2022, this portion of the East Target Area was the recipient of a \$50M State ARPA grant to improve sanitary sewer access in preparation for reuse. This target area lies within the Muscogee (Creek) Nation.
- The second target area is the **West Tulsa Vibrant Neighborhoods** program area, comprised of the Charles Page and Crosby Heights Neighborhoods and encompassing roughly 3 square miles. The Assessment Grant would support the Vibrant Neighborhoods program, in which residents collaborate with city staff to determine neighborhood goals and a roadmap to improvement, including brownfields reuse. The [Charles Page Neighborhood](#) is home to some of Tulsa's heaviest industrial uses with a major rail line and at least eight salvage yards, 10 former gas stations, and multiple heavy industrial sites. This neighborhood is also directly north of two large oil refineries. In addition, most buildings in this area predate 1970 and contain suspect asbestos and lead-based paint. This target area lies within the Muscogee (Creek) Nation.
- The third target is **North Tulsa**, an area of approximately 12 square miles, which includes the historic Greenwood District and 36th Street North Vibrant Neighborhoods program area. The Greenwood District of Tulsa is the site of the 1921 Tulsa Race Massacre. Adjacent to the west of historic Greenwood is the Kirkpatrick Heights-Greenwood Master Plan (KHGMP) area, a neighborhood center previously leveled during Urban Renewal. The KHGMP calls for a **community land trust** or other community-governed structure to return ownership to the Greenwood community and **ensure long-term property affordability**. Approximately 15 acres of the project will be dedicated to stormwater management for long-term **climate resilience**. This area is also the target of a \$1.6M U.S. Department of Transportation

“Reconnecting Communities Grant” to study removal of I-244 and transfer of assets to a community land trust. In June 2021, President Biden spoke at the Race Massacre centennial and remarked *“Just because history is silent, it doesn't mean it did not take place...Only with truth can come healing and justice.”* Understanding real and perceived environmental barriers to reuse of these spaces through brownfields assessment is part of the truth required for healing and reuse planning is part of its anticipated justice. Phase I and Phase II ESAs are expected for this area, as well as a Priority Site Planning Study. This target area lies within the Cherokee Nation.

1.a.ii Description of the Priority Brownfield Sites

East Tulsa Target Area: Priority sites in the East Tulsa target area include Plaza Santa Cecilia, which is the proposed home of Tulsa’s ARPA-funded **immigrant entrepreneurship incubator**, as well as former strip mine and **mine-scarred land adjacent to Salt Creek** slated for housing, commercial, and industrial reuse in the Fair Oaks Development Area. A Limited Site Investigation (LSI) for asbestos is anticipated for the Plaza Santa Cecilia site along with Priority Site Reuse Planning. Phase I and Phase II ESAs are expected for previously unstudied portions of the Fair Oaks Development Area with Priority Site Reuse Planning.

West Tulsa Vibrant Neighborhoods: Priority sites in this area include the former Tulsa Housing Authority warehouse, a planned tiny home village for unhoused residents, and the former Tipton Plumbing site on Charles Page Boulevard, **adjacent to the Arkansas River**. Phase I ESAs and, potentially Phase II ESAs and LSIs, are anticipated for these sites. In its [Small Area Plan](#), the Crosby Heights Neighborhood noted a former commercial corridor convenience store, former gas station, and the former Irving School site as priority sites. Phase I and Phase II ESAs with LSI for asbestos are anticipated for these priority sites.

North Tulsa Target Area: In this area’s [36th Street North Small Area Plan](#) sites along the 36th Street North commercial corridor and former oil well fields in the Flat Rock Creek floodplain are identified as priority sites. In the 36th Street North corridor, Phase I and Phase II ESAs with asbestos LSIs are expected to be conducted, as well as a Priority Site Reuse Planning Study. The Flat Rock Creek oil field site, **adjacent to Dirty Butter Creek**, is being dedicated for urban parkland and **flood mitigation to address climate resilience**. Phase I and Phase II ESAs are expected for this site. The [Kirkpatrick Heights-Greenwood Master Plan](#) (KHGMP) area has been identified as a priority site for mixed use redevelopment with Phase I and Phase II ESAs are expected for reuse planning.

1.a.iii Identifying Additional Sites

In preparation for this application process, City brownfields staff met with the Charles Page and Phoenix District neighborhood associations in the West and North target areas in September and October 2023, respectively. In these target areas, residents have adopted a **community timebank** in which hours of service can be earned, banked, and redeemed within the neighborhood. Residents have developed a plan to review their neighborhoods to **identify brownfield sites** in exchange for timebank hours which can be redeemed for services. Brownfield sites identified by residents will be provided to the brownfields program for follow up.

There are also visual cues: current and former gas stations, auto service stations, industrial buildings, abandoned dry cleaners, salvage yards, and plating shops. Based upon information gathered during Tulsa’s public stakeholder process and prior Phase I and Phase II ESAs, the contaminants most likely to be encountered in the Target Areas are metals in soil and water, solvents and petroleum products in soil and groundwater, and asbestos in structures.

Sites chosen for assessment with grant funds will be based on the owner's interest in the program and whether there is a **plan for priority reuse**. Priorities for reuse include affordable housing, in keeping with the Mayor's Housing Challenge (2022), and quality job creation. Prioritization of grant funds will also consider whether a site is in a low to moderate income census tract. All the target areas and priority sites are "disadvantaged" according to the Climate & Economic Justice Screening Tool (CEJST).

1.b Revitalization of the Target area - 1.b.i Reuse Strategy and Alignment with Revitalization Plans

This grant will be used to support the City's planning and redevelopment goals for the Target Areas as identified in Tulsa's long-range comprehensive plan, PLANiTULSA (2010, updated 2023), as well as its implementing Small Area and Master Plans. Area brownfields are prime catalyst sites to implement the City's goals, which will have a direct positive effect on health, environmental, and economic stressors as shown:

- The West Tulsa Target Area, which lies immediately west of the downtown central business district, has developed a plan focused on **commercial corridor revitalization**. The [Crosbie Heights Small Area Plan \(2019\)](#) calls for programs that "*support re-purposing older commercial buildings near Quannah Avenue and Archer Street, and the Irving School site*". These buildings represent priority sites.
- The North Target Area has Small Area Plans that have previously been developed for its neighborhoods. For example, the 36th Street North Small Area Plan (2013, amended 2016) calls for identification of "*properties within the plan area with environmental considerations*" and "*establishment of funding to assist in reclamation efforts*." In addition, the Kirkpatrick Heights-Greenwood Master Plan (2023) calls for creation of "*quality urban environments with pedestrian promenades, family, and youth gathering spaces*." This area is also the target of a 2023 \$1.6M Department of Transportation "Reconnecting Communities Grant" to study removal of I-244 and transfer of assets to a community land trust. Assessment funds would be used to quantify real or perceived environmental risk, which act as a barrier to reuse and redevelopment in this historically under-served area.
- In East Tulsa "*stimulating economic development and developing civic pride through improvements to place*" is the stated objective of the area's Destination District designation. This target area is also the location of **mine-scarred land** in the Fair Oaks Development Area that poses a barrier to reuse. In the East Tulsa target area, brownfield funds would be used to improve reuse of commercial and industrial sites that will remove economic and environmental stressors.

1.b.ii Outcomes and Benefits of Reuse Strategy

Use of Assessment Grant funding in this urban environment will stimulate economic and recreational development in the target areas as shown below. In all three areas, building rehabilitations will be encouraged to access county-level Commercial Property Assessed Clean Energy (C-PACE) funding to facilitate use of **renewable energy**, typically from solar or geothermal sources, or **energy efficiency measures**, such as building envelope upgrades, heat island-mitigating roof replacement, or utility reducing mechanical equipment updates.

- In the West Tulsa Target Area assessments would be used to support commercial reuse plans to stimulate economic development. Based on the State of Oklahoma's Brownfield Economic Impact Report (2016, updated 2022), each dollar of assessment or cleanup funding enables \$17.87 of private investment. Using this reference, a \$150,000 brownfield program spend in Phase I and Phase II ESAs and LSIs would be expected to have a **\$2.68M community impact**. Vacant brownfield properties are located within 100 feet

of parks, schools, and residences. Assessment funds represent an opportunity to address an ongoing threat of off-site impacts through surface water runoff, groundwater migration, and blowing dust/debris from contaminated soils and indoor contaminants such as asbestos.

- In the North Tulsa Target Area, assessments would be used to support **commercial reuse plans** and leverage Housing and Urban Development funds dedicated to commercial revitalization to stimulate **economic development**. Assessment funds are also planned to support conversion of the former Flat Rock Creek oil well field adjacent to Dirty Butter Creek to an **urban park**, while preserving the area's floodplain functions and improving local climate mitigation capacity and resilience to protect residents and community investments.
- In the East Tulsa Target Area, assessment funds would be focused on revitalizing the historic Route 66 and intersecting commercial corridors, leveraging \$1.5M in existing Retail Revitalization and \$1M in COT ARPA funding. In addition, the Fair Oaks Development Area landowner, City and PartnerTulsa have planned a 2,000-acre industrial park to support an EDA Build Back Better Regional Challenge award and generate an **estimated 10,000 new quality jobs** in follow-up to Assessment grant reuse planning.

1.c Strategy for Leveraging Resources - 1.c.i Resources Needed for Site Reuse

The Assessment Grant funding will stimulate access to additional funds to support completion of remediation and reuse of the priority sites. For example, at the North Tulsa priority site, the Flat Rock Creek urban wilderness, assessment grant funds would be used to determine the **remediation strategy**, if needed, to be completed through a city Brownfield Revolving Loan Fund (BRLF) subgrant estimated at \$150,000. In this manner, the Assessment Grant would support **unlocking funds of \$1,833,000** set aside from a Tax Increment Finance (TIF) District to support establishment of the Flat Rock Creek urban wilderness and associated greenways.

In the North Tulsa Target Area, a HUD Choice Neighborhoods Grant is being used to anchor a \$190M transformation of the priority 36th Street North corridor sites into a mixed-use, mixed income community. The Assessment Grant would be used to stimulate the availability of an anticipated \$3M in HUD funds for redevelopment of priority site commercial structures.

1.c.ii Use of Existing Infrastructure

The Assessment Grant will facilitate the use of existing infrastructure at the priority sites and within the target areas. Because the West, North, and East Target Area commercial priority sites are primarily previously developed corridors, existing water, sewer, roadway, electrical and natural gas infrastructure would be used during reuse and revitalization. In the East Tulsa Fair Oaks Development Area, an Infrastructure Assessment and Resource Roadmap would be included as part of reuse planning in this under-structured area.

In the North Tulsa Target Area, the Kirkpatrick Heights-Greenwood Master Plan priority site represents an area previously cleared as part of the Urban Renewal efforts. Urban Renewal also resulted in the construction of the adjacent I-244, which is the focus of Tulsa's USDOT "Reconnecting Communities" grant. Due to a lack of utilization of remaining infrastructure over the intervening decades, a targeted Infrastructure Assessment is currently being conducted to determine how much of the existing underground infrastructure can be reused.

2.0 Community Need and Community Engagement

2.a Community Need - 2.a.i The Community's Need for Funding

At 201.9 square miles, the City of Tulsa geographic area is larger than San Francisco, Boston, Washington D.C., and Miami, combined, but with a population density thirteen times smaller to draw resources from (Census, 2020). In addition, inside the City of Tulsa, the population experiences poverty at a rate of 16% compared with a national poverty rate of 11.5% (U.S. Census). This **combination of a small population and low income** seriously impacts the municipal budget, which relies on sales tax revenue. As a result, the COT has no funding for site assessments. COT has not received an Assessment Grant since 2018. This Assessment Grant will be a much-needed source of funds for the Target Areas.

2.a. ii Threats to Sensitive Populations – (1) Health or Welfare of Sensitive Populations

In the Target Areas, low-income sensitive populations need outside assistance. According to data from the [EDA-Census Poverty Status Viewer](#), in the Target Areas census tract-level poverty rates are almost 2.5x the national average (28.4% compared to 11.5%). Residents lack access to well-paying jobs and basic services for healthy neighborhoods. In East Tulsa, the population is primarily comprised of new immigrants, hence the area's designation as Tulsa's "Global District". And while the population brings warmth and culture to Tulsa, it also represents a uniquely sensitive population that is vulnerable to environmental justice issues due to language, economics, and discrimination.

The Assessment Grant and subsequent reuse strategies will address these factors by encouraging economic development in historically distressed corridors and facilitate the identification and reduction of environmental threats to the health and welfare of these groups. For example, in East Tulsa, assessment funds are planned to be used to inform reuse strategy for the priority Plaza Santa Cecilia site, facilitating construction of an ARPA-funded immigrant business incubator. In West Tulsa, Assessment Grant funds are planned to be used for commercial corridor revitalization, supporting reuse of these structures by local businesses, and supported by the city's Retail Revitalization Revolving Loan Fund. In the North Target Area, health issues will be addressed by identification and reduction of environmental threats in the planned Flat Rock Creek urban wilderness and welfare will be addressed through the revitalization of blighted commercial sites and supported by HUD Choice Neighborhoods funding.

(2) Greater the Normal Incidence of Disease and Adverse Health Conditions

The Assessment Grant and project site reuses will address or facilitate the identification and reduction of threats to populations in the targets areas as shown:

Condition	Rate	Above/Below Average	Source
Cancer*	450.9-477.1/ 100,000	Above Average (>403)	NIH National Cancer Institute
Asthma*	11.2%	Above Average (>8%)	CDC
Birth Defects*	3.7%	Above Average (>3%)	CDC, OK Birth Defects Registry

* Data were not able to be found for these conditions at the census tract level, corresponding to Target Areas, but are represented here the county level for cancer and asthma and at the state level for birth defects.

(1) Environmental Justice – (a) Identification of Environmental Issues

The three Target Areas and each priority site are located within **disadvantaged census tracts** as indicated by the CEJST, also being located within the reservation of **federally recognized tribal nations**. The region is also facing the ongoing impacts of **transitioning from coal to cleaner forms of energy**. In 2016, AEP shuttered coal-fired Unit 4 at Northeastern Station in Oologah, Oklahoma, a Tulsa suburb, and in 2026 AEP will close Unit 3 at the same site, its last coal-fired operations in Oklahoma. In 2026, GRDA will also close its last coal-fired unit to the east of Tulsa, **converting to natural gas with hydrogen capacity**.

(b) Advancing Environmental Justice

This Assessment Grant and the project reuse strategies will advance environmental justice by supporting the **reuse of mine-scarred lands** at the Fair Oaks Ranch site and will **minimize the displacement** of underserved community businesses by providing revitalized commercial corridors for local business growth in the East Tulsa target area. In the North Target Area, projects are envisioned to support **climate mitigation** through preservation of FEMA floodplain uses as well as regulatory floodplain uses, which anticipate the impacts of downstream full urbanization. In addition, reuse Master Plans call for inclusionary zoning which includes **affordable housing requirements**; attracting **fresh food markets** to this food desert and establishing **cooperative ownership models** to maintain property affordability.

2.b Community Engagement - 2.b.i Project Involvement

The project development process involves outreach with a diverse group of local organizations for targeted input. The Brownfield Program Manager will participate in quarterly Developer Roundtables and meet semi-annually with Neighborhood Committees as they identify new properties for the brownfield inventory and track progress of assessment and cleanup projects. In the **North Target Area**, we will leverage Phoenix Neighborhood Association connections with local property owners and distribute information about the Assessment Grant services. In the **East Target Area**, we will convene with the Global District Main Street program, local businesses and building owners to identify redevelopment barriers. Our objective is to conduct at least one in-person project involvement event quarterly in the three target areas.

2.b.ii Project Roles

It is anticipated that the groups involved in the proposal planning carry their roles forward during the Assessment Grant performance period as shown below:

Organization	Point of Contact	Role
Charles Page Vibrant Neighborhoods Committee	Daniel Te, Committee Lead dte@cityoftulsa.org	West Target Area: Additional Site Identification, Site Prioritization, Reuse Strategy Development
Phoenix District. Kirkpatrick Heights-Greenwood Master Plan Community	Tracie Chandler, Organizer Phoenixdevelopment@yahoo.com Gretchen Mugoda, Organizer Gretchen@partnertulsa.org	North Target Area: Additional Site Identification, Outreach to Business and Property Owners, Site Reuse Strategy Input
Global District Main Street Organization	Luisa Krug, Executive Director Director@tulsaglobal.org	East Target Area: Site Identification, Outreach to Business and Property Owners

2.b.iii Incorporating Community Input

As during the grant development process, outreach and progress reporting would be accomplished through a combination of monthly social media updates on NextDoor, LinkedIn, Instagram or Facebook and quarterly in-person outreach events in the target neighborhoods such as [“City Hall on the Go”](#) open houses and PartnerTulsa “Coffee Talk” business hours. During these opportunities, input is solicited and provided to internal staff for consideration and response. Input from these sessions may result in immediate action, such as property owner contact, or development of a neighborhood strategy, such as a Revitalization Plan.

3. Task Description, Cost Estimates, and Measuring Progress - 3.a Description of Tasks/Activities and Outputs

Task/Activity No. 1: Planning Studies				
i. Project Implementation				
<ul style="list-style-type: none"> EPA-Funded Tasks/activities: Three Planning Studies are anticipated. In the East Tulsa Target Area, Climate Smart Brownfields Planning and Infrastructure Assessment of the Fair Oaks Development priority site is planned with a follow-up Resource Roadmap development. At the North Tulsa 36th Street North and East Tulsa Global District priority sites, Site Reuse Assessments and Market Studies are anticipated followed by Revitalization Planning. Non-EPA grant resources needed to carry out tasks/activities, if applicable: QEP contractor selection and procurement will be conducted in support of Tasks 1 and 2. 				
ii. Anticipated Project Schedule: Three studies, each taking 16 weeks (4 months), will be completed in Q3-Q4 FY2025 and Q1-Q2 FY2026				
iii. Task/Activity Lead: Brownfield contractor management will be provided by the Tulsa Authority for Economic Opportunity dba PartnerTulsa, which has successfully managed brownfield grant operations for the City of Tulsa since July 2021, including its previous Assessment Grant, Brownfield Revolving Loan Fund, and two cleanup grants.				
iv. Outputs: Three Priority Site Planning Studies				
Task/Activity No. 2: Phase I ESAs / Phase II ESAs & LSIs				
i. Project Implementation				
<ul style="list-style-type: none"> EPA-Funded Tasks/activities: Phase I Environmental Site Assessments (ESAs) will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-21) to identify recognized environmental conditions. Phase II ESAs will be conducted in accordance with ASTM Standard E1903-19 investigating potential surface and subsurface environmental impacts. Limited Site Assessments (LSIs) for asbestos would be conducted in accordance with ASTM E2356-18. Non-EPA grant resources needed to carry out tasks/activities, if applicable: Limited numbers of in-kind Phase I ESAs are expected to be performed by potential purchasers prior to request for Phase II/LSIs. 				
ii. Anticipated Project Schedule: As shown below.				
Task	Year 1 (FY25)	Year 2 (FY26)	Year 3 (FY27)	Year 4 (FY28)
Phase I / Phase II ESAs & LSIs	0	2 / 1	3 / 3	4 / 3
iii. Task/Activity Lead: The PartnerTulsa Brownfield Program Manager will coordinate activities with the EPA Project Officer. If a Quality Assurance Project Plan (QAPP) is needed, the PartnerTulsa Project Director is an EPA-trained QA Manager and will direct QAPP development and EPA approvals. The Program Manager will enter project data into the ACRES database upon completion.				
iv. Outputs: 12 Phase I ESAs and 10 Phase II ESAs or LSIs				

Task/Activity No. 3: Programmatic Activities	
i. Project Implementation	<ul style="list-style-type: none"> EPA-Funded Tasks/activities: Regular outreach consisting of at least monthly social media outreach and quarterly in-person public involvement events will be conducted. Annual training of staff is also anticipated whether through regional or national brownfields programs. Non-EPA grant resources needed to carry out tasks/activities, if applicable: The Brownfield Program Manager will provide quarterly ACRES reporting and produce annual reporting of MBE/WBE spend. The City of Tulsa’s Grants Finance group will monitor the grant including providing requests for reimbursement, annual federal reporting, and responding to requests for audit.
ii. Anticipated Project Schedule: Monthly Digital Media Updates, Quarterly In-Person Outreach Events, and Annual Training of Brownfield Program Staff	
iii. Task/Activity Lead: Brownfield Program Management will be provided by PartnerTulsa, which has successfully managed brownfield grant operations for the City of Tulsa since July 2021, including its previous Assessment Grant, Brownfield Revolving Loan Fund, and two cleanup grants.	
iv. Outputs: 48 Social Media posts, 16 in-person outreach events, and completion of 4 training events over the 4-year period of performance	

3.b Cost Estimates

Budget Categories		Project Tasks (\$)			
		Planning Studies	Phase Is / Phase IIs LSIs	Programmatic Activities	
Direct Costs	Personnel	-	-	-	-
	Fringe Benefits	-	-	-	-
	Travel	-	-	\$7,500	\$7,500
	Equipment	-	-	-	-
	Supplies	-	-	\$1,600	\$1,600
	Contractual	\$150,000	\$330,000	\$8,900	\$488,900
	Construction	-	-	-	-
	Other	-	-	\$2,000	\$2,000
Total Direct Costs		\$150,000	\$330,000	\$20,000	\$500,000
Indirect Costs		-	-	-	-
Total Budget		\$150,000	\$330,000	\$20,000	\$500,000

Cost per Unit:

Task 1: Planning Studies:

- Contractual Costs:* Conduct three site-specific reuse planning studies at an average fee of \$50,000 each (Average labor rate of \$125/hour * 25 hours/week * 16 weeks) = **\$150,000.**

Task 2: Phase I ESAs Phase II ESAs & LSIs:

- Phase I ESA Contractual Costs:* Conduct 12 Phase I ESAs at an average cost of \$2,500 each (\$500 for database reports plus 20 hours labor @ \$100/hour) for a total of **\$30,000.**

- *Phase II ESA/LSI Contractual Costs:* Conduct 10 Phase II ESAs and/or LSIs at an average cost of \$30,000 each (\$1000 for utility clearance, \$3,000 for lab work, \$10,000 for drilling plus labor at \$125/hour for 128 hours) for a total of **\$300,000**.

Task 3: Programmatic Activities (Including training and quarterly outreach events):

- *Travel Costs:* Program Manager and Project Manager will attend the National Brownfield Training Conferences in 2025 and 2027 with airfare: \$500 each, hotel: \$1000 each, 5 days of per diem at \$375 per person. Same staff to attend interim regional or other training events in 2026 and 2028 at the same rates, totaling **\$7,500**.
- *Supplies:* Develop, prepare and print materials for 16 outreach events for \$100/event, totaling **\$1,600**.
- *Other:* Provide stipends, in the form of \$5 gift cards, to outreach event attendees and for participation in neighborhood brownfield identification events, averaging 15 attendees per event, for 16 events, totaling \$1,200. Provide childcare at outreach events at an average rate of \$50/event, over 16 events, totaling \$800. Total costs for Other Programmatic Activities are **\$2,000**.
- *Contractual Costs:* Provide translation services at outreach events at an average rate of \$150/event, over 16 events totaling \$2,400. Development of brownfield marketing materials for outreach, one contract with fees estimated at \$6,500. Total contractual costs are estimated at **\$8,900**.

3.c Plan to Measure and Evaluate Environmental Progress and Results

As grant activities are initiated, and completed, they will be entered into the ACRES database to track environmental progress. Outputs based on the number of planning documents, outreach events, reporting events, Phase I ESAs, and Phase II ESAs completed will be tracked on a quarterly basis in ACRES. Local files, shared with the EPA Project Officer, will also be maintained by the Brownfield Program Manager. Outcomes in terms of acres of land and square feet of buildings assessed will be tracked as well as redevelopment investment will also be tracked in ACRES and reported on a quarterly basis.

4. Programmatic Capacity and Past Performance

4.a Programmatic Capability - 4.a.i Organizational Capacity

The City of Tulsa has the capacity to administer EPA Grant funds based on previous and current experience with federal grant management. The City of Tulsa has a secure financial system in place and receives annual audits in accordance with accounting principles of the Governmental Accounting Standards Board. Grant awards are audited separately under the provisions of 2 CFR 200, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards” (Uniform Guidance). In the 2022 audits there were no material weaknesses or audit findings identified in the “Independent Auditors’ reports.

4.a.ii Organizational Structure

The City of Tulsa brownfields program is administered by the Tulsa Authority for Economic Opportunity (dba PartnerTulsa) through a service agreement. The City of Tulsa has successfully managed three prior or current EPA Brownfields grants and two ODEQ subgrants, with the current PartnerTulsa Brownfield program management, and has generated exceptional performance metrics.

4.a.iii Description of Key Staff

Michelle Barnett, P.E., will serve as the Program Director and Quality Assurance Manager. She will be responsible for day-to-day operations. Ms. Barnett meets the requirements of a Qualified Environmental Professional (QEP) in accordance with 40 CFR 312.10, has completed EPA’s QA training, and has over 20 years environmental experience. Nia James will serve as the Program Manager responsible for oversight of project execution and customer interaction. Nia has over 10 years’ experience in management of real estate assets. Carly Costly, Grants Administration in the city Finance Department, will support the grant by tracking expenditures and providing information for quarterly EPA and Federal reporting.

4.a.iv Acquiring Additional Resources

The City of Tulsa is experienced with selecting consultants in compliance with Federal grant requirements and will use its standard contractor selection procedure to ensure fair, open, and qualifications-based selection. The City of Tulsa currently maintains three on-call QEPs. We anticipate this Assessment Grant becoming active in October 2024, at which point the QEP contracts will be recompeted. Contractors that would be associated with this Assessment Grant have not been procured.

4.b Past Performance and Accomplishments - 4.b.i Currently Has or Previously Received an EPA Brownfields Grant - (1) Accomplishments

In the current Assessment Grant, the City of Tulsa completed 12 Phase I ESAs, 10 Phase II ESAs or LSIs, two reuse plans, and 12 Ready for Anticipated Use (RFAU) determinations. These have each been documented in ACRES as of the submittal of this application. In addition, the City of Tulsa has one active 2019 clean-up grant in the amount of \$600,000 and one 2013 Brownfield Revolving Loan Fund (BRLF) in the amount of \$3,210,000 in progress. Through the BRLF two cleanup loans totaling \$1,584,000 and one subgrant of \$40,000 have been completed. The BRLF has resulted in a \$21M investment to convert a vacant downtown office to a new hotel while the subgrant is being used to convert a vacant hospital to a minority-centered entrepreneurship incubator.

(2) Compliance with Grant Requirements

As noted in 4.b.i (1), the current Assessment Grant began in 2018 and was extended through FFY2024 due to impacts from COVID-19 that limited access to sites. During this period, the program has had a history of on-time quarterly reporting and QMP maintenance. Due to confusion about FFY vs. calendar year reporting, MBE/WBE reporting was late for 2022. The City of Tulsa currently has an open Assessment Grant with \$64,560.64 in remaining funding which will be utilized over the next months for encumbered invoices, Phase I ESAs and outreach. The following table indicates the Work Plan and actual project activity accomplishments of the current Assessment Grant.

Project Activity	Work Plan	Actual	(Under)/Over
Phase I ESAs	3	12	+9
Phase II ESAs or LSIs	10	10	-
Reuse Plans	2	2	-
Ready for Anticipated Reuse (RFAU)	8	10	+2

City of Tulsa Assessment Grant Application: Threshold Criteria

Threshold Criteria Responses:

1. Applicant Eligibility

The applicant is the City of Tulsa, Oklahoma, a municipality, which is eligible for funding.

2. Community Involvement

The project development process involves outreach with a diverse group of local organizations for targeted input. Outreach and project reporting will be accomplished through a combination of monthly social media updates on NextDoor, LinkedIn, Instagram, or Facebook. We will also conduct informal outreach events in the target neighborhoods such as “City Hall on the Go” open houses and PartnerTulsa “Coffee Talk” business hours. The Brownfield Program Manager will participate in quarterly Developer Roundtables and meet semi-annually with West Tulsa and North Tulsa Vibrant Neighborhood Committees as they identify new properties for the brownfield inventory and track progress of assessment and cleanup projects. In the North Target Area, we will leverage Phoenix Neighborhood Association connections with local property owners and distribute information about the Assessment Grant services. In the East Target Area, we will convene with the Global District Main Street program, local businesses and building owners to identify redevelopment barriers. Our objective is to conduct at least one in-person project involvement event quarterly in the three target areas. Through these outreach events, input will be solicited and provided to internal staff for consideration and response. Input from these sessions may result in immediate action, such as property owner contact, or development of a neighborhood strategy, such as a Revitalization Plan. Throughout the grant implementation, community input will be a key element for both communication and strategy.

3. Expenditure of Existing Grant Funds

The EPA COMPASS system indicated that the City of Tulsa had \$64,560.64 remaining unspent from its existing Assessment Grant as of October 2023. A copy of the COMPASS documentation is included with the Narrative attachments.

4. Contractors and Subrecipients

The City of Tulsa is experienced with selecting consultants in compliance with Federal grant requirements and will use its standard contractor selection procedure to ensure fair, open, and qualifications-based selection. The City of Tulsa currently maintains three on-call QEPs with contracts. We anticipate this Assessment Grant becoming active in October 2024, at which point the QEP contracts will be recompeted. Contractors that would be associated with this Assessment Grant have not been procured.