

**The Alliance for Economic Development of Oklahoma City, Inc.**  
**President's Report**  
**Fourth Quarter Fiscal Year 2022 - 23**  
**April 1, 2023 through June 30, 2023**

**OKC Rescue Program (ARPA)**

- Applications for Technical Assistance, Façade and Storefront Improvement, and Pandemic Mitigation programs closed May 31, 2023. We continue to serve and assist ongoing applications.
  - Awarded \$3,500,000 in funding.
  - First Fidelity Bank cash flow assistance program for these reimbursement projects:
  - Projects underway: Taqueria Y Tortilleria Lupita (Ward 6), Prestige Barbershop (Ward 1), Rave Hair Salon (Ward 2)
  - Working on applications: Kindred Spirits (Ward 7), Recess OKC (Ward 2), Leo's BBQ (Ward 7), T-shirt Depot (Ward 7)
- Business District Capacity Program: Asian District, Capitol Hill Calle Dos Cinco, Auto Alley, Midtown, West Village, Plaza, Stockyards, WestTen.
- Minority Supplier Program will assist minority-owned businesses with obtaining and executing competitive procurement opportunities. Contracts are executed with:
  - Urban League
  - Hispanic Chamber
  - REI Oklahoma
- Accelerators:
  - Real Deal Accelerator – Second cohort will begin in August 2023.
  - StitchCrew Latino Accelerator cohort— Second will begin in September 2023. Applications are being accepted now.
  - OKC Minority Founder Accelerator (OMFA) completed the first phase of accelerator programming and are working to complete the next phase. Graduation is scheduled for August 3.
- Work Force Development:
  - OKCoders coding bootcamp serving 8 ARPA funded participants. The current cohort will run until September. OKCoders, Techlahoma and the Verge are working to develop an internship program for graduates of their program to obtain coding internships with local companies.
  - Curbside Apparel, a program operated by Homeless Alliance, qualified and started serving 5 participants in their screen printing/retail job training program.
  - Regional Food Bank and TEEM graduated 4 individuals from the culinary training program. We have worked to qualify 12 participants for the next cohort that will begin in July.
  - It's My Community qualified 3 individuals for CDL job training through their Work Ready Oklahoma collaborative
  - ReMerge has qualified 58 participants for Career Readiness services.
  - RestoreOKC contract was signed for job training. RestoreOKC will begin recruiting and publicizing their program in late July.
  - Continued contract negotiations and program development with two local institutions of

higher education to provide career-oriented job training in cybersecurity, data analytics, and IT education.

**I. Homeland Grocery Store**

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Wellness Center to be completed late summer of 2023.
- Signed agreement with Tesla on a charging station in the parking lot

**II. Job Creation/OIA**

- 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 which has been placed on-hold until resolution of the negotiations with Air Force to purchase the MROTC facility. 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 (approximately 130 acres) 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.
- Tinker mission support and aerospace strategy enhanced by acquisition of approximately 180 additional acres of land on the East side of Douglas Blvd. above and beyond the MROTC facility and adjacent lands previously mentioned. Portions of this land are earmarked for use by the Air Force for new missions assigned to the base such as a new entry gate for the base and the OG&E peak station, which is a joint project between OIA, the Air Force, and the Oklahoma Military Planning Commission, and OG&E. Approximately 80 acres are reserved for OIA to develop for industrial/office uses to support these new missions.
- I-240 & Eastern large industrial site – acquired from CLO June 28, 2021. 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. Engineering firm CEC was selected through a competitive selection process to implement the ARPA water and sewer line extensions. Initial sale of land totaling approximately 124 acres and approximately \$17.3 million approved by OCEDT and OIA boards in February and March 2023 with first closing of these sales in July 2023. Applying for additional roadway funding through ODOT for frontage road infrastructure.
- I-240 & Air Depot – OIA completed the acquisition of land owned by the City Water Trust on behalf of Pratt and Whitney to build a \$255 million Sustainment and Training Center. Purchase and Sales agreement approved by the City and Water Trust and Purchase and Sales agreement with defense contractor signed in January 2023. Final purchase by Pratt & Whitney is completed and ground breaking was held in June.
- 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, 2021. 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 \$42,232,106. The C-PACE Assessment Contract for the Convergence Innovation District project

was approved in June 2023 by the BOCC. Financing approximately \$28.395 million in eligible conservation type building upgrades for the project. This is the largest C-PACE Assessment Contract in State history.

- 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.
- 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 completed Phase I of the study on 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"). Contract is being executed by the National Trust
- Page Woodson – Phase 4 under construction
- JFK & NER\* Area – worked with several developers and individuals interested in single-family homes or duplexes
  - Under redevelopment agreement – (49 total units)
    - Market rate – 40 single-family houses\* = 40 total units (5 developed by prospective homeowners);
    - Affordable – 9 single-family houses = 9 total units
  - Under construction – (16 total units)
    - Market rate – 10 single-family houses = 10 total units
    - Affordable – 4 single-family houses + 1 duplexes = 6 total units
  - Recently completed homes – (12 total units)
    - Market rate – 8 single-family houses = 8 total units
    - Affordable – 2 single-family houses + 1 duplexes = 4 total units
- Marcus Garvey School – construction underway, completion anticipated end of 2023
- 23rd and Fonshill - construction will begin 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.
- 23<sup>rd</sup> and MLK – MAPS 4 funding used to purchase the property. The City applied for an Environmental Justice grant of \$1 million for community engagement and clean up and should hear by September.
- Miramar- Working on easement acquisition for water and sewer infrastructure
- Innovation District
  - Convergence
    - Financial Closing was in June 2023.
  - 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
  - Amended the Innovation District TIF Project Plan

### IV. Development Projects

- The Hill – Meeting with Developers and HOA to discuss concepts
- Boulevard Place mixed-use development – Amended the Core to Shore TIF Project Plan to create a project specific TIF area for this site. Working with developer on financing options and will

- need to amend the OCURA redevelopment agreement accordingly
- The Muse at 4th and Shartel – Phase I and Phase II punching out a few final items, OCURA to issue Certificate of Completion soon
- I-235 and NE 1<sup>st</sup> Street
  - Developers are now considering a location in the Adventure District. Working with the City on clean up options.
- Citizen Building (OCICFT) located at NW corner of NW 5<sup>th</sup> and Robinson – under construction
- Truck Yard – under construction
- ODOT Excess Boulevard ROW Parcels – hired MacArthur to review legal descriptions, ODOT is needing to correct the legal descriptions
- Producers Co-op – managing coordination with developer and city
- Strawberry Fields – developer has not agreed to City’s terms
- Boardwalk Development (Lower Bricktown Compress Parking Lot) – TIF 2 Project Plan amended to create a project specific TIF area and moving through the TIF process for approval of allocation of funding
- Central Oklahoma Humane Center- SW 8th OCURA property.
- 4th and Gaylord – Rose Rock Development Group – Developer awarded OHFA 4% tax credit in May and trying to finalize financing structure
- Northeast 5th and Harrison/Walnut (Flat Iron RFP) –redevelopment agreement being negotiated with BerryRock; appraisal underway
- 4<sup>th</sup> and Wisconson – RFP for development out for advertisement currently.
- NW 10<sup>th</sup> Street- Hiring an engineer firm for survey services for property to be transferred from the City.
- The Hub – 13<sup>th</sup> and Broadway – 7 story office tower for Core Bank and 290+ apartments

## **V. Progress OKC**

- Construction of the initial four affordable homes in NE OKC is nearly complete, with exterior paint colors being applied as interior final selections have been made for all four homes. POKC is working with McGraw Realtors; presently, we have a sale pending on the Euclid structure. Three homes are being built on NE 11<sup>th</sup> 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. Todd Tramba of Tramba Construction is serving as the General Contractor. POKC is partnering with NHS and Weokie Credit Union to offer Home Buyer Education classes. Partnering with the Metropolitan Library System, listening sessions have been offered at the Ralph Ellison, Capitol Hill and NW Libraries. Weokie Credit Union offers 100% financing for families who fall within our target population of 80%AMI. Staff were present at the Grand Opening of the Willa Johnson Recreational Center to interface with the community about the homes. All homes are being constructed on OCURA lots.
- Since January 2021, 32 Kiva microloans have been fully awarded. Funded applicants to date, \$234,500.
- 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 restructuring of the course have proven beneficial for our recent cohort, according to feedback received from participants.

- Our most recent small business accelerator, using the Kauffman curriculum, began in February and ended in April 2023 following 12-weeks of sessions at 6 hours per week. Previous cohorts met for 4 hours per week; the additional 2 hours of instruction time is with a small business plan developer; the cohort had 13 small business founders participate. The final event was **Pitch Night** held at the Mass Mutual Building, where founders “pitched” their businesses to family, friends, colleagues and a panel of judges for cash grants totaling \$2500. In addition to the 12-weeks of instruction Pitch Night competition, founders will have access to technical assistance grants on topics ranging from marketing and branding to business tax assistance. This effort is funded through a partnership with JPMorgan Chase Foundation grant in the amount of \$225,000.
- 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 launching our fourth cohort, using ARPA funds, in September.
- The consortium for HB Foster Minority Business Center along with MAPS office personnel and Architects with JHBR, will travel to visit exemplary small business centers and initiatives; the intent is to gain further information as to programs offered, funding structures, community engagement as well as use of repurposed buildings for like efforts. The consortium is comprised of Progress OKC, Metro-Tech, NE Renaissance, and the Small Business Development Center. Superintendent of Metro-Tech, Aaron Collins, will serve as the consortium liaison to negotiate contracts with the City of OKC as well as the named operator.

## VI. Planning Projects

- Downtown and Innovation District TIF Amendments - complete
- “South of Eighth Street” strategy plan for area near Innovation District – report completed. Will be released publically in September.
- MAPS Multipurpose Stadium
- PSM
- Brockway/Lyons Study is complete and will be used to frame Phase II. – Phase II is for financial feasibility and contract is being negotiated by the National Trust now.
- Employment Land Study
  - Consultants were in town the week of July 10<sup>th</sup> to conduct interviews and tour the area. Project should be complete by fall 2023.
- NE 23<sup>rd</sup> Street Retail Analysis
  - 90% complete

## VII. Other

- Adventure District – Looking at extending the NER TIF district into Adventure District.
- Have been asked to look at Classen/Gold Dome area for consideration of TIF.
- Working with the Planning Department to consider other areas for TIF
- OKC Port Authority – Working on submission of ASF Usage-Driven Site Application for Bri-Steel Manufacturing