

**The Alliance for Economic Development of Oklahoma City, Inc.**  
**President's Report**  
**Fourth Quarter Fiscal Year 2021 - 22**  
**April 1, 2022 through June 30, 2022**

**I. ARPA Funding**

- We launched three small business support programs:
  - Technical Assistance (services for human resources, IT, financial, business planning, architectural and engineering services, or marketing)
  - Façade and Storefront Improvement (reimbursement for new windows, awnings, signage or other permanent façade improvements)
  - Pandemic Mitigation (reimbursement for outdoor patios, ventilation systems, barriers, drive thru, or parking lot restriping to accommodate patios and drive thru)
- We launched the programs on April 18 and on June 8 we reached our budget capacity for the programs. Disclaimers were placed on the website and the applications received after this date are not guaranteed funding.
  - We received 650 applications during this period from 386 different applicants
  - Of those applications from eligible participants:
    - 59% of applications are for Technical Assistance
    - 22% for Façade and Storefront Improvement
    - 20% for Pandemic Mitigation
    - 75% of applications are from minority-owned companies
    - 47% of applications are from businesses in Qualified Census Tracts
    - 11% of applications are from 501(c)(3) nonprofits
  - As of July 15, 81 applications have been reviewed and determined qualified for services by the Alliance and the City of Oklahoma City.
- We launched a community engagement website called Engagement HQ on June 6: <https://engage.theallianceokc.org/>
- We opened an RFP for Accelerator and Pre-Accelerator Services.
  - We received one response from the Real Deal Collective that we will fund. Final approval for funding is with the City of Oklahoma. We hope to begin funding this program in August.
- We opened an RFP for Workforce Development and Job Training services, with an articulated desire for responses for digital skills and hospitality/retail skills programs.

**II. Homeland Grocery Store**

- Development Partnership of the Alliance, Endeavour and Northeast Equity Investment Group LLC
- Wellness Center on schedule
- Project won an ULI Oklahoma Impact Award

**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. Portions of this land is earmarked for use by the Air Force for new missions assigned to the base. Approximately 80 acres is 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.

- 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 Agreement signed by developers. Awaiting development plan. The Alliance has requested ARPA funds to relocate on-site powerlines and pipelines along with extension of water and sewer lines to the site.
- Unit Parts warehouse sale was completed on September 30, 2021
- 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 five (5) C-PACE Assessment Contracts for developers totaling \$13,158,092.
- Citywide search for available large industrial parcels completed. 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. Request made for ARPA funds to extend utilities infrastructure to targeted locations for industrial sites. Letters to landowners for potential acquisition interest have been sent out on two prospective development sites.
- Numerous responses to RFPs for industrial recruitment sent to OKC Economic Development, City Chamber and Dept. of Commerce
- I-240 & Air Depot – pursuing acquisition on behalf of defense contractor for campus/job creation project owned by City Water Trust – Letter of Intent received from the defense contractor and negotiations with the City Water Trust are underway to acquire this land. Purchase and Sales agreement with defense contractor is expected to be signed in September 2022.

#### **IV. 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 and Lord Cultural Resources were chosen as the consultant
    - Phase II will be a business plan using a \$50,000 award from the William R. Kenan, Jr. Charitable Trust (the “Kenan Trust”)
    - Both properties have undergone stabilization
    - Community Engagement is complete with a draft report due this fall
  - Page Woodson – Phase 4 schematic designs and design development drawings approved by OCURA – (public plaza and restaurant space will be last phases)
  - JFK Area worked with several developers and individuals interested in single-family homes or duplexes
    - Proposals Received – 5 single family house = 5 total units
      - Scheduled to go to the July OCURA Board Meeting
    - Under redevelopment agreement – (35 total units)
      - Market rate – 43 single-family houses + 5 duplex = 53 total units (5 units will be owner-occupied);
      - Affordable – 11 single-family houses + 1 duplex = 13 total units

- Under construction – (19 total units)
      - Market rate – 6 single-family houses + 2 duplex = 12 total units
      - Affordable – 2 single-family houses = 2 total units
    - Recently completed homes – 4 single-family house
  - Marcus Garvey School – closed on property on 6/29/22; construction to commence soon
  - 23<sup>rd</sup> and Glen Ellyn – received one proposal to RFP, vetting proposal
  - 23rd and Fonshill - Construction has begun
  - Eastpoint Hotel – 77-key boutique hotel to be constructed on NE 23rd Street
- Innovation District
  - Robinson Park Development now named Convergence – Alliance to serve as Co-developer
    - Master Development Agreement approved by Council January 18, 2022
    - Groundbreaking early 2022
  - Meet with developers and companies interested in Innovation District
  - 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

- The Hill – Received one proposal to the RFP and designated Burnett Equity as conditional redeveloper
- Boulevard Place mixed-use development
  - Environmental remediation ongoing
  - Construction start anticipated Sept/Oct
- 4th and Shartel – project under construction
- I-235 and NE 1<sup>st</sup> Street
  - Energy 820 was designated conditional redeveloper in September 2021. Site is very contaminated and we are working with the City’s Brownfield Program to identify ways to clean the site
- Citizen Building (OCICFT) located at NW corner of NW 5<sup>th</sup> and Robinson – approved conceptual plans and assistance with project financing
- Page Woodson – Phase 4 schematic designs and design development drawings approved by OCURA
- Lower Bricktown Development – Truck Yard working through designs, OCURA working with City on Parks acquiring Tract A-2 and B-2 as they contain Centennial Monument improvements; Closed out on OK Corporation Commission Brownsfields Program
- ODOT Excess Boulevard ROW Parcels – OCURA and OCRA entered into agreement with City to facilitate redevelopment on remnant excess ROW parcels, Phase I Environmental Assessment complete, in process of beginning transfer or property ownership
- Producers Co-op – managing coordination with developer and city
- Strawberry Fields – ongoing communication about development, overseeing phasing and infrastructure needs, facilitating TIF request for infrastructure
- Central Oklahoma Humane Center- SW 8th OCURA property – appraisal of property is underway. Construction is expected to begin January 2023

- 4th and Gaylord – Rose Rock Development Group – redevelopment agreement in place
- Review of various projects in Downtown and NE Renaissance TIF

#### **VI. Boathouse Foundation**

- BarK – TIF allocation approved; ground lease approved. Construction to be completed December 2022

#### **VII. Progress OKC**

- Application approved by Planning Department for \$550,000 HOME funds to build 9 additional homes – two (2) market rate and seven (7) affordable units – for sale. All of these units will be built on OCURA lots and the contract approved by Council on August 2.
- Sponsored Connectivity Grants for Culbertson East Highland, JFK Neighborhood Assoc., Garden Neighborhood Council Inc. and College Hill Neighborhood
- Since January 2021, 25 Kiva microloans have been fully awarded. The loans were awarded in varying amounts with a total amount in excess of \$100,000.
- Partnership with JPMorgan Chase Foundation grant extended for two years for the OKC SmallBiz Navigator and Enterprise Hubs in the amount of \$225,000. These funds will be used to implement Building Businesses Back Better program and business development courses with the Kauffman Foundation. Grant awarded October 2021.
- JPMorgan Chase VP of Global Philanthropy, Dorian Cockrell and ED Ryan Kirk visited The Alliance for Economic Development to meet with Progress OKC ED Kimberly Francisco and CEO Kenton Tsoodle. The meeting was to provide an overview of our work, the grant and to meet new staff.
- Business Development Course B4 Program for aspiring and early-state entrepreneurs that will develop and refine a proposed business concept, then take the business through each step of the business planning process. Following a comprehensive overview of the program along with expanding the FastTrack curriculum, the next cohort will begin in September 2022.
- 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.
- Created a consortium with Progress OKC, Metro-Tech, NE Renaissance, and the Small Business Development Center to submit a response to the City of OKC’s RFP solicitation for operations of the HB Foster Small Business Center. Consortium RFP was approved by MAPs subcommittee; Superintendent of Metro-Tech, Aaron Collins, will serve as the consortium liaison to negotiate contracts with the City of OKC. Anticipate final Council approval on August 2, 2022.

#### **VIII. Planning Projects**

- “South of Eighth Street” strategy plan for area near Innovation District
- Film and Music Incentive Program Proposal approved by Council
- Downtown Housing Market Readiness Study – reviewing drafts
- Stockyard Master Plan is complete
- Brockway/Lyons Study is nearing completion
- EMBARK TOD (Transit Oriented Development) – The Alliance sponsored EMBARK and paid for a consultant to apply for a federal grant