Plains States: **Projects**

**City of Oklahoma City/Dell Inc.**

- **PROPERTY SIZE/END USE:** The site covers 66.0799 acres. The Dell customer service center was built in 2005.

- **BACKGROUND:** The site is a former unpermitted construction and demolition (C&D) landfill which also accepted some municipal waste. Landfill activities took place between 1950 and the late 1970's. The property is located adjacent to the Oklahoma River redevelopment project and I-44, near the I-40 and I-44 junction; however, it remained vacant for years due to contamination.

- **LOCAL COLLABORATION:** Oklahoma City and Greater Oklahoma City Chamber of Commerce collaborated in making an old landfill a viable site for a Fortune 500 company.

- **FUNDING:** The project received approximately $24.3 million in public assistance through TIF, EDA and Section 108 job creation payments from the city. This included the city providing the land to Dell for free. Dell also qualified for other incentives due to the location of the site. These incentives included:
  - EZ Employment Tax Credit: Employers may take up to $3,000 per year in tax credits for each employee who both lives and works in the EZ—a total of up to $24,000 per eligible employee over the 8-year designation period.
  - Increased Section 179 Deduction: Qualifying Enterprise Zone businesses can claim up to $35,000 (an increase of $20,000) expensing for property acquired after December 31, 2001. The claim can be made for depreciable property, such as equipment and machinery. This is in addition to the $100,000 base amount for tax years 2003-2005.
  - Work Opportunity Tax Credit: A 1-year tax credit of up to $2,400 for each new hire from groups with high unemployment rates or other special employment needs, including 18-24 year old individuals living in the Empowerment Zone and summer youth hires ages 16-17.
  - Welfare to Work Tax Credit: A two-year tax credit for new hires of long-term family assistance recipients that provides a sum of $3,500 in year one and $5,000 in year two—a possible total of $8,500 per qualified Welfare to Work new hire.

- **ECONOMIC IMPACT:** Highlights of Dell Customer Services Center in Oklahoma City on Brownfield Site:
  - Total economic impact of $468,397,036 to the city of Oklahoma City
  - Total job impact of 5,933 jobs to the city of Oklahoma City
  - Total payroll impact of $212,131,669
  - Almost 6 million in local tax revenues
Transformation of underutilized and blighted urban brownfield (landfill) into vibrant economic center with highly skilled and highly paid employees

- Direct capital investments of more than 40 million dollars in buildings and property
- A substantial increase in business in the western part of Oklahoma City
- Development of housing, mixed use facilities, office space and parking facilities.

**REMEDIATION:**

The buildings were constructed after the landfill was dynamically compacted. This process filled the voids present in the subsurface from past landfill operations and helped provide surface stability on which to build. Oklahoma City ensured that vapor barriers were installed under the foundation of the onsite facilities to prevent vapors from entering. Modified HVAC systems were installed on the first floor, and HVAC systems were installed and balanced to place the building under positive pressure, with fresh air intakes on the roof to reduce indoor air recirculation.

### Branson Landing and Convention Center

**LOCATION:** Sycamore and Pacific streets, Branson, Mo.

**BACKGROUND:** This 95-acre site situated along Lake Taneycomo was originally home to a marina, trout fishing cottages, and a gas station. The area across Box Car Willie Dr. was formerly occupied by a petroleum plant, a hardware store, and private residences. The city of Branson, in an effort to expand its tourism industry, acquired the property for redevelopment.

**CONTAMINANTS:** Total petroleum hydrocarbons (TPH) contaminated soils and groundwater were present on the properties, as well as benzene in the soil.

**ASSISTANCE:** The city of Branson received $54 million in State Tax Increment Financing to help fund redevelopment.

**PROTECTION:** Petroleum products remain in the soil. A restrictive covenant limiting the site to multifamily residential and commercial use is in place as well as a monitoring contract. There is also a restriction on the use of groundwater.

**INVESTMENT AND RESULTS:** Total redevelopment investment of these adjoining properties is $420 million and approximately 2,500 jobs had been created.

**REDEVELOPMENT SUMMARY:** Opened in April 2006, followed by the convention center in October 2007, the new 220,000 square foot convention center with a 260-room four star convention hotel and a nearby 100-room boutique hotel. The landing itself has 100 shops and restaurants containing a total of 465,000 square feet of retail space. The anchor stores to this complex are a 65,000 square foot Bass Pro Shops and a 68,000 square foot Belk department store. A 1,600 foot boardwalk runs along the edge of the lake, upon which a $7.5 million Vegas-style fountain and fire display were constructed. In addition, 140 waterfront luxury condominiums, marinas, parking and entertainment were built.