

**The Alliance for Economic Development of Oklahoma City, Inc.**  
**President's Report**  
**Third Quarter Fiscal Year 2021 - 22**  
**January 1, 2022 through March 31, 2022**

**I. ARPA Funding**

- First phase of APRA programs are being developed and will include:
  - Technical Assistance (services for human resources, IT, financial, business planning, architectural and engineering services, or marketing)
  - Façade and Storefront Improvement (reimbursement for new windows, awnings, signage or other permanent façade improvements)
    - This program will be limited to minority-owned and QCT-based businesses
  - Pandemic Mitigation (reimbursement for outdoor patios, ventilation systems, barriers, drive thrus, or parking lot restriping)
    - This program will be limited to minority-owned and QCT-based businesses for 3 months
- Currently in finalized testing for the online application (which can be completed from a smart phone) and backend database processing system to manage application workflow.
- We have contracted with the following community organizations and to assist with applications and promote the OKC Rescue Programs:
  - Black Chamber
  - Community Action Agency
  - Hispanic Chamber
  - Historic Capitol Hill Calle Dos Cinco
  - LCDA
  - Northeast OKC Renaissance
  - Progress OKC
  - (\*We are still active discussions on a contract with the Asian District/Asian Chamber—currently waiting on their board votes for contract to move forward)

**II. Homeland Grocery Store**

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Obtained appraisal of parking lot, invoiced the City and received \$1,900,000
- Wellness Center on schedule
- Project is nominated for a ULI Oklahoma Impact Award

**III. 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.
- Closure of Douglas Blvd. approved by the City Council on January 4, 2022. Closure of Douglas approved by ODOT. County Public Hearing set for May 16, 2022.
- 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 Agreement signed by developers. Awaiting development plan. The Alliance has requested ARPA funds to relocate on-site powerlines and pipelines along with extension of water and sewer lines to the site.

- Unit Parts warehouse sale was completed on September 30, 2021
- 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.
- 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. Request made for ARPA funds to extend utilities infrastructure to targeted locations for industrial sites.
- 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

#### **IV. 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
    - Open Design and Lord Cultural Resources were chosen as the consultant
    - Phase II will be a business plan using a \$50,000 award from the William R. Kenan, Jr. Charitable Trust (the “Kenan Trust”)
    - Both properties have undergone stabilization
    - Community Engagement began April 9, 2022 with a representative from the National Trust visiting
  - Page Woodson – Phase 3 complete. Planning for Phase 4 and 5 underway & will be constructed together
  - JFK Area worked with several developers and individuals interested in single-family homes or duplexes
    - Proposals Received – 15 single family house = 15 total units
      - Scheduled to go to the April OCURA Board Meeting
    - Under redevelopment agreement – (35 total units)
      - Market rate – 18 single-family houses + 3 duplex = 24 total units (3 will be owner-occupied);
      - Affordable – 9 single-family houses + 1 duplex = 11 total units
    - Under construction – (19 total units)
      - Market rate – 9 single-family houses + 3 duplex = 15 total units
      - Affordable – 4 single-family houses = 4 total units
    - Recently completed homes – 4 single-family house + 1 rehab + 1 duplex = 6 total units
  - Marcus Garvey School – Agreement for redevelopment approved by City Council 1/4/22; HOME Funding agreement anticipated to be in place in May, closing on property to occur

- soon after
  - 23rd and Fonshill - Construction has begun
  - 23<sup>rd</sup> and MLK – MAPS 4 funding will be used to purchase the property owned by the Binkowskis.
    - Property Owner has engaged an attorney
    - Working with MAPS on an agreement for the Alliance to purchase the property
- Innovation District
  - Robinson Park Development now named Convergence – Alliance to serve as Co-developer
    - Master Development Agreement approved by Council January 18, 2022
    - Working on Stiles Park reconfiguration with the Parks Department
    - Groundbreaking early 2022
  - Meet with developers and companies interested in Innovation District
  - Infrastructure 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

## **V. Development Projects**

- The Hill – Received one proposal to the RFP and designated Burnett Equity as conditional redeveloper; working with developer and HOA on units that are marketable
- Boulevard Place mixed-use development
  - Environmental remediation ongoing
  - Construction start date anticipated May 31, developer received HUD National Loan Committee approval
- 4th and Shartel – project under construction
- I-235 and NE 1<sup>st</sup> 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 – staggered openings for interior restaurants and spaces
- Thunder Alley – project back underway, entering into consent order with DEQ for environmental and negotiating a redevelopment agreement
- Lower Bricktown Development – Truck Yard working through designs and site delineation on Bricktown Entertainment, LLC vacant parcel by Centennial Land Run monument; working with OK Corporation Commission and their brownsfields program
- ODOT Excess Boulevard ROW Parcels – OCURA and OCRA entered into agreement with City to facilitate redevelopment on remnant excess ROW parcels, Phase I Environmental Assessment complete, in process of beginning transfer or property ownership
- Producers Coop – managing coordination with developer and city
- Strawberry Fields – ongoing communication about development, overseeing phasing and infrastructure needs, facilitating TIF request for infrastructure
- Central Oklahoma Humane Center- SW 8th OCURA property – appraisal of property is underway.

Redevelopment Agreement approved in December 2021. Construction is expected to begin January 2023.

- 4th and Gaylord – Rose Rock Development Group – redevelopment agreement in place, working with DEQ regarding environmental issues; Developer will be submitting OHFA application for 4% and 9% tax credits.
- Review of various projects in Downtown and NE Renaissance TIF

#### **VI. Boathouse Foundation**

- BarK – TIF allocation approved; ground lease approved. Construction underway

#### **VII. Progress OKC**

- Application approved by Planning Department for \$550,000 HOME funds to build 9 additional homes – two (2) market rate and seven (7) affordable units – for sale. All of these units will be built on OCURA lots and the contract must be approved by City Council.
- Sponsored Connectivity Grants for Culbertson East Highland, JFK Neighborhood Assoc., Garden Neighborhood Council Inc. and College Hill Neighborhood.
- Since January 2021, 25 Kiva microloans have been fully awarded. The loans were awarded in varying amounts with a total amount in excess of \$100,000.
- Partnership with JPMorgan Chase Foundation grant extended for two years for the OKC SmallBiz Navigator and Enterprise Hubs in the amount of \$225,000. These funds will be used to implement Building Businesses Back Better program and business development courses with the Kauffman Foundation. Grant awarded October 2021.
- Business Development Course B4 Program for aspiring and early-state entrepreneurs that will develop and refine a proposed business concept, then take the business through each step of the business planning process.
- Executed an agreement with TEDC Creative Capital, a not-for-profit CDFI, to facilitate a “step-up” microloan in Oklahoma City.
- Received \$50,000 grant award from Bank of America for Youth Build initiative and Economic Mobility.
- Received \$10,000 grant award from Arnall Family Foundation.
- Created a consortium with Progress OKC, Metro-tech, NE Renaissance, and the Small Business Development Center to submit a response to the City of OKC’s RFP solicitation for operations of the HB Foster Small Business Center. Interview with the City staff set for April 27

#### **VIII. Planning Projects**

- “South of Eighth Street” strategy plan for area near Innovation District
- Film and Music Incentive Program Proposal approved by Council
- Downtown Housing Market Readiness Study – reviewing drafts

#### **IX. President Transition**

- Cathy O’Connor announced her plans to leave the organization January 2022
- Kenton Tsoodle named President March 24, 2022