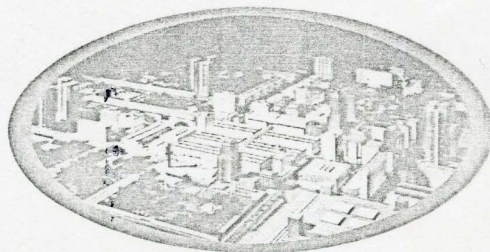


**Oklahoma City
Urban Renewal
Authority**

**Fifteenth Annual Report
(Draft Copy)**

**Covering the Fiscal Year Ended
June 30, 1976**

JIM LOOKABAUGH, CHAIRMAN
HARVEY P. EVEREST, VICE CHAIRMAN
F. C. LOVE, SECRETARY
W. M. HARRISON, ASSISTANT SECRETARY
JIMMY STEWART, COMMISSIONER



OKLAHOMA CITY

Urban Renewal Authority

COLCORD BUILDING • 15 NORTH ROBINSON • OKLAHOMA CITY, OKLAHOMA 73102 • TELEPHONE 235-3771

JAMES B. WHITE
EXECUTIVE DIRECTOR

The Honorable Patience Latting
Mayor, City of Oklahoma City
Municipal Building
200 North Walker
Oklahoma City, Oklahoma 73102

Dear Mayor Latting:

Once again it is my privilege to present to you and the City Council the Annual Report of the Oklahoma City Urban Renewal Authority, this fifteenth edition covering the fiscal year ended June 30, 1976.

As the report will show, we believe the last year has marked the beginning of the second and greatest phase of Oklahoma City's redevelopment program. Years of effort by the City Council, members of Congress, business leaders and others finally are bearing fruit.

All of the elements assigned top priority by the Central City Plan have made significant advances during the year, and the city appears assured of such major developments as the Galleria, Myriad Gardens, Central Expressway and the first New-Town-in-Town housing.

Extension of home-improvement assistance into three new areas of the city, under the Council's direction, has proved an unqualified success. All of the federal loan funds made available to the city have been committed to enthusiastic property owners, and we hope for new allocations from Congress soon.

We are grateful for the cooperation and support of the City Council and citizens of Oklahoma City, without which none of this progress could be reported. The Board of Commissioners pledges to do everything possible to continue to merit this support.

Sincerely,

E. M. "JIM" LOOKABAUGH
Chairman

INTRODUCTION

Ten years ago the theme of the Oklahoma City Urban Renewal Authority's Fifth Annual Report was "Lift-Off 1966."

The University Medical Center and John F. Kennedy renewal programs had just lifted from the launching pads, and the countdown for Central Business District Project 1-A was in its final stages. The city had embarked on its greatest decade of growth and development.

Today's Fifteenth Annual Report finds Oklahoma City's redevelopment "rocket" reaching heights undreamed of ten years before. Nearly \$400 million in new construction-- quadruple the 1966 predictions-- was the fuel that thrust it into orbit.

Now its second stage, even more powerful than the first, is about to ignite to boost it toward the stars.

#####

PICTURE IS BRIGHT

The bicentennial year of 1976 should prove as significant a milestone to Oklahoma City's redevelopment program as it is to the nation's history.

This is due not as much to the accomplishments during the year-- although there have been many-- as to activities set in motion which could dwarf the massive development already undertaken in the Central City area.

Combining to produce the bright picture are:

- The signing of a new, major developer to construct the \$100 million downtown retail Galleria.

- Advancement of plans for the Myriad Gardens, immediately south of the Galleria, to be built in conjunction with the retail core and completed about the same time.

- The reservation of a \$4.3 million grant to make possible the first New-Town-in-Town housing in the downtown area.

- Actions assuring construction of the Central Expressway to provide vital access to the Central Business District.

- The first steps toward development of the Central City Industrial Park in the Lincoln-Byers-Interstate 40 area.

- Burgeoning support for a Central City lake and riverfront park along the North Canadian River south of the CBD.

ON COURSE, ON SCHEDULE

A decade ago Oklahoma City had started two urban renewal programs-- the University Medical Center and John F. Kennedy projects-- and a third, Central Business District Project 1-A, was in the final stages of planning.

Today those programs have resulted in nearly \$400 million worth of new construction or rehabilitation, with another \$183 million on the drawing boards.

The three separate projects also have evolved into integral parts of a much larger central core area known, after a plan

adopted by the City Council late in 1975, as the Central City.

The Central City Plan was drawn by Gruen Associates of Los Angeles, one of the world's leading urban design firms, as consultants for the Urban Renewal Authority. Technically it was a restudy and updating of the original Pei Plan for downtown Oklahoma City, drawn by I. M. Pei and Associates in 1964. But it also expanded the original study area by more than five times, extending it from the North Canadian River through the central core area to the State Capitol.

The Central City Plan outlined an ambitious 20- to 25-year program, expected to cost \$350 million in public funds but to produce more than \$1 billion in private investment. It also listed six "major catalytic development actions" as essential to carrying out the first phase of the plan.

These are the Galleria, Myriad Gardens, New-Town-in-Town Housing, the Central Expressway, Central City Industrial Park and North Canadian riverside development-- *exactly the same six developments toward which major steps have been taken this year.*

THE GALLERIA

Plans for Oklahoma City's four-block, \$100 million retail Galleria took a giant leap forward in June when one of the largest developers in North America assumed controlling interest in the project.

The Cadillac Fairview Corporation Limited, Toronto, Canada, became managing partner with Turner Southwest Venture, which in February had signed a contract with OCURA for construction of the downtown retail center. Cadillac Fairview will own 90 per cent of the new partnership, known as C F Oklahoma Associates.

The Canadian firm, with a cash flow of \$40 million annually and assets of more than \$1 billion, is a multi-faceted real estate development company which has built hundreds of residential, commercial, industrial and multi-use urban complexes throughout

Canada and parts of the United States.

Kenneth G. Bream, executive vice president of the corporation, said the Galleria will be built in stages and expressed hope of beginning construction "relatively early" in 1977. The initial phase is expected to include at least two major department stores, a "substantial amount" of other retail space and probably an office tower. A hotel also is planned, "and we'll move it along as fast as possible," Bream said.

The initial phase probably will include development of parts of all four blocks, with areas left for future construction.

Ultimately the Galleria will include additional department stores, shops, office and hotel space totaling more than one million square feet.

OCURA in July had acquired all but one piece of property in the site, and nearly three-fourths of the area has been cleared or is under contract for demolition. The site is bounded by Robinson, Sheridan, Hudson and Park avenues.

THE MYRIAD GARDENS

The City of Oklahoma City has purchased from OCURA the cleared 11.3-acre site of the first phase of the Myriad Gardens, and in September the City Council created a Myriad Gardens Authority to build and operate the unique cultural and recreational park.

The trustees, with oilman and civic leader Dean A. McGee as chairman, agreed with planners and economists that the \$22 million Myriad Gardens would not be feasible without the Galleria. But when plans for the retail core began to take shape, the trustees decided the Myriad Gardens must move forward at the same time and be developed in close coordination with the Galleria.

The trust authority constructed a model of the proposed Myriad Gardens, following the plans of the original designer, the

New York firm of Conklin and Rossant. It was presented to the city at a ceremony at City Hall in March.

The initial phase of the gardens will occupy the two blocks west of the Myriad convention center and the block south of the Oklahoma Theater Center. It will contain a lake some 25 feet below the present ground level, with earth from the excavation built up on each side to form hillsides as much as 40 feet above the water.

Facilities to be built into the hills will include shops, movie theaters, art galleries, museums, a new central library, restaurants, clubs and other attractions.

Long-range plans for the gardens call for them to be extended west to Lee or Shartel avenue between Sheridan and Reno.

DOWNTOWN HOUSING

Both the 1964 Pei Plan and the 1975 Central City Plan for downtown redevelopment stressed the importance of housing in the downtown area, earmarking the northwest section of the Central Business District for this purpose.

The renewal authority in 1974 applied for funds to buy and clear the first nine blocks for the New-Town-in-Town housing, in the area north of the Civic Center Music Hall to Northwest 4th Street, between Hudson and Shartel avenues.

Mayor Patience Latting was told last November that the money, \$4,365,000, had conditionally been approved. In May of this year, the Department of Housing and Urban Development (HUD) notified the city that the funds are being reserved for the project, pending receipt of a revised application.

Interest already is being shown by developers in building the first 600 or 700 units of townhouses and condominiums. The area ultimately will accommodate about 1200 units at a development cost estimated at \$25 million to \$30 million.

CENTRAL EXPRESSWAY

After years of studies, talk and delay, two almost simultaneous events in May assured construction of the long-sought Central Expressway.

On May 7 the Federal Highway Administration announced that the 4.7-mile route had been placed on the interstate system, making it eligible for \$65 million in federal construction funds. It will be designated I-235.

Four days later Oklahoma City voters approved a \$61.9 million bond issue which included funds for the right-of-way and necessary interchanges to link the highway with I-35 and I-40 just east of Byers Avenue.

The State Highway Department immediately contracted with Gruen Associates, author of the Central City Plan, to make the required environmental impact study for the project.

In the plan, Gruen had termed early construction of the highway "critical to allow maximum Central City Area development." The report added that "the success of the proposed Galleria is particularly dependent upon early construction of the Central Expressway."

CENTRAL CITY INDUSTRIAL PARK

The Central Expressway is not the only program of significance to the central core area that was approved in the May 11 street bond issue. Of potentially equal importance are provisions for the extension of Lincoln Boulevard south to connect with Byers Avenue, plus an interchange to link it with Interstate 40.

The improvements will make possible fast access to the Oklahoma Health Sciences Center and State Capitol. They also, in connection with other activities by OCURA, will help open up the site of the proposed Central City Industrial Park. The

Central City Plan predicts a market demand for 80 to 220 acres of additional industrial land in the Central City area before 1980.

About \$800,000 in Community Development funds are available to begin development of the industrial area, and the renewal agency has applied for upwards of \$1.8 million more from the federal government. If the grant is approved-- and City Manager Jim Cook said in May that chances "appear promising"-- about 90 acres will be acquired for the start of a modern, well planned and landscaped industrial park.

The first phase, under the Central City Plan, would lie largely west of Byers on both sides of I-40. Most of this land presently is vacant or under-utilized. Eventually the park could encompass both existing and new industrial uses as far east as Eastern and as far north as Northeast 4th Street.

Such a park would create thousands of new jobs and an increased demand for housing in the John F. Kennedy area.

NORTH CANADIAN LAKE AND PARK

One of the most dramatic proposals of the Central City Plan is to dam the North Canadian River near the Santa Fe Railroad to back up a lake a mile or more to the west. The lake would be bordered by park land, marinas, luxury apartments and recreational areas.

The idea is not new-- it goes back at least 50 years-- but until a number of upstream flood-control dams were built to tame the often rampaging Canadian, the proposal was not feasible. Several recent developments, however, appear to make such a recreational area not only feasible but more and more probable.

Within the last few months several influential groups have joined forces to promote the lake and explore methods for its construction. They include the South Oklahoma City Chamber of

Commerce, the Oklahoma City Chamber, Oklahoma City Beautification Council and the Urban Renewal Authority.

In drawing the Central City Plan, Gruen Associates suggested installation of an inflatable fabric dam of the type already in use in about 30 locations around the country. Such a dam would deflate automatically to allow surplus water to flow over it during the now-rare periods when the Canadian still floods.

A feasibility study by the Grossman & Keith Engineering Company showed the proposal to be sound. The lake would have an average depth of about five feet, the study indicated, and could be built for between \$2 and \$3 million. Additional dams and lakes might ultimately be extended upriver for several miles, the report added.

About \$800,000 in city and matching federal funds are believed to be already available. Efforts are continuing to arrange additional financing for the project, which one South Chamber official said could turn the river into "a bond, instead of a barrier, between north and south Oklahoma City."

MEANWHILE...

As plans moved ahead for the second major stage of Oklahoma City's redevelopment program, construction continued at a rapid pace in the existing renewal areas.

Between the summers of 1975 and 1976, in fact, the amount of development completed, under way or on the drawing boards increased by more than \$60 million, to a total of approximately \$588 million.

In the downtown area the \$13.2 million federal building neared completion, along with Southwestern Bell Telephone's new \$53 million structure. The \$20 million Sheraton Century Center, although behind schedule, was being pushed toward an

opening this year. Steel was topped out in the expansion and renovation of the former City National Bank, being converted to the City Center office building.

Renovation on a smaller but no less significant scale saw the complete refurbishing of the 73-year-old St. Joseph's Cathedral at Northwest 4th and Harvey. A pedestrian tunnel was constructed under Broadway from the Century Center.

The Urban Renewal Authority completed the rebuilding of Robinson Avenue and of Main Street and was preparing to pave Broadway from Main to Sheridan. As the streets were completed, traffic signals, street lights, trees, shrubbery and other landscaping quickly followed along the curbs and in the center medians.

In the Medical Center area and along the near east side of the John F. Kennedy project, millions of dollars worth of additional construction was carried on during the past year.

The \$5.3 million College of Nursing Building started out of the ground early in the year, and by summer the exterior was virtually complete. An \$11.7 Dental Clinical Sciences Building was dedicated in April, and work began on the installation of a high energy linear accelerator, for treatment of cancer, in a specially constructed building. The \$2.5 million Dean A. McGee Eye Institute opened its doors in December.

Among other medical research and treatment facilities nearing completion are the addition to Childrens Memorial Hospital, a Child Study Center, Presbyterian Medical Office Building and the Biomedical Sciences Building. These and other developments have pushed investment in the Oklahoma Health Science Center to more than \$133 million.

In the JFK area, the Oklahoma City Housing Authority has built 90 single-family homes and let contracts for 30 more.

It hopes to start construction by the end of the year of a 200-unit apartment house for the elderly, at a cost of \$4.1 million. To be located immediately south of Marie McGuire Plaza, it will be known as the Wyatt F. Jeltz Center.

On its part, OCURA has completed the rebuilding of Stonewall and Lottie avenues and has resurfaced or reconstructed all of the streets south of 8th Street in the Medical Center project.

The city is preparing to widen and resurface Northeast 4th Street through the Medical Center area. The city also has purchased a site on 8th, just west of the Health Center's central heating and cooling plant, for construction of a new fire station.

ONLY THE BEGINNING

The pace of Central City Development shows little signs of abating. A recent study by OCURA listed that future construction--already scheduled or anticipated in the next few years--amounting to \$426 million, or \$28 million more than all the development so far completed or under way.

In the mushrooming Health Sciences Center, ground was broken July 8 for a \$5.8 million Library and Learning Resources Center. A \$4 million College of Pharmacy and other medical facilities are on the drawing boards.

The largest project on the horizon in this area is a gigantic overhead concourse, linking the Veterans Administration Hospital on the north side of 13th Street with the Presbyterian, University and Childrens hospital complexes on the south side. Financed largely by federal funds, the concourse is expected to cost \$35.5 million.

Construction of the major facilities mentioned earlier-- the Galleria, Myriad Gardens and the rest--will lead to other large-scale development, especially in the downtown area.

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Long-range plans call for at least two more hotels, additional office buildings, expansion of city offices and of the Myriad convention center, enlargement of the Thermal Systems central heating and cooling plant and the construction of more parking garages accommodating 3,500 to 4,000 vehicles.

Work already has begun on the extension of Shields Boulevard north from Southeast 25th Street to join E. K. Gaylord Boulevard in the downtown area. Together with the new Central Expressway and the interstate highways, it will help provide rapid, easy access to the Central Business District from all parts of Oklahoma City.

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HOME REHABILITATION

Low-cost home-improvement loans, one of OCURA's most effective programs, also has become the most popular in areas to which it was extended this year.

About a year ago the City Council designated a 52-block neighborhood in South Oklahoma City as eligible for the 3-per-cent direct federal rehabilitation loans. This year the program was expanded to two more areas: The Riverside neighborhood, north of the North Canadian River and east of Wheeler Park, and an area west of the Santa Fe tracks to Western Avenue between Northwest 16th and 30th streets. The two areas comprise about 140 blocks.

Some \$400,000 was allocated to the program in October and another \$500,000 in April. Response to the loans, especially in the northwest area, has been so great that applications already submitted by property owners will exhaust all funds presently available.

Congress, however, was expected to extend the program beyond its August deadline and to appropriate more money for it.

The John F. Kennedy and Medical Center areas, where more than 1,500 homes already have been rehabilitated, also are eligible for the loans.

By July 1 of this year, more than 120 loan applications were being processed from JFK and the South Central, Riverside and Northwest neighborhoods. Work had been completed or was under way on 35 homes in the South Central area, and about 80 applications from Riverside and Northwest were in final stages of processing.

The program offers property owners up to \$16,400 for remodeling each dwelling unit, at a simple interest rate of 3 per cent for up to 20 years.

I. M. PEI RETURNS

Dr. I. M. Pei, world-renowned architect and the "father" of Oklahoma City's downtown redevelopment plan, returned to the city this spring to review the progress of his design.

He obviously was pleased by what he found.

"I would not believe until I saw it with my own eyes that a city could tear down nearly all of its retail--cut out its heart--and still jump," Pei said. "You have done just that. I think the reason is that there is enormous confidence in the city itself."

Pei said he was "particularly impressed with the greening of Oklahoma City.... You have planted many, many trees, and trees are wonderful for the city." He praised the Metro Concourse pedestrian system, adding that "we didn't propose that in our plan (because) we didn't think it could be done. Now you are the third city in North America that has done this."

No other city in the United States has rebuilt its downtown on the scale of Oklahoma City's, the Chinese-born urban designer said. He referred to major redevelopment in Pittsburgh, Philadelphia and Boston but added that "yours is the most extensive."

Pei and Associates in 1964 developed the 25-year plan for removing and rebuilding virtually all of the city's 528-acre Central Business District. In 1974 and 1975 the plan was reviewed and expanded by another leading urban planning firm, Gruen Associates of Los Angeles.

Gruen not only found the Pei Plan still valid, but reaffirmed and reinforced many of its concepts.

"You will probably build a lot more in the next eight or ten years," Pei said during his visit, "and maybe even spend more money than the \$250 million (in new construction), but the most difficult part of the journey is over."

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He tempered his optimism with the warning that "you still have to go through several years of demolition with nothing to show. Hopefully the public will have patience and confidence in your leadership. But you have shown what you could do in eight years, and therefore I think the rest of the way will become a bit easier."

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To the Citizens of Oklahoma City:

A feeling of optimism, too seldom experienced in recent times, pervades the Urban Renewal Authority as it begins its sixteenth year ~~to~~^{of} operations.

As the preceding pages indicate, major strides have been taken and major obstacles overcome during the past year in moving the Central City toward the destiny envisioned for it by its far-sighted residents and leaders.

Certainly large problems remain, not the least of which is the severe curtailment of federal funds for renewal and community development. Despite the handicaps, however, several recent events give promise that Oklahoma City is entering a period of redevelopment which will overshadow even the huge construction boom it has already experienced.

We are extremely fortunate in attracting as the managing partner in the downtown Galleria project one of the largest and most successful real estate development firms in North America, the Cadillac Fairview Corporation of Toronto. Along with the Galleria will come the beautiful Myriad Gardens, built by the trust formed recently for that purpose by the City Council.

A new Central Expressway, to provide easy access to downtown, appears assured as the result of action by city voters and the Federal Highway Administration. Hopes are high that acquisition of land for the first downtown housing will be under way within the next year.

These developments and others of significance to the future of the Central City area are detailed in this Fifteenth Annual Report, along with major progress made in the past twelve months. OCURA is proud of its role in the continuing improvement of Oklahoma City, but it recognizes that none of the accomplishments, past or future, would be possible without the support and encouragement of the citizens of Oklahoma City.

James B. White

Executive Director

CONSOLIDATED BALANCE SHEET*
as of June 30, 1976

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District (GN)	OKLA. R-30 Central Business District 1-A	OKLA. R-30 B Central Business District	OKLA. R-35 John F. Kennedy	OKLAHOMA CITY URBAN RENEWAL AUTHORITY
<u>ASSETS</u>						
Current Assets:						
Cash on Hand	\$ 342,783.06	\$	\$ 151,269.38	\$ 382,446.43	\$ 369,267.43	\$123,584.83
Accounts Receivable:						
Revolving Fund-Joint Activities	15,000.00		27,937.00	50,000.00	55,000.00	
Relocation Grants	105.47		10,780.71		46,235.45	
Rehabilitation Grants	(88.35)				.57	
Tenants	622.64		6,384.00	8,076.46	641.60	
Other				4,946.82		
Total Accounts Receivable	\$ 15,639.76	\$	\$ 45,101.71	\$ 63,023.28	\$ 101,877.62	
Total Current Assets	\$ 358,422.82	\$	\$ 196,371.09	\$ 445,469.71	\$ 471,145.05	\$123,584.83
Investments Held:						
U. S. Treasury Bills (At Cost)	\$ 396,272.00	\$	\$ 1,087,937.94	\$ 1,238,224.58	\$ 496,122.92	
Project Costs To Date:						
Total Item I Project Costs	\$18,592,053.22	\$1,081,190.05	\$44,757,439.14	\$19,187,589.93	\$24,772,461.99	
LESS: Sales Price of Land Sold	839,642.94		6,748,378.15		681,643.59	
Net Item I Project Costs	\$17,752,410.28	\$1,081,190.05	\$38,009,060.99	\$19,187,589.93	\$24,090,818.40	
Total Item II Project Costs	8,151,830.37		24,470,422.00		5,818,994.81	
Total Project Costs to Date	\$25,904,240.65	\$1,081,190.05	\$62,479,482.99	\$19,187,589.91	\$29,909,813.21	
Relocation Payments	\$ 1,777,120.47	\$	\$ 2,017,731.71	\$	\$ 5,782,699.45	
Rehabilitation Grant Payments	63,896.65				1,808,413.07	
TOTAL ASSETS	\$28,499,952.59	\$1,081,190.05	\$65,781,523.73	\$20,871,284.22	\$38,468,193.70	\$123,584.83

Note:

*The above Consolidated Balance Sheet is recorded and reported on the Cash Basis.

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District (GN)	OKLA. R-30 Central Business District 1-A	OKLA. R-30B Central Business District	OKLA. R-35 John F. Kennedy	OKLAHOMA CITY URBAN RENEWAL AUTHORITY
<u>LIABILITIES & CAPITAL</u>						
Current Liabilities:						
Accounts Receivable-Joint Activities	\$ 12,230.50		\$ 28,400.43	\$ 95,309.52	\$ 27,972.20	
Trust & Deposit Liabilities	1,128.95		8,625.00	150,250.00	2,201.17	\$ 70,586.46
Total Current Liabilities	\$ 13,359.45		\$ 37,025.43	\$ 245,559.52	\$ 30,173.37	\$ 70,586.46
Accrued Interest Payable:						
To DHUD		\$ 88,931.73				
To Others	\$ 47,985.00		\$ 406,414.81	\$ 570,440.48	\$ 303,594.71	
Total Accrued Interest Payable	\$ 47,985.00	\$ 88,931.73	\$ 406,414.81	\$ 570,440.48	\$ 303,594.71	
Advances & Loans Payable:						
To DHUD		\$ 992,258.32				
To Others	\$ 5,800,000.00		\$11,400,000.00	\$16,000,000.00	\$ 8,515,000.00	
Total Advances & Loans Payable	\$ 5,800,000.00	\$ 992,258.32	\$11,400,000.00	\$16,000,000.00	\$ 8,515,000.00	
Uncommitted Fund Balance						\$ 52,998.37
Capital:						
Cash Local Grants-In-Aid	\$ 535,491.65		\$ 584,037.78	\$ 102,803.22	\$ 199,775.79	
Noncash Local Grants-In-Aid	8,151,830.37		24,470,422.00		5,818,994.81	
Total Local Grants-In-Aid	\$ 8,687,322.02		\$25,054,459.78	\$ 102,803.22	\$ 6,018,770.60	
Project Capital Grant	12,117,269.00		26,865,892.00	3,952,481.00	16,016,543.00	
Relocation Grant	1,777,120.47		2,017,731.71		5,782,699.45	
Rehabilitation Grant	56,896.65				1,801,412.57	
Total Capital	\$22,638,608.14		\$53,938,083.49	\$ 4,055,284.22	\$29,619,425.62	
TOTAL LIABILITIES & CAPITAL	\$28,499,952.59	\$1,081,190.05	\$65,781,523.73	\$20,871,284.22	\$38,468,193.70	\$123,584.83

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
STATEMENT OF OPERATION
FOR THE FISCAL YEAR ENDING 6-30-76

OKLA. R-20
UNIVERSITY MEDICAL CENTER

	Year to Date 6-30-75	Current Fiscal Year	Year to Date 6-30-76
Survey & Planning Expenditures	\$368,407.18	0	\$368,407.18
Administrative Overhead & Services	2,700,119.59	\$127,642.39	\$2,827,761.98
Legal Services	39,573.00	645.00	40,218.00
Survey & Planning	52,550.00	0	52,550.00
Acquisition Expense	296,712.46	9,975.40	306,687.86
Temporary Operation of Acquired Property	226,010.59	31,907.81	257,918.40
Relocation & Community Organization	110,393.56	225.00	110,618.56
Site Clearance	847,444.18	292,561.43	1,140,005.61
Site Improvements	2,393,998.87	1,128,777.46	3,522,776.33
Disposition Expense	58,442.95	2,152.10	60,595.05
Rehabilitation & Conservation	10,353.03	(-) 6.00	10,347.03
Interest	1,674,580.84	217,582.54	1,892,163.38
Other Income	(-)222,172.65	(-)10,599.51	(-)232,772.16
Real Estate Purchases	7,950,045.00	136,850.00	8,086,895.00
Project Inspection Fee	146,227.00	1,654.00	147,881.00
Total Project Expenditures	\$16,652,685.60	\$1,939,367.62	\$18,592,053.22
Relocation Payments	\$1,739,041.72	\$38,078.75	1,777,120.47
Rehabilitation Grants	60,396.65	3,500.00	63,896.65
Total Expenditures	\$18,452,123.97	\$1,980,946.37	\$20,433,070.34
Noncash Local Grants-In-Aid	\$5,524,755.04	\$2,627,075.33	\$8,151,830.37
Proceeds From Sale of Land	\$742,518.31	\$97,124.63	\$839,642.94
Rehabilitation Loans	\$161,850.00	\$3,000.00	\$164,850.00

OKLA. R-26
CENTRAL BUSINESS DISTRICT (GN)

	Year to Date 6-30-75	Current Fiscal Year	Year to Date 6-30-76
	\$238,589.28	0	\$238,589.28
	730,584.66	\$18,545.34	749,130.00
	93,470.77	0	93,470.77
	\$1,062,644.71	\$18,545.34	\$1,081,190.05
	\$1,062,644.71	\$18,545.34	\$1,081,190.05

OKLA. R-30 1-A
CENTRAL BUSINESS DISTRICT

Year to Date 6-30-75	Current Fiscal Year	Year to Date 6-30-76
\$1,119,034.80	0	\$1,119,034.80
3,502,616.95	\$321,435.95	3,824,052.90
30,045.40	0	30,045.40
3,500.00	0	3,500.00
309,094.81	7,737.50	316,832.31
179,708.84	(-)12,390.57	167,318.27
263,852.41	3,250.00	267,102.41
3,076,015.56	176,489.74	3,252,505.30
5,579,834.77	946,170.12	6,526,004.89
33,043.77	108.00	33,151.77
0	0	0
3,559,888.43	481,252.54	4,041,140.97
(-)652,090.38	(-)21,348.83	(-)673,439.21
25,184,405.33	448,956.00	25,633,361.33
216,828.00	0	216,828.00
\$42,405,778.69	\$2,351,660.45	\$44,757,439.14
1,979,674.69	38,057.02	2,017,731.71
0	0	0
\$44,385,453.38	\$2,389,717.47	\$46,775,170.85
\$23,219,055.13	\$1,251,366.87	\$24,470,422.00
\$6,748,378.15	0	\$6,748,378.15

OKLA. R-30B
CENTRAL BUSINESS DISTRICT

Year to Date 6-30-75	Current Fiscal Year	Year to Date 6-30-76
0	0	0
\$787,659.63	\$1,020,900.52	\$1,808,560.15
9,002.50	2,835.00	11,837.50
0	0	0
280,507.95	25,192.83	305,700.78
26,574.94	9,009.03	35,583.97
686,283.18	252,068.74	938,351.92
38,588.83	73,911.24	112,500.07
0	49,686.98	49,686.98
12,860.60	202.00	13,062.60
0	0	0
727,342.43	653,104.84	1,380,447.27
(-)329,957.26	(-)111,712.05	(-)441,669.31
11,855,182.00	3,042,830.00	14,898,012.00
75,516.00	0	75,516.00
\$14,169,560.80	\$5,018,029.13	\$19,187,589.93
0	0	0
0	0	0
\$14,169,560.80	\$5,018,029.13	\$19,187,589.93

OKLA. R-35
JOHN F. KENNEDY

Year to Date 6-30-75	Current Fiscal Year	Year to Date 6-30-76
\$277,402.73	0	\$277,402.73
5,877,728.09	\$342,663.25	6,220,391.34
85,675.59	3,660.00	89,335.59
0	0	0
591,128.04	40,934.50	632,062.54
456,553.36	58,169.43	514,722.79
283,348.10	23,477.90	306,826.00
738,408.24	56,034.44	794,442.68
2,270,869.26	23,527.59	2,294,396.85
100,730.77	5,537.35	106,268.12
70,082.58	814.15	70,896.73
2,277,886.57	371,083.56	2,648,970.13
(-)451,789.24	(-)21,201.71	(-)472,990.95
10,799,263.44	341,664.00	11,140,927.44
148,810.00	0	148,810.00
\$23,526,097.53	\$1,246,364.46	\$24,772,461.99
5,418,777.94	363,921.51	5,782,699.45
1,778,878.07	29,535.00	1,808,413.07
\$30,723,753.54	\$1,639,820.97	\$32,363,574.51
\$5,814,140.08	\$4,854.73	\$5,818,994.81
\$670,702.34	\$10,941.25	\$681,643.59
\$2,463,644.06	\$89,800.00	\$2,553,444.06