

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
First Quarter Fiscal Year 2021 - 22
July 1, 2021 through September 30, 2021

I. COVID 19 Response – Small Business Support

- Small Business Continuity Program
 - Round 1 funded with City GOLT bond program - Complete
 - Round 2 and Venue Program funded with CARES ACT - Complete
 - Round 3 Minority Owned Business Recovery Program (MOBRP) funded with CARES ACT – On-going
 - Working with additional business owners with remaining funds
 - Additional Retrofit and Technical Assistance will be an estimated \$300,000
- Community Economic Resiliency Study with recommended concepts by Ernst & Young LLP is under review
- OCURA Grant Program: 150 applications received, 37 qualified, 25 have executed grant agreements for a total of \$224,979; still working with 16 companies to get the required documentation
- Oklahoma County Small Business and Nonprofit Grant: Complete

II. ARPA Funding

- City Council approved \$37 million dollars in programming that will include: job training, minority entrepreneurship programs, technical assistance, business support, affordable housing and community development capacity building
- Working with the City to identify ARPA projects to submit to the State for portion of State ARPA money

III. Homeland Grocery Store

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Store opened September 1, 2021
- Homeland will begin to pay rent on November 1, 2021
- Obtaining appraisal of parking lot to sell to the City
- Working with development team to begin OEA terms for parking lot maintenance
- Wellness Center on schedule

IV. Job Creation/OIA

- 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 is earmarked for use by the Air Force for new missions assigned to the base. Approximately 80 acres is reserved for OIA to develop for industrial/office uses to support these new missions.
- Request sent to City of Oklahoma City to close a portion of Douglas Blvd between SE 44th and SE 74th to enhance base security and mission capabilities of the base. Planning Commission action set for October 28
- I-240 & Eastern large industrial site – acquired from CLO June 28, 2021. Request for Proposals sent

to industrial site developers. Seven (7) responses received. Three (3) in-state development teams and four (4) out of state development teams. Final recommendation for successful development team expected by November 1

- Unit Parts warehouse sale was completed on September 30
- Implementation of C-PACE financing program to support economic development project
- Citywide search for available large industrial parcels completed. 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
- Numerous responses to RFPs for industrial recruitment sent to OKC Economic Development, City Chamber and Dept. of Commerce
- I-240 & Air Depot – pursuing acquisition on behalf of defense contractor for campus/job creation project owned by City Water Trust – Letter of Intent received from the defense contractor and negotiations with the City Water Trust are underway to acquire this land

V. NE OKC Redevelopment and Revitalization

- Redevelopment and Revitalization
 - Lyons Mansion and the Brockway Center Reuse Study funded by National Trust for Historic Preservation’s African American Cultural Heritage Action Fund
 - After interviews, Open Design and Lord Cultural Resources were chosen as the consultant
 - There is one firm that is protesting the selection of Open Design
 - Catherine Montgomery with Planning and Design Studio will work for OCURA as a historical consultant
 - Phase II will be a business plan using a \$50,000 award from the William R. Kenan, Jr. Charitable Trust (the “Kenan Trust”)
 - Page Woodson – Phase 3 complete. Planning for Phase 4 and 5 underway
 - JFK Area worked with several developers and individuals interested in single-family homes or duplexes
 - Under redevelopment agreement – (46 total units)
 - Market rate – 25 single-family houses + 5 duplexes = 35 total units (2 will be owner-occupied);
 - Affordable – 7 single-family houses + 1 duplex = 9 total units
 - Under construction – (12 total units)
 - Market rate – 6 single-family houses + 1 duplex = 8 total units
 - Affordable – 4 single-family houses = 4 total units
 - Recently completed homes – (1 rehab)
 - Progress OKC construction of affordable houses on Euclid – Complete and all homes sold
 - Marcus Garvey School – Developer selected, TIF and affordable housing incentive ongoing; LIHTC approved by State; submitted application for HOME funds, Part 58 Environmental Review underway
 - 23rd and Fonshill; Mosque Project – design approved. Closing on the property the week of October 4, 2021. Construction will begin soon after.
- Innovation District
 - Robinson Park Development now named Convergence – Alliance to serve as Co-developer
 - Working on Memorandum of Understanding between the developer and the

- City, TIF and OCRA Bond issue
 - Continuing to meet with City and Innovation District staff on MAPS 4 project
 - Meet with developers and companies interested in Innovation District
 - Hired a consultant to perform a study of current and necessary infrastructure to support planned development. Report finalized.
 - Land acquisition working group created and work plan developed
 - Monthly Board Meetings, coordination meetings with staff of ID and Chamber
 - Assessing viability of creating a business improvement district
 - TIF Education Committee – Committee met and has drafted resolution setting out priorities

VI. Development Projects

- Century Center
 - Worked with Griffin Communications to identify a new headquarters location
 - Develop incentive package to encourage them to move downtown
 - Plan to purchase Century Center, make \$10 million improvements
 - Allocation of \$2.7 million TIF assistance
 - \$2 million from TIF 8
 - \$700,000 from TIF 2
 - Funding approved by City Council August 17, 2021
- The Hill – Received one proposal to the RFP and designated Burnett Equity as conditional redeveloper
- Boulevard Place mixed-use development
 - Environmental remediation ongoing
 - TIF request approval process complete
 - Acquired two small corner parcels from ODOT
- 4th and Shartel – project under construction
- I-235 and NE 1st Street
 - Energy 820 was designated conditional redeveloper in September 2021. Site is very contaminated and we are working with the City’s Brownfield Program to identify ways to clean the site
- Page Woodson Phase 3 – Complete, Phase 4 & 5 in planning and design stages
- First National
- Thunder Alley – project back underway, entering into consent order with DEQ for environmental
- Lower Bricktown Development – two development projects in process with Bricktown Entertainment, LLC on vacant parcels
- ODOT Excess Boulevard ROW Parcels – OCURA and OCRA entering into agreement with City to facilitate redevelopment on remnant excess ROW parcels
- Producers Coop – meetings scheduled with developer
- Strawberry Fields – ongoing communication about development
- BancFirst Tower
- Central Oklahoma Humane Center- SW 8th OCURA property – appraisal of property is underway. Redevelopment Agreement will be approved by January
- 4th and Gaylord – Rose Rock Development Group – redevelopment agreement in place, reviewing request for Affordable Housing funds, working with DEQ regarding environmental issues, pursuing

a 20 year leasing structure with developer. Parking garage will be separate project with separate entity.

- Villa Teresa – Residences & Hotel- Work with OG&E on power line issue is on going
- Review of various projects in Downtown and NE Renaissance TIF

VII. Boathouse Foundation

- BarK – TIF allocation approved; ground lease approved. Construction to begin Summer 2021
- Worked through an unexpected ONG line issue

VIII. Progress OKC

- Application approved by Planning Department for \$550,000 HOME funds to build additional for-sale, single-family (7) and multi-family unit on OCURA lots; contract must be approved by council
- Since January 2021, 17 Kiva microloans have been fully funded totaling over \$98.5k
- Executed an agreement with TEDC Creative Capital, a not for profit CDFI to facilitate a “step-up” microloan in Oklahoma City
- Submitted a Community Navigator Pilot Program application to the SBA in the amount of \$2.5M to implement OKC SmallBiz Nav – a Local Hub & Spoke Model – awards TBA in October
- Partnership with JPMorgan Chase extended for two-years

IX. Planning Projects

- Stockyards Master Plan
- Adventure District Economic Development Plan
- Grocery Study in conjunction with Chamber
- Economic Recovery & Resiliency Plan presented to City Council August 31, 2021
- “South of Eighth Street” strategy plan for east side of Innovation District
- Film and Music Incentive Program Proposal