



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

FIFTY-FOURTH ANNUAL REPORT

FY 2014-2015

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FIFTY-FOURTH ANNUAL REPORT
For the year ending June 30, 2015

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Central Business District

Arts District Parking Garage (COTPA)

Location	West Main Street between Walker and Hudson Ave
Developer	COTPA (Central Oklahoma Transportation & Parking Authority)
Project Cost	\$20 million
Public Funding	\$20 million
Jobs Created	n/a
Uses	10 level parking garage with 830 parking spaces, 20,000 sf retail/office space, and potential to develop office or residential in air space rights on 10 th floor
Commenced	April 2013
Completed	November 2014
Info	Redevelopment of a surface parking lot into a parking structure, nearing completion of the retail/office space fit-out



Arts District Parking Garage Location Before



Garage Completed

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	June 18, 2014 – Civic Centre Flats, LLC designated redeveloper. Anticipated Construction – August 2015
Completed	Anticipated December 2016
Info	For-sale project that will include 34 residential units (20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units). 19 units are under contract.



Civic Centre Flats Location Before



Civic Centre Flats as Proposed

CLAYCO Phase II

Location	Northwest corner of Reno Ave and Hudson Ave
Developer	Clayco, Inc.
Project Cost	\$280 million
Public Funding	Under development negotiations
Jobs Created	n/a at this time
Uses	Office and residential
Commenced	August 05, 2014 – Invitation for Development Proposals published. November 24, 2014 – Clayco designated Conditional Redeveloper.
Completed	n/a
Info	The Authority issued an RFP on behalf of the City of Oklahoma City and the Oklahoma City Economic Development Trust (OCEDT) for lots One (1) through Twelve (12) and Lots Seventeen (17) through Thirty-Two (32) in Block Sixty (60) of the Original Plat of Oklahoma City and issued an RFP on August 05, 2014. Two proposals were received; Clayco was designated Conditional Redeveloper on November 24, 2014. Discussions are ongoing between the Authority and Clayco.



Clayco Phase II Site



Clayco Site as Proposed

Oklahoma City Municipal Court

Location	701 Couch Drive, northwest corner of Couch and Lee Ave
Developer	The City of Oklahoma City
Project Cost	\$20 million
Public Funding	yes
Jobs Created	Current Court's Employee Relocation
Uses	Office and residential
Commenced	July 2015 – property fenced off and site cleared
Completed	n/a
Info	A previous surface parking lot will be redeveloped into a new 70,602 sf, 3 level building for municipal court operations for the City of Oklahoma City.



New Municipal Court Site Before



Municipal Court Building as Proposed

Cultural District

John W. Rex Elementary School

Location	500 West Sheridan Avenue
Developer	Maps for KIDS
Project Cost	\$14.4 million
Public Funding	TIF, Maps for KIDS
Jobs Created	35
Uses	Downtown public charter elementary school
Commenced	May 2013
Completed	Construction completed and school opened for enrollment in August 2014
Info	Redevelopment of surface parking lot into a charter elementary school for downtown OKC. Currently serves grades pre-K through 3 rd grade but will add an additional grade each year eventually serving 500 students, pre-K through 6 th grade.



John Rex Elementary Location Before



John Rex Elementary Complete

Core-to-Shore Project Area

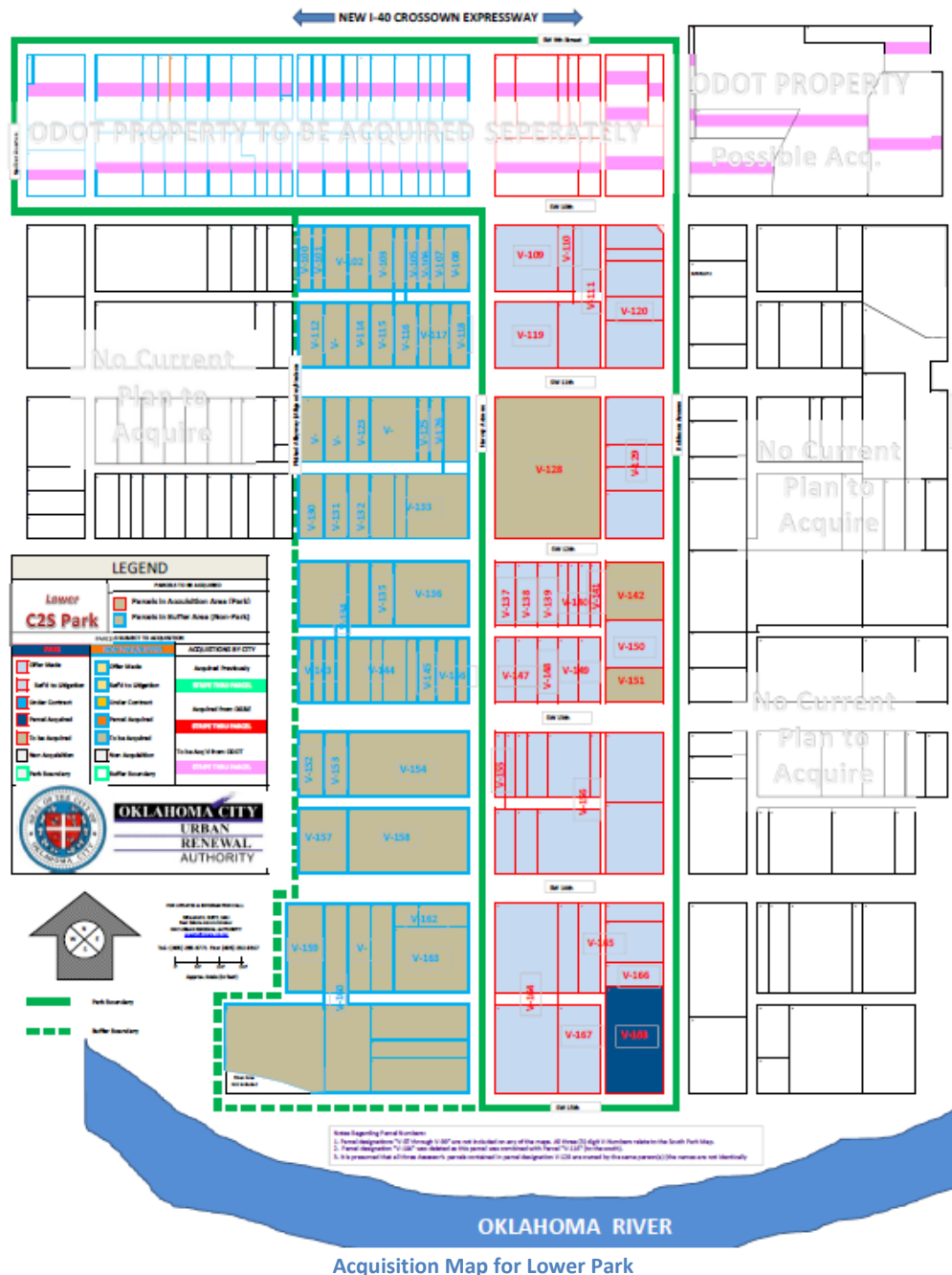
North Park Acquisition

Location	Old I-40 Highway, New I-40 Highway, S Robinson Ave, & S Hudson Ave
Budget	\$18,432,000 (Land Acquisition & Site Prep)
Uses	For development of the upper central park (40 acres)
Commenced	August 2010
Completed	Acquisition Complete. Construction to begin winter 2015
Info	All land parcels have been acquired, under contract, or referred for litigation for the upper park; relocation activities for Salvation Army are underway.

Location	East (S Robinson to S Broadway) and West (S Hudson to S Walker) Side of the North Park
Acquisition Budget	\$2.2 million
Uses	For development of key catalyst sites along park buffer to spur private investment
Commenced	August 2012
Completed	Ongoing
Info	Owned/Acquired – Buffer Parcels 1, 3, 4, 5, 22, 27, 36, 38, 45, and 54 (See map below).



Location	New I-40 Highway, SW 15 th Street, S Robinson Ave, & S Harvey Ave (or S Walker Ave at the north section of the lower park)
Budget	\$13,470,000 (Land Acquisition & Site Prep)
Uses	For development of the lower central park (30 acres)
Commenced	April 2013
Completed	Appraisals and offers underway; ongoing
Info	Offers made on all but 3 parcels



Midtown Project Area

The Edge

Location	1325 N Walker, 13 th and Walker
Developer	Gary Brooks
Project Cost	\$36 million
Public Funding	TIF
Jobs Created	30
Uses	250 unit rental apartments
Commenced	Fall 2012
Completed	December 2014
Info	Previous Mercy Hospital site in Midtown, 7,840 sf of retail, parking garage, designed to LEED Standard



The Edge Apartments Site Location Before



The Edge Apartments Completed

Harrison Walnut Project Area

Flatiron Triangle Building - PLICO

Location	126 Harrison Ave – Harrison Ave and NE 5 th Street
Developer	Ainsworth Triangle, LLC
Project Cost	\$3.5 million
Public Funding	n/a
Jobs Created	n/a
Uses	Office
Commenced	August 2014
Completed	Anticipated September 2015
Info	Redevelop a 1924 vacant building (12,512 sf) with the addition of a new third-story (4,206 sf) into the new PLICO Headquarters



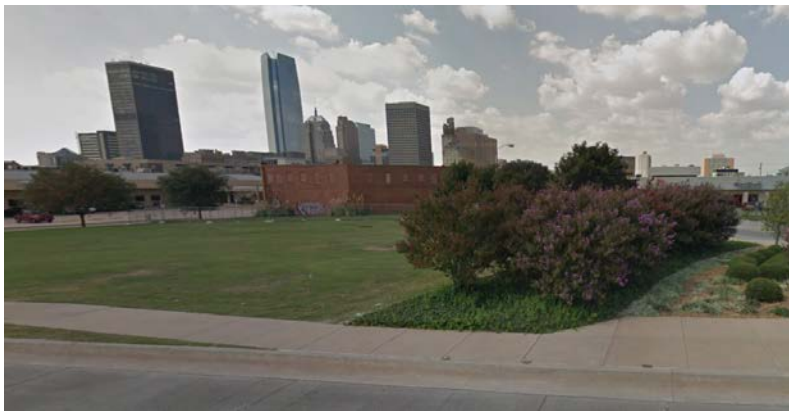
Flatiron Triangle Building Before



Flatiron Triangle Building Mid-construction

Flatiron Phase II

Location	Harrison Ave & 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
Completed	n/a
Info	Anticipated 5 story, 65,000 sf of Class A office space, 3 levels of parking



Flatiron Phase II Site Before



Flatiron Phase II as Proposed

General Electric Global Research Oil and Gas Technology Center

Location	NE 10 th and Walnut
Developer	General Electric Company
Project Cost	\$53 million
Public Funding	TIF, EDA Grant
Jobs Created	130
Uses	Office, research and development
Commenced	April 2014
Completed	Anticipated first phase move in March 2016 through Fall 2016
Info	95,000 sf office, research and development center with structured parking.



GE Research Center Site Under Construction



GE Research Center as Proposed

The Hill at Bricktown

Location	220 Russell M. Perry Ave
Developer	The Hill at Bricktown, LLC
Project Cost	\$32 million to date
Public Funding	\$2 million TIF
Jobs Created	n/a
Uses	For-sale townhomes
Commenced	2009
Completed	Projected 2018
Info	50 townhomes complete (Buildings 2B, 3, 4, and 8); 14 townhomes under construction (Buildings 1 and 2) and 19 townhomes planned (Building 5, 6, and 7).



The Hill at Bricktown Site Location Before



The Hill After (Phase 1)

Page Woodson Property

Location	Generally bounded by NE 7th Street, N Kelley Avenue, NE 4th Street, and N. Stonewall Avenue
Developer	New Page, LLC
Project Cost	Under development
Public Funding	Under negotiations
Jobs Created	n/a
Uses	Residential and/or mixed-use redevelopment
Commenced	April 21, 2014 – Invitation for Development Proposals Published. June 20, 2014 – RFP deadline. Two proposals received. November 11, 2014 – New Page, LLC was designated Conditional Redeveloper June 2015 – Environmental investigation underway
Completed	n/a
Info	Redevelopment of a significant block of land adjacent to historic Page Woodson School. Discussions and negotiations are ongoing between the Authority and New Page.



Site Issued for the RFP



Proposed Development

University Medical Center (R-20) Project Area

Innovation District

Location	University Medical Center Urban Renewal Area/Oklahoma Health Center, exact boundaries are not yet defined
Uses	Mixed-use innovation district
Commenced	Studies and planning by the Brookings Institute being commenced
Completed	n/a
Info	Efforts are underway to study how the Oklahoma Health Center campus and surrounding area can be transformed into an "innovation district" which would include retail, residential and non-medical businesses and would focus on making the district more accessible by bike and foot. "Innovation districts" are economic development tools that utilize partnerships with higher education institutions, businesses, and government to fuel job growth and redevelopment in targeted locations.

OU E-Suites

Location	920 N.E. 8th Street
Developer	REHCO OUES, LLC
Project Cost	\$30 million
Public Funding	NMTC, Section 108 HUD Revolving Loan, TIF
Jobs Created	50
Uses	195 room hotel with conference center
Commenced	August 2013
Completed	February 2015
Info	6 floors, business center, banquet room, indoor pool, restaurant, bar, lounge



OU E-Suites Site Location Before

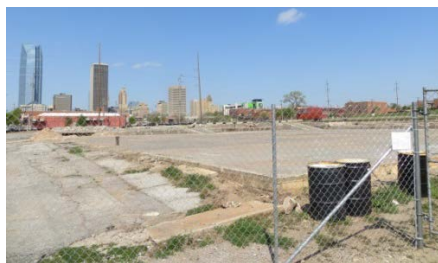


OU E-Suites Hotel Completed

Sports-Entertaining-Parking Area Project Area

The Steel Yard

Location	Lincoln and Sheridan
Developer	Gary Brooks/Andy Burnett
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; retail, parking structure
Commenced	March 2013 – Environmental Remediation August 2014 – Utility Relocation May 2015 – Construction Start
Completed	Anticipated end of 2017
Info	17,300 sf of retail in Phase I. Phase II to commence before the end of 2015 and will include 146 apartment units with 7,700 sf of retail.



The Steel Yard Site Location Before



Proposed Phase I of the Steel Yard Apartments

East Bricktown Hotels – AC Hotel by Marriott and Hyatt Place

Location	Lincoln and Sheridan
Developer	Gary Brooks/Andy Burnett
Project Cost	\$50 million
Public Funding	\$1.5 million Brownfields Grant, HUD NSP Grant, TIF
Jobs Created	30
Uses	To feature an AC by Marriott and Hyatt Place
Commenced	September 2015 – Anticipated Construction Start
Completed	n/a
Info	Hyatt Place to feature 132 hotel rooms. AC by Marriott to feature 130 hotel rooms.



AC and Hyatt Place Hotel Site



Proposed AC Hotel



Proposed Hyatt Place

Staybridge Suites

Location	Lincoln and Reno
Developer	Shri Krishnapriya Hospitality, LLC
Project Cost	\$6 million?
Public Funding	n/a
Jobs Created	40
Uses	Hotel
Commenced	Anticipated December 2015
Completed	Anticipated January 2017
Info	137 rooms, 5 story



Staybridge Suites Site Location Before



Staybridge Suites as Proposed

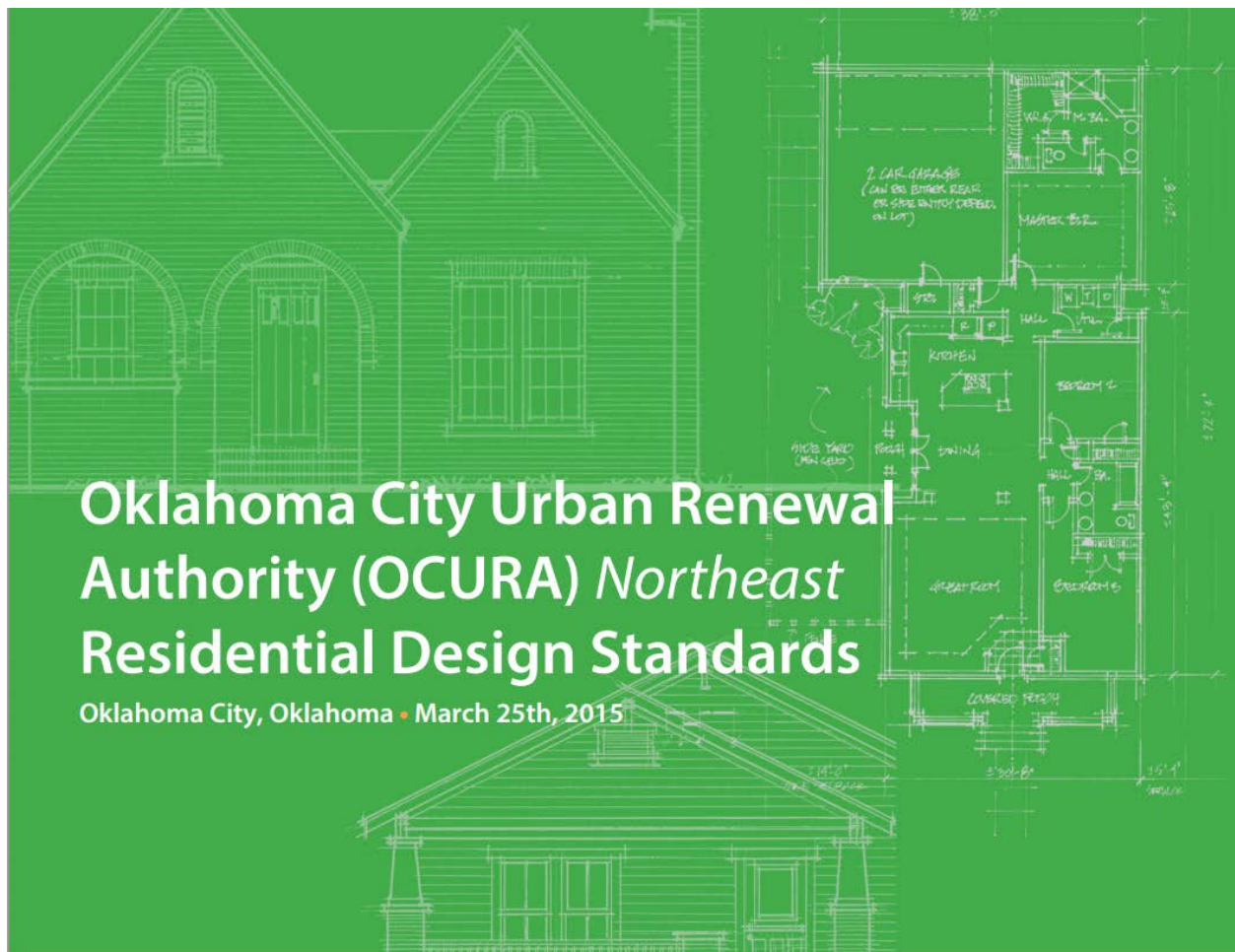
John F. Kennedy Project Area

Northeast Residential Design Standards

Location JFK Urban Renewal Area

Date Adopted March 25, 2015

Objective These standards and guidelines were created to refresh existing design standards and progress to a higher level of neighborhood planning and infill development while preserving and respecting the history and existing housing stock in the area. The standards will help guide OCURA while working with prospective developers, builders and existing property owners to deliver housing that will bring new residents to Northeast Oklahoma City and increase property values for existing property owners.



Oklahoma City Urban Renewal Authority (OCURA) Northeast Residential Design Standards

Oklahoma City, Oklahoma • March 25th, 2015

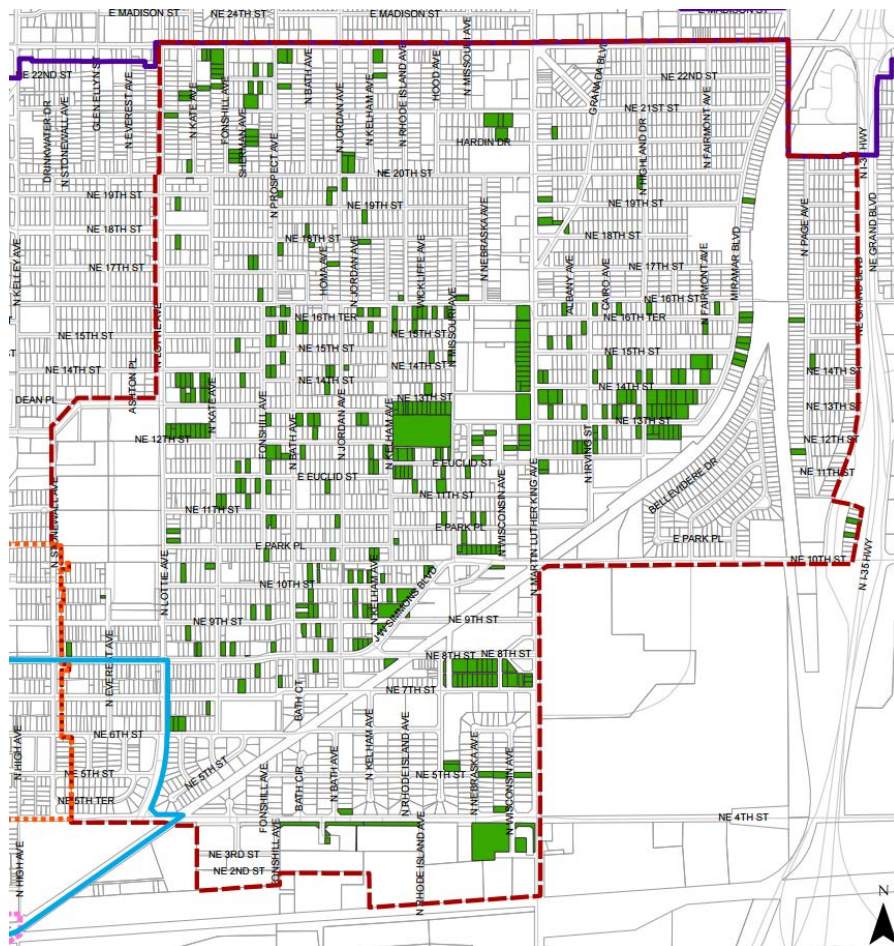
Northeast Residential Design Standards adopted March 25, 2015

RFP for Prospective Homeowners

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



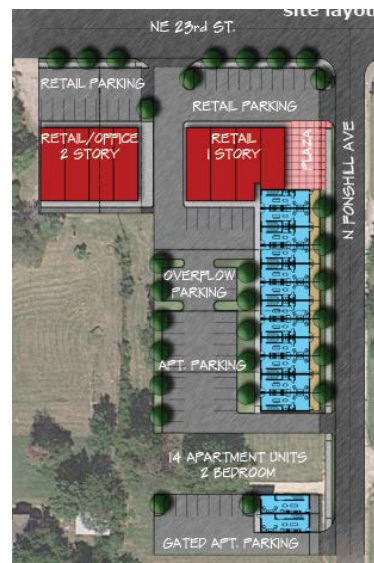
Property Inventory for JFK Single Family RFPs

NE 23rd Street and Fonshill Ave

Location	23 rd Street and Fonshill Ave
Developer	n/a; received one proposal response from Mu'Min Development, LLC
Project Cost	Under development
Public Funding	No award at this time
Jobs Created	TBD
Uses	Proposed commercial and residential
Commenced	June 23, 2014 – Request for Proposals released August 22, 2014 – One proposal response received
Completed	n/a
Info	The Authority issued an RFP for redevelopment proposals for mixed-use, commercial, or residential redevelopment that will contribute to continued efforts to revitalize Northeast Oklahoma City. One proposal was received from Mu'Min Development, discussions and negotiations are ongoing.



Property Issued in the RFP



Proposal Response

Dr. Barnes OHFA (Oklahoma Housing Finance Agency) Award

Location	Kate Ave and NE 11 th Street
Developer	RJCB and OSAF Collaborative Foundations Affordable Housing Projects
Project Cost	n/a
Public Funding	OHFA Awards – revolving acquisition-rehabilitation/construction loan - \$300,000
Jobs Created	n/a
Uses	Affordable Single Family Homes
Commenced	Project Delayed
Completed	uncertain
Info	For the construction of 3 single-family houses on scattered lots in the JFK Urban Renewal Project Area. The sale of the homes will be restricted to low-and-moderate-income buyers who meet eligibility criteria set by OHFA.



Lots Authorized to Dr. Barnes for Residential Development

Mu'Min OHFA (Oklahoma Housing Finance Agency) Award

Location	Fonshill Ave and NE 21 st Street
Developer	Mu'Min Development, LLC
Project Cost	n/a
Public Funding	OHFA Awards – revolving acquisition-rehabilitation/construction loan - \$250,000
Jobs Created	n/a
Uses	Affordable Single Family Homes
Commenced	July 2015
Completed	Anticipated Summer 2016
Info	For the construction of 2 single-family houses on scattered lots in the JFK Urban Renewal Project Area. The sale of the homes will be restricted to low-and-moderate-income buyers who meet eligibility criteria set by OHFA.



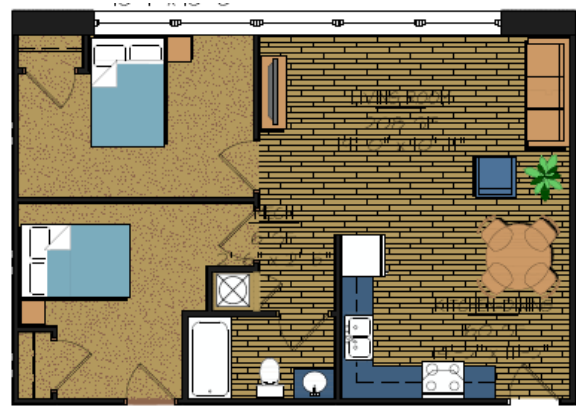
Lots Authorized to Mu'min for Residential Development

Dunbar

Location	NE 7 th Street and N Kate Ave
Developer	Old School Properties, LLC
Project Cost	Approx. \$6 million
Public Funding	\$525,000 CDBG, Historic preservation tax credit, LIHTC
Jobs Created	n/a
Uses	Residential
Commenced	January 2017
Completed	January 2018
Info	38-42 units, low-income senior housing



Site Location Map



Proposed Typical 2 Bedroom Units

Ron Walters Homes, LLC – Platted John F. Kennedy Addition

Location	John F. Kennedy Addition (Various Lots)
Developer	Ron Walters Homes, LLC
Project Cost	Current Phase (FY 2013-14): Est. Cost. \$899,345 (Retail) 3 Sold & 1 for sale.
Public Funding	Private & Home Funds
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing - Five Single-Family Homes
Commenced	FY 2013-14 (4) Single Family. FY-2014-15 (1) Single Family.
Completed	FY 2013-15 (5) - Single Family
Info	Completed: 501 Bath Ave - \$133,000, 1,506 SF (Market Rate); 501 Fonshill – \$131,000, 1,280 SF; 1609 NE 6 th – \$260,155, 2,225 SF (Market Rate); 500 Bath Ave – \$120,300, 1,220 SF (Home Funds); 700 Bath Ct – \$254,890, 2,208 SF (Executive Home).



1609 NE 6th St. Custom Market Rate Home Under Construction



1609 NE 6th St. Custom Market Rate Home Completed



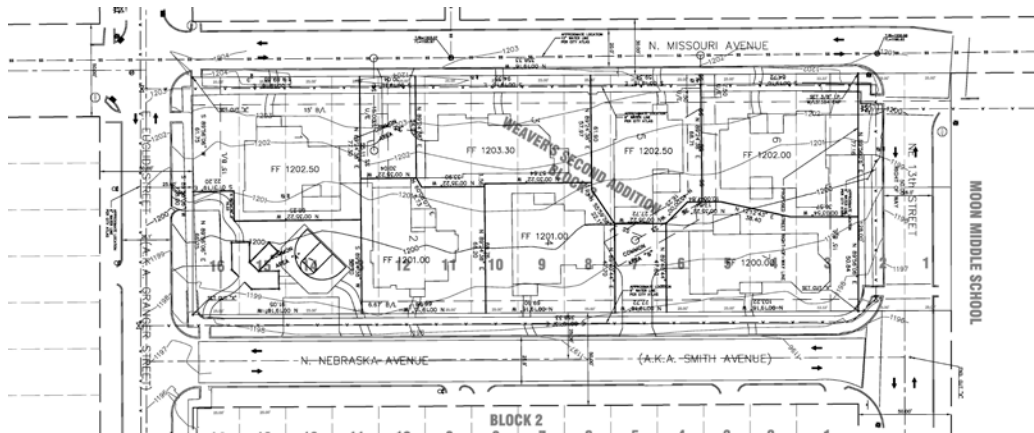
700 Bath Court - Custom Market Rate Home Under Construction



501 N. Bath Ave. Market Rate Home Completed

Ron Walters Homes, LLC (SNI) Truman East Addition (Affordable & Market Rate Housing)

Location	NE Euclid Between Nebraska & Missouri
Developer	Ron Walters
Project Cost	\$796,000
Public Funding	Market Rate and Affordable(43% of project is Low-to-Moderate Income)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential housing, Seven (7) Single-Family Homes (2 in Current Phase)
Commenced	FY 2013-15 – (3) Single-Family Affordable Homes, (2) Market Rate (Phase 1) FY 2015-16 – (2) Single-Family Market-rate Homes to be under construction (Phase 2)
Completed	FY 2013-15 – (3) Single-Family Affordable Homes, (2) Market Rate (Phase 1) Anticipated FY 2015-16 - (2) Single-Family Market-rate Homes (Phase 2)
Info	Entire Project includes 7 for-sale residential units, 3 affordable plus 4 market rate. 1300 N. Missouri – \$120,000 (Home Funds) Sold; 1316 N. Missouri – \$148,000 (Market Rate) Not Under Construction Yet; 1320 N. Missouri - \$137,900 (Market Rate) Sold; 1324 N. Missouri – \$158,000 (Market Rate) Sold; 1309 N. Nebraska - \$ 120,000 (Home Funds) Under Contract; 1317 N. Nebraska – \$113,000 (Home Funds) Sold; 1321 N. Nebraska - \$148,000 (Market Rate); Not Under Construction yet.



Preliminary Site Plan Truman East



1300 N. Mo. (and 1309 & 1317 N. Nebraska) - 3 Affordable Homes



1324 N. Missouri (Market Rate Home)

Ron Walters Construction Services, Inc. - Fairhaven

Location	Fairhaven Addition (A replat of Block 25 John F. Kennedy Addition)
Developer	Ron Walters Construction Services, Inc.
Project Cost	\$630,000
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing
Commenced	2009
Completed	Completion Projected 2016
Info	Fair Havens is a mix of 24 living units (all market rate). 10 duplex units (5 buildings total), 1 triplex unit and 11 single family homes. All are complete except 2 single-family home lots. The single family homes have sold from \$122,000 - \$180,000.



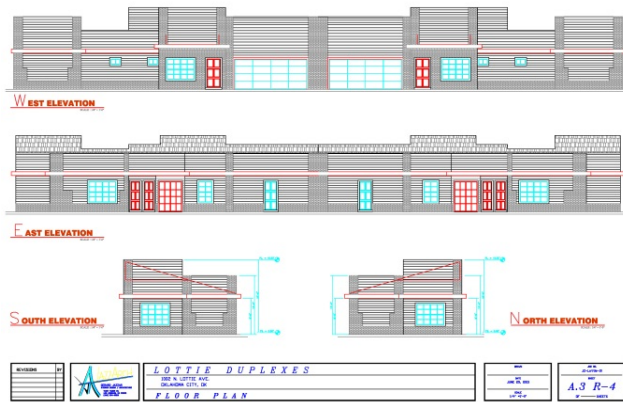
1709 NE 6th (Fairhaven) Completed & Sold



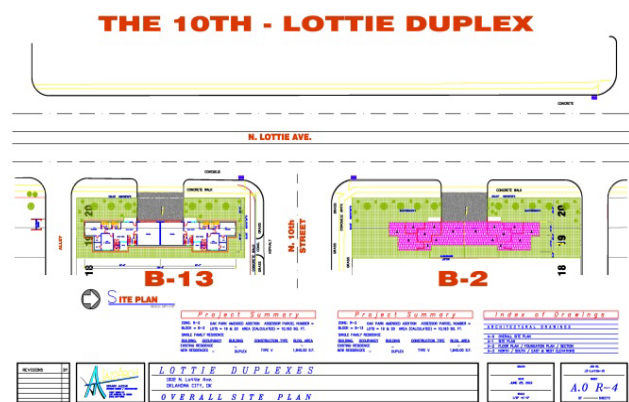
Completed Homes (Fairhaven)

JazKo, LLC – Duplexes (Contemporary Infill Student Housing)

Location	Various Lots West of Lottie Between NE 9th & NE 14 th
Developer	JazKo, LLC (Gerard Jazzar, Johnny Jazzar, Rudy Khouri)
Project Cost	Current Phase \$260,000 (Under Construction/Follow-On Phases est. \$1-2 Million)
Public Funding	n/a (Market Rate Student Housing)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing Duplex (Student Housing Rental Property OUHSC)
Commenced	FY 2013-14 – (2) Two-Family Houses FY 2014-15 – Delayed
Completed	Project Delayed, Redevelopment Agreement Extended: Phase I Anticipated August 31, 2015 Phase II Anticipated March 18, 2016
Info	Two (2-bedroom) Duplexes identified as rental for student housing



Typical Elevation



Typical Floor/Site Plan



NE Corner of 10th & Lottie (Foundation & Plumbing Installed)



SE Corner of 10th & Lottie

Mitchford SNI – Single-Family Infill Housing in Partnership with the City of Oklahoma City

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Mitchford LLC (Kelvin Mitchell, David Lloyd, Ruth and Joe Barnes)
Project Cost	Current Phase (FY 2012-13) \$515,000 Plus \$200,000 in Infrastructure
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). 10 single-family homes proposed: 7 affordable and 3 market rates.
Commenced	Existing Phased RDA Phase 1 Commenced in FY 2012-13
Completed	Anticipated 2016
Info	1701 NE Euclid – not under construction, affordable 1705 NE Euclid – not under construction, affordable 1709 NE Euclid – not under construction, affordable 1713 NE Euclid – not under construction, affordable 1721 NE Euclid – sold \$155,000, market rate 1725 NE Euclid – slab poured, affordable 1729 NE Euclid – complete, affordable 1733 NE Euclid – sold \$119,700, 1741 NE Euclid – not under construction, market rate 1745 NE Euclid – sold \$140,400, market rate



Preliminary Floor/Site Plan



1745/1733/1729 NE Euclid (Complete)

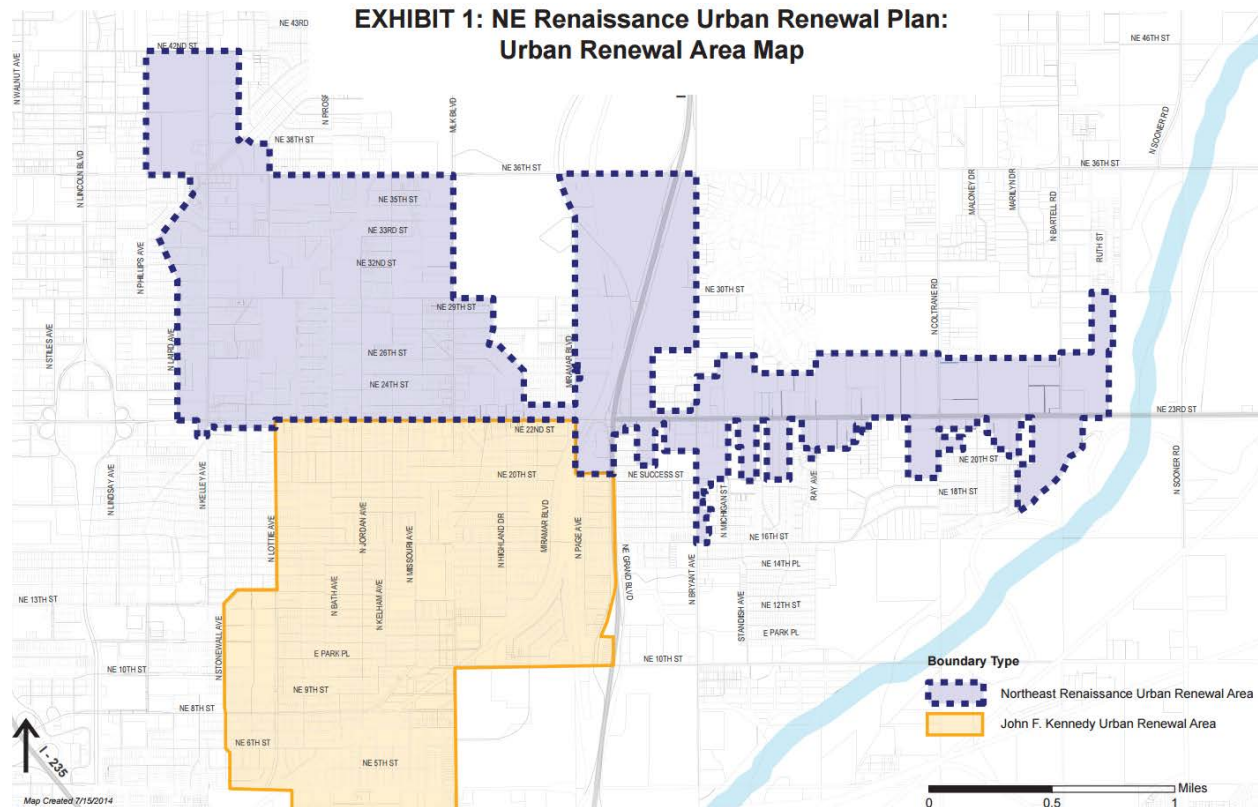


1745 NE Euclid (Sold)

Northeast Renaissance

Creation of Northeast Renaissance Urban Renewal Project Area

Boundaries	Generally bounded by North Phillips Avenue on the west, North Sooner Road on the east, NE 36th Street on the north, and NE 20th Street on the south (adjacent to and north of the existing JFK Urban Renewal Area)
Goal	The Northeast Renaissance Urban Renewal Plan is necessary for the implementation of current public goals and assistance in the efforts to create and sustain vibrant urban neighborhoods.
Adopted	-On July 29, 2014, City Council adopted a resolution declaring the area blighted that lies largely between North Phillips Avenue on the west, North Sooner Road on the east, NE 36th Street on the north, and NE 20th Street on the south. -Plan Approved by City Council on December 30 th , 2014.
Info	A large portion of northeast Oklahoma City centered at Northeast 23rd Street and Martin Luther King Avenue was declared “blighted” by the Oklahoma City Council after the reviewing a study showing the area is struggling with high unemployment and crime, plummeting home ownership, unsafe conditions and crumbling buildings and infrastructure. As a result, the creation and adoption of the Northeast Renaissance Urban Renewal Plan will allow a large geographic area of northeast Oklahoma City to have access to planning, redevelopment, and financing tools to assist in residential and commercial redevelopment.



NE Renaissance Urban Renewal Area Map

Creation of TIF 9 District

Boundaries

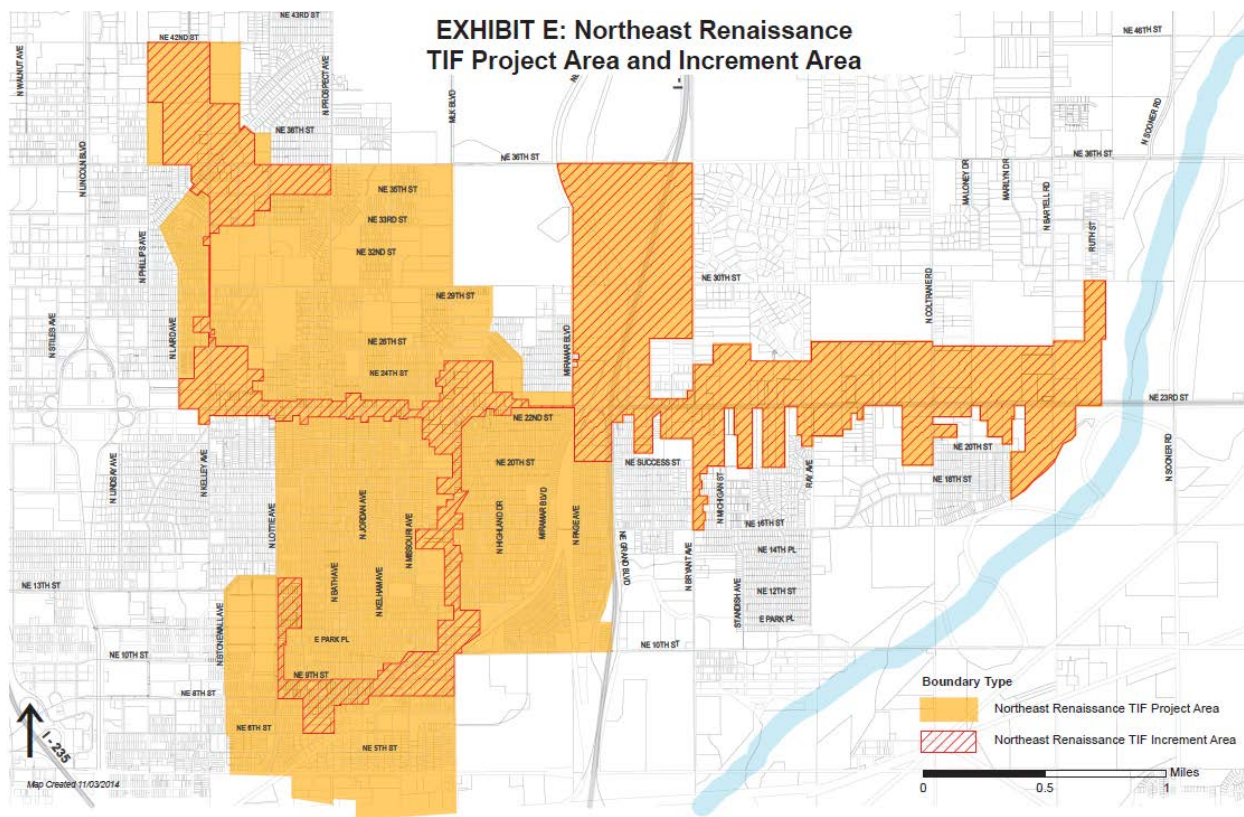
Northeast Renaissance TIF Increment Area: Along NE 23rd Street and extending on its major arterial intersectors generally from the Oklahoma River (aka North Canadian River) on the east, to Interstate 235 on the west, from N.E. 50th Street on north to N.E. 10th Street to the south.

Goal

Northeast Renaissance TIF Project Area: Includes both JFK Urban Renewal Project Area and Northeast Renaissance Urban Renewal Project Area Boundaries. The primary purposes of the Plan are to reduce and eliminate blight conditions, reverse economic stagnation, create new employment opportunities and growth, create new businesses, and to stimulate the rehabilitation and preservation of historically or architecturally significant structures with an established historic value in the Project Area. The Project Area also includes the areas contained in two urban renewal plans adopted by The City of Oklahoma City.

Adopted Info

-Plan Approved by City Council on January 13th, 2015
Redevelopment in the Northeast Renaissance Project Increment District and the Project Area is estimated to stimulate new investments of over \$225,000,000. The proposed budget for project costs within Increment District No. 9 has been initially established at \$45,000,000.



NE Renaissance TIF Project Area and Increment Area

King's Crossing

Location	NE 23 rd Street and MKL Ave.
Developer	Esperanza Real Estate Investments
Project Cost	\$50,000,000
Public Funding	Brownfields, NMTC, Section 108, TIF (to be determined)
Jobs Created	n/a at this time
Uses	Mixed-Use (retail, office, education center, medical complex, and residential)
Commenced	Environmental Testing Complete
Completed	n/a
Info	A catalytic project and major redevelopment of a significant commercial corridor corner. A new 50,000 sf grocery store will replace the existing 18,000 sf grocery store serving as the anchor for additional retail, office and residential development.



Existing Grocery Store on the NE corner of NE 23rd and MLK Ave

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, 2015

	<u>Closeout Project Fund</u>	<u>Revolving Fund</u>	<u>Core to Shore MAPS 3 Fund</u>	<u>Core to Shore Buffer</u>	<u>SEP II Fund</u>	<u>Harrison- Walnut Other Fund</u>	<u>Nonfederal Fund</u>	<u>OCRC</u>	<u>Bass Pro Shop Fund</u>	<u>Total</u>	<u>Budget 2014-15</u>
Assets											
Cash	3,105,753	31,067	11,881	1,231,227	-	35,588	390,381	221,694	214,973	5,242,563	
Investments	3,698,000	-	-	-	-	-	495,000	-	245,000	4,438,000	
Accounts Receivable	-	21,378	-	-	-	-	-	-	-	21,378	
Due from Other Governmental Entities	371,542	8,261	195,312	-	-	-	-	-	-	575,115	
Due from Other Funds	489,739	313,325	-	-	-	-	137,530	-	-	940,594	
Total Assets	7,665,034	374,031	207,193	1,231,227	-	35,588	1,022,912	221,694	459,973	11,217,651	
Liabilities and Fund Balances											
Due to Other Funds	-	373,957	227,946	-	46,476	289,981	2,234	-	-	940,594	
Accounts Payable	1,270,734	74	-	-	-	-	-	-	-	1,270,808	
Deposits	-	-	-	-	-	30,000	-	-	-	30,000	
Total Liabilities	1,270,734	374,031	227,946	-	46,476	319,981	2,234	-	-	2,241,402	
Total Fund Balances	6,394,301	-	(20,753)	1,231,227	(46,476)	(284,394)	1,020,677	221,694	459,973	8,976,249	
Total Liabilities and Fund Balances	7,665,034	374,031	207,193	1,231,227	-	35,588	1,022,912	221,694	459,973	11,217,651	
Revenues											
Grant Revenues - CDBG	1,676,538	-	-	-	-	-	-	-	-	1,676,538	1,844,274
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	130,995	-	-	-	-	-	-	-	629,205	760,199	736,820
Real Estate Sales	2,574,765	-	-	-	-	42,000	64,595	-	-	2,681,360	3,250,000
Interest	22,788	-	-	131	-	-	1,589	86	-	24,595	25,000
Core to Shore MAPS 3 Project	-	-	216,127	-	-	-	-	-	-	216,127	250,000
Other	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	4,405,086	-	216,127	131	-	42,000	66,185	86	629,205	5,358,820	6,106,094
Expenditures											
General and Administrative	499,333	-	65,928	29,640	11,765	228,666	1,040	-	69,279	905,651	898,500
Real Estate Acquisition	934,964	-	109,168	1,444	-	7,775	6,303	-	-	1,059,653	2,300,000
Property Disposition	424,527	-	97	-	345	2,855	-	-	-	427,824	400,000
Site Clearance/Improvements	-	-	-	39,219	-	-	-	-	16,215	55,435	100,000
Legal and Professional	439,785	-	142,851	21,330	25,875	89,275	-	-	1,675	720,791	400,000
Property Management	294,158	-	-	-	-	-	-	-	146,888	441,046	457,500
Payments to the City of OKC	1,270,195	-	-	-	-	-	-	-	325,000	1,595,195	2,100,000
Other	9,487	-	-	-	8,490	3,410	100	-	16,991	38,478	40,000
Total Expenditures	3,872,449	-	318,045	91,632	46,476	331,981	7,443	-	576,048	5,244,073	6,696,000
Changes in Fund Balance	532,638	-	(101,917)	(91,501)	(46,476)	(289,981)	58,742	86	53,157	114,747	(589,906)
Fund Balance, Beginning of Year	5,861,663	-	81,164	1,322,728	-	5,588	961,935	221,608	406,816	8,861,502	
Fund Balance, Current	6,394,301	-	(20,753)	1,231,227	(46,476)	(284,394)	1,020,677	221,694	459,973	8,976,249	

Unaudited - For Management Use Only