



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

FIFTY-EIGHTH ANNUAL REPORT

FY 2018-2019

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

FIFTY-SEVENTH ANNUAL REPORT

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Central Business District

The Civic (Civic Centre Flats)

Location	Northeastern corner of Couch Drive and Lee Avenue
Developer	Colony Partners, Inc.
Project Cost	\$7.3 million
Public Funding	\$350,000 TIF
Jobs Created	Construction jobs
Uses	For-sale Attached Residential
Commenced	August 2015
Completed	October 2016, other than sales
Info	34 residential for sale units (20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units). There are 5 units left to sell.



Civic Centre Flats Location Before



Civic Centre Flats

NW 4th and Shartel Avenue (700 West)

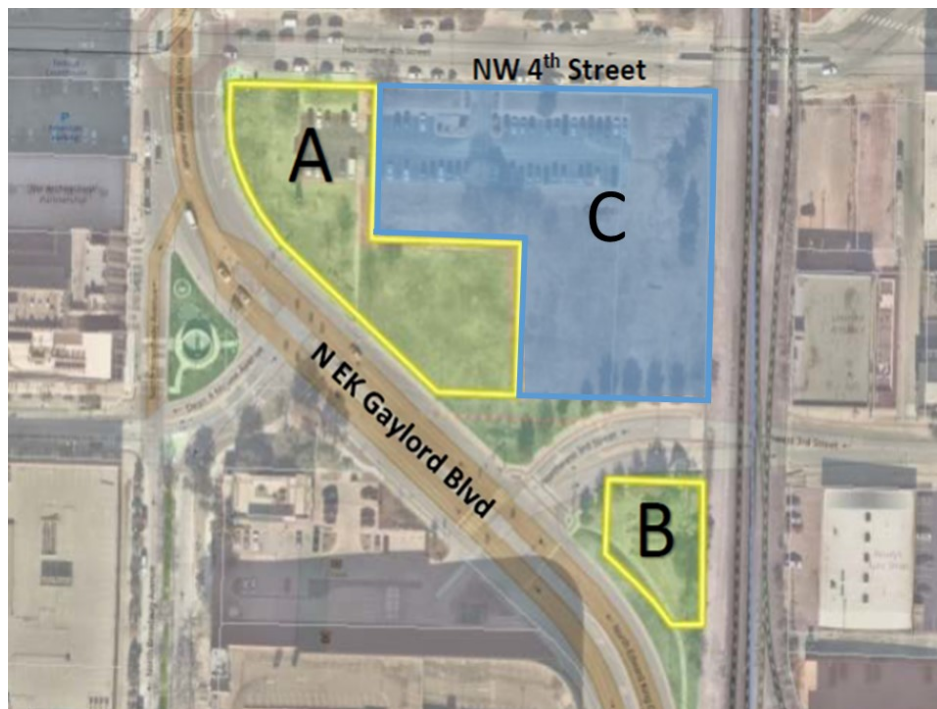
Location	Southeast corner of Shartel Avenue and Northwest 4 th Street
Developer	Colony Partners
Project Cost	\$22,005,476
Public Funding	To be determined
Jobs Created	To be determined
Uses	To be determined
Commenced	RFP released on June 1, 2018
Completed	Anticipated 2021
Info	On June 1, 2018, OCURA released an RFP for the development of a tract of land located at the southeast corner of Shartel Avenue and NW 4 th Street. The site consists of approximately 2.5 acres. The winning proposal was awarded to Colony Partners and Gardner Architects for the development of 700 West, a 138 unit, four-story, \$22,005,476 project with affordable units. The project will also feature 4,000 sq. ft. of retail space, a dog park, pool, and parking.



NW 4th and Shartel Ave rendering

RFP for Land at NW 4th and EK Gaylord Boulevard

Location	Southeast Corner of North E.K. Gaylord Blvd and Northwest 4th St.
Developer	To be determined
Project Cost	To be determined
Uses	To be determined
Commenced	RFP released January 14, 2019
Completed	To be determined
Info	In January of 2019, OCURA released an RFP for the development of a tract of land located at the southeast corner of NW 4 th Street and E.K. Gaylord Boulevard and the southwest corner of NW 3 rd Street and E.K. Boulevard. The properties offered by OCURA are located in the Central Business District Urban Renewal Plan Project Area. The two sites total to approximately 1.38 +/- acres. Two RFP proposals were submitted for the properties and were rejected. OCURA is working to obtain the parcel of land adjacent to tract A and north of tract B, identified as tract C, to increase the potential for better development.



Location of NW 4th and N. EK Gaylord RFP

Core-to-Shore Project Area

Block 8 – (OK Humane Society)

Location	Between S. Walker Ave and S Harvey Ave between SW 10 th and SW 11 th
Developer	Oklahoma Humane Society
Project Budget	\$20,300,000
Uses	Animal adoption campus
Commenced	Construction to begin in 2020
Completed	Anticipated late 2022
Info	OCURA owns a majority of a block of land in SW Oklahoma City. In October 2018, an RFP was issued for the property seeking a proposal to develop a mixed-use, commercial project on the property. The property borders the south portion of the new Scissortail Park. OK Humane Society was designated as conditional redeveloper. The project will serve as the new location for the OK Humane Society Campus. In addition, more than 7,500 square feet of interior space will be made available to the public, where they may play with dogs and cats or take advantage of the community space at the corner. Their proposal calls for an opening in 2022 to coincide with completion of the lower half of Scissortail Park. A redevelopment agreement is being negotiated.



OK Humane Society Rendering

Thunder Alley

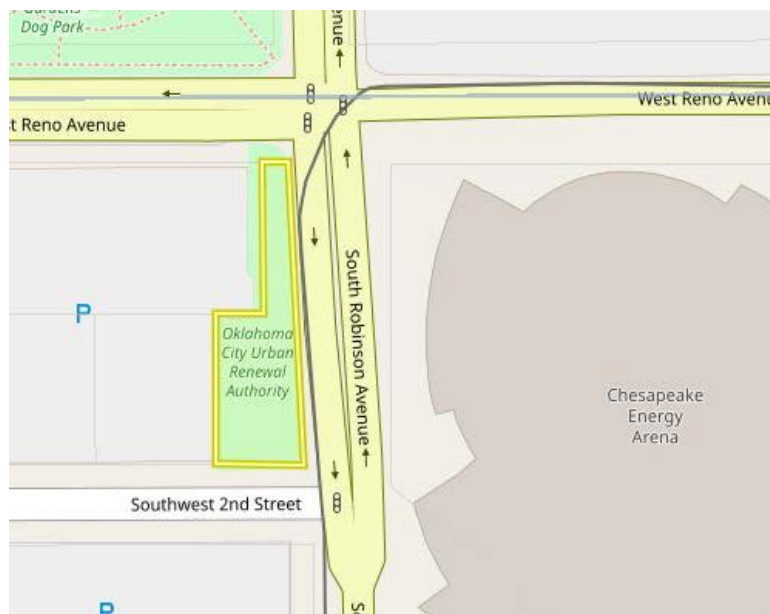
Location	The north side of the Oklahoma City Boulevard between S. Robinson Ave. and S. Shields Ave.
Developers	The Professional Basketball Club LLC. & Hogan Consulting LLC.
Public Funding	Seeking \$1.5 million in TIF
Project Budget	Anticipated \$10.5 million
Jobs Created	To be determined
Uses	Commercial mixed-use, OKC Thunder themed entertainment block
Commenced	Construction to begin in December 2019
Completed	Anticipated April 2021
Info	In October 2018 OCURA released an RFP seeking redevelopers for two sites located along the north side of the Oklahoma City Boulevard between Robinson Ave. and S. Shields Ave. The Professional Basketball Club LLC was selected as conditional redeveloper. Their plans are to make an OKC Thunder themed entertainment block. The new “Thunder Alley” will include a plaza with seating, a variety of lighting, a life size family themed basketball sculpture, and an indoor/outdoor restaurant. In addition, the east part of the site will serve as a controlled surface level parking lot. Discussions and negotiations have started.



“Thunder Alley” Rendering

V-77 W Arena Parcel

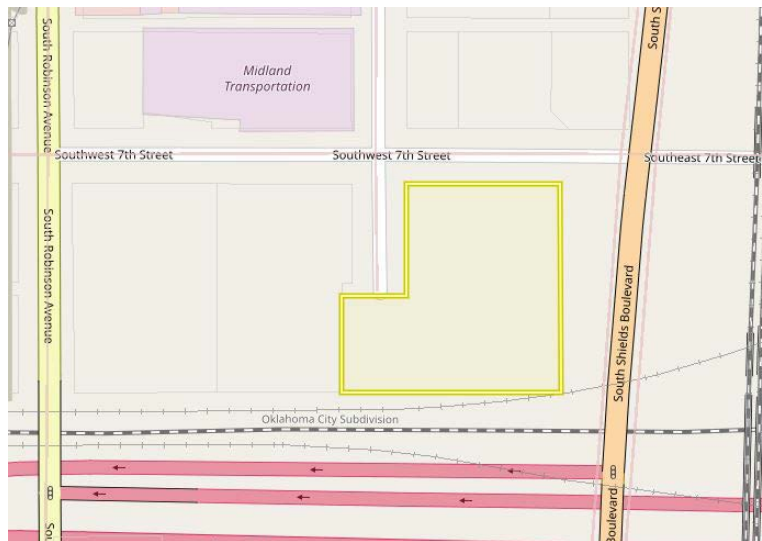
Location	South Robinson Ave to Broadway Ave between Reno & SW 2 nd
Project Budget	N/A
Uses	Private Development
Commenced	N/A
Completed	N/A
Info	OCURA owns a parcel of vacant land located at the Southwest corner of W. Reno Avenue and S. Robinson Avenue. This parcel is just west of the Chesapeake Energy Arena. REHCO owns the entire rest of the block and has expressed interest in acquiring the OCURA parcel.



Location of V-77 Parcel

V70E - 800 S Broadway & BNSF Railroad Road

Location	800 S. Broadway
Project Budget	To be determined
Uses	To be determined
Commenced	To be determined
Completed	To be determined
Info	OCURA is working to acquire a parcel of land located on the south side of Southwest 7th and at the southeast corner of the intersection of SW 7th and South Broadway. The site currently is owned by Bhanumati LLC, an Oklahoma Limited Liability Company. An 11,250 sq. ft. storage facility is located on the site. OCURA owns the parcel adjacent to the site. BNSF Railroad Row also runs across the property. OCURA is exploring options to acquire the railroad row.



V-70E Parcel located at 800 S. Broadway Ave.

Omni Hotel

Location	Robinson Ave to Broadway Ave between SW 3 rd and SW 4 th
Project Budget	\$235 million
Uses	17 story, 605 room AAA Four Diamond hotel adjacent to new OKC Convention Center
Commenced	October 2018
Completed	Anticipated January 2021
Info	OCURA acquired the land, helped to facilitate public contributions, negotiated the deal, and coordinated the design review. The project will consist of 605 hotel rooms, a pool, and amenities deck that looks over the new Scissortail Park. It will also have several restaurants that are accessible to park patrons and the public.



Omni Hotel Looking East

OG&E Site Acquisition

Location	The Southwest corner of Oklahoma City Boulevard and Shields Boulevard
Developer	Rose Rock Development Partners & COTPA
Project Cost	N/A
Public Funding	N/A
Uses	Mixed-use Residential and structured parking garage
Commenced	Demo expected to commence summer 2019
Completed	July 2019
Info	In 2018, The Oklahoma City Economic Development Trust purchased the OG&E property at SW 4 th and Broadway. OCURA has been tasked to assist in preparation of the site for development. Following acquisition of the site, the structures located on the property have been demolished. Presently, environmental testing and cleanup is underway. The site will be split into two projects.



Ariel view from the corner of S Shields Blvd and the Oklahoma City Boulevard

Structured Parking Garage

Location	The NW corner of SW 4 th St. and Shields Boulevard
Developer	Central Oklahoma Transportation and Parking Authority (COPTA)
Project Cost	\$27 million
Public Funding	To be determined
Uses	Parking garage
Commenced	Construction anticipated August 2019
Completed	Estimated 12 month construction period- August 2020
Info	A six level parking structure will be constructed on a southern portion of the former OG&E site. The public parking garage will be owned and operated by COPTA and serve the new OKC Convention Center, Scissortail Park, and Omni Hotel, and other project development in the area. It will include an above grade bridge access from the parking garage to the 2 nd level of the Convention Center. This project design provides for 1100 parking spaces total. Around 230 spaces will be reserved for the Omni Hotel, and an additional 240 spaces reserved for the residents of Boulevard Place and 30 spaces for the daycare operation in configuration with their project. Overall, the design shall provide for at grade pedestrian access to all surrounding streets and surroundings. A 3,000 sf of administrative offices for COTPA to be located on the ground level. The project will go out for BID in late July 2019.



Rendering of the COPTA parking garage by TAP Architecture

Boulevard Place

Location	The Southwest corner of Oklahoma City Boulevard and Shields Boulevard
Developer	Rose Rock Development Partners
Project Cost	Approximately \$53 Million
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use residential and commercial project
Commenced	Construction anticipated 3 rd Quarter, FY 19-20
Completed	To be determined
Info	On February 12, 2018, OCURA released an RFP seeking a developer for a mixed-use development at the southwest corner of Oklahoma City Boulevard and Shields Boulevard. Proposals were due on May 14, 2018. OCURA received four impressive and diverse proposals for the site. After much deliberation, the selection committee selected the Boulevard Place proposal from Rose Rock Development. The development will include apartments, including affordable units, retail space along the OKC Boulevard, and a daycare. OCURA, Rose Rock Development Partners, OCEDT, and COTPA are currently coordinating efforts to construct the mixed-use project on the site alongside a new public parking garage.



Boulevard Place Apartments



Boulevard Place Apartments Pool Deck

Fairfield Inn & Suites by Marriott

Location	SW 4 th Street and S Shields Blvd
Developer	OKCDT Enterprise, LLC
Project Budget	N/A
Uses	133 room hotel
Commenced	January 2018
Completed	Anticipated August 2019
Info	In October 2016, the OCURA Board of Commissioners, via resolution 5775, approved a contract for the sale of land and redevelopment of a property west of Shields Boulevard between SW 4 th Street and SW 5 th Street between OCURA and OKCDT Enterprise, LLC. The Fairfield Inn is a 133 room hotel under construction in the Core-to-Shore Urban Renewal area on land purchased from OCURA.

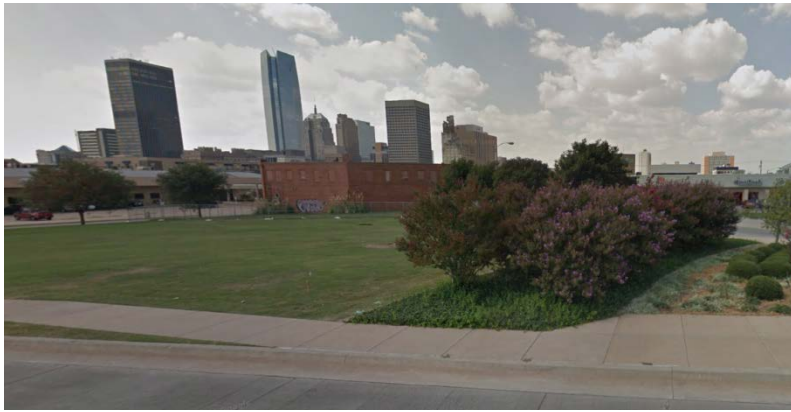


Construction on the Fairfield Inn located at SW 4th and S. Shields Blvd.

Harrison Walnut Project Area

Flatiron Phase II

Location	Harrison Ave and N Walnut Ave
Developer	Ainsworth Company
Project Cost	Final design and costs still ongoing
Public Funding	N/A
Jobs Created	N/A
Uses	Class A Office Space
Commenced	Still early in the design stage; trying to coordinate with ODOT to acquire excess right of way
Completed	N/A
Info	Anticipated 5 story, 65,000 sf of Class A office space, 3 levels of parking.



Current Flatiron Phase II Site



Flatiron Phase II as Proposed

The Hill at Bricktown

Location	220 Russell M. Perry Ave
Developer	The Hill at Bricktown, LLC
Project Cost	+\$32 million
Public Funding	\$2 million TIF
Jobs Created	N/A
Uses	For-sale townhomes
Commenced	2009
Completed	Projected 2020
Info	83 townhomes complete (Buildings 1, 2A, 2B, 3, 4, 5, 6, 7, 8, and the town hall), 5 additional townhomes (Building 12) will be completed in July 2019. 66 additional units planned.



Completed Clubhouse



Units at The Hill

Page Woodson Phase IIB

Location	The NE corner of NE 6 th Street and N High Ave — Directly West of Phase II
Developer	PW Phase II Development, LLC
Project Cost	Approximately \$6 million
Public Funding	None for Phase IIB
Uses	8 Residential Buildings — Marketed towards OU Health Science Center students
Commenced	February 2018
Completed	December 2018
Info	Phase IIB consists of 7 new buildings directly west of Phase II. They are similar in design to Phase II. There are 44 total units: 20, 1-bedroom units; 20, 2- bedroom units; and 4, 4-bedroom units. The units are built on land acquired from OCURA and the developer.



Page Woodson Phase IIB Complete

Page Woodson Phase III

Location	SW Corner of NE 6 th and N. Kelley Ave.
Developer	PW Phase III Development, LLC
Project Cost	Approximately \$10 million
Public Funding	Not to exceed \$710,000 in TIF
Uses	Market Rate Housing, Commercial Retail
Commenced	Site preparation began April 2019. Construction to begin 1 st quarter, FY 19-20
Completed	To be determined
Info	Phase III consists of 8 new buildings directly west of auditorium at Page Woodson. They are similar in design to Phase II. There will be 114 total units: 96, 1-bedroom units, and 18 1-bedroom units. The units are built on land acquired from OCURA and privately by the developer.



Page Woodson Phase III Rendering

Extension of Stonewall Ave.

Location	North Stonewall Avenue and NE 4 th Street
Developer	OCURA
Project Cost	\$605,037
Public Funding	CDBG Funds
Uses	Reconnecting N Stonewall Ave to NE 4 th Street
Commenced	May 2017
Completed	May 2019
Info	In May of 2017, OCURA sought bids for the extension and reconnection of N Stonewall Avenue onto NE 4 th Street to the south. As previously configured, N Stonewall Ave veered into a neighborhood to the East on NE 5 th Terrace. With the redevelopment of the Page Woodson School and increased traffic in the area, OCURA sought to prevent increased traffic into the adjoining neighborhoods by reconnecting N Stonewall Ave to NE 4 th Street.



Stonewall Street Extension and Wall



Stonewall Street Extension and Wall

Lyons/Luster Mansion Acquisition

Location	300 NE 3 rd St.
Developer	OCURA
Project Cost	To be determined
Public Funding	To be determined
Uses	To be determined
Commenced	May 2019
Completed	To be determined
Info	On May 15 th the OCURA board approved a resolution to seek acquisition of the Luster Mansion. The mansion was built in 1926 as the home of Mr. S.D. Lyons and his renowned East India toiletries company, and passed to Mr. Lyon's step-son, Mr. Melvin Luster, and has remained in the Luster Family until acquisition by OCURA in June 2019. The residential structure is currently listed on the National Register of Historic Places. Following the acquisition of the site, OCURA has been working to determine an appropriate use for the site that prioritizes the conservation, preservation, and restoration of the Luster Mansion in a way that properly honors the history of Deep Deuce and Oklahoma City's African-American community.

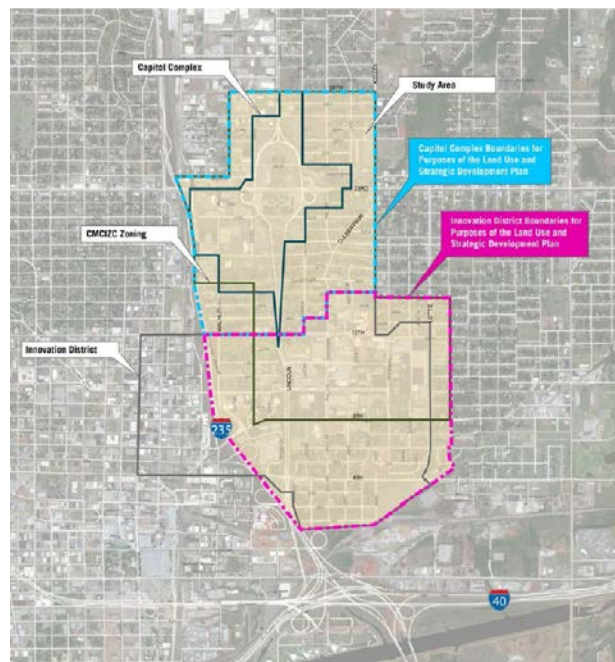


Historic property located at 300 NE 3rd St.

University Medical Center (R-20) Project Area

Innovation District Land Use and Strategic Development Plan

Location	NE Oklahoma City
Commenced	RFP Released October 2017
Completed	Anticipated completion in August 2019
Info	In October of 2017, The Alliance for Economic Development of Oklahoma City released an RFP, searching for a consultant to produce an innovation district and capital environs land use and strategic development plan. The responses were due on December 7, 2017. The winning proposal was from the firm Perkins and Will. The firm will seek to create a dense, active, safe and well-connected mixed-use environment that accommodates future needs of entities and supports their missions, protects and strengthens existing and new neighborhoods in the area, integrates the Oklahoma Health Center and Capitol campuses harmoniously with neighborhoods, supports opportunities for investment and enterprise, and promotes a balanced mix of transportation modes, including transit, walking, automobiles and bicycles. They will also seek to identify opportunities for infrastructure and civic investments that support innovation in the study area, place making, new development and redevelopment, neighborhood stabilization, and growth of existing institutions within the area.



Innovation District Map

Sports-Entertainment-Parking Project Area

The Steel Yard- Phase I

Location	Lincoln and Sheridan
Developer	Bricktown Apt., L.L.C.
Project Cost	\$75 million (\$39 million for Phase I)
Public Funding	\$1.5 million Brownfields Grant, HUD NSP Grant, TIF
Jobs Created	30
Uses	250 unit apartment including 39 units of workforce housing (50-120% AMI); retail, parking structure
Commenced	March 2013 – Environmental Remediation August 2014 – Utility Relocation May 2015 – Construction Start
Completed	December 2017 — West Portion (Building A) Complete-190 Units and Parking Structure. Building B was completed in August 2018.
Info	Phase 1 consists of the construction and completion of 250 apartment units with either one, two, or three bedroom layouts. Amenities for residents include a fitness center with a yoga studio, a coffee bar, an on-site business center, a TV lounge, a swimming pool, and a community courtyard. Phase II will include 60 additional apartment units and approximately 7,700 square feet of additional retail space. Land for Phase II of this development is still owned by OCURA and will be sold to the developer when they are ready to construct the building and design review is complete.



Completed Steelyard Apartment Building

Staybridge Suites

Location	120 S Lincoln Blvd, Oklahoma City, OK 73104
Developer	Shri Krishnapriya Hospitality, LLC
Project Cost	\$6 million
Jobs Created	40
Uses	Hotel
Commenced	June 2016
Completed	July 2018
Info	A new Staybridge Suites hotel consisting of 5 stories and 138 rooms was complete in July 2018. The hotel was partially built on land purchased from OCURA.



Staybridge Suites

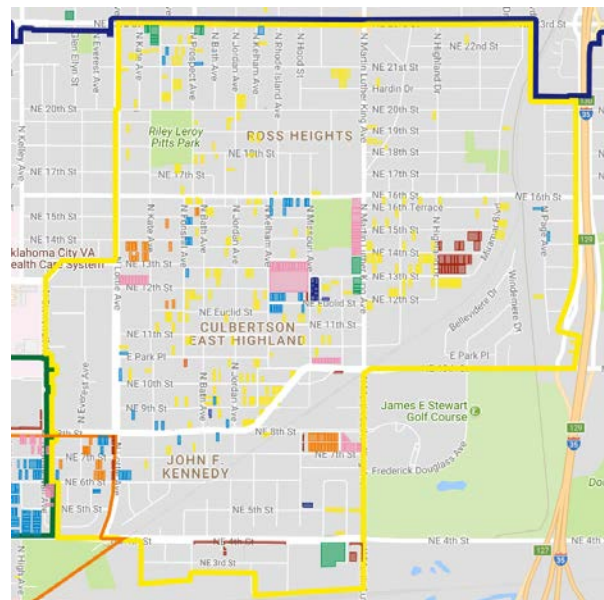
John F. Kennedy Project Area

RFP for Prospective Homeowners

Location	JFK Urban Renewal Area
Date Authorized	June 2015
Deadline	Open ended until further notice
Information	OCURA invites the submission of written proposals from prospective homeowners wishing to purchase an OCURA owned lot for the construction of their home.
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.

RFP for Builders and Real Estate Developers

Location	JFK Urban Renewal Area
Date Authorized	June 2015
Deadline	Open ended until further notice
Information	OCURA invites the submission of written proposals from qualified residential developers for the purchase and construction of single family, owner occupied homes on OCURA owned lots.
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.



Property Inventory for JFK Single Family RFPs

Copies of all OCURA RFP's and the current OCURA land inventory map can be found at www.ocura-ok.org

NE 23rd and Kelham Property

Location	SE Corner of NE 23 rd Street and Kelham Avenue
Developer	Pivot Project Development, LLC named Conditional Redeveloper on 4/19/17
Project Cost	N/A
Jobs Created	To be determined
Uses	Commercial Use
Commenced	To be determined
Completed	To be determined
Info	On January 25, 2017, OCURA issued an RFP for land owned at the southeast corner of NE 23 rd Street and N Kelham Avenue. On Monday March 27, 2017, OCURA received one proposal from the developers, Pivot Project. Pivot Project owns the building adjacent to the OCURA parcel. They recently renovated it to become a new Centennial Health Clinic (pictured below). They have plans to construct and renovate several more buildings along NE 23 rd Street.



New Centennial Health Clinic at 1720 NE 23rd Street



Ariel of OCURA property at 23rd and Kelham

Progress OKC Homes

Location	Fonshill Ave and NE 21 st Street/ NE 22 nd Street
Developer	Mu'Min Development, LLC and Progress OKC
Project Cost	N/A
Public Funding	N/A
Uses	Single Family Homes
Commenced	July 2015
Completed	1414 NE 22 nd – June 2019; 1401- anticipated July 2019
Info	Due to the developer of these properties being out of compliance on the construction of these homes, OHFA regained ownership of the homes. OCURA purchased the homes from OHFA and Progress OKC was selected as a contractor to complete the construction of the houses. One of the homes has been completed and sold. The other home is expected to be completed by the end of July 2019.



Mu'min Residential Development-1414 NE 22nd- Sold



Mu'min Residential Development on 1401 NE 21st Street

Progress OKC- Euclid Homes

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Progress OKC
Project Cost	To be determined
Public Funding	Home Funds (Approx. 70% of Housing Cost), CBDG (10% of Total Costs)
Jobs Created	N/A (construction jobs only)
Uses	Residential Housing (Single-Family). 6 single-family homes. 3 affordable and 3 market rates.
Commenced	November 2017
Completed	Anticipated December 2019
Info	In 2017, Progress OKC took over the development of the South Truman site that had not been completed by the previous developer. Progress OKC was charged with finishing the home at 1725 NE Euclid that had been left partially completed and took over construction of the remaining lots along Euclid. Progress OKC constructed and sold 3 new affordable homes adjacent to the existing homes on Euclid. Progress OKC will soon construct 3 more affordable and 2 market rate houses to finish out the block.



1709 NE Euclid Street (Sold)



1713 NE Euclid Street (Sold)



1717 NE Euclid Street (Sold)



1725 NE Euclid Street (Sold)

Dodson Custom Homes — 2 Lots

Location Two lots in located off NE 9th St.
Developer Dodson Custom Homes 1, L.L.C.
Project Cost \$700,000+
Jobs Created N/A (Construction Jobs Only)
Uses 2 Individual Single-Family Homes

Commenced Project 1 — 1504 NE 9th Street- Commenced August 2016
Project 2 — 1316 NE 9th Street- Commenced August 2017

Completed Project 1 — 1504 NE 9th Street- Completed April 2017
Project 2 — 1316 NE 9th Street- Completed January 2019

Info Dodson Custom Homes has finished two homes for OCURA. One was a bungalow on NE 9th Street. That home was completed and sold. They also finished a two story modern style home on NE 9th Street. This home is still currently for sale. At the redeveloper's request, OCURA has canceled the redevelopment agreement for the remaining lots with Dodson Custom Homes.



Completed home at 1504 NE 9th Street (Sold)



Completed home at 1316 NE 9th Street

Neighborhood Housing Services of Oklahoma City Inc.

Location	Multiple locations (see map below)
Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Project Cost	1436 NE 13 th - \$100,000, 1437 NE 14 th - \$120,000, 1437 NE 15 th - TBD
Public Funding	N/A
Jobs Created	N/A (Construction Jobs Only)
Uses	5 Individual Single-Family Homes
Commenced	Project 1 — 1436 NE 13 th Street—July 2016 Project 2 — 1437 NE 14 th Street—February 2018 Project 3 — 1437 NE 15 th Street—February 2019 Project 4 — TBD Project 5 — TBD
Completed	Project 1 — 1436 NE 13 th Street—September 2017 Project 2 — 1437 NE 14 th Street—October 2018 Project 3 — 1437 NE 15 th Street—June 2019 Project 4 — TBD Project 5 — TBD
Info	NHS has completed and sold the first three affordable homes located on OCURA land. Construction on the remaining lots will begin soon. These houses will also be affordable homes with income restrictions for the purchaser.



1436 NE 13th Street- Sold



1437 NE 14th Street—Sold



1437 NE 15th Street

K2 Design Build, LLC

Location	Two separate lots near the intersection of NE 8 th and N Bath Ave.
Developer	K2 Design Build, LLC
Project Cost	\$150,000
Public Funding	N/A
Uses	For sale residential units
Commenced	Project 1 — 1428 NE 8 th St.— Commenced in November of 2017 Project 2 — Canceled
Completed	Project 1 — 1428 NE 8 th St — Completed in July of 2018 Project 2 — Canceled
Info	Two single family homes to be built near the intersection of NE 8 th Street and N Bath Ave. The first home (pictured below) was completed and sold in July of 2018. K2 has since canceled their redevelopment agreement with OCURA.



Exterior of the Completed Home at 1428 NE 8th St.



Picture of the Kitchen

Eric Schmid and Jessica Cunningham

Location	Just east of N Stonewall Avenue on NE 6 th Street- 1113 NE 6 th
Developer	Eric Schmid and Jessica Cunningham
Project Cost	N/a
Public Funding	N/A
Uses	Residential home
Commenced	To be determined
Completed	To be determined
Info	A single- family residence is planned. The site has some environmental issues present. OCURA is currently working with Oklahoma City's Brownfields program, DEQ and the Corporation Commission to determine a plan to remediate the issue so that it is developable for residential use.



Future site of home located at 1113 NE 6th St

Alana House

Location	Just west of Lottie on NE 8 th Street
Developer	Alana House
Project Cost	\$385,000
Uses	Residential home
Commenced	November 2017
Completed	September 2018
Info	A single- family residence was constructed by the homeowner for their personal residence. The home was completed in September 2018.



Alana House Completed

Monarch Properties — Phase II

Location	Just west of Lottie on NE 8 th Street
Developer	Monarch Properties
Project Cost	1224 NE 8 th —\$334,950; 1220 NE 8 th —\$346,000
Uses	Residential homes
Commenced	Project 1—1224 NE 8 th St.—March 2018 Project 2—1220 NE 8 th St.—July 2018 Project 3—1223 NE 7 th St.—October 2018 Project 4—NE 8 th and Kate—Anticipated August 2019
Completed	Project 1—1224 NE 8 th St.—September 2018 Project 2—1220 NE 8 th St.—December 2018 Project 3—1223 NE 7 th St.—Anticipated July 2019 Project 4—NE 8 th and Kate—February 2020
Info	Monarch Properties is under redevelopment agreement to develop four single-family homes in NE OKC. The first home located at 1224 NE 8 th Street was completed and sold in September 2018. The second home, at 1220 NE 8 th will be completed and sold in July 2019. The residential home located off 7 th Street is expected to complete construction by the end of August 2019. The fourth project is anticipated to begin in August 2019.



Home at 1224 NE 8th St. Completed

Monarch Properties — Phase III

Location	Just west of Lottie on NE 8 th Street
Developer	Monarch Properties LLC.
Project Cost	N/A
Uses	Residential home
Commenced	Projects 5-10: TBD
Completed	Projects 5-10: TBD
Info	Monarch Properties is under redevelopment agreement to develop 6 more single- family homes in NE OKC. All homes are to be completed by January 31 st , 2021.



OCURA properties Monarch Properties LLC. plans to acquire

NE16 Development, LLC — Eight (8) Single- Family Homes

Location	Near NE 16 th and N Missouri Avenue
Developer	NE16 Development, LLC
Project Cost	1716 NE 16 th —\$239,900; 1724 NE 16 th —\$253,000; 1718 NE 16 th —\$244,900
Uses	Residential
Commenced	Projects 1-3—July 2018 Projects 4-8—To be determined
Completed	Projects 1-3—January 2019 Projects 4-8—To be determined
Info	NE16 Development, LLC is under a redevelopment agreement to construct 8 single family homes near the corner of NE 16 th and N Missouri Avenue. The first 3 homes all have been completed and all have sold. It has yet to be determined when the remaining homes will commence construction soon.



Home at 1716 NE 16th St.- Sold



Home at 1724 NE 16th St.- Sold



Home at 1718 NE 16th St.- Sold

Ground Root Development, LLC — 2 Single- Family Lots

Location	NE 10 th and N Lottie Ave and East Park Place and N Lottie Ave
Developer	Ground Root Development, LLC
Project Cost	To be determined
Public Funding	N/A
Uses	Residential
Commenced	Currently in design review phase
Completed	To be determined
Info	Ground Root Development, LLC is under a redevelopment agreement with OCURA for two single- family residential lots. We are currently in the design review phase for these lots. Ground Root Development is considering a SPUD application to split the lot on NE 10 th and N Lottie Ave.



Location of residential homes to be built

Epiphany Investments, LLC — Four (4) Single- Family Homes

Location	Near the intersection of NE 9 th Street and N Bath Ave
Developer	Epiphany Investments, LLC
Project Cost	N/A
Public Funding	N/A
Uses	Four single- family residential homes
Commenced	October 2018
Completed	Anticipated June 2020
Info	Epiphany Investment, LLC is under a redevelopment agreement with OCURA for four single-family residential lots. The developer gained ownership of the first two lots in October 2018 and the homes currently under construction phase. Acquisition of the other two lots was put on hold due to lack of utilities. In June 2019, OCURA approved amendments to the redevelopment contract allowing for Epiphany Investments to exchange the two parcels listed in the original redevelopment agreement for two parcels that have full access to utilities.



Location of homes to be built

LaJuana Deline Duplex

Location	NE 14 th and Page Avenue
Developer	LaJuana Deline
Project Cost	N/A
Public Funding	N/A
Uses	A duplex
Commenced	Anticipated August 2019
Completed	Anticipated April 2020
Info	Ms. Deline owned a property adjacent to other OCURA land near the intersection of NE 14 th Street and N Highland Dr. which is not served by City of Oklahoma City sanitary sewer. Due to costs constraints to extend sanitary sewer, OCURA with access to sanitary sewer services. Ms. Deline went through the rezoning process to change the property from R-1 to R-2 to allow her to build a duplex for her and her mother. Construction is anticipated to begin in August 2019.



Location of home to be built

1234 NE 8th Street

Location	1234 NE 8 th Street
Developer	Robin's Nest LLC.
Project Cost	To be determined
Public Funding	N/A
Uses	Residential Rehab
Commenced	Purchased July 12, 2018
Completed	To be determined
Info	A private homeowner approached OCURA to see if there was any interest in purchasing this home, as OCURA has additional projects going on just west of his house. It was determined that OCURA was interested. OCURA purchased the property on July 12, 2018 and issued a RFP seeking a buyer to rehabilitate this home. OCURA received one proposal from Robin's Nest Properties, LLC and entered into a redevelopment agreement. Robin's Nest Properties acquired the house on May 15 th , 2019 and is in the process of beginning renovations.



Home at 1234 NE 8th Street

Northeast 23rd Street and Fonshill Avenue RFP

Location	SW corner of NE 23 rd St and Fonshill Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use commercial, retail and residential
Commenced	Third Rolling RFP Released April 1, 2019
Completed	RFP Due Date: Friday, June 28, 2019
Info	On April 1 st , 2019, OCURA announced the third renewal of the rolling RFP for proposals for a piece of land located at the southwest corner of NE 23 rd Street and Fonshill Avenue. This particular site is being offered for mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area, the NE 23 rd Street commercial corridor and adjacent neighborhoods. One proposal was submitted by Farzaneh Downtown Development to OCURA. OCURA is in the process of reviewing the proposal and will determine the best way to proceed.



Location of NE 23rd and Fonshill RF

Northeast 23rd Street and Prospect Avenue RFP

Location	SE corner of NE 23 rd St and Prospect Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	Third Rolling RFP Released April 1, 2019
Completed	RFP Due Date: Monday, June 28, 2019
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the southeast corner of NE 23 rd Street and Prospect Avenue. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by June 28, 2019, the RFP will automatically renew and roll into the next quarter. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area, the NE 23 rd Street commercial corridor and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps . No proposals were received so the RFP will be issued for another three months.



Location of NE 23rd and Prospect RFP

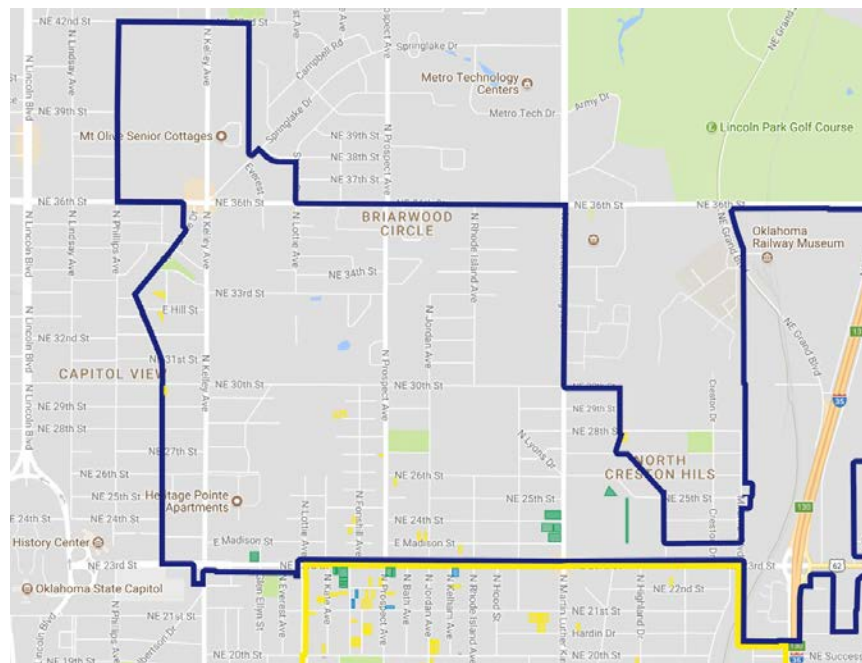
Northeast Renaissance

RFP for Prospective Homeowners

Location	Northeast Renaissance Urban Renewal Area
Date Authorized	March 2018
Deadline	Open until further notice
Information	OCURA invites the submission of written proposals from prospective homeowners wishing to purchase an OCURA owned lot for the construction of their home
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.

RFP for Builders and Real Estate Developers

Location	Northeast Renaissance Urban Renewal Area
Date Authorized	March 2018
Deadline	Open until further notice
Information	OCURA invites the submission of written proposals from qualified residential developers for the purchase and construction of single family, owner occupied homes on OCURA owned lots.
Goal	OCURA owns many vacant, scattered residential lots and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.

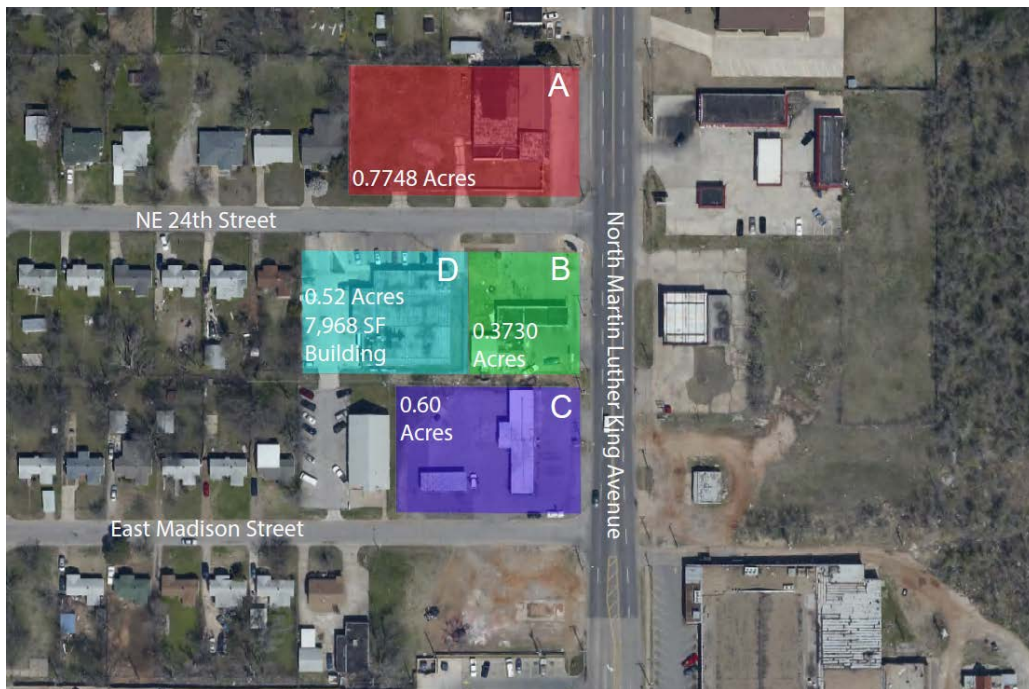


Property Inventory for NER Single Family RFPs

Copies of all OCURA RFP's and the current OCURA land inventory map can be found at www.ocura-ok.org

Northeast 24th Street and Martin Luther King Avenue

Location	Near the intersection of NE 24 th St and Martin Luther King Ave: A) 2501 N Martin Luther King Ave, B) 2445 N Martin Luther King Ave, C) 2425 N Martin Luther King Ave, D) 1930 NE 24 th St.
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial or residential development
Info	This particular site is being offered for mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. OCURA is exploring development options.



NE 24th Street and N MLK Ave RFP Site

2523 MLK (South of Freedom Center)

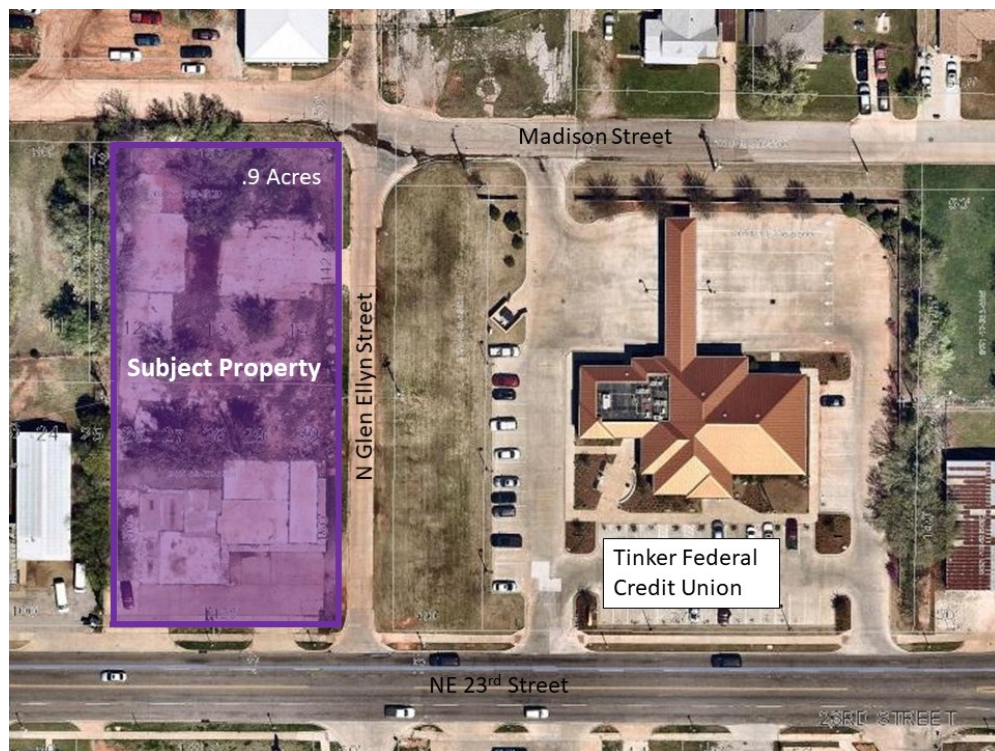
Location	NW Corner of NE 25 th St and N MLK Avenue
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	To be determined
Commenced	To be determined
Completed	Anticipated May 2020
Info	On April 14, 2019, OCURA signed a purchase agreement for the property located at 2523 Martin Luther King Avenue. OCURA currently owns commercial property just south of the acquired site. OCURA is exploring options with the Freedom Center Inc. to determine the best way to proceed.



OCURA property at 2523 N MLK Avenue

Northeast 23rd Street and North Glen Ellyn Street

Location	NW corner of NE 23 rd St and N Glen Ellyn St
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	Third Rolling RFP Released April 1, 2019
Completed	RFP Due Date: Monday, June 28, 2019
Info	On April 1, 2019, OCURA released an RFP for proposals for a piece of land located at the northwest corner of NE 23 rd Street and N Glen Ellyn Street. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by June 28, 2019, the RFP will automatically renew and roll into the next quarter, as like times before. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps . No proposals were received so the RFP will be issued for another three months.



NE 23rd and N Glen Ellyn St RFP Site

Northeast 24th Street and North Jordan Avenue- Marcus Garvey Apartments

Location	NW Corner of NE 24 th St and N Jordan Ave
Developer	One Red Oak LLC.
Project Cost	\$8,689,098
Public Funding	Exploring funding opportunities with LIHTC, Federal & State HTC
Jobs Created	To be determined
Uses	Adaptive Reuse Mixed-use commercial or residential development
Commenced	TBD
Completed	Anticipated May 2020
Info	In July, 2018 OCURA released an RFP for proposals for the adaptive-reuse of an old school and redevelopment of land located at the NW corner of NE 24 th St and N Jordan Ave. A former school building, Marcus Garvey, sits on the property. One Red Oak, LLC was the only proposal received. One Red Oak, LLC was selected as the redeveloper. There will be a total of 40 units (20 units in new build duplex townhomes and 20 units in the renovated school house buildings) for the development of affordable senior housing. Affordable housing units will 60% AMI or below (OHFA). One Red Oak submitted an application to The Oklahoma Housing Finance Agency seeking 9% LIHTC in June 2019; decisions by OHFA should be made in the fall of 2019.



SITE PLAN

One Oak LLC. Rendering for Marcus Garvey

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Twelve Months Ending June 30, 2019

	<u>Closeout</u>		<u>Core to Shore</u>			<u>Harrison-</u>			<u>Bass Pro</u>		<u>Amended</u>
	<u>Project</u>	<u>Revolving</u>	<u>MAPS 3</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>		<u>Shop</u>	<u>Total</u>	<u>Budget</u>
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>	<u>OCRC</u>	<u>Fund</u>		<u>2018-19</u>
Assets											
Cash	1,089,598	130,456	54,537	1,089,039	-	-	-	203,232	540,335	3,107,197	
Investments	1,471,642	-	-	-	-	-	984,000	-	-	2,455,642	
Accounts Receivable	-	31,068	-	-	-	-	-	-	-	31,068	
Due from Other Governmental Entities	121,321	61,876	-	-	-	-	545,300	-	-	728,497	
Due from (to) Other Funds	223,400	(98,345)	-	(125,055)	-	-	-	-	-	-	
Total Assets	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404	
Liabilities and Fund Balances											
Accounts Payable	-	-	-	-	-	-	174,353	-	-	174,353	
Deposits	900	-	-	25,000	-	-	-	-	-	25,900	
Total Liabilities	900	-	-	25,000	-	-	174,353	-	-	200,253	
Total Fund Balances	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151	
Total Liabilities and Fund Balances	2,905,962	125,055	54,537	963,984	-	-	1,529,300	203,232	540,335	6,322,404	
Revenues											
Grant Revenues - CDBG	536,424	-	-	-	-	24,693	-	-	-	561,117	650,000
Grant Revenues - Other	2,464	-	-	-	-	-	-	100,000	-	102,464	100,000
Lease Revenues	7,018	-	-	900	13,877	-	-	-	629,205	650,999	700,000
Real Estate Sales	1,388,313	-	-	-	833	-	-	-	-	1,389,146	1,700,000
Interest	44,075	-	-	174	-	-	23,638	858	-	68,745	45,000
Core to Shore MAPS 3 Project	-	-	2,035	-	-	-	-	-	-	2,035	-
Other	1,778	-	-	-	-	-	-	-	-	1,778	301,500
Total Revenues	1,980,072	-	2,035	1,074	14,710	24,693	23,638	100,858	629,205	2,776,284	3,496,500
Expenditures											
General and Administrative	230,996	-	7,459	365,626	11,388	119,866	1,463	-	63,336	800,134	935,000
Real Estate Acquisition	91,373	-	-	239,909	-	715,311	150,186	-	-	1,196,778	1,350,000
Property Disposition	163,153	-	-	238,067	17	6,702	109	-	-	408,048	350,000
Site Clearance/Improvements	36,045	-	-	378,608	-	-	-	-	65,591	480,244	600,000
Legal	102,899	-	-	63,435	3,420	53,113	4,205	-	-	227,072	300,000
Other Professional	11,980	-	-	242,412	-	-	5,304	37,305	-	297,001	400,000
Property Management	250,624	-	692	7,707	-	80,776	-	-	123,331	463,130	498,000
Payments to the City of OKC	504,848	-	-	-	-	-	-	-	221,124	725,972	1,250,000
Other	13,869	-	-	-	10,819	2,534	1,914	-	12,202	41,338	60,000
Total Expenditures	1,405,787	-	8,150	1,535,765	25,644	978,301	163,180	37,305	485,585	4,639,718	5,743,000
Changes in Fund Balance	574,285	-	(6,116)	(1,534,691)	(10,934)	(953,608)	(139,542)	63,552	143,620	(1,863,434)	(2,246,500)
Fund Balance, Beginning of Year	3,610,909	-	52,502	2,291,290	-	-	1,494,489	139,680	396,716	7,985,585	
Transfers In (Out)	(1,280,133)	125,055	8,150	182,385	10,934	953,608	-	-	-	-	
Fund Balance, Current	2,905,062	125,055	54,537	938,984	-	-	1,354,947	203,232	540,335	6,122,151	