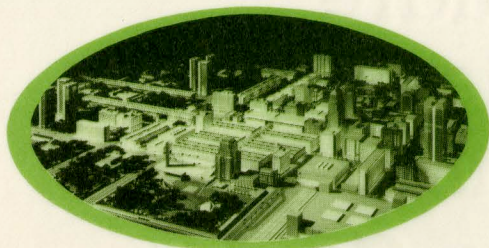


U-14
Mid-America Plaza
Galleria
Sycamore Square
Myriad Gardens
Ralph Ellison Library
Myriad Convention Center
College of Dentistry
Liberty Tower
Fidelity National Bank
JFK Industrial Park
Everett Tower

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
NINETEENTH ANNUAL REPORT
For The Year Ending June 30, 1980

Sheraton Century Center
Robert S. Kerr Park
Presbyterian Hospital
Kerr-McGee Center
Oklahoma Theater Center
Marie McGuire Plaza
State Health Department
Don O'Donoghue Center
Wyatt E Jeltz Center
New Childrens Hospital

JIM LOOKABAUGH, CHAIRMAN
JAMES E. STEWART, VICE CHAIRMAN
D. A. LYON, SECRETARY
STANTON L. YOUNG, COMMISSIONER
L. DEAN HOYE, COMMISSIONER



OKLAHOMA CITY
Urban Renewal Authority

200 N. HARVEY - SUITE 200 • OKLAHOMA CITY, OKLAHOMA 73102 • TELEPHONE 235-3771

Horace Huskerson
Executive Director

The Honorable Patience Latting
Mayor, City of Oklahoma City
Municipal Building
Oklahoma City, Oklahoma

Dear Mayor Latting:

Once again it is my privilege to present to you, on behalf of the Oklahoma City Urban Renewal Authority Board of Commissioners, the Authority's Annual Report.

Over the nineteen years of OCURA's existence we have seen a steady evolution of its role in rebuilding Oklahoma City. None of those years, however, has produced as close a working relationship between the Authority and the City as has developed during recent months.

With citizens groups and other agencies, as well, the Renewal Authority is working ever more closely toward common objectives in creating a better community. And progress is being made.

Construction downtown is visible on every side; the Oklahoma Health Center continues to expand; business, industry and the builders of homes are demonstrating growing interest in the John F. Kennedy area.

In all these efforts, the assistance and support of the Mayor, City Council and city administration are greatly appreciated. We pledge to continue to do all in our power to merit that support.

Sincerely,

Jim Lookabaugh

E. M. "Jim" Lookabaugh
Chairman

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

NINETEENTH ANNUAL REPORT

For The Year Ending June 30, 1980

INTRODUCTION

The last year has been a period of evolution and change for the Oklahoma City Urban Renewal Authority, both in its operations and the conduct of its billion-dollar redevelopment programs.

In October the federal government approved an \$11.7 million grant for settlement of the downtown and John F. Kennedy renewal projects, with \$5.8 million apportioned to downtown and \$5.9 million to JFK.

The grant set off a countdown toward closing out the renewal projects begun in the late 1960's. It also signaled an era of even closer cooperation between OCURA and city officials, since the settlement funds, like Community Development Block Grant money, will be channeled through the city.

In January the Authority moved from its long-time quarters in the Colcord Building to new offices in the Park-Harvey Center, 200 N. Harvey.

And in early April Executive Director James B. White, who had headed OCURA for more than 13 years, submitted his resignation to return to private business. The Board of Commissioners immediately requested Deputy Director Horace Huskerson to assume the position of executive director.

The settlement agreements with the Department of Housing and Urban Development recognized that the grants will not be enough to complete the two renewal projects as originally planned, even with the inclusion of other federal funds still on hand and proceeds from the sale of land in the respective areas.

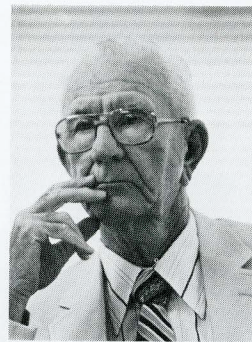
To insure, therefore, that activities most essential to completion are carried out, staffs of the city and renewal agency have worked closely together to assign priorities to these activities. Once the grant funds have been utilized, the city, community and renewal authority must seek funds from every source possible to assure that the community's vital redevelopment activities continue in a timely and orderly manner.

Approval of the settlement grants brought to \$157 million the amount of federal funds committed to the downtown, JFK and University Medical Center renewal projects. This "seed money" has spurred private and public investment of more than \$530 million, with another \$357 million in new development on the drawing boards.

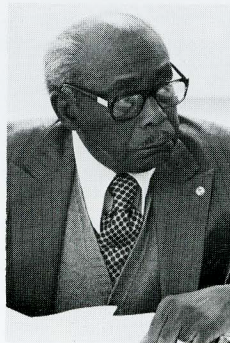
Total investment from all sources, including the federal government, in Oklahoma City's renewal programs thus amounts to more than \$1,074,000,000.

ON THE COVER: Listed are some of the major developments constructed as a result of Oklahoma City's redevelopment program. All were built to conform with urban renewal plans on land made available by the Urban Renewal Authority.

Board of Commissioners



JIM LOOKABAUGH
Chairman



JAMES E. STEWART
Vice Chairman



D. A. LYON
Secretary



STANTON L. YOUNG
Commissioner



L. DEAN HOYE
Commissioner

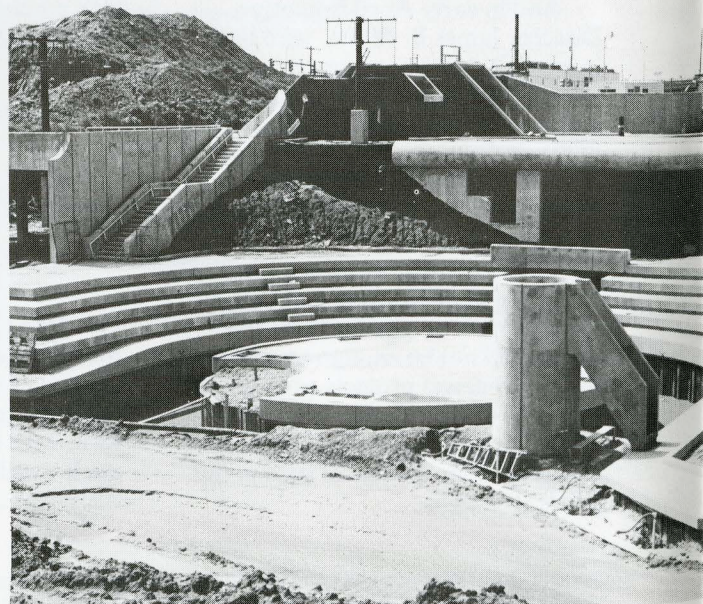
Downtown Forges Ahead



FROM THE AIR new downtown construction is readily visible. Cleared area in center shows construction of the Myriad Gardens and Galleria; at right center, above the Myriad, is the Mid-America Plaza office tower.

MID-AMERICA PLAZA'S 19-story office building (right) gets its "skin" in preparation for opening around January 1. A hotel is planned south of the tower.

WATER PLAZA is the name given the amphitheater (far right) under construction at water's edge in the Myriad Gardens. A restaurant will occupy the building at rear.



The rebuilding of downtown Oklahoma City has moved ahead rapidly during the last year, with steel, concrete and glass — as well as green grass and shrubbery — going up on every side.

Blessed by mild weather, construction of the 14-story office tower, known as One Galleria, jumped ahead of schedule, and the first occupants are expected to move in this fall.

The 294,000-square-foot structure, being constructed by Carrozza Properties of Dallas and Oklahoma City, is the first building in a four-block complex which eventually will include two more office towers, three major department stores, other retail uses and a luxury hotel. One Galleria was reported fully leased months before its completion.

Serving the entire, all-weather Galleria complex will be a parking structure for which ground was broken in July. Designed ultimately to accommodate more than 3,000 vehicles, the garage will include one sub-surface level beneath the retail portion of the complex, plus a nine-story building at Sheridan and Hudson avenues, in the southwest corner of the Galleria. The first phase now under construction will accommodate more than 1,880 cars.

As work accelerated in the Galleria, steel sprouted into the sky a block to the east at another Carrozza venture, the Mid-America Plaza office tower. The framework at Broadway and Main Street reached its full 19-story height in May, and completion is projected early in 1981. Reflecting downtown's healthy office market, it also is expected to be full before its completion.

Carrozza plans a second hotel immediately south of the Mid-America Tower and across the street to the north from the Myriad convention center. The hotel and offices are scheduled to be served by an adjoining 600-car garage, but plans for its construction have been delayed by litigation.

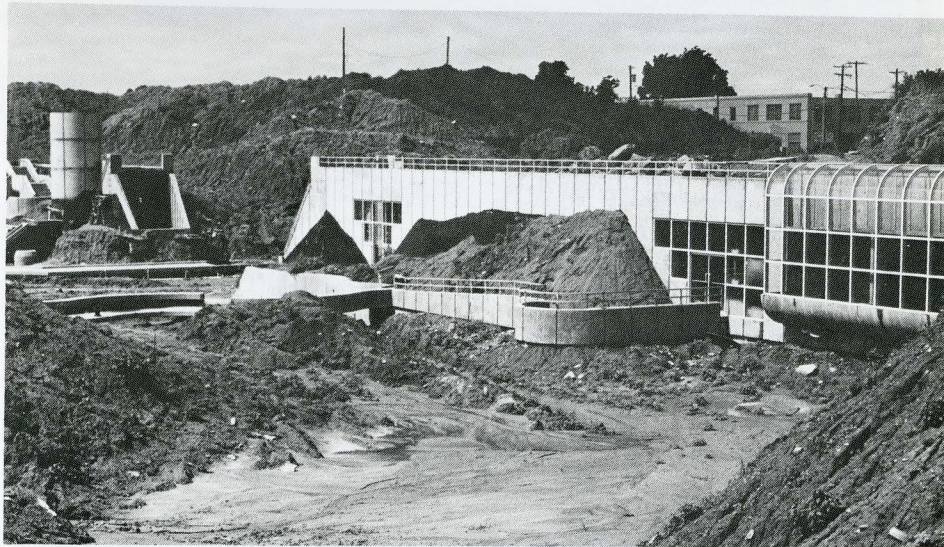
Although a federal district court in April cleared the way for removal of a small building east of the Mid-America Tower, owners of the building have appealed the ruling.

The most unusual construction under way downtown is also the least visible and therefore probably the least

known to the general public. This is the four-block Myriad Gardens, being built by a city trust in the area bounded by Sheridan, Reno, Hudson and Robinson avenues, south of the Galleria.

Behind huge mounds of earth — soon to be formed into rolling hills — is taking shape a two-level lake surrounded by an amphitheater, walkways, bridges, tunnels, a restaurant, a new Arts Council headquarters and other facilities. Nearly \$8 million has

BOTANICAL BRIDGE in the Myriad Gardens is really the base for a seven-stories-tall, transparent or translucent cylinder which will span the lake and contain botanical exhibits from all over the world.



been committed to the Gardens, and the Myriad Gardens Authority is seeking another \$2.6 million grant from the Economic Development Administration to complete the park's major attraction, the Botanical Gardens.

This seven-stories-tall structure, a transparent or translucent cylinder

BOTH OPEN AND COVERED walkways will skirt the Upper Lake on the north side of the Myriad Gardens, which will be open to the public next spring.

which will span the lake from north to south, will contain trees, shrubbery and exotic plantings from throughout the world, accessible to visitors to stroll through or to view from an overhead catwalk. The base of the Botanical Gardens already is in place.

Final landscaping of the Gardens is scheduled to begin this fall, with the assistance of OCURA, and the facility is expected to open to the public next year.

The long-awaited downtown housing complex, Sycamore Square, also is expected to start coming out of the ground late this year after OCURA and the developer, Shartel and Walker

Associates, reached agreement in July over the design, layout and composition of the first phase of the six-block development.

The initial stage, in the area north of Robert S. Kerr and west of Walker Avenue, will contain 130 condominium dwelling units, an office and commercial building and parking for about 530 cars. Construction costs are estimated at \$12 million.

With the start of the downtown housing, the final phase of I.M. Pei's dramatic 1964 plan for the rebuilding of downtown Oklahoma City will be under way.

Another new link in the Concourse is the skyway across Main Street from the Century Center to the First National complex. Its opening gives Oklahoma City one of the most extensive, all-enclosed pedestrian systems in the nation. From the Myriad on the south to the Murrah Federal Building on the north, and from the Santa Fe Plaza on the east to the County Courthouse on the west, downtowners may stroll in air-conditioned comfort.

Construction is under way on a tunnel connecting the Mid-America Plaza with the Liberty Tower section of the Concourse to the north, and a second tunnel already is in place beneath Broadway, linking Mid-America with the Sheraton Century Center.

The attractiveness of the brightly decorated Concourse is rapidly being matched by colorful landscaping along the center street medians and other outdoor areas. Aided by an anonymous gift of \$10,000 for trees, the city is replanting the medians with grass, shrubbery, flowers and trees. A movement sponsored by the Downtown, Now! organization encourages property owners along the streets to "adopt" and maintain planters with additional greenery.

The Skirvin Plaza Hotel recently completed an outdoor garden north of the Hotel, and it in turn will tie in with an elaborately landscaped drive-in facility to be built by Continental Federal Savings & Loan at Broadway and Robert S. Kerr Avenue. The drive-in will carry out the theme of Kerr Park immediately across Broadway to the west.

The \$300 million in new development that has taken place under the downtown renewal program, coupled with a tight office market, has spurred the renovation and remodeling of numerous older buildings.

The Historic Colcord and the Oil and Gas buildings are being restored to their early-1900's grandeur. The Leonhardt Building, the former Black Hotel, the Harbour-Longmire Building, Magnolia Building and others are also being upgraded and converted to first-class office rental space or condominiums.



METRO PARKING garage (top), opened in the spring, has helped relieve the parking situation by providing more than 1,000 spaces. It is connected underground to the Metro Concourse. Below is the new park built by the Skirvin Plaza Hotel north of the hotel.

Meanwhile other downtown construction and renovation continued at a steady pace. Oklahoma County built the 1,080-car Metro Parking garage at Kerr and Hudson avenues and connected it by an underground tunnel with the ever-expanding Metro Concourse pedestrian system.

Redevelopment — the “bottom line” of any urban renewal program — has picked up considerable momentum recently on the city’s near-northeast side.

Late in 1979 and during the first half of 1980, the Urban Renewal Authority sold nearly \$400,000 worth of land for private development in the University Medical Center and John F. Kennedy areas and the Lincoln-Byers industrial district. New industrial and commercial buildings were the first evidence of these sales, but construction of a significant amount of private housing also is getting under way.

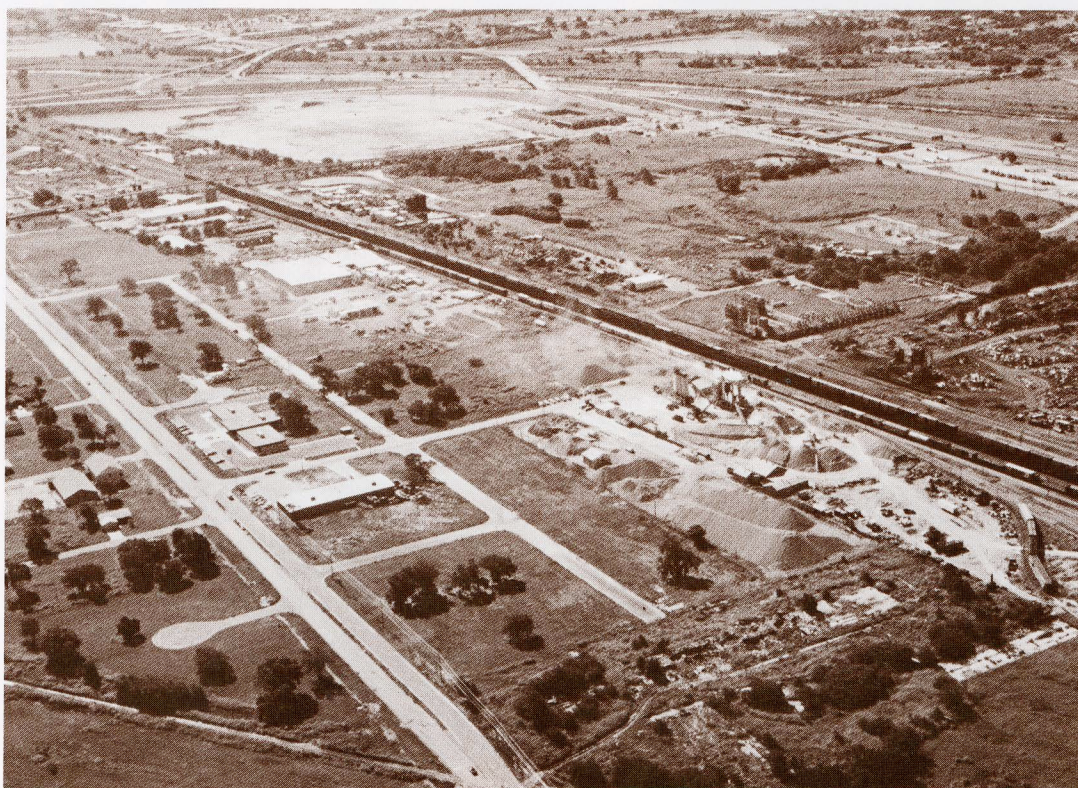
Probably the most important occurrence in the JFK area during the year was the opening in June of the James E. Stewart Industrial Center, named for a commissioner of the renewal authority and longtime civil rights leader.

The modern, \$800,000 center at Northeast 4th and Fonshill is the result of cooperative effort by the renewal agency; Oklahoma City Northeast, Inc., a non-profit community development corporation, and the Economic Development Administration, which supplied \$640,000 of the cost.

OC Northeast, Inc. has contracted to buy from OCURA the site of the building, as well as all the remaining uncommitted land in the JFK industrial district, and the organization will be responsible for development and management of the district. Proceeds from the resale or leasing of the land, as well as from rental of office space in the Center, will be used to stimulate further industrial development and job training in the northeast quadrant of the city.

At about the same time the Center opened its doors, another new building was completed a block to the west

JFK, Med Center Redevelopment Gains Speed



OPENED IN JUNE was the \$800,000 James E. Stewart Industrial Center, a joint project of Oklahoma City Northeast, Inc., and the Urban Renewal Authority.

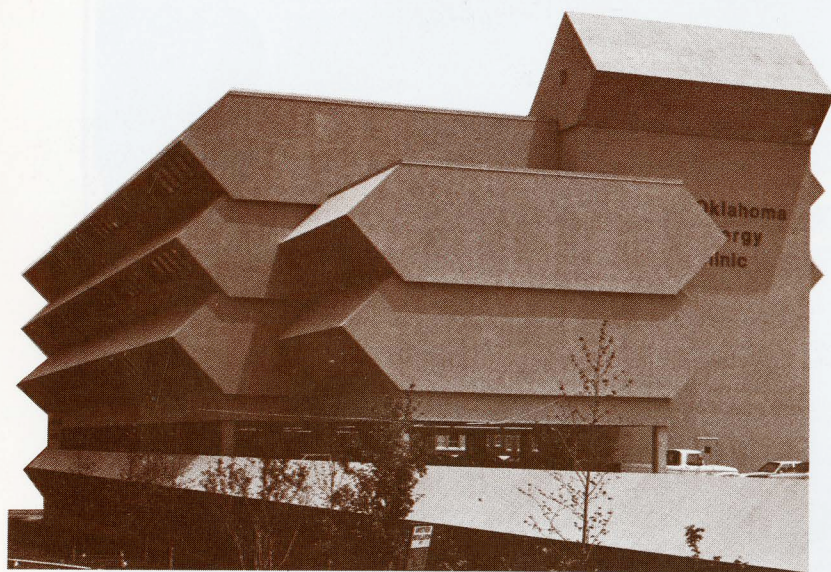
THE JFK INDUSTRIAL area below Northeast 4th Street is the first phase of the Central City Industrial Park. Greenway Park Addition is at left; Stewart Industrial Center and new Crown Paint Co. are near center of photo.

by the Crown Paint Co., which OCURA had relocated from a site on North Eastern Avenue.

The JFK industrial area is part of the Central City Industrial Park, which extends from Eastern almost to the central business district. Located near the streets which give it its name is the Lincoln-Byers industrial district, being developed by OCURA with Community Development Block Grant funds.

The first new industry, a pump-manufacturing plant, was built in the area about a year ago, and in May the Authority sold a second tract in the area for expansion of an existing industry. The new Lincoln Boulevard, connecting I-40 with the Oklahoma Health Center and State Capitol, bisects the area.

Although the Medical Center urban renewal project officially was closed out in 1978, some land remains available for redevelopment. Two major land transactions in June promise significant new development in the area.



THE OKLAHOMA ALLERGY CLINIC is one of the many new facilities in the Oklahoma Health Center located in the Medical Center and John F. Kennedy urban renewal areas.

Pan-Oklahoma Communications, Inc., purchased more than four acres on the east side of Lincoln, south of Northeast 8th Street, for cable-TV facilities and ultimately an office park. The minority-owned firm is negotiating for additional adjacent land.

Another commercial tract at 8th and Laird Avenue has been acquired by Three "M" Foods, also a minority enterprise, for a convenience store, service station and possibly other retail facilities.

Construction of private housing in the JFK area, largely dormant since the demise of the Sec. 235, program several years ago, may get new life with the start of construction-loan program by OCURA this summer.

Financed through Community Development funds, the first 10-per-cent interest loan under the program went to a private builder who plans five homes around the Kate Avenue cul-de-sac north of 4th Street in the Greenway Park area. Other builders also have brought lots in the neighborhood with an eye to utilizing the construction loans.

Repayment of the loans, with interest, is expected to permit a revolving-type fund which will allow the loan program to continue and perhaps even to expand.

Another OCURA-sponsored loan program is aimed at stimulating home ownership in all the city's renewal areas, once legal hurdles have been cleared. Similar to those issued by the Oklahoma Housing Finance Agency, the loans would be financed through the sale of tax-exempt bonds and would be offered at below-market interest rates. The City Council has approved the issuing of up to \$35 million in bonds by the renewal agency.

The most spectacular development in the northeast part of the city, however, remains the sprawling Oklahoma Health Center, where construction of medical treatment, research and training facilities is approaching the quarter-billion-dollar mark.

Due completion early in 1981 is the \$10 million Don O'Donoghue Center for Rehabilitation. Essentially an orthopedic hospital, it will be the third teaching hospital, along with Oklahoma Memorial and Children's Memorial, on the Health Center campus.

Also under construction by the Department of Human Services, are the Pauline Mayer Children Center, a home for unwed mothers and an addition to the Child Study Center. Facilities which recently opened their doors include two large parking garages, the Oklahoma City Clinic and the Oklahoma Allergy Clinic.

Occupying more than 200 acres of the Medical Center and JFK renewal projects, the Health Center has become one of the city's major "industries," employing an estimated 9,500 persons. Daytime population of the campus, including students, patients and visitors, is figured at well over 20,000.

Construction of the planned Lincoln Boulevard interchange with Interstate 35 and Interstate 40 will greatly improve access to the entire area, including the State Capitol complex.



HANDY PARKING for Children's Memorial Hospital and other nearby facilities is this 1,400-car parking garage constructed by the Department of Human Resources.



ONLY A PORTION of the sprawling Oklahoma Health Center is visible in this aerial photo. Oklahoma State Health Department is at upper right; Oklahoma Memorial (formerly University) Hospital in right foreground and Children's Memorial Hospital and College of Dentistry at left center. (Photo courtesy of Department of Human Services)

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
STATEMENT OF OPERATION
FOR THE FISCAL YEAR ENDING 6-30-80

OKLA R-20
UNIVERSITY MEDICAL CENTER

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 0	\$ 0	\$ 0
Administrative Overhead & Services	121,717.62	101,211.88	222,929.50
Legal Services	35.00	7,099.31	7,134.31
Survey & Planning	0	8,610.00	8,610.00
Acquisition Expense	80.00	32,962.00	33,042.00
Temporary Operation of Acquired Property	13,681.97	8,029.47	21,711.44
Relocation & Community Organization	0	0	0
Site Clearance	1,614.39	44,589.03	46,203.42
Site Improvements	41,603.69	286,058.33	327,662.02
Disposition Expense	329.26	3,287.64	3,616.90
Rehabilitation & Conservation	0	0	0
Interest	0	0	0
Other Income	(-)41.86	(-)300.00	(-)341.86
Real Estate Purchases	0	0	0
Project Inspection Fee	0	0	0
Operating Expenditures	179,020.07	491,547.66	670,567.73
Project Transfers	0	0	0
Noncash Local Grants-In-Aid	0	0	0
Project Imp. & Supporting Facilities	0	0	0
Total Project Expenditures	179,020.07	491,547.66	670,567.73
Relocation Payments	0	0	0
Rehabilitation Grants	0	0	0
Total Expenditures	179,020.07	491,547.66	670,567.73
Noncash Local Grants-In-Aid	0	0	0
Proceeds from Sale of Land	167,113.50	60,554.00	227,667.50
Rehabilitation Loans	0	0	0
Community Development Block Grant	57,266.00	358,098.00	415,364.00
Cash Local Grants-In-Aid	0	0	0

OKLA. R-30-1A
CENTRAL BUSINESS DISTRICT

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 1,119,034.80	\$ 0	\$ 1,119,034.80
Administrative Overhead & Services	5,084,514.38	27,587.47	5,112,101.85
Legal Services	31,565.40	0	31,565.40
Survey & Planning	3,500.00	0	3,500.00
Acquisition Expense	355,633.81	(-)31.00	355,602.81
Temporary Operation of Acquired Property	191,878.23	(-)3,637.72	188,240.51
Relocation & Community Organization	277,030.01	0	277,030.01
Site Clearance	3,722,871.88	312,670.42	4,035,542.30
Site Improvements	7,404,982.13	(-)100,873.88	7,304,108.25
Disposition Expense	54,974.29	179.70	55,153.99
Rehabilitation & Conservation	0	0	0
Interest	4,477,612.28	28,835.61	4,506,447.89
Other Income	(-)751,115.98	(-)600.00	(-)751,715.98
Real Estate Purchases	28,236,237.05	(-)822,222.00	27,414,015.05
Project Inspection Fee	216,828.00	0	216,828.00
Operating Expenditures	50,425,546.28	(-)558,091.40	49,867,454.88
Project Transfers	0	293,129.61	293,129.61
Noncash Local Grants-In-Aid	24,470,422.00	900,000.00	25,370,422.00
Project Imp. & Supporting Facilities	0	0	0
Total Project Expenditures	74,895,968.28	635,038.21	75,531,006.49
Relocation Payments	2,084,632.44	0	2,084,632.44
Rehabilitation Grants	0	0	0
Total Expenditures	76,980,600.72	635,038.21	77,615,638.93
Noncash Local Grants-In-Aid	24,470,422.00	900,000.00	25,370,422.00
Proceeds from Sale of Land	7,174,956.15	0	7,174,956.15
Rehabilitation Loans	0	0	0
Community Development Block Grant	0	0	0
Cash Local Grants-In-Aid	655,240.53	2,909,847.73	3,565,088.26

OKLA. R-30B
CENTRAL BUSINESS DISTRICT

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 0	\$ 0	\$ 0
Administrative Overhead & Services	2,695,789.01	70,297.39	2,766,086.40
Legal Services	12,777.50	90.00	12,867.50
Survey & Planning	0	0	0
Acquisition Expense	332,618.20	63.00	332,681.20
Temporary Operation of Acquired Property	270,378.44	1,535.27	271,913.71
Relocation & Community Organization	1,174,407.12	0	1,174,407.12
Site Clearance	486,579.10	182,000.94	668,580.04
Site Improvements	324,065.11	0	324,065.11
Disposition Expense	52,248.38	0	52,248.38
Rehabilitation & Conservation	0	0	0
Interest	1,895,050.80	2,502.02	1,897,552.82
Other Income	(-)543,615.09	0	(-)543,615.09
Real Estate Purchases	16,961,371.00	0	16,961,371.00
Project Inspection Fee	75,516.00	0	75,516.00
Operating Expenditures	23,737,185.57	256,488.62	23,993,674.19
Project Transfers	0	29,105.91	29,105.91
Noncash Local Grants-In-Aid	0	0	0
Project Imp. & Supporting Facilities	0	0	0
Total Project Expenditures	23,737,185.57	285,594.53	24,022,780.10
Relocation Payments	0	0	0
Rehabilitation Grants	0	0	0
Total Expenditures	23,737,185.57	285,594.53	24,022,780.10
Noncash Local Grants-In-Aid	0	0	0
Proceeds from Sale of Land	59,143.00	0	59,143.00
Rehabilitation Loans	0	0	0
Community Development Block Grant	0	0	0
Cash Local Grants-In-Aid	308,798.43	(-)200,000.00	108,798.43

OKLA. R-30-1C
CENTRAL BUSINESS DISTRICT

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 0	\$ 0	\$ 0
Administrative Overhead & Services	465,333.89	66,479.89	531,813.78
Legal Services	2,285.00	20.00	2,305.00
Survey & Planning	0	0	0
Acquisition Expense	101,792.36	516.00	102,308.36
Temporary Operation of Acquired Property	(-)25,271.25	(-)557.54	(-)25,828.79
Relocation & Community Organization	124,243.55	45,055.93	169,299.48
Site Clearance	14,535.08	3,251.00	17,786.08
Site Improvements	0	0	0
Disposition Expense	5,365.00	71.60	5,436.60
Rehabilitation & Conservation	0	0	0
Interest	110,402.21	12,510.00	122,912.21
Other Income	(-)28,863.59	0	(-)28,863.59
Real Estate Purchases	1,718,100.00	61,000.00	1,779,100.00
Project Inspection Fee	13,436.00	0	13,436.00
Operating Expenditures	2,501,358.25	188,346.88	2,689,705.13
Project Transfers	0	111,523.20	111,523.20
Noncash Local Grants-In-Aid	0	0	0
Project Imp. & Supporting Facilities	0	0	0
Total Project Expenditures	2,501,358.25	299,870.08	2,801,228.33
Relocation Payments	0	0	0
Rehabilitation Grants	0	0	0
Total Expenditures	2,501,358.25	299,870.08	2,801,228.33
Noncash Local Grants-In-Aid	0	0	0
Proceeds from Sale of Land	0	0	0
Rehabilitation Loans	0	0	0
Community Development Block Grant	0	0	0
Cash Local Grants-In-Aid	0	0	0

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
STATEMENT OF OPERATION
FOR THE FISCAL YEAR ENDING 6-30-80

OKLA. R-30-CD
CENTRAL BUSINESS DISTRICT

OKLA. R-35
JOHN F. KENNEDY

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 0	\$ 0	\$ 0	\$ 277,402.73	\$ 0	\$ 277,402.73
Administrative Overhead & Services	460,610.82	935,425.94	1,396,036.76	8,366,439.60	423,468.51	8,789,908.11
Legal Services	0	129,964.70	129,964.70	95,780.59	33,664.35	129,444.94
Survey & Planning	0	60,541.54	60,541.54	0	15,140.00	15,140.00
Acquisition Expense	0	32,635.00	32,635.00	672,357.03	4,194.02	676,551.05
Temporary Operation of Acquired Property	0	(-)28,829.01	(-)28,829.01	670,885.96	16,793.12	687,679.08
Relocation & Community Organization	0	52,234.82	52,234.82	325,898.20	55,599.83	381,498.03
Site Clearance	1,950.00	352,135.33	354,085.33	970,199.09	143,138.96	1,113,338.05
Site Improvements	2,662.00	212,953.07	215,615.07	2,888,363.42	355,691.27	3,244,054.69
Disposition Expense	0	17,438.00	17,438.00	121,846.70	8,054.06	129,900.76
Rehabilitation & Conservation	0	0	0	71,514.18	604.98	72,119.16
Interest	174,701.00	0	174,701.00	3,121,925.44	0	3,121,925.44
Other Income	0	0	0	(-)512,161.51	(-)1,055.00	(-)513,216.51
Real Estate Purchases	0	2,060,175.00	2,060,175.00	11,819,695.72	40,019.98	11,859,715.70
Project Inspection Fee	0	0	0	148,810.00	0	148,810.00
Operating Expenditures	639,923.82	3,824,674.39	4,464,598.21	29,038,957.15	1,095,314.08	30,134,271.23
Project Transfers	0	0	0	0	881,899.00	881,899.00
Noncash Local Grants-In-Aid	0	0	0	0	0	0
Project Imp. & Supporting Facilities	0	0	0	0	0	0
Total Project Expenditures	639,923.82	3,824,674.39	4,464,598.21	29,038,957.15	1,977,213.08	31,016,170.23
Relocation Payments	0	0	0	6,049,997.51	0	6,049,997.51
Rehabilitation Grants	0	0	0	1,822,413.07	0	1,822,413.07
In-kind Construction & Improvements-EDA	0	0	0	0	283,096.73	283,096.73
Total Expenditures	639,923.82	3,824,674.39	4,464,598.21	36,911,367.73	2,260,309.81	39,171,677.54
Noncash Local Grants-In-Aid	0	0	0	6,081,393.20	0	6,081,393.20
Proceeds from Sale of Land	0	265,453.00	265,453.00	882,491.59	12,783.72	895,275.31
Rehabilitation Loans	0	0	0	6,280,421.00	0	6,280,421.00
Community Development Block Grant	412,114.00	3,633,118.03	4,045,232.03	3,002,575.78	3,515,585.53	6,518,161.31
Cash Local Grants-In-Aid	0	0	0	233,227.33	0	233,227.33
EDA Grants	0	0	0	0	0	0

LINCOLN/BYERS INDUSTRIAL DISTRICT

INDUSTRIAL PARK IMPROVEMENTS

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Administrative Overhead & Services	146,508.43	12,717.74	159,226.17	15.40	0	15.40
Legal Services	2,585.00	6,591.89	9,176.89	0	0	0
Survey & Planning	0	170.00	170.00	0	0	0
Acquisition Expense	22,832.50	3,619.90	26,452.40	0	0	0
Temporary Operation of Acquired Property	5,475.08	(-)48.00	5,427.08	0	0	0
Relocation & Community Organization	30,636.05	15,477.00	46,113.05	0	0	0
Site Clearance	1,085.00	1,927.75	3,012.75	0	0	0
Site Improvements	0	0	0	298,808.10	230,506.67	529,314.77
Disposition Expense	4,766.50	0	4,766.50	0	0	0
Rehabilitation & Conservation	0	0	0	0	0	0
Interest	0	0	0	0	0	0
Other Income	0	0	0	0	0	0
Real Estate Purchases	502,430.00	17,286.00	519,716.00	0	0	0
Project Inspection Fee	0	0	0	2,000.00	0	2,000.00
Operating Expenditures	716,318.56	57,742.28	774,060.84	300,823.50	230,506.67	531,330.17
Project Transfers	0	0	0	0	0	0
Noncash Local Grants-In-Aid	0	0	0	0	0	0
Project Imp. & Supporting Facilities	0	0	0	0	0	0
In-kind Construction & Improvements-EDA	0	0	0	0	283,096.73	283,096.73
Total Project Expenditures	716,318.56	57,742.28	774,060.84	300,823.50	513,603.40	814,426.90
Relocation Payments	0	0	0	0	0	0
Rehabilitation Grants	0	0	0	0	0	0
Total Expenditures	716,318.56	57,742.28	774,060.84	300,823.50	513,603.40	814,426.90
Noncash Local Grants-In-Aid	0	0	0	0	0	0
Proceeds from Sale of Land	120,042.60	0	120,042.60	0	0	0
Rehabilitation Loans	0	0	0	0	0	0
Community Development Block Grant	700,496.53	15,970.00	716,466.53	0	0	0
Cash Local Grants-In-Aid	0	0	0	0	0	0
EDA Grants	0	0	0	340,000.00	200,000.00	540,000.00

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
STATEMENT OF OPERATION
FOR THE FISCAL YEAR ENDING 6-30-80

JAMES E. STEWART INDUSTRIAL CENTER

NON-FEDERAL FUND

	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80	Cumulative Balance 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Administrative Overhead & Services	0	0	0	60,210.07	1,787.53	61,997.60
Legal Services	0	0	0	0	0	0
Survey & Planning	0	0	0	0	0	0
Acquisition Expense	0	0	0	0	0	0
Temporary Operation of Acquired Property	0	0	0	0	0	0
Relocation & Community Organization	0	0	0	0	0	0
Site Clearance	0	0	0	0	0	0
Site Improvements	0	650,760.40	650,760.40	0	0	0
Disposition Expense	0	0	0	0	0	0
Rehabilitation & Conservation	0	0	0	0	0	0
Interest	0	0	0	0	0	0
Other Income	0	0	0	0	0	0
Real Estate Purchases	0	0	0	0	0	0
Project Inspection Fee	0	0	0	0	0	0
Operating Expenditures	0	650,760.40	650,760.40	60,210.07	1,787.53	61,997.60
Project Transfers	0	0	0	0	0	0
Noncash Local Grants-In-Aid	0	0	0	0	0	0
Project Imp. & Supporting Facilities	0	0	0	0	0	0
Total Project Expenditures	0	650,760.40	650,760.40	60,210.07	1,787.53	61,997.60
Relocation Payments	0	0	0	0	0	0
Rehabilitation Grants	0	0	0	0	0	0
Total Expenditures	0	650,760.40	650,760.40	60,210.07	1,787.53	61,997.60
Noncash Local Grants-In-Aid	0	0	0	0	0	0
Proceeds from Sale of Land	0	0	0	0	0	0
Rehabilitation Loans	0	0	0	0	0	0
Community Development Block Grant	0	0	0	0	0	0
Cash Local Grants-In-Aid	0	0	0	0	0	0
EDA Grants	0	599,000.00	599,000.00	0	0	0

**OKLAHOMA CITY
URBAN RENEWAL AUTHORITY**
Notes to Financial Statements
June 30, 1980

312 LOAN ADMINISTRATION

Balance	Cumulative Year to Date 6-30-79	Year to Date 6-30-80	Cumulative Balance 6-30-80
Survey & Planning Expenditures	0	0	0
Administrative Overhead & Services	263,465.00	151,435.45	414,900.00
Legal Services	0	0	0
Survey & Planning	0	0	0
Acquisition Expense	0	0	0
Temporary Operation of Acquired Property	0	0	0
Relocation & Community Organization	0	0	0
Site Clearance	0	0	0
Site Improvements	0	0	0
Disposition Expense	0	0	0
Rehabilitation & Conservation	0	0	0
Interest	0	0	0
Other Income	0	0	0
Real Estate Purchases	0	0	0
Project Inspection Fee	0	0	0
Operating Expenditures	0	0	0
Project Transfers	0	0	0
Noncash Local Grants-In-Aid	0	0	0
Project Imp. & Supporting Facilities	0	0	0
Total Project Expenditures	0	0	0
Relocation Payments	0	0	0
Rehabilitation Grants	0	0	0
Total Expenditures	263,465.00	151,435.45	414,900.00
Noncash Local Grants-In-Aid	0	0	0
Proceeds from Sale of Land	0	0	0
Rehabilitation Loans	0	0	0
Community Development Block Grant	263,465.00	155,652.00	419,117.00
Cash Local Grants-In-Aid	0	0	0
EDA Grants	0	0	0

1. Basis of Accounting

The cash basis of accounting is used by the Authority.

2. HUD Closeout of Projects

Okla. R-20 Project was closed out pursuant to Memorandum of Agreement dated September 19, 1978. Expenditures reported on Financial Statements are cumulative from closeout date.

Okla. R-30 (A,B,C) were closed out pursuant to Memorandum of Agreement dated October 16, 1979. The Financial Statements reflect operating expenditures defrayed from Loan & Grant sources and Community Development Block Grant revenues. Activities in R-30 (A,B,C) after closeout date are consolidated into R-30-CD Financial Statement.

Okla. R-35 Project was closed out pursuant to Memorandum of Agreement dated September 16, 1979, as amended on October 16, 1979. The Financial Statements reflect operating expenditures defrayed from Loan & Grant sources and Community Development Block Grant revenues.

3. Funds Allocated to OCURA but not Requested at 6-30-80

R-20	\$ 115,738
R-30-CD	16,512,546
R-35	6,297,116
Lincoln/Byers	1,374,767
312 Administration	58,430
John F. Kennedy Redevelopment Corporation	298,156

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
CONSOLIDATED BALANCE SHEET *
as of June 30, 1980

	OKLA. R-20 UNIVERSITY MEDICAL CENTER	OKLA. R-30CD CENTRAL BUSINESS DISTRICT	OKLA. R-35 JOHN F. KENNEDY	LINCOLN/BYERS INDUSTRIAL IMPROVEMENTS	INDUSTRIAL PARK CENTER	JAMES E. STEWART INDUSTRIAL CENTER	NON-FEDERAL FUND	312 LOAN ADMINI- STRATION
ASSETS								
Current Assets:								
Cash on Hand	\$ 49,955.39	\$ 590,152.42	\$ 28,869.80	\$ 60,930.48	\$ 8,669.83	\$ 63,889.60	\$34,245.19	\$ 4,216.55
Accounts Receivable:								
Revolving Fund-Joint Activities	30,000.00	30,000.00	30,000.00	0	0	0	0	0
Relocation Grants	0	0	0	0	0	0	0	0
Rehabilitation Grants	0	0	0	0	0	0	0	0
Tenants	0	(-)50.00	983.54	0	0	0	0	0
Other	0	0	115,650.00	0	0	0	3,695.99	0
Total Accounts Receivable	30,000.00	29,950.00	14,633.54	0	0	0	3,695.99	0
Intra-bank Clearance	0	0	1,400,000.00	0	0	0	0	0
Total Current Assets	79,955.39	620,102.42	1,575,503.34	60,930.48	8,669.83	63,889.60	37,941.18	4,216.55
Project Expenditures to Date:								
Operating Expenditures	491,547.66	3,824,674.39	2,260,309.81	57,742.28	513,603.40	650,760.40	1,787.53	151,435.45
LESS: Sales Prices of Land Sold	60,554.00	265,453.00	12,783.72	0	0	0	0	0
Net Operating Expenditures	430,993.66	3,559,221.39	2,247,526.09	57,742.28	513,603.40	650,760.40	1,787.53	151,435.45
Total Project Expenditures	430,993.66	3,559,221.39	2,247,526.09	57,742.28	513,603.40	650,760.40	1,787.53	151,435.45
Relocation Payments	0	0	0	0	0	0	0	0
Rehabilitation Grant Payments	0	0	0	0	0	0	0	0
TOTAL ASSETS	510,949.05	4,179,323.81	3,823,029.43	118,672.76	522,273.23	714,650.00	39,728.71	155,652.00

	OKLA. R-20 UNIVERSITY MEDICAL CENTER	OKLA. R-30CD CENTRAL BUSINESS DISTRICT	OKLA. R-35 JOHN F. KENNEDY	LINCOLN/BYERS INDUSTRIAL IMPROVEMENTS	INDUSTRIAL PARK CENTER	JAMES E. STEWART INDUSTRIAL CENTER	NON-FEDERAL FUND	312 LOAN ADMINI- STRATION
LIABILITIES & FUND EQUITY								
Current Liabilities:								
Accounts Payable-Joint Activities	\$ 15,207.36	\$ 193,949.45	\$ 46,983.84	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Trust & Deposit Liabilities	0	250.00	3,404.94	0	0	115,650.00	0	0
Total Current Liabilities	15,207.36	194,199.45	50,388.78	0	0	115,650.00	0	0
Loans Payable to HUD	0	0	0	0	0	0	0	0
Total Liabilities	15,207.36	194,199.45	50,388.78	0	0	115,650.00	0	0
Fund Equity								
Contributed Capital:								
Cash Local Grants-In-Aid	0	0	0	0	0	0	0	0
Noncash Local Grants-In-Aid	0	0	0	0	0	0	0	0
Project Capital Grants	0	0	0	0	0	0	0	0
Relocation Grants	0	0	0	0	0	0	0	0
Rehabilitation Grants	0	0	0	0	0	0	0	0
In-kind Services	0	0	0	0	283,096.73	0	0	0
Community Dev. Block Grants	358,098.00	3,633,118.03	3,515,585.53	15,970.00	0	0	0	155,652.00
EDA Grants	0	0	0	0	200,000.00	599,000.00	0	0
Total Contributed Capital	358,098.00	3,633,118.03	3,515,585.53	15,970.00	483,096.73	599,000.00	0	155,652.00
Transferred Funds	0	400,001.00	215,000.00	0	0	0	0	0
Retained Earnings	137,643.69	(-)47,994.67	42,055.12	102,702.76	39,176.50	0	39,728.71	0
Total Fund Equity	495,741.69	3,985,124.36	3,772,640.65	118,672.76	522,273.23	599,000.00	39,728.71	155,652.00
TOTAL LIABILITIES & FUND EQUITY	510,949.05	4,179,323.81	3,823,029.43	118,672.76	522,273.23	714,650.00	39,728.71	155,652.00

Note: The above Consolidated Balance Sheet is recorded and reported on the Cash Basis
See accompanying notes to Financial Statements.

'Rehab' Changing

Like most other operations of OCURA, administration of the city's Sec. 312 home-improvement loans is undergoing a period of change.

The rehabilitation program, which since 1967 has accounted for the upgrading of more than 1,900 homes, was the subject of a study this summer by representatives from the renewal agency, the city and the area office of the Department of Housing and Urban Development (HUD). The group is revising property standards for the federal loan program.

Adopted originally to insure long-term upgrading of property in the Medical Center and John F. Kennedy areas, the Sec. 312 standards have been far in excess of those required to meet the city's minimum code requirements. Enforcement of the higher standards has meant both higher administrative costs for the Authority and occasional problems for home owners availing themselves of the low-interest loans. This has been especially evident since OCURA assumed responsibility for administering the program for the city in a dozen or so additional neighborhoods.

Bringing the property standards more nearly in line with the city code will help ease the workload of OCURA's rehabilitation staff. But recent staff reductions, made necessary by corresponding cuts in the budget, will have other effects as well.

Neighborhood associations are expected to play an increasingly greater role in promoting and explaining the 3-per-cent loan program, with the OCURA staff serving primarily to assure that the appropriate work is done, the payments are properly monitored and the federal funds are protected.

The 3-per-cent loans presently are available to qualified property owners in 11 city neighborhoods designated by the City Council, in addition to the Medical Center and JFK areas. Loans in recent years have averaged about \$18,000 each to those who qualify under the HUD income guidelines.



RECENT ADDITIONS to the changing face of Oklahoma City range from new trees for the downtown street medians (top) to the recently opened Fred Jones showroom (left) on Reno Avenue and the Pauline Mayer Children Center in the Oklahoma Health Center (above).



LETTER FROM THE DIRECTOR

As this nineteenth Annual Report reflects, the Oklahoma City Urban Renewal Authority has taken on a new look — not only in its composition and operations, but in its approaches and programs for dealing with the city's urban ills.

Its basic goal — the creation of a better community — remains the same. But its methods of reaching that goal are in the process of change.

The days of massive land acquisition and clearance are largely behind us. The results are a half-billion dollars in new buildings, streets and utilities, parks, recreational facilities, landscaping and other improvements throughout the downtown, University Medical Center and John F. Kennedy neighborhoods. These facilities in turn mean a greatly increased tax base for the community, thousands of new jobs of every description and an improved living and working environment for local citizens.

Also behind us — probably forever — are the days of huge infusions of federal grants and other governmental subsidies. As funds have dwindled, inflation has eaten away at the money which remains. Better use of the available funds and securing new sources of financing are becoming mandatory.

And yet with the problems there also exist opportunities. Solutions must rest with new, innovative approaches, many of which are now becoming available, and with cooperation among all segments of the population. This is the current focus of the Urban Renewal Authority.

From multi-million-dollar complexes of concrete and steel, the emphasis is shifting to people: their homes, their welfare and their livelihood. And to help improve conditions in these areas, OCURA is shifting its emphasis, also, to programs intended to assist in providing decent homes, more and better jobs and a healthful environment.

We cannot begin to accomplish these objectives alone. The new programs involve increasingly closer relationships with citizens' organizations, the City and other governmental units, lending institutions, public and private developers and other agencies and individuals.

Through the utilization of these kinds of resources, ways can and will be found to build and buy new homes, renovate older homes, expand commerce and industry, create more jobs and generally improve the quality of life in Oklahoma City.

All of which have been the objectives of the Urban Renewal Authority for the last nineteen years.

Herace Huskerson

Executive Director

Oklahoma City Urban Renewal Authority
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