

RESOLUTION NO. 1008

**AUTHORIZING THE SUBMITTAL OF THE OKLAHOMA ROUTE 66
REVITALIZATION GRANT APPLICATION TO THE
OKLAHOMA ROUTE 66 COMMISSION TO TARGET HISTORIC
PRESERVATION AND TOURISM BASED ECONOMIC
DEVELOPMENT PROJECT(S)**

WHEREAS, the City of Clinton is proud to be located on historic Route 66, which will celebrate its centennial in 2026; and

WHEREAS, the Oklahoma Route 66 Commission has offered grants intended to celebrate the "Mother Road's" centennial and to target historic preservation and tourism based economic growth opportunities in Clinton; and

WHEREAS, the Clinton Route 66 Committee, many local individuals and groups and the Clinton City Manager have conferred on many occasions regarding which eligible projects would benefit the citizens of Clinton via historic preservation and tourism based economic growth; and

WHEREAS, after due consideration and with the assistance of the OCRA Projects architectural firm, the City of Clinton has had prepared an application to enhance the City's economic development strategy, and

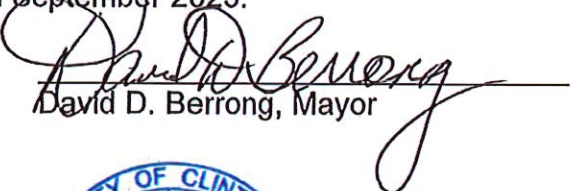
WHEREAS, the City of Clinton will appropriate ten (10) percent of the project(s) budgets as a local cash match from its FYE26 Capital Improvements Fund towards these project(s).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clinton to authorize the submittal of the grant application(s) for the:

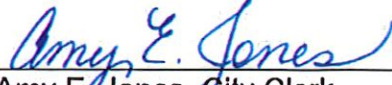
"Way Finding – Signs of Renewal" and "Firehouse 66" Projects

before the September 30, 2025 grant deadline.

PASSED by the City Council this 25th day of September 2025.


David D. Berrong, Mayor

ATTEST:


Amy E. Jones, City Clerk





Outlook

RE: Oklahoma Route 66 Revitalization Grant Applications

From Karla Jackson <Karla.Jackson@okcommerce.gov>

Date Wed 1/28/2026 9:15 AM

To Robert Johnston <Robert.Johnston@clintonok.gov>

📎 5 attachments (913 KB)

City of Clinton - Final Scores.pdf; City of Clinton - Range of Scores.pdf; City of Clinton 2 - Final Scores.pdf; City of Clinton 2 - Range of Scores.pdf; Route-66-Grant-Grading-Rubric.pdf;

Attached in the first document are the overall scores for your grant application.

Things that may help you with this document:

- There was a possible high score of 900.
- The Commission ranked the grants in an ordinal ranking. (This is the typical scoring mechanism used for grant scoring.)
- There were 72 total applications.

The second document is the range of Commissioners' scores. While I cannot give you each Commissioner's individual score, I can give you a range of their total scores.

- 0 to 9 is low
- 10 to 17 is mid-level
- 18 to 25 is high

I also attached the grading rubric. The rubric is what the Commissioners utilized to score each grant proposal.

Please take this feedback and apply for the fifth round of funding. Round 5 opened on **January 12, 2026, at 8:00 a.m.** and closes on **February 27, 2026, at 5:00 p.m.** Feel free to contact me if you have any additional questions or concerns.

Good luck!

<https://www.okcommerce.gov/community-development/oklahoma-route-66/>

Karla Jackson
Oklahoma Rt. 66 Grant Coordinator

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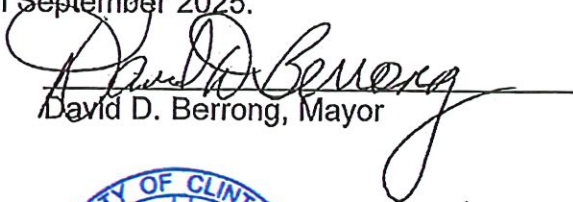
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Preliminary Bid – Firehouse 66 (Anchor)

Budget Narrative & Overview

The Fire House redevelopment is structured in three phases to align funding opportunities with project priorities, while ensuring financial efficiency and long-term sustainability. Two major advantages strengthen the project: **the building is city-owned**, securing it for civic use, and the **Oklahoma Department of Environmental Quality (DEQ) will provide asbestos and hazardous materials abatement at no cost**, reducing project risk and upfront expenses.

The total project budget across all phases is **\$793,720**, exclusive of PSO incentives and Opportunity Zone participation.

Phase 1 – Visitor Center, Event Space, and Signage

Subtotal: \$575,000 (before incentives)

Phase 1 establishes the Fire House as a civic anchor along Route 66. Exterior and site upgrades include a new canopy, signage, overhead glass doors, egress doors, roof repair/replacement, new windows, paving repairs, and façade cleaning. Together, these upgrades create a highly visible and welcoming public face.

Interior improvements prioritize flexibility and public impact. Polished concrete floors, visitor center build-out, and a hinged operable wall system allow the first floor to host both exhibits and community events. Accessibility upgrades, restroom improvements, and FF&E are included to meet code requirements and provide immediate usability.

MEP investments—lighting, HVAC, and power distribution—prepare the building for long-term use. **PSO rebates are expected to reduce these costs by \$18,000–\$25,000**, making this phase both impactful and cost-effective.

Phase 2 – Second Floor Office Space

Subtotal: \$126,720 (before incentives)

The second floor will provide office space for nonprofit, civic, and administrative tenants. Work includes selective demolition, new finishes, HVAC zoning, LED lighting, electrical distribution, restroom tie-ins, and code upgrades.

An elevator and accessibility improvements will connect the upper floor to the first-floor public space, ensuring inclusivity and compliance. **PSO incentives** may offset \$5,000 or more in this phase. The building's location in **Census Tract 9508 (an Opportunity Zone)** enhances its eligibility for equity investment, while the office lease potential provides long-term sustainability for the Fire House.

Phase 3 – Commercial Kitchen Upgrades

Subtotal: \$92,000 (before incentives)

Phase 3 activates the pre-engineered metal building (PEMB) at the rear as a commercial kitchen. Scope includes a Type 1 hood, makeup air, grease trap, HVAC, utility tie-ins, insulation, and slab/roof adjustments.

This kitchen supports workforce development, culinary entrepreneurship, and expanded food-service programming tied to Route 66 tourism. It is also well-suited for **Opportunity Zone equity participation**, serving as a small business and community anchor.

Swing Items & Allowances

- Fire alarm and sprinkler stub: **\$35,000**
- Hydraulic elevator (2-stop, incl. shaft & power): **\$75,000**
- Office FF&E allowance: **\$80–120/SF** (tenant or owner furnished, may be phased)

These items may be phased or triggered later depending on code requirements, tenant needs, or available funding.

Financing Overview

- **Route 66 Revitalization Grant:** Provides primary funding for Phase 1, establishing the public face of the project.
- **PSO Rebates:** Estimated **\$20,000–\$25,000** in direct savings.
- **Opportunity Zone Eligibility (Census Tract 9508):** Unlocks equity investment potential, particularly for Phases 2–3.
- **City Ownership:** Reduces acquisition costs, secures civic use, and demonstrates municipal commitment.
- **DEQ Free Abatement:** Removes asbestos/hazardous material costs, lowering upfront expenses.
- **Local Partnerships:** Tenant improvements, FF&E, and programming layered with contributions from nonprofit partners, civic groups, or local businesses.

Conclusion

The Fire House project is phased to deliver **immediate Route 66 visitor impact** while also creating **long-term civic and economic resilience**. Phase 1 ensures a strong public presence; Phase 2 expands nonprofit and administrative capacity; and Phase 3 fosters entrepreneurship and cultural tourism. Leveraging city ownership, free DEQ abatement, PSO incentives, and Opportunity Zone financing, the budget demonstrates both fiscal discipline and a forward-looking vision for Clinton's renewal.

Fire House 66 | RT. 66 Grant

Exterior & Site

- New Canopy and Patio Improvements
- New Signage
- Overhead Glass Doors (2 @ 12'x12')
- New Egress Doors
- Roof
- Windows (21)
- Site / Paving Repairs
- Facade cleaning, minor tuckpointing & paint

Interior First Floor

- Selective Demo & Abatement (allow for CMU/plaster, wood infill removal)
- Interiors & Finishes (polished concrete/epoxy, patch/paint, minimal ceilings)
- Visitor Center Build-Out (basic exhibits, casework, AV rough-in)
- Code & Accessibility Upgrades (egress hardware, signage, guards)
- Hinged operable wall system (approx. 40 LF)
- FF&E (Visitor Center / Lobby - Flex / Event Space - Outdoor Seating)

MEP - Lighting, Power, Low Voltage (LED high-bay + distribution)

MEP - General

MEP - HVAC (RTU/splits, ductwork, controls)

Restroom core (1 new multi-stall + 1 refurb single): plumbing, partitions, finishes

Commercial kitchen in rear PEMB (Type 1 hood, makeup air, grease trap, MEP, minimal finishes)

PEMB upgrades for kitchen (insulation, interior liner, slab patch, curb/roof penetrations)

Site utilities & kitchen grease line tie-ins

Fire alarm system & allowances for sprinkler slab (if triggered later)

Hydraulic elevator (2-stop) incl. shaft & power, no machine room

Allowance \$ 45,000.00
 Allowance \$ 60,000.00
 Allowance \$ 25,000.00
 Allowance \$ 3,000.00
 Allowance \$ 50,000.00
 Allowance \$ 33,600.00
 Allowance \$ 10,000.00
 Allowance \$ 15,000.00

\$5/SF \$ 14,400.00
 \$15/SF \$ 43,200.00
 \$30/SF \$ 24,000.00
 \$8-14/SF \$ 20,000.00
 Allowance \$ 35,000.00
 Allowance \$ 20,000.00

\$10/SF \$ 28,800.00
 Allowance \$ 50,000.00
 \$26-40/SF \$ 55,000.00
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 Allowance \$ 15,000.00

Allowance \$ 35,000.00
 Allowance \$ 75,000.00

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