



Application Information Sheet

B.1 | Applicant Identification

Oklahoma Corporation Commission Brownfield Program
2401 N. Lincoln Blvd., Oklahoma City, OK 73105
P.O. Box 171, Oklahoma City, OK 73101-9918

B.2 | Website URL

<https://oklahoma.gov/occ/divisions/oil-gas/brownfields.html>

B.3. | Funding Requested

B.3.a. | Assessment Grant Type:

Community-Wide Assessment for States and Tribes

B.3.b. | Federal Funds Requested:

\$2,000,000

B.4. | 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.

B.5. | Target Area and Priority Site 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.

Target Areas	Priority Sites
<u>City of Commerce</u> <i>Ottawa County, OK</i> <i>Census Tract</i> <i>40115574200</i>	The Dairy King 100 N. Main St, Commerce, OK 74339
	Allen’s Conoco 101 S. Main St, Commerce, OK 74339
<u>City of Broken Bow</u> <i>McCurtain County, OK</i> <i>Census Tract</i> <i>40089098600</i>	Broken Bow Muffler & Tire 101 E. Martin Luther King Dr., Broken Bow, OK 74728
	Clyde’s Car Wash & Station 33 N. Main Street, Broken Bow, OK 74728
<u>Town of Langston</u> <i>Logan County, OK</i> <i>Census Tract</i> <i>40083600600</i>	Scott’s Grocery & Deli SW corner of N. Tolson St. and Sammy Davis Jr. Dr., Langston, OK 73050

B.6 | Project Contacts

B.6.a. | Project Director:

Name: Madeline Dillner, Brownfield Program Project Coordinator
Phone: (405) 522-2750
Email: Madeline.Dillner@occ.ok.gov
Address: 2401 N. Lincoln Blvd., Oklahoma City, OK 73105
P.O. Box 171, Oklahoma City, OK 73101-9918

B.6.b. | Chief Executive/Highest Ranking Elected Official

Name: Jim Marshall, Interim Appointing Authority
Phone: (405) 522-3356
Email: Jim.Marshall@occ.ok.gov
Address: 2401 N. Lincoln Blvd., Oklahoma City, OK 73105
P.O. Box 171, Oklahoma City, OK 73101-9918

B.7. | Population

The target of this grant is the entire state of Oklahoma (population 3,959,353), with a focus on 3 target areas: the cities of Commerce (2,271), Broken Bow (4,228), and Langston (1,619). *Population data from American Community Survey 1-Year estimates, 2024.*

B.8. | Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1-2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	1
The priority site(s) is impacted by mine-scarred land.	2
The priority site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	3
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	N/A
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	5

B.9. | 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 to apply for FY26 grant funds and conduct assessment activities.

B.10. | Releasing Copies of Applications: N/A

C.1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

(a) Overview of Brownfields Challenges and Description of Target Areas | "Imagine that." The new state motto of Oklahoma invites the world to dream about what it would be like to live, work, and play in Oklahoma. In big cities, the outlook is good. Oklahoma City will host part of the 2028 Olympics. Tulsa will host the 2026 national Main Street Now Conference. However, while historic milestones are being made in Oklahoma's big cities, the phrase falls flat on rural Oklahoma. "Imagine *that*," is whispered in ominous tones in the direction of abandoned fueling stations and rusty pumpjacks that line almost every road in Oklahoma. 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. Abandoned and underutilized brownfield sites are uniquely detrimental in Oklahoma because Oklahoma is the only state in the nation where cities and towns rely on sales taxes as their primary revenue source for general governmental operations.¹ Therefore, every square inch of commercial land in Oklahoma's cities must be maximized for sales tax revenue to provide goods and services to citizens. When commercial properties sit empty, citizens suffer the consequences. ● **OIL & GAS HISTORY:** Of the 77 counties in Oklahoma, 60 contain significant oil and gas fields, many of them over 100 years old. Approximately 51,549 square miles of Oklahoma (76% of the state) are covered in oil and gas well fields². Over 3,000 square miles are considered historic dense oilfield exploration and production areas (HDOs). In HDOs, dense well spacing and lack of environmental regulations of the 1920s, '30s, and '40s mean land is more likely to be contaminated. Unfortunately, 106 of Oklahoma's lakes and reservoirs and nearly 1/3 of Oklahoma's municipalities intersect HDOs. 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 due to likely contamination, trash, and well debris. ● **ABANDONED GAS STATIONS:** 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 downtowns dotted with dilapidated gas stations. At last count, nearly 3,400 gas stations lie dormant along the state highways and city downtowns of the state, abandoned as Interstate Highways like I-40, I-44, and I-35 lured drivers to faster routes. In fact, the character "Sally" in Disney Pixar's *Cars* – an ode/dirge to the literal bypassing of Route 66—is based on Dawn Welch, the owner of The Rock Café in Stroud, OK, along Route 66.³ Within 1 mile of Route 66 in OK, there are 400 dormant gas stations, 10% of which sit within 500 feet of a lake or reservoir. These lurking gas stations put a damper on downtown 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 properties. ● **GEOGRAPHIC BOUNDARY:** Although the geographic boundary for these proposed grant activities is the entire state of Oklahoma due to OCC's role as a state environmental regulatory agency, we want to draw attention to the following 3 target areas and 5 priority sites -- a snapshot of Oklahoma that shows geographic and demographic diversity united by common environmental hurdles. With EPA's investment, these sites can become beacons of hope that invite changemakers to seek out brownfields and cheer in excitement, "Imagine that!"

● **AREA 1: CITY OF COMMERCE, OK (pop. 2,271⁴; 2.2 sq mi; a non-MSA; Ottawa County; Census Tract 5742, Tribal Land: Quapaw Tribe) | Background:** Oklahoma has more miles of historic Route 66 than any other state along the route, and the City of Commerce, the childhood home of famous Yankee baseball player Mickey Mantle, is the gateway to it all. The city of Commerce grew up around

1. "Healthy Cities Need Healthy Funding Sources," Enevoldsen, Douglas J., City of Sand Springs City Manager, 2/18/2010
2. According to a GIS analysis of the Oil and Gas Fields of Oklahoma dataset from the Oklahoma Geological Survey
3. "Cars by Pixar and Sally Carrera" page, <https://rockcafert66.com/cars-by-pixar--sally-carrera.html>, accessed 1/6/2026
4. American Community Survey 1-year estimates (2024)

the Quapaw Tribe, relocated here from Arkansas in 1830, and the zinc and lead mines that grew into the Commerce Mining and Royalty Company. When Route 66 was commissioned in the 1920s, Commerce was the first city in Oklahoma along the route, and gas stations popped up all along the exciting new road. **Brownfields Issues:** New Interstate Highways of the 1950s and stricter environmental regulations for UST facilities in the 1980s were the nails in the coffin for gas stations along many Oklahoma roads, including Route 66. Today, Route 66 is lined with abandoned gas stations whose owners closed up shop when stricter gas station regulations arose in the 1980s. At least 13 of the 16 *known* fueling stations in Commerce are inactive – and many *unknown* facilities predate OCC’s records – such as our two priority sites. In an interview with the owner of the Dairy King, the OCC learned that there were once four gas stations along Main Street, although there is now no trace of them. It is worth investigating this area to see if there are environmental impacts from these historic stations. **Besides that, Commerce is adjacent to the mine-scarred land of Picher, Oklahoma.** Picher was once the most productive field of the Tri-State Lead and Zinc District, but collapsing mineshafts, contaminated water, and massive lead-laced chat (chat is finely-crushed rock – a byproduct of mining operations that is smaller, more angular, and more packable than gravel) piles led to the site being named the Tar Creek Superfund site and induced the total evacuation of its population. *For years, surrounding cities took lead chat from the tailings piles to line roads, fill potholes, and even fill underground storage tanks.* The OCC’s previous work on gas stations in the City of Miami (“my-AM-uh”), 2 miles south of Commerce, required coordination with the Oklahoma Department of Environmental Quality to deal with chat. We are prepared to do so again in Commerce.

● **AREA 2: CITY OF BROKEN BOW, OK (pop. 4,228; 6.1 sq. mi.; a non-MSA; McCurtain County; Census Tract 0986, Tribal Land: Choctaw Nation of Oklahoma) | Background:** Broken Bow is the heart of Southeast Oklahoma (SE OK), a heavily-forested region of Oklahoma whose main economy is tourism due to its fall foliage, beautiful clear rivers and lakes. Although these days, people flock to SE OK for the annual Bigfoot Festival & Conference and other outdoorsy pursuits, the biggest industries in the region used to be logging and mining. For over 100 years (1873-1980s), 24 gargantuan labyrinthine coal mines operated in 19 counties in eastern Oklahoma, including 5 in SE OK, employing thousands of immigrants and locals. From 1910 onward, massive multi-state logging operations cut down trees and created jobs in SE OK. As cars replaced railroads as the main mode of transportation, gas stations popped up on every street corner across SE OK, and when the 1980s UST regulations came into effect, many closed their doors, never to reopen. **Brownfields issues:** Nearly 300 of the 367 fuel facilities in McCurtain County are inactive, with 550 out-of-use USTs. Broken Bow itself has 46 facilities and 125 USTs, 10 and 25 of which are active, respectively.

● **AREA 3: CITY OF LANGSTON, OK (pop. 1,619; 4.0 sq mi; in Oklahoma City MSA; Census Tract 6006) | Background:** After the Civil War ended and Native American tribes in Oklahoma were forced to free their African American slaves, tribal “freedmen” were allotted land by the federal government in “Indian Territory” (eastern half of Oklahoma) just as tribal members were. From 1865 to 1920, tribal freedmen and African Americans who moved from other states founded over 50 All-Black towns in Oklahoma, which became bustling commercial centers (okhistory.org, “All-Black Towns”). The Land Run of 1889, plus word of mouth, brought many more African Americans to Oklahoma. The 1930s Great Depression and Dust Bowl decimated the towns’ economies and populations and today, only 13 All-Black towns remain somewhat populated. Langston is one of those towns, and is home to Langston University, Oklahoma’s only Historic Black University, founded in 1897. According to okhistory.org, by 1892 “twenty-five retail businesses operated, including a bank, and the town’s first common school opened.” The population has stayed around 1,600 since the year 2000 thanks to the university students but there are only 6 businesses within Langston’s city limits. Highway 33, which used to run through the middle of town, right past our priority site, was re-routed in 2003 to run north of Langston University. **Brownfields issues:** There are currently 4 out-of-use UST facilities inside Langston city limits, one of which (our priority site), is directly across the street from the University, **a retention pond, a FEMA Flood Zone, and a tributary of the Cimarron River.**

(b) Description of the Priority Brownfield Sites

Area 1: City of Commerce	
The Dairy King - 100 N Main St, Commerce, OK 74339	Size: 0.28 acres
<p>● Ownership: Privately owned ● Proposed Reuse: This site is located along historic Route 66, so the plan is to continue to use this site as a restaurant and tourist attraction. The Dairy King provides 2-3 jobs depending on the season, with summer being busier. However, the Route 66 Centennial celebrations (1926-2026) are projected to bring hundreds of thousands of visitors from around the world to Oklahoma, which will drastically increase traffic in Commerce. Having the environmental issues on site addressed before this influx of tourism and events in Commerce will give the City and the owners peace of mind, as well as eliminating environmental risks to the surrounding residential properties. ● Background: This used to be a filling station along Route 66. It was opened in January 1927 as a Marathon Gas Station. It sold gas until approximately 1957, when the owner passed away and his wife no longer wanted to sell gas. The original owner sold it to another family in 1964, who sold it in 1980 to the current owners, who have run it as a restaurant and ice cream shop for the last 40+ years. ● Potential Environmental Issues: The old building, built in 1920s, may contain lead paint and asbestos-containing materials. The OCC has no records of the USTs ever having been inspected or removed, so it is possible they are rusted and leaking into the surrounding area or waterways. The current owner was told the tanks were filled in place with cement around 1960, but it is also possible that lead chat was used. Testing for petroleum products and lead in soil and groundwater is advised. The site is 500 feet from a pond to the west and 1 mile from Tar Creek to the east.</p>	
Allen's Conoco - 101 S. Main St, Commerce, OK 74339	Size: 0.09 acres
<p>● Ownership: City of Commerce ● Proposed Reuse: This site is located along historic Route 66, so the City is considering turning this into a micro-museum. Currently the site functions as a photo opportunity for tourists and adding a museum component could add at least 1 job to staff a tiny gift shop. The gift shop could carry items from local artists and makers which would bring in sales tax dollars and income to local artists. ● Background: Although this looks like a historic filling station, its actual historic use is unknown. The City would like a Phase I Environmental Site Assessment to determine petroleum impacts, and a Phase II Environmental Site Assessment if petroleum impacts are deemed likely. The OCC has no records of this facility, but that is typical of facilities whose USTs were abandoned prior to the 1980s. ● Potential Environmental Issues: The OCC has no records of the USTs ever having been inspected or removed, so it is possible they are rusted and leaking into the surrounding area or waterways. The OCC's interviews with locals indicated that there were at least four filling stations along this block of Main Street in the 1920s. A Phase I could reveal their locations if they are nearby, and a potential Phase II could test for any remaining contaminants from the high density of fueling stations.</p>	
Area 2: City of Broken Bow	
Broken Bow Muffler & Tire - 101 E. Martin Luther King Dr., Broken Bow, OK 74728	Size: 0.16 acres
<p>● Ownership: Privately owned ● Proposed Reuse: This property is located just 1 block from the City's current downtown redevelopment zone. The City is hoping to buy the property and refurbish it to make it ready for a new business to move into. This building currently houses a muffler business, which neither attracts tourists nor generates much sales tax. A new, commercial retail business would do both as well as create jobs. ● Background: This gas station has two steel USTs, both 3,000 gallons, both installed in 1990. One has been out of use for at least 3 years, while recent inspections show the pumps have "out of order" tags on them. It has had multiple violations over the past few years. ● Potential Environmental Issues: If the out-of-use UST has leaked, it could cause problems for construction workers working on roadway development along the highway, or cause vapor intrusion issues in this building and neighboring commercial properties.</p>	
Clyde's Car Wash & Station - 33 Main Street, Broken Bow, OK 74728	Size: 0.13 acres
<p>● Ownership: Privately owned ● Proposed Reuse: There is no building on this lot, so the purchaser bought it to use as a parking lot for her business (pharmacy next door) and for the City to use during events and festivals. The City of Broken Bow has been focusing on redevelopment Broadway St, which is just 1 block west of this lot. There is a new event venue (Rogue Local), 1 block north, that needs more parking to make the most of its events. With more downtown parking comes more business, and with more business, the City of Broken Bow thrives. ● Background: This used to be a filling station. The OCC has one single record for this facility, an inspection record that only shows dates of inspection and a hand-written note that the facility was closed in 1978. There are no details about number, size, material, or removal status of the USTs. ● Potential Environmental Issues: Rusted and leaking USTs in this downtown corridor could lead to vapor intrusion issues for nearby buildings, and their potential collapse could cause property damage and injury if cars are parked on top of them.</p>	
Area 3: City of Langston	
Scott's Grocery & Deli - SW corner of N. Tolson St. and Sammy Davis Jr. Dr., Langston, OK 73050	Size: 0.05 acres
<p>● Ownership: Privately owned ● Proposed Reuse: Corner grocery store and restaurant for college students, as it was in the 1980s. They hope to restore this gas station to its early 1980s glory as a food and hangout spot for Langston University students and residents alike. When the restaurant portion is reopened, 1-2 new employees will need to be hired to run the grill and take orders. ● Background: This is an abandoned gas station with USTs in the ground. There are two steel USTs, both temporarily-out-of-use (TOU). One is 8,000 gallons and one is 4,000 gallons, both installed in 1992. There was a fuel release case at this property back in the 1990s and early 2000s, and since then, the owner has not kept up with the cathodic protection or other methods that would prevent contamination from happening again. The building itself is boarded up and is currently being used</p>	

for storage. This site is across the Street from FEMA Flood Zone A; Across the street from an unnamed tributary of the Cimarron River ● **Potential Environmental Issues:** Since these tanks have a history of leaking, and their cathodic protection and leak detection systems have not been kept up over the decades, it is likely there is contamination in the ground from them which could affect residents of surrounding properties. This property is surrounded on 3 sides by residential properties and one side by Langston University, separated by Sammy Davis Jr. Blvd (Old Highway 33). Leaking USTs in this Old Highway 33 corridor could lead to vapor intrusion issues for surrounding residential properties, and could get into the nearby waterway, a tributary to the Cimarron River.

(c) Identifying Additional Sites ● The OCC has already identified nearly 400 additional potential brownfield sites in Oklahoma and is prepared to identify more. As part of our regular grant outreach activities, we attend conferences and community economic development meetings and often get site research requests from stakeholders there. Any site mentioned to the OCC as being a potential site is mapped in our private ArcGIS Online dashboard of potential sites, for later research and inventory. At current count, the OCC has identified 403 potential brownfield sites across the state. We have researched 268 of them and identified 153 as good candidates for grant work – that is, they were historic oilfield sites or petroleum storage tank sites and have not had any recent environmental assessments completed. The priority sites we chose to highlight for this grant are representative of a greater population of petroleum brownfield sites in Oklahoma. For example, the City of Commerce is just one of 42 cities (besides Oklahoma City and Tulsa) that line Historic Route 66 and suffer from abandoned gas stations and underutilized historic oil and gas fields. The City of Broken Bow is just one of many small towns in Southeast Oklahoma that grew up around mining and forestry and are currently dealing with the closure of gas stations after the new environmental regulations of the 1980s. The Town of Langston is one of 13 historic all-Black towns in Oklahoma, which have 23 out-of-use USTs between them, many of which (like Langston) are situated inside historic oil and gas exploration fields. Thus, the OCC anticipates being able to easily identify additional sites for assessment. ● *Prioritization:* The criteria that will be used for prioritization of additional target areas and priority sites are imminency of redevelopment, site contamination likelihood, whether that community has received Brownfields assistance before, and MSA/non-MSA status. The OCC will aim for a 50/50 split of MSA and non-MSA sites and will focus new outreach on areas that have not previously received brownfields assistance. *The target area communities chosen for this grant application have never received OCC Brownfields' assistance.*

(d) Reuse Strategy and Alignment with Revitalization Plans ● The OCC will work with local partners to ensure that site reuses align with each community's vision and long-term plans. ● The City of Commerce has several standing committees dedicated to the development and enrichment of the town: a Development Authority, Sports Authority, Parks and Recreation Committee, and Planning and Zoning Committee. Most of the committees meet monthly to discuss upcoming events, such as the Commerce Days festival, the First Friday art walk, and the Mexico Independence Day Celebration. Commerce's focus for 2026 is celebrating the 100-year anniversary of Route 66 with over 20 events. Commerce wants to fill their downtown buildings with retail and tourism-focused businesses to take advantage of the increased traffic to the areas during the celebrations. Assessing, and if necessary, remediating, the Dairy King, Allen's Conoco, and the surrounding block of Main St., would be a step towards that goal. ● The City of Broken Bow has prioritized revitalizing their downtown for the past decade. City Manager Vickie Patterson has worked tirelessly to address several abandoned and dilapidated buildings along downtown Broadway Street. The City of Broken Bow has invested \$100,000+ in revitalizing their downtown district, and it has paid off. An article in The Oklahoman from February 2022 calls the Broken Bow area "the next Branson, Missouri." Imagine that, indeed! Revitalizing downtown gas stations is the next step in the process. ● The Town of Langston is considered a food desert. In 2022, then-Mayor Michael Boyles started an economic development team to "increase economic opportunities and improve infrastructure."⁴ They have gotten a few grants for water systems and for infrastructure improvements in Historically Black Towns. In 2023, Erica Johnson, an Economic Development Team member, came up with the "Pave the Way" initiative to raise funds to repave the streets to acquire more businesses – specifically, a grocery store. "It's a 22-mile trek just to get a tomato," said Mayor Boyles. The Target Area 3: Langston priority site, Scott's Grocery & Deli, is an old

gas station, but it was also a little grocery store and deli, and once restored, it can be an oasis in the food desert that is the eastern half of Logan County.

(e) Outcomes and Benefits of Reuse Strategy ● Site redevelopment in these target areas made possible by this grant will create new jobs for local people and increase tax revenues. **It will also improve local resilience to the impacts of extreme weather events and natural disasters** because having more sites made ready to conduct business means greater revenue from both sales tax and property taxes that can be funneled back into the cities to make roads safer during storms (painting, runoff, signage), install storm shelters, and hire emergency management personnel. ● **In the City of Commerce**, the proposed brownfield projects and revitalization plans will stimulate economic development in the rural Route 66, mine-adjacent town, post-cleanup of the priority sites by assuring the safety of popular tourist attractions along the famed “Mother Road” and eliminating any vapor intrusion risks to the surrounding commercial properties. The Mayor of Commerce also mentioned four other gas stations that may need investigating, as we were discussing the reuse of the priority sites. It is likely that, as usual, brownfields work at one site in a town will catalyze more investigation and development at other sites. **In addition, our priority sites in the City of Commerce are surrounded by census tracts that are designated as 2024 Coal Closure Energy Communities** (due to a coal mine closure in nearby Craig County) by the EPA Repowering Mapper. In addition, a nearby power plant in Rogers, OK, is closing two of its coal-fired units, which could result in loss of jobs. This job loss from the closure of the coal activities could be offset by the startup of businesses in abandoned gas station buildings. ● **In the rural City of Broken Bow**, the redevelopment of Broken Bow Muffler & Tire and Clyde’s Car Wash & Station will provide two more commercial properties that can be used for retail or services for locals and tourists alike. Assessing these properties and remediating them if necessary, will also eliminate vapor intrusion risks to neighboring commercial properties and their workers, as well as any construction workers doing roadway improvements in the area. ● **In the Town of Langston**, the proposed brownfield projects and revitalization plans will stimulate economic development in the rural Historic Black University town, post-cleanup of the priority site by providing a much-needed grocery store in the middle of a food desert, as well as being a catalyzing success story in the rebirth of Langston. This property is located on two major roads in Langston, within walking distance of the University, surrounded by residential properties that would benefit from having this site cleaned up. **Local resilience & renewable energy:** According to the NOAA U.S. Climate Resilience Toolkit, all 3 Target Areas are at risk of Drought, Flooding, and either Extreme Heat, Extreme Cold, and/or Wildfires. All 3 properties have roof space and enough square footage to incorporate rain barrels that could capture some runoff and prevent flooding or be used for light irrigation in the instance of drought. And, if the landowners so chose, all the priority sites mentioned in all three Target Areas could benefit from incorporating rooftop solar at their establishment. According to the EPA’s RE-Powering mapper, all sites receive sunlight that could generate about 4.6 kWh/ m²/day. Since all buildings have a small rooftop m² (around 120 m²), that means they could generate 552 kWh/day, or as limited by the panels they choose. It would be enough to keep lights and climate control on during blackouts due to extreme heat or cold.

(f) Resources Needed for Site Reuse ● We have located several sources of funding that can assist sites in the cleanup and redevelopment phases. If the OCC determines that cleanup is needed after reviewing the assessments, there are several resources available to help at petroleum brownfield sites. At gas stations, the OCC’s Petroleum Storage Tank Division (PSTD) Indemnity Fund (IF), a multi-million-dollar state fund managed by the OCC Petroleum Storage Tank Division, is available to pay for 99% of remediation/corrective action – up to \$2,500,000 per site. 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 additional funding is needed for cleanups, the Oklahoma Department of Environmental Quality has a Revolving Loan Fund Program that is available to anyone, including private entities. If communities need additional assistance in creating or updating a development plan after site assessments and remediation are completed,

4. “Black Frontier Towns: Langston OK”, news segment by Oklahoma News Report, March 6, 2023; <https://www.youtube.com/watch?v=qA4PIR8V48E>

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. If more funding is needed to complete a public 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.

(g) 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. All buildings left on site are wired for electricity, connected to city sewers, and connected to water and gas lines. Most people who redevelop gas station sites want to keep the original building intact because there's often ample parking, great display windows, and an office. **Reusing the buildings on site will save money, increase energy efficiency, and reduce materials needed** in the redevelopment phase, avoid construction nuisances such as noise and dust, and preserve the history and culture of the area. If infrastructure upgrades are needed, the Oklahoma Department of Commerce and Oklahoma Department of Transportation also have robust grant programs that could assist the city or county with needed upgrades. If the upgrades are on the private property side, the program applicants will have more funds available to deal with the issues if they've received free grant assistance from the OCC.

C.2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

(a) The Community's Need for Funding

The target communities for this grant were selected because they are low income, low population (<15,000 each), and lack the resources and capacity to address their brownfields issues on their own. Low-income citizens themselves do not have expendable income to invest in properties themselves. In addition, small cities with limited infrastructure generally do not attract rich investors that can address brownfield sites that might have extra expenses due to environmental issues. Small cities with low-income populations tend to not have large city budgets bolstered by tax revenue that can buy up properties and assess and remediate environmental contamination. Municipal governments like the ones in our target areas generally do not have the time or staff to devote to grant management and environmental assessment and remediation. 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 rural Oklahoma's 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.

NEED FACTORS	Commerce	Broken Bow	Langston
Low population	2,271	4,228	1,619
Low sales tax (Jan.2026 income)	\$51,628	\$708,854	\$9,557
<i>For contrast, Oklahoma City, pop. 701k: \$51,701,000</i>			
Low income	\$35,298	\$50,744	\$32,656
<i>U.S. Average: \$81,604; OK Average: \$66,148</i>			
Sources: Population, average household income data from American Community Survey 1-Year estimates, 2024; sales tax from OK Tax Commission ;			

(b) 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, individuals living below the poverty line, and people in poor health. • **Sensitive populations:** 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). Oklahoma also has a higher percentage of children, women of child-bearing age, and veterans, people with disabilities, and people without health insurance, especially in most of the counties and target areas identified (see table below). Broken Bow and Commerce have a disproportionately large population of children under 18 and under 5 years old, while Langston has a disproportionately large population of women of childbearing age (likely due to enrollment at Langston University). ● **Health & Welfare issues:** Oklahoma is more disabled (17.7% vs. 14.7%), more uninsured (with our target areas all at least twice the rate of uninsured people nationally), and home to more veterans than the United States as a whole. Contamination from brownfields sites could exacerbate pre-existing disabilities and have a greater effect on people who are unemployed, as they are likely to spend more time in their homes in the neighborhoods near brownfield sites.

● The Oklahoma State Health Department’s State of the State Health Report “grades” Oklahoma in various categories related to public Health. Of the 36 metrics, There are 8 Cs, 17 Ds (including suicide and cancer as leading causes of death), and 9 Fs categories, including heart disease, stroke, chronic lower respiratory disease, and unintentional injury as leading cause of death. The counties of the 3 Target Areas also get Cs, Ds, and F,s for heart disease, cancer, and chronic respiratory disease.

(c) Greater Than Normal Incidence of Disease and Adverse Health Conditions

● **Cancer:** 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, particularly **leukemia, multiple myeloma, and non-Hodgkin lymphoma**, and exacerbate respiratory conditions such as asthma (cancer.org). 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. ● **Asthma:** 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. ● **Birth defects:** 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

Sensitive Populations Target Area (County)	USA	OK	Commerce (Ottawa)	Broken Bow (McCurtain)	Langston (Logan)
% Black	12	7	1	7	75
% Hispanic	19	12	26	6	6
% Native American	0.5	7	16	17	1
% <5 years old	5.4	5.9	8.5 (6.6)	5.9 (6.9)	2.1 (5.3)
% <18 years old	21.4	23.5	29.8 (25.3)	32.3 (26.1)	7.2 (22.3)
% Women of child-bearing age (15-44)	39.2	39.9	39.4 (36.5)	34.5 (35.8)	86.0 (38.5)
% >65	18.0	16.9	14.1 (18.1)	14.1 (17.8)	2.9 (16.9)
% of Population that are Veterans	5.9	7.5	6.1 (8.5)	9.6 (7.8)	1.7 (8.2)
% Living with Disability	13.7	17.7	20.6 (21.4)	16.8 (6.8)	6.0 (2.9)
% Without Health Insurance	8.2	11.5	21.0 (16.4)	20.2 (18.0)	21.0 (12.4)
City is Food Desert?	-	-	Yes	Yes	Yes

Source: American Community Survey 5-year estimates, 2023, accessed at <https://data.census.gov> on 1/8/2026; Food Desert Data from www.ers.usda.gov accessed 1/7/2026; Social Vulnerability Index at astr.cdc.gov

LEGEND: Cells highlighted in gray like this one show more need than the nationwide (USA) statistic

Health Grade for Target Area (by County)	Commerce (Ottawa)	Broken Bow (McCurtain)	Langston (Logan)
Infant mortality	F	F	C
Total mortality	F	F	C
Death by heart disease	F	F	C
Death by chronic lower respiratory disease	D	D	D
Death by cancer	F	F	B

Source: Oklahoma Department of Health, [State of the State’s Health Report, 2025](#) accessed 1/8/2026

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. Besides the detrimental health effects from these activities, every commercial property that sits empty in any town in Oklahoma represents a loss of sales tax revenue that could be funding the town. 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 improves 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.

(d) Economically Impoverished/ Disproportionately Impacted Populations

Oklahoma in general has more people living in poverty, including families with children, and more people on SNAP benefits, than the U.S. as a whole. ● *Persistent poverty*: 10 of Oklahoma’s 77 counties are considered persistent-poverty (PP) counties (USDA). Counties with high poverty levels are more likely to be affected by brownfields because there are fewer citizens who can take on the burden of assessment, remediation, and redevelopment of dilapidated properties. 429 of the 3,400 abandoned gas stations (12.6%) are in persistent poverty counties.

Income & Poverty By City (County)	USA	OK	Commerce (Ottawa)	Broken Bow (McCurtain)	Langston (Logan)
% Unemployed	4.6	4.7	4.2 (3.5)	0.0 (4.2)	19.4 (3.3)
% of families with Food Stamp/SNAP benefits in last 12m	11.8	14.0	25.9 (17.6)	19.1 (20.2)	39.7 (10.3)
Median Household Income	\$81,604	\$66,148	\$35,298 (\$48,656)	\$50,744 (\$50,175)	\$32,656 (\$82,735)
% families that live in poverty	8.5	10.9	32.7 (16.1)	25.4 (17.1)	31.4 (9.4)
...with any children age <18	12.9	16.5	43.5 (25.3)	36.8 (28.1)	50.0 (13.8)
% people in poverty	12.1	14.9	34.6 (20.7)	29.7 (21.1)	35.6 (13.7)
... age <18	15.5	18.9	49.1 (28.7)	42.0 (29.8)	54.4 (17.9)
... age >65	11.2	11.9	24.6 (13.6)	10.4 (15.2)	17.4 (8.0)
High Poverty County			Yes	Yes	No
Persistent Poverty County			No	Yes	No

Source: American Community Survey 5-year estimates, 2023 and 2024, accessed at <https://data.census.gov> on 1/8/2026; High & Persistent Poverty County data from <https://ers.usda.gov>

LEGEND: Cells highlighted in gray like this one show more need than the nationwide (USA) statistic

(e) Project Involvement & (f) Project Roles

Partner	Entity's Mission	Point of Contact (Name & email)	Project Involvement
Target Area Cities	Cities provide services to their citizens to enhance quality of life	Keith D. Rush (Commerce), krush@commerceokla.com ; Vickie Patterson (Broken Bow), vpatterson@brokenbowok.gov ; Magnus Scott (Langston)	Assist with site selection and prioritization; act as liaison between state and landowners/buyers/Chambers of Commerce.
OK Association of Regional Councils (OARC)	Councils of Government are local regional economic development organizations	Vickie Eggers, member, vicki@noda-ok.org	Act as liaison to all 11 which are regional economic development areas of Oklahoma, for help with outreach and site selection.
Tribal Brownfield Programs	Tribal brownfield programs work to protect the health of tribal citizens by assessing and mitigating environmental risks at brownfield sites	Christa Ogden, Choctaw Nation, cogden@choctawnation.com ; Sheila Sevenstar-Horn, Inter-Tribal Environmental Council, Cherokee Nation, Sheila-sevenstar@cherokee.org	Identify potential brownfield sites in tribal areas, partner on outreach events.
OK Dept. of Commerce	Serves as the primary economic development entity in the state.	Jared Cooper, Director of Rural Services, jared.cooper@okcommerce.gov	Refer potential brownfields to OCC; Help host community meetings and workshops

OK Dept. of Environmental Quality	Protect the air, land, and water of Oklahoma as designated by state statute and agency rules	Aron Samwel, Brownfields Program Manager, Aron.Samwel@deq.ok.gov	Provide technical assistance on sites that have contaminants that warrant shared jurisdiction between our two agencies, partner on outreach
OK REAL	A 501(c)6 org. - provides tools, resources, and relationships to realtors in OK	Krista Massad, Sr. Director of Professional Development, kmassad@okrealtors.com	Provide a platform for OCC to promote the grant and teach realtors about the importance of Phase I Environmental Site Assessments
KSU TAB	Kansas State University’s Technical Assistance to Brownfields Program provides expert guidance and free technical support to EPA R5, R6, R7, & R8	Scott Nightingale, Regional Director for EPA Region 6, scottnight@ksu.edu	Partner with OCC on outreach events, provide redevelopment planning assistance to communities on request

(g) Incorporating Community Input ● **IN TARGET AREAS:** If the OCC is awarded this grant, Brownfields Department (BFD) 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 other involved organizations/entities/groups to outreach events hosted in conjunction with KSU TAB and/or the Oklahoma Department of Commerce. We plan to hold approximately 1 meeting or attend 1 outreach event per quarter for duration of grant period, with at least 3 of those meetings being in the 3 Target Areas. In communities where language barriers and childcare needs may impact the public’s ability to participate, OCC will work with KSU TAB and their partners can create solutions so that all interested citizens may participate. Once sites are enrolled in our program and about to undergo work, OCC staff’s goal is to host more virtual meetings 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.

● **VIRTUAL:** 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 BFD office is in Oklahoma City. Information that needs to be made public to all can 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. OCC BFD has amassed an email list of 420 local, state, federal, and tribal government contacts who have stated their interest in the brownfields process, including getting updates and giving input. The OCC will also maintain an ArcGIS Online StoryMap 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. The OCC may also host virtual meetings with KSU TAB for stakeholders with limited mobility or restrictive schedules. The OCC BFD has been invited to help create a series of instructional brownfields webinars for realtors all over the state through a partnership with OK REAL’s Professional Development program.

● **SOLICITING INPUT:** Since 2007, OCC Brownfields staff have attended hundreds of meetings and conferences as part of our outreach directive for our 128(a) grant. Since October 2022 (the start of our current CWAGST grant) we’ve attended 43 meetings and conferences state- and nation-wide. At any public meeting, OCC staff invites the public to email or call us with any input or questions about the project. If people are reluctant to bring input directly to the OCC, people can send their comments or questions via a third party, such as their city staff or our anonymous survey.

C.3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

(a)-(d) Task Descriptions

Task 1: Program Oversight
(a.) Project Implementation The OCC will provide Program Oversight and review Environmental Site Assessments for all sites. Staff will rely on OCC Petroleum Storage Tank Division staff for review expertise when appropriate (in-kind activities).
(b.) Anticipated Project Schedule Continuously
(c.) Task/Activity Lead OCC Staff
(d.) Outputs 20 Phase I reports reviewed, 21 Phase II reports reviewed, 5 Supplemental Phase II/III reports reviewed, and 100% of grant funds expended within 5-year period.

Task 2: Environmental Site Assessments
(a.) Project Implementation The OCC will hire consultants to perform Environmental Site Assessments at work sites according to Oklahoma State contracting practices.
(b.) Anticipated Project Schedule Secure contracts for at least 4 Phase Is and at least 3 Phase IIs (including QAPPs) every year for the duration of the grant and secure contracts for Supplemental Phase II Assessments (including QAPPs) when necessary, until funds are expended.
(c.) Task/Activity Lead Consultants will be hired by the OCC, and their work will be overseen by OCC project managers. At gas station sites, Phase II reports will be reviewed by OCC PSTD staff (in-kind leveraged resource).
(d.) Outputs 20 Phase I reports, 17 Phase II reports at gas stations (with QAPPs), 4 Phase II reports at oilfields (with QAPPs), and 5 Supplemental Phase II/III reports
Task 3: Community Engagement
(a.) Project Implementation OCC staff will conduct and attend community engagement activities, including outreach and travel, using funds from our existing programmatic budgets.
(b.) Anticipated Project Schedule At least one event per quarter
(c.) Task/Activity Lead OCC Staff
(d.) Outputs Hold approximately 1 meeting or attend 1 outreach event per quarter for duration of grant period. staff will track public inquiries and responses sent and keep notes from community meetings.

(e) Cost Estimates • If awarded, the OCC Brownfields Department (BFD) will use 81% of the grant on site assessment activities and 19% of the grant on program oversight. Below is a summary of cost estimates for the Environmental Site Assessments. All costs are based on assessments conducted for the

OCC’s current CWAGST grant. Some activities, such as Phase II report review by OCC PSTD staff; all community engagement, travel, and conference registration fees; and site reuse and cleanup planning will have their costs provided in-kind by other OCC funding. **There are no administrative**

Budget Categories		Project Tasks (\$)			Total
		Task 1: Program Oversight	Task 2: ESAs	Task 3: Community Engagement	
Direct Costs	Personnel	\$287,333	0	0	\$287,333
	Fringe Benefits	\$88,926	0	0	\$88,926
	Travel	0	0	0	0.00
	Equipment	0	0	0	0.00
	Supplies	0	0	0	0.00
	Contractual	0	\$1,623,741	0	\$1,623,741
	Other	0	0	0	0.00
Total Direct Costs		\$376,259	\$1,623,741	0	\$2,000,000
Indirect Costs		0	0	0	0.00
Total Budget		\$376,259	\$1,623,741	0	\$2,000,000

costs associated with this grant, so we have eliminated that column from the budget table. Below is an explanation of the costs associated with each Task.

Task 1: Program Oversight	Task 2: Environmental Site Assessments	Task 3: Comm. Eng.
8 hours a week of OCC-determined salary, including potential raises, plus fringe (approx. 30% of salary) for 3 BFD staff positions, for all five years of the CWAGST grant. Totals: 1. Team Lead/Dept. Manager – Year 1: \$25,980 + Year 2: \$27,384 + Year 3: \$28,863 + Year 4: \$30,422 + Year 5: \$32,066 = \$144,715 2. Senior Professional Staff – Year 1: \$22,083 + Year 2: \$23,276 + Year 3: \$24,534 + Year 4: \$25,859 + Year 5: \$27,255 = \$123,007 3. Professional Staff – Year 1: \$19,485 + Year 2: \$20,538 + Year 3: \$21,648 + Year 4: \$22,817 + Year 5: \$24,049 = \$108,537 \$144,715 + \$123,007 + \$108,537 = \$376,259 The other 32 hours a week of staff’s salary and fringe will be paid by other OCC funding (128(a) Brownfields grant).	20 Phase I ESAs x \$7,000 each = \$140,000 17 gas station Phase IIs & QAPPs x \$55,000 each = \$935,000 4 oilfield Phase IIs & QAPPs x \$120,000 each = \$480,000 5 Supplemental Phase II/IIIs x \$13,748 each = \$68,741 \$140,000 + \$935,000 + \$480,000 + \$68,741 = \$1,623,741	Community engagement is provided as in-kind activities

(f) Plan to Measure and Evaluate Environmental Progress and 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 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. 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. 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 property data from the previous 10 years.

C.4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

(a) Organizational Capacity ● The OCC can ensure successful completion of all required aspects of this project and grant with 100% in-house grant management. As the environmental regulatory authority for petroleum activities in Oklahoma, we have all necessary staff on hand to review reports and make regulatory decisions regarding necessary cleanup. We also have successfully managed over \$7M in Brownfields grant funds since 2007.

(b) Organizational Structure ● The OCC has 3 staff members whose salaries are paid by a 128(a) State Response Program Grant. These staff report to the Environmental Manager, who in turn reports to the Oil and Gas Conservation Division Director. OCC staff work closely with OCC Petroleum Storage Tank Division environmental project officers to review Phase II reports on all facilities under PSTD regulation. On sites that are oilfield related, staff defer to the Environmental Manager regarding remediation necessity and strategy. For all contracting work, staff work with the OCC Finance Division and the Oklahoma Management and Enterprise Services (OMES) agency to create, disseminate, and score proposals, and award contracts. In fact, OCC worked with Finance and OMES in 2022 to create a statewide contract of pre-approved vendors who provide environmental assessments much more quickly than we could with our prior, piecemeal approach to contracting.

(c) Description of Key Staff ● The OCC is a small, efficient 3-person program within the OCC Oil and Gas Conservation Division. **Jeff Myers**, Department Manager, worked in the Program during its inception in 2007, and helped write the initial 128(a) grant proposal. He has 18 years of brownfields experience and has overseen the closure of over 50 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 Department since 2014. **Madeline Dillner**, Senior Project Manager, has worked in the Program for 12 years. She has managed the OCC's most recent Brownfields Grants: a \$300,000 Community-Wide Assessment Grant focused on Okfuskee County in 2020, and a \$2,000,000 CWAGST grant from 2022. She has a Bachelor of Science Degree in Environmental Sustainability with a specialization in Planning and Management from the University of Oklahoma. **Bell Krivanek**, Project Manager, was hired in 2023 and assists with project management. Bell has Bachelor of Science degrees in both Chemistry and Biology from Southwestern Oklahoma State University.

(d) Acquiring Additional Resources ● The Brownfields Department (BFD) staff has executed a Statewide Contract that lists several Environmental Consultants qualified and pre-approved to work on sites under this grant. The Consultants on the list are consecutively offered the site work for new sites as properties enroll. Once a consultant accepts a site, they work with a BFD Project Manager to complete all necessary work and reports. The BFD leverages the OCC Petroleum Storage Tank Indemnity Fund for contamination delineation and cleanup on these properties.

(e) Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments: The OCC has received \$7,278,618 in EPA Grant funds since our inception in 2007. With this funding, we have enrolled 102 sites and issued certificates of program completion to 82. Of those 102 enrolled sites, 64 are gas stations and 38 are oilfield sites. The OCC BFP has received both EPA 128(a) Grants and 104(k) Grants, with one Community-Wide Assessment Grant in 2020 and one Community-Wide Assessment Grant for States and Tribes in 2022. The OCC currently has an EPA Brownfields Community-Wide Assessment Grant for States and Tribes, as well as a regular 128(a) Grant and a BIL 128(a) Grant. We update ACRES as property data changes. The data below is pulled from ACRES and is accurate at the time of grant writing unless otherwise noted.

4B 02F16501– CWA Grant for States & Tribes (2022-2027, open CA)					
Funds in this 2022 Community-Wide Assessment grant are being spent 100% on Assessment Activities.					
Remaining Funds: \$503,187.73 at end of FFY25. We are ahead of schedule to expend all grant funds by the end of the performance period (9/30/2027). (*RAU = Ready for Anticipated Use)					
Phase I	Phase II's	Certificates Issued	Acres RAU*	Jobs Created	Leveraged Funds
15	17	6	10.8	8	\$2,854,791

RP 02F43301 – EPA 128(a) State Response Program Grant (annual appropriation) (2023-2028, open CA)						
Funds in the OCC's regular 128(a) appropriations are used for both site work and for staff payroll, travel, training, outreach, and other expenses.						
Remaining Funds: \$0 at end of FFY25; \$279,664.87 awarded for FFY26. With the outreach we do, potential sites we know about, and payroll, we do not foresee any issues with drawing the funds down.						
Phase I's	Phase II's	Sites enrolled	Certificates issued	Acres RAU	Jobs created	Leveraged Funds
12	12	31	15	~40*	2	\$1,006,000

4W 02F23201 – EPA 128(a) BIL Grant (annual appropriation) (2023-2028, open CA)						
Funds in the OCC's I/JA/BIL grant are used for both site work and for staff payroll, travel, training, outreach, and other expenses.						
Remaining Funds: \$0 at end of FFY25; \$321,272.64 awarded for FFY26. With the outreach we do, potential sites we know about, and payroll, we do not foresee any issues with drawing the funds down.						
Phase I's	Phase II's	Sites enrolled	Certificates Issued	Acres RAU	Jobs Created	Leveraged Funds
6	5	10	2	1.62	1	\$385,246

2. Compliance with Grant Requirements: OCC submits work plans on time semi-annually for 128(a) grants and quarterly for 104(k) grants. The OCC is in compliance with EPA funding requirements, workplans, and terms and conditions of our current cooperative agreements. We are ahead of schedule for drawing down our funding for our current CWAGST grant by the end of the grant period, and on track with the number of sites assessed. Sites are in compliance with their institutional controls. ACRES is kept up to date with assessments, cleanup, and redevelopment information.

(f.) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:
Not applicable.

(g.) Never Received Any Type of Federal or Non-Federal Assistance Agreements:
Not applicable.

Threshold Criteria for Assessment Grants

1. | Applicant Eligibility

The Oklahoma Corporation Commission (OCC) is an agency of the State of Oklahoma, and as such is eligible for funding.

2. | Community Involvement

The OCC Brownfields Department (BFD) plans to inform the community and other stakeholders of meetings, activities, and events by 1) direct emailing of our mailing list, 2) attending pre-existing meetings and conferences that pull most interested stakeholders together, 3) updating our StoryMap, and 4) creating our own opportunities for interaction in the communities.

To the first point, the OCC BFD has amassed an email list of 524 email addresses from interactions and outreach events we've attended over the years. Of these, 420 represent local, state, federal, and tribal government entities, which are the main people we want to reach with BFD news and initiatives, and whose input we seek most often when managing our grants. We recognize that people's inboxes are generally quite full, so we do not send a lot of updates, but we let people know when funding is available, give timely updates, and invite them to workshops and events.

Since 2007, the OCC BFD has attended hundreds of meetings and conferences as part of our outreach directive for our 128(a) grant. Since October 2022, we've attended 43 meetings and conferences state- and nation-wide. We regularly attend the following: Teeny Tiny Town Summit (held in northwest OK), Mayors Annual Conference, Water Day at the Capitol, GIS Day at the Capitol, University of Oklahoma's Institute for Quality Communities Conference, City Management Association of OK Conference, Inter-Tribal Environmental Council conference, and ASTSWMO conferences/symposia (Tanks Conference, Brownfields Symposium, Annual Meeting, Mid-Year Meeting). Within the past 6 months, we have also been invited to the OK Dept. of Commerce's regular meetings with the various regional economic development groups in Oklahoma, which are well attended by local citizens, government officials, and entrepreneurs. We look forward to attending more local economic development organizations' pre-existing meetings in the coming years, such as the to-be-annual Small Town Solutions Summit that will rotate across the state (last year it was in Ardmore, in southern OK). At any public meeting or outreach event, OCC staff invite the public to email or call us 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.

The OCC BFD understands the importance of being visible and available to the citizens of Oklahoma, whether they can attend a meeting or not, and our public StoryMap helps us meet those citizens' needs. It also helps us provide as much transparency as possible throughout the entire Grant process. The OCC Brownfield Program currently has a \$2M CWA Grant StoryMap: <https://arcg.is/fXyzLi> that has 1,655 views as of December 31, 2025. We will either create a new StoryMap for this new grant or make an update to the existing \$2M Grant StoryMap. The link to this StoryMap will be shared whenever articles are printed in print or online.

The OCC BFD may also create our own opportunities for interacting with the public, as we have before. In October of 2024, the OCC Brownfield Program partnered with Kansas State University's Technical Assistance to Brownfield Program team as well as several local partners to

host a short series of workshops in SE OK. The first workshop was in Idabel, OK, 20 minutes from Broken Bow. It featured the OCC, the ODEQ, the Choctaw Nation Brownfield Program, the OK Dept. of Commerce, the City of Idabel’s Economic Development Officer, the City Manager of Broken Bow, and KSU TAB as speakers, and had 17 in attendance. After the workshop, OCC BFD staff toured Idabel and Broken Bow with the City Manager and identified 26 potential Brownfield sites in Broken Bow and Idabel. Over the next year, the City of Broken Bow approached us with two more potential sites, both of which are the priority sites mentioned for Broken Bow. After the workshop in Idabel, we traveled to McAlester, OK (also in Choctaw Nation, but in Pittsburg County instead of McCurtain County), for a reprisal of the workshop with a few new speakers from McAlester. This workshop was attended by 15 local people. The OCC BFD will likely partner with KSU TAB again to host workshops in other areas of the state in the coming years, in addition to other means of community involvement described previously. We have found KSU TAB to be an excellent partner when hosting community events. In communities where language barriers and childcare needs may impact the public’s ability to participate, we are confident that KSU TAB and their partners can create solutions so that all interested citizens may participate.

If the OCC is awarded this grant, BFD 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 interested constituents to meetings and outreach events to communicate the status of the grant projects. Once sites are enrolled in our program and about to undergo work, BFD staff’s goal is to host more virtual meetings 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. However, 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 BFD office is 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.

3. | Expenditure of Existing Grant Funds

The OCC is a current EPA Brownfields Community-wide Assessment for States and Tribes Grant recipient and can confirm that payment received from EPA (draw down) equaled approximately **75%** of the cooperative agreement on 10/1/2025. A copy of our financial record displaying the amount of cooperative agreement funds drawn down is attached.

4. | Target Areas and Priority Sites

Target Areas	Priority Sites
City of Commerce <i>Ottawa County, OK</i>	The Dairy King 100 N Main St, Commerce, OK 74339 <i>Located in Census Tract 40115574200</i>
	Allen’s Conoco Fillin’ Station 101 S Main St, Commerce, OK 74339 <i>Located in Census Tract 40115574200</i>

<p><u>City of Broken Bow</u> <i>McCurtain County, OK</i></p>	<p>Broken Bow Muffler & Tire 101 E. Martin Luther King Dr., Broken Bow, OK 74728 <i>Located in Census Tract 40089098600</i></p>
	<p>Clyde’s Car Wash & Station 33 Main Street, Broken Bow, OK 74728 <i>Located in Census Tract 40089098600</i></p>
<p><u>Town of Langston</u> <i>Logan County, OK</i></p>	<p>Scott’s Grocery & Deli SW corner of N. Tolson St. and Sammy Davis Jr. Dr., Langston, OK 73050 <i>Located in Census Tract 40083600600</i></p>

5. | Contractors and Named Subrecipients

Contractors: The Brownfield Program staff has executed a Statewide Contract that lists several Environmental Consultants qualified and pre-approved to work on sites under this grant. These Environmental Consultants, henceforth referred to as "contractors," will be compensated with EPA funds made available under this NOFO. **None** of the contractors on the list were selected under a "dual procurement process" for both grant writing and grant implementation services. Consistent with 2 CFR § 200.317, the OCC followed the same policies and procedures we use for procurements with non-federal funds in the execution of this Statewide Contract.

Solicitation documents may be found here:

<https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4258>

The signed executed contracts may be found here:

1. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4359>
2. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4360>
3. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4361>
4. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4362>
5. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4363>
6. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4364>
7. <https://www.ok.gov/dcs/solicit/app/solicitationDetail.php?conID=4365>

Named Subrecipients: none