



Applicant Information Sheet

- (1) Applicant Identification Eastern Oklahoma State College, 1301 W. Main St., Wilburton, OK 74578-4901
- (2) Website URL www.eosc.edu
- (3) Funding Requested
 - a. Grant Type Single Site Cleanup
- (4) Federal Funds Requested \$1,982,400.00
- (5) Location Wilburton, Latimer County, Oklahoma, Choctaw Nation of Oklahoma Reservation (not tribally owned lands)
- (6) Property Information Site 1: Salmon Hall, 1301 W Main St, Wilburton, OK 47578-4901
Site 2: Miller Hall, 1301 W Main St, Wilburton, OK 74578-4901
- (7) Contacts
 - a. Project Director: Trisha White, Vice President of Business Affairs, 1301 W. Main St., Wilburton, OK 74578-4901, (918) 465-1708, twhite@eosc.edu.
 - b. Chief Executive Official: Dr. Randy Harp, President, 1301 W. Main St., Wilburton, OK 74578-4901, (918) 465-1723, rharp@eosc.edu.
- (8) Population Eastern Oklahoma State College serves approximately 1,300 students and is in Wilburton, OK, a community with 2,285 residents. Latimer County’s population is 9,444.
- (9) Other Factors

Other Factors	Page #
Community Population is 15,000 or less	2
Secured firm leveraging commitment tied directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative, and substantiated in the attached documentation.	4
The reuse of the proposed sites will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the proposed sites will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4

- (10) Releasing Copies of Applications Not applicable.

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area Eastern Oklahoma State College (Eastern) is a state funded community college within the Choctaw Nation of Oklahoma Reservation, founded as the Oklahoma School of Mines before it evolved due to the decline of coal mining in Southeastern Oklahoma. The main campus is impacted by two brownfield sites and is in Wilburton (population 2,285), a rural community in Latimer County (population 9,444), Oklahoma. Both sites are in Wilburton, the target area, and are former dormitories contaminated with asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyls (PCBs). These vacant, blighted structures pose health risks to students, faculty, and nearby residents and contribute to disinvestment in a community already facing rural isolation, underlying health disparities, and limited economic opportunity. Abandoned properties further restrict access to economic stability and workforce development. The U.S. Environmental Protection Agency Cleanup Grant directly addresses these challenges by enabling the safe remediation of hazardous materials, reducing environmental and public health risks, and returning underutilized properties to productive use. Cleanup activities will be focused entirely within Wilburton, Oklahoma, where remediation of these two campus brownfield sites will have a direct and measurable impact on community health, safety, and economic revitalization. Cleanup will allow Eastern to repurpose the historic dormitories as educational and workforce focused spaces that support economic transition, agricultural innovation, and community resilience, advancing the college’s mission to Cultivate Growth, Create Futures, and Change Lives.

1.b. Description of the Proposed Brownfield Sites **Salmon Hall** is a 25,000-square-foot, 1960s dormitory building located on the edge of campus. Constructed with ACM, LBP, and PCBs, the building has been vacant for more than a decade. The building’s contamination poses significant health risks, especially as Salmon Hall is near the laundry center, meat processing plant, and classroom buildings. Boarded up and vacant, the structure is currently a blight on campus. The second site, **Miller Hall**, is a nearly 50,000-square-foot former dormitory building opened in 1961, also containing ACM, LBP, and PCBs. It is located near student and employee apartments, new housing, and instructional buildings and has been closed since 2022. With these risks and the strong redevelopment potential, Salmon Hall and Miller Hall were identified as cleanup priorities by Eastern’s Leadership Committee and Board of Regents. The U.S. Environmental Protection Agency’s (EPA’s) Region 6 Targeted Brownfields Assessment program completed Phase I and Phase II Environmental Site Assessments in January 2024. The studies confirmed the presence of hazardous substances that must be remediated to prevent environmental and health impacts. The presence of ACM, LBP, and PCBs in aging building materials creates ongoing risks of airborne exposure and material degradation, particularly given the buildings’ prolonged vacancy and proximity to occupied facilities. The projects prioritize the safety of nearby low-income and disease-burdened residents while also contributing to redevelopment goals that benefit the campus and the surrounding area.

Revitalization of the Target Area

1.c. Reuse Strategy and Alignment with Revitalization Plans Eastern plans to reuse **Salmon Hall** as an Agricultural Education Center, providing essential resources for workforce training, food production, and agricultural advancement. The center will serve faculty, students, local producers, and community partners through spaces dedicated to experiential training, such as a community kitchen, maker spaces, laboratories, and collaboration spaces. Eastern will reuse **Miller Hall** as a Rural Resource Center to enhance access to vital services like healthcare, small

business and entrepreneurial support, student career services, co-working offices, community meeting spaces, and a small business incubator center. The cleanup and redevelopment of Salmon and Miller Halls are critical to the overall revitalization strategy for the campus and community. This aligns with regional goals as outlined in the Choctaw Nation of Oklahoma's Target Industry Analysis and the Comprehensive Economic Development Strategy of the Kiamichi Economic Development District of Oklahoma, supporting agricultural resilience, economic resilience, small business development, and local food systems. Eastern has actively engaged stakeholders through regular community roundtable discussions, student engagement activities, and strategic planning sessions to ensure these plans reflect community needs and benefit local partners. Stakeholders engaged in this process include faculty, students, local agricultural producers, economic development partners, and community service organizations that will directly utilize or benefit from the redeveloped facilities. This planning approach reflects Eastern's ongoing efforts to align redevelopment decisions with documented community input and long-term institutional goals for Wilburton and the surrounding area. Neither Salmon Hall nor Miller Hall is located within a federally designated floodplain, and floodplain considerations are not applicable to the proposed reuse.

1.d. Outcomes and Benefits of Reuse Strategy Together, these strategies address local economic, educational, and environmental conditions by returning underutilized properties to productive use. These projects mitigate health risks associated with hazardous materials in a rural area, removing unsafe spaces from a campus of students from sensitive populations, and enhancing access to opportunities for low-income students. The projects contribute to community resilience by supporting local agricultural practices, small business development, and healthcare access, factors crucial to sustaining Wilburton's rural economy and quality of life. Reuse strategies for both sites prioritize efficient use of existing infrastructure, with rehabilitation of the original buildings reducing material waste, limiting new construction needs, and improving overall site functionality. As an Agricultural Education Center, **Salmon Hall** will support training, support services, and value-added production to help local farmers and entrepreneurs enhance and promote their products. The center will give producers resources and education, as well as access to a community kitchen and maker space. By providing affordable access to these spaces, the center will enable food processing, culinary business development, and agricultural tools and technologies. **Miller Hall** will become a Rural Resource Center, providing co-working spaces, business incubation support, Oklahoma Small Business Development Center offices, and access to career services. This center will support skill development through short term training and job readiness programs that strengthen employability and support career advancement for local residents, particularly those facing economic barriers. Additionally, the center will support healthcare access by offering clinical and consultation rooms, an essential service for an isolated community with healthcare options almost totally limited to federally qualified, state, and tribal services. The Rural Resource Center will bolster the local economy by retaining and expanding businesses, creating jobs, and supporting workforce development. The cleanup and reuse of these existing structures minimizes campus sprawl. Redevelopment efforts will enhance local resilience by retrofitting existing buildings with energy-efficient windows, HVAC systems, and insulation, informed by the college's recent energy audits. Renewable energy sources, including wind and solar, will be integrated into both buildings, with support from Public Service Company of Oklahoma's own renewable energy systems. The sites will incorporate climate-smart landscaping, plumbing, and stormwater management, and reduce the impacts and energy use of local water systems. This approach not only enhances building efficiency but also creates infrastructure that withstands local weather

extremes. The reuse strategy for Salmon and Miller Halls was developed with extensive community input, including insights from the City of Wilburton, Choctaw Nation of Oklahoma, and Kiamichi Economic Development District of Oklahoma, ensuring alignment with local priorities. There will be no displacement of residents or businesses since the sites are located on the college campus and are currently unused. Instead, the redeveloped spaces will enhance livability by providing essential services and promoting economic opportunities, with a specific focus on residents with barriers to economic and health resources. Eastern is committed to long-term resilience that will benefit both the college and the broader community for years to come.

Strategy for Leveraging Resources

1.e. Resources Needed for Site Characterization There is no known need for additional site characterization based on the previously conducted environmental assessments for each site. The EPA's Region 6 Targeted Brownfields Assessment Program completed Phase I and Phase II Environmental Site Assessments in January 2024 for both buildings. The studies confirmed the presence of ACM, LBP, and PCBs and determined the extent of the contamination present. If additional characterization is required during cleanup, Eastern will coordinate with the EPA to pursue supplemental assessment resources, including technical assistance or other eligible assessment funding.

1.f. Resources Needed for Site Remediation No additional resources are expected to be needed for site cleanup. Based on the cost estimates provided in the September 2024 ABCA, completed by Leaaf Environmental, LLC, the EPA Cleanup Grant funds requested in this application are sufficient to remediate both dormitories.

1.g. Resources Needed for Site Reuse Eastern Oklahoma State College has secured \$500,000 in confirmed leveraged funding to support post-cleanup reuse of the subject properties. The College has received a \$375,000 Congressionally Directed Spending award through the United States Department of Agriculture Rural Development (USDA RD) Community Facilities Program, matched with \$125,000 in institutional funds, for a total committed investment of \$500,000. These funds will be used to complete architectural and operational planning and to install critical infrastructure following environmental remediation. Improvements will include building envelope systems, such as windows, to preserve Salmon Hall and Miller Hall for adaptive reuse as an Agricultural Education Center and Rural Resource Center. This funding is fully awarded and not contingent on future approvals and the activities will run concurrently with the EPA Brownfield Cleanup Grant. The Congressional appropriation, an official acknowledgement letter from the USDA RD Office, and a resolution committing funds from the Eastern Board of Regents are included in the application. The documents demonstrate the availability and commitment of these resources. In addition, recent philanthropic giving to the Eastern Foundation increased the College's capacity to invest in the reuse of these buildings and to sustain their long-term operations.

1.h. Use of Existing Infrastructure This grant will enable the college to repurpose existing infrastructure by restoring building systems to support new initiatives on campus. The cleanup will catalyze infrastructure upgrades such as climate controls, electrical systems, water fixtures, etc., that improve building performance and campus durability. This strengthens the college's ability to withstand extreme weather events. Oklahoma is famous for severe storms, prolonged heat, and heavy rainfall. Both buildings already have essential utilities, including electric, water, sewer, natural gas, broadband, parking, and waste management systems. The college completed investment-grade audit reports of energy systems provided recommendations for improvements in solar energy, lighting, electrical systems, HVAC, roofing, water conservation, and energy-efficient appliances across campus. Planned upgrades for Salmon Hall and Miller Hall will be informed by

these campus-wide audit findings and tailored through additional analysis to ensure systems are appropriately scaled for post-cleanup reuse. The college has already started the implementation of the new systems using grants from the Oklahoma State Energy Program Lighting Retrofit Program and utility rebates.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding Eastern is a public, two-year institution serving approximately 1,300 students across southeastern Oklahoma, a sparsely populated and economically constrained rural region. In 2014, Latimer County was designated an Area of Persistent Poverty, reflecting decades of challenges associated with small population size, limited employment options, and consistently high poverty levels. According to the U.S. Census Bureau, Wilburton's poverty rate is 22%, substantially higher than both the Oklahoma average of 15% and the national average of 11%, underscoring the limited local capacity to support large-scale redevelopment without external assistance. Eastern's annual state allocation for instruction is approximately \$6 million and only \$600,000 is typically available for capital improvements. These tight budgets constrain the college's ability to maintain aging infrastructure. These limited resources must be spread across 17 buildings on the main campus, two buildings in McAlester, and more than 4,000 acres of conservation and ranch land in Latimer County. Compounding this challenge, the college carries over \$6.6 million in existing debt from prior capital projects, further restricting its capacity to independently fund brownfields cleanup activities. Geographic isolation intensifies these constraints. Wilburton's small population base limits private investment, and residents travel more than 30 minutes to access most retail services, with the nearest city of 30,000 or more residents located approximately 70 miles away. As a result, Eastern plays an outsized role in supporting local workforce preparation, job access, and economic activity in a region with few alternative anchors. Vacant brownfield properties on campus deter prospective students concerned about safety and building conditions, while repeated incidents of trespassing and vandalism have been documented through Campus Police and Student Affairs. These buildings require ongoing monitoring and maintenance, costing the college approximately \$30,000 annually, diverting scarce funds away from other needs. A Brownfields Cleanup grant would enable Eastern to address these challenges by removing barriers to reuse and returning long vacant structures to productive service. As a primary provider of workforce education and skills training in the region, Eastern supports more than 40 degree and certificate programs aligned with local needs, including nursing, agriculture, and meat processing. Redevelopment of Miller Hall as a Rural Resource Center and Salmon Hall as an Agricultural Education Center would allow the college to maximize limited public resources, strengthen its role, and support long-term stability in a small, low-income rural community.

2.b. Health or Welfare of Sensitive Populations According to the Centers for Disease Control and Prevention Interactive PLACES map, Wilburton, Oklahoma experiences higher rates of serious disease burden than state and national benchmarks, indicating elevated environmental and public health vulnerability. Approximately 22% of residents live below the federal poverty level based on U.S. Census Bureau data, and 18% of adults report fair or poor health according to the CDC Behavioral Risk Factor Surveillance System. The area is designated as a Primary Care Health Professional Shortage Area by the Health Resources and Services Administration. More than 51% of Eastern Oklahoma State College students receive federal Pell Grants, underscoring the concentration of low income and medically vulnerable populations in the target area. The EPA Cleanup Grant will reduce environmental and health risks by removing asbestos, lead based paint,

and PCBs from two blighted campus buildings in Wilburton, eliminating exposure pathways for students, faculty, and nearby residents. Cleanup enables safe reuse of the sites to directly address underlying health and welfare challenges through a planned community health clinic and integrated small business assistance and experiential workforce training spaces, including a community kitchen, maker spaces, laboratories, and collaboration areas. By pairing remediation with intentional reuse, the project reduces immediate health threats while strengthening access to health care, workforce pathways, and economic opportunity for sensitive populations, supporting long term community health and resilience.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions Wilburton residents experience higher-than-average rates of cancer, asthma, and birth defects. In 2023, the estimated prevalence of current asthma among adults in Wilburton was 13.3%, compared to approximately 9.8% statewide in Oklahoma and about 7.4% nationally. The estimated prevalence of cancer among adults was 7.5% in Wilburton, exceeding the Oklahoma rate of approximately 6.9% and the national rate of roughly 6.4%. COPD prevalence among adults in Wilburton was 11.7%, higher than both the Oklahoma average of approximately 10.4% and the national prevalence of about 6.1%. Similarly, the estimated prevalence of coronary heart disease in Wilburton was 8.8%, exceeding the Oklahoma rate of approximately 7.9% and the national rate of about 6.5%. Many of these conditions are associated with environmental exposures and poor indoor and outdoor environmental quality, increasing concern about prolonged exposure risks from asbestos, lead-based paint, and PCBs present in long-vacant campus buildings. These consistently elevated health indicators underscore the disproportionate burden faced by Wilburton residents and reinforce the need for brownfields cleanup to reduce environmental exposure risks and support healthier redevelopment outcomes.

2.d. Economically Impoverished/Disproportionately Impacted Populations Latimer County, Oklahoma, is classified as economically distressed according to the Economic Innovation Group’s Distressed Communities Index, with a Distress Score of 93.2, ranking 70th out of 77 counties in Oklahoma. The Index shows that Latimer County experiences substantially worse socioeconomic conditions than national averages, including 35.9% of adults not working, compared to 20.6% nationwide, and lower educational with 15.3% of adults lacking a high school diploma, exceeding the national rate of 10.6%. Housing market weakness is reflected in a 14.0% housing vacancy rate, double the national average of 7.0%. Median household income in the county is only 64.5% of the national median, and economic growth lags behind national trends, with employment growth of 0.9% and a 2.0% decline in business establishments, compared to national increases of 5.1% and 5.0%, respectively. Limited financial capacity and historic disinvestment increase the likelihood that low-income residents disproportionately experience environmental risks associated with abandoned and contaminated properties, while lacking the resources to remediate or avoid those impacts. These indicators demonstrate that Latimer County is a disproportionately impacted community facing entrenched economic challenges, reinforcing the need for targeted brownfields cleanup and redevelopment investments to address historic disinvestment and support long-term economic recovery.

Community Engagement

2.e.-2.f. Project Involvement and Project Roles

Organization	Mission	Point of Contact	Project Roles
Choctaw Nation of Oklahoma	The sovereign nation offering opportunities for growth and prosperity.	Jennifer Woods, jwoods@choctawnation.com	Tribal Cleanup, Planning, and Reuse Partner

City of Wilburton	Municipal Government	Loran Mayes, lmayes@wilburton.gov	Reuse Planning Partner
Eastern Development Foundation	To provide resources and seek external support for scholarships, faculty development, equipment, and campus projects.	Dr. Cathy Cogburn, ccogburn@eosc.edu	Funding Partner
Eastern Faculty Council	Strengthens faculty participation in institutional decision-making.	Andrea Smallwood, asmallwood@eosc.edu	Reuse Planning Partner
Eastern Staff Council	Fosters team building and enhances communication among staff, faculty, and students.	Colby Carpenter, ccarpenter@eosc.edu	Reuse Planning Partner
Eastern Student Government Association	Based on cooperation and mutual concern for campus welfare, enables students to express opinions, elect representatives, and develop citizenship.	Dr. Anna Peery, apeery@eosc.edu	Reuse Planning Partner
Kiamichi Economic Development District	The Trust Authority of local governments representing seven counties in southeast Oklahoma.	Kim Rose, krose@keddo.org	Reuse Planning Partner
OSU County Extension Office	Helps Oklahomans solve local issues, promote leadership, and manage resources wisely.	Crystal Shipman, crystal.shipman@okstate.edu	Educational Reuse Partner
Oklahoma Small Business Development Center	Provides confidential, no-cost advising to help Oklahomans start and grow businesses and strengthen the state economy.	Trinity Lively, trinity.lively@oksbdc.org	Educational Reuse Partner
Wilburton Chamber of Commerce	Driving sustainable economic growth across Latimer County.	Hannah Shaffer, wilburtonchamber@gmail.com	Reuse Planning Partner

2.g. Incorporating Community Input To advance reuse readiness, Eastern partnered with Kansas State University Technical Assistance to Brownfields (KSU TAB) to conduct structured reuse planning and community engagement for the Salmon Hall and Miller Hall sites. On September 16, 2025, KSU TAB facilitated on-campus meetings and surveys with students, faculty, staff, and community stakeholders, generating 153 responses. Results identified clear, prioritized reuse preferences, with collaboration spaces and career services ranked as top priorities, confirming alignment and implementation feasibility. Eastern maintains an ongoing, transparent engagement process to communicate project progress and solicit feedback. The college hosts quarterly community roundtable meetings with representatives from local governments, tribal and county organizations, economic development partners, utilities, educational institutions, and elected officials. Project updates are shared through multiple channels, including the college website, electronic message boards, email newsletters, print materials, social media, news releases, radio, and campus signage, providing effective alternatives to in-person participation. Community input is solicited through meetings, surveys, and online forms and is reviewed by the Eastern Leadership Council. Summaries of feedback and responsive actions are shared in future communications and meetings, ensuring a clear feedback loop and accountability. Meetings are scheduled at accessible times and ADA-compliant locations, with remote participation or translation services available if needed. Through this approach, Eastern ensures community input is meaningful, inclusive, and directly informs cleanup and reuse decisions.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan Eastern commissioned Phase II Environmental Site Assessments for Salmon Hall and Miller Hall to identify environmental contaminants and inform cleanup actions. The assessment confirmed the presence of asbestos-containing materials (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) in window caulking in both buildings. Based on these findings, the proposed cleanup plan applies risk-based, condition-appropriate remediation methods that ensure safety, regulatory compliance, and cost effectiveness. ACM identified in both buildings is in poor to fair condition and presents a health risk if disturbed during future renovations. Licensed abatement contractors will remove ACM prior to any redevelopment activities. Removal is necessary because encapsulation would not sufficiently prevent asbestos release during rehabilitation work. Regulated LBP was not detected; however, lead-based paint below regulatory thresholds was identified on certain surfaces. If disturbed, these materials may generate lead dust. Lead-safe work practices will be used during cleanup and redevelopment to minimize exposure risks without requiring full abatement, consistent with applicable regulations and best practices. PCBs were identified in window caulking, primarily in poor to fair condition. Caulking in poor condition will be fully removed to prevent the release of hazardous substances. Intact PCB-containing caulking that is not disturbed will remain in place, with workers informed of its presence. Any disturbed PCB materials will be handled and disposed of as hazardous waste in accordance with regulatory requirements. Cleanup activities will be completed prior to site reuse and will include appropriate containment, air monitoring, and waste management procedures to protect workers, students, and nearby receptors. This approach ensures effective risk reduction while avoiding unnecessary disturbance of stable materials. Oversight and compliance will be maintained through coordination with the Oklahoma Department of Labor and the Oklahoma Department of Environmental Quality. The proposed cleanup plan will mitigate environmental and public health risks and prepare both buildings for safe and productive redevelopment.

3.b.-3.e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs

Task 1: Project Management	
i.	<i>Project Implementation:</i> Eastern will procure a Qualified Environmental Professional (QEP) for Project Oversight and Reporting. A consultant will also be responsible for the creation of the Quality Assurance Project Plan and enrollment in the state’s voluntary cleanup program. Attendance by two Eastern employees at national, regional, and state Brownfields conferences and trainings. The QEP will work with Eastern staff to create the work plan, schedule, database reporting, financial reports, programmatic reports, and forms. All consultants and contractors will be procured in accordance with federal and EPA procurement requirements.
ii.	<i>Anticipated Project Schedule:</i> Procurement begins in the first quarter following award. Reporting begins in the first year and will be completed quarterly and annually and continues during all four years of the project. The final closeout activities will be completed in year four.
iii.	<i>Task/Activity Lead:</i> Eastern will provide in-kind personnel, including the Business Affairs Office and Office of the President, for the procurement, reporting, and oversight of the QEP and other consultants.
iv.	<i>Outputs:</i> Final ABCA, Database reporting, Financial Reports, Quarterly Reports, and forms. Attendance by two Eastern employees at EPA-approved national, regional, and state Brownfields conferences and trainings to support grant reporting, compliance, and project implementation.
Task 2: Project Design and Oversight	
i.	<i>Project Implementation:</i> Eastern staff will provide administrative oversight, while the QEP will direct and monitor cleanup activities, including environmental monitoring, analysis, and reporting.

ii.	<i>Anticipated Project Schedule:</i> The design will begin within the second quarter following award and oversight will follow the cleanup activities schedule.
iii.	<i>Task/Activity Lead:</i> The QEP is responsible for project design and oversight.
iv.	<i>Outputs:</i> Cleanup oversight work, progress reports, and closeout report.
Task 3: Cleanup	
i.	<i>Project Implementation:</i> Abatement and cleanup activities, including contractor mobilization, abatement of ACM, LBP, and PCBs, and disposal.
ii.	<i>Anticipated Project Schedule:</i> Abatement activities will be conducted in years two to four.
iii.	<i>Task/Activity Lead:</i> QEP, Business Affairs Office, Office of the President; abatement contractor.
iv.	<i>Outputs:</i> Abatement and cleanup reports. Disposal report. Two sites ready for reuse.
Task 4: Community Outreach	
i.	<i>Project Implementation:</i> Eastern will work with consultants to develop a Community Involvement Plan (CIP) and coordinate with Eastern’s marketing department. The plan will include stakeholder meetings (employees, students, and community members), regular information updates, and publication of project status.
ii.	<i>Anticipated Project Schedule:</i> CIP will be developed in the 1st year and implemented throughout years two to four. Community Meetings will be held twice an academic year – once in the Fall and once in the Spring. Outreach materials will be developed in year one and promoted through years two to four via social media, campus events, newsletters, and websites.
iii.	<i>Task/Activity Lead:</i> QEP; Community Outreach Consultants; Business Affairs Office, Office of the President
iv.	<i>Outputs:</i> Brownfields Project Community Involvement Plan; Brownfields on Eastern website, printed handouts; newsletter articles; social media posts; meetings, and meeting summaries.

3.f. Cost Estimates

Salmon Hall Budget Categories		Project Tasks (\$)				
		Project Management	Project Design and Oversight	Cleanup	Community Outreach	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$4,000	\$0	\$0	\$0	\$4,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$5,000	\$105,000	\$0	\$5,000	\$115,000
	Construction	\$0	\$0	\$600,000	\$0	\$600,000
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$9,000	\$105,000	\$600,000	\$5,000	\$719,000
Indirect Costs (5%)		\$450	\$5,250	\$30,000	\$250	\$35,950
Total Salmon Hall Budget		\$9,450	\$110,250	\$630,000	\$5,250	\$754,950
Miller Hall Budget Categories		Project Tasks (\$)				
		Project Management	Project Design and Oversight	Cleanup	Community Outreach	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$4,000	\$0	\$0	\$0	\$4,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0

	Contractual	\$5,000	\$155,000	\$0	\$5,000	\$165,000
	Construction	\$0	\$0	\$1,000,000	\$0	\$1,000,000
	Other	\$0	\$0	\$0	\$0	\$0
	Total Direct Costs	\$9,000	\$155,000	\$1,000,000	\$5,000	\$1,169,000
	Indirect Costs (5%)	\$450	\$7,750	\$50,000	\$250	\$58,450
	Total Miller Hall Budget	\$9,450	\$162,750	\$1,050,000	\$5,250	\$1,227,000
	Combined Cleanup Costs	\$18,900	\$273,000	\$1,680,000	\$10,500	\$1,982,400

Cost estimates for each task were developed directly from the Analysis of Brownfields Cleanup Alternatives (ABCA) prepared for Salmon Hall and Miller Hall, which quantified asbestos, lead based paint, and PCB impacted materials and evaluated cleanup alternatives using unit costs, contractor pricing, and comparable EPA funded brownfields projects. Costs were calculated per unit where applicable, including square footage of ACM and flooring, linear feet of PCB impacted caulking, per window removal, daily air monitoring rates, and disposal costs, with administrative and oversight costs reflecting the level of effort identified in the ABCA evaluations.

3.g. Plan to Measure and Evaluate Environmental Progress and Results The Qualified Environmental Professional will be responsible for tracking cleanup progress and reporting environmental outcomes. Project activities and outputs will be documented using the KSU TAB Brownfields Inventory Tool, which will serve as the primary mechanism for reporting required data to the EPA ACRES system. Progress will be measured through documented completion of cleanup tasks, including contractor mobilization, abatement activities, waste disposal, and site readiness milestones. Reporting will occur through quarterly and annual reports, supported by regular project team meetings to assess performance, address challenges, and implement corrective actions as needed. Environmental outcomes will be evaluated based on measurable results, including approximately 75,000 square feet of building area cleaned up, removal or stabilization of asbestos-containing materials, lead-based paint hazards, and PCB-impacted materials, and preparation of both sites for safe reuse. Following grant completion, Eastern will continue to communicate progress and outcomes through community updates, before-and-after documentation, and public communications to demonstrate long-term environmental and redevelopment benefits.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCES

Programmatic Capability

4.a.-4.b. Organizational Structure and Description of Key Staff Eastern will administer the Brownfields Cleanup grant through a collaborative structure involving the Office of Business Affairs and the President’s Office. Monthly project meetings will ensure adherence to schedules and timely, compliant expenditure of funds, with participation from relevant departments, consultants, and contractors. This structure integrates technical, administrative, project management, and financial oversight to support successful grant implementation. Trisha White, Vice President of Business Affairs, has over 15 years of experience in grant compliance, procurement, and budget management, including oversight of large federal and state-funded infrastructure projects. She is responsible for financial controls, procurement compliance, and expenditure monitoring to ensure adherence to grant requirements. The President’s Office includes Stephanie Giacomo, who has more than 15 years of experience in grant administration, economic development, and project management, and who coordinates stakeholder engagement, reporting, and project development activities. Both offices have a demonstrated record of collaboration on complex grants. White and Giacomo report to Dr. Randy Harp, President, who provides executive oversight, ensures institutional alignment with grant objectives, and maintains accountability to

the College’s Board of Regents. In the event of staff unavailability, Eastern will designate qualified personnel from within these offices to ensure continuity. This redundant organizational structure minimizes risk and supports uninterrupted grant administration.

4.c. Acquiring Additional Resources Eastern will procure technical expertise through open, competitive processes in full compliance with 2 CFR 200.317–326 and EPA Brownfields guidance. Consistent with the *Guidance on Competitively Procuring a Contractor*, the college will publicly advertise solicitations, avoid restrictive or unfair procurement practices, and ensure no contractor helps in developing solicitation documents. Proposals will be evaluated using clearly defined, weighted criteria that include cost or price reasonableness, and Eastern will actively seek bids from a diverse pool of qualified vendors, including women-owned businesses, to promote equitable access and community benefit through brownfield assessment, cleanup, and redevelopment.

Past Performance and Accomplishments

4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

4.e.(1). Purpose and Accomplishments While Eastern has not received an EPA Brownfields Grant, the institution has a strong history of managing and successfully completing federal and non-federal grants of similar size, complexity, and regulatory structure. These projects include environmental cleanup, infrastructure improvements, and public health–related initiatives requiring competitive procurement, community engagement, and rigorous compliance and reporting. Eastern completed an environmental cleanup project at the Dunlap Student Union through a grant awarded by the Oklahoma Department of Environmental Quality Brownfields Revolving Loan Fund Program, addressing asbestos and other environmental hazards. The site was remediated on schedule and successfully reused as a veterans memorial, creating a safe and accessible outdoor space for students and community members. Eastern also completed a health and wellness center planning project funded by the Oklahoma Tobacco Settlement Endowment Trust, which incorporated extensive community engagement through surveys, focus groups, stakeholder meetings, and public input sessions. Consultants were procured through competitive processes to complete feasibility studies and architectural planning. In addition, Eastern manages numerous federal grants totaling more than \$3.6 million in 2025. For example, U.S. Department of Energy State Energy Program funds were used to retrofit and replace more than 1,000 lighting fixtures across three campus buildings. This project achieved 100 percent completion of milestones, documented energy and cost savings, timely reporting, and formal closeout with no corrective actions required.

4.e.(2). Compliance With Grant Requirements Eastern has a demonstrated record of compliance with workplans, schedules, and terms and conditions across its federal and state grant portfolio. The college consistently submits required financial and programmatic reports accurately and on time and maintains active oversight of consultants and contractors to ensure alignment with approved scopes and timelines. Across Eastern’s portfolio of financial assistance agreements, no material audit findings, corrective action plans, or enforcement actions have been issued. This history of timely reporting, milestone completion, and successful project closeout demonstrates Eastern’s capacity to manage EPA Brownfields cleanup grants in full compliance with all requirements.

Attachment 1: Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

Eastern Oklahoma State College is an eligible entity as a unit of state government established by the State of Oklahoma under Title 70, Sections 3511 to 3512. The full statute language is included at page 22 .

2. Previously Awarded Cleanup Grants

Eastern Oklahoma State College affirms that no previously awarded EPA Brownfields Cleanup Grants were received for Miller Hall or Salmon Hall located at 1301 W. Main Street, Wilburton, OK 74578-4901.

3. Expenditure of Existing Multipurpose Grant Funds

Not applicable. Eastern Oklahoma State College does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

Eastern Oklahoma State College is the current and historic owner of both Miller Hall and Salmon Hall on the main campus of Eastern at 1301 W. Main St., Wilburton, OK 74578-4901. The college will retain ownership of the site throughout cleanup and reuse activities.

5. Basic Site Information

Site 1:

Miller Hall
1301 West Main Street
Wilburton, Oklahoma 74578-4901

Site 2:

Salmon Hall
1301 West Main Street
Wilburton, Oklahoma 74578-4901

6. Status and History of the Contamination at the Site

Eastern’s Miller Hall and Salmon Hall, located on the college’s main campus in Wilburton, OK, are both contaminated with hazardous substances and are currently vacant. Both buildings are confirmed to have asbestos-containing materials (ACM), lead-based paint (LBP), and polychlorinated biphenyls (PCBs). Before closure, both buildings were utilized as dormitory housing for students, and the sites are contaminated because of their original building materials. The hazardous materials have not been released into the outdoor environment.

7. Brownfield Site Definition

Eastern further affirms that neither Miller Hall nor Salmon Hall is listed or proposed for listing on the National Priorities List, subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. Further, neither site is subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Eastern Oklahoma State College collaborated with EPA Region 6 to conduct a Phase I Environmental Site Assessment for both Miller Hall and Salmon Hall in May 2023. Following the Phase I environmental site assessment report's identification of the possibility of asbestos-containing building materials and lead-based paint, Phase II reports were completed for both sites in March 2024. The Phase II assessments confirmed the presence of hazardous substances.

9. Site Characterization

Eastern Oklahoma State College is proposing two sites that are eligible to be enrolled in a voluntary response program. A current letter from the Oklahoma Department of Environmental Quality (ODEQ) is attached. Eastern requested a letter from the Oklahoma Department of Labor (ODOL) and learned the agency does not issue letters affirming eligibility or site characterization. The ODEQ letter is attached on page 122 and the ODOL email is attached on page 123.

10. Enforcement or Other Actions

Eastern affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the sites for which Brownfields Grant funding is sought.

11. Sites Requiring a Property-Specific Determination

Eastern Oklahoma State College affirms that neither Miller Hall nor Salmon Hall needs Property-Specific Determinations.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

Eastern Oklahoma State College affirms that there has been no release of hazardous materials into the outdoor environment at the Miller Hall or Salmon Hall sites.

13. Cleanup Authority and Oversight Structure

Eastern Oklahoma State College plans to enroll in Oklahoma’s voluntary state response programs with both the ODEQ and ODOL and work with the EPA for technical assistance to ensure the cleanup is protective of human health and the environment. Since neighboring properties to both Miller Hall and Salmon Hall are within the college campus, there are no barriers to sampling and monitoring off-site migration of contamination. The college plans to procure a qualified environmental consultant to oversee project and cleanup activities at the sites. Further, the college’s legal counsel within the Oklahoma State Attorney General’s Office can advise on compliance with applicable federal and state laws.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

The college completed the Analysis of Brownfield Cleanup Alternatives (ABCA) for Miller Hall and Salmon Hall in September 2024 through U.S. Environmental Protection Agency Region 6. The draft ABCAs were made available to the community for comment starting on January 12, 2026, in the President’s Office on the Wilburton Campus and summarized the contamination issues, cleanup standards, and applicable laws; the cleanup alternatives considered for each site; and the proposed cleanup.

b. Community Notification Ad

Eastern Oklahoma State College published a community notification ad in the local *Latimer County News-Tribune* newspaper on December 18, 2025, more than 14 days before this application was submitted to the EPA. The notice informed the community that a copy of the grant application and draft ABCAs were available for public review and comment; to contact the President’s Office to make comments, that the draft application was in the President’s Office, and that the public meeting would be held on January 16, 2026.

c. Public Meeting

The public hearing was held on January 16, 2026, during a regular meeting of the Eastern Oklahoma State College Board of Regents in the Bill Hill Library located at 1301 W. Main St., Wilburton, OK, 74578-4901. There were no comments submitted from the public prior to the meeting, and the applicant did not issue any response. In compliance with the Oklahoma Open Meetings Act, the agenda for the meeting was made public 24 hours prior to the meeting by posting at the Bill Hill Library and on the Eastern website. No community members made a comment during the public meeting.

d. Submission of Community Notification Documents

These items are attached to this application:

- The draft ABCA for Miller Hall is on page 25.
- The draft ABCA for Salmon Hall is on page 74.

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- A certified copy of the newspaper ad for the public hearing is on page 124.
- Not applicable. No comments were received, so no summary is included.
- Not applicable. No comments were received, so no response is included.
- The draft minutes from the public hearing are included on page 125.
- The meeting sign-in sheet is included on page 133.

15. Contractors and Named Subrecipients

Not applicable. Eastern Oklahoma State College has not selected a contractor or named a subrecipient that will be compensated with EPA funds made available under the FY26 Brownfields Cleanup grant.

December 15, 2025

Ms. Stephanie Giacomo
Eastern Oklahoma State College
1301 West Main Street
Wilburton, Oklahoma 74578

Re: State of Oklahoma Acknowledgement Letter for Eastern Oklahoma State College
Brownfields Cleanup Grant Application, Fiscal Year 2026

Dear Ms. Giacomo:

The Oklahoma Department of Environmental Quality (DEQ) acknowledges and supports Eastern Oklahoma State College's application for a U. S. Environmental Protection Agency's Brownfields Cleanup Grant for Fiscal Year 2026. It is DEQ's understanding that the Brownfields Cleanup Grant will assist Eastern Oklahoma State College in conducting cleanup of contamination in the Salmon Hall and Miller Hall located at 1301 W. Main Street, Wilburton, OK 74578 in Latimer County. The contamination includes: asbestos, lead-based paint and polychlorinated biphenyls in the building materials. The regulating agency for cleaning up asbestos and/or asbestos abatements in Oklahoma is the Oklahoma Department of Labor; however, the Asbestos National Emissions Standards for Hazardous Air Pollutants requires that renovation and/or demolition notices be submitted to DEQ's Air Quality Division when certain project conditions exist. DEQ encourages the voluntary cleanup and reuse of contaminated properties and DEQ is dedicated to providing Eastern Oklahoma State College 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