

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
Third Quarter Fiscal Year 2022 - 23
January 1, 2023 through March 31, 2023

I. OKC Rescue Program (ARPA)

- Continued to process applications from Technical Assistance, Façade and Storefront Improvement, and Pandemic Mitigation programs.
 - Awarded \$2,515,800 in funding.
 - First Fidelity Bank cash flow assistance for reimbursement projects:
 - Completed Projects: Spatium LLC -PM (Ward 6), L145 Boutique (Ward 7), Anointed Hands Salon (Ward 2)
 - Projects underway: Spatium LLC -TA (Ward 6), AV's Barbershop (Ward 6),
 - Working on applications: Kindred Spirits (Ward 7), Rave Hair Salon (Ward 2), Recess OKC (Ward 2)
- Received six applications for Business District Capacity. The following districts have been approved for funding: Asian District, Capitol Hill Calle Dos Cinco, Auto Alley, Midtown, West Village, Plaza, Stockyards, WestTen
 - Staff are working to process the first tranche of funding.
- Speaking with four local community providers to render supplier diversity services to minority-owned businesses.
 - Programming will include certification assistance for minority-owned businesses, matchmaking/networking sessions for suppliers, opportunity identification, individual RFP/RFQ assistance, and access to a dedicated line of credit to allow minority-owned businesses in the program to execute contracting opportunities.
- Processed grant applications for 16 small businesses that completed the first cohort of the Real Deal Accelerator. First cohort completed in December 2022. Next cohort will begin in Summer 2023.
- Qualified 10 small businesses to start the StitchCrew Latino Accelerator on March 30. Program runs through mid-May.
- Qualified 12 small businesses to start the OKC Minority Founder Accelerator (OMFA), operated by i2E and Northeast OKC Renaissance. First cohort started March 31 and will run through July.
- Working with one additional proposal for accelerator programming to focus on micro-business support. Program delivery expected in 2023.
- Qualified 8 participants to receive scholarship for the OKCoders 6-month coding bootcamp, operated by Techlahoma and The Verge.
- Finalized and entered into contract with Code Fellows, an intensive, full-time coding bootcamp with virtual instruction.

- Entered into contract with Regional Food Bank of Oklahoma and TEEM to provide culinary, food packaging, and warehouse inventory management to individuals in the criminal justice system.
- Continued contract negotiations and program development with five other workforce development training providers of digital skills and hospitality/retail training.

II. Homeland Grocery Store

- a. Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- b. Working with Tesla on a charging station in the parking lot

III. Job Creation/OIA

- a. Tinker mission support and aerospace strategy enhanced by acquisition of approximately 140 acres of land on the East side of Douglas Blvd. adjacent to MROTC facility. Portions of this land are earmarked for use by the Air Force for new missions assigned to the base. Approximately 80 acres are reserved for OIA to develop for industrial/office uses to support these new missions. Discussions with an aerospace firm associated with the proposed Bomber Base work program are on-going. OIA and the Air Force, and the Oklahoma Military Planning Commission are working with OG&E to construct a new PEAK substation on the East side of Douglas to service the base.
- b. Closure of Douglas Blvd. approved by the City Council on January 4, 2022. Closure of Douglas approved by ODOT. Closure of Douglas approved by County Commissioners May 16, 2022. Awaiting final action by District Court. State legislature approved \$35 million in ARPA funding to relocate a sixty (60) inch water main along Douglas, along with additional infrastructure needs due to the base mission expansion.
- c. Funding for the acquisition of the MROTC facility and adjacent lands for the B-21 Bomber Base, by the Air Force, has been approved by Congress (\$30M) and signed by the President on December 23, 2022. Final determination of value is being discussed by Air Force and OIA staff. Initial value negotiation meeting with DoD and Air Force staff to reconcile value difference was held March 7, 2023. Second meeting was scheduled for April with DoD, Air Force, and Corps of Engineers staff.
- d. I-240 & Eastern large industrial site – acquired from CLO June 28, 2021. Request for Proposals sent to industrial site developers. Seven (7) responses received. The development group OKC 577, led by Mark Beffort, Richard Tannenbaum and Brett Price, was selected by OIA board to be the developer of the industrial park. Development plan has been received and approved by the OIA Board. State legislature approved \$8 million in ARPA funding to extend water and sewer lines to the site. Several large employment manufacturing companies have targeted this site. Engineering firm CEC was selected through a competitive selection process to implement the ARPA water and sewer line extensions. Initial sale of land totaling approximately 124 acres approved by OCEDT and OIA boards in February and March 2023. Applying for PREP funds for “last mile” infrastructure.
- e. Implementation of C-PACE financing program to support economic development project. Resolution authorizing the C-PACE program was passed by the Board of County Commissioners November 1. Program Guidelines were approved by the BOCC on March 21, 2022, and the first two C-PACE projects were approved by the BOCC on April 4, 2022. Oklahoma County Commissioners have approved six (6) C-PACE Assessment Contracts for

developers totaling \$15,837,106. The C-PACE Assessment Contract for the Convergence Innovation District project is set for approval by the BOCC in May 2023. Financing approximately \$25-30 million in eligible conservation type building upgrades for the project. This will be the largest C-PACE Assessment Contract in State history.

- f. City wide search for available large industrial parcels continues. Investigating additional land acquisitions on the West and East sides of Oklahoma City to insure an adequate supply of large industrial sites is available for industrial recruitment. Two sites in Western Oklahoma City have been identified as potential candidates for large industrial land sites. A feasibility study will be conducted regarding extension of infrastructure to the sites. Once the study is completed efforts to acquire the preferred site or sites will be coordinated with OIA and OCEDT.
- g. Numerous responses to RFPs for industrial recruitment continue to flow through the Alliance and its partners in the City Chamber and State Department of Commerce.
- h. I-240 & Air Depot – OIA will complete acquisition of land owned by the City Water Trust on behalf of Pratt and Whitney to build a \$255 million Sustainment and Training Center. Purchase and Sales agreement approved by the City and Water Trust. Purchase and Sales agreement with defense contractor signed in January 2023 with final sale to be completed April 2023.
- i. Assisting EMBARK with acquisition of a light rail maintenance facility site and way-station sites.

IV. NE OKC Redevelopment and Revitalization

- a. Redevelopment and Revitalization
 - i. Lyons Mansion and the Brockway Center Reuse Study funded by National Trust for Historic Preservation’s African American Cultural Heritage Action Fund
 - Open Design will have Phase I of the study complete end of February 2023
 - Phase II will be a business plan using a \$50,000 **per property** award from the William R. Kenan, Jr. Charitable Trust (the “Kenan Trust”) RFQ is out for proposals through the National Trust
 - Both properties have undergone stabilization
 - Mellon Foundation Grant Opportunity
 - o Page Woodson –Phase 4 under construction
 - o JFK Area worked with several developers and individuals interested in single-family homes or duplexes
 - Proposals Received – 5 single family house = 5 total units
 - Went to the Sept OCURA Board Meeting
 - Under redevelopment agreement – (62 total units)
 - Market rate – 45 single-family houses + 3 duplexes = 51 total units (6 developed by prospective homeowners);
 - Affordable – 9 single-family houses + 1 duplex = 11 total units
 - Under construction – (17 total units)
 - Market rate – 9 single-family houses + 1 duplex = 11 total units
 - Affordable – 2 single-family houses + 1 duplexes = 6 total units
 - Recently completed homes – 5 single-family houses + 1 duplex = 7 total units
 - ii. Marcus Garvey School – construction underway, completion anticipated end of 2023
 - iii. 23rd and Fonshill - construction has begun for a 6 bay retail space. Phase II of the project will be the Mosque and Phase III will be housing. Construction should be complete within 6-8 months.
- b. 23rd and MLK – MAPS 4 funding used to purchase the property. The City is applying for an

Environmental Justice grant of \$1 million for community engagement and clean up.

- c. Hamlin (Eastpoint) Hotel – 70-key boutique hotel to be constructed on NE 23rd Street
- d. Innovation District
 - i. Convergence
 - 1. Groundbreaking was in December 2022
 - 2. Amended Redevelopment agreement to update design, phasing, and additional incentives
 - ii. Monthly Board Meetings, coordination of meetings with staff of ID and Chamber
 - iii. Assessing viability of creating a business improvement district
 - iv. TIF Education Committee – Committee met and has drafted resolution setting out priorities
 - v. Amending the Innovation District TIF Project Plan

V. Development Projects

- a. The Hill – Meeting with Developers and HOA to discuss concepts
- b. Boulevard Place mixed-use development – Increased construction and interest costs have challenged project. Working with developer on financing options and amending the Core to Shore TIF Project Plan to create a project specific TIF area
- c. 4th and Shartel – Phase I complete and leasing, Phase II anticipating completion summer 2023
- d. I-235 and NE 1st Street
 - i. Energy 820 was designated conditional redeveloper in September 2021.
 - ii. Site is very contaminated. Developers are now considering a location in the Adventure District.
- e. Citizen Building (OCICFT) located at NW corner of NW 5th and Robinson – closed in March 2023
- f. Truck Yard – closed on property in December with Bricktown Entertainment, LLC (they are anticipating assigning rights in April 2023 to Truck Yard with construction anticipated shortly after)
- g. ODOT Excess Boulevard ROW Parcels – hired MacArthur to review legal descriptions, ODOT is needing to correct the legal descriptions
- h. Producers Co-op – managing coordination with developer and city
- i. Strawberry Fields – EDA under negotiations
- j. Boardwalk Development (Lower Bricktown Compress Parking Lot) – facilitating redevelopment of parking lot into hotel, and apartment towers and structured parking; TIF 2 Project Plan amended to create a project specific TIF area
- k. Central Oklahoma Humane Center- SW 8th OCURA property. New Executive Director and the board are in discussions about the project’s viability.
- l. 4th and Gaylord – Rose Rock Development Group – redevelopment agreement renegotiated in March to account for rising costs, developer submitted OHFA 4% tax credit application and is awaiting award
- m. Review of various projects in Downtown and NE Renaissance TIF
- n. Northeast 5th and Harrison/Walnut (Flat Iron RFP) –redevelopment agreement being negotiated with BerryRock

VI. Progress OKC

- a. Construction of the initial four affordable homes is well underway in NE OKC. Three homes

are being built on NE 11th Street and one home on NE Euclid. POKC was awarded HOME funds through the City of OKC in the amount of \$550,000 and will use funds generated from previous homes constructed and sold, to round out the cost of construction. Todd Tramba of Tramba Construction is serving as the General Contractor. We anticipate these homes to be on the market by June/July 2023. POKC is partnering with NHS and Weokie Credit Union to offer Home Buyer Education classes; Weokie Credit Union offers 100% Financing for families who fall within our target population of 80%AMI. Partnering with the Metropolitan Library System, listening sessions will be held at area libraries. All homes are being constructed on OCURA lots.

- b. Since January 2021, 32 Kiva microloans have been fully awarded. Funded applicants to date, \$234,500.
- c. Business Development Course with the Kauffman Foundation, B4 - Generation Impact Accelerator for aspiring and early-stage entrepreneurs that will develop and refine a proposed business concept, then take the business through each step of the business planning process. A comprehensive overview and restructuring of the course curriculum commenced in earnest July 2022 and was completed for our fall 2022 Generation Impact cohort. POKC continues to tweak the curriculum, course outline and schedule to meet the demanding and changing needs of small business founders.
- d. Our current small business accelerator, using the Kauffman curriculum, began in February and will end on April 27, 2023 following 12-weeks of sessions at 6 hours per week. Previous cohorts met for 4 hours per week; the additional 2 hours of instruction time is with a small business plan developer. Our business accelerator currently has 13 small business founders. The final meeting will be **Pitch Night** held at the Mass Mutual Building, where the founders will “pitch” their businesses to family, friends, colleagues and a panel of judges for cash grants totaling \$2500. In addition to the 12-weeks of instruction Pitch Night competition, founders will have access to technical assistance grants on topics ranging from marketing and branding to business tax assistance. This effort is funded through a partnership with JPMorgan Chase Foundation grant in the amount of \$225,000.
- e. Bank of America grant of \$50,000 will be directed toward Economic Mobility and Small Business Development. Plans will continue to create opportunities for Workforce Development; intent is to pair these funds with requested ARPA funds to extend and expand our Small Business Development efforts of Generation Impact. These funds will allow POKC to further incentivize small business founders with other opportunities in seeking funding for their businesses. We anticipate receiving our final contract for use of ARPA funds at any time.
- f. The consortium for HB Foster Minority Business Center is currently meeting with the architect selected by MAPS4 sub-committee, JHBR Architects, on the design phase for the Center. To fully engage the community, JHBR is working with Sandino Thompson and Consortium partners to assure community members access to the project. The consortium is comprised of Progress OKC, Metro-Tech, NE Renaissance, and the Small Business Development Center. Superintendent of Metro-Tech, Aaron Collins, will serve as the consortium liaison to negotiate contracts with the City of OKC. The Arnall Family Foundation will fund an exploratory trip to see exemplary small business development centers currently successfully operating in other cities.

VII. Planning Projects

- a. Downtown and Innovation District TIF Amendments

- b. "South of Eighth Street" strategy plan for area near Innovation District – anticipating report early summer
- c. MAPS Multipurpose Stadium
- d. PSM
- e. Brockway/Lyons Study is complete and will be used to frame Phase II. – Phase II is for financial feasibility and has an RFP for consultant out for responses now.
- f. Employment Land Study
 - i. Contracted with EPS
- g. NE 23rd Street Retail Analysis
 - i. Contracted with EPS

VIII. Other

- a. Adventure District – Looking at extending the NER TIF district into Adventure District.
- b. Have been asked to look at Classen/Gold Dome area for consideration of TIF.