

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
First Quarter Fiscal Year 2019 - 20
July 1, 2019 through September 30, 2019

Executive Summary:

The following is a summary of the projects and activities that are described in more detail in the following report. These are projects that I felt were of the most importance or interest, or that were the most time consuming.

I. Homeland Grocery Store and Corporate Headquarters

- Development Partnership of the Alliance, Endeavour and E Smith Communities
- Announcement of new store and corporate headquarters
- Assemble remainder of development team
- Working with the Commissioners of the Land Office to determine how to acquire site
- Development site plan, pro forma, TIF request, and financing plan
- Location has been approved for MAPS 3 Senior Wellness Center #3 on the site
- Development of Master Developer strategy

II. MAPS 4

- Part of team that developed Affordable Housing/ Homelessness proposal and Innovation District proposal
- Presentation to council on these projects

III. MAPS 3 Convention Center and Hotel

- Omni Oklahoma City Convention Center Headquarters Hotel
 - Implementation of Redevelopment Agreement and Funding Plan
 - Continued project oversight by GSB
 - Construction continues; \$65 million of City funding expended by August 2019
 - Topping out ceremony was September 27, 2019
 - Ongoing coordination with other projects in the area
- Parking Garage to serve convention center, MAPS 3 Park, Chesapeake Arena & Convention Center Hotel
 - Design of the garage by TAP is complete
 - Completion of demolition of OG&E Gold Building for garage and site work
 - Garage construction begins October 1, 2019
- Fairfield Inn – Scheduled to be complete in November
- Boulevard Place mixed-use development
 - Working on Affordable Housing component and TIF request

IV. Job Creation

- Tinker and aerospace strategy

V. NE OKC Redevelopment and Revitalization

A. Redevelopment and Revitalization

- Purchase of Lyon's (Luster) Mansion, began some improvements
- Brockway Center purchase agreement near with Care Center
- Page Woodson – Phase II complete, and Phase 3 approved by OCURA
- JFK Area worked with several developers and individuals interested in single-family homes or duplexes.
- Progress OKC construction of affordable houses on Euclid. All four homes sold. Second phase (5 homes) underway
- Marcus Garvey School – Developer selected
- Senior Wellness Center #3 & Langston University – location selected at NE 36th and Lincoln
- Amendments to NE Renaissance TIF district in process
- Freedom Center and sit in commemoration
- Jewel Theatre
- 23rd and Fonshill Mosque Project

B. Innovation District

- Perkins & Will for Land Use & Development Plan near completion. Public plan introduction was July 31, 2019
- MAPS 4 proposal
- Meet with developers and companies interested in Innovation District
- Monthly Board Meetings

VI. Development Projects

- The Hill
- Boulevard Place
- Entered into agreement to assist to OKCPS with redevelopment of 900 N. Klein, received proposals on 6/26/19; Redeveloper Carpathia selected and approved by OCRA
- First National
- Producers Coop
- Review of various projects in Downtown and NE Renaissance TIF
- Cotter Tower/ BancFirst
- Oklahoma Contemporary Art Center
- Oklahoma Municipal League
- Central Oklahoma Humane Center- SW 8th OCURA property
- First Christian Compassion Church
- Sunbeam Family Home – completed in July

VII. Boathouse Foundation

- Work with Foundation, Chamber and City to determine feasibility of private development (retail/restaurant, hospitality); work to resolve land ownership issues
- Continue to assist and advise foundation on various issues

VIII. Opportunity Zones

- Lead effort to determine appropriate census tracts to include the opportunity zones and prepare city’s recommendation to the Governor
- Work with City (Mayor’s Office) and Accelerator for America to develop Investment Prospectus for OKC. Accelerator meeting in OKC Sept 5-6.
- Meet with local individuals about possibility of creating a local fund
- Several meetings about projects and with investors
- Held Opportunity Zone Town Hall meeting at Fairview Baptist Church

IX. Progress OKC

- Partnered with local builder for the construction of Euclid Avenue Phase Two; Implemented cost-saving strategies
- Selected by OCURA to provide General Contractor Services to complete construction of two single-family homes at 1401 NE 21st & 1404 NE 22nd. One House Sold.
- Selected new Executive Director, Maurianna Adams
- New Strategic Planning process for organization

X. Retail

- Update grocery study for NE OKC
- Negotiate LOI for new Homeland Grocery Store

Detailed Status Report:

The following is a more detailed status report organized in the same manner as the scope of work in the contract between the City and the Alliance.

1. Manage City TIF Districts:

- NE Renaissance TIF District – develop possible amendments to TIF boundary. Presented to council July 2.
- Met with several developers interested in commercial projects, retail or housing

2. City’s GOLT Bond Program/Job Creation:

- Met with City and Chamber staff on a regular basis to discuss potential job creation projects and prospects
- Tinker/OIA projects
- Small Business incentives

3. MAPS 3/ Leverage MAPS 3 for Private Investment

- Continued management of development of Omni Hotel
- Coordinate development of parking garage and mixed use adjacent to Omni
- Coordination of all projects in the vicinity of the MAPS 3 Convention Center
- NE Senior Wellness Center – Location selected
- Central Oklahoma Humane designated as developer parcel to adjacent to lower park

4. Projects – TIF or OCURA Related

- The Hill – notice of default; process to cure default
- 3rd and Walnut – Issued RFP and held pre-submission meeting
- 4th & Shartel – Colony Partners selected as redeveloper
- 4th and EK Gaylord – acquired the remainder of the land for a more developable site, reissued RFP
- Marcus Garvey redeveloper selected
- Lyons Mansion
- Brockway Center
- Page Woodson School – future phases, Stonewall extension- Complete
- First National Building
- Innovation District
- JFK housing development
- Jewel Theatre
- Producers Co-op site
- BancFirst Tower
- Boulevard parcels South of Chesapeake Arena - RFP issued, response reviewed
- Central Oklahoma Humane Society Compassion Center

5. Retail Initiatives:

- Met with several developers about new projects in OKC

6. Oklahoma City Port Authority:

- Continued management of Oklahoma City Port Authority
- Ernst & Young develop plan to better utilize foreign trade zone

7. Land Use Planning and Implementation:

- Perkins & Will for Land Use & Development Plan near completion. Public plan introduction was July 31, 2019
- Develop scope of work for new Downtown Housing Study

8. Economic Development Incentive Policies:

- Continued meetings about how incentive policies are impacted by various strategies to support employment land sites and the desire for more affordable housing options
- Met to discuss Affordable Housing Policy / Strategy approved by OCEDT and City Council

9. Public Interest Projects:

- Coordinate with the Oklahoma City Housing Authority to develop Affordable Housing for Oklahoma City- MAPS 4 Proposal
- Work with the Boathouse Foundation to examine revenue enhancement through private development
- Freedom Center – offer to assist with project

- Sit in/Civil Rights movement commemoration in pedestrian connection area between IRS Building and Corporate Tower
- Co-chair Navigators Committee for OKCPS Pathways to Greatness

10. Other Economic Development Activities:

- Met with several developers about projects throughout Oklahoma City and the availability of incentives for their projects
- Begin process to update Alliance Strategic Plan; Held several meetings with stakeholders, survey of stakeholders and staff retreat
- Worked closely with ACOG to get the regional Comprehensive Economic Development Strategy updated and in compliance
- Hired new Project Assistant and Senior Project Manager