

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
Second Quarter Fiscal Year 2021 - 22
October 1, 2021 through December 31, 2021

I. ARPA Funding

- City Council approved \$37 million dollars in programming that will include: job training, minority entrepreneurship programs, technical assistance, business support, affordable housing and community development capacity building
- Work with the City to identify ARPA projects to submit to the State for portion of State ARPA money
- ARPA Contract between the City and The Alliance February 2022

II. Homeland Grocery Store

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Obtained appraisal of parking lot and invoiced the City for \$1,900,000
- Working with development team to begin OEA terms for parking lot maintenance
- Wellness Center on schedule
- Project is nominated for a ULI Oklahoma Impact Award

III. Job Creation/OIA

- Tinker mission support and aerospace strategy enhanced by acquisition of approximately 140 acres of land on the East side of Douglas Blvd. adjacent to MROTC facility. Portions of this land is earmarked for use by the Air Force for new missions assigned to the base. Approximately 80 acres is reserved for OIA to develop for industrial/office uses to support these new missions.
- Request sent to City of Oklahoma City to close a portion of Douglas Blvd between SE 44th and SE 74th to enhance base security and mission capabilities of the base. Closure of Douglas Blvd. approved by the City Council on January 4, 2022.
- I-240 & Eastern large industrial site – acquired from CLO June 28, 2021. Request for Proposals sent to industrial site developers. Seven (7) responses received. The development group, OKC 577, led by Mark Beffort, Richard Tannenbaum and Brett Price was selected by OIA board to be the developer of the industrial park. Working on an agreement with this group.
- Unit Parts warehouse sale was completed on September 30
- 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 are being reviewed by the District Attorney's office for final approval by the BOCC.
- Citywide search for available large industrial parcels completed. Investigating additional land acquisitions on the West and East sides of Oklahoma City to insure an adequate supply of large industrial sites is available for industrial recruitment
- Numerous responses to RFPs for industrial recruitment sent to OKC Economic Development, City Chamber and Dept. of Commerce
- I-240 & Air Depot – pursuing acquisition on behalf of defense contractor for campus/job creation project owned by City Water Trust – Letter of Intent received from the defense contractor and

negotiations with the City Water Trust are underway to acquire this land

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")
 - B. Both properties have undergone stabilization
 - Page Woodson – Phase 3 complete. Planning for Phase 4 and 5 underway
 - JFK Area worked with several developers and individuals interested in single-family homes or duplexes
 - Under redevelopment agreement – (46 total units)
 - Market rate – 23 single-family houses + 1 duplex = 25 total units (3 will be owner-occupied);
 - Affordable – 9 single-family houses + 1 duplex = 11 total units
 - Under construction – (12 total units)
 - Market rate – 3 single-family houses + 3 duplex = 9 total units
 - Affordable – 4 single-family houses = 4 total units
 - Recently completed homes – (1 rehab)
 - Marcus Garvey School – Agreement for redevelopment approved by City Council 1/4/22
 - 23rd and Fonshill - Construction has begun
 - 23rd and MLK – MAPS 4 funding will be used to purchase the property owned by the Binkowskis.
 - Property Owner has engaged an attorney
 - Working with MAPS on an agreement for the Alliance to purchase the property
- **Innovation District**
 - Robinson Park Development now named Convergence – Alliance to serve as Co-developer
 - Master Development Agreement approved by Council January 18, 2022
 - Working on Stiles Park reconfiguration with the Parks Department
 - Groundbreaking April 2022
 - Meet with developers and companies interested in Innovation District
 - Hired a consultant to perform a study of current and necessary infrastructure to support planned development. Report finalized.
 - Land acquisition working group created and work plan developed
 - Monthly Board Meetings, coordination meetings with staff of ID and Chamber
 - Assessing viability of creating a business improvement district
 - TIF Education Committee – Committee met and has drafted resolution setting out priorities

V. Development Projects

- The Hill – Received one proposal to the RFP and designated Burnett Equity as conditional redeveloper; working with developer and HOA on units that are marketable
- Boulevard Place mixed-use development

- Environmental remediation ongoing; begin offsite sampling in December 2021
- Construction start date anticipated May 15
- 4th and Shartel – project under construction
- I-235 and NE 1st Street
 - Energy 820 was designated conditional redeveloper in September 2021. Site is very contaminated and we are working with the City’s Brownfield Program to identify ways to clean the site
- Page Woodson Phase 3 – Complete, Phase 4 & 5 in planning and design stages
- First National
- Thunder Alley – project back underway, entering into consent order with DEQ for environmental and negotiation a redevelopment agreement
- Lower Bricktown Development – Truck Yard working through designs and site delineation on Bricktown Entertainment, LLC vacant parcel by Centennial Land Run monument
- ODOT Excess Boulevard ROW Parcels – OCURA and OCRA entered into agreement with City to facilitate redevelopment on remnant excess ROW parcels, Phase I Environmental Assessment complete, in process of beginning transfer or property ownership
- Producers Coop – managing coordination with developer and city
- Strawberry Fields – ongoing communication about development, overseeing phasing and infrastructure needs
- Central Oklahoma Humane Center- SW 8th OCURA property – appraisal of property is underway. Redevelopment Agreement approved in December 2021
- 4th and Gaylord – Rose Rock Development Group – redevelopment agreement in place, reviewing request for Affordable Housing funds, working with DEQ regarding environmental issues, pursuing a 20 year leasing structure with developer. Parking garage will be separate project with separate entity.
- Villa Teresa – Residences & Hotel- Work with OG&E on power line issue is on going
- Review of various projects in Downtown and NE Renaissance TIF

VI. Boathouse Foundation

- BarK – TIF allocation approved; ground lease approved. Construction underway
- Worked through an unexpected ONG line issue

VII. Progress OKC

- Application approved by Planning Department for \$550,000 HOME funds to build 9 additional homes – two (2) market rate and seven (7) affordable units – for sale. All of these units will be built on OCURA lots and the contract must be approved by City Council.
- Sponsored Connectivity Grants for Culbertson East Highland, JFK Neighborhood Assoc., Garden Neighborhood Council Inc. and College Hill Neighborhood.
- Since January 2021, 25 Kiva microloans have been fully awarded. The loans were awarded in varying amounts with a total amount in excess of \$100,000.
- Partnership with JPMorgan Chase Foundation grant extended for two years for the OKC SmallBiz Navigator and Enterprise Hubs in the amount of \$225,000. These funds will be used to implement Building Businesses Back Better program and business development courses with the Kauffman Foundation. Grant awarded October 2021.
- Business Development Course B4 Program for aspiring and early-state entrepreneurs that will

develop and refine a proposed business concept, then take the business through each step of the business planning process.

- Executed an agreement with TEDC Creative Capital, a not-for-profit CDFI, to facilitate a “step-up” microloan in Oklahoma City.
- Received \$50,000 grant award from Bank of America for Youth Build initiative and Economic Mobility.
- Received \$10,000 grant award from Arnall Family Foundation.

VIII. Planning Projects

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