

AGENDA FOR  
SPECIAL MEETING OF  
OKLAHOMA CITY URBAN RENEWAL AUTHORITY  
WEDNESDAY, MARCH 25, 2015  
105 NORTH HUDSON AVENUE, SUITE 101  
10:00 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 Special Meeting held on Wednesday, February 11, 2015

**JFK PROJECT AREA**

5. Resolution No. \_\_\_\_\_ Adopting and Approving Revised Design Guidelines for Single-Family Homes in the John F. Kennedy Urban Renewal Area

**SPORTS ENTERTAINMENT PARKING**

6. Resolution No. \_\_\_\_\_ Ratifying the Executive Director's Execution of the First Amendment and the Second Amendment to Contract for the Sale of Land and Redevelopment Agreement between Oklahoma City Urban Renewal Authority, Bricktown Apartments, LLC, and Bricktown East Sheridan Holdings, LLC, Maps Sports-Entertainment Parking Support Redevelopment Plan, as Amended

**OTHERS**

7. Presentation of Interim Financial Report for the Period Ending February 28, 2015
8. Staff Report
9. Citizens to be heard
10. Adjournment

POSTED at the offices of the City Clerk and Oklahoma City Urban Renewal Authority by  
10:00 a.m. on Monday, March 23, 2015 by Pam Lunnon, Executive Assistant

MINUTES OF SPECIAL MEETING  
OF THE  
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Special Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority ("Authority") was held on Wednesday, February 11, 2015 at 10:30 a.m. in the offices of the Authority located at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102.

The Vice-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. Mark Beffort  
Mr. Russell M. Perry  
Mr. James R. Tolbert

Trustees Absent:

Mr. J. Larry Nichols  
Ms. Mary Mélon

Staff members present:

Catherine O'Connor, Executive Director  
Dan Batchelor, OCURA General Counsel  
Leslie Batchelor, OCURA Associate General Counsel  
Denise Balkas, The Alliance for Economic Development of Oklahoma City  
Geri Kenfield, The Alliance for Economic Development of Oklahoma City  
Cassi Poor, The Alliance for Economic Development of Oklahoma City  
Pam Lunnon, The Alliance for Economic Development of Oklahoma City  
Michael Owens, The Alliance for Economic Development of Oklahoma City

Others present:

Ronald Bradshaw, Colony Partners, Inc  
Ruth Colbert Barnes, R.J. Colbert Enterprises  
Joseph Barnes, R.J. Colbert Enterprises  
Lubeeb Muwwakkil, Mu'min Development, LLC

The Vice-Chairman requested a motion to approve the circulated minutes of the Regular Board Meeting of the Oklahoma City Urban Renewal Authority held on Wednesday, January 21, 2015 at 10:30 a.m.

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

**OCURA Board of Commissioners, Wednesday, February 11, 2015**

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

Minutes Adopted.

*The Vice-Chairman introduced the following resolutions:*

## **JFK PROJECT AREA**

***Resolution No. 5683 entitled:***

***“Approving a Redevelopment Agreement with Dr. Ruth Joyce Colbert Barnes Foundation, Inc., for a Single-Family Residential Development with Three Residential Units on all of Lots Nineteen through Twenty-Two and Lots Thirty-One through Thirty-Two, Block Eighteen, Culbertson’s East Highland Addition in the John F. Kennedy Urban Renewal Project Area”***

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

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

Resolution Adopted

***Resolution No. 5684 entitled:***

***“Approving a Redevelopment Agreement with Mu’min Development, LLC, for a Single-Family Residential Development with Two Residential Units on all of Lots Three through Four and Lots Seven through Eight, Block Two, Prospect View Addition in the John F. Kennedy Urban Renewal Project Area”***

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

Mr. J. Larry Nichols	Absent
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye

**OCURA Board of Commissioners, Wednesday, February 11, 2015**

Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

## COMMUNITY DEVELOPMENT BLOCK GRANT

### *Resolution No. 5685 entitled:*

***“Adopting the Oklahoma City Urban Renewal Authority CDBG Change of Use Citizen Consultation Policy”***

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

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

Resolution Adopted

## HARRISON/WALNUT

### *Resolution No. 5686 entitled:*

***“Approving a Change of Use Request for Certain Property Bounded Generally by Northeast 4th Street, Northeast 7th Street, North Kelley Avenue, and North Stonewall Avenue, Harrison-Walnut Urban Renewal Area and University Medical Center Urban Renewal Area, to Remove the Requirement that the Redeveloper meet the Community Development Block Grant National Objective of Benefiting Low- and Moderate-Income Persons”***

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

Mr. J. Larry Nichols	Absent
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, February 11, 2015**

***Resolution No. 5687 entitled:***

***“Approving Design Development Documents Submitted by Civic Centre Flats, LLC, in the Central Business District Urban Renewal Area”***

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

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

Resolution Adopted

***Financial Report***

Ms. Kenfield presented the financial reports through January 31, 2015

***Staff Report***

Ms. O'Connor reported that the Embassy Suite Hotel is completed and will be opening soon. Staff will be touring the facility on Friday. Ms. O'Connor explained the Authority is continuing to negotiate with Clayco on both the Redevelopment Agreement and Tax Increment Financing. The Authority is experiencing some pushback on the creation of the new TIF District for Clayco. The final amount of Tax Increment Financing that will be allocated on that project will be negotiated and it will not be what the developer has asked for. Ms. O'Connor explained there have been some meetings held and articles in the press lately about TIF and the impact that TIF has on other tax jurisdictions. The proposal was to create a new TIF District that would encompass the area of the Clayco development as well as the new Convention Center site, Hotel and Cox Center site. Ms. O'Connor stated the Core-to-Shore TIF District in the Urban Renewal area does not seem to be as controversial. The Authority is moving forward in the NE Renaissance area discussing projects with developers.

There being no further business to come before the Board, the meeting was adjourned at 10:58 a.m.

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Secretary

**OCURA Board of Commissioners, Wednesday, February 11, 2015**

## OKLAHOMA CITY

### URBAN

### RENEWAL

### AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: March 25, 2015  
Ref: Resolution Adopting New Single Family Design Standards for OCURA Development in NE Oklahoma City

**Background:** Design review is an integral part of the OCURA project review and approval process for all land use types. In terms of housing, the Authority has adopted and revised its residential design review standards from time to time.

Current and previous single family design standards focused on materials and structural home components, as opposed to, the architectural fit of a new home and related site planning within a neighborhood context. Concerns have been expressed by adjacent owners and The City of Oklahoma City regarding the architectural compatibility of new homes on OCURA lots.

To address this issue, staff prepared an RFP for updating the current single family standards. The firm of Lord Aeck and Sargent was retained to work with staff and community stakeholders on the update. In OCURA's land portfolio, the majority of residential lots are found the JFK neighborhood. This geographic area was the focus of the research that produced the proposed standards.

The proposed standards are envisioned to elevate the design review process to the next level of neighborhood infill planning and development. Infill development is challenging given that new and renovated housing products must be compatible within an established neighborhood context. Yet, the housing market is always challenged to introduce new design and amenity concepts that will appeal to buyers. The goal of these standards is to achieve all of these objectives and to bring new residential investment to our Northeast neighborhoods and to raise property values for existing owners.

New home construction models will be reviewed against:

- Design and material compatibility with the predominant architectural styles identified for the street block where the new homes are to be located
- Compliance with site planning standards for items such as garage placement, lot sizes, fencing, walls and landscaping

-If OCURA engages with a private and or nonprofit partner to undertake a renovation project, the proposed design and site planning standards are readily adaptable to a renovation scenario

Home structural features will be governed by the City's Building Code and permitting process

**Stakeholder Participation:** At the start of the project, a builder's stakeholder committee was formed to provide input into the process of updating the standards. Builders included those companies currently constructing in NE Oklahoma City and others interested in future market opportunities. The builders provided market input, their business models and current products being built in Northeast. They also reviewed and offered comments on draft work products produced by the consultant and staff.

A presentation on the proposed standards was also made to Northeast Renaissance Stakeholder Committee recently formed by Michael Owens of the Alliance. That committee meets on a monthly basis to discuss issues relevant to NE Oklahoma City. Its membership includes civic, business, academic and resident leaders. The committee responded positively to the presentation.

Lastly, Oklahoma City planning staff participated in both of the aforementioned stakeholder processes and also offered independent comments on the draft work products.

**Summary of Agenda Item:** Updated Single Family Design and Site Planning Standards.

**Recommendation:** Approval of the Design and Site Planning Standards

**Attachment:** Oklahoma City Urban Renewal Authority Northeast Residential Design Standards Manual

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ADOPTING AND APPROVING REVISED DESIGN GUIDELINES FOR  
SINGLE-FAMILY HOMES IN THE JOHN F. KENNEDY URBAN RENEWAL AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is a public body corporate created pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §§ 38-101, *et seq.*, authorized to exercise its powers pursuant to resolution of the City Council of The City of Oklahoma City (“City”); and

**WHEREAS**, the Authority is engaged in the implementation of the John F. Kennedy Urban Renewal Plan (OKLA. R-35) and the Northeast Renaissance Urban Renewal Plan, both covering areas in northeast Oklahoma City and adopted by the City; and

**WHEREAS**, the Authority has previously adopted Minimum Design Guidelines for single-family home construction in the John F. Kennedy Urban Renewal Plan Area, as amended; and

**WHEREAS**, the Authority has developed a more detailed single-family home construction pattern book, titled “Oklahoma City Urban Renewal Authority (OCURA) Northeast Residential Design Standards” (“N.E. Design Standards”), that will better guide Authority staff and developers with appropriate architectural and design standards for new construction to complement existing neighborhoods in the John F. Kennedy Urban Renewal Plan Area and the Northeast Renaissance Urban Renewal Plan Area; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and desirable to replace the Minimum Design Guidelines previously adopted with the design standards contained in the new N.E. Design Standards, and to make them applicable to both the John F. Kennedy Urban Renewal Plan Area and the Northeast Renaissance Urban Renewal Plan Area.

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

1. The attached “Oklahoma City Urban Renewal Authority (OCURA) Northeast Residential Design Standards” are hereby adopted as the design guidelines for single-family home construction for the entirety of John F. Kennedy Urban Renewal Plan Area and Northeast Renaissance Urban Renewal Plan Area.
2. The Executive Director (with the approval of the General Counsel) is specifically authorized to publish these design guidelines and to perform all other actions necessary to facilitate their implementation.

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 **special** meeting of the Board of the Commissioners of the Oklahoma City Urban Renewal Authority, held at its offices at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102, on the **25<sup>th</sup>** day of **March, 2015**; 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.

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SECRETARY

## OKLAHOMA CITY

### URBAN

### RENEWAL

### AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: March 25, 2015  
Ref: Resolution Ratifying Executive Director's Actions in Executing First and Second Amendments to the Contract for Sale of Land and Redevelopment Agreement between the Oklahoma City Urban Renewal Authority and Bricktown Apartments, LLC and Bricktown East Sheridan Holdings, LLC ("Redeveloper"); MAPS Sports-Entertainment-Parking Support Redevelopment Plan, as amended

**Background:** The Board of Commissioners ("Board") has previously approved a Contract for Sale of Land and Redevelopment Agreement dated effective September 19, 2012 ("Redevelopment Agreement") for the development of a high-quality mixed-use development in three phases located near the intersection of East Sheridan Avenue and North Lincoln Boulevard ("Project Site"), as follows:

Phase I: A predominantly mixed-income, multifamily rental housing development, including approximately 240 apartments (no fewer than 30 of which are affordable units meeting the requirements for the Neighborhood Stabilization Program (Third Round) ("NSP3") National Objective of Low-Moderate-Middle Income benefit, as well as, supporting retail or commercial component and structured parking, all on property designated in the Redevelopment Agreement as the "NSP Property" and depicted as the "NSP Site" on Schedule C to the Redevelopment Agreement, which is also attached hereto for reference.

Phase II: A select service, upscale hotel or other commercial project to be approved by the parties on property designated as the "West Parcel" in the Redevelopment Agreement. The Board has previously approved a Partial Assignment of the Redevelopment Agreement to NewcrestImage Holdings, LLC ("Newcrest") and approved a Contract for Sale and Redevelopment between the Authority and Newcrest ("Hotel Redevelopment Agreement") as the conditional redeveloper for the Phase II development. Newcrest has subsequently submitted schematic design studies for two service, upscale hotels and supporting retail/restaurant facilities on the West Parcel.

Phase III: A mixed-income, multifamily rental housing development on the East Parcel, including approximately 90 apartments with supporting retail or commercial uses on the ground floor. Phase III is slated for future development.

As the Board may recall, the Project Site was burdened with utility problems and environmental contamination making it very difficult, if not impossible, to develop. As previously reported to

the Board, the City of Oklahoma City (“City”) previously received an award of funds from the U.S. Department of Housing and Urban Development as part of the NSP3 Program and subsequently entered into a Funding Agreement with the Redeveloper to provide funding for the purchase (from a third party) and redevelopment of NSP Property. The City’s NSP3 funding also created an opportunity for the Redeveloper to address utility relocation needs and environmental contamination on the Project Site.

The Board previously authorized the Executive Director and Legal Counsel to negotiate and execute an amendment to the Redevelopment Agreement to extend certain performance deadlines, including the dates for commencement and completion of construction, and to make minor changes of a technical or procedural nature that may be necessary or desirable for the Redeveloper to close on its HUD financing. Furthermore, the Hotel Redevelopment Agreement, as approved by the Board, included certain terms such as the Authority’s representations and warranties in favor of Newcrest and other terms relevant to the Redeveloper’s rights and obligations, thereby making it appropriate and necessary to amend the Redevelopment Agreement with the Redeveloper.

The Executive Director and Legal Counsel negotiated the terms of a First Amendment to the Redevelopment Agreement, pursuant to which: (1) the Authority agreed the Redeveloper will have the right to develop the West Parcel in the event it is not developed by Newcrest; (2) the Redeveloper acknowledged its continued obligations to complete the utilities relocation and the environmental remediation matters; (3) the Redeveloper indemnifies and holds the Authority harmless from any losses incurred as a result of the representations and warranties made by the Authority to Newcrest in the Hotel Redevelopment Agreement; and (4) the parties agreed that a minor modification to the legal description to the NSP Property was necessary and appropriate.

The Executive Director and Legal Counsel also negotiated the terms of a Second Amendment to the Redevelopment pursuant to which the parties acknowledge the final legal description for the NSP Property, which was necessary for the Redeveloper to consummate its HUD financing, and the commencement date for construction of the improvements to the NSP Property was extended to August 1, 2015, and the completion date was extended to August 1, 2017. These extensions of time are appropriate considering the extensive environmental testing and remediation activities completed on the property (resulting in the issuance of a Certificate of No Further Action from the Oklahoma Department of Environmental Quality), and that the utilities relocation activities are still in process.

**Summary of Agenda Item:** The proposed resolution ratifies the Executive Director’s actions in executing the First and Second Amendments to the Redevelopment Agreement.

**Recommendation:** Approval of Resolution

**Attachment:** Schedule C of Redevelopment Agreement

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF THE FIRST AMENDMENT AND THE SECOND AMENDMENT TO CONTRACT FOR THE SALE OF LAND AND REDEVELOPMENT AGREEMENT BETWEEN OKLAHOMA CITY URBAN RENEWAL AUTHORITY, BRICKTOWN APARTMENTS, LLC, AND BRICKTOWN EAST SHERIDAN HOLDINGS, LLC, MAPS SPORTS-ENTERTAINMENT PARKING SUPPORT REDEVELOPMENT PLAN, AS AMENDED**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority is engaged in the redevelopment of an area ("Project Area") of the City of Oklahoma City in accordance with the MAPS Sports-Entertainment-Parking Support Redevelopment Plan, as amended ("Redevelopment Plan"), adopted by the City Council of the City of Oklahoma City; and

**WHEREAS**, the Board of Commissioners of the Oklahoma City Urban Renewal Authority ("Authority") has previously approved the Contract for Sale of Land and Redevelopment dated September 19, 2012 ("Redevelopment Agreement") with Bricktown Apartments, LLC and Bricktown East Sheridan Holdings, LLC (collectively, "Redeveloper") that contemplates construction of a high-quality mixed-use development ("Project") in three phases located near the intersection of East Sheridan Avenue and North Lincoln Boulevard; and

**WHEREAS**, pursuant to the Redevelopment Agreement, Phase I consists of a predominantly residential mixed-use development, including approximately 240 apartments (no fewer than 30 of which are affordable units meeting the requirements for the Neighborhood Stabilization Program (Third Round) ("NSP3") National Objective of Low-Moderate-Middle Income benefit), as well as supporting retail or commercial component and structured parking, all on the parcel of land designated in the Redevelopment Agreement as the "NSP Property" and depicted as the "NSP Site" on Schedule C to the Redevelopment Agreement, which is also attached hereto for reference; and

**WHEREAS**, the Board of Commissioners of the Authority has previously approved a Partial Assignment of the Redevelopment Agreement to NewcrestImage Holdings, LLC ("Newcrest") and also approved a Contract for Sale and Redevelopment between the Authority and Newcrest ("Hotel Redevelopment Agreement") for the development of Phase II of the Project as a select service, upscale hotel on property designated as the "West Parcel" in the Redevelopment Agreement, and Newcrest has subsequently submitted schematic design studies for two (2) select service, upscale hotels and supporting retail/restaurant facilities on the West Parcel; and

**WHEREAS**, the Board of Commissioners of the Authority previously authorized the Executive Director and Legal Counsel to negotiate and execute an amendment to the Redevelopment Agreement to extend certain performance deadlines, including the dates for commencement and completion of construction, and to make minor changes for of a technical or procedural nature that may be necessary or desirable for the Redeveloper to close on its HUD financing; and

**WHEREAS**, the Executive Director and Legal Counsel negotiated the terms of a First Amendment to the Redevelopment Agreement and a Second Amendment to the Redevelopment Agreement, pursuant to which: (1) the Authority agreed the Redeveloper will have the right to develop the West Parcel in the event it is not developed by Newcrest; (2) the Redeveloper acknowledged its continued obligations to complete the utilities relocation and the environmental remediation matters; (3) the Redeveloper indemnifies and holds the Authority harmless from any losses incurred as a result of the representations and warranties made by the Authority to Newcrest in the Hotel Redevelopment Agreement; (4) the parties agreed to a minor modification to the legal description to the NSP Property, which is necessary and appropriate to the Redeveloper's financing with HUD; (5) the commencement date for construction of the improvements to the NSP Property is extended to August 1, 2015, and (6) the completion date for the NSP Property is extended to August 1, 2017; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and desirable to ratify the actions of the Executive Director in executing the First Amendment to the Redevelopment Agreement and the Second Amendment to the Redevelopment Agreement.

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

1. The actions of the Executive Director in approving and executing the First Amendment and the Second Amendment to the Contract for Sale and Redevelopment with Bricktown Apartments, LLC and Bricktown East Sheridan Holdings, LLC are hereby ratified.
2. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary to implement this approval, the First Amendment, or the Second Amendment.

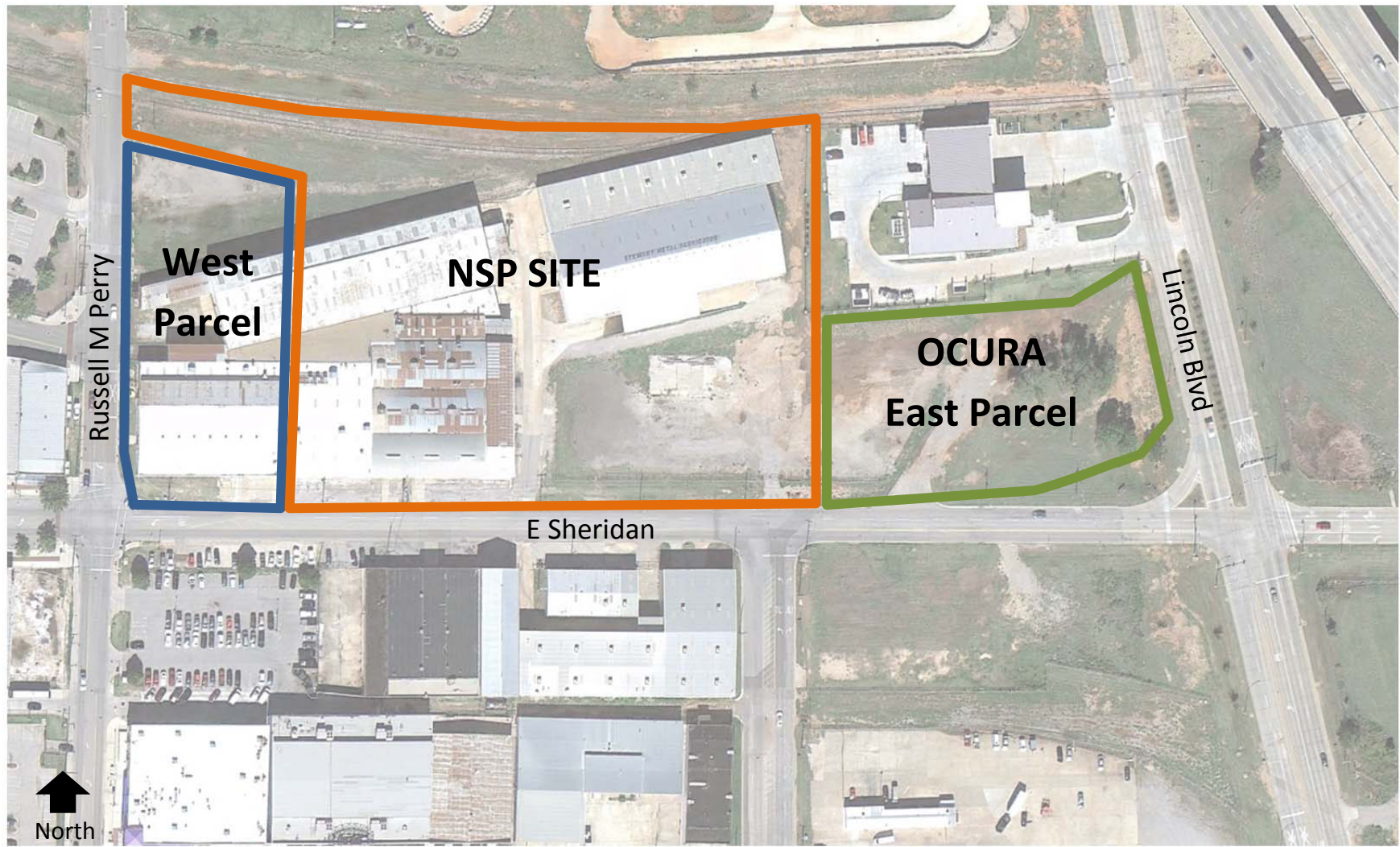
I, \_\_\_\_\_, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at its offices at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma 73102, on the **25<sup>th</sup>** day of **March, 2015**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meeting 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.

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SECRETARY

(SEAL)

SCHEDULE C  
DEPICTION  
Property



Oklahoma City Urban Renewal Authority  
Combining Balance Sheet and  
Statement of Revenues, Expenditures and Changes in Fund Balance  
as of and for the Eight Months Ending February 28, 2015

	<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>Budget</u> <u>2014-15</u>
Assets											
Cash	3,675,637	35,473	90,831	1,339,915	-	35,588	414,787	221,665	310,286	6,124,183	
Investments	3,440,000	-	-	-	-	-	495,000	-	245,000	4,180,000	
Accounts Receivable	-	16,702	-	-	-	-	-	-	-	16,702	
Due from Other Governmental Entities	-	6,637	17,707	-	-	-	-	-	-	24,343	
Due from Other Funds	338,835	211,472	-	-	-	-	119,073	-	-	669,380	
<b>Total Assets</b>	<b>7,454,472</b>	<b>270,284</b>	<b>108,538</b>	<b>1,339,915</b>	<b>-</b>	<b>35,588</b>	<b>1,028,861</b>	<b>221,665</b>	<b>555,286</b>	<b>11,014,609</b>	
Liabilities and Fund Balances											
Due to Other Funds	-	269,969	172,756	50,965	33,345	140,112	2,234	-	-	669,380	
Accounts Payable	539	316	-	-	-	-	-	-	-	854	
Deposits	-	-	-	-	-	30,000	-	-	-	30,000	
<b>Total Liabilities</b>	<b>539</b>	<b>270,284</b>	<b>172,756</b>	<b>50,965</b>	<b>33,345</b>	<b>170,112</b>	<b>2,234</b>	<b>-</b>	<b>-</b>	<b>700,235</b>	
<b>Total Fund Balances</b>	<b>7,453,933</b>	<b>-</b>	<b>(64,218)</b>	<b>1,288,950</b>	<b>(33,345)</b>	<b>(134,524)</b>	<b>1,026,627</b>	<b>221,665</b>	<b>555,286</b>	<b>10,314,374</b>	
<b>Total Liabilities and Fund Balances</b>	<b>7,454,472</b>	<b>270,284</b>	<b>108,538</b>	<b>1,339,915</b>	<b>-</b>	<b>35,588</b>	<b>1,028,861</b>	<b>221,665</b>	<b>555,286</b>	<b>11,014,609</b>	
Revenues											
Grant Revenues - CDBG	675,298	-	-	-	-	-	-	-	-	675,298	1,844,274
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	92,291	-	-	-	-	-	-	-	419,470	511,761	736,820
Real Estate Sales	2,572,684	-	-	-	-	42,000	64,595	-	-	2,679,279	3,250,000
Interest	14,857	-	-	89	-	-	891	57	-	15,894	25,000
Core to Shore MAPS 3 Project	-	-	22,500	-	-	-	-	-	-	22,500	250,000
Other	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>3,355,130</b>	<b>-</b>	<b>22,500</b>	<b>89</b>	<b>-</b>	<b>42,000</b>	<b>65,486</b>	<b>57</b>	<b>419,470</b>	<b>3,904,731</b>	<b>6,106,094</b>
Expenditures											
General and Administrative	466,089	-	48,764	19,815	5,915	137,790	795	-	152,387	831,554	898,500
Real Estate Acquisition	409,964	-	50,580	614	-	6,375	-	-	-	467,533	2,300,000
Property Disposition	398,478	-	97	(114)	234	2,855	-	-	-	401,550	400,000
Site Clearance/Improvements	-	-	-	-	-	-	-	-	3,390	3,390	100,000
Legal and Professional	274,278	-	68,441	13,551	18,706	31,682	-	-	1,675	408,332	400,000
Property Management	204,565	-	-	-	-	-	-	-	113,548	318,113	457,500
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-	2,100,000
Other	9,487	-	-	-	8,490	3,410	-	-	-	21,387	40,000
<b>Total Expenditures</b>	<b>1,762,859</b>	<b>-</b>	<b>167,882</b>	<b>33,866</b>	<b>33,345</b>	<b>182,112</b>	<b>795</b>	<b>-</b>	<b>271,000</b>	<b>2,451,859</b>	<b>6,696,000</b>
<b>Changes in Fund Balance</b>	<b>1,592,270</b>	<b>-</b>	<b>(145,382)</b>	<b>(33,777)</b>	<b>(33,345)</b>	<b>(140,112)</b>	<b>64,691</b>	<b>57</b>	<b>148,470</b>	<b>1,452,872</b>	<b>(589,906)</b>
Fund Balance, Beginning of Year	5,861,663	-	81,164	1,322,728	-	5,588	961,935	221,608	406,816	8,861,502	
Fund Balance, Current	7,453,933	-	(64,218)	1,288,950	(33,345)	(134,524)	1,026,627	221,665	555,286	10,314,374	

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 February 28, 2015

	<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	3,675,637	35,473	90,831	1,339,915	-	35,588	414,787	221,665	310,286	6,124,183
Investments	3,440,000	-	-	-	-	-	495,000	-	245,000	4,180,000
Accounts Receivable	-	16,702	-	-	-	-	-	-	-	16,702
Due from Other Governmental Entities	-	6,637	17,707	-	-	-	-	-	-	24,343
Due from Other Funds	338,835	211,472	-	-	-	-	119,073	-	-	669,380
<b>Total Assets</b>	<b>7,454,472</b>	<b>270,284</b>	<b>108,538</b>	<b>1,339,915</b>	<b>-</b>	<b>35,588</b>	<b>1,028,861</b>	<b>221,665</b>	<b>555,286</b>	<b>11,014,609</b>
Liabilities and Fund Balances										
Due to Other Funds	-	269,969	172,756	50,965	33,345	140,112	2,234	-	-	669,380
Accounts Payable	539	316	-	-	-	-	-	-	-	854
Deposits	-	-	-	-	-	30,000	-	-	-	30,000
<b>Total Liabilities</b>	<b>539</b>	<b>270,284</b>	<b>172,756</b>	<b>50,965</b>	<b>33,345</b>	<b>170,112</b>	<b>2,234</b>	<b>-</b>	<b>-</b>	<b>700,235</b>
<b>Total Fund Balances</b>	<b>7,453,933</b>	<b>-</b>	<b>(64,218)</b>	<b>1,288,950</b>	<b>(33,345)</b>	<b>(134,524)</b>	<b>1,026,627</b>	<b>221,665</b>	<b>555,286</b>	<b>10,314,374</b>
<b>Total Liabilities and Fund Balances</b>	<b>7,454,472</b>	<b>270,284</b>	<b>108,538</b>	<b>1,339,915</b>	<b>-</b>	<b>35,588</b>	<b>1,028,861</b>	<b>221,665</b>	<b>555,286</b>	<b>11,014,609</b>
Revenues										
Grant Revenues - CDBG	27,755	-	-	-	-	-	-	-	-	27,755
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Rentals	38,364	-	-	-	-	-	-	-	104,867	143,231
Real Estate Sales	-	-	-	-	-	42,000	-	-	-	42,000
Interest	420	-	-	10	-	-	180	7	-	617
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>66,539</b>	<b>-</b>	<b>-</b>	<b>10</b>	<b>-</b>	<b>42,000</b>	<b>180</b>	<b>7</b>	<b>104,867</b>	<b>213,604</b>
Expenditures										
General and Administrative	19,728	-	7,143	25	-	31,577	173	-	38,774	97,420
Real Estate Acquisition	1,225	-	7,700	-	-	1,650	-	-	-	10,575
Property Disposition	(1,432)	-	-	-	234	782	-	-	-	(417)
Site Clearance/Improvements	-	-	-	-	-	-	-	-	3,390	3,390
Legal and Professional	47,452	-	6,153	5,121	5,947	14,718	-	-	-	79,391
Property Management	27,802	-	-	-	-	-	-	-	24,214	52,016
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>94,775</b>	<b>-</b>	<b>20,996</b>	<b>5,146</b>	<b>6,181</b>	<b>48,727</b>	<b>173</b>	<b>-</b>	<b>66,378</b>	<b>242,376</b>
<b>Changes in Fund Balance</b>	<b>(28,236)</b>	<b>-</b>	<b>(20,996)</b>	<b>(5,136)</b>	<b>(6,181)</b>	<b>(6,727)</b>	<b>8</b>	<b>7</b>	<b>38,490</b>	<b>(28,772)</b>
Fund Balance, Beginning of Period	7,482,170	-	(43,222)	1,294,086	(27,164)	(127,798)	1,026,619	221,658	516,797	10,343,146
Fund Balance, Current	7,453,933	-	(64,218)	1,288,950	(33,345)	(134,524)	1,026,627	221,665	555,286	10,314,374

Unaudited - For Management Use Only



Oklahoma City Urban Renewal Authority  
Schedule of Investments  
February 28, 2015

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
GE Capital Retail Bank CD	0.60%	03/13/15	09/13/13	245,000
Goldman Sachs Bank USA CD	0.50%	04/24/15	04/24/13	245,000
Cathay Bank CD	0.60%	06/22/15	09/20/13	245,000
GE Capital Bank CD	0.70%	07/13/15	07/12/13	245,000
American Express Centurion CD	0.70%	07/27/15	07/25/13	245,000
Compass Bank CD	0.65%	09/11/15	09/11/13	245,000
Safra National Bank CD	0.50%	09/15/15	09/15/14	245,000
Bank of China NY CD	0.45%	09/17/15	09/17/14	245,000
Sallie Mae Bank CD	0.75%	10/17/15	10/16/13	245,000
State Bank of India CD	0.85%	10/19/15	10/18/13	245,000
Discover Bank CD	0.50%	12/11/15	12/11/13	245,000
SmartBank CD	0.50%	04/22/16	04/07/14	245,000
Comenity Capital Bank CD	0.85%	09/15/16	09/15/14	250,000
Park National Bank CD	0.90%	09/16/16	09/19/14	250,000
Investor's Bank/Short Hills CD	0.80%	09/26/16	09/26/14	250,000
First Merit Bank Ohio CD	1.00%	10/31/16	10/31/14	245,000
Ally Bank CD	0.85%	01/30/17	01/29/15	245,000
Total Investments				4,180,000