

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
Second Quarter Fiscal Year 2022 - 23
October 1, 2022 through December 31, 2022

I. OKC Rescue Program (ARPA)

- Continuing to process applications from Technical Assistance, Façade and Storefront Improvement, and Pandemic Mitigation programs.
 - Over \$1,100,000 in funding has been awarded thus far.
 - Continuing to work with First Fidelity Bank to cashflow reimbursement physical improvement projects for applicants who are unable to do so themselves. One project has been completed and four are being worked on.
- Processing applications for Business District Capacity Building Grants. Program will provide up to two-years of flexible funding for business districts that are 501(C)(3) organizations, under contract with the City's CDRP or BID program, and that operate in Qualified Census Tracts. First tranche of funding should be released in late January.
- Speaking with three local community providers to render supplier diversity services to minority-owned businesses.
 - Programming will include certification assistance for minority-owned businesses, matchmaking/networking sessions for suppliers, opportunity identification, individual RFP/RFQ assistance, and access to a dedicated line of credit to allow minority-owned businesses in the program to execute contracting opportunities.
 - One of the expected program partners will be creating a \$150,000 dedicated loan/line of credit pool to help minority owned firms in the program mobilize under contracts.
 - Released RFP for corporate engagement services to ensure local corporate entities will be able to select minority owned firms for competitive procurement opportunities.
- The first cohort of the Real Deal Accelerator program ended on December 16 and graduated 19 small businesses. We have received and are processing applications for accelerator grants for those small businesses to assist them in recovering from the COVID-19 pandemic.
- StitchCrew Latino Accelerator has launched and is taking applications. First cohort will begin in early 2023.
- Still working with two other proposals for accelerator programming. One would focus on micro-business support, the other would focus on minority-owned tech/high-growth and main-street companies. Program delivery expected in 2023.
- Entered into contract with ReMerge to fund a digital skills training program for women in the criminal justice system.
- Working to fund eight other workforce development programs for hospitality/retail and digital skills.
- The OKC Rescue Program website is being re-designed to better highlight the training resources and externally operated programs being funded by ARPA. Expected website relaunch will be early 2023.

II. 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, by the Air Force, has been approved by Congress (\$30M) and signed by the President on December 23, 2022. Final determination of value is being discussed 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 approved by the OIA Board. 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.
- City wide 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 –acquisition of land owned by the City Water Trust on behalf of a defense contractor for campus/job creation project. Purchase and Sales agreement approved by the City and Water Trust. Purchase and Sales agreement with defense contractor signed in January 2023 with final sale to be completed March/April 2023.
- Assisting EMBARK with acquisition of a light rail maintenance facility site and way-station sites.

III. 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 will have Phase I of the study complete end of February 2023
 - Phase II will be a business plan using a \$50,000 **per property** award from the William R. Kenan, Jr. Charitable Trust (the “Kenan Trust”)
 - Both properties have undergone stabilization
 - Mellon Foundation Grant Opportunity
 - We were invited to submit proposals for a Mellon Foundation Grant of up to \$1M.
 - Submitted proposal – still awaiting award
 - Page Woodson –Phase 4 under construction
 - 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 – (62 total units)
 - Market rate – 45 single-family houses + 3 duplexes = 51 total units (6 developed by prospective homeowners);
 - Affordable – 9 single-family houses + 1 duplex = 11 total units
 - Under construction – (17 total units)
 - Market rate – 9 single-family houses + 1 duplex = 11 total units
 - Affordable – 2 single-family houses + 1 duplexes = 6 total units
 - Recently completed homes – 5 single-family houses + 1 duplex = 7 total units
- Marcus Garvey School – construction underway
- 23rd and Fonshill - construction has begun for a 6 bay retail space. Phase II of the project will be the Mosque and Phase III will be housing. Construction should be complete within 6-8 months.
- 23rd and MLK – MAPS 4 funding will be used to purchase the property
 - Agreement between MAPS and OCURA is complete. We have received the \$5 million and are working on the survey, environmental and appraisal of the property
 - Negotiations underway hoping to avoid eminent domain
- Hamlin (Eastpoint) Hotel – 70-key boutique hotel to be constructed on NE 23rd Street
- Innovation District
 - Convergence
 - Groundbreaking was in December 2022
 - Amended Redevelopment agreement to update design, phasing, and additional incentives
 - 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

IV. Development Projects

- The Hill – working through CDBG obligation with the City. Meeting with Developers and HOA to discuss concepts
- Boulevard Place mixed-use development – Increased construction and interest costs have challenged project. Working with developer on financing options.
- 4th and Shartel – project under construction, anticipating leasing to begin in February
- 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. The conditional redeveloper is considering other locations.
- Citizen Building (OCICFT) located at NW corner of NW 5th and Robinson – ground breaking ceremony to be held 1/6/23; closing anticipated in Q1 2023
- Truck Yard – closed on property in December with Bricktown Entertainment, LLC (they are anticipating to assign rights in early 2023 to Truck Yard with construction anticipated in February)
- ODOT Excess Boulevard ROW Parcels – hired MacArthur to review legal descriptions and create exhibits prior to transferring to OCURA/OCRA
- Producers Co-op – managing coordination with developer and city
- Strawberry Fields – EDA under negotiations
- 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 OHFA 4% tax credit application
- Review of various projects in Downtown and NE Renaissance TIF
- Northeast 5th and Harrison/Walnut (Flat Iron RFP) – designated BerryRock (with Andy Burnett and Rand Elliot) as conditional redeveloper for Parcel B at the 10/19/22 OCURA board meeting and Parcel A at the 12/7/22 OCURA board meeting; redevelopment agreement being negotiated
- 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)

V. Boathouse Foundation

- BarK – Opening February 2023

VI. Progress OKC

- Construction of the initial four affordable homes is underway in NE OKC. Three homes will be built on NE 11th Street and one home on NE Euclid. POKC was awarded HOME funds through the City of OKC in the amount of \$550,000 and will use funds generated from previous homes constructed and sold, to round out the cost of construction. We anticipate these homes to be on the market by May/June 2023. POKC will partner with OHFA (Oklahoma Housing Finance Authority) and True Sky Credit Union to offer interested parties First-time Home Buyer classes. All homes are being constructed on OCURA lots.
- 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.
- We successfully completed our Generation Impact Small Business Accelerator which began in September 2022 and ended in November 2022 with Pitch Night hosted at the Mass Mutual Building; working with community partners, Bank of OK, Chase and OKC Black Chamber served as judges for the evening with Founders being awarded \$2,500. We worked with 15 female, BIPOC business founders and continue to provide interface through technical assistance totaling \$60,000. This effort is funded through a partnership with JPMorgan Chase Foundation grant for the OKC SmallBizz Navigator and Enterprise Hubs in the amount of \$225,000.
- Business Development Course with the Kauffman Foundation, B4 - Generation Impact Accelerator for aspiring and early-stage 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. POKC continues to tweak the curriculum, course outline and schedule to meet the demanding and changing needs of small business founders.
- 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. We anticipate receiving our final contract for use of ARPA funds at any time.
- The consortium for HB Foster Minority Business Center is currently meeting with the architect selected by MAPS4 sub-committee, JHBR Architects, on the design phase for the Center. Consortium is comprised of Progress OKC, Metro-Tech, NE Renaissance, and the Small Business Development Center. Metro-Tech will serve as the consortium liaison to negotiate contracts with the City of OKC.
- OKC MED Week 2022, October 10 – 14, *“Open for Business, The Economy Starts with Us”* – was an overwhelming success. 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, KC Federal Reserve (naming a few) - planned a week of enlightening programs and events for business founders and the general public. Sponsoring funders were First Security Bank and Inasmuch Foundation; more funds were generated for MED Week 2022 at \$21,000, than in previous years. 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/>

VII. Planning Projects

- Downtown and Innovation TIF Amendments
- “South of Eighth Street” strategy plan for area near Innovation District
- MAPS Multipurpose Stadium
- PSM
- Downtown Housing Market Readiness Study – completed
- Brockway/Lyons Study is nearing completion – will move onto Phase II February 2023.

- EMBARK TOD (Transit Oriented Development) – The Alliance sponsored EMBARK and paid for a consultant to apply for a federal grant – City not awarded this grant. Will try again.
- Employment Land Study
 - Working with EPS to develop scope of work and contract
- NE 23rd Street Retail Analysis
 - Working with EPS to develop scope of work and contract

VIII. Other

- Adventure District – Staff has been asked to participate on the board.