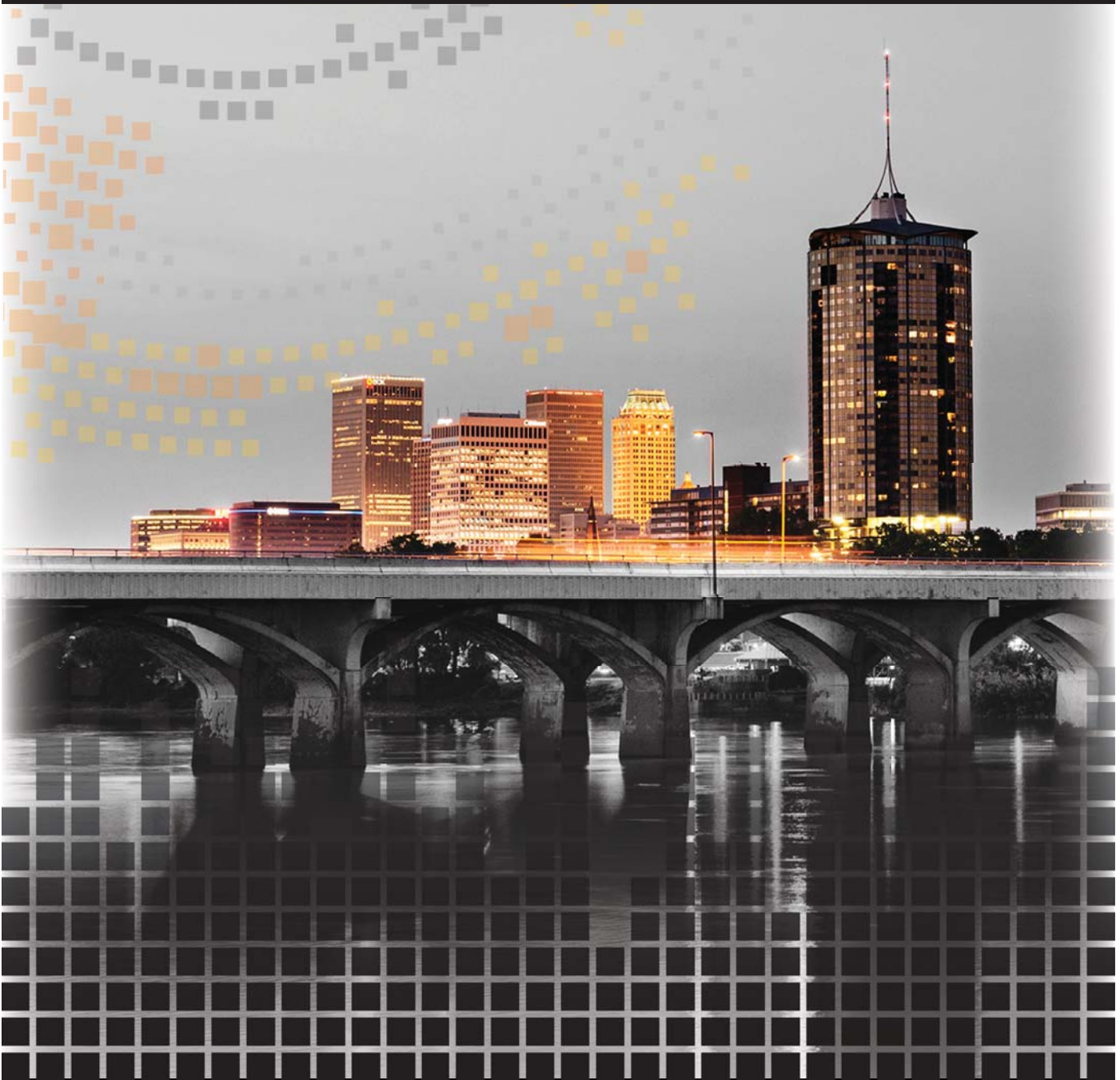


# 2014 Oklahoma Brownfields Conference



**RETHINK • REINVEST • REINVENT**  
**NOVEMBER 5-6 | HYATT REGENCY | TULSA, OK**

# Also in the News: DEQ Sets Conference

by Steve Lackmeyer, Business Reporter

A brownfield is property that has lost value under the perception that it is contaminated. Brownfields occur in large cities and small towns and usually involve boarded up buildings, defunct factories and blight.

The 2014 Oklahoma brownfields Conference will be held Nov. 5-6 at the Hyatt Regency Hotel in Tulsa. The conference is expected to attract Realtors, developers, attorneys, architects, and engineers. Topics will include brownfields and LEED certification, redevelopment, financing through commercial banks, environmental insurance, and holistic approaches to brownfield redevelopment.

The conference is hosted by the Oklahoma Department of Environmental Quality in coordination with the Oklahoma Corporation Commission, Tulsa Industrial Authority, Tulsa Development Authority, Bank of Oklahoma, Frederic Dorwart Lawyers, Crowe and Dunlevy, Brainerd Chemical Company Inc., Covanta, Enercon Services, the City of Oklahoma City — Urban Renewal District AIA Eastern Oklahoma, and Sustainable Tulsa. ■

▶▶▶ Gary Brooks, Presenter at 2014 Brownfields Conference



# 2014 Tulsa Brownfields Conference Program

## WEDNESDAY, NOVEMBER 5

- 7:00 - 8:00**     **Registration & Continental Breakfast**
- 8:00 – 8:10**     **Welcome to Tulsa**  
Honorable Mayor Dewey Bartlett, City of Tulsa
- 8:10 – 8:30**     **Opening Remarks & Welcome**  
Colonel Michael Teague,  
Secretary of Energy and the Environment
- 8:30 – 9:30**     **The Art of Leadership and the Business of Social Change**  
Bill Strickland, President and CEO,  
Manchester Bidwell Corporation
- 9:30 – 9:45**     **Break with Exhibitors**
- 9:45 – 10:45**

### RETHINK

#### **Brownfields 101**

Moderator: Amber Perry,  
Region 6 Brownfields Project Officer  
United States Environmental Protection Agency

#### **What is a Brownfield?**

Duane C. Wilson, Senior Scientist,  
Louisiana Department of Environmental Quality

#### **Building Your Team**

Tyson Hackenberg, President,  
Louisiana Brownfields Association

#### **Liability on Brownfields**

Bob Richards, Esquire, Region 7,  
United States Environmental Protection Agency

**Summary:** This session will focus on an introduction to Brownfields, how environmental issues impact or impede redevelopment, and how projects can move beyond their environmental issues to become a successful redevelopment. Choosing a team, and liability relief through the federal Brownfield Act will also be discussed.

### REINVEST

#### **Recycling the City: Urban Infill and Brownfields**

Moderator: Emily K. Pomeroy, Esquire,  
Center for Economic Development Law

#### **Recycling the City: The Use and Reuse of Urban Land – 20 Years Later**

Blair Humphreys, Developer,  
Humphreys Company, Wheeler District

### Urban Reuse

Mathew Brainerd, Chairman and Owner,  
Brainerd Chemical

#### **Managing Contamination Across the Urban Landscape (Kansas City Power and Light District)**

Doug Dreiling, Senior Environmental Consultant,  
Wilson & Company, Inc., Engineers & Architects

**Summary:** This panel session is a look at the history of recycling urban land and how environmental issues shape redevelopment in an urban setting. There will be a discussion about how widespread and multi-source contamination can be managed to move redevelopment in the urban core forward, and discussion of the financial and social benefits of site reuse.

### REINVENT

#### **Landfill Redevelopment**

Moderator: Fenton Rood, Assistant Division Director, LPD,  
Oklahoma Department of Environmental Quality

#### **Landfill Redevelopment & Smart Growth**

Mike McLaughlin, P.E.,  
SCS Engineers

#### **Landfills to Parks**

Darran Scott, RLA, Landscape Architect,  
Guernsey

#### **Redeveloping Superfund & Engineering**

Pete Schultze, P.E.,  
Waste Management

**Summary:** Landfills are a major feature of most cities and towns. They take up a huge amount of space and as cities grow, landfills increasingly impact areas of potential growth. Come learn about the complex decision making that goes into safely redeveloping these sites.

### Controls

#### **10:45– 11:00 Break with Exhibitors**

#### **11:00 – 11:30 Lightning Rounds**

Blair Humphreys - The Wheeler District  
Gary Brooks - The Steelyard  
Mark Goodson - Mid City Power Plant Redevelopment  
Mathew A. Brainerd - Brainerd Chemical, Tulsa

# 2014 Tulsa Brownfields Conference Program

**11:30 – 1:00**    **An American Renaissance: Energy & Brownfields**

Marianne Horinko, President, The Horinko Group,  
Former Acting Administrator, U.S. EPA,  
Washington, D.C.

**1:00 – 1:15**    **Break with Exhibitors**

**1:15 – 2:15**

**RETHINK**    **Putting Your Redevelopment on the Map!**

Moderator: Pamela Journey, GISP, OK SCAUG Outreach, Coordinator, Project Development Director,  
Cross Timbers Consulting, LLC

**Applying GIS to Your Project**

Shellie Willoughby, GISP,  
Office of Geographic Information,  
Oklahoma Conservation Commission

**Sharing Your Redevelopment Story with Story Maps by ESRI**

Jon Doherty, Account Executive for State Government, Environmental Systems Research Institute, Inc. (ESRI)

**Historical Aerials for Brownfields Identification**

Madeline Dillner, GIS Analyst, Brownfields Program,  
Oil and Gas Conservation Division,  
Oklahoma Corporation Commission

**Summary:** This session will discuss the benefits of GIS integration into projects; including the benefits of using GIS in the planning stages of a project. There will be a presentation by ESRI on its Story Maps product and a demonstration by the Oklahoma Corporation Commission on its new tool to support historical research.

**REINVEST**    **Funding Your Redevelopment in 2014**

Moderator: Michelle Taylor, Assistant Vice President,  
Senior Environmental Officer,  
MidFirst Bank

**Public Financing Opportunities**

Charlie Bartsch,  
Senior Advisor for Economic Development,  
Environmental Protection Agency

**Bringing Private Funding on Board**

Amanda Alewine, Brownfields Planner,  
City of Oklahoma City

**Building a Financing Package to Finish Your Redevelopment**

Gary Brooks, President and CEO,  
Cornerstone Development

**Summary:** This session will focus on public funding sources, programs available to support redevelopment of Brownfield properties, an introduction of how to make private funding sources comfortable with the process of Brownfield redevelopment, and how public and private funds are leveraged to create a complete funding package for large-scale projects.

**REINVENT**

**Brownfields & LEED Certification**

Moderator: Terrell Hoagland, LEED® AP BD+C, Director of Sustainable Projects,  
Flintco, LLC

**LEED Update V2009 & V4**

Angela Wisely, LEED AP BD+C, MPA,  
Sustainability Consulting, Project Manager, Viridian Sustainable Building Consulting

**Revitalizing Vacant Property for Green Infrastructure/Green Development**

Ramona Trovato - EPA Office of Research and Development  
Lisa Matthews - EPA Office of Research and Development

**The Most Environmental Building is the One We've Already Built**

Molly A. Jones, AIA, LEED AP (BD+C, O+M), GGP, GPCP, President, Jones Design Studio, PLLC

**Summary:** Presentations include the most recent updates to LEED standards and where Brownfields fit into the overall picture of LEED; an introduction to storm water infiltration practices, when and where standard practices work; and why the reuse of existing buildings is more environmentally friendly than new construction.

**2:15 – 2:30**

**Break with Exhibitors**

**2:30 – 3:30**

**RETHINK**

**BFPP & Continuing Obligations**

Moderator: Mary Ellen Ternes, Esquire,  
Director, Crowe & Dunlevy

# 2014 Tulsa Brownfields Conference Program

	<p><b>How AAI/ASTM Relate to Continuing Obligations</b> Julie Kilgore, President, Principle Environmental Manger, Wasatch Environmental Inc.</p> <p><b>What are Continuing Obligations and How Does Ashley II Affect Them?</b> Mark Quimby, Senior Project Consultant, Soil and Materials Engineers, Inc. (SME)</p> <p><b>How do You Advise Your Clients?</b> Stephen L. Jantzen, Esquire, Ryan Whaley Coldiron Shandy, PLLC</p> <p><b>Summary:</b> With the final ruling on the Ashley II Case, find out what continuing obligations are and how the ASTM AAI standard ties into them. Find out what you should know and what your attorney should be telling you when beginning to address a brownfield property.</p>	<b>REINVENT</b>	<p><b>Powered By Brownfields</b> Moderator: Matt Newman, Director, Business Management, Covanta Energy</p> <p><b>Methane Gas Capture</b> Paul Ross, Vice President, American Waste</p> <p><b>Wind on Brownfields</b> Paul F Curran, PE, Managing Director, BQ Energy LLC</p> <p><b>Geothermal</b> Tom Wallace PE., Wallace Engineering</p> <p><b>Summary:</b> Energy generation is a great reuse of more complicated brownfield sites. Come learn about placing wind energy on brownfields, capturing methane gas, and safe placement of geothermal wells.</p>
<b>REINVEST</b>	<p><b>Holistic Approaches to Brownfield Redevelopment</b> Moderator: Dr. Charles Warnken, AICP, Associate Dean &amp; RCPL Graduate Liaison, The College of Architecture, Division of Regional &amp; City Planning, The University of Oklahoma</p> <p><b>Area-Wide Planning</b> Mary Hashem, Executive Vice President, EnviroFinance Group, LLC</p> <p><b>Purpose Built Communities – Seventy-Five North</b> Othello Meadows, III, Executive Director, 75 North Revitalization Corporation</p> <p><b>Partnerships for Sustainable Communities</b> Carol Jones, Senior Management Analyst, OK &amp; Regional Coordinator, HUD</p> <p><b>Summary:</b> This panel session is a discussion of how projects can move beyond addressing an area's brownfield properties and leverage brownfield redevelopment as an opportunity to address the greater needs of a community.</p>	<p><b>3:30 – 3:45</b></p> <p><b>3:45 – 4:00</b></p> <p><b>4:00 – 5:00</b></p>	<p><b>Break with Exhibitors</b></p> <p><b>Lightning Rounds</b> Mike Albert – The Bend: Transforming Nashville's East Bank Kaitlin Salley – El Dorado Sports Complex Tom Wynn – Former Okmulgee Refinery</p> <p><b>A Developer's Vision – Brownfield Redevelopment</b> Moderator: Blair Humphreys, Developer, Humphreys Company, Wheeler District John Knott, Founder and CEO, CityCraft Timothy Sprague, Owner/Founding Partner, Habitat Metro, LLC, Gary Brooks, President and CEO, Cornerstone Development</p> <p><b>Summary:</b> An open discussion that will revolve around how important redevelopment is to the revitalization of an area, how projects fit into the overall shape of the community, and what the particular challenges of redeveloping brownfields are and the rewards they bring.</p>
		<b>6:30 – 9:00</b>	<p><b>Evening Social – AHHA, Hardesty Arts Center</b></p>

# 2014 Tulsa Brownfields Conference Program

THURSDAY, NOVEMBER 6

7:00 – 8:00 **Registration & Continental Breakfast**

8:00 – 8:10 **Welcome to Tulsa**  
Clay Bird, Director of the Mayor's  
Office of Economic Development

8:00 – 8:10 **Opening Remarks & Welcome**  
Scott Thompson, Executive Director  
Oklahoma Department of Environmental  
Quality

8:30 – 9:30 **Collaboration and Integration:  
Fundamentals for Urban Regeneration**  
John Knott, Founder and CEO, CityCraft

9:30 – 9:45 **Break with Exhibitors**

9:45 – 10:45

**RETHINK** **Across the Region – Emerging Issues in  
Brownfield Redevelopment**

Moderator: Paula Jantzen, Esquire, Director,  
Ryan Whaley Coldiron Shandy PLLC

**Radiation on Brownfield Sites**  
Tom Conley, CHP, Director,  
Radiation and Asbestos Control Section,  
Bureau of Environmental Health,  
Kansas Department of Health & the  
Environment

**Dealing with Unregulated Indoor  
Contamination**  
Angela Aikman, CIE, Project Manager/  
Environmental Scientist,  
Guernsey

**Vapor Intrusion**  
Julie Kilgore, President,  
Principle Environmental Manger,  
Wasatch Environmental Inc.

**Summary:** This panel session addresses  
emerging environmental issues that  
could impact redevelopment. Newly  
identified issues include radiation, and  
unregulated indoor contamination.  
As EPA gets closer to releasing their  
guidance on vapor intrusion, we take  
a look at how this will impact decision  
making on brownfield sites.

**REINVEST** **Ensuring Success – Targeted  
Redevelopment**

Moderator: Mike Sottong, RLA,  
Landscape Architect,  
TAP Architecture

**Identifying and Prioritizing Sites for  
Redevelopment**  
Mike Albert, PLA, AICP, LEED AP,  
Principle Design Workshop

**Oasis on Grand**

Wm. Timothy Sprague – Managing  
Member, Habitat Metro, LLC

**Area Wide Projects**

Patrick Kirby, Director, Northern WV  
Brownfields Assistance Center

**Summary:** This session will focus on  
how to choose sites that will provide  
the most leverage for further area  
redevelopment, approaching  
redevelopment from an area-wide  
perspective, and how to address issues  
early on in a redevelopment.

**REINVENT**

**Brownfields and Risk Management**

Moderator: Garry Keele, II, Esquire,  
Shareholder, Hall Estill

**Addressing Unknown Risk**  
Clifford A. Lipscomb, Ph.D., MRICS,  
Director, Economic Research,  
Greenfield Advisors

**Cost & Risk Management**  
Steve Mason, President and Owner,  
Blue Bird Consultants

**Screening Levels, Cleanup Numbers  
and Risk Management**  
Ray Roberts, Env. Programs Manager,  
Voluntary Cleanup Program,  
Oklahoma Department of Environmental  
Quality

**Summary:** The panel session is a  
discussion on what risk really means  
for a brownfield site. Risks posed at a  
Brownfield site and managing these risks  
to create a successful redevelopment  
will be discussed.

10:45 – 11:00 **Break with Exhibitors**

11:00 – 12:00

**RETHINK**

**Petroleum Brownfields**

Moderator: Stephen F. Baldridge,  
Esquire, Environmental Attorney,  
Office of the General Counsel,  
Oklahoma Department of Environmental  
Quality

**Planning Around Old Oil Fields Using  
Aerial Photography**  
John Harrington, Director of Water  
Resources, Association of Central  
Oklahoma Governments

# 2014 Tulsa Brownfields Conference Program

**OWRB Water Well Construction Standards in Old Oilfields**  
 Patricia Billingsley, Brownfields Manager,  
 Oil & Gas Conservation Division,  
 Oklahoma Corporation Commission

**Redeveloping Gas Stations in Your Community**  
 Sean Hurley, Rod Benders –  
 Antique Car Club Environmental

**Summary:** Petroleum brownfield sites range from simple to complex. This session addresses safe water well construction in old oil fields, redevelopment on refinery tank sites, and redevelopment of gas stations.

REINVEST

**Environmental Insurance: Protecting Your Investment**

Moderator: Mary Ellen Ternes, Esquire,  
 Director, Crowe & Dunlevy

**State of the Law: What You Cannot Rely On**

LeAnne Burnett, Esquire,  
 Crowe & Dunlevy

**New Products: What You Can Rely On**

Jeffrey Hanneman, J.D., Managing  
 Director, Aon Risk Solutions,  
 Environmental Practice

**How and When Insurance Works**

Mary Ellen Ternes, Esquire, Director,  
 Crowe & Dunlevy

**Summary:** Environmental Insurance can be a powerful tool to protect your redevelopment and investment. Come learn about the laws, tools, and how everything works together to make property transactions happen.

REINVEST

**Powered by Nature: Green Remediation Techniques**

Moderator: Michael C. Wofford, Esquire,  
 Doerner Saunders

**Bioremediation on Petroleum Sites**

Mandy Michalsen, Professional Engineer,  
 Army Corps of Engineers

**Phytoremediation**

Dennis Haag, CWB, CPESC,  
 Associate Senior Environmental Scientist,  
 Burns & McDonnell Engineering  
 Company, Inc.

**Legal Issues with Onsite Management**

Mark Quimby, Senior Project Consultant,  
 Soil and Materials Engineers, Inc. (SME)

**Summary:** Come learn about remediation options that can reduce the carbon footprint of your remediation efforts! This session focuses on remediation options that allow safe treatment onsite, or present novel options for containing or collecting contaminants.

12:00 – 12:30 **Guthrie Green Presentation**

Speakers: Stanton Doyle, Tulsa  
 Community Foundation

Tom Wallace, Wallace Engineering

12:30 – 1:30 **Partnering in Brownfields**

Moderator: Marianne Horinko, President,  
 The Horinko Group, Former Acting  
 Administrator, U.S. EPA, Washington, D.C.

Mathy Stanislaus, Assistant Administrator,  
 U.S. EPA, Office of Solid Waste and  
 Emergency Response (OSWER)

Honorable Mayor Dewey F. Bartlett, Jr., City  
 of Tulsa, Oklahoma

Carla Sharpe, Senior Counsel - Legal  
 Department, Devon Energy Corporation

**Summary:** This Keynote Panel discussion will showcase political leaders discussing what public policies at what political levels and funding programs are most successful in generating reinvestment. It will include an open discussion on how federal, state, and city policies need to partner to overcome hurdles in urban and main street redevelopment.

2:00 – 4:00

**Tour – Guthrie Green**

2:00 – 5:00

**Vendor Breakdown**

# 2014 Oklahoma Brownfield Conference Committee

March, 18 2014

Name	Organization
Amy Dzialowski, AICP - Project Manager, Environmental	SCS AQUATERRA
Bob Jack	Manhattan Construction
Carolyn Stager	Oklahoma Municipal League
Charles McComas - Chemical/ Environmental Engineer	ALL Consulting
Clay Bird - Chief Economic Development Officer	City of Tulsa
Corey Williams - Executive Director	Sustainable Tulsa
Jimmie Hammontree	
Kelly Wilson	Texas Rail Road Commission
Terrell Hoagland - Director of Sustainable Projects	Flintco, LLC
Matt Newman - Director, Commercial & Government Markets	Covanta Energy
Mathew Brainerd	Brainerd Chemical
Mike Bunney	Nordam
Mike Fitter - Strategic Accounts Consultant	Enercon
Mike Nalley - Senior Vice President – Director Corporate Real Estate	Bank of Oklahoma
Mike Wright - Division Vice President	Leidos/SAIC
Patricia Billingsley - Brownfields Manager	Oklahoma Corporation Commission
Madeline Dillner - Oil & Gas Specialist: Brownfields	Oklahoma Corporation Commission
Stephen Jantzen	Ryan Whaley Coldiron Shandy
Susan Meeker - Business Development Director	Flintco
Susan Neal	Tulsa University
Tom Knudson - Senior PM	Terracon
Tom Wallace - President / CEO	Wallace Engineering
Tyler Jones - Geologist	Core of Engineers
Commissioner Karen Keith	Tulsa County
Vicki Adams	Tulsa County
Maggie Weiser	Kansas Brownfield Program (Kansas Department of Health and Environment)
Catherine Jones	Missouri Department of Natural Resources, Hazardous Waste Program, VCP, Brownfields
Terry Sligh - Brownfields Coordinator, Hazardous Waste Divison	Arkansas Department of Environmental Quality
Duane Wilson	Louisiana Voluntary Remediation Program and Brownfields
Alisha Grayson	Department of Environmental Quality
Rachel Francks	Department of Environmental Quality
Lloyd Kirk	Department of Environmental Quality
Rita Kottke	Department of Environmental Quality
Heather Mallory	Department of Environmental Quality
Adrienne Russ - Executive Assistant	City of Tulsa
Bri Demarco - Service and Sales Manager	Visit Tulsa
Vanesa Masucci - Director of Sales	Visit Tulsa
Brooke Holleman	Department of Environmental Quality



DOERNER, SAUNDERS,  
DANIEL & ANDERSON, LLP

CRA CONESTOGA-ROVERS  
& ASSOCIATES



LOCHNER



SAIC



TAB  
TECHNICAL ASSISTANCE TO BROWNFIELDS

Terracon

CHARTIS



devon



KANSAS STATE  
UNIVERSITY



ENERCON  
Excellence—Every project. Every day.

RYAN WHALEY COLDIRON SHANDY  
Litigation Energy Environment

CITY OF  
stillwater

McAfee & Taft  
ATTORNEYS & COUNSELORS



guernsey

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DEPARTMENT OF COMMERCE

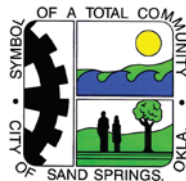


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AIA Eastern Oklahoma  
A Chapter of the American Institute of Architects

SUSTAINABLE  
TULSA



Tulsa's Young Professionals  
SUSTAINABILITY

OKLAHOMA  
Municipal  
League



Tulsa  
Development  
Authority



FREDERIC DORWART  
LAWYERS

SUPPORTERS

# Thank you!!

The Oklahoma Department of Environmental Quality would like to thank all of those who continually choose to support the DEQ Brownfields Program's mission to change the way sustainability, brownfields, and environmental cleanup is perceived, addressed, and managed in Oklahoma.

