

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
Fourth Quarter Fiscal Year 2020 - 21
April 1, 2021 through June 30, 2021

I. COVID 19 Response – Small Business Support

- Small Business Continuity Program
 - Round 1 funded with City GOLT bond program - Complete
 - Round 2 and Venue Program funded with CARES ACT - Complete
 - Round 3 Minority Owned Business Recovery Program (MOBRP) funded with CARES ACT – On-going
 - Working with additional business owners with remaining funds
 - Additional Retrofit and Technical Assistance will be an estimated \$300,000
- Community Economic Resiliency Plan: Ernst & Young LLP is in Phase 3 (final phase) of gathering and analyzing data, conducting stakeholder engagement, reviewing incentives, identifying priorities and forming an implementation plan. Present plan to City Council August 31, 2021
- OCURA Grant Program: 150 applications received, 37 qualified, 25 have executed grant agreements for a total of \$224,979; still working with 16 companies to get the required documentation
- Oklahoma County Small Business and Nonprofit Grant: Complete

II. Homeland Grocery Store

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Groundbreaking held October 1, 2020
- Construction of the store is on schedule; anticipated completion August 2021. Opening September 1, 2021
- MAPS 3 Wellness Center has begun

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. Additional parcels of land identified for future aerospace company building expansion
- Developing plan and schedule to close Douglas Blvd to enhance base security
- I-240 & Eastern large industrial site – acquired from CLO June 28, 2021
- Unit Parts warehouse rehab nearing completion and now available for lease. Also offered for sale. Closing August 1, 2021
- Implementation of C-PACE financing program to support economic development project
- City wide search for available large industrial parcels completed. Numerous responses to RFPs for industrial recruitment sent to OKC Economic Development, City Chamber and Dept. of Commerce
- I-240 & Air Depot – pursuing acquisition for campus/job creation project owned by City Water Trust – appraisal underway

IV. NE OKC Redevelopment and Revitalization

- Redevelopment and Revitalization

- Approval of Planning Grant for both the Lyons Mansion and the Brockway Center through the National Trust for Historic Preservation’s African American Cultural Heritage Action Fund
 - Request for Proposals for Community Engagement (Phase I) - received three proposals that are under review
 - Next Step: Shortlist and Interview Consultants
 - Phase II will be a business plan using a \$50,000 award from the William R. Kenan, Jr. Charitable Trust (the “Kenan Trust”)
 - Restore OKC market – Opened March 2021
 - 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 – (51 total units)
 - Market rate – 28 single-family houses + 5 duplexes = 38 total units (2 will be owner-occupied)
 - Affordable – 9 single-family houses + 1 duplexes = 13 total units
 - Under construction – (9 total units)
 - Market rate – 3 single-family houses + 2 duplexes = 7 total units
 - Affordable – 2 single-family houses = 2 total units
 - Recently completed homes – (1 rehab)
 - Progress OKC construction of affordable houses on Euclid. – Complete and all home sold
 - Marcus Garvey School – Developer selected, TIF and affordable housing incentive ongoing; LIHTC approved by State; submitted application for HOME funds
 - 23rd and Fonshill; Mosque Project – design will be approved July 21, 2021 with construction starting this summer
- Innovation District
 - Robinson Park Development Announced – Alliance to serve as Co-developer
 - Working on Memorandum of Understanding between the developer and the City
 - Meet with City and Innovation District staff on MAPS 4 project
 - Offer to purchase State Chamber was accepted but later rejected by Chamber
 - 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. Draft report has been completed and review is ongoing.
 - 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

- Century Center
 - Worked with Griffin Communications to identify a new headquarters location
 - Develop incentive package to encourage them to move downtown
 - Plan to purchase Century Center, make \$10 million improvements

- Allocation of \$2.7 million TIF assistance
 - \$2 million from TIF 8
 - \$700,000 from TIF 2
- The Hill – termination of redevelopment agreement. Issued RFP for development of remaining property, responses due back 7/30/21
- Boulevard Place mixed-use development
 - Environmental remediation ongoing
 - Redevelopment Agreement approved by OCURA
 - TIF request approval process underway
 - Working with ODOT to acquire two small corner parcels
- 4th and Shartel – property scheduled for closing on 7/14/21
- Page Woodson Phase 3 – Complete, Phase 4 & 5 in planning and design stages
- First National
- Producers Coop
- Strawberry Fields
- BancFirst Tower
- Central Oklahoma Humane Center- SW 8th OCURA property – Staff has a meeting scheduled to discuss with the Humane Society a new, scaled down development
- 4th and Gaylord – Rose Rock Development Group – redevelopment agreement in place, reviewing request for Affordable Housing funds, working with DEQ regarding environmental issues
- 3rd and Walnut – Richard McCowan as developer – Developer has decided not to pursue development at this time
- Villa Teresa – Residences & Hotel- Working with OG&E on power line issue
- Review of various projects in Downtown and NE Renaissance TIF

VI. Boathouse Foundation

- BarK – TIF allocation approved; ground lease approved. Construction to begin Summer 2021

VII. Progress OKC

- Application approved by Planning Department for \$550,000 HOME funds to build additional for-sale, single-family (7) and multi-family unit on OCURA lots; contract must be approved by council
- Since January 2021, 13 Kiva microloans have been fully funded totaling over \$50k
- Executed an agreement with TEDC Creative Capital, a not for profit CDFI to facilitate a “step-up” microloan in Oklahoma City
- Hired a commercial lender consultant in pursuit of CDFI status
 - Preparing a Community Navigator Pilot Program application to the SBA in the amount of \$2.5M to implement OKC SmallBiz Nav – a Local Hub & Spoke Model – application due July 23, 2021