

AGENDA
REGULAR MEETING OF
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
WEDNESDAY, AUGUST 21, 2019
CONFERENCE ROOM
431 WEST MAIN, SUITE B
10:30 A.M.

1. Call to Order
2. Statement of Compliance with the Oklahoma Open Meeting Law
3. Roll Call
4. Reading and Approval of Minutes of a Regular Meeting on Wednesday, July 17, 2019

HARRISON/WALNUT

5. Resolution No. _____ Consenting to Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment for Phase III of the Redevelopment of the Property Bounded Generally by Northeast 4th Street, Northeast 7th Street, North Kelley Avenue, and North Stonewall Avenue, Harrison-Walnut Urban Renewal Plan and University Medical Center Urban Renewal Plan

CORE TO SHORE

6. Resolution No. _____ Approving a Contract for Sale of Land and Redevelopment with Boulevard Place OKC, LLC for the Redevelopment of Property Located on the Southeast Corner of Oklahoma City Boulevard and Broadway Avenue, Core to Shore Urban Renewal Plan
7. Resolution No. _____ Approving (1) A Real Estate Acquisition Agreement with the Oklahoma City Economic Development Trust, (2) An Agreement for Demolition Work with the Central Oklahoma Transportation and Parking Authority, (3) Performance of Environmental Remediation Actions on Behalf of the Oklahoma City Economic Development Trust, and (4) Additional Contracts and Agreements, all of which are Necessary for the Implementation of the Redevelopment of Property Located on the Southeast Corner of Oklahoma City Boulevard and Broadway Avenue, Core To Shore Urban Renewal Plan

JFK PROJECT AREA & NORTHEAST RENAISSANCE

8. Resolution No. _____ Authorizing the Acquisition of Multiple Parcels of Real Property by Negotiation, and by, if Necessary, Exercise of Eminent Domain for Minor Property Interests or to Obtain Clean Title Northeast Renaissance Urban Renewal Plan and John F. Kennedy Urban Renewal Plan, Oklahoma R-35

OCURA AGENDA

August 21, 2019

Page 2

GENERAL MATTERS

9. Presentation of Interim Financial Report for the Period Ending June 30, 2019
10. Annual Report Presentation
11. Staff Report
12. Citizens to be heard

EXECUTIVE SESSION

13. (A) Vote to enter into executive session pursuant to 25 O.S. §307(B)(4):

To engage in confidential communications between the Board of Commissioners and its attorney concerning a pending investigation, claim, or action involving the Contract for Sale of Land and Redevelopment, as amended, with The Hill at Bricktown, L.L.C., and where on advice of its attorney, the Board of Commissioners has determined that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest.

- (B) Vote to return from executive session and reconvene in open session.

- (C) Action, if any, on items considered in executive session.

14. Adjournment

POSTED at the offices of the City Clerk, Oklahoma City Urban Renewal Authority and at 431 West Main, Suite B by 10:30 a.m. on Tuesday, August 20, 2019 by Pam Lunnon, Executive Assistant

MINUTES OF REGULAR AND ANNUAL MEETING
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Regular and Annual Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Wednesday, July 17, 2019 at 10:30 a.m. in the conference room located at 431 West Main, Suite B; Oklahoma City, Oklahoma 73102.

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the Oklahoma Open Meeting Law. Upon roll call the following members were present:

Mr. J. Larry Nichols
Mr. James R. Tolbert
Mr. Mark Beffort
Mr. Russell Perry

Commissioners Absent:

Ms. Mary Mélon

Staff Members Present:

Catherine O’Connor, Executive Director
Leslie Batchelor, OCURA Associate General Counsel, CEDL
Dan Batchelor, OCURA General Counsel, CEDL
Emily Pomeroy, CEDL
Leana Dozier, Elizabeth Larios, Madeline Harris, Cassie Poor, Pam Lunnon, and Geri Harlan, The Alliance

Others Present:

The Chairman requested a motion to approve the circulated minutes of the Regular Board Meeting of the Oklahoma City Urban Renewal Authority held on Wednesday, June 19, 2019.

Commissioner Tolbert moved the adoption of the minutes, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Minutes Approved

OCURA Board of Commissioners, Wednesday, July 17, 2019

Chairman stated it is time to conduct the annual election of officers for the Oklahoma City Urban Renewal Authority and the following has been recommended:

Chairman:	J. Larry Nichols
Vice Chairman:	James R. Tolbert, III
Secretary:	Mary Mélon
Assistant Secretary:	Russell Perry
Assistant Secretary:	Mark Beffort
Assistant Secretary:	James R. Tolbert, III
Treasurer	Mark Beffort

Commissioner Beffort moved to adopt the officers, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Ms. Mary Mélon	Absent
Mr. Mark Beffort	Aye

Officers adopted

The Chairman introduced the following resolutions:

GENERAL MATTERS

Resolution No. 5886 entitled:

“Resolution Approving Annual Agreement between the Oklahoma City Urban Renewal Authority and The Alliance For Economic Development Of Oklahoma City, Inc., an Oklahoma Not-For-Profit Corporation, as to Scope of Services and Fee for those Services for Fiscal Year beginning July 1, 2019 and ending June 30, 2020”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Tolbert the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

OCURA Board of Commissioners, Wednesday, July 17, 2019

Resolution No. 5887 entitled:

“Resolution Approving Annual Budget for Legal Services between the Oklahoma City Urban Renewal Authority and the Center for Economic Development Law for Fiscal Year beginning July 1, 2019 and ending June 30, 2020”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Tolbert the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Resolution No. 5888 entitled:

“Authorizing Advancements for Payment of Certain Costs Incurred by the Oklahoma City Redevelopment Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2019”

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Beffort the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Financial Report

Geri Harlan presented the financial reports through May 31, 2019.

Commissioner Beffort moved to receive the financials, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
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OCURA Board of Commissioners, Wednesday, July 17, 2019

Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Financials Received

Staff Report

Citizens to be heard

There being no further business to come before the Board, the meeting was adjourned at 10:33 a.m.

Secretary

OCURA Board of Commissioners, Wednesday, July 17, 2019

OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: August 21, 2019
Ref: Resolution Consenting to Partial Assignment and Assumptions of Contract for Sale of Land and Redevelopment for Phase III of the Redevelopment of the Property Bounded Generally by Northeast 4th Street, Northeast 7th Street, North Kelley Avenue, and North Stonewall Avenue, Harrison-Walnut Urban Renewal Plan and University Medical Center Urban Renewal Plan

Background: OCURA entered into a Redevelopment Agreement with Colony – Page Woodson, LLC on property generally bounded by NE 4th Street, NE 7th Street, N. Kelley Ave, and N. Stonewall in October 2015. Phase I of the master-planned redevelopment is privately owned by the developers and included the adaptive reuse of the former Page Woodson School building into rental units and the construction of a new multi-family rental building. Phase II & IIB, located to the north of the school building, consists of multi-family residential units. The redeveloper is ready to begin construction of mixed-income, multifamily residential units for Phase III.

Schematic Drawings, Design Development, and Construction Documents were approved previously via Resolution No. 5867. Consistent with that resolution the executive director has approved the Landscape Plans. The Redeveloper will submit evidence of financing for Phase III – to be approved by the Executive Director.

The Redeveloper intends to assign all of its rights and interests under the Redevelopment Agreement for Phase III to P-W Phase III Development, LLC. Ron Bradshaw and Jason Bradshaw will remain as the managers of the new entity.

Purpose of Agenda Item: Assigns rights and interests of Phase III from Colony – Page Woodson, LLC to P-W Phase III Development, LLC

Staff Recommendation: Approval of Resolution.

Attachments: Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment for Phase III

RESOLUTION NO. _____

RESOLUTION CONSENTING TO PARTIAL ASSIGNMENT AND ASSUMPTION OF CONTRACT FOR SALE OF LAND AND REDEVELOPMENT FOR PHASE III OF THE REDEVELOPMENT OF THE PROPERTY BOUNDED GENERALLY BY NORTHEAST 4th STREET, NORTHEAST 7th STREET, NORTH KELLEY AVENUE, AND NORTH STONEWALL AVENUE, HARRISON-WALNUT URBAN RENEWAL PLAN AND UNIVERSITY MEDICAL CENTER URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Harrison-Walnut Urban Renewal Plan and the University Medical Center Urban Renewal Plan, pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*; and

WHEREAS, the Authority and Colony – Page Woodson, LLC (“Redeveloper”), of which Ron Bradshaw and Jason Bradshaw are the managers, have entered into a Contract for Sale of Land and Redevelopment, as amended (“Redevelopment Agreement”), for the rehabilitation of the former Page Woodson School and development of significant housing and some commercial development on the property surrounding the former school to contribute to the ongoing revitalization of the surrounding area; and

WHEREAS, the Redevelopment Agreement contemplates five phases, with property to be transferred from the Authority in each phase and deadlines for commencement and completion of construction for each phase; and

WHEREAS, Phase III of the project (located generally on the land south of N.E. 6th Street between Kelly Avenue and High Street) consists of the construction of mixed-income, multi-family residential rental units; and

WHEREAS, by Authority Resolution No. 5867, the Authority has approved schematic design studies, design development documents, and construction documents submitted by the Redeveloper with respect to Phase III in accordance with the Redevelopment Agreement; and

WHEREAS, consistent with Authority Resolution No. 5867, the Redeveloper has submitted landscape plans for Phase III in accordance with the Redevelopment Agreement, and the Executive Director has approved such landscaping plans; and

WHEREAS, the Redeveloper intends to assign all of its rights and interests under the Redevelopment Agreement with respect to Phase III to P-W Phase III Development, LLC (“Phase III Redeveloper”), of which Ron Bradshaw and Jason Bradshaw are the managers; and

WHEREAS, the Board of Commissioners of the Authority deems it appropriate and desirable to consent to the Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase III Property) from the Redeveloper to the Phase III Redeveloper and to

authorize the Executive Director to execute the Consent to Assignment and Assumption of Redevelopment Agreement with respect to Phase III; and

WHEREAS, the Board of Commissioners of the Authority deems it appropriate and desirable to authorize the conveyance of the Phase III property to the Phase III Redeveloper in accordance with the Redevelopment Agreement, subject to approval by the Executive Director of the Redeveloper's submittal of evidence of financing for the development of the Phase III property consistent with the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase III Property) from the Redeveloper to the Phase III Redeveloper is hereby consented to, and the Executive Director is hereby authorized to execute the Consent to Assignment and Assumption of Redevelopment Agreement with respect to Phase III.
2. The conveyance of the Phase III property to the Redeveloper in accordance with the Redevelopment Agreement is hereby approved, subject to approval by the Executive Director of the Redeveloper's submittal of evidence of financing for the development of the Phase III property consistent with the Redevelopment Agreement.
3. The Officers, the Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such actions as may be necessary or appropriate to evidence the scope and substance of this approval.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **21st day of August, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

**PARTIAL ASSIGNMENT AND ASSUMPTION OF
CONTRACT FOR SALE OF LAND AND REDEVELOPMENT**

(Phase III Property)

This Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (“Assignment”) is made as of the _____ day of August, 2019, by and between COLONY – PAGE WOODSON, LLC, an Oklahoma limited liability company (“Assignor”), and P-W PHASE III DEVELOPMENT, LLC, an Oklahoma limited liability company (“Assignee”), and is consented to by the Oklahoma City Urban Renewal Authority, an Oklahoma public body corporate (“Authority”), with reference to the following:

A. Subject to and in accordance with the terms and conditions of the Contract for Sale of Land and Redevelopment dated October 21, 2015, between Authority and Assignor, as Redeveloper, as amended by the First Amendment dated March 18, 2016, and as further amended by the Second Amendment dated January 18, 2017, and as further amended by the Third Amendment dated March 14, 2018, and as further amended by the Fourth Amendment dated January 25, 2019 (as may be further amended or modified from time to time, the “Redevelopment Agreement”), Assignor will acquire certain property, as more particularly described in the Redevelopment Agreement, from Authority and will redevelop such property and certain other property to be owned by Assignee in accordance with the Harrison-Walnut Urban Renewal Plan and the University Medical Center Urban Renewal Plan (“Redevelopment”).

B. In the Redevelopment Agreement, the Redevelopment is divided into multiple “Phases.”

C. Section 13 of the Redevelopment Agreement provides that Assignor may assign all or an interest in the Redevelopment Agreement with the consent of Authority, which shall not be unreasonably withheld.

D. In accordance with Section 13 of the Redevelopment Agreement, Assignor desires to assign all of its rights and interests under the Redevelopment Agreement with respect to Phase III (as defined in the Redevelopment Agreement), and Assignee desires to assume the obligations of Assignor under the Redevelopment Agreement with respect to Phase III.

E. Authority desires to consent to Assignor’s assignment of all of its rights and interests under the Redevelopment Agreement with respect to Phase III to Assignee.

NOW THEREFORE, in consideration of the preceding, the promises herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

I. ASSIGNMENT OF REDEVELOPMENT AGREEMENT WITH RESPECT TO PHASE III

For value received, the Assignor does hereby transfer, set over and assign to Assignee all of Assignor's rights and interests under the Redevelopment Agreement with respect to Phase III, to the extent, and only to the extent, such rights and obligations relate to Phase III; provided that (a) such assignment is limited by and subject to the terms and provisions of the Redevelopment Agreement, and to the extent that the Assignee elects not to close on Phase III or the Redevelopment Agreement otherwise terminates, the assignment would become null and void, and (b) such assignment is subject to and conditioned upon the terms and conditions contained in the Assumption of the Redevelopment Agreement with respect to Phase III, which is a part hereof.

Provided, however, the Assignor hereby acknowledges and confirms that it remains fully obligated to perform its respective obligations, duties, and agreements under the Redevelopment Agreement with respect to the remaining undeveloped real property not subject to this Assignment. The following are not subject to this Assignment: (i) the real property with respect to Phase I that has been assigned to, and assumed by, Page Woodson Development, LLC pursuant to that certain Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase I) dated as of March 18, 2016; (ii) the real property with respect to Phase II that has been assigned to, and assumed by, P-W Phase II Development, LLC pursuant to that certain Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase II) dated as of October 19, 2016, as more particularly described in the Redevelopment Agreement; and (iii) the real property with respect to Phase II-B that has been assigned to, and assumed by, P-W Phase II Development, LLC pursuant to that certain Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase II-B Property) dated as of September 20, 2017, between Assignor, P-W Phase II-B Development, LLC and consented to by the Authority, as assigned by P-W Phase II-B Development, LLC to P-W Phase II Development, LLC pursuant to that certain Assignment of Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase II-B Property) dated as of January 17, 2018, among Assignor, P-W Phase II-B Development, LLC, P-W Phase II Development, LLC, and the Authority, as more particularly described in the Redevelopment Agreement.

Further, provided, in the event (a) the Assignee does not commence or complete the Improvements (as defined in the Redevelopment Agreement) to Phase III pursuant to the terms and conditions of the Redevelopment Agreement after all extensions, rights and remedies of the parties under the Redevelopment Agreement have been fully exhausted, and, as a result of such failure, the Authority reacquires ownership of the portion of Phase III that it conveyed pursuant and subject to the terms and conditions of the Redevelopment Agreement, or (b) the Assignee elects to not close on Phase III or the Redevelopment Agreement otherwise terminates prior to the conveyance of Phase III to the Assignee; then this Assignment shall become null and void, the Assignee shall incur no liability to the Assignor as a result thereof, and the terms of the Redevelopment Agreement shall govern the development of Phase III.

The Assignor agrees to execute and deliver such agreements, assignments, assumptions, and amended or supplemental agreements necessary to implement the transactions contemplated herein. The Assignor represents and warrants that the Assignor has full power and authority to

execute and deliver this Assignment of the Redevelopment Agreement with respect to Phase III and that the Assignor has not executed any prior assignment thereof insofar as Phase III is concerned. This Assignment inures to the benefit of the Assignee only if approved in writing by the Authority.

IN WITNESS WHEREOF, the Assignor has duly executed and delivered this Assignment of Redevelopment Agreement with respect to Phase III as of the ____ day of August, 2019.

ASSIGNOR:

COLONY – PAGE WOODSON, LLC, an
Oklahoma limited liability company

By: _____
Ronald E. Bradshaw, Manager

II. ASSUMPTION OF REDEVELOPMENT AGREEMENT WITH RESPECT TO PHASE III

In consideration of the foregoing Assignment by the Assignor, the Assignee hereby accepts such assignment; and agrees to assume all of the obligations and liabilities described in the Redevelopment Agreement with respect to Phase III to be performed by the Assignor.

The Assignee agrees that in the event (a) the Assignee does not commence or complete the Improvements (as defined in the Redevelopment Agreement) to Phase III pursuant to the terms and conditions of the Redevelopment Agreement after all extensions, rights and remedies of the parties under the Redevelopment Agreement have been fully exhausted, and as a result of such failure the Authority reacquires ownership of the portion of Phase III that it conveyed pursuant and subject to the terms and conditions of the Redevelopment Agreement, or (b) the Assignee elects to not close on Phase III or the Redevelopment Agreement otherwise terminates prior to the conveyance of Phase III to the Assignee; then this Assignment shall become null and void, the Assignee shall incur no liability to the Assignor as a result thereof, and the terms of the Redevelopment Agreement shall govern the development of Phase III.

The Assignee agrees to execute and deliver such agreements, assignments, amended or supplemental agreements, or other documents necessary to implement the transactions contemplated herein. The Assignee certifies that the Assignee has full power and authority to execute and deliver this Assumption.

IN WITNESS WHEREOF, the Assignee has duly executed and delivered this Assumption of Redevelopment Agreement with respect to Phase III as of the ____ day of August, 2019.

ASSIGNEE:

P-W PHASE III DEVELOPMENT, LLC, an
Oklahoma limited liability company

By: _____
Ronald Bradshaw, Manager

III. CONSENT TO ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT WITH RESPECT TO PHASE III

The Authority hereby consents to the foregoing Assignment and Assumption of the Redevelopment Agreement with respect to Phase III, releasing the Assignor from all further performance under the Redevelopment Agreement with respect to the construction of Improvements (as defined in the Redevelopment Agreement) to Phase III, and agrees to recognize the Assignee as the holder of the rights of obligations of the Redeveloper under the Redevelopment Agreement with respect to Phase III.

Provided, however, the Authority hereby acknowledges and confirms that the Assignor remains fully obligated to perform its respective obligations, duties, and agreements under the Redevelopment Agreement with respect to the remaining undeveloped real property not subject to this Assignment and Assumption. The following are not subject to this Assignment and Assumption: (i) the real property with respect to Phase I that has been assigned to, and assumed by, Page Woodson Development, LLC pursuant to that certain Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase I) dated as of March 18, 2016; (ii) the real property with respect to Phase II that has been assigned to, and assumed by, P-W Phase II Development, LLC pursuant to that certain Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase II) dated as of October 19, 2016, as more particularly described in the Redevelopment Agreement; and (iii) the real property with respect to Phase II-B that has been assigned to, and assumed by, P-W Phase II Development, LLC pursuant to that certain Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase II-B Property) dated as of September 20, 2017, between Assignor, P-W Phase II-B Development, LLC and consented to by the Authority, as assigned by P-W Phase II-B Development, LLC to P-W Phase II Development, LLC pursuant to that certain Assignment of Partial Assignment and Assumption of Contract for Sale of Land and Redevelopment (Phase II-B Property) dated as of January 17, 2018, among Assignor, P-W Phase II-B Development, LLC, P-W Phase II Development, LLC, and the Authority, as more particularly described in the Redevelopment Agreement.

Further, provided, in the event (a) the Assignee does not commence or complete the Improvements (as defined in the Redevelopment Agreement) to Phase III pursuant to the terms and conditions of the Redevelopment Agreement after all extensions, rights and remedies of the parties under the Redevelopment Agreement have been fully exhausted, and, as a result of such failure, the Authority reacquires ownership of the portion of Phase III that it conveyed pursuant and subject to the terms and conditions of the Redevelopment Agreement, or (b) the Assignee elects to not close on Phase III or the Redevelopment Agreement otherwise terminates prior to the conveyance of Phase III to the Assignee; then this Assignment shall become null and void, the Assignee shall incur no liability to the Assignor as a result thereof, and the terms of the Redevelopment Agreement shall govern the development of Phase III.

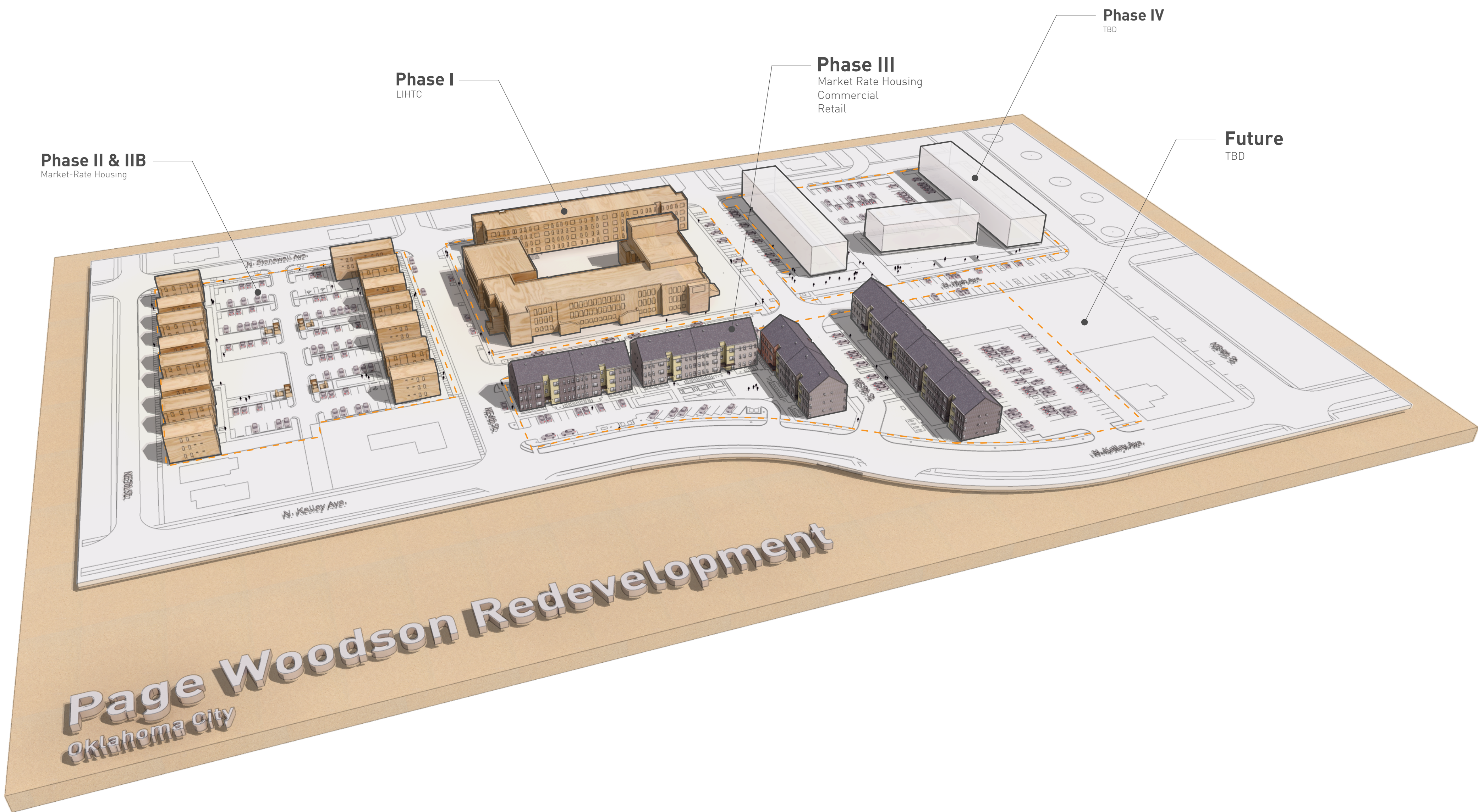
IN WITNESS WHEREOF, the Authority has duly executed and delivered this Consent to Assignment and Assumption of Redevelopment Agreement with respect to Phase III as of the _____ day of August, 2019.

AUTHORITY:

OKLAHOMA CITY URBAN RENEWAL
AUTHORITY, a public body corporate

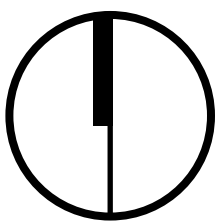
By: _____
Catherine O'Connor, Executive Director

Page Woodson Phase 3



Page Woodson Phase 3 Metrics

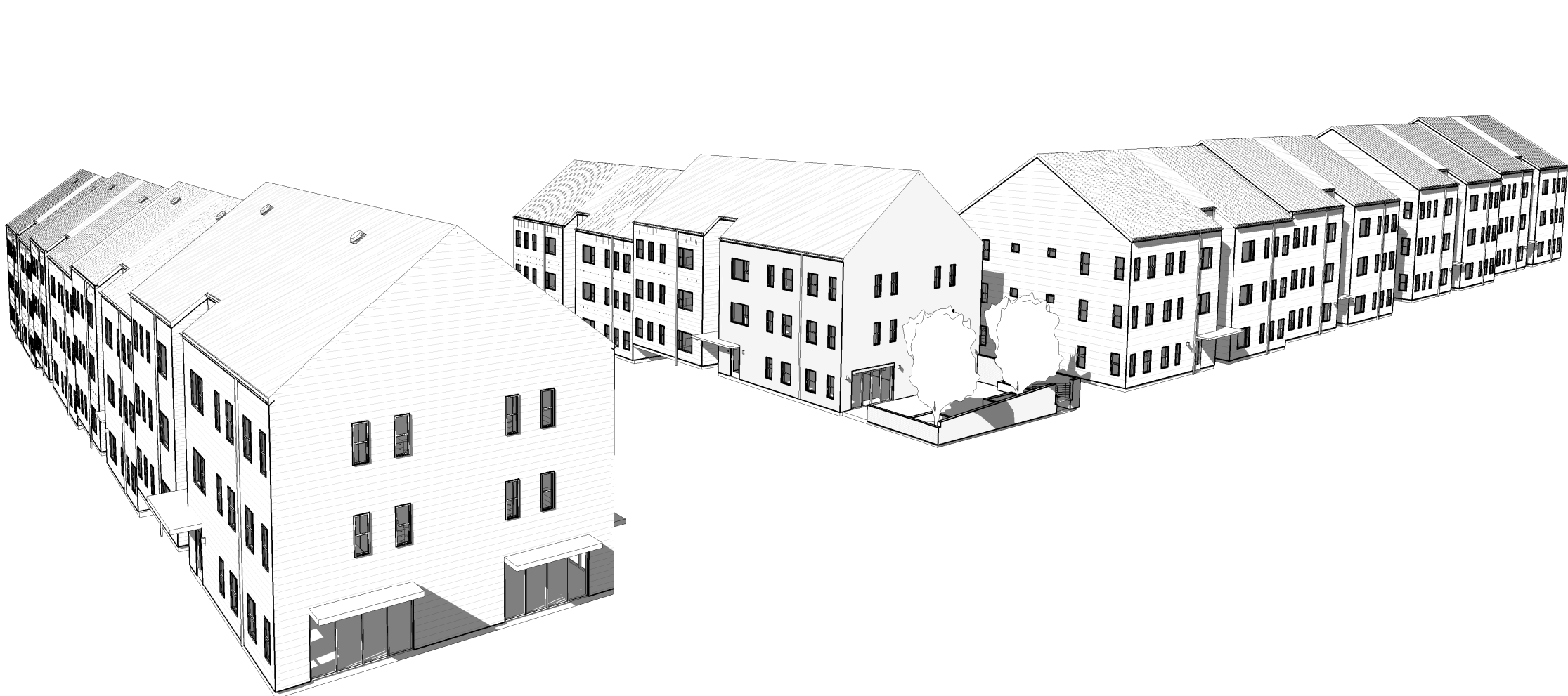
UNIT COUNT	
One Bedroom:	96 Units
Two Bedroom:	18 Units
AREAS	
Leasable (Units)	81,764 SF
Leasable (Retail)	2,946 SF
Circulation	6,880 SF
Amenity / Leasing	2,543 SF
Total Area:	94,133 SF (90% Eff.)



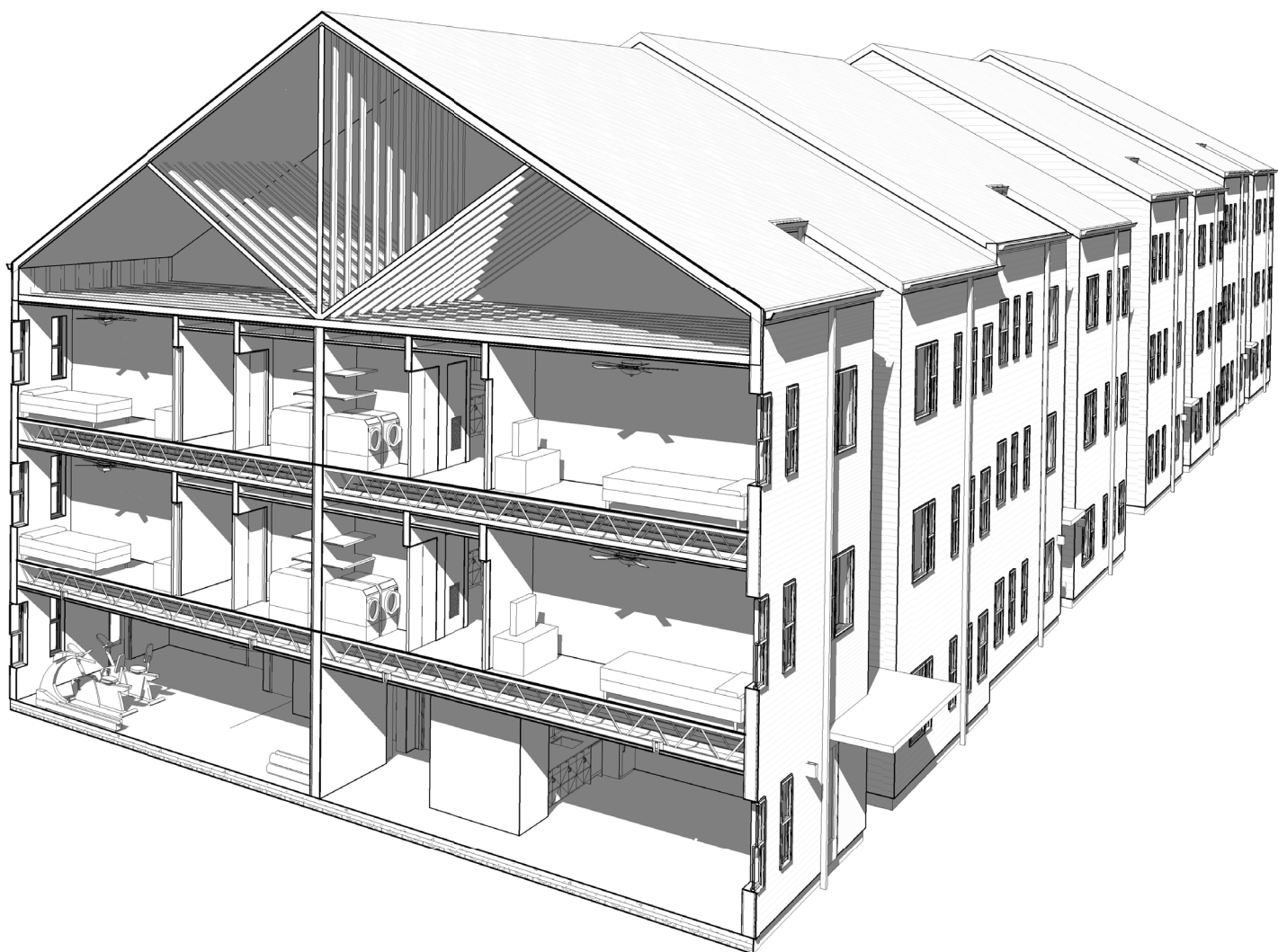
Site Plan



Typical Elevation



Southeast Corner



Building Section



Southeast Corner

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: August 21, 2019
Ref: Resolution Approving a Contract for Sale of Land and Redevelopment with Boulevard Place OKC, LLC for the Redevelopment of Property Located on the Southeast Corner of Oklahoma City Boulevard and Broadway Avenue, Core to Shore Urban Renewal Plan

Background: The Oklahoma City Economic Development Trust (OCEDT) acquired property located on the S.W. corner of Oklahoma City Boulevard and Broadway Avenue for the development of a parking garage and a mixed-use project. In January 2018, OCEDT authorized OCURA to assist in the redevelopment of the property. In effort to assist with the OCEDT, OCURA issued a request for proposals (RFP) in February 2018. OCURA received four redevelopment proposals in response to the RFP. In June 2018, OCURA conditionally designated Boulevard Place OKC, LLC as redeveloper of the north portion of the property owned by OCEDT.

Terms of a proposed Contract for Sale of Land and Redevelopment have been negotiated between OCURA and Boulevard Place OKC, LLC for the development of a residential, mixed-use project. The agreement contemplates a simultaneous closing in which OCEDT will transfer ownership to OCURA and OCURA will immediately close on the property with Boulevard Place OKC, LLC. The purchase price of the property will be not less than fair value.

The Redeveloper is participating in discussions with the City regarding the amount of workforce housing in the project, financing arrangements, and other considerations that may determine the amount of public financial assistance available to the project.

Summary of Agenda Item: The resolution approves entering into the proposed Redevelopment Agreement with Boulevard Place OKC, LLC.

Recommendation: Approval of Resolution.

Attachments: N/A

RESOLUTION NO. _____

RESOLUTION APPROVING A CONTRACT FOR SALE OF LAND AND REDEVELOPMENT WITH BOULEVARD PLACE OKC, LLC FOR THE REDEVELOPMENT OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF OKLAHOMA CITY BOULEVARD AND BROADWAY AVENUE, CORE TO SHORE URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City (“City”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Oklahoma City Economic Development Trust (“OCEDT”) acquired property located on the southeast corner of Oklahoma City Boulevard and Broadway Avenue, generally bounded by the Oklahoma City Boulevard, S.W. 4th Street, South Broadway Avenue, and Shields Boulevard, for the development of a parking garage (to support the new MAPS 3 Convention Center, the Convention Center hotel, Scissortail Park and the Chesapeake Arena) and a mixed-use project adjacent to the parking garage; and

WHEREAS, consistent with authorization made by OCEDT Resolution dated January 23, 2018, to assist OCEDT in the development, the Authority publicly invited proposals for a mixed-use project on a portion of such property; and

WHEREAS, in accordance with the public invitation process, and based upon the recommendation of a selection committee, the Board of Commissioners conditionally designated Boulevard Place OKC, LLC as redeveloper of a portion of the property owned by OCEDT, more particularly described and depicted on the attached Exhibit A, with the final legal description subject to survey; and

WHEREAS, the Executive Director of the Authority, along with Legal Counsel, has negotiated the terms of a proposed Contract for Sale of Land and Redevelopment (“Redevelopment Agreement”) between the Authority and Boulevard Place OKC, LLC (“Redeveloper”) for the development of a primarily residential, mixed-use project on the Property; and

WHEREAS, the Redeveloper is participating in discussions with the City regarding the amount of workforce housing in the project, financing arrangements, and other considerations that may determine the amount of public financial assistance available to the project; and

WHEREAS, the Authority will own, by transfer from OCEDT, the Property, and the Redevelopment Agreement is subject to the transfer of the Property from OCEDT to the Authority; and

WHEREAS, the proposed purchase price contained in the Redevelopment Agreement for the Property is determined to be not less than the fair value of such Property for uses in accordance

with the Urban Renewal Plan, and the restrictions upon, and the covenants, conditions, and objectives assumed by the Redeveloper; and

WHEREAS, the Board of Commissioners of the Authority deems it appropriate and desirable to approve the proposed Redevelopment Agreement with the Redeveloper.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The proposed Redevelopment Agreement with the Redeveloper for the redevelopment of the Property is hereby approved.
2. The purchase price for the Property contained in the Redevelopment Agreement is determined to be not less than the fair value of such Property for uses in accordance with the Urban Renewal Plan and the Redevelopment Agreement.
3. The Executive Director and Legal Counsel of the Authority are authorized and directed to finalize and execute or cause to be executed the Redevelopment Agreement and other related documents, including but not limited to an Early Entry Agreement and any documents necessary to finalize a lot split, and take such actions as may be necessary or appropriate to implement the Redevelopment Agreement and such other related documents, including approval of amendments, corrections, and clarifications thereof, and to incur costs and approve contracts for surveys, approvals, market studies, title, and financing related expenses, and other related contracts which are appropriate to performing the terms of the Redevelopment Agreement.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **21st day of August, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

EXHIBIT A

The Property

A tract of land being a part of the Northeast Quarter (NE/4) of Section Four (4), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Eleven (11) and a portion of S.W. 3rd Street platted Noble Avenue vacated by Ordinance No. 26,004 in Book 13847, Page 39 as shown on the plat SOUTH OKLAHOMA ADDITION recorded in Book 1 of Plats, Page 16, and a portion of JACKSON'S SUBDIVISION recorded in Book 18 of Plats, Page 27, being more particularly described as follows:

Beginning at the Northwest (NW) Corner of Lot A of said JACKSON'S SUBDIVISION, said point being the POINT OF BEGINNING;

THENCE North 00°15'26" West, a distance of 9.09 feet;

THENCE North 44°42'55" East, a distance of 35.37 feet;

THENCE North 89°41'15" East, a distance of 85.51 feet;

THENCE South 84°01'58" East, a distance of 100.57 feet;

THENCE North 89°41'15" East, a distance of 145.62 feet;

THENCE South 44°37'38" East, a distance of 32.26 feet to a point on the North line of said Block 11;

THENCE North 89°41'11" East, along and with the North line of said Block 11, a distance of 1.91 feet to the Northeast (NE) Corner of said Block 11;

THENCE South 01°03'30" West, along and with the East line of said Block 11, a distance of 122.82 feet;

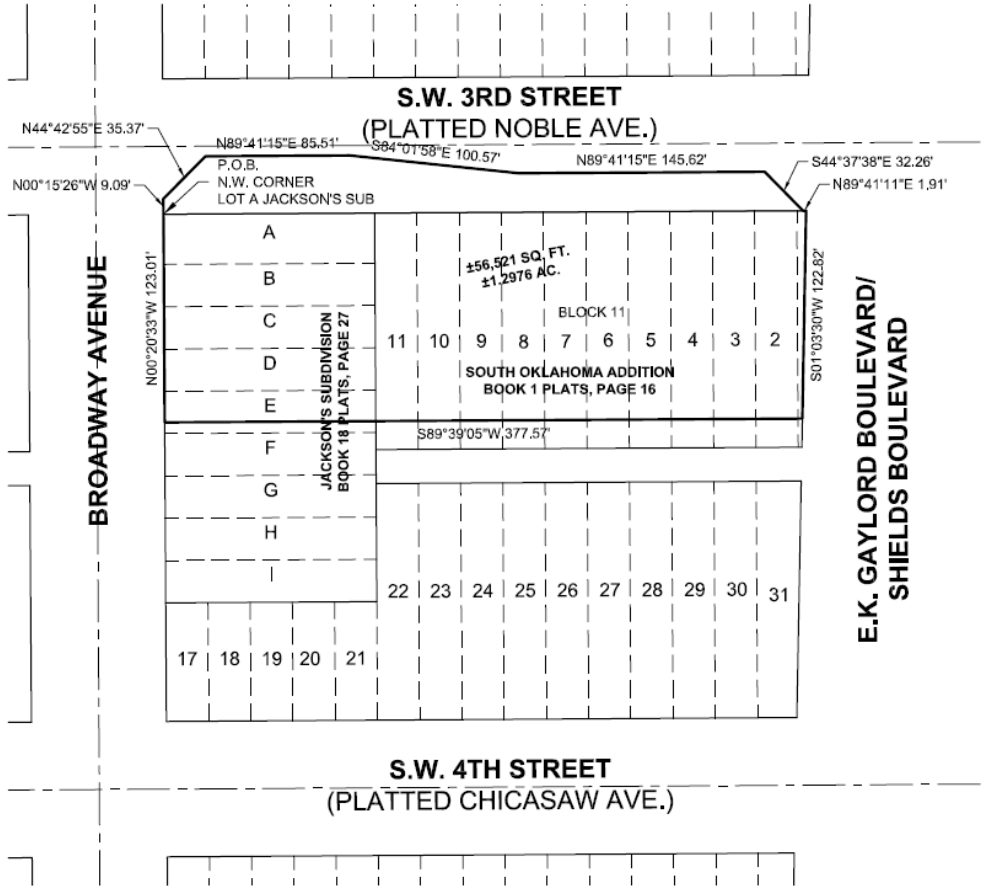
THENCE South 89°39'05" West, departing said East line, a distance of 377.57 feet to a point on the West line of said JACKSON'S SUBDIVISION;

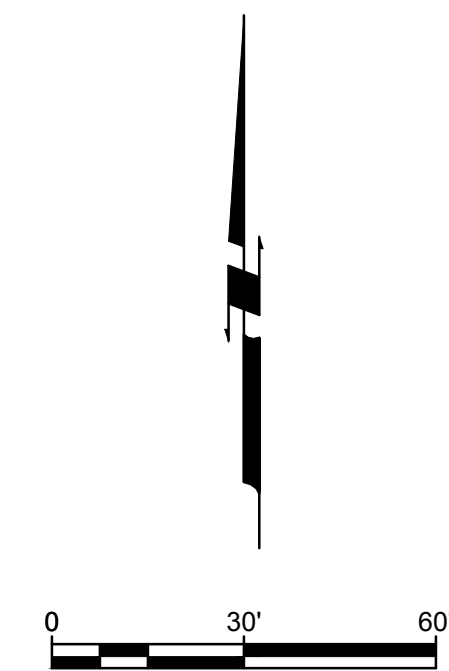
THENCE North 00°20'33" West, along and with the West line of said JACKSON'S SUBDIVISION, a distance of 123.01 feet to the POINT OF BEGINNING.

Containing 56,521 square feet or 1.2976 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

[Subject to adjustment.]



[illegible]

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: August 21, 2019
Ref: Resolution Approving (1) a Real Estate Acquisition Agreement with the Oklahoma City Economic Development Trust, (2) an Agreement for Site Preparation Work with the Central Oklahoma Transportation and Parking Authority, (3) Performance of Environmental Remediation Actions on behalf of the Oklahoma City Economic Development Trust, and (4) Additional Contracts and Agreements, all of which are Necessary for the Implementation of the Redevelopment of Property Located on the Southeast Corner of Oklahoma City Boulevard and Broadway Avenue, Core to Shore Urban Renewal Plan

Background: The Oklahoma City Economic Development Trust (OCEDT) acquired property located on the S.W. corner of Oklahoma City Boulevard and Broadway Avenue for the development of a parking garage and a mixed-use project. In January 2018, OCEDT authorized OCURA to assist in the redevelopment of the property. In effort to assist with the OCEDT, OCURA issued a request for proposals (RFP) in February 2018. In June 2018, OCURA conditionally designated Boulevard Place OKC, LLC as redeveloper of the north portion of the property owned by OCEDT. COTPA will construct a parking garage on the south portion of the property owned by OCEDT. The following actions are necessary in order to assist with the redevelopment of this site:

1. OCEDT will transfer ownership of the residential property to OCURA and OCURA will immediately close on the property with Boulevard Place OKC, LLC. It is appropriate to enter into a real estate acquisition agreement with OCEDT to accomplish these property transactions.
2. OCURA Resolution No. 5873 approved a contract for demolition of the property owned by OCEDT in order to prepare it for developments. COTPA desires to enter into an agreement for the of site prep work necessary for the Garage Development on the south portion of the site, in which COTPA agrees to reimburse OCURA for such work in an amount not to exceed \$500,000.
3. By resolution in July 2019, OCEDT designated OCURA as its agent to perform remediation efforts and site preparation measures on the property. OCEDT authorized OCURA to seek reimbursement from OG&E for all remediation required to be performed under the provisions of the purchase agreement between OCEDT and OG&E. It is appropriate and desirable for OCURA to perform environmental remediation actions and

other efforts to prepare the Garage Property and the Residential Property for development and seek reimbursement from OG&E.

4. It is appropriate and desirable to authorize the Executive Director and OCURA staff to enter into additional contracts and agreements necessary for the continued efforts to prepare the Residential Property and the Garage Property for development, to convey such property, and to implement the developments thereon.

Summary of Agenda Item: The resolution approves (1) a real estate acquisition agreement with OCEDT, (2) an agreement for site preparation work with COTPA, (3) performance of environmental remediation actions on behalf of OCEDT, and (4) additional contracts and agreements, all of which are necessary for the implementation of the redevelopment of property

Recommendation: Approval of Resolution.

Attachments: N/A

RESOLUTION NO. _____

RESOLUTION APPROVING (1) A REAL ESTATE ACQUISITION AGREEMENT WITH THE OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST, (2) AN AGREEMENT FOR SITE PREPARATION WORK WITH THE CENTRAL OKLAHOMA TRANSPORTATION AND PARKING AUTHORITY, (3) PERFORMANCE OF ENVIRONMENTAL REMEDIATION ACTIONS ON BEHALF OF THE OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST, AND (4) ADDITIONAL CONTRACTS AND AGREEMENTS, ALL OF WHICH ARE NECESSARY FOR THE IMPLEMENTATION OF THE REDEVELOPMENT OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF OKLAHOMA CITY BOULEVARD AND BROADWAY AVENUE, CORE TO SHORE URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City (“City”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Oklahoma City Economic Development Trust (“OCEDT”) acquired property located on the southeast corner of Oklahoma City Boulevard and Broadway Avenue, generally bounded by the Oklahoma City Boulevard, S.W. 4th Street, South Broadway Avenue, and Shields Boulevard, for the development of a parking garage by the Central Oklahoma Transportation and Parking Authority (“COTPA”) (to support the new MAPS 3 Convention Center, the Convention Center hotel, Scissortail Park and the Chesapeake Arena) and a mixed-use, primarily residential project adjacent to the parking garage; and

WHEREAS, the portion of the property owned by OCEDT upon which the mixed-use, primarily residential project will be constructed is referred to herein as the “Residential Property”; and

WHEREAS, the portion of the property owned by OCEDT upon which COTPA will construct a parking garage is referred to herein as the “Garage Property”; and

WHEREAS, consistent with authorization made by OCEDT Resolution dated January 23, 2018, to assist OCEDT in the developments, the Authority publicly invited proposals for development of the Residential Property; and

WHEREAS, in accordance with the public invitation process, and based upon the recommendation of a selection committee, the Board of Commissioners conditionally designated Boulevard Place OKC, LLC as redeveloper of the Residential Property, and Authority staff is negotiating an agreement for the purchase and development of such property with Boulevard Place OKC, LLC; and

WHEREAS, based upon direction from the City, OCEDT intends to convey the Residential Property to the Authority in a closing simultaneous with the sale of the Residential Property from the Authority to Boulevard Place OKC, LLC; and

WHEREAS, it is appropriate and desirable for the Authority to enter into a real estate acquisition agreement with OCEDT in order to take title to the Residential Property and to immediately convey it to Boulevard Place OKC, LLC in a simultaneous closing; and

WHEREAS, the real estate acquisition agreement will obligate the Authority to pay to OCEDT the same amount for the Residential Property that the Authority will receive from Boulevard Place OKC, LLC in its purchase of the Residential Property; and

WHEREAS, by Authority Resolution No. 5873, the Authority previously approved a contract for the demolition of the structures on all of the property owned by OCEDT in order to prepare it for the developments; and

WHEREAS, COTPA desires to enter into an agreement with the Authority for the completion of site preparation work necessary to complete the preparation of the Garage Property for development; and

WHEREAS, it is appropriate and desirable to approve an agreement with COTPA for the continuation of site preparation work on the Garage Property, whereby COTPA agrees to reimburse the Authority for such work for its actual expenses, in an amount not to exceed \$500,000; and

WHEREAS, by OCEDT Resolution dated July 30, 2019, OCEDT designated the Authority as its agent to perform certain remediation efforts and site preparation measures on the Garage Property and the Residential Property; and

WHEREAS, such OCEDT Resolution authorizes the Authority, with OCEDT's assistance, to seek reimbursement from OG&E, the previous owner of the property, for all remediation required to be performed under the provisions of a purchase agreement between OCEDT and OG&E; and

WHEREAS, it is appropriate and desirable for the Authority to perform environmental remediation actions and other efforts to prepare the Garage Property and the Residential Property for development; and

WHEREAS, the Executive Director and staff of the Authority anticipate that additional participation by the Authority in the site preparation, environmental remediation, conveyance, and implementation of the development of the Residential Property and the Garage Property will be necessary; and

WHEREAS, it is appropriate and desirable to authorize the Executive Director and staff of the Authority to enter into additional contracts and agreements necessary for the continued

efforts to prepare the Residential Property and the Garage Property for development, to convey such property, and to implement the developments thereon.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The acquisition of the Residential Property from OCEDT in order the facilitate the development of such property is hereby authorized and approved.
2. An agreement with COTPA for the continuation of demolition work on the Garage Property, whereby COTPA agrees to reimburse the Authority for such work for its actual expenses in an amount not to exceed \$500,000.00, is hereby approved.
3. The Executive Director and staff are hereby authorized and directed to perform environmental remediation actions other efforts necessary to prepare the Garage Property and the Residential Property for development and to enter into any contracts or agreements to do so.
4. The Executive Director and staff are hereby authorized and directed to continue to work with the City, OCEDT, COTPA, and other participating entities and to enter into any additional contracts and agreements necessary and appropriate to facilitate to development of the Residential Property and the Garage Property.
5. The Executive Director and Legal Counsel of the Authority are authorized and directed to finalize and execute or cause to be executed the above-referenced agreements and contracts and any and all related documents and take such actions as may be necessary or appropriate to implement such contracts and agreements and such other related documents, including approval of amendments, corrections, and clarifications thereof, and to incur costs and approve contracts for surveys, approvals, market studies, title, and financing related expenses, and other related contracts which are appropriate to performing the authorizations contained herein.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **21st day of August, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: August 21, 2019
Ref: Resolution Authorizing the Acquisition of Multiple Parcels of Real Property by Negotiation, and by, if Necessary, Exercise of Eminent Domain for Minor Property Interests or to Obtain Clean Title, Northeast Renaissance Urban Renewal Plan and John F. Kennedy Urban Renewal Plan, Oklahoma R-35

Background: OCURA has been voluntarily contacted by a property owner who has offered to sell thirteen (13) properties located within the John F. Kennedy Urban Renewal Plan and twenty (20) properties located within the Northeast Renaissance Urban Renewal Plan. Working within each urban renewal plans' specific authority, it is appropriate to authorize the acquisition of multiple parcels of real property.

Summary of Agenda Item: The resolution authorizes acquisition of multiple parcels of real property.

Recommendation: Approval of Resolution.

Attachments: Maps.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ACQUISITION OF MULTIPLE PARCELS OF REAL PROPERTY BY NEGOTIATION, AND BY, IF NECESSARY, EXERCISE OF EMINENT DOMAIN FOR MINOR PROPERTY INTERESTS OR TO OBTAIN CLEAN TITLE NORTHEAST RENAISSANCE URBAN RENEWAL PLAN AND JOHN F. KENNEDY URBAN RENEWAL PLAN, OKLAHOMA R-35

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the John F. Kennedy Urban Renewal Plan (OKLA. R-35) (“JFK Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), pursuant to the approval and direction by the City of Oklahoma City (“City”); and

WHEREAS, a principal objective of the JFK Urban Renewal Plan is the revitalization of the neighborhoods within the project area with quality housing for individuals and families of all income levels; and

WHEREAS, while programmed acquisition activities in connection with the implementation of the JFK Urban Renewal Plan ceased in 2006, the Authority determined, by Resolution No. 5774 dated September 21, 2016, that the Executive Director is authorized to purchase properties from private property owners seeking acquisition of such owners’ properties in the John F. Kennedy Urban Renewal Area; and

WHEREAS, such resolution found that any such acquisitions from private property owners shall be in accordance with the Policies and Procedures for Residential and Commercial Acquisition and Relocation Services of the Oklahoma City Urban Renewal Authority (“Policies”) in order to provide a feasible method for the relocation of any individuals or businesses displaced into decent, safe, and sanitary accommodations within their means and without undue hardship, consistent with the Act; and

WHEREAS, Mr. Ron Leppke, principal of R H & R L Holdings-OKC, LLC, contacted the Authority, offering to sell the following properties, located within the John F. Kennedy Urban Renewal Area, which are individually described and depicted on the attached Exhibit A;

1. 2517 N.E. 13 Street
2. 1400 N.E. 22nd Street
3. 2121 N. Rhode Island Avenue
4. 2121 N. Prospect Avenue
5. 2136 Sherman Avenue
6. 2125 N. Fonshill Avenue
7. 2128 N. Fonshill Avenue
8. 1534 N.E. 20th Street
9. 1532 N.E. 19th Street
10. 1177 Bellevidere Drive
11. 1173 Bellevidere Drive

12. 2220 N.E. 18th Street;
and

WHEREAS, the Authority's acquisition of the properties described and depicted on the attached Exhibit A will assist in the Authority's continued efforts to meet the objectives of the JFK Urban Renewal Plan; and

WHEREAS, on December 30, 2014, the City approved the Northeast Renaissance Urban Renewal Plan ("NER Urban Renewal Plan") in accordance with the Act, and authorized the Authority to carry out the NER Urban Renewal Plan; and

WHEREAS, objectives of the NER Urban Renewal Plan include the stimulation of the renovation and development of properties and the assembly of development parcels; and

WHEREAS, in accordance with the Act and the NER Urban Renewal Plan, the Authority is authorized and directed to carry out certain responsibilities for implementation of the NER Urban Renewal Plan, including the acquisition of parcels within that Urban Renewal Area under certain conditions; and

WHEREAS, Section III(c)(i) of the NER Urban Renewal Plan states:

Conditional Authorization to Acquire Property. OCURA may undertake acquisition of property by direct negotiation and/or by the exercise of the power of eminent domain granted by law as needed to achieve the objectives of this plan **only where the Board of Commissioners of OCURA makes one of the following sets of findings:**

- a. That the property is blighted, abandoned or unimproved and that acquisition is necessary to remove or prevent the spread of blight; or
- b. That the property is necessary for public use, where "public use" means a public entity will own the property and it will be generally open and accessible to the public, such as for a public park or public right-of-way; or
- c. That the property is contiguous to, adjacent to, or in the same block as other property owned by OCURA, and its acquisition is necessary to create an assemblage for redevelopment; or
- d. That the property is occupied by a historically or architecturally significant structure which is not currently occupied for residential purposes and that its acquisition is necessary to prevent its destruction or facilitate its preservation, restoration, rehabilitation, or reuse.

WHEREAS, Mr. Ron Leppke, principal of R H & R L Holdings-OKC, LLC contacted the Authority, offering to sell additional properties that lie within the NER Urban Renewal Area and which are individually described and depicted on the attached Exhibits B and C; and

WHEREAS, the Authority finds that the properties located at 1405 North Court and 1508 N.E. 25th Street, individually described and depicted on the attached Exhibit B, are blighted, abandoned or unimproved and that acquisition is necessary to remove or prevent the spread of blight, and further finds that the properties are contiguous to, adjacent to, or in the same block as other property owned by the Authority, and their acquisition is necessary to create an assemblage for redevelopment; and

WHEREAS, the Authority finds that the following properties, which are individually described and depicted on the attached Exhibit C, are blighted, abandoned or unimproved, and that acquisition is necessary to remove or prevent the spread of blight;

1. Corner of N.E. 27th Street and N. Prospect Avenue, generally
 2. 1402 North Court
 3. 3000 N. Fonshill Avenue
 4. 1410 North Court
 5. Corner of North Court and N. Prospect Avenue, generally
 6. 1414 North Court
 7. 1408 North Court
 8. Corner of N.E. 28th Street and N. Kate Avenue, generally
 9. 1426 N.E. 27th Street
 10. 2445 N. Prospect Avenue
 11. 1435 Milam Court
 12. End of South Court, near N. Kate Avenue, generally
 13. Corner of Milam Court and N. Prospect Avenue, generally
 14. 1804 N.E. 25th Street
 15. 1845 N.E. 24th Street
 16. 1841 E. Madison Street
 17. 901 N.E. 31st Street
 18. 1721 N.E. 34th Street;
- and

WHEREAS, the NER Urban Renewal Plan requires that the Policies be utilized in order to provide a feasible method for the relocation of any individuals or businesses displaced into decent, safe, and sanitary accommodations within their means and without undue hardship, consistent with the Act; and

WHEREAS, the Authority finds it necessary and appropriate to authorize the acquisition of properties described and depicted in the attached exhibits by negotiation in order to achieve the objectives of the Urban Renewal Plans, in accordance with the Act and the Policies, and to authorize the Executive Director to disburse funds in payment therefore; and

WHEREAS, the Authority further finds it necessary and appropriate to authorize the use of the power of eminent domain, in order to acquire minor interests in the properties described and depicted in the attached exhibits and for the purposes of obtaining clean title to the properties, if necessary, in order to achieve the objectives of the Urban Renewal Plans, in

accordance with the Act and the Policies, and to authorize the Executive Director to disburse funds in payment therefore.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The owner of the following properties within the JFK Urban Renewal Area, which are individually described and depicted on the attached Exhibit A, is offering to sell them to the Authority, and such acquisitions are hereby found to be appropriate and desirable.
 1. 2517 N.E. 13 Street
 2. 1400 N.E. 22nd Street
 3. 2121 N. Rhode Island Avenue
 4. 2121 N. Prospect Avenue
 5. 2136 Sherman Avenue
 6. 2125 N. Fonshill Avenue
 7. 2128 N. Fonshill Avenue
 8. 1534 N.E. 20th Street
 9. 1532 N.E. 19th Street
 10. 1177 Bellevedere Drive
 11. 1173 Bellevedere Drive
 12. 2220 N.E. 18th Street.
2. As to the properties located at 1405 North Court and 1508 N.E. 25th Street, individually described and depicted on Exhibit B, it is hereby found and determined as follows:
 - a. The properties are unimproved, and acquisition is necessary to prevent the spread of blight; and
 - b. The properties are contiguous and adjacent to other property owned by the Authority, and its acquisition is necessary to create an assemblage for redevelopment; and
 - c. Acquisition of the properties is necessary in order to achieve the objectives of the Urban Renewal Plan.
3. As to the properties located at these addresses, individually described and depicted on Exhibit C,
 1. Corner of N.E. 27th Street and N. Prospect Avenue, generally
 2. 1402 North Court
 3. 3000 N. Fonshill Avenue
 4. 1410 North Court
 5. Corner of North Court and N. Prospect Avenue, generally
 6. 1414 North Court

7. 1408 North Court
8. Corner of N.E. 28th Street and N. Kate Avenue, generally
9. 1426 N.E. 27th Street
10. 2445 N. Prospect Avenue
11. 1435 Milam Court
12. End of South Court, near N. Kate Avenue, generally
13. Corner of Milam Court and N. Prospect Avenue, generally
14. 1804 N.E. 25th Street
15. 1845 N.E. 24th Street
16. 1841 E. Madison Street
17. 901 N.E. 31st Street
18. 1721 N.E. 34th Street;

it is hereby found and determined as follows:

- a. The properties are unimproved, and acquisition is necessary to prevent the spread of blight; and
 - b. Acquisition of the properties is necessary in order to achieve the objectives of the Urban Renewal Plan.
4. The Executive Director and staff of the Authority are authorized to take all necessary and appropriate actions to confirm ownership of the properties, including obtaining title reports and surveys, and to seek appraisals and all other documents necessary and appropriate in preparation for the acquisition of the properties described and depicted on the attached Exhibits A, B, and C in accordance with the Policies.
 5. The Executive Director, with the assistance of Legal Counsel, is hereby authorized to negotiate and enter into one or more contracts for the acquisition of the properties described and depicted on attached Exhibits A, B, and C and to disburse funds in payment therefore in accordance with the Urban Renewal Plans and the Policies.
 6. The Executive Director and Legal Counsel are authorized and directed to take all necessary actions to acquire title in fee simple absolute or lesser interest to the property described and depicted on attached Exhibits A, B, and C in order to obtain clean title to such properties and to acquire minor interests in the properties, by the exercise of the power of eminent domain, if necessary, in the name of the Authority, in accordance with the Urban Renewal Plans and the Policies.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____

was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **21st day of August, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

EXHIBIT A

2. 1400 NE 22nd Street: Lots 5 & 6 of Block 2 in Prospect View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
3. 2121 N Rhode Island Avenue: Lots 35 & 36 of Block 1 in Stevens Hamill Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
4. 2121 N Prospect Ave: Lots 13 & 14 of Block 16 in Fernwood Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
5. 2136 Sherman Avenue: Lots 41 & 42 of Block 16 in Fernwood Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof
6. 2125 N Fonshill Avenue: Lots 12 & 13 of Block 2 in Winahome Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
7. 2128 Fonshill Avenue: Lots 10 & 11 of Block 1 in Winahome Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
8. 1534 NE 20th Street: Lots 7 & 8 of Block 6 in Berkley Place to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
9. 1532 NE 19th Street: Lots 7 & 8 of Block 6 in Berkley Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.

(Properties West of MLK Avenue in the JFK Urban Renewal Area)



EXHIBIT A

1. 2517 NE 13th Street: Lots 29 & 30 of Block 3 in Hassman Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
10. 1177 Bellevidere Drive: Lot 23 of Block 1 in Carverdale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
11. 1173 Bellevidere Drive: Lot 24 of Block 1 in Carverdale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof
12. 2220 NE 18th Street: Lot 3 of Block 24 in Hope Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof

(Properties East of MLK Avenue in the JFK Urban Renewal Area)

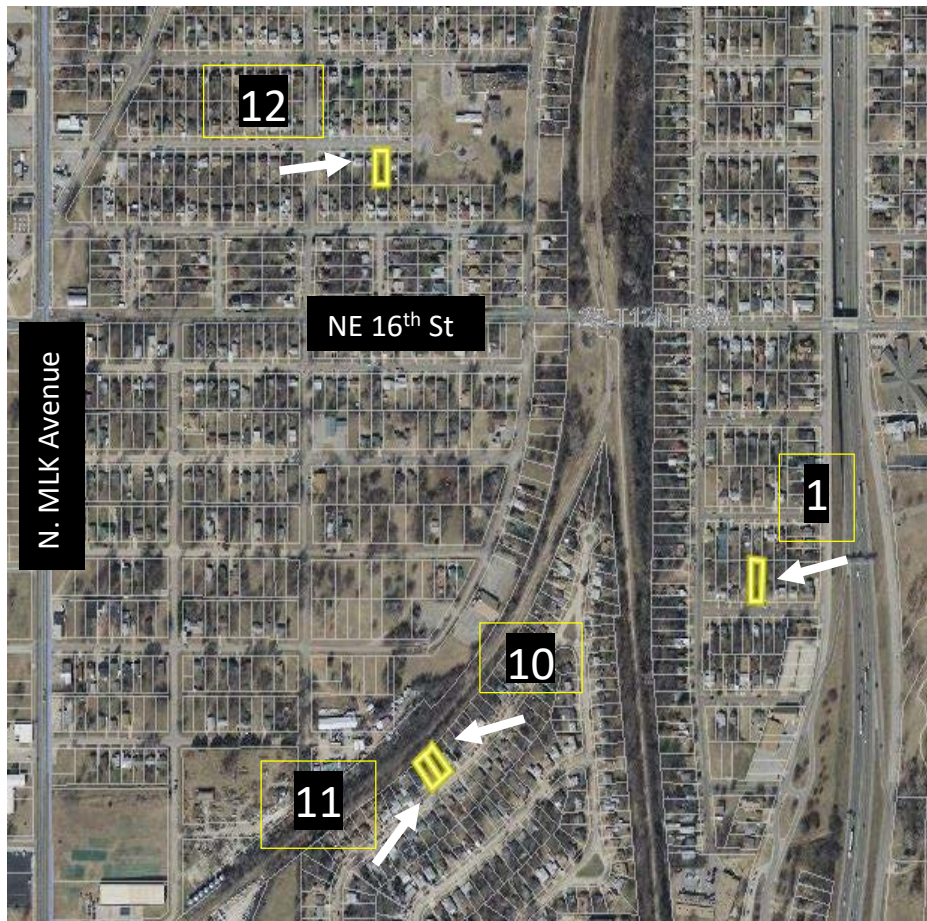


EXHIBIT B

1. 1405 North Court

Lots 19 & 20 of Block 2 in Hope Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

2. 1508 NE 25th Street

Lots 19 & 20 of Block 2 in Hope Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

EXHIBIT C

1. Corner of N.E. 27th Street and N. Prospect Avenue, generally

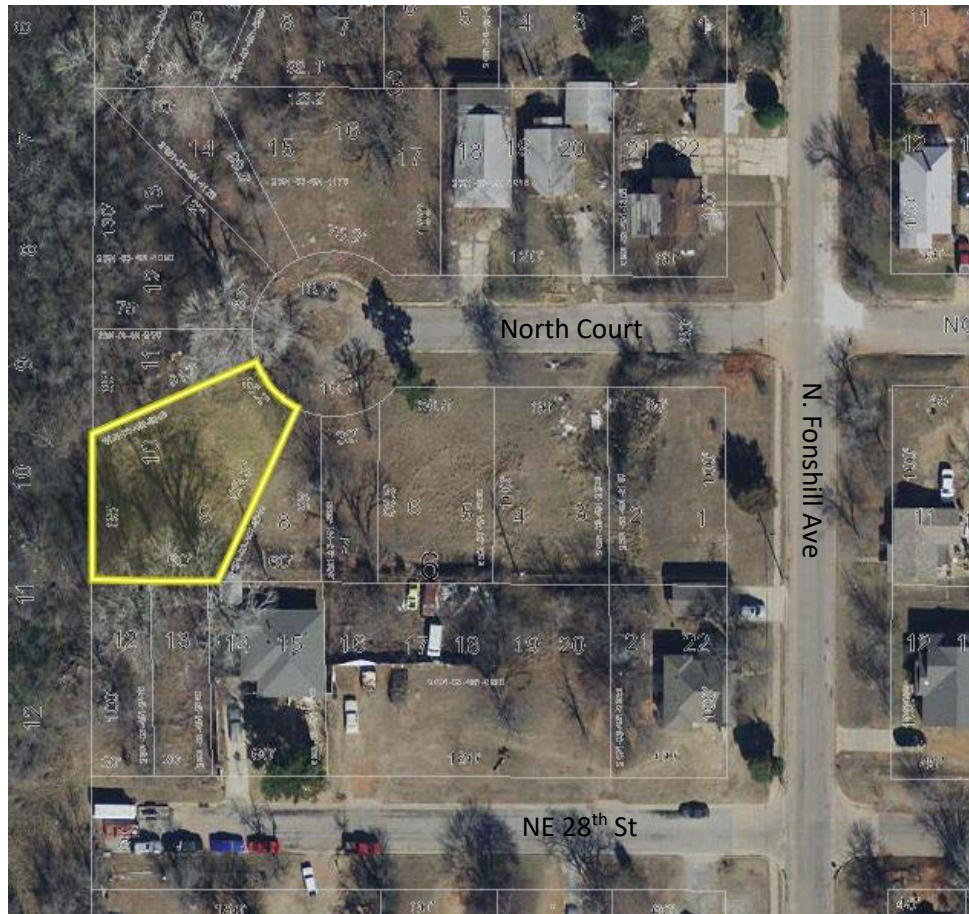
½ of Lot 19 & All of Lot 20 of Block 8 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

2. 1402 North Court

Lots 9 & 10 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

3. 3000 N. Fonshill Avenue

Lots 12 & 13 of Block 1 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

4. 1410 North Court

Lots 5 & 6 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

5. Corner of North Court and N. Prospect Avenue, generally

Lots 21 & 22 of Block 4 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

6. 1414 North Court

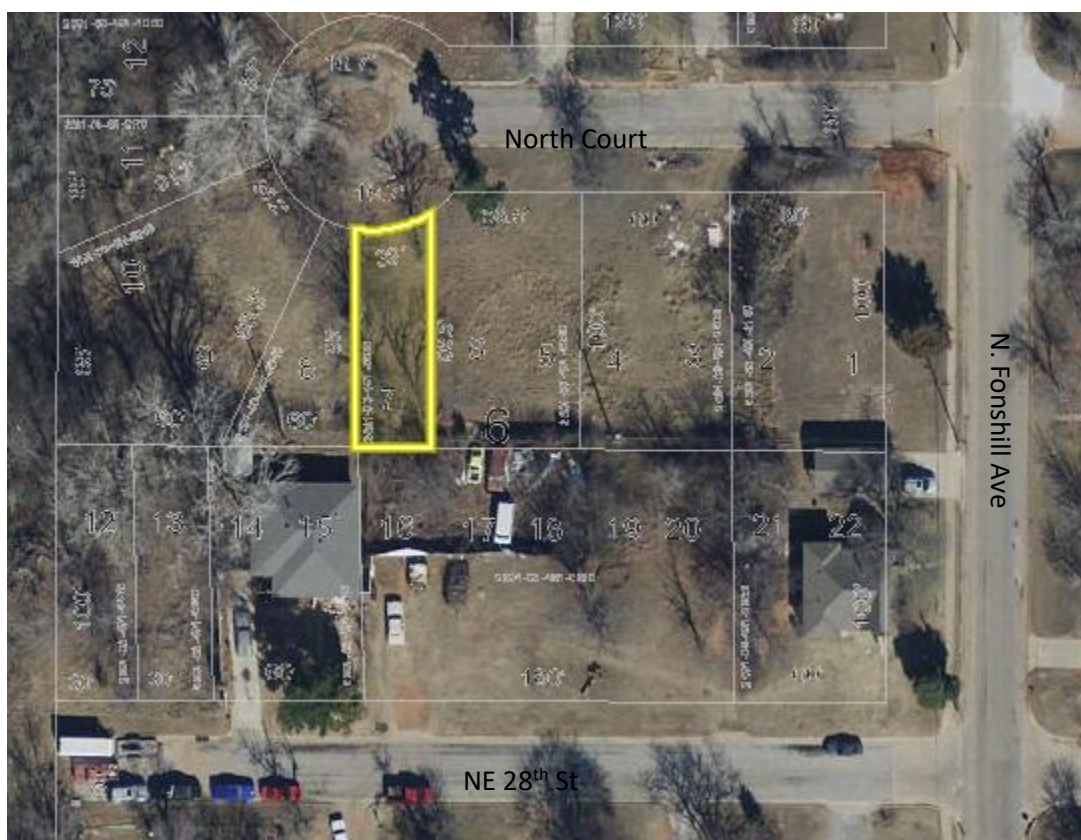
Lots 3 & 4 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

7. 1408 North Court

Lot 7 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

8. Corner of N.E. 28th Street and N. Kate Avenue, generally

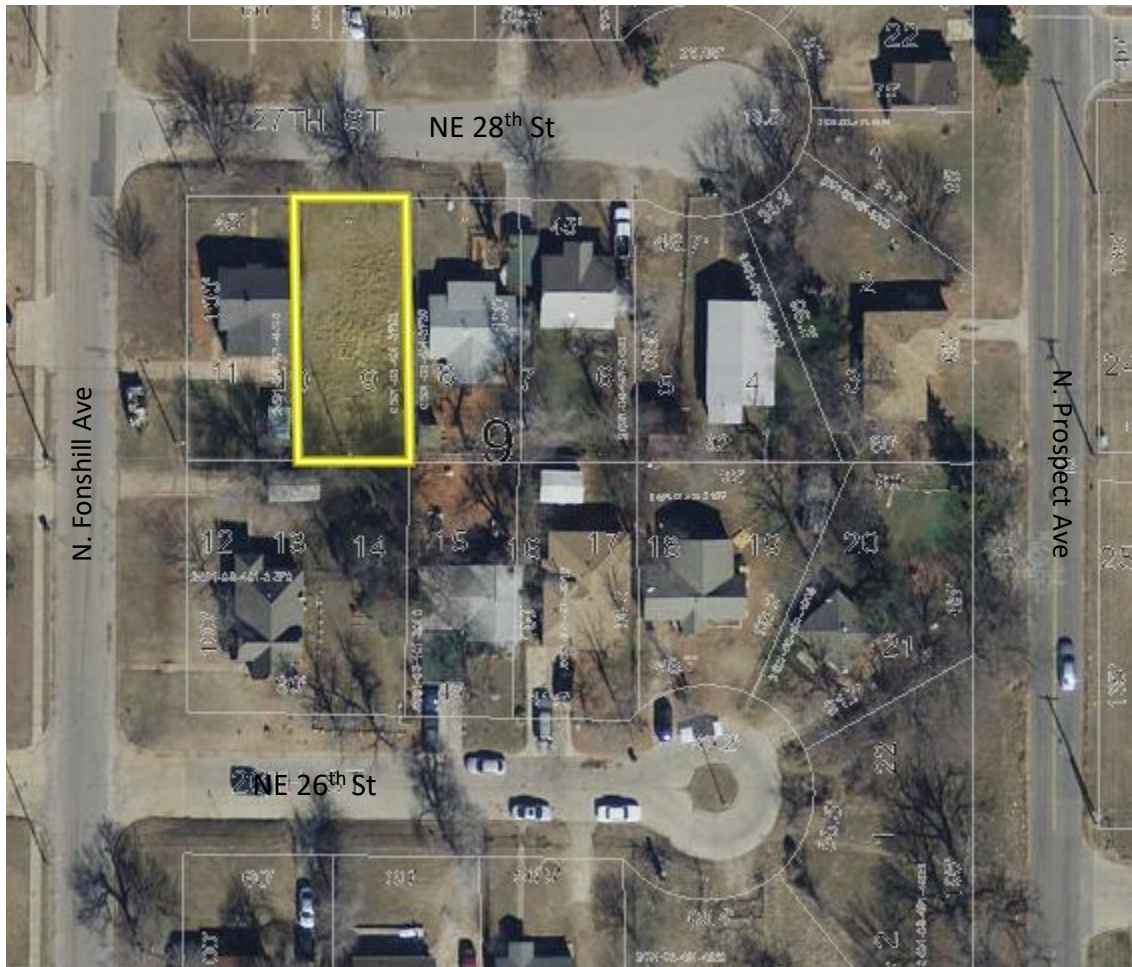
Lot 13 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

9. 1426 NE 27th Street

Lot 9 and ½ of Lot 10 of Block 9 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

10. 2445 N Prospect Avenue

Lot 22 of Block 16 and Lot 1 of Block 17 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

11. 1435 Milam Court

Lots 18 & 19 of Block 16 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

12. End of South Court, near N. Kate Avenue, generally

Lots 9 & 10 of Block 14 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

13. Corner of Milam Court and N. Prospect Avenue, generally

Lots 20 & 21 of Block 16 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

14. 1804 NE 25th Street

Lots 21 & 22 of Block 2 in Harmony Hills Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

15. 1845 NE 24th Street

Lots 47 & 48 of Block 2 in Harmony Hills Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

16. 1841 E Madison Street

Lots 45 & 46 of Block 3 in Harmony Hills Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

17. 901 NE 31st Street

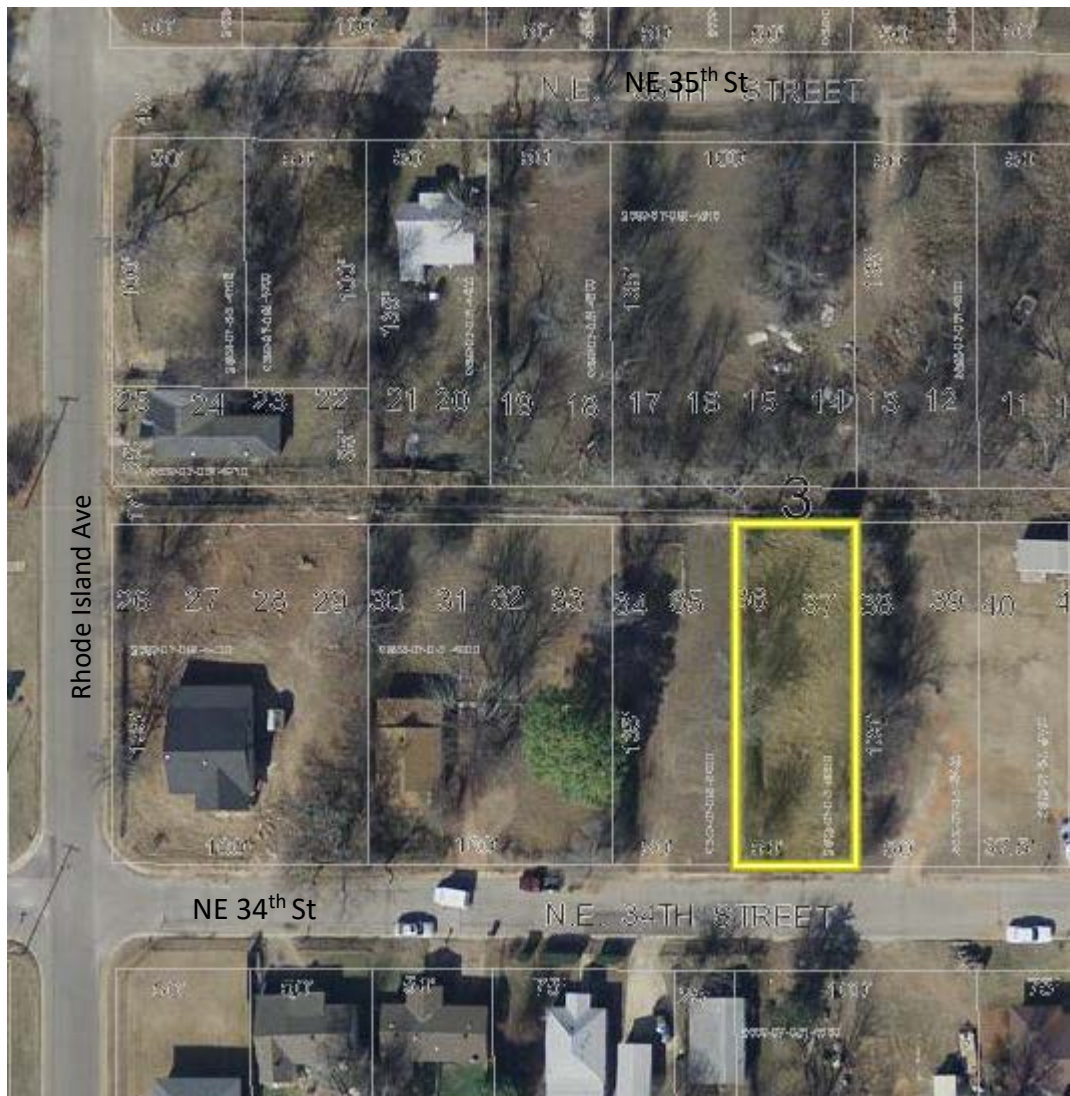
Lot 13 of Block 9 in McNabb Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

18. 1721 NE 34th Street

Lots 36 & 37 of Block 3 in Patrick Moore Third Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

EXHIBIT A

2. 1400 NE 22nd Street: Lots 5 & 6 of Block 2 in Prospect View Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
3. 2121 N Rhode Island Avenue: Lots 35 & 36 of Block 1 in Stevens Hamill Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
4. 2121 N Prospect Ave: Lots 13 & 14 of Block 16 in Fernwood Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
5. 2136 Sherman Avenue: Lots 41 & 42 of Block 16 in Fernwood Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof
6. 2125 N Fonshill Avenue: Lots 12 & 13 of Block 2 in Winahome Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
7. 2128 Fonshill Avenue: Lots 10 & 11 of Block 1 in Winahome Subdivision to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
8. 1534 NE 20th Street: Lots 7 & 8 of Block 6 in Berkley Place to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
9. 1532 NE 19th Street: Lots 7 & 8 of Block 6 in Berkley Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.

(Properties West of MLK Avenue in the JFK Urban Renewal Area)



EXHIBIT A

1. 2517 NE 13th Street: Lots 29 & 30 of Block 3 in Hassman Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
10. 1177 Bellevidere Drive: Lot 23 of Block 1 in Carverdale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.
11. 1173 Bellevidere Drive: Lot 24 of Block 1 in Carverdale Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof
12. 2220 NE 18th Street: Lot 3 of Block 24 in Hope Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof

(Properties East of MLK Avenue in the JFK Urban Renewal Area)

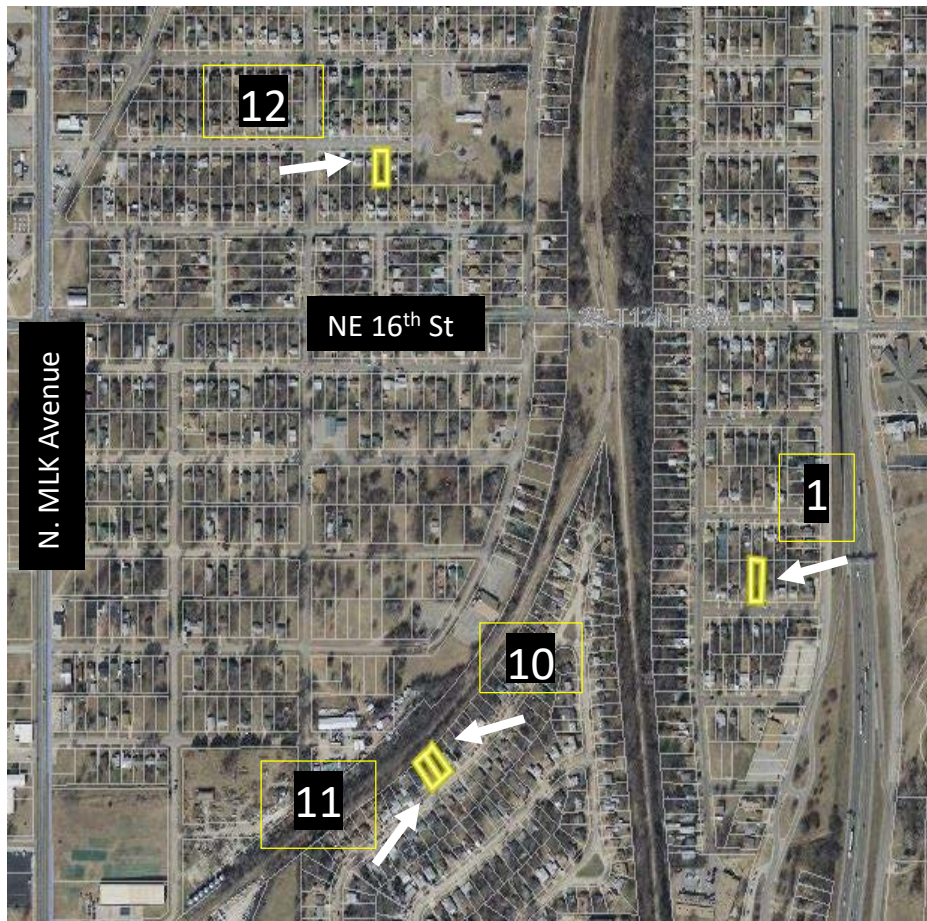


EXHIBIT B

1. 1405 North Court

Lots 19 & 20 of Block 2 in Hope Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

2. 1508 NE 25th Street

Lots 19 & 20 of Block 2 in Hope Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

EXHIBIT C

1. Corner of N.E. 27th Street and N. Prospect Avenue, generally

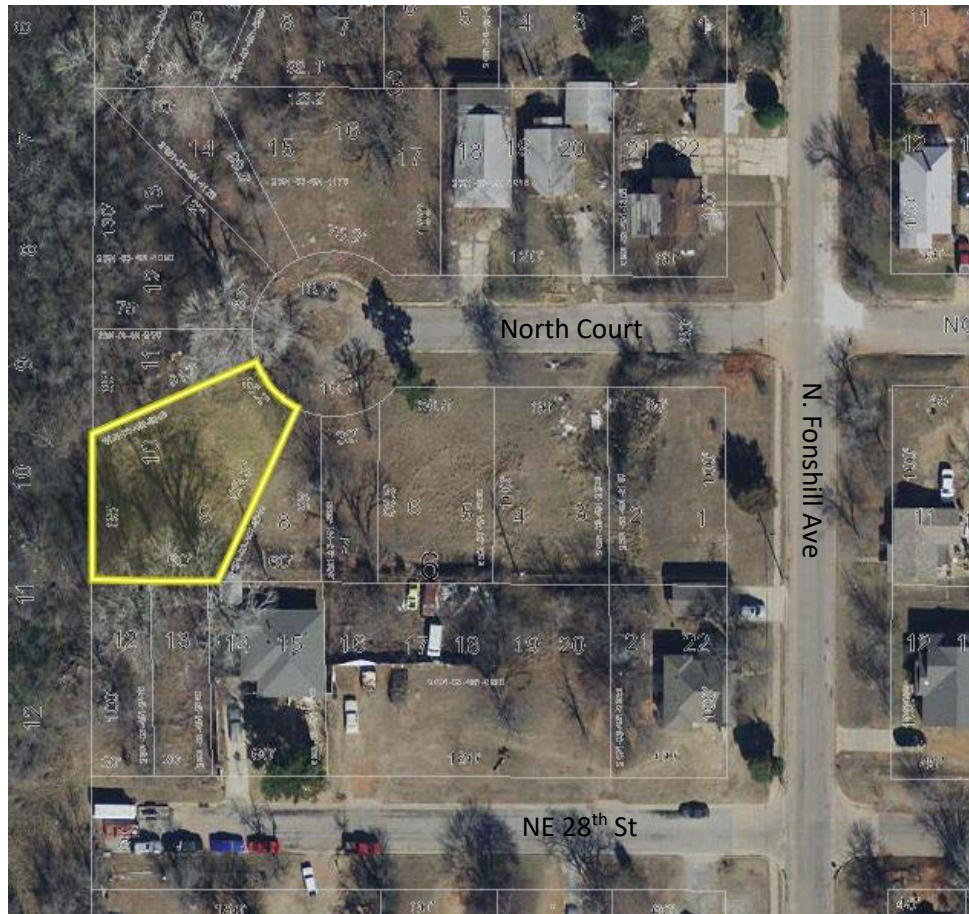
½ of Lot 19 & All of Lot 20 of Block 8 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

2. 1402 North Court

Lots 9 & 10 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

3. 3000 N. Fonshill Avenue

Lots 12 & 13 of Block 1 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

4. 1410 North Court

Lots 5 & 6 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

5. Corner of North Court and N. Prospect Avenue, generally

Lots 21 & 22 of Block 4 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

6. 1414 North Court

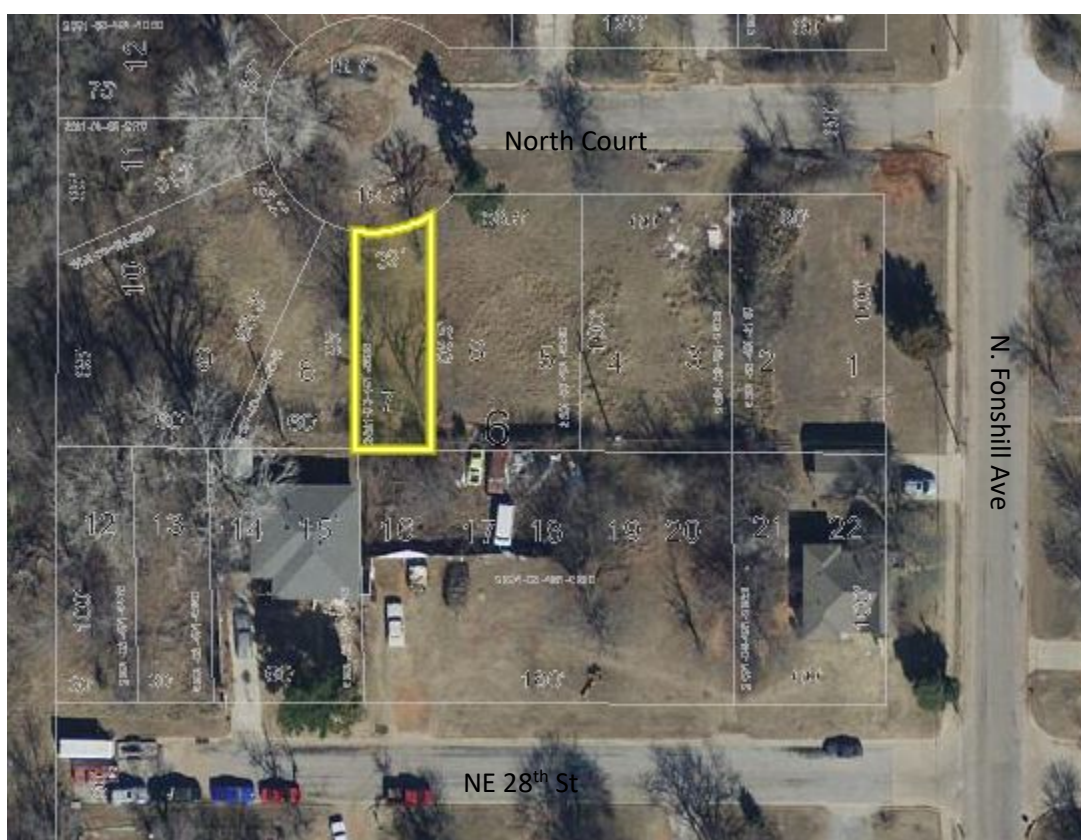
Lots 3 & 4 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

7. 1408 North Court

Lot 7 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

8. Corner of N.E. 28th Street and N. Kate Avenue, generally

Lot 13 of Block 6 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

9. 1426 NE 27th Street

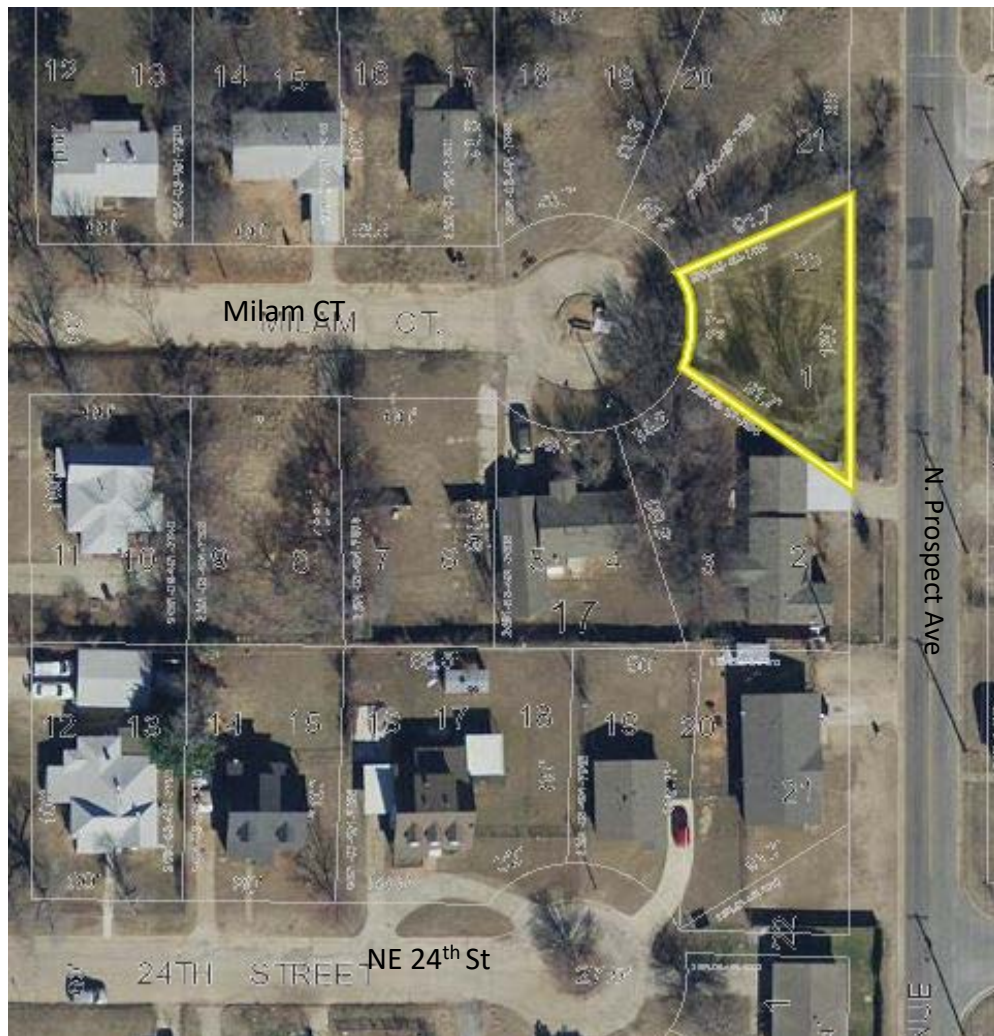
Lot 9 and ½ of Lot 10 of Block 9 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

10. 2445 N Prospect Avenue

Lot 22 of Block 16 and Lot 1 of Block 17 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

11. 1435 Milam Court

Lots 18 & 19 of Block 16 in Capitol Courts Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



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12. End of South Court, near N. Kate Avenue, generally

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13. Corner of Milam Court and N. Prospect Avenue, generally

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Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

14. 1804 NE 25th Street

Lots 21 & 22 of Block 2 in Harmony Hills Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

15. 1845 NE 24th Street

Lots 47 & 48 of Block 2 in Harmony Hills Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

16. 1841 E Madison Street

Lots 45 & 46 of Block 3 in Harmony Hills Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

17. 901 NE 31st Street

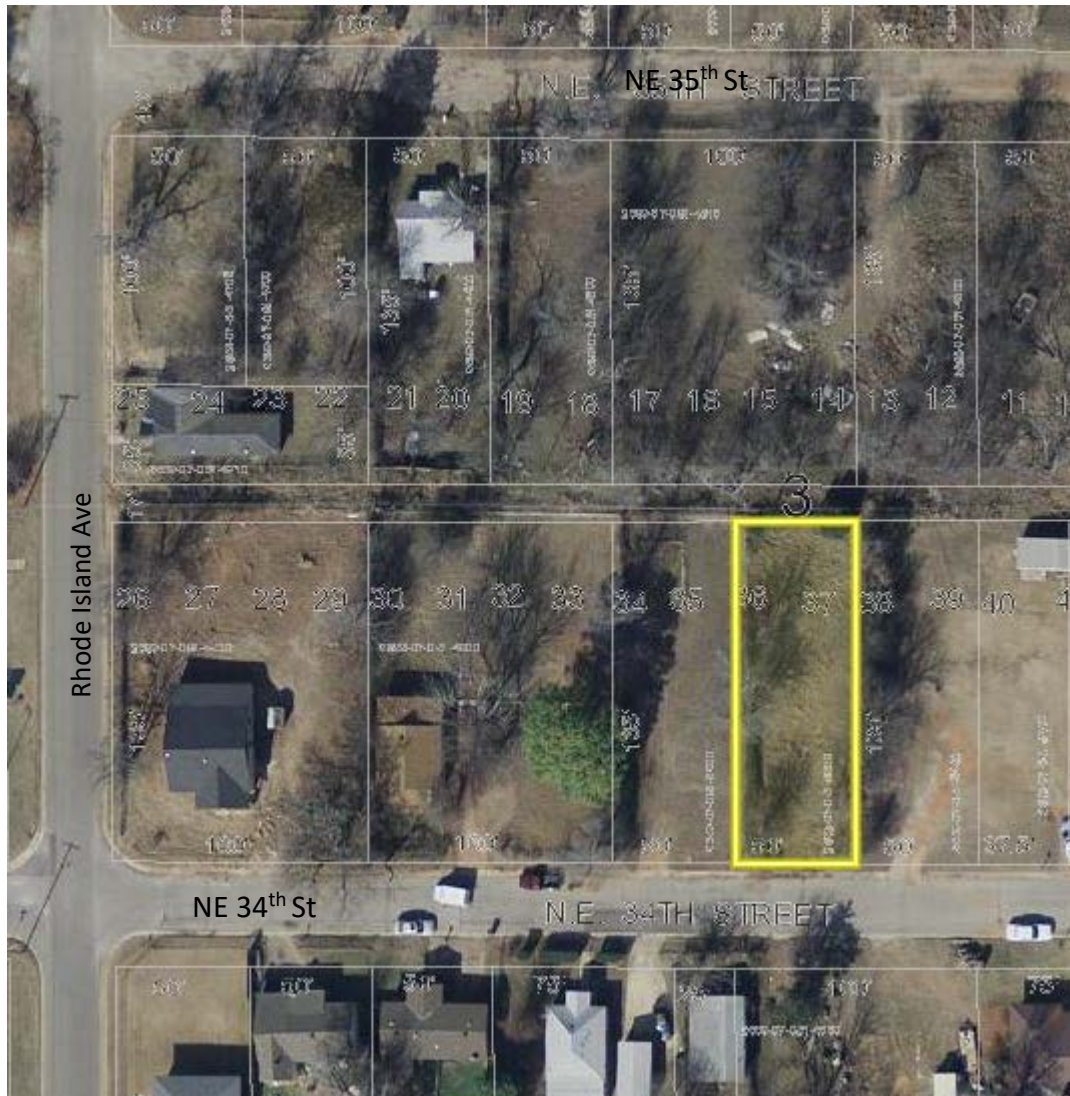
Lot 13 of Block 9 in McNabb Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

18. 1721 NE 34th Street

Lots 36 & 37 of Block 3 in Patrick Moore Third Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof.



Legal description subject to adjustment as to exact description boundaries, dimensions, and interest, based on title commitment and survey.

OKLAHOMA CITYURBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
 From: Catherine O'Connor, Executive Director
 Date: August 21, 2019
 Ref: Budget Variances for the Fiscal Year Ending June 30, 2019

Background: The Oklahoma City Urban Renewal Authority adopts an annual budget based on the activity we hope to accomplish each year. The following is a list of material budget variances and corresponding explanations for the fiscal year ending June 30, 2019.

Revenues	Actual	Budget	Variance	Explanation
Real Estate Sales	1,389,146	1,700,000	(310,854)	Sale of Page Woodson Phase 3 was budgeted but did not sell prior to year-end. Phase 3 is scheduled to close in the first quarter of FY20.
Other	1,778	301,500	(299,722)	Reimbursement from the City for property purchased in the Boathouse District was budgeted. We anticipate an agreement for this activity in FY20.
Expenditures				
Payments to the City of OKC	725,972	1,250,000	(524,028)	Proceeds from the sale of Page Woodson Phase 3 were budgeted to be paid to the City as Program Income. The City agreed to reduce the amount due from OCURA for Bass Pro activity in anticipation of required capital repairs in FY20.

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Twelve Months Ending June 30, 2019

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Amended</u> <u>Budget</u> <u>2018-19</u>
Assets											
Cash	1,089,598	130,456	54,537	1,089,039	-	-	-	203,232	540,335	3,107,197	
Investments	1,471,642	-	-	-	-	-	984,000	-	-	2,455,642	
Accounts Receivable	-	31,068	-	-	-	-	-	-	-	31,068	
Due from Other Governmental Entities	121,321	61,876	-	-	-	-	545,300	-	-	728,497	
Due from (to) Other Funds	223,400	(98,345)	-	(125,055)	-	-	-	-	-	-	
Total Assets	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404	
Liabilities and Fund Balances											
Accounts Payable	-	-	-	-	-	-	174,353	-	-	174,353	
Deposits	900	-	-	25,000	-	-	-	-	-	25,900	
Total Liabilities	900	-	-	25,000	-	-	174,353	-	-	200,253	
Total Fund Balances	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151	
Total Liabilities and Fund Balances	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404	
Revenues											
Grant Revenues - CDBG	536,424	-	-	-	-	24,693	-	-	-	561,117	650,000
Grant Revenues - Other	2,464	-	-	-	-	-	-	100,000	-	102,464	100,000
Lease Revenues	7,018	-	-	900	13,877	-	-	-	629,205	650,999	700,000
Real Estate Sales	1,388,313	-	-	-	833	-	-	-	-	1,389,146	1,700,000
Interest	44,075	-	-	174	-	-	23,638	858	-	68,745	45,000
Core to Shore MAPS 3 Project	-	-	2,035	-	-	-	-	-	-	2,035	-
Other	1,778	-	-	-	-	-	-	-	-	1,778	301,500
Total Revenues	1,980,072	-	2,035	1,074	14,710	24,693	23,638	100,858	629,205	2,776,284	3,496,500
Expenditures											
General and Administrative	230,996	-	7,459	365,626	11,388	119,866	1,463	-	63,336	800,134	935,000
Real Estate Acquisition	91,373	-	-	239,909	-	715,311	150,186	-	-	1,196,778	1,350,000
Property Disposition	163,153	-	-	238,067	17	6,702	109	-	-	408,048	350,000
Site Clearance/Improvements	36,045	-	-	378,608	-	-	-	-	65,591	480,244	600,000
Legal	102,899	-	-	63,435	3,420	53,113	4,205	-	-	227,072	300,000
Other Professional	11,980	-	-	242,412	-	-	5,304	37,305	-	297,001	400,000
Property Management	250,624	-	692	7,707	-	80,776	-	-	123,331	463,130	498,000
Payments to the City of OKC	504,848	-	-	-	-	-	-	-	221,124	725,972	1,250,000
Other	13,869	-	-	-	10,819	2,534	1,914	-	12,202	41,338	60,000
Total Expenditures	1,405,787	-	8,150	1,535,765	25,644	978,301	163,180	37,305	485,585	4,639,718	5,743,000
Changes in Fund Balance	574,285	-	(6,116)	(1,534,691)	(10,934)	(953,608)	(139,542)	63,552	143,620	(1,863,434)	(2,246,500)
Fund Balance, Beginning of Year	3,610,909	-	52,502	2,291,290	-	-	1,494,489	139,680	396,716	7,985,585	
Transfers In (Out)	(1,280,133)	125,055	8,150	182,385	10,934	953,608	-	-	-	-	
Fund Balance, Current	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151	

Unaudited - For Management Use Only

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the One Month Ending June 30, 2019

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>
Assets										
Cash	1,089,598	130,456	54,537	1,089,039	-	-	-	203,232	540,335	3,107,197
Investments	1,471,642	-	-	-	-	-	984,000	-	-	2,455,642
Accounts Receivable	-	31,068	-	-	-	-	-	-	-	31,068
Due from Other Governmental Entities	121,321	61,876	-	-	-	-	545,300	-	-	728,497
Due from (to) Other Funds	223,400	(98,345)	-	(125,055)	-	-	-	-	-	-
Total Assets	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404
Liabilities and Fund Balances										
Accounts Payable	-	-	-	-	-	-	174,353	-	-	174,353
Deposits	900	-	-	25,000	-	-	-	-	-	25,900
Total Liabilities	900	-	-	25,000	-	-	174,353	-	-	-
Total Fund Balances	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151
Total Liabilities and Fund Balances	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404
Revenues										
Grant Revenues - CDBG	229,259	-	-	-	-	8,891	-	-	-	238,150
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Lease Revenues	400	-	-	-	1,667	-	-	-	52,434	54,500
Real Estate Sales	60,000	-	-	-	-	-	-	-	-	60,000
Interest	2,602	-	-	12	-	-	583	83	-	3,279
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-
Other	600	-	-	-	-	-	-	-	-	600
Total Revenues	292,861	-	-	12	1,667	8,891	583	83	52,434	356,530
Expenditures										
General and Administrative	14,880	-	-	22,043	1,501	10,629	66	-	-	49,118
Real Estate Acquisition	-	-	-	-	-	712,811	125,686	-	-	838,497
Property Disposition	45,675	-	-	-	-	3,700	-	-	-	49,375
Site Clearance/Improvements	-	-	-	378,608	-	-	-	-	41,100	419,708
Legal	27,690	-	-	-	270	23,499	-	-	-	51,458
Other Professional	1,800	-	-	5,038	-	-	-	1,955	-	8,793
Property Management	19,176	-	-	1,657	-	4,297	-	-	12,274	37,404
Payments to the City of OKC	-	-	-	-	-	-	-	-	221,124	221,124
Other	-	-	-	-	-	-	20	-	-	20
Total Expenditures	109,221	-	-	407,345	1,771	754,935	125,772	1,955	274,499	1,675,497
Changes in Fund Balance	183,640	-	-	(407,333)	(104)	(746,043)	(125,189)	(1,872)	(222,065)	(1,318,967)
Fund Balance, Beginning of Period	4,001,555	-	46,386	1,163,932	(10,830)	(207,565)	1,480,136	205,104	762,400	7,441,118
Transfers In (Out)	(1,280,133)	125,055	8,150	182,385	10,934	953,608	-	-	-	-
Fund Balance, Current	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151

Oklahoma City Urban Renewal Authority
Schedule of Investments
June 30, 2019

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
Ally Bank CD	1.65%	05/28/19	05/25/17	247,000
Sallie Mae Bank CD	1.65%	06/21/19	06/21/17	248,000
Discover Bank CD	2.10%	08/20/19	02/15/17	242,642
State Bank of India CD	2.15%	09/11/19	02/15/17	243,000
Goldman Sachs Bank USA CD	2.25%	01/24/20	01/24/18	247,000
Wells Fargo Bank NA CD	2.80%	07/13/20	07/13/18	245,000
Medallion Bank Utah CD	2.70%	07/20/20	07/19/18	245,000
Barclay's Bank Delaware	2.90%	10/13/20	10/10/18	247,000
JP Morgan Chase Bank NA	2.95%	10/16/20	10/16/18	247,000
Morgan Stanley Bank NA CD	2.45%	01/25/21	01/25/18	247,000
American Express Bank FSB CD	2.25%	05/24/21	05/24/17	247,000
BMW Bank North America CD	3.00%	07/13/21	07/13/18	245,000
Total Investments	2.56%			2,455,642

Oklahoma City Urban Renewal Authority
Schedule of Investments
June 30, 2019

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
Ally Bank CD	1.65%	05/28/19	05/25/17	247,000
Sallie Mae Bank CD	1.65%	06/21/19	06/21/17	248,000
Discover Bank CD	2.10%	08/20/19	02/15/17	242,642
State Bank of India CD	2.15%	09/11/19	02/15/17	243,000
Goldman Sachs Bank USA CD	2.25%	01/24/20	01/24/18	247,000
Wells Fargo Bank NA CD	2.80%	07/13/20	07/13/18	245,000
Medallion Bank Utah CD	2.70%	07/20/20	07/19/18	245,000
Barclay's Bank Delaware	2.90%	10/13/20	10/10/18	247,000
JP Morgan Chase Bank NA	2.95%	10/16/20	10/16/18	247,000
Morgan Stanley Bank NA CD	2.45%	01/25/21	01/25/18	247,000
American Express Bank FSB CD	2.25%	05/24/21	05/24/17	247,000
BMW Bank North America CD	3.00%	07/13/21	07/13/18	245,000
Total Investments	2.56%			2,455,642



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

FIFTY-EIGHTH ANNUAL REPORT

FY 2018-2019

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FIFTY-SEVENTH ANNUAL REPORT

For the year ending June 30, 2019

Central Business District	4
The Civic (Civic Centre Flats)	4
NW 4 th and Shartel Avenue (700 West)	5
RFP for Land at NW 4th and EK Gaylord Boulevard.....	6
Core to Shore Project Area	7
Block 8 – (OK Humane Society).....	7
Thunder Alley	8
V-77 W Arena Parcel	9
V70E - 800 S Broadway & BNSF Railroad Road	10
Omni Hotel.....	11
OG&E Site Acquisition.....	12
Structured Parking Garage.....	13
Boulevard Place.....	14
Fairfield Inn & Suites by Marriott	15
Harrison Walnut Project Area	16
Flatiron Phase II.....	16
The Hill at Bricktown	17
Page Woodson Phase IIB.....	18
Page Woodson Phase III.....	19
Extension of Stonewall Ave.....	20
Lyons/Luster Mansion Acquisition.....	21
University Medical Center (R-20) Project Area	22
Innovation District Land Use and Strategic Development Plan	22
Sports-Entertaining- Parking Project Area	23
The Steel Yard- Phase I.....	23
Staybridge Suites.....	24
John F. Kennedy Project Area	25

RFP for Prospective Homeowners	25
RFP for Builders and Real Estate Developers.....	25
NE 23 rd and Kelham Property.....	26
Progress OKC Homes.....	27
Progress OKC- Euclid Homes	28
Dodson Custom Homes — 2 Lots	29
Neighborhood Housing Services of Oklahoma City Inc.	30
K2 Design Build, LLC	31
Eric Schmid and Jessica Cunningham.....	32
Alana House	33
Monarch Properties — Phase II	34
Monarch Properties — Phase III	35
NE16 Development, LLC — Eight (8) Single- Family Homes	36
Ground Root Development, LLC — 2 Single- Family Lots	37
Epiphany Investments, LLC — Four (4) Single- Family Homes.....	38
LaJuana Deline Duplex	39
1234 NE 8 th Street	40
Northeast 23 rd Street and Fonshill Avenue RFP	41
Northeast 23 rd Street and Prospect Avenue RFP	42
Northeast Renaissance	43
RFP for Prospective Homeowners	43
RFP for Builders and Real Estate Developers.....	43
Northeast 24 th Street and Martin Luther King Avenue	44
2523 MLK (South of Freedom Center)	45
Northeast 23 rd Street and North Glen Ellyn Street	46
Northeast 24 th Street and North Jordan Avenue- Marcus Garvey Apartments	47
OCURA Financials	48

Central Business District

The Civic (Civic Centre Flats)

Location	Northeastern corner of Couch Drive and Lee Avenue
Developer	Colony Partners, Inc.
Project Cost	\$7.3 million
Public Funding	\$350,000 TIF
Jobs Created	Construction jobs
Uses	For-sale Attached Residential
Commenced	August 2015
Completed	October 2016, other than sales
Info	34 residential for sale units (20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units). There are 5 units left to sell.



Civic Centre Flats Location Before



Civic Centre Flats

NW 4th and Shartel Avenue (700 West)

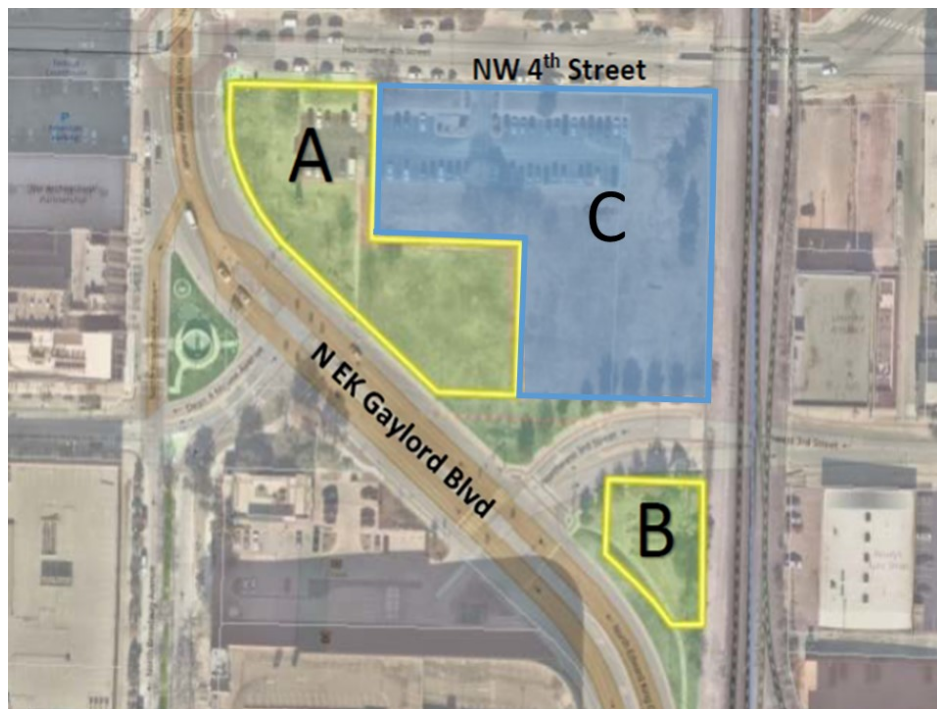
Location	Southeast corner of Shartel Avenue and Northwest 4 th Street
Developer	Colony Partners
Project Cost	\$22,005,476
Public Funding	To be determined
Jobs Created	To be determined
Uses	To be determined
Commenced	RFP released on June 1, 2018
Completed	Anticipated 2021
Info	On June 1, 2018, OCURA released an RFP for the development of a tract of land located at the southeast corner of Shartel Avenue and NW 4 th Street. The site consists of approximately 2.5 acres. The winning proposal was awarded to Colony Partners and Gardner Architects for the development of 700 West, a 138 unit, four-story, \$22,005,476 project with affordable units. The project will also feature 4,000 sq. ft. of retail space, a dog park, pool, and parking.



NW 4th and Shartel Ave rendering

RFP for Land at NW 4th and EK Gaylord Boulevard

Location	Southeast Corner of North E.K. Gaylord Blvd and Northwest 4th St.
Developer	To be determined
Project Cost	To be determined
Uses	To be determined
Commenced	RFP released January 14, 2019
Completed	To be determined
Info	In January of 2019, OCURA released an RFP for the development of a tract of land located at the southeast corner of NW 4 th Street and E.K. Gaylord Boulevard and the southwest corner of NW 3 rd Street and E.K. Boulevard. The properties offered by OCURA are located in the Central Business District Urban Renewal Plan Project Area. The two sites total to approximately 1.38 +/- acres. Two RFP proposals were submitted for the properties and were rejected. OCURA is working to obtain the parcel of land adjacent to tract A and north of tract B, identified as tract C, to increase the potential for better development.



Location of NW 4th and N. EK Gaylord RFP

Core-to-Shore Project Area

Block 8 – (OK Humane Society)

Location	Between S. Walker Ave and S Harvey Ave between SW 10 th and SW 11 th
Developer	Oklahoma Humane Society
Project Budget	\$20,300,000
Uses	Animal adoption campus
Commenced	Construction to begin in 2020
Completed	Anticipated late 2022
Info	OCURA owns a majority of a block of land in SW Oklahoma City. In October 2018, an RFP was issued for the property seeking a proposal to develop a mixed-use, commercial project on the property. The property borders the south portion of the new Scissortail Park. OK Humane Society was designated as conditional redeveloper. The project will serve as the new location for the OK Humane Society Campus. In addition, more than 7,500 square feet of interior space will be made available to the public, where they may play with dogs and cats or take advantage of the community space at the corner. Their proposal calls for an opening in 2022 to coincide with completion of the lower half of Scissortail Park. A redevelopment agreement is being negotiated.



OK Humane Society Rendering

Thunder Alley

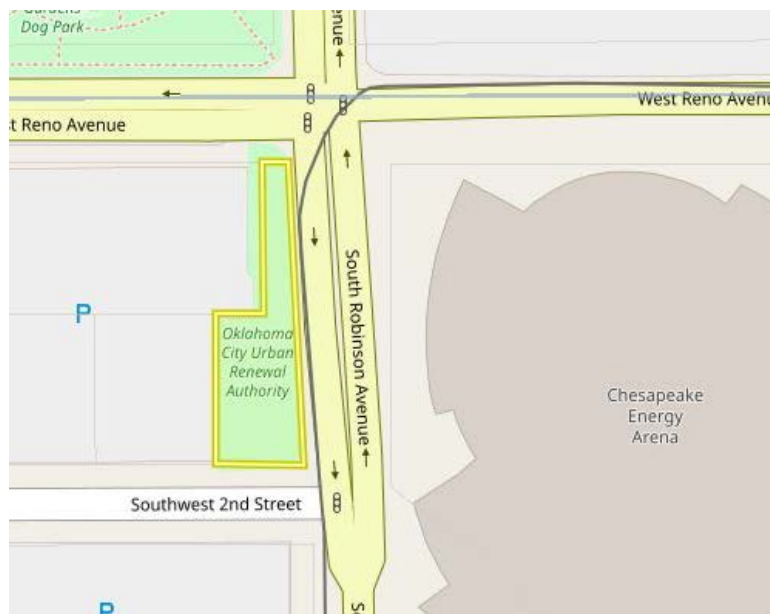
Location	The north side of the Oklahoma City Boulevard between S. Robinson Ave. and S. Shields Ave.
Developers	The Professional Basketball Club LLC. & Hogan Consulting LLC.
Public Funding	Seeking \$1.5 million in TIF
Project Budget	Anticipated \$10.5 million
Jobs Created	To be determined
Uses	Commercial mixed-use, OKC Thunder themed entertainment block
Commenced	Construction to begin in December 2019
Completed	Anticipated April 2021
Info	In October 2018 OCURA released an RFP seeking redevelopers for two sites located along the north side of the Oklahoma City Boulevard between Robinson Ave. and S. Shields Ave. The Professional Basketball Club LLC was selected as conditional redeveloper. Their plans are to make an OKC Thunder themed entertainment block. The new “Thunder Alley” will include a plaza with seating, a variety of lighting, a life size family themed basketball sculpture, and an indoor/outdoor restaurant. In addition, the east part of the site will serve as a controlled surface level parking lot. Discussions and negotiations have started.



“Thunder Alley” Rendering

V-77 W Arena Parcel

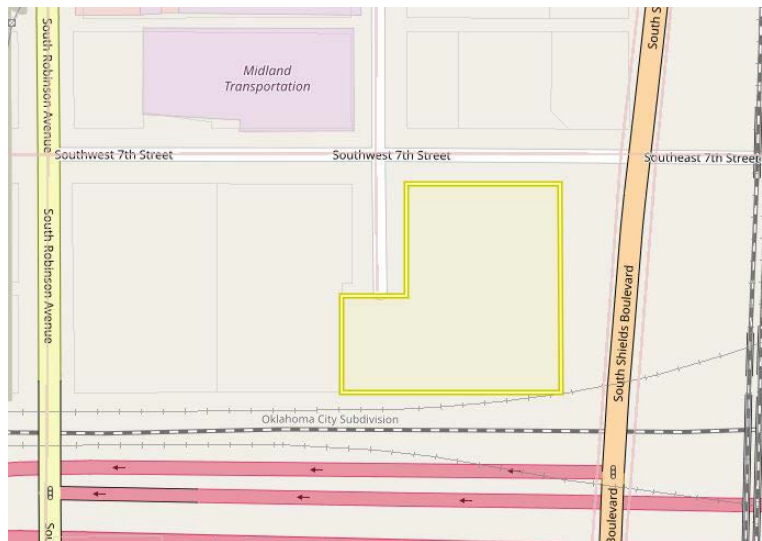
Location	South Robinson Ave to Broadway Ave between Reno & SW 2 nd
Project Budget	N/A
Uses	Private Development
Commenced	N/A
Completed	N/A
Info	OCURA owns a parcel of vacant land located at the Southwest corner of W. Reno Avenue and S. Robinson Avenue. This parcel is just west of the Chesapeake Energy Arena. REHCO owns the entire rest of the block and has expressed interest in acquiring the OCURA parcel.



Location of V-77 Parcel

V70E - 800 S Broadway & BNSF Railroad Road

Location	800 S. Broadway
Project Budget	To be determined
Uses	To be determined
Commenced	To be determined
Completed	To be determined
Info	OCURA is working to acquire a parcel of land located on the south side of Southwest 7th and at the southeast corner of the intersection of SW 7th and South Broadway. The site currently is owned by Bhanumati LLC, an Oklahoma Limited Liability Company. An 11,250 sq. ft. storage facility is located on the site. OCURA owns the parcel adjacent to the site. BNSF Railroad Row also runs across the property. OCURA is exploring options to acquire the railroad row.



V-70E Parcel located at 800 S. Broadway Ave.

Omni Hotel

Location	Robinson Ave to Broadway Ave between SW 3 rd and SW 4 th
Project Budget	\$235 million
Uses	17 story, 605 room AAA Four Diamond hotel adjacent to new OKC Convention Center
Commenced	October 2018
Completed	Anticipated January 2021
Info	OCURA acquired the land, helped to facilitate public contributions, negotiated the deal, and coordinated the design review. The project will consist of 605 hotel rooms, a pool, and amenities deck that looks over the new Scissortail Park. It will also have several restaurants that are accessible to park patrons and the public.



Omni Hotel Looking East

OG&E Site Acquisition

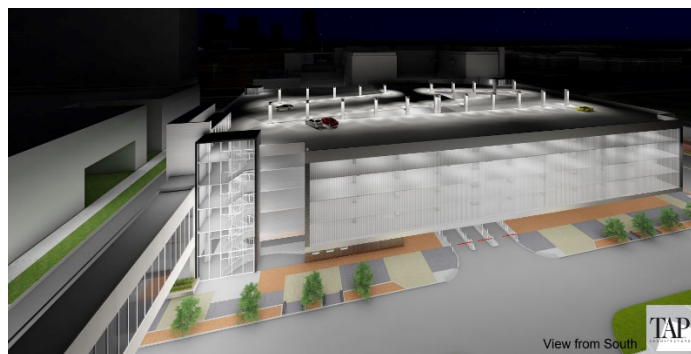
Location	The Southwest corner of Oklahoma City Boulevard and Shields Boulevard
Developer	Rose Rock Development Partners & COTPA
Project Cost	N/A
Public Funding	N/A
Uses	Mixed-use Residential and structured parking garage
Commenced	Demo expected to commence summer 2019
Completed	July 2019
Info	In 2018, The Oklahoma City Economic Development Trust purchased the OG&E property at SW 4 th and Broadway. OCURA has been tasked to assist in preparation of the site for development. Following acquisition of the site, the structures located on the property have been demolished. Presently, environmental testing and cleanup is underway. The site will be split into two projects.



Ariel view from the corner of S Shields Blvd and the Oklahoma City Boulevard

Structured Parking Garage

Location	The NW corner of SW 4 th St. and Shields Boulevard
Developer	Central Oklahoma Transportation and Parking Authority (COPTA)
Project Cost	\$27 million
Public Funding	To be determined
Uses	Parking garage
Commenced	Construction anticipated August 2019
Completed	Estimated 12 month construction period- August 2020
Info	A six level parking structure will be constructed on a southern portion of the former OG&E site. The public parking garage will be owned and operated by COPTA and serve the new OKC Convention Center, Scissortail Park, and Omni Hotel, and other project development in the area. It will include an above grade bridge access from the parking garage to the 2 nd level of the Convention Center. This project design provides for 1100 parking spaces total. Around 230 spaces will be reserved for the Omni Hotel, and an additional 240 spaces reserved for the residents of Boulevard Place and 30 spaces for the daycare operation in configuration with their project. Overall, the design shall provide for at grade pedestrian access to all surrounding streets and surroundings. A 3,000 sf of administrative offices for COTPA to be located on the ground level. The project will go out for BID in late July 2019.



Rendering of the COPTA parking garage by TAP Architecture

Boulevard Place

Location	The Southwest corner of Oklahoma City Boulevard and Shields Boulevard
Developer	Rose Rock Development Partners
Project Cost	Approximately \$53 Million
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use residential and commercial project
Commenced	Construction anticipated 3 rd Quarter, FY 19-20
Completed	To be determined
Info	On February 12, 2018, OCURA released an RFP seeking a developer for a mixed-use development at the southwest corner of Oklahoma City Boulevard and Shields Boulevard. Proposals were due on May 14, 2018. OCURA received four impressive and diverse proposals for the site. After much deliberation, the selection committee selected the Boulevard Place proposal from Rose Rock Development. The development will include apartments, including affordable units, retail space along the OKC Boulevard, and a daycare. OCURA, Rose Rock Development Partners, OCEDT, and COTPA are currently coordinating efforts to construct the mixed-use project on the site alongside a new public parking garage.



Boulevard Place Apartments



Boulevard Place Apartments Pool Deck

Fairfield Inn & Suites by Marriott

Location	SW 4 th Street and S Shields Blvd
Developer	OKCDT Enterprise, LLC
Project Budget	N/A
Uses	133 room hotel
Commenced	January 2018
Completed	Anticipated August 2019
Info	In October 2016, the OCURA Board of Commissioners, via resolution 5775, approved a contract for the sale of land and redevelopment of a property west of Shields Boulevard between SW 4 th Street and SW 5 th Street between OCURA and OKCDT Enterprise, LLC. The Fairfield Inn is a 133 room hotel under construction in the Core-to-Shore Urban Renewal area on land purchased from OCURA.



Construction on the Fairfield Inn located at SW 4th and S. Shields Blvd.

Harrison Walnut Project Area

Flatiron Phase II

Location	Harrison Ave and N Walnut Ave
Developer	Ainsworth Company
Project Cost	Final design and costs still ongoing
Public Funding	N/A
Jobs Created	N/A
Uses	Class A Office Space
Commenced	Still early in the design stage; trying to coordinate with ODOT to acquire excess right of way
Completed	N/A
Info	Anticipated 5 story, 65,000 sf of Class A office space, 3 levels of parking.



Current Flatiron Phase II Site



Flatiron Phase II as Proposed

The Hill at Bricktown

Location	220 Russell M. Perry Ave
Developer	The Hill at Bricktown, LLC
Project Cost	+\$32 million
Public Funding	\$2 million TIF
Jobs Created	N/A
Uses	For-sale townhomes
Commenced	2009
Completed	Projected 2020
Info	83 townhomes complete (Buildings 1, 2A, 2B, 3, 4, 5, 6, 7, 8, and the town hall), 5 additional townhomes (Building 12) will be completed in July 2019. 66 additional units planned.



Completed Clubhouse



Units at The Hill

Page Woodson Phase IIB

Location	The NE corner of NE 6 th Street and N High Ave — Directly West of Phase II
Developer	PW Phase II Development, LLC
Project Cost	Approximately \$6 million
Public Funding	None for Phase IIB
Uses	8 Residential Buildings — Marketed towards OU Health Science Center students
Commenced	February 2018
Completed	December 2018
Info	Phase IIB consists of 7 new buildings directly west of Phase II. They are similar in design to Phase II. There are 44 total units: 20, 1-bedroom units; 20, 2- bedroom units; and 4, 4-bedroom units. The units are built on land acquired from OCURA and the developer.



Page Woodson Phase IIB Complete

Page Woodson Phase III

Location	SW Corner of NE 6 th and N. Kelley Ave.
Developer	PW Phase III Development, LLC
Project Cost	Approximately \$10 million
Public Funding	Not to exceed \$710,000 in TIF
Uses	Market Rate Housing, Commercial Retail
Commenced	Site preparation began April 2019. Construction to begin 1 st quarter, FY 19-20
Completed	To be determined
Info	Phase III consists of 8 new buildings directly west of auditorium at Page Woodson. They are similar in design to Phase II. There will be 114 total units: 96, 1-bedroom units, and 18 1-bedroom units. The units are built on land acquired from OCURA and privately by the developer.



Page Woodson Phase III Rendering

Extension of Stonewall Ave.

Location	North Stonewall Avenue and NE 4 th Street
Developer	OCURA
Project Cost	\$605,037
Public Funding	CDBG Funds
Uses	Reconnecting N Stonewall Ave to NE 4 th Street
Commenced	May 2017
Completed	May 2019
Info	In May of 2017, OCURA sought bids for the extension and reconnection of N Stonewall Avenue onto NE 4 th Street to the south. As previously configured, N Stonewall Ave veered into a neighborhood to the East on NE 5 th Terrace. With the redevelopment of the Page Woodson School and increased traffic in the area, OCURA sought to prevent increased traffic into the adjoining neighborhoods by reconnecting N Stonewall Ave to NE 4 th Street.



Stonewall Street Extension and Wall



Stonewall Street Extension and Wall

Lyons/Luster Mansion Acquisition

Location	300 NE 3 rd St.
Developer	OCURA
Project Cost	To be determined
Public Funding	To be determined
Uses	To be determined
Commenced	May 2019
Completed	To be determined
Info	On May 15 th the OCURA board approved a resolution to seek acquisition of the Luster Mansion. The mansion was built in 1926 as the home of Mr. S.D. Lyons and his renowned East India toiletries company, and passed to Mr. Lyon's step-son, Mr. Melvin Luster, and has remained in the Luster Family until acquisition by OCURA in June 2019. The residential structure is currently listed on the National Register of Historic Places. Following the acquisition of the site, OCURA has been working to determine an appropriate use for the site that prioritizes the conservation, preservation, and restoration of the Luster Mansion in a way that properly honors the history of Deep Deuce and Oklahoma City's African-American community.

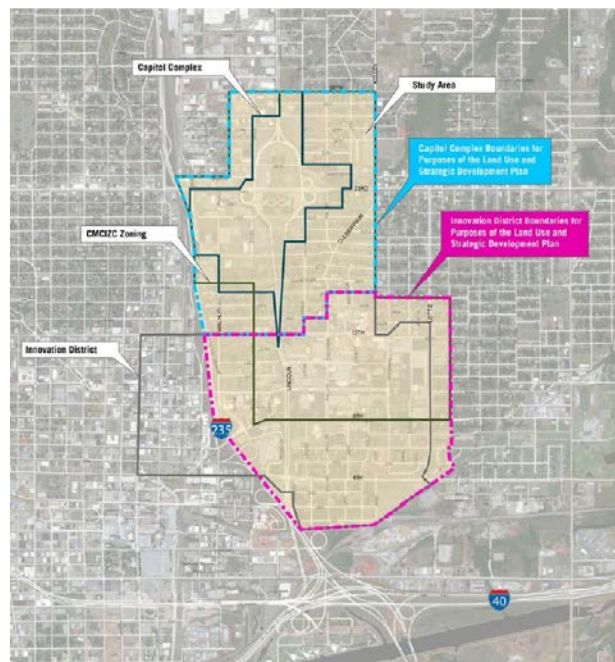


Historic property located at 300 NE 3rd St.

University Medical Center (R-20) Project Area

Innovation District Land Use and Strategic Development Plan

Location	NE Oklahoma City
Commenced	RFP Released October 2017
Completed	Anticipated completion in August 2019
Info	<p>In October of 2017, The Alliance for Economic Development of Oklahoma City released an RFP, searching for a consultant to produce an innovation district and capital environs land use and strategic development plan. The responses were due on December 7, 2017. The winning proposal was from the firm Perkins and Will. The firm will seek to create a dense, active, safe and well-connected mixed-use environment that accommodates future needs of entities and supports their missions, protects and strengthens existing and new neighborhoods in the area, integrates the Oklahoma Health Center and Capitol campuses harmoniously with neighborhoods, supports opportunities for investment and enterprise, and promotes a balanced mix of transportation modes, including transit, walking, automobiles and bicycles. They will also seek to identify opportunities for infrastructure and civic investments that support innovation in the study area, place making, new development and redevelopment, neighborhood stabilization, and growth of existing institutions within the area.</p>



Innovation District Map

Sports-Entertainment-Parking Project Area

The Steel Yard- Phase I

Location	Lincoln and Sheridan
Developer	Bricktown Apt., L.L.C.
Project Cost	\$75 million (\$39 million for Phase I)
Public Funding	\$1.5 million Brownfields Grant, HUD NSP Grant, TIF
Jobs Created	30
Uses	250 unit apartment including 39 units of workforce housing (50-120% AMI); retail, parking structure
Commenced	March 2013 – Environmental Remediation August 2014 – Utility Relocation May 2015 – Construction Start
Completed	December 2017 — West Portion (Building A) Complete-190 Units and Parking Structure. Building B was completed in August 2018.
Info	Phase 1 consists of the construction and completion of 250 apartment units with either one, two, or three bedroom layouts. Amenities for residents include a fitness center with a yoga studio, a coffee bar, an on-site business center, a TV lounge, a swimming pool, and a community courtyard. Phase II will include 60 additional apartment units and approximately 7,700 square feet of additional retail space. Land for Phase II of this development is still owned by OCURA and will be sold to the developer when they are ready to construct the building and design review is complete.



Completed Steelyard Apartment Building

Staybridge Suites

Location	120 S Lincoln Blvd, Oklahoma City, OK 73104
Developer	Shri Krishnapriya Hospitality, LLC
Project Cost	\$6 million
Jobs Created	40
Uses	Hotel
Commenced	June 2016
Completed	July 2018
Info	A new Staybridge Suites hotel consisting of 5 stories and 138 rooms was complete in July 2018. The hotel was partially built on land purchased from OCURA.



Staybridge Suites

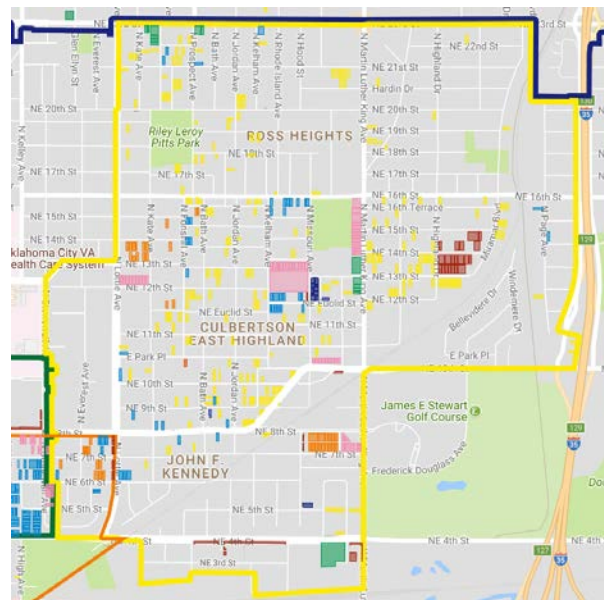
John F. Kennedy Project Area

RFP for Prospective Homeowners

Location	JFK Urban Renewal Area
Date Authorized	June 2015
Deadline	Open ended until further notice
Information	OCURA invites the submission of written proposals from prospective homeowners wishing to purchase an OCURA owned lot for the construction of their home.
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.

RFP for Builders and Real Estate Developers

Location	JFK Urban Renewal Area
Date Authorized	June 2015
Deadline	Open ended until further notice
Information	OCURA invites the submission of written proposals from qualified residential developers for the purchase and construction of single family, owner occupied homes on OCURA owned lots.
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.



Property Inventory for JFK Single Family RFPs

Copies of all OCURA RFP's and the current OCURA land inventory map can be found at www.ocura-ok.org

NE 23rd and Kelham Property

Location	SE Corner of NE 23 rd Street and Kelham Avenue
Developer	Pivot Project Development, LLC named Conditional Redeveloper on 4/19/17
Project Cost	N/A
Jobs Created	To be determined
Uses	Commercial Use
Commenced	To be determined
Completed	To be determined
Info	On January 25, 2017, OCURA issued an RFP for land owned at the southeast corner of NE 23 rd Street and N Kelham Avenue. On Monday March 27, 2017, OCURA received one proposal from the developers, Pivot Project. Pivot Project owns the building adjacent to the OCURA parcel. They recently renovated it to become a new Centennial Health Clinic (pictured below). They have plans to construct and renovate several more buildings along NE 23 rd Street.



New Centennial Health Clinic at 1720 NE 23rd Street



Aerial of OCURA property at 23rd and Kelham

Progress OKC Homes

Location	Fonshill Ave and NE 21 st Street/ NE 22 nd Street
Developer	Mu'Min Development, LLC and Progress OKC
Project Cost	N/A
Public Funding	N/A
Uses	Single Family Homes
Commenced	July 2015
Completed	1414 NE 22 nd – June 2019; 1401- anticipated July 2019
Info	Due to the developer of these properties being out of compliance on the construction of these homes, OHFA regained ownership of the homes. OCURA purchased the homes from OHFA and Progress OKC was selected as a contractor to complete the construction of the houses. One of the homes has been completed and sold. The other home is expected to be completed by the end of July 2019.



Mu'min Residential Development-1414 NE 22nd- Sold



Mu'min Residential Development on 1401 NE 21st Street

Progress OKC- Euclid Homes

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Progress OKC
Project Cost	To be determined
Public Funding	Home Funds (Approx. 70% of Housing Cost), CBDG (10% of Total Costs)
Jobs Created	N/A (construction jobs only)
Uses	Residential Housing (Single-Family). 6 single-family homes. 3 affordable and 3 market rates.
Commenced	November 2017
Completed	Anticipated December 2019
Info	In 2017, Progress OKC took over the development of the South Truman site that had not been completed by the previous developer. Progress OKC was charged with finishing the home at 1725 NE Euclid that had been left partially completed and took over construction of the remaining lots along Euclid. Progress OKC constructed and sold 3 new affordable homes adjacent to the existing homes on Euclid. Progress OKC will soon construct 3 more affordable and 2 market rate houses to finish out the block.



1709 NE Euclid Street (Sold)



1713 NE Euclid Street (Sold)



1717 NE Euclid Street (Sold)



1725 NE Euclid Street (Sold)

Dodson Custom Homes — 2 Lots

Location Two lots in located off NE 9th St.
Developer Dodson Custom Homes 1, L.L.C.
Project Cost \$700,000+
Jobs Created N/A (Construction Jobs Only)
Uses 2 Individual Single-Family Homes

Commenced Project 1 — 1504 NE 9th Street- Commenced August 2016
Project 2 — 1316 NE 9th Street- Commenced August 2017

Completed Project 1 — 1504 NE 9th Street- Completed April 2017
Project 2 — 1316 NE 9th Street- Completed January 2019

Info Dodson Custom Homes has finished two homes for OCURA. One was a bungalow on NE 9th Street. That home was completed and sold. They also finished a two story modern style home on NE 9th Street. This home is still currently for sale. At the redeveloper's request, OCURA has canceled the redevelopment agreement for the remaining lots with Dodson Custom Homes.



Completed home at 1504 NE 9th Street (Sold)



Completed home at 1316 NE 9th Street

Neighborhood Housing Services of Oklahoma City Inc.

Location	Multiple locations (see map below)
Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Project Cost	1436 NE 13 th - \$100,000, 1437 NE 14 th - \$120,000, 1437 NE 15 th - TBD
Public Funding	N/A
Jobs Created	N/A (Construction Jobs Only)
Uses	5 Individual Single-Family Homes
Commenced	Project 1 — 1436 NE 13 th Street—July 2016 Project 2 — 1437 NE 14 th Street—February 2018 Project 3 — 1437 NE 15 th Street—February 2019 Project 4 — TBD Project 5 — TBD
Completed	Project 1 — 1436 NE 13 th Street—September 2017 Project 2 — 1437 NE 14 th Street—October 2018 Project 3 — 1437 NE 15 th Street—June 2019 Project 4 — TBD Project 5 — TBD
Info	NHS has completed and sold the first three affordable homes located on OCURA land. Construction on the remaining lots will begin soon. These houses will also be affordable homes with income restrictions for the purchaser.



1436 NE 13th Street- Sold



1437 NE 14th Street—Sold



1437 NE 15th Street

K2 Design Build, LLC

Location	Two separate lots near the intersection of NE 8 th and N Bath Ave.
Developer	K2 Design Build, LLC
Project Cost	\$150,000
Public Funding	N/A
Uses	For sale residential units
Commenced	Project 1 — 1428 NE 8 th St.— Commenced in November of 2017 Project 2 — Canceled
Completed	Project 1 — 1428 NE 8 th St — Completed in July of 2018 Project 2 — Canceled
Info	Two single family homes to be built near the intersection of NE 8 th Street and N Bath Ave. The first home (pictured below) was completed and sold in July of 2018. K2 has since canceled their redevelopment agreement with OCURA.



Exterior of the Completed Home at 1428 NE 8th St.



Picture of the Kitchen

Eric Schmid and Jessica Cunningham

Location	Just east of N Stonewall Avenue on NE 6 th Street- 1113 NE 6 th
Developer	Eric Schmid and Jessica Cunningham
Project Cost	N/a
Public Funding	N/A
Uses	Residential home
Commenced	To be determined
Completed	To be determined
Info	A single- family residence is planned. The site has some environmental issues present. OCURA is currently working with Oklahoma City's Brownfields program, DEQ and the Corporation Commission to determine a plan to remediate the issue so that it is developable for residential use.



Future site of home located at 1113 NE 6th St

Alana House

Location	Just west of Lottie on NE 8 th Street
Developer	Alana House
Project Cost	\$385,000
Uses	Residential home
Commenced	November 2017
Completed	September 2018
Info	A single- family residence was constructed by the homeowner for their personal residence. The home was completed in September 2018.



Alana House Completed

Monarch Properties — Phase II

Location	Just west of Lottie on NE 8 th Street
Developer	Monarch Properties
Project Cost	1224 NE 8 th —\$334,950; 1220 NE 8 th —\$346,000
Uses	Residential homes
Commenced	Project 1—1224 NE 8 th St.—March 2018 Project 2—1220 NE 8 th St.—July 2018 Project 3—1223 NE 7 th St.—October 2018 Project 4—NE 8 th and Kate—Anticipated August 2019
Completed	Project 1—1224 NE 8 th St.—September 2018 Project 2—1220 NE 8 th St.—December 2018 Project 3—1223 NE 7 th St.—Anticipated July 2019 Project 4—NE 8 th and Kate—February 2020
Info	Monarch Properties is under redevelopment agreement to develop four single-family homes in NE OKC. The first home located at 1224 NE 8 th Street was completed and sold in September 2018. The second home, at 1220 NE 8 th will be completed and sold in July 2019. The residential home located off 7 th Street is expected to complete construction by the end of August 2019. The fourth project is anticipated to begin in August 2019.



Home at 1224 NE 8th St. Completed

Monarch Properties — Phase III

Location	Just west of Lottie on NE 8 th Street
Developer	Monarch Properties LLC.
Project Cost	N/A
Uses	Residential home
Commenced	Projects 5-10: TBD
Completed	Projects 5-10: TBD
Info	Monarch Properties is under redevelopment agreement to develop 6 more single- family homes in NE OKC. All homes are to be completed by January 31 st , 2021.



OCURA properties Monarch Properties LLC. plans to acquire

NE16 Development, LLC — Eight (8) Single- Family Homes

Location	Near NE 16 th and N Missouri Avenue
Developer	NE16 Development, LLC
Project Cost	1716 NE 16 th —\$239,900; 1724 NE 16 th —\$253,000; 1718 NE 16 th —\$244,900
Uses	Residential
Commenced	Projects 1-3—July 2018 Projects 4-8—To be determined
Completed	Projects 1-3—January 2019 Projects 4-8—To be determined
Info	NE16 Development, LLC is under a redevelopment agreement to construct 8 single family homes near the corner of NE 16 th and N Missouri Avenue. The first 3 homes all have been completed and all have sold. It has yet to be determined when the remaining homes will commence construction soon.



Home at 1716 NE 16th St.- Sold



Home at 1724 NE 16th St.- Sold



Home at 1718 NE 16th St.- Sold

Ground Root Development, LLC — 2 Single- Family Lots

Location	NE 10 th and N Lottie Ave and East Park Place and N Lottie Ave
Developer	Ground Root Development, LLC
Project Cost	To be determined
Public Funding	N/A
Uses	Residential
Commenced	Currently in design review phase
Completed	To be determined
Info	Ground Root Development, LLC is under a redevelopment agreement with OCURA for two single- family residential lots. We are currently in the design review phase for these lots. Ground Root Development is considering a SPUD application to split the lot on NE 10 th and N Lottie Ave.



Location of residential homes to be built

Epiphany Investments, LLC — Four (4) Single- Family Homes

Location	Near the intersection of NE 9 th Street and N Bath Ave
Developer	Epiphany Investments, LLC
Project Cost	N/A
Public Funding	N/A
Uses	Four single- family residential homes
Commenced	October 2018
Completed	Anticipated June 2020
Info	Epiphany Investment, LLC is under a redevelopment agreement with OCURA for four single-family residential lots. The developer gained ownership of the first two lots in October 2018 and the homes currently under construction phase. Acquisition of the other two lots was put on hold due to lack of utilities. In June 2019, OCURA approved amendments to the redevelopment contract allowing for Epiphany Investments to exchange the two parcels listed in the original redevelopment agreement for two parcels that have full access to utilities.



Location of homes to be built

LaJuana Deline Duplex

Location	NE 14 th and Page Avenue
Developer	LaJuana Deline
Project Cost	N/A
Public Funding	N/A
Uses	A duplex
Commenced	Anticipated August 2019
Completed	Anticipated April 2020
Info	Ms. Deline owned a property adjacent to other OCURA land near the intersection of NE 14 th Street and N Highland Dr. which is not served by City of Oklahoma City sanitary sewer. Due to costs constraints to extend sanitary sewer, OCURA with access to sanitary sewer services. Ms. Deline went through the rezoning process to change the property from R-1 to R-2 to allow her to build a duplex for her and her mother. Construction is anticipated to begin in August 2019.



Location of home to be built

1234 NE 8th Street

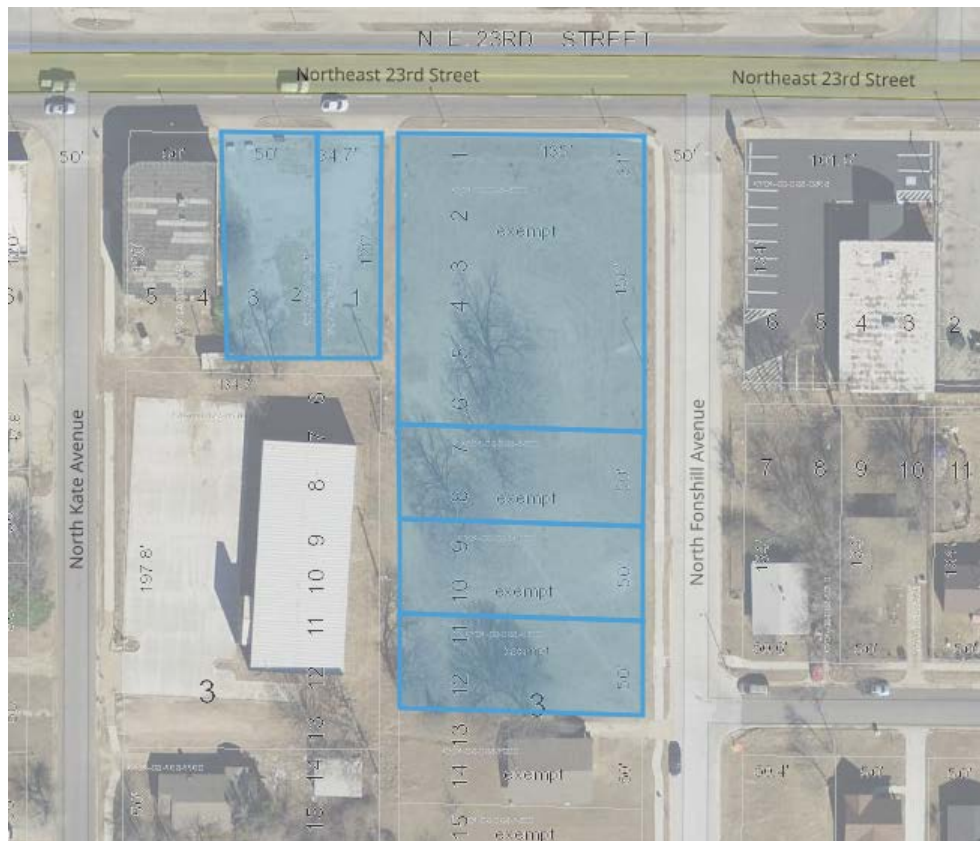
Location	1234 NE 8 th Street
Developer	Robin's Nest LLC.
Project Cost	To be determined
Public Funding	N/A
Uses	Residential Rehab
Commenced	Purchased July 12, 2018
Completed	To be determined
Info	<p>A private homeowner approached OCURA to see if there was any interest in purchasing this home, as OCURA has additional projects going on just west of his house. It was determined that OCURA was interested. OCURA purchased the property on July 12, 2018 and issued a RFP seeking a buyer to rehabilitate this home. OCURA received one proposal from Robin's Nest Properties, LLC and entered into a redevelopment agreement. Robin's Nest Properties acquired the house on May 15th, 2019 and is in the process of beginning renovations.</p>



Home at 1234 NE 8th Street

Northeast 23rd Street and Fonshill Avenue RFP

Location	SW corner of NE 23 rd St and Fonshill Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use commercial, retail and residential
Commenced	Third Rolling RFP Released April 1, 2019
Completed	RFP Due Date: Friday, June 28, 2019
Info	On April 1 st , 2019, OCURA announced the third renewal of the rolling RFP for proposals for a piece of land located at the southwest corner of NE 23 rd Street and Fonshill Avenue. This particular site is being offered for mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area, the NE 23 rd Street commercial corridor and adjacent neighborhoods. One proposal was submitted by Farzaneh Downtown Development to OCURA. OCURA is in the process of reviewing the proposal and will determine the best way to proceed.



Location of NE 23rd and Fonshill RF

Northeast 23rd Street and Prospect Avenue RFP

Location	SE corner of NE 23 rd St and Prospect Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	Third Rolling RFP Released April 1, 2019
Completed	RFP Due Date: Monday, June 28, 2019
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the southeast corner of NE 23 rd Street and Prospect Avenue. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by June 28, 2019, the RFP will automatically renew and roll into the next quarter. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area, the NE 23 rd Street commercial corridor and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps . No proposals were received so the RFP will be issued for another three months.



Location of NE 23rd and Prospect RFP

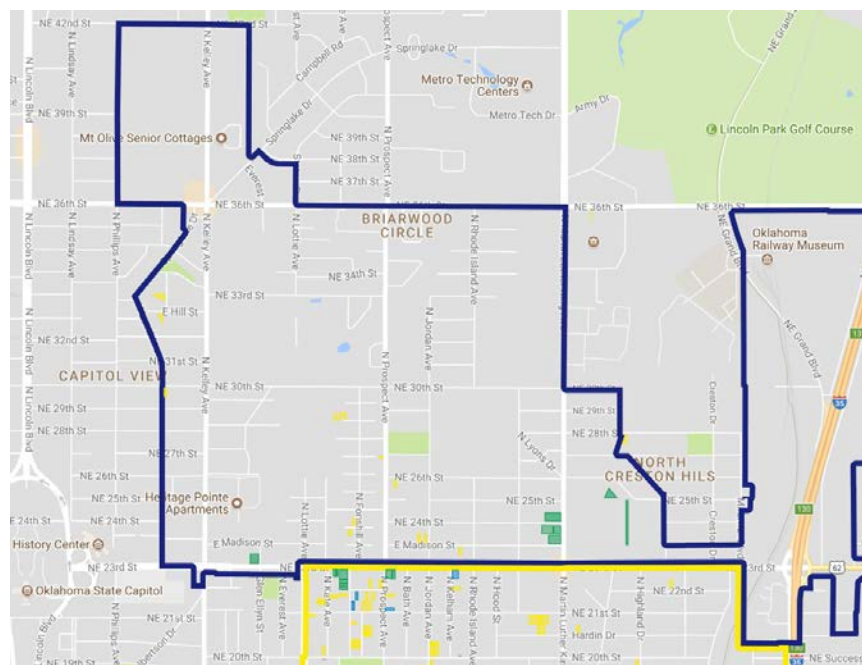
Northeast Renaissance

RFP for Prospective Homeowners

Location	Northeast Renaissance Urban Renewal Area
Date Authorized	March 2018
Deadline	Open until further notice
Information	OCURA invites the submission of written proposals from prospective homeowners wishing to purchase an OCURA owned lot for the construction of their home
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.

RFP for Builders and Real Estate Developers

Location	Northeast Renaissance Urban Renewal Area
Date Authorized	March 2018
Deadline	Open until further notice
Information	OCURA invites the submission of written proposals from qualified residential developers for the purchase and construction of single family, owner occupied homes on OCURA owned lots.
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.

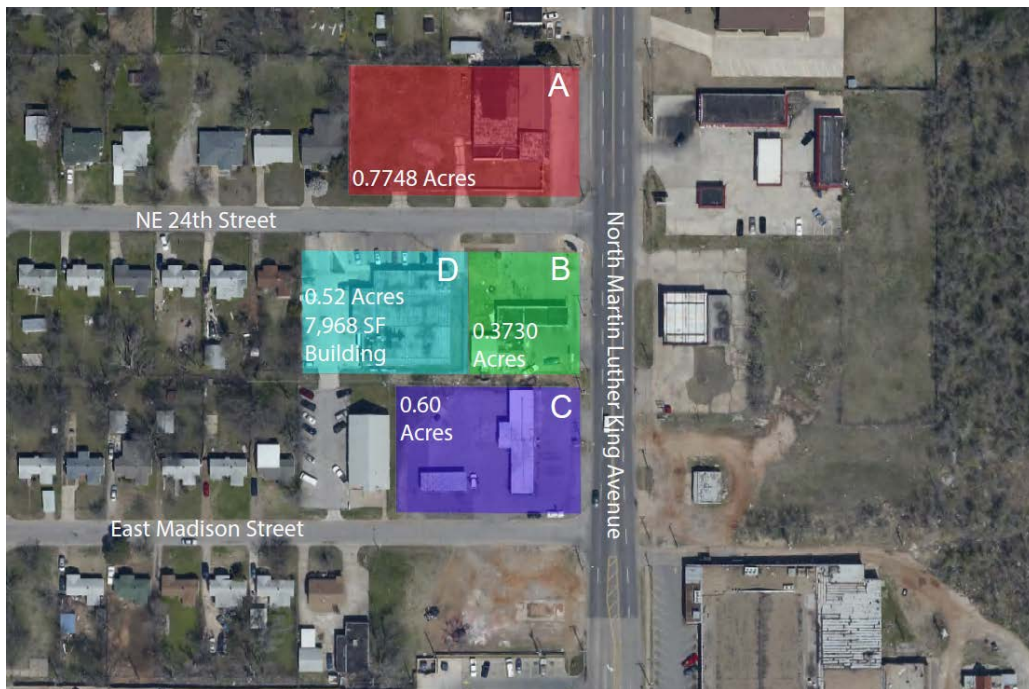


Property Inventory for NER Single Family RFPs

Copies of all OCURA RFP's and the current OCURA land inventory map can be found at www.ocura-ok.org

Northeast 24th Street and Martin Luther King Avenue

Location	Near the intersection of NE 24 th St and Martin Luther King Ave: A) 2501 N Martin Luther King Ave, B) 2445 N Martin Luther King Ave, C) 2425 N Martin Luther King Ave, D) 1930 NE 24 th St.
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial or residential development
Info	This particular site is being offered for mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. OCURA is exploring development options.



NE 24th Street and N MLK Ave RFP Site

2523 MLK (South of Freedom Center)

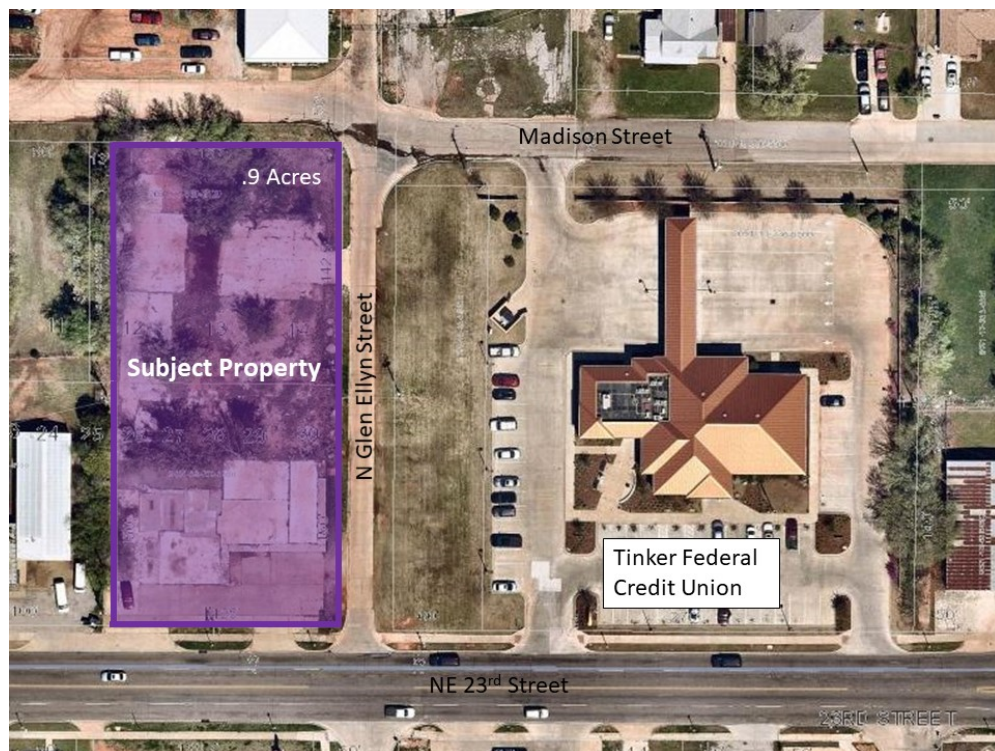
Location	NW Corner of NE 25 th St and N MLK Avenue
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	To be determined
Commenced	To be determined
Completed	Anticipated May 2020
Info	On April 14, 2019, OCURA signed a purchase agreement for the property located at 2523 Martin Luther King Avenue. OCURA currently owns commercial property just south of the acquired site. OCURA is exploring options with the Freedom Center Inc. to determine the best way to proceed.



OCURA property at 2523 N MLK Avenue

Northeast 23rd Street and North Glen Ellyn Street

Location	NW corner of NE 23 rd St and N Glen Ellyn St
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	Third Rolling RFP Released April 1, 2019
Completed	RFP Due Date: Monday, June 28, 2019
Info	On April 1, 2019, OCURA released an RFP for proposals for a piece of land located at the northwest corner of NE 23 rd Street and N Glen Ellyn Street. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by June 28, 2019, the RFP will automatically renew and roll into the next quarter, as like times before. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps . No proposals were received so the RFP will be issued for another three months.



NE 23rd and N Glen Ellyn St RFP Site

Northeast 24th Street and North Jordan Avenue- Marcus Garvey Apartments

Location	NW Corner of NE 24 th St and N Jordan Ave
Developer	One Red Oak LLC.
Project Cost	\$8,689,098
Public Funding	Exploring funding opportunities with LIHTC, Federal & State HTC
Jobs Created	To be determined
Uses	Adaptive Reuse Mixed-use commercial or residential development
Commenced	TBD
Completed	Anticipated May 2020
Info	In July, 2018 OCURA released an RFP for proposals for the adaptive-reuse of an old school and redevelopment of land located at the NW corner of NE 24 th St and N Jordan Ave. A former school building, Marcus Garvey, sits on the property. One Red Oak, LLC was the only proposal received. One Red Oak, LLC was selected as the redeveloper. There will be a total of 40 units (20 units in new build duplex townhomes and 20 units in the renovated school house buildings) for the development of affordable senior housing. Affordable housing units will 60% AMI or below (OHFA). One Red Oak submitted an application to The Oklahoma Housing Finance Agency seeking 9% LIHTC in June 2019; decisions by OHFA should be made in the fall of 2019.



SITE PLAN

One Oak LLC. Rendering for Marcus Garvey

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Twelve Months Ending June 30, 2019

	<u>Closeout</u>		<u>Core to Shore</u>			<u>Harrison-</u>			<u>Bass Pro</u>		<u>Amended</u>
	<u>Project</u>	<u>Revolving</u>	<u>MAPS 3</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>		<u>Shop</u>	<u>Total</u>	<u>Budget</u>
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>	<u>OCRC</u>	<u>Fund</u>		<u>2018-19</u>
Assets											
Cash	1,089,598	130,456	54,537	1,089,039	-	-	-	203,232	540,335	3,107,197	
Investments	1,471,642	-	-	-	-	-	984,000	-	-	2,455,642	
Accounts Receivable	-	31,068	-	-	-	-	-	-	-	31,068	
Due from Other Governmental Entities	121,321	61,876	-	-	-	-	545,300	-	-	728,497	
Due from (to) Other Funds	223,400	(98,345)	-	(125,055)	-	-	-	-	-	-	
Total Assets	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404	
Liabilities and Fund Balances											
Accounts Payable	-	-	-	-	-	-	174,353	-	-	174,353	
Deposits	900	-	-	25,000	-	-	-	-	-	25,900	
Total Liabilities	900	-	-	25,000	-	-	174,353	-	-	200,253	
Total Fund Balances	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151	
Total Liabilities and Fund Balances	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404	
Revenues											
Grant Revenues - CDBG	536,424	-	-	-	-	24,693	-	-	-	561,117	650,000
Grant Revenues - Other	2,464	-	-	-	-	-	-	100,000	-	102,464	100,000
Lease Revenues	7,018	-	-	900	13,877	-	-	-	629,205	650,999	700,000
Real Estate Sales	1,388,313	-	-	-	833	-	-	-	-	1,389,146	1,700,000
Interest	44,075	-	-	174	-	-	23,638	858	-	68,745	45,000
Core to Shore MAPS 3 Project	-	-	2,035	-	-	-	-	-	-	2,035	-
Other	1,778	-	-	-	-	-	-	-	-	1,778	301,500
Total Revenues	1,980,072	-	2,035	1,074	14,710	24,693	23,638	100,858	629,205	2,776,284	3,496,500
Expenditures											
General and Administrative	230,996	-	7,459	365,626	11,388	119,866	1,463	-	63,336	800,134	935,000
Real Estate Acquisition	91,373	-	-	239,909	-	715,311	150,186	-	-	1,196,778	1,350,000
Property Disposition	163,153	-	-	238,067	17	6,702	109	-	-	408,048	350,000
Site Clearance/Improvements	36,045	-	-	378,608	-	-	-	-	65,591	480,244	600,000
Legal	102,899	-	-	63,435	3,420	53,113	4,205	-	-	227,072	300,000
Other Professional	11,980	-	-	242,412	-	-	5,304	37,305	-	297,001	400,000
Property Management	250,624	-	692	7,707	-	80,776	-	-	123,331	463,130	498,000
Payments to the City of OKC	504,848	-	-	-	-	-	-	-	221,124	725,972	1,250,000
Other	13,869	-	-	-	10,819	2,534	1,914	-	12,202	41,338	60,000
Total Expenditures	1,405,787	-	8,150	1,535,765	25,644	978,301	163,180	37,305	485,585	4,639,718	5,743,000
Changes in Fund Balance	574,285	-	(6,116)	(1,534,691)	(10,934)	(953,608)	(139,542)	63,552	143,620	(1,863,434)	(2,246,500)
Fund Balance, Beginning of Year	3,610,909	-	52,502	2,291,290	-	-	1,494,489	139,680	396,716	7,985,585	
Transfers In (Out)	(1,280,133)	125,055	8,150	182,385	10,934	953,608	-	-	-	-	
Fund Balance, Current	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151	