

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
Third Quarter Fiscal Year 2018 - 19
January 1, 2019 through March 31, 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
 - COTPA selects TAP to design the garage
 - OCURA selects Boulevard Place for mixed use development
 - Both projects in design phase
 - Approval granted to demolish OG&E Gold Building

II. Job Creation

- Tinker and aerospace strategy
- Project Blackbird

III. NE OKC Redevelopment and Revitalization

- A. Redevelopment and Revitalization
- Page Woodson – Phase I construction complete, Phase II underway and Phase 3 approved by OCURA
 - 1700 NE 23rd – 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. Sale of three homes to date
 - Marcus Garvey School – Developer selected
 - Senior Wellness Center #3 & Langston University – discussion about potential locations
 - Amendments to NE Renaissance TIF district
 - Freedom Center

- Jewel Theatre

IV. Development Projects

- First National
- Producers Coop
- SW 4th & Shartel – Redeveloper selected Colony Partners
- Boulevard Place
- Entered into agreement to assist to OKCPS with redevelopment of 900 N. Klein
- Review of various projects in Downtown and NE Renaissance TIF
- Cotter Tower/ BancFirst
- Oklahoma Contemporary Art
- 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 investors Forum in Palo Alto
- 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 21st & 1404 NE 22nd
- Search underway for new Executive Director

VIII. Retail

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

- Begin planning for ICSC RECON

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
- 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

- Page Woodson School – future phases, Stonewall extension- Complete
- First National Building
- Innovation District
- The Hill – notice of default; process to cure default
- 1700 NE 23rd
- 4th & Shartel – Colony Partners selected as redeveloper
- JFK housing development
- Jewel Theatre
- Marcus Garvey redeveloper selected
- Producers Co-op site
- Acquisition of 5 parcels near NE 23rd & MLK – Issue RFP for redevelopment
- Cotter 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
- Refine site plan for Truman School site

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
- 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