

Tulsa Brownfields Program

The City of Tulsa's Brownfields Program began in the 1990s with its first grant from the U.S. Environmental Protection Agency (EPA) for assessment of potential brownfield properties.

Recognizing the ability of brownfields to catalyze economic development for entire sections of the community, Tulsa would later join with EPA as one of only a handful of cities awarded its first area-wide planning grants. This effort focused on brownfields in a three square mile area between I-244 and 36th North and from the Tisdale Expressway to US-75. Out of the Area-Wide Plan, clean up of the former Morton Health Center was completed and work on the 25-acre Evans-Fintube site was initiated.

In addition, the city was awarded \$1,100,000 to establish a local Revolving Loan Fund (RLF) to support brownfield clean up activities on private property. These funds are awarded, repaid, and recycled back into the development community to ensure continuation of clean up efforts.



The EPA and Oklahoma Department of Environmental Quality brownfield programs provide grants and technical assistance to assess, safely clean up, and sustainably reuse brownfields. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspace and working lands.

Notes



**BROWNFIELD
PROGRAM** 

**REVOLVING LOAN
FUND**

Market Ready
Properties



Asset Development



Economic
Revitalization



Tulsa Brownfields

If you've ever attended an event at the BOK Center, watched the Tulsa Drillers play at ONEOK Field, eaten a picnic at Guthrie Green, visited the One Place office building, or spent a night at the Mayo Hotel, you have seen firsthand the benefits of Brownfields redevelopment here in Tulsa. Many current popular downtown Tulsa destinations are former Brownfield sites.

The Brownfields Revolving Loan Fund (RLF) program encourages the reuse and redevelopment of blighted, contaminated lands, so they can be returned to useful, tax producing properties that generate jobs, create sustainable community growth, and contribute to the local economy.

What is a Brownfield?

A Brownfield is former commercial or industrial property that has lost value because of real or perceived environmental contamination. This could include manufacturing sites, gas stations, dry cleaners, or older building structures and others.



Who Is Eligible for RLF Funds?

Initially, an eligible applicant is someone who owns a brownfield. The applicant must be able to document that they did not cause the property contamination, typically through a Phase I Environmental Site Assessment. The applicant must also have the capacity to repay the loan and a plan for redevelopment.

How Does the RLF Work?

The Brownfields RLF provides **qualified applicants with funding to clean up contaminated properties**. The money is dispersed in the form of low interest loans.

As the low interest loans are repaid, the loan amount is returned into the RLF and re-lent to other borrowers, providing an ongoing source of lending capital within the city of Tulsa.

Where Can RLF Funds Be Used?

Projects within the boundaries of the City of Tulsa, shown below, are eligible for funding.



What Are the Loan Conditions?

RLF loan awards are directed towards areas of strategic growth as well as economically disadvantaged areas.

Loans are designed to balance the needs of the borrower, while ensuring RLF program sustainability. Terms of loan repayment are typically in the range of three to five years with a 2.5% interest rate. In order to maximize the distribution of RLF funds and ensure buy-in from all parties, a cost match of 20% may be required. Past loan amounts have ranged up to \$600,000, depending upon project need as well as fund availability.

Payment plans are negotiated on a project specific basis but must include a plan to convert RLF bridge financing to long term financing. As loans are repaid and supplementary funds received, additional loans will be made available.

How do I Apply?

Applications are welcome throughout the year. Applications are available from the City of Tulsa by contacting the program administrators listed below.

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