

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
First Quarter Fiscal Year 2022 - 23
July 1, 2022 through September 30, 2022

I. ARPA Funding

- Released RFP for Minority Supplier Programming to assist minority-owned firms bid and secure competitive public and corporate contracting opportunities.
 - Pre-Bid Meeting held on September 22 for parties interested in providing services. Attendees included the Urban League, the Greater Oklahoma City Hispanic Chamber of Commerce, and SCORE Oklahoma City.
 - RFP deadline to respond is October 28, 2022.
- Signed contract with Real Deal Collective and launched ARPA-funded business development program for minority and QCT-based businesses in August 2022.
 - Program will fund up to 54 businesses to go through the five-month curriculum.
 - Grant funding is available for program graduates.
- Signed contract with StitchCrew to begin programming for a Latino-focused accelerator.
 - Program delivery for Latino-focused accelerator expected to begin in early 2023.
 - Grant funding is available for program graduates.
- Working with two other proposals for accelerator programming. One proposal will seek to support micro-businesses, and the other would focus on technology and high-growth businesses, both with emphasizes on serving minority-owned businesses.
- Selected 9 of 17 responses to the Workforce Development RFP for job training programming in hospitality/services/retail skills and digital skills. Currently, meeting with all selected respondents to discuss revised funding amounts, contracting process, and next steps.
 - Program delivery expected to begin in early 2023.
- Continuing to process applications from Technical Assistance, Façade and Storefront Improvement, and Pandemic Mitigation programs received between April 18 and on June 8 (when expected budget capacity was reached). Over 90% of 300+ applications have begun to receive services or been awarded funds.
 - 25 applications have received more than \$300,000 in funding.
 - Working with First Fidelity Bank on a pilot program to provide 0% interest loans to businesses that are unable to cashflow physical improvements for reimbursements. Currently two loans have been processed by First Fidelity.
 - Working with the City of Oklahoma City to secure more funding to fund applications received after June 8.

II. Homeland Grocery Store

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Wellness Center to be completed February 14, 2023
- Project won an ULI Oklahoma Impact Award
- Homeland would like to build a fuel station on the corner of 36th and Lincoln and has reached out to us about this.

III. Job Creation/OIA

- Tinker mission support and aerospace strategy enhanced by acquisition of approximately 140 acres of land on the East side of Douglas Blvd. adjacent to MROTC facility. Portions of this land are earmarked for use by the Air Force for new missions assigned to the base. Approximately 80 acres are reserved for OIA to develop for industrial/office uses to support these new missions.
- Closure of Douglas Blvd. approved by the City Council on January 4, 2022. Closure of Douglas approved by ODOT. Closure of Douglas approved by County Commissioners May 16, 2022. Awaiting final action by District Court. State legislature approved \$35 million in ARPA funding to relocate a sixty (60) inch water main along Douglas, along with additional infrastructure needs due to the base mission expansion.
- Funding for the acquisition of the MROTC facility and adjacent lands for the B-21 Bomber Base has been proposed. Final determination of value is being determined by Air Force and OIA staff.
- I-240 & Eastern large industrial site – acquired from CLO June 28, 2021. Request for Proposals sent to industrial site developers. Seven (7) responses received. The development group OKC 577, led by Mark Beffort, Richard Tannenbaum and Brett Price, was selected by OIA board to be the developer of the industrial park. Development plan has been received and reviewed and will be presented to OIA board for review. State legislature approved \$8 million in ARPA funding to extend water and sewer lines to the site. Several large employment manufacturing companies have targeted this site.
- Implementation of C-PACE financing program to support economic development project. Resolution authorizing the C-PACE program was passed by the Board of County Commissioners November 1. Program Guidelines were approved by the BOCC on March 21, 2022, and the first two C-PACE projects were approved by the BOCC on April 4, 2022. Oklahoma County Commissioners have approved six (6) C-PACE Assessment Contracts for developers totaling \$15,837,106.
- Citywide search for available large industrial parcels continues. Investigating additional land acquisitions on the West and East sides of Oklahoma City to insure an adequate supply of large industrial sites is available for industrial recruitment. Letters to landowners for potential acquisition interest have been sent out on two development sites. One is in far West OKC, and the other is in the SE quadrant of the city.
- Numerous responses to RFPs for industrial recruitment continue to flow through the Alliance and its partners in the City Chamber and State Department of Commerce.
- I-240 & Air Depot – pursuing acquisition of land owned by the City Water Trust on behalf of a defense contractor for campus/job creation project. Purchase and Sales agreement drafted with the City Water Trust and awaiting administrative action by the Water Trust Board to acquire this land. Purchase and Sales agreement with defense contractor is expected to be signed in October/November 2022 with final sale to be completed December/January 2023.
- Assisting EMBARK with exploring a light rail maintenance facility site and way-station sites.

IV. NE OKC Redevelopment and Revitalization

- Redevelopment and Revitalization
 - Lyons Mansion and the Brockway Center Reuse Study funded by National Trust for Historic Preservation’s African American Cultural Heritage Action Fund
 - Open Design and Lord Cultural Resources were chosen as the consultant
 - Phase II will be a business plan using a \$50,000 award from the William R.

- Kenan, Jr. Charitable Trust (the “Kenan Trust”)
 - Both properties have undergone stabilization
 - Community Engagement is complete with a draft report due this fall
 - Mellon Foundation Grant Opportunity
 - We were invited to submit proposals for a Mellon Foundation Grant of up to \$1M. Submission was September 30, 2022
 - Page Woodson – closed on Phase 4 in Sept. \$40M project with 148 residential units (public plaza and restaurant space will be last phases)
 - JFK Area worked with several developers and individuals interested in single-family homes or duplexes
 - Proposals Received – 5 single family house = 5 total units
 - Went to the Sept OCURA Board Meeting
 - Under redevelopment agreement – (66 total units)
 - Market rate – 43 single-family houses + 5 duplex = 53 total units (5 units will be owner-occupied);
 - Affordable – 11 single-family houses + 1 duplex = 13 total units
 - Under construction – (13 total units)
 - Market rate – 7 single-family houses + 2 duplexes = 11 total units
 - Affordable – 2 single-family houses = 2 total units
 - Recently completed homes – none
 - Marcus Garvey School – construction underway
 - 23rd and Glen Ellyn – received one proposal to RFP
 - 23rd and Fonshill - construction has begun
 - Eastpoint Hotel – 70-key boutique hotel to be constructed on NE 23rd Street; exploring the opportunity for a parking lease for property located at NW 23rd and Prospect
- Innovation District
 - Robinson Park Development now named Convergence
 - Master Development Agreement approved by Council January 18, 2022
 - Groundbreaking early 2022
 - Meet with developers and companies interested in Innovation District
 - Land acquisition working group created and work plan developed
 - Monthly Board Meetings, coordination of meetings with staff of ID and Chamber
 - Assessing viability of creating a business improvement district
 - TIF Education Committee – Committee met and has drafted resolution setting out priorities
 - Exploring expanding Innovation TIF District

V. Development Projects

- The Hill – Received one proposal to the RFP and designated Burnett Equity as conditional redeveloper; working with developer and HOA on units that are marketable and working through old CDBG funding obligations
- Boulevard Place mixed-use development
 - Environmental remediation ongoing
 - Working with developer on timeline
- 4th and Shartel – project under construction
- I-235 and NE 1st Street

- Energy 820 was designated conditional redeveloper in September 2021. Site is very contaminated and we are working with the City's Brownfields Program to identify ways to clean the site
- Citizen Building (OCICFT) located at NW corner of NW 5th and Robinson – assisted with project financing and TIF allocation
- Lower Bricktown Development –approved Truck Yard schematic design, design development and landscape plans at Sept OCURA meeting; Parks acquired Tract A-2 and B-2 as they contained Centennial Monument improvements
- ODOT Excess Boulevard ROW Parcels – OCURA and OCRA entered into agreement with City to facilitate redevelopment on remnant excess ROW parcels, transferred from ODOT to City ownership, will be transferred from City to OCURA/OCRA soon for redevelopment
- Producers Co-op – managing coordination with developer and city
- Strawberry Fields – ongoing communication about development, overseeing phasing and infrastructure needs, facilitating TIF allocation for infrastructure
- Lower Bricktown Compress Parking Lot – facilitating redevelopment of parking lot into hotel, and apartment towers and structured parking
- Central Oklahoma Humane Center- SW 8th OCURA property. Construction is delayed until new Executive Director, capital campaign must be completed
- 4th and Gaylord – Rose Rock Development Group – redevelopment agreement in place, developer submitted request for City APRA affordable housing dollars
- Review of various projects in Downtown and NE Renaissance TIF
- Northeast 5th and Harrison/Walnut (Flat Iron RFP) - Held interviews with the 4 proposals in response to the RFP, designating the mixed-use office proposal with BerryRock, Andy Burnett and Rand Elliot as conditional redeveloper at the OCURA 10/19/22 board meeting; reopened the RFP for Parcel A, submissions due back 11/16/22
- Fairground Flats – 100% Affordable Housing, 216 Units, total investment \$47M with \$2M in affordable housing GOLT funds
- Nova Project (Urban Agrarian) – NW 6th and Broadway, full service grocery store, 20 urban-loft apartments, parking garage and rooftop greenhouse – TIF approved at \$765,000 (total development cost \$24,000,000)

VI. Boathouse Foundation

- BarK – TIF allocation approved; ground lease approved. Construction to be completed December 2022.

VII. Progress OKC

- Final contract approved by City Council for HOME funds application as approved by Planning Department for \$550,000 for the construction of the initial four, of seven in total, affordable homes in NE OKC. All of these units will be built on OCURA lots. RFP for contractors to work on project was advertised 30 days with a final selection for the General Contractor (GC) by 10/15/2022. Construction to begin as soon as decision is made on GC.
- Sponsored Connectivity Grants for Culbertson East Highland, JFK Neighborhood Assoc., Garden Neighborhood Council Inc. and College Hill Neighborhood
- Since January 2021, 32 Kiva microloans have been fully awarded. Funded applicants to date, \$234,500.
- Partnership with JPMorgan Chase Foundation grant extended for two years for the OKC SmallBizz

Navigator and Enterprise Hubs in the amount of \$225,000. These funds will be used to implement Building Businesses Back Better program, Generation Impact – Business Accelerator, along with business development courses with the Kauffman Foundation. Second cohort of small business began September 13, 2022 with 15 business founders; the cohort meets twice a week for 2.5 hours each session and will end on November 10, 2022 with a business pitch night hosted at the Mass Mutual building. Grant was awarded October 2021.

- Business Development Course B4 Program for aspiring and early-state entrepreneurs that will develop and refine a proposed business concept, then take the business through each step of the business planning process. A comprehensive overview and re-construction of the course curriculum commenced in earnest July 2022 and was completed for our current Generation Impact cohort which began in September.
- Bank of America grant of \$50,000 will be directed toward Economic Mobility and Small Business Development. Plans will continue to create opportunities for Workforce Development; intent is to pair these funds with requested ARPA funds to extend and expand our Small Business Development efforts of Generation Impact. These funds will allow POKC to further incentivize small business founders with other opportunities in seeking funding for their businesses.
- Created a consortium with Progress OKC, Metro-Tech, NE Renaissance, and the Small Business Development Center to submit a response to the City of OKC’s RFP solicitation for operations of the HB Foster Small Business Center. Consortium RFP was approved by MAPs subcommittee; Superintendent of Metro-Tech, Aaron Collins, will serve as the consortium liaison to negotiate contracts with the City of OKC. Final Council approval granted. Consortium is hosting community-based listening sessions to inform and receive input from the larger community regarding desired direction for the HB Foster Small Business Development Center. October 13, 2022, as part of OKC MED Week 2022, the consortium will present a community resource fair and listening session at Metro Tech, Springlake Campus.
- OKC MED Week 2022, October 10 – 14, *“Open for Business, The Economy Starts with Us”* – Progress OKC as lead along with vast community partners, including OKC Black Chamber, Cortado Ventures, Kiln Foundation, We the People Consultants, NE Renaissance, Innovation District (naming a few) – have planned a week of enlightening programs and events for business founders and the general public. The purpose of Minority Enterprise Development week is to highlight minority owned businesses in the OKC Metro area across industries and cultures while celebrating the business enterprise ecosystem through best practice education, consumer relations, technology innovation and capital investment. <https://www.okcmed.biz/>

VIII. Planning Projects

- “South of Eighth Street” strategy plan for area near Innovation District
- Downtown Housing Market Readiness Study – completed
- EMBARK TOD (Transit Oriented Development) – The Alliance sponsored EMBARK and paid for a consultant to apply for a federal grant