

Application Information Sheet

B.1. | Applicant Identification

Tulsa Authority for Economic Opportunity, dba PartnerTulsa
100 South Cincinnati, Suite 6, Tulsa, Oklahoma 74103

B.2 | Website URL

www.partnertulsa.org

B.3.a. | Assessment Grant Type

Assessment Grant Type: Community-Wide

B.3.b. | Federal Funds Requested

Federal Funds Requested: \$500,000

B.4. | Location

City of Tulsa, Tulsa County, Oklahoma, within the Cherokee, Muscogee, and Osage Reservations

B.5. | Target Area and Priority Site Information

North Tulsa Target Area

- Census Tracts include: 40143000900, 40143001000, 40143011400, 40143006200, 40143008002, 40143000500, 40143001200
- Addresses of priority sites identified in the North Tulsa Target Area include:
 - Former Trident Steel Manufacturing Site, 1116 N. Utica Avenue
 - 36th Street and N. Peoria Commercial site, centered around 3600 N. Peoria
 - Kirkpatrick Heights Greenwood Master Plan site centered on approximately 702 N. Main Street

West Tulsa Target Area

- Census Tracts include: 40143002700, 40143003000, 41043008800, 40143004600
- Addresses of priority sites in the West Tulsa Target Area include:
 - Quanah Commercial site at 100 South Quanah
 - The Red Fork Route 66 Corridor centered at 3770 Southwest Boulevard.
 - Charles Page Industrial site centered on 3460 East Charles Page Boulevard

B.6.a. | Project Director

Nia James, Project Director
918.576.5565
Nia@partnertulsa.org
100 South Cincinnati, Suite 6, Tulsa, Oklahoma 74103

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

Ronita Wade, Interim Executive Director
918.596.7696, ronita@partnertulsa.org
100 South Cincinnati, Suite 6, Tulsa, Oklahoma 74103

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B.7. | Population

The population of the City of Tulsa is 415,154 .

B.8. | Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	-
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	-
The priority site(s) is impacted by mine-scarred land.	-
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	-
The reuse of the priority site(s) will incorporate energy efficiency measures.	-
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
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 site(s) within the target areas(s).	8
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	-

B.9. | Letter from the State or Tribal Environmental Authority

Please find attached a letter dated January 5, 2026, from Oklahoma Department of Environmental Quality acknowledging our intent to apply for FY26 grant funds and conduct assessment activities.

B.10. | Releasing Copies of Applications

This application does not contain confidential, privileged or sensitive information.

January 5, 2026

Ms. Michelle Barnett
Tulsa Authority for Economic Opportunity/Partner Tulsa
100 South Cincinnati Avenue, Ste 6
Tulsa, Oklahoma 74103

Re: State of Oklahoma Acknowledgement Letter for the Tulsa Authority for Economic Opportunity
Brownfields Community-Wide Assessment Grant Application, Fiscal Year 2026

Dear Ms. Barnett:

The Oklahoma Department of Environmental Quality (DEQ) acknowledges and supports the Tulsa Authority for Economic Opportunity's, doing business as Partner Tulsa, application for a U. S. Environmental Protection Agency Brownfields Community-Wide Assessment Grant for Fiscal Year 2026. It is DEQ's understanding that the Brownfields Community-Wide Assessment Grant will assist the Tulsa Authority for Economic Opportunity in two targeted areas: (1) North Tulsa, with a focus on commercial corridor economic revitalization, and (2) West Tulsa, with a special focus on the Route 66 corridor and surrounding industrial neighborhoods. DEQ encourages the voluntary cleanup and reuse of contaminated properties and DEQ is dedicated to providing the Tulsa Authority for Economic Opportunity 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

Narrative Criteria

Project Area Description and Plans for Revitalization

C.1.a. | Overview of Brownfield Challenges and Description of Target Area

Properties within the geographic boundaries of the **city limits of Tulsa, Oklahoma** are the project area for this application. Tulsa is Oklahoma's 2nd largest city with a population of 415,154, anchoring a Metropolitan Statistical Area of over 1,000,000 people in the northeastern portion of the state. Originally Indian Territory, at the end of the Trail of Tears, Tulsa was first settled in 1836 by the Lochapoka Clan of the Muscogee Nation and was incorporated as a municipality on January 18, 1898. Today, Tulsa is the **largest U.S. city within a Native American reservation** and lies within portions of the federally recognized Muscogee, Cherokee, and Osage Nations.

Tulsa began its transformation from a sleepy river town of 1,400 people to a metropolis when oil was discovered in 1901. Additional oil discoveries between 1915 and 1920 solidified Tulsa as the "Oil Capital of the World". By 1920 Tulsa's African American community in the downtown Greenwood area had become known as "Black Wall Street" but was destroyed in the 1921 Tulsa Race Massacre. This event remains a significant part of the city's fabric. A century ago this year, in 1926, Tulsan Cyrus Avery established **Route 66**, the Mother Road, running from Chicago to Los Angeles with 30 miles through Tulsa. The booming oil market of the time produced petroleum drilling and equipment companies throughout the city and in the Target Areas.

The racial and cultural diversity that once made for vibrant urban neighborhoods have since become marred by homelessness, high unemployment, blight, health disparities, and food deserts. A 2023 Housing Study found that Tulsa currently lacks 4,000 affordable housing units and will need approximately 9,000 additional new housing units over the next 10 years. In addition, forty-five percent of the city has limited food access. Today salvage yards can be found adjacent to community centers and former oilfields next to affordable housing developments. With this Assessment Grant, the Tulsa Authority for Economic Opportunity (TAEO) will focus on these issues in **two Target Areas**.

The first target is **North Tulsa** which includes the Kirkpatrick Heights-Greenwood Master Plan (KHGMP) site, the former Trident Steel site, and the 36th Street North corridor. The area lies from I-244 to 36th Street North and from US-75 to the Tisdale Expressway. It represents underutilized sites with both indoor pollutants and contaminants and slated for new housing development and commercial revitalization. Assessment funds would be used in the North Tulsa target area to address the challenges of **commercial corridor redevelopment, housing creation**, retail job creation and food desert abatement to improve health outcomes in this area which has the highest diabetes rates in the city.

The second target area is the **West Tulsa** Vibrant Neighborhoods Partnership and Route 66 neighborhoods. The neighborhoods lie between the Arkansas River and US-412, and from downtown Tulsa west to I-344. It includes at least 12 salvage yards, two refineries and associated tank farms, 26 former gas stations, and multiple heavy industrial sites adjacent to

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residential neighborhoods. In addition, most buildings in this area predate 1970 and contain suspect asbestos and lead-based paint. This area has one of the highest incident rates for cancer in the city. Challenges to be addressed in this area include **commercial and industrial** brownfield cleanup, **public health**, and elimination of food deserts.

C.1.b. | Description of the Priority Brownfield Site(s)

North Tulsa Target Area: This area includes three priority sites.

- Former Trident Steel Site, at 1116 North Utica Avenue, is a former steel manufacturing site planned for housing development in support of the **Mayor's Housing Initiative** by supplying approximately 600 housing units.
- 36th Street North and North Peoria Commercial site, centered around 3600 North Peoria, was identified in the 36th Street North Small Area Plan and is the recipient of a Housing and Urban Development (**HUD**) **Choice Neighborhood Implementation grant** to support physical improvements to commercial buildings with the goal of improving food and retail access next to a \$190M HUD-funded public housing redevelopment. Fifty-eight commercial structures have been inventoried in this corridor site.
- The Kirkpatrick Heights-Greenwood Master Plan (KHGMP) site located at 702 North Main Street has been identified as a priority site to support creation of approximately 1000 quality affordable housing units along with passive recreation spaces and stormwater control. This site is also the recipient of a **USDOT Transportation Infrastructure Finance and Innovation Act (TIFIA) grant** to evaluate access improvements and includes federally designated flood plain.

West Tulsa Target Area: This area includes three priority sites.

- The priority Charles Page Industrial site centered on 3460 West Charles Page Boulevard, is home to Tulsa's heaviest industry next to residential uses and adjacent to the Arkansas River. This area is slated for **federally-funded flood protection levee improvements** and is home to a concentration of art studios in former manufacturing spaces. Continued commercial revitalization is sought to attract commercial grocers and restaurants along with recreation spaces in this revitalizing area.
- The Red Fork **Route 66 Corridor** centered at 3770 Southwest Boulevard. This certified Main Street commercial corridor is key to area food access and contains both planned and current Route 66 attractions.
- The Crosbie Heights Small Area Plan and the Crosbie Heights Neighborhood Association have identified the Quanah Avenue priority site (100 S. Quanah Avenue), a cluster of commercial buildings, due to its potential to **catalyze neighborhood redevelopment** and possibility of indoor pollutants.

C.1.c. | Identifying Additional Sites

Going forward, staff will take recommendations for additional priority sites from The Common Good, a West Tulsa Target area non-profit, and the Phoenix District Neighborhood Association in the North Target area, to determine additional priority sites. We will meet with representatives from these organizations on a regular, ongoing basis to obtain input on properties with willing owners. Properties for assessment will be prioritized by:

- (1) the presence of the willing landowner and
- (2) the presence of a redevelopment or reuse plan.

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All of Tulsa is within a designated disadvantaged area and any new properties identified within the city will, as a result, address economically and socially underserved communities. Additional properties may be identified inside the grant geographic area based upon the proposed project's ability to address the revitalization objectives of the grant and for which the presence or potential presence of environmental conditions pose a barrier to implementation.

C.1.d. | Reuse Strategy and Alignment with Revitalization Plans

This grant will be used to support the City's planning and redevelopment goals as identified in Tulsa's long-range comprehensive plan and implementing Small Area Plans. Priority Site Brownfields are prime catalyst sites to implement the City's goals, which will have a direct positive effect on health, environmental, and economic stressors.

- The **North Priority Sites** represent properties with environmental considerations that need funding to assist in redevelopment called for in the neighborhood Small Area Plan. Assessment funds would provide planning studies to improve reuse of the 36th Street N. & Peoria commercial building priority site with a focus on improved employment access in this low-income area and provision of grocery retail in this food desert. In addition it would support approximately 600 housing units in redevelopment of the Trident site and up to 1000 housing units at the KHGMP priority site in keeping with the Mayor's Housing Initiative. Approximately 15 acres of the KHGMP site will be dedicated to stormwater management for long-term flooding and natural disaster resilience as well as for passive recreation.
- The **West Priority Sites** lie immediately west of the downtown central business district where the Crosbie Heights Small Area Plan calls for programs that "support re-purposing older buildings near Quanah Avenue". These priority site buildings are proposed for commercial redevelopment, bringing needed resources, including small-scale grocers, to this food desert. Redevelopment of the levee system is also a focus for this area and flood plain passive recreation, such as dog parks, recreation areas, and trails, on public lands to improve health outcomes will be an objective.

C.1.e. | 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 **North Tulsa**, assessments would be used to support commercial reuse to stimulate job creation and provision of critical resources, such as grocers, for the surrounding low-income, high-unemployment neighborhoods. On the Trident and KHGMP sites assessments would support redevelopment with housing. According to City of Tulsa studies, the KHGMP site has the potential to accommodate over 1,000 new housing units over the next 10-20 years and the Trident site could accommodate 600 units.
- In **West Tulsa** assessments would be used to support commercial reuse plans to improve food access. Neighborhood residents are currently evaluating the development of a non-profit local grocer that would reuse one of the priority Quanah Avenue buildings. Assessment funds are also planned to support use of publicly owned Arkansas River flood plain for urban parks and recreation associated with levee upgrades that improve extreme weather event mitigation capacity and

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improve local resilience to the impacts of flooding. In both locations, redevelopment would be supported by the City's Flood Plain Management Regulations which include provisions for full urbanization, protecting current development from future runoff changes.

C.1.f. | Resources Needed for Site Reuse

Name of Resource	Is the Resource for Assessment, Remediation, or Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
State or local BFRLF	Remediation	Unsecured	Assessment may support access to additional BF RLF funding on private properties
BF MARC	Remediation	Unsecured	Assessment may support access to public Cleanup Funding from EPA
HUD CNI Funding	Reuse	Secured	Assessment may support access to HUD CNI funds for redevelopment at 36th Street N Site
City Retail Revitalization Funding	Reuse	Secured	Assessment may support access to local Retail Revitalization funds in commercial corridors
Tulsa Impact Fund	Reuse	Secured	Assessment may support access to these funds dedicated to housing development

C.1.g. | 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 commercial West, North Target Area priority sites are primarily previously developed retail corridors, existing water, sewer, roadway, electrical and natural gas infrastructure would be used during reuse and revitalization.

- In the **North Tulsa Target Area**, the KHGMP and Trident priority sites represent areas previously cleared as part of the Urban Renewal and industrialization activities. Due to a lack of utilization of remaining infrastructure over the intervening decades, infrastructure reuse planning as part of the Assessment Grant would be conducted to determine how much of the existing underground water and sewer infrastructure can be utilized. If replacement of water and sewer infrastructure is needed, application would be made to the utility authority's economic development infrastructure fund for utility replacement.
- In the **West Tulsa Target Area**, the Quanah Street and Red Fork Route 66 commercial priority sites are anticipated to reuse existing water, sewer, and electrical infrastructure, allowing for conservation of resources in construction and sustainable reuse of structures.

C.2.a. | The Community's Need for Funding

At 197 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 and a tax base 13x

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smaller to resource from. In addition, the city of Tulsa experiences poverty at a rate of **18.2%** compared with a national poverty rate of 11.5% (U.S. Census). This combination of a small tax base compared to its physical assets and proportion of **low income** population impacts the ability of the city to address brownfields in its municipal budget.

With increased costs for new construction, interest in reuse and redevelopment of urban brownfields has also increased. However, despite cost benefits, Tulsa consistently finds developers turning to suburban greenfield expansion due to real or perceived environmental risk in redevelopment of existing sites. This Assessment Grant will be a much-needed source of funds to support reuse and redevelopment, spurring the growth of Tulsa's tax base and its ability to address brownfield sites with local resources.

C.2.b. | Health or Welfare of Sensitive Populations

In the Target Areas, health-limited and low-income individuals represent sensitive populations in need of outside assistance. Residents lack access to employment, affordable housing and recreational spaces as well as retail and food access. The Assessment Grant and subsequent reuse strategies will address these factors by encouraging commercial economic development by local business owners in historically distressed corridors and facilitate the identification and reduction of environmental threats.

- In the North Tulsa target areas, **food, retail, and housing access** will be targeted. Due to factors including food and medical access, North Tulsans have a lifespan that is 11 years less than the rest of the city and residents have the highest rates of diabetes in the city. Retail and food access will be addressed through the revitalization of blighted commercial properties and supported by HUD Choice Neighborhoods funding for renovation. Housing access will be addressed through activities at the KHGMP and Trident sites to enable new housing construction.
- In West Tulsa, **low employment** has resulted in poverty rates of up to 34%, almost twice the city average, along with limited **food access and health disparities**. Assessment Grant funds are planned to be used for commercial corridor revitalization, supporting job creation and food access improvements through reuse by local businesses and supported by the city's Retail Revitalization Revolving Loan Fund. The Assessment Grant may also be used to support development of recreation along the Arkansas River and provide health benefits to residents.

C.2.c. | Greater Than 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 target areas that suffer from a greater than normal incidence of disease or conditions that may be associated with exposure to hazardous substances as shown below:

Adverse Health Conditions			
Condition	Rate	Above/Below Average	Source
Cancer*	740/100,000	Above Average (>440/100,000)	NIH, Tulsa Health Dept
Diabetes*	12.8%	Above Average (>9.8%)	OK Health
Asthma*	14.4%	Above Average (>8%)	CDC, Tulsa Health Dept

**Data were not available at the census tract level, but at the county level*

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C.2.d | Economically Impoverished/Disproportionately Impacted Populations

The Target Areas and priority sites are within disadvantaged census tracts, disproportionately burdened by high unemployment, housing and health disparities, and food deserts. A 2023 Housing Study found that Tulsa currently lacks 4,000 affordable housing units and will need approximately 9,000 additional new housing units over the next 10 years. Forty-five percent of the city has limited food access. The Target Areas are burdened by poor health, especially cancer, diabetes and low life expectancy. In addition the Target Areas are all high poverty areas recognized by the EDA and Census Bureau. The lands of Federally Recognized Tribes that cover 100% of the Target Areas are also considered disadvantaged, specifically, the Cherokee and Muscogee Nations.

This Assessment Grant and the priority site reuse strategies will address these disproportionate impacts by supporting quality job and affordable housing creation from reuse of the KHGMP and Trident priority sites. In addition, it will address health inequities by supporting projects that provide recreational opportunities along the Arkansas River in the West Tulsa Target Area. Assessment grant work in the 36th & Peoria, Quanah, Red Fork Route 66, and Charles Page priority sites will also help promote access to food access by making commercial properties available for redevelopment.

C.2.e. | Project Involvement

This proposal development process has involved outreach to a diverse group of local organizations that provided targeted input to development of the project approach that will be carried forward into implementation. In the North Target Area, we coordinate with the **Phoenix District Neighborhood Association**, represented by Ed Sharrer, to hear about what sites should be prioritized and their objectives for reuse strategies. In the West Target Area, we partner with **The Common Good**, a neighborhood non-profit led by Stephen Pyle, to understand what properties and uses are considered priority by residents. We also leverage governmental staff at TAEO, including Gretchen Mudoga, to coordinate on planning site reuse objectives for the KHGMP priority site.

C.2.f. | Project Roles

Name of entity, organization, or group	Entity's mission	Point of Contact (Name & Email)	Specific Involvement in the Project or Assistance Provided
Phoenix District Neighborhood Association	Commercial Revitalization	Ed Sharrer ed@phoenixdistricttulsa.org	Site identification, prioritization, reuse alignment
The Common Good	Neighborhood Stability	Stephen Pyle stephen@cgtulsa.org	Site identification, prioritization, reuse alignment
OK DEQ	Brownfields	kasie.stambaugh@deq.ok.gov	Site cleanup expert and resources
KHGMP Committee	Site Reuse	Gretchen Mudoga gretchen@partnertulsa.org	Site reuse prioritization and cleanup input
Cherokee Nation	Environmental Issues	Christina Justice christina-justice@cherokee.org	Site reuse within Cherokee Nation

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C.2.g. | Incorporating Community Input

Community input is a key element of all reuse planning efforts conducted by TAEO. As during the grant development process, outreach and progress reporting would be accomplished through a combination of digital and in-person methods.

- In the North Tulsa Target Area, open houses after work hours and **with childcare** work best to communicating with the neighborhood. English is the primary language spoken. In this area, the Phoenix District Neighborhood Association holds monthly 36Street Eats food truck events that provide an **informal** means of conducting outreach and feedback, such as surveys. In addition, the Phoenix District leverages its social media network to engage residents.
- In the West Tulsa Target Area, the grant would leverage regular in-person and social media outreach by The Common Good at their community center. English is the primary language spoken and translation services are not anticipated. This area is home to a **high percentage of seniors** and locations for meetings are chosen to ensure ADA-accessibility.

Through these community opportunities, input is solicited and provided to internal staff for consideration and response. Input from these sessions may result in immediate action, such as contact with an interested property owner, or development of a reuse plan.

C.3 | Project Implementation

Task/Activity: Plans & Studies																			
<p>a. Project Implementation: Planning study for the 36th Street North Retail Corridor will determine suitability for commercial reuse. At the KHGMP priority site, a reuse planning study will assess infrastructure suitability for increased residential / commercial density. Three Cleanup Plans are anticipated based on Task 2 results. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks.</p>																			
<p>b. Anticipated Project Schedule: In Years 1 and 2 we expect to conduct one planning study each year. Over Years 3 and 4 we expect to complete 3 Cleanup Plans.</p>																			
<p>c. Task/Activity Lead: TAEO: Nia James, Program Director</p>																			
<p>d. Outputs: 2 Planning Studies and 3 Cleanup Plans</p>																			
Task/Activity: Phase Is, IIs, and LSIs																			
<p>a. Project Implementation: Phase I, Phase II, and LSIs will be conducted, starting with the priority sites listed in this application. All Phase Is will be ASTM-AAI compliant and Phase IIs and LSIs will have a Site Specific QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.</p>																			
<p>b. Anticipated Project Schedule:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">Task 2 Schedule</th> <th style="background-color: #cccccc;">Year 1 (FY27)</th> <th style="background-color: #cccccc;">Year 2 (FY28)</th> <th style="background-color: #cccccc;">Year 3 (FY29)</th> <th style="background-color: #cccccc;">Year 4 (FY30)</th> </tr> </thead> <tbody> <tr> <td>Phase Is</td> <td style="text-align: center;">2</td> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Phs IIs & LSIs W/ QAPPs</td> <td style="text-align: center;">1</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> </tbody> </table>					Task 2 Schedule	Year 1 (FY27)	Year 2 (FY28)	Year 3 (FY29)	Year 4 (FY30)	Phase Is	2	3	4	3	Phs IIs & LSIs W/ QAPPs	1	3	3	3
Task 2 Schedule	Year 1 (FY27)	Year 2 (FY28)	Year 3 (FY29)	Year 4 (FY30)															
Phase Is	2	3	4	3															
Phs IIs & LSIs W/ QAPPs	1	3	3	3															
<p>c. Task/Activity Lead: TAEO: Nia James, Program Director</p>																			
<p>d. Outputs: 12 Phase I ESAs, 10 Phase II ESAs or LSIs, 10 Site Specific QAPPs</p>																			

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Task/Activity: Programmatic Activities
a. Project Implementation: TAEO will prepare outreach materials, update the brownfields website, and create social media posts as well as conduct community outreach events with childcare and translation as needed. Supplies are budgeted for the printing of outreach materials and event tabling. TAEO will contract 2 or more on-call QEPs to conduct site-specific activities. TAEO will administer the grant to ensure compliance with the Cooperative Agreement, Work Plan, schedule including ACRES site entries and quarterly reporting, annual financial reporting, MBE/WBE reporting, and programmatic support. The budget includes 1 regional and 1 national training conference for 3 staff.
b. Anticipated Project Schedule: We expect to conduct 4 quarterly activities and one annual training and reporting activity each year.
c. Task/Activity Lead: TAEO: Nia James, Program Director
d. Outputs: 2 QEP contracts, 12 Phase I ESAs, 10 Phase II ESAs and/or LSIs, 2 Reuse Planning Studies, 3 Cleanup Plans, 16 Quarterly Reporting Events, 1 National and 1 Regional Training Conference, 4 MBE/WBE Reports, and 16 Outreach Events

C.3.e. | Cost Estimates

Budget Categories		Task 1: Plans & Studies	Task 2: Phase I/II/LSIs	Task 3: Program Act.	Admin	Total
1	Personnel	\$ 0	\$ 0	\$ 0	\$ 25,000	\$ 25,000
2	Fringe Benefits	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3	Travel	\$ 0	\$ 0	\$ 7,500	\$ 0	\$ 7,500
4	Equipment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5	Supplies	\$ 0	\$ 0	\$ 2,800	\$ 0	\$ 2,800
6	Contractual	\$ 180,000	\$ 275,000	\$ 0	\$ 0	\$ 455,000
7	Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8	Other	\$ 0	\$ 0	\$ 9,700	\$ 0	\$ 9,700
9	Total Direct Costs	\$ 180,000	\$ 275,000	\$ 20,000	\$ 25,000	\$ 500,000
10	Indirect Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11	Total Budget	\$ 180,000	\$ 275,000	\$ 20,000	\$ 25,000	\$ 500,000

Cost per Unit: Task 1: Plans & Studies (36%): Contractual Costs: Conduct 2 Site-specific reuse planning studies @\$75,000 each = \$150,000. 30% of the requested funds would be used for site reuse planning. Prepare cleanup plans for 3 sites @ \$10,000 per site = \$30,000

Task 2: Phase I/II/LSIs (55%): Phase I Contractual Costs: Conduct 12 Phase I ESAs @ \$2,500 each = \$30,000. Conduct 10 Phase II ESAs and/or LSIs @\$24,500 each = \$245,000.

Task 3: Programmatic Activities (4%): *Travel Costs:* QA Manager, Project Director and Project Manager to attend National Brownfield Training Conference @ \$2,000 each (\$6,000) and a regional training event @ \$500 each (\$1,500) = \$7,500. *Supplies* to include collateral and signage = \$2,800. *Other Costs:* Provide childcare at outreach events @ \$100/event x 8 events = \$800. Provide translation services at outreach events @ \$150/event x 8 events = \$1,200. Tabling fees for event-based public outreach @ \$150/event x 8 events = \$1,200. Design of brownfield marketing materials for outreach, one contract @ \$6,500. Other costs are estimated at \$9,700 and total Programmatic Activities at \$20,000.

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Administration: Personnel (5%): Administrative support at \$25/hour for 250 hours/year (\$25,000).

C.3.f. | 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, Phase II ESAs, and LSIs 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 Director. Outcomes in terms of acres of land and square feet of buildings assessed will be tracked, as well as redevelopment investment, in ACRES and reported on a quarterly basis. Upon conclusion of the grant, progress will continue to be monitored by the Brownfield team who will provide updates on major projects back to EPA. In the past, these updates have been by email and included invitations to groundbreaking events, before and after project photos, and news releases.

C.4.a. | Organizational Capacity

TAE0 has the capacity to administer EPA Grant funds based on previous and current experience with federal grant management being performed for the City of Tulsa. Using this organizational structure, TAE0 has managed a \$300,000 Assessment Grant which closed in FY25. TAE0 currently manages a \$600,000 Cleanup Grant, a \$250,000 ODEQ RLF Subgrant, and a \$2.31M Brownfield RLF. TAE0 has a secure financial system in place and receives annual audits in accordance with accounting principles of the Governmental Accounting Standards Board. Grant awards would be audited according to 2 CFR 200 (Uniform Guidance). In the 2024 TAE0 and City audits there were no material weaknesses or audit findings identified by the independent auditor.

C.4.b. | Organizational Structure

TAE0 will provide a Program Director, Quality Assurance Manager, Project Manager, and Grant Administrator. TAE0 manages multiple open grants with USEPA using this team with excellent performance metrics.

C.4.c. | Description of Key Staff

Nia James serves as the Program Director for TAE0 responsible for oversight of day-to-day project execution, customer interaction, public outreach, and reporting. She has over 10 years experience with property management and oversees Tulsa's Assessment, RLF, and Cleanup Grants. Michelle Barnett, P.E. serves as the program Quality Assurance Manager, having completed EPA's QA training with over 20 years experience. Finance Officer, Linn Cain, will serve as Grants Administrator and support the grant by tracking expenditures and providing information for quarterly EPA and annual Federal reporting. Billy Riphan serves as Project Manager supporting site identification and public engagement.

C.4.d. | Acquiring Additional Resources

TAE0 is experienced with selecting consultants in compliance with the competitive Procurement Standards in 2 CFR 200.317-326 to ensure fair, open, and qualifications-based selection. TAE0 will maintain at least two on-call QEPs contracts throughout the course of the grant. We anticipate this Assessment Grant becoming active in October 2026, at which

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point the solicitation for QEPs will be issued for qualifications-based selection in accordance with Oklahoma law.

C.4.e.1 | Accomplishments

As manager of the City of Tulsa Assessment, Cleanup, and BRLF Grants, TAEO has provided on-time quality programmatic reporting for quarterly and annual reports including financials, Quality Management Plans, and MBE/WBE reporting. The City's Assessment Grant was completed September 30, 2025 in full compliance with Work Plan objectives. In 2023, TAEO secured \$900,000 in supplemental funding for the city's BRLF and provided a grant for of a 52,000 sf industrial space in a disadvantaged community beginning in December 2024. TAEO also manages a \$500,000 cleanup grant and a \$250,000 DEQ BRLF grant for cleanup of the 2.8M sf Air Force Plant 3 industrial site. To date, cleanup of one building in this structure is complete and the second is scheduled to will be complete in April 2026.

C.4.e.2. | Compliance with Grant Requirements

The Tulsa Brownfields Program was awarded a US Environmental Protection Agency (EPA) Community Wide Assessment (CWA) grant of \$300,000.00 with an extended performance period of October 1, 2018 through September 30, 2025. During the grant period, a total of 15 Phase I ESA and 12 Phase II ESAs or LSIs were conducted along with cleanup planning for two sites. Ten sites from these achieved Ready for Anticipated Use (RAU) status and the goals of the Work Plan were achieved. During this grant period, an average of 1.2 public outreach or involvement events were conducted per quarter along with ongoing programmatic compliance.

TAEO has a documented history of submitting all ACRES, quarterly and annual reports on time and with high quality. In reviewing ACRES, it may be noted that early quarterly reports were provided to the Project Officer by email, based upon her preference, and later switched to reporting in ACRES when a new Project Officer was assigned. Work Plans, QMP, and annual reports were submitted and updated on time and in coordination with the Project Officer throughout the grant period.

At the grant close, there were \$10,623 in Hazardous Fund remaining and \$13,879 in Petroleum Funds available. As we approached the end of the grant, spending the grant funds without going over became a challenge. As requests for Phase II and LSI activities came in, the brownfields team was only able to fund those that fit within the limited remaining budgets and there were funds remaining unspent as a result. Nevertheless, the objectives of the grant as detailed in the Work Plan were met and exceeded.

C.4.f.1. | Purpose and Accomplishments – Not Applicable

C.4.f.2. | Compliance with Grant Requirements – Not Applicable

C.4.g. | Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements – Not Applicable

Threshold Criteria for Community-Wide Assessment Grants

1.a. | Applicant Eligibility

The Tulsa Authority for Economic Opportunity (TAEO) is an instrumentality of the City of Tulsa and is eligible for funding.

1.b. | Exemption Under 501(c)(4)

As an instrumentality of the City of Tulsa, the Tulsa Authority for Economic Opportunity is exempt from Federal taxation under section 501(c)(4) of the IRC.

2. | Community Involvement

This proposal development process has involved outreach to a diverse group of local organizations that provided targeted input to development of the project approach. In the North Target Area, we meet with the **Phoenix District Neighborhood Association** to understand sites to be prioritized and their objectives for reuse strategies. We also conducted a series of outreach events to hear from the community regarding reuse goals. In the West Target Area, the Brownfield staff meets with **The Common Good** to determine what properties should be considered priority sites and to develop a framework to identify additional neighborhood brownfields. This resulted in the identification of priority sites as well as research into funding opportunities for reuse strategies.

Community input is a key element of all reuse planning efforts conducted by TAEO and the City of Tulsa. As during the grant development process, outreach and progress reporting will be accomplished through a combination of digital and in-person methods. TAEO conducts regular outreach with the target neighborhoods through forums, open houses, and office hours as well as digital surveys and social media.

- In the North Tulsa Target Area, open houses after work hours and with childcare work best in communicating with the neighborhood. English is the primary language spoken. In this area, the Phoenix District Neighborhood Association holds monthly 36Street Eats food truck events that would be leveraged to provide an informal means of conducting outreach and obtaining feedback, such as surveys. The Cherokee Nation is also an important partner in this area, with its own set of EPA tools for brownfields.
- In the West Tulsa Target Area, The Common Good conducts regular in-person and social media outreach which would be leveraged for the purpose of this grant. English is the primary language spoken and translation services are not anticipated to be needed for this community. This area is home to a high percentage of seniors and locations for meetings are chosen to ensure ADA-accessibility.

Going forward, these organizations are anticipated to continue supporting the Assessment Grant activities.

3. | Expenditure of Existing Grant Funds

I affirm that my organization does not have an open EPA Brownfields Assessment nor Multipurpose Grant.

4. | Contractors and Named Subrecipients

Contractors: Not Applicable; Named Subrecipients: Not Applicable