

# SAYRE, OKLAHOMA

## Petroleum Storage Tank Case Study



Oklahoma  
Corporation Commission



March 16, 2005

# Oklahoma Corporation Commission

## Petroleum Storage Tank Division's

### Oklahoma Community Brownfields Initiative

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Corporation Commission



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# Oklahoma Community Brownfields Initiative

- The purpose of the Oklahoma Community Brownfields Initiative was to assist the public in Oklahoma in meeting permanent closure requirements at approximately 4000 facilities that have been closed without proper site assessment.

# Highlights of Initiative

- Initiative began in September 2001
- Partnerships are formed with local officials from each community to address the problems of blighted former service station properties
- These partnerships aid in redevelopment and revitalization in small Oklahoma communities.

# Highlights of Initiative

- Communities are made eligible through the Petroleum Storage Tank Division Indemnity Fund by having rights-of-way next to abandoned tank systems. They are then considered an Adjacent Property Owner to the former service stations and can be made eligible.

# Highlights of Initiative

- PSTD works directly with local officials who, in turn, contact property owners in each community to gain access agreements for site assessments on each property.
- Once access is granted, licensed remediation consultants perform site assessment on each identified property.
- Site assessments include analysis for both gasoline and diesel components.

# Highlights of Initiative

- Site assessments are performed for each property identified in the community. Upon completion of the site assessments, a No Further Action letter is issued for properties that are not contaminated.
- This letter is confirmation of a clean property based on Oklahoma standards.
- This letter is essential for reducing the stigma associated with former service station properties.

# Highlights of Initiative

- Properties that do not initially qualify for a No Further Action letter are subject to a more detailed assessment, the Oklahoma Risk Based Corrective Action (ORBCA), and remediation, if necessary.
- The end result for each property is the No Further Action letter or Closure Letter if remediation was not necessary.
- It is suggested that each No Further Action letter be filed with the County Clerk's Office to ensure future title searches will show proof of the site assessment and results.

# Highlights of Initiative

- The Petroleum Storage Tank Division only pays for the investigation and site assessments. Tank removals are not covered under this initiative.
- To date, 22 Oklahoma communities are involved in this initiative.

# Benefits of Community Initiative

Sayre is a prime example of the benefits the Oklahoma Community Brownfields Initiative can have on a small town in Oklahoma, including:

- Property redevelopment
- Community revitalization
- Higher property values
- More appealing properties
- Peace of mind regarding environmental concerns
- Economies of scale realized by assessing and remediating all sites within the community at the same time

# Oklahoma Community Brownfields Initiative

**Sayre, Oklahoma**

***“First in the Nation”***

# Sayre, Oklahoma

- Sayre was the first community to become involved in the Initiative.
- The City Manager of Sayre contacted the OCC to request assistance in cleaning up properties throughout Sayre that were former service stations.
- Sayre, Oklahoma is located in far western Oklahoma along historic Route 66.

# Sayre, Oklahoma

- The City of Sayre was determined to be eligible for the PSTD Indemnity Fund. In order to gain access to each property, City Officials contacted each property owner to explain the benefits of the site assessments. Powers of Attorney or access agreements were signed by each property owner.

# Sayre Highlights

- 19 properties were assessed in Sayre.
- 12 of the 19 were issued No Further Action letters and risk assessments (ORBCAs) were performed on the remaining 7 properties.
- Two sites needed remediation. 365 cubic yards of contaminated soil were removed from those two locations.

# Sayre Highlights

- The total amount paid towards Sayre for the assessments and cleanup was \$301,963.30.
- The City of Sayre subsidized the removal of 17 tanks from 6 locations. City Manager, Jack McKennon, felt this was necessary to initiate redevelopment for these locations.

# Sayre Highlights

Before and after photos of one location in Sayre. This building was razed and the property is now available for re-development.



# Sayre Highlights

- This site was contaminated. A dig and haul was completed, the building razed, and surface restored.



# Sayre Highlights

At this location, a site assessment was completed, tanks removed, surface restored, windows replaced and a new paint job was completed. The site was recently added to the National Register of Historic Places.



# Sayre Highlights

- Sayre was awarded a Ready for Reuse Determination from the EPA Region 6. This determination was considered “First in the Nation” for petroleum storage tanks.

# Sayre Highlights

- Sayre was also nominated and was a finalist for the Oklahoma Main Street Program's "Premier Partner" award issued by the Oklahoma Department of Commerce. This nomination was based on the partnerships formed between the OCC, City of Sayre and Sayre Main Street Program to address old or abandoned service stations in the city's historic downtown district.

# READY FOR REUSE

## Sayre, Oklahoma Case Study

Jeanne Schulze



March 16, 2005

# Ready for Reuse: What is it?

- **A technical determination** that recognizes when a property has been characterized and remediated to the extent that it is protective for redevelopment based on current or planned land use (don't have to sell though)
- **A new measure of remedial progress** in the corrective action process to support land revitalization and reuse for all state and EPA cleanup programs (RCRA, Superfund, UST, VCP, Brownfields, TSCA, Solid Waste, etc.)

# RfR - What is it?

- **Intended to supplement and be consistent with State actions and other Federal actions** (e.g., No Further Action, Construction Complete, Corrective Action Complete decisions, etc.)
- A Ready for Reuse determination is **documented in a brief letter** signed by the regulator(s)

# Criteria for RfR Determination

- **Adequate characterization** tailored to the type of facility to show protective concentration of contaminants using an accurate conceptual property model and data quality objectives
- **Risk screen or evaluation must show that the property will be protective** of both current and anticipate future land uses, evaluating realistic receptors and exposure scenarios

# Criteria for RfR Determination

- **Documentation that current and future use are consistent with cleanup objectives**, with periodic land use monitoring and reporting
- Where contaminants are above unrestricted use levels, **appropriate IC's must be established** so that they run with the property and are specific enough to identify any use restrictions
- **Public participation** tailored to site-specific property activities

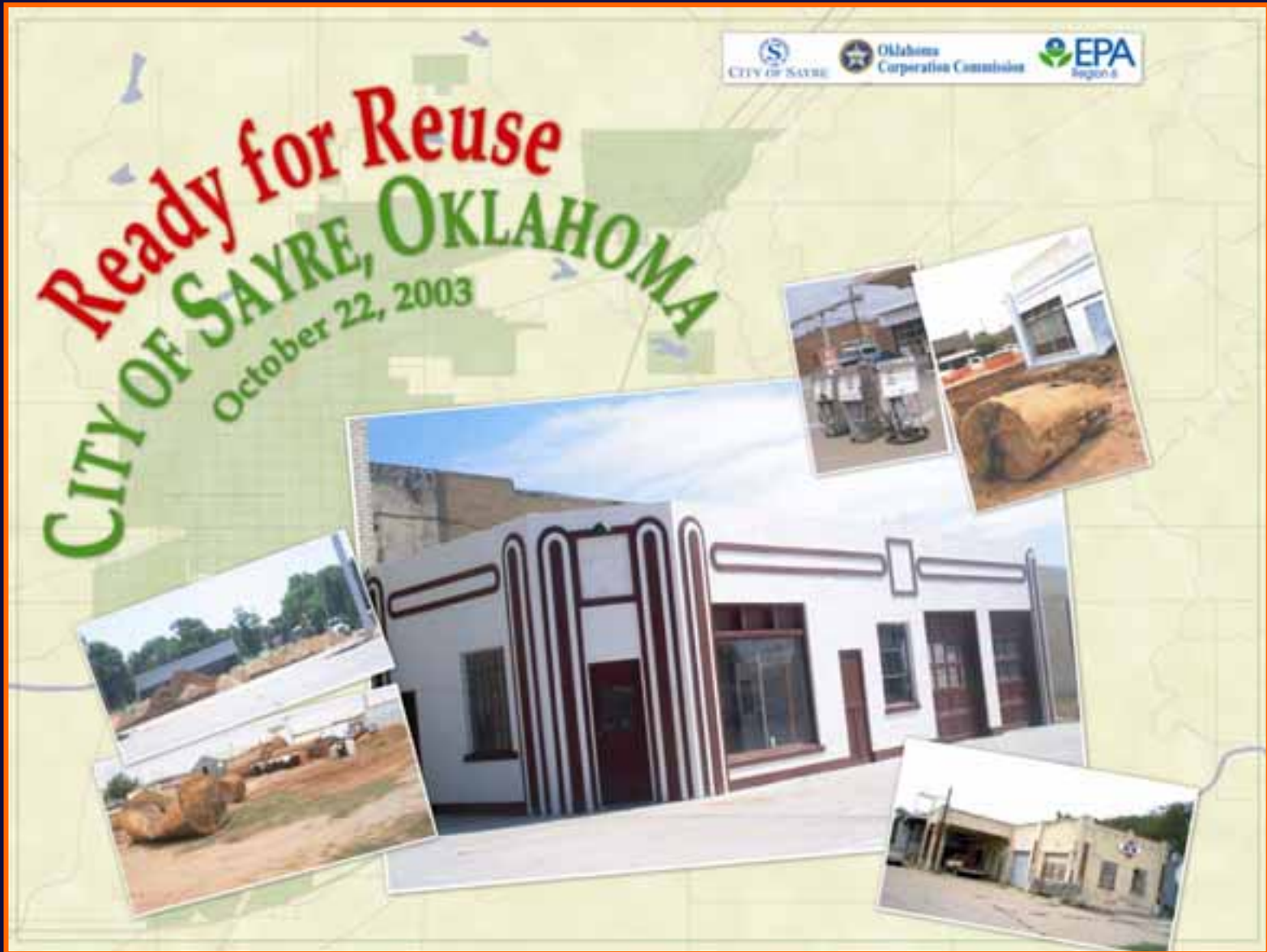
# RfR Benefits

- **Defines how clean is clean enough** to encourage cleanups that will quickly support protective redevelopment opportunities
- **Defines remedial goals** by establishing realistic investigation and cleanup objectives for commercial and industrial properties
- Cleanups can be targeted for **multiple reuse scenarios**
- Determination can apply to **entire property or parcels**
- Provides a **mechanism** to reintroduce mothballed or warehoused properties back into the marketplace

# RfR Benefits

- **Promotes brownfields redevelopment** rather than green space use
- Prospective purchasers, lending institutions and communities will be **more comfortable with cleanup** and property reuse
- For most facilities, means **no additional investigation or remediation** will be necessary unless there is a change in land use in the future
- Could provide the basis for “**Corrective Action Complete with Controls in Place**” under RCRA

# City of Sayre, OK



# UST Clean-ups – Sayre Oklahoma



# UST RfR Ceremony



*On This Day, October 22, 2003*

**Oklahoma Corporation Commission  
U.S. Environmental Protection Agency, Region 6**

*Present to*

**CITY OF SAYRE, OKLAHOMA**  
***Ready for Reuse Determination***

*In recognition of the City of Sayre's efforts to investigate and remediate 19 underground storage tank sites (the "Properties") under the Community Project, the Oklahoma Corporation Commission (OCC) and the United States Environmental Protection Agency (EPA) Region 6 together have determined that the Properties are Ready for Reuse. As documented in the Ready for Reuse Determination Letter of October 22, 2003, a Ready for Reuse Determination is an acknowledgment that environmental conditions on the Properties are protective of human health and the environment based on their current and anticipated commercial/industrial use.*



**Oklahoma  
Corporation Commission**



**CITY OF SAYRE**

*Carl E. Edlund*

**Carl E. Edlund, P.E., Director  
Multimedia Planning and  
Permitting Division**

*Brooks D. Mitchell*

**Brooks Mitchell, Director  
Petroleum Storage Tank Division**

*Jack McKennon*

**Jack McKennon,  
City Manager**

# Downtown Revitalization: City Hall



# County Courthouse



# Historic Route 66



# More Revitalization Projects



# For more information on the Region 6 Ready for Reuse program:

***See our web site:***

[www.epa.gov/earth1r6/ready4reuse](http://www.epa.gov/earth1r6/ready4reuse)

***Or contact:***

Jeanne Schulze

RCRA Brownfields/Reuse Coordinator

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