

**The Alliance for Economic Development of Oklahoma City, Inc.  
President's Report  
Fourth Quarter Fiscal Year 2018 - 19  
April 1, 2019 through June 30, 2019**

**Executive Summary:**

The following is a summary of the projects and activities that are described in more detail in the following report. These are projects that I felt were of the most importance or interest, or that were the most time consuming.

**I. MAPS 3 Convention Center and Hotel**

- Convention Center Hotel
  - Implementation of Redevelopment Agreement and Funding Plan
  - Continued Hotel project oversight by GSB
  - Construction underway
  - Coordination with other projects in the area
- Parking Garage to serve convention center, MAPS 3 Park, Chesapeake Arena & Convention Center Hotel
  - Design of the garage by TAP underway
  - OCURA selects Boulevard Place for mixed use development
  - Demolition of OG&E Gold Building

**II. Job Creation**

- Tinker and aerospace strategy

**III. NE OKC Redevelopment and Revitalization**

- A. Redevelopment and Revitalization
  - Purchase of Lyon's (Luster) Mansion
  - Discussions with Care Center about Brockway House
  - Page Woodson – Phase I construction complete, Phase II underway and Phase 3 approved by OCURA
  - 1700 NE 23<sup>rd</sup> – Meet with developer to discuss possible tenants
  - JFK Area worked with several developers and individuals interested in single-family homes or duplexes.
  - Progress OKC construction of affordable houses on Euclid. All four homes sold. Second phase (5 homes) underway
  - Marcus Garvey School – Developer selected
  - Senior Wellness Center #3 & Langston University – discussion about potential locations
  - Amendments to NE Renaissance TIF district
  - Freedom Center and sit in commemoration

- Jewel Theatre

**B. Innovation District**

- Perkins & Will for Land Use & Development Plan underway, stakeholder meetings and community meetings held
- Discuss MAPS 4 proposal
- Meet with developers and companies interested in Innovation District
- Monthly Board Meetings

**IV. Development Projects**

- First National
- Producers Coop
- NW 4<sup>th</sup> & Shartel – Redeveloper selected Colony Partners
- Boulevard Place
- Entered into agreement to assist to OKCPS with redevelopment of 900 N. Klein, received proposals on 6/26/19
- Review of various projects in Downtown and NE Renaissance TIF
- Cotter Tower/ BancFirst
- Oklahoma Contemporary Art Center
- Oklahoma Municipal League
- Central Oklahoma Humane Center

**V. Boathouse Foundation**

- a. Work with Foundation, Chamber and City to determine feasibility of private development (retail/restaurant, hospitality); work to resolve land ownership issues
- b. Assist foundation with governance changes, financial reporting, etc.
- c. Continue to assist and advise foundation on various issues

**VI. Opportunity Zones**

- a. Lead effort to determine appropriate census tracts to include the opportunity zones and prepare city's recommendation to the Governor
- b. Work with City (Mayor's Office) and Accelerator for America to develop Investment Prospectus for OKC. Attend meeting in Palo Alto and Birmingham, AL
- c. Working group meetings to develop framework for projects, content and layout of website
- d. Received Inasmuch Foundation grant to support website development and staff resources
- e. Retain Mike Mize as a consultant
- f. Several meetings about projects and with investors

**VII. Progress OKC**

- Partnered with local builder for the construction of Euclid Avenue Phase Two; Implemented cost-saving strategies
- Selected by OCURA to provide General Contractor Services to complete construction of two single-family homes at 1401 NE 21<sup>st</sup> & 1404 NE 22<sup>nd</sup>. One House Sold.
- Search underway for new Executive Director

**VIII. Retail**

- Attend ISCS
- Meet with various retailers interested in OKC
- Update grocery study for NE OKC

**Detailed Status Report:**

The following is a more detailed status report organized in the same manner as the scope of work in the contract between the City and the Alliance.

**1. Manage City TIF Districts:**

- NE Renaissance TIF District – develop possible amendments to TIF boundary. Presented to council July 2.
- Met with city staff to discuss possible west OKC TIF district
- Met with several developers interested in commercial projects, retail or housing

**2. City's GOLT Bond Program/Job Creation:**

- Met with City and Chamber staff on a regular basis to discuss potential job creation projects and prospects
- Tinker/OIA projects
- Small Business incentives

**3. MAPS 3/ Leverage MAPS 3 for Private Investment**

- Continued management of development of Omni Hotel
- Coordinate development of parking garage and mixed use adjacent to Omni
- Coordination of all projects in the vicinity of the MAPS 3 Convention Center
- NE Senior Wellness Center – Discuss potential locations
- Central Oklahoma Humane designated as developer parcel to adjacent to lower park

#### **4. Projects – TIF or OCURA Related**

- The Hill – notice of default; process to cure default
- 4<sup>th</sup> & Shartel – Colony Partners selected as redeveloper
- Marcus Garvey redeveloper selected
- Lyon’s Mansion
- Brockway House
- Page Woodson School – future phases, Stonewall extension- Complete
- First National Building
- Innovation District
- 1700 NE 23<sup>rd</sup>
- JFK housing development
- Jewel Theatre
- Producers Co-op site
- BancFirst Tower
- Boulevard parcels South of Chesapeake Arena - RFP issued, response received April 1
- Central Oklahoma Humane Society Center

#### **5. Retail Initiatives:**

- Met with several developers about new projects in OKC

#### **6. Oklahoma City Port Authority:**

- Continued management of Oklahoma City Port Authority
- Selected Ernst & Young to develop plan to better utilize foreign trade zone

#### **7. Land Use Planning and Implementation:**

- Perkins & Will land use / development plan for Innovation District – Held community and stakeholder meetings. Continue to finalize plan.

#### **8. Economic Development Incentive Policies:**

- Continued meetings about how incentive policies are impacted by various strategies to support employment land sites and the desire for more affordable housing options
- Met to discuss Affordable Housing Policy / Strategy approved by OCEDT and City Council

#### **9. Public Interest Projects:**

- Coordinate with the Oklahoma City Housing Authority to develop Affordable Housing for Oklahoma City- MAPS 4 Proposal
- Work with the Boathouse Foundation to examine revenue enhancement through private development
- Freedom Center – offer to assist with project

- Sit in/Civil Rights movement commemoration in pedestrian connection area between IRS Building and Corporate Tower
- Co-chair Navigators Committee for OKCPS Pathways to Greatness
- Develop proposal to assist Oklahoma City Public Schools in repurposing schools

**10. Other Economic Development Activities:**

- Met with several developers about projects throughout Oklahoma City and the availability of incentives for their projects
- Led City efforts to promote Opportunity Zone investments
- Begin Process to update Alliance Strategic Plan