



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

**FIFTY-NINTH ANNUAL REPORT
FY 2019-2020**

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FIFTY-NINTH ANNUAL REPORT
For the year ending June 30, 2020

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Central Business District Urban Renewal Area

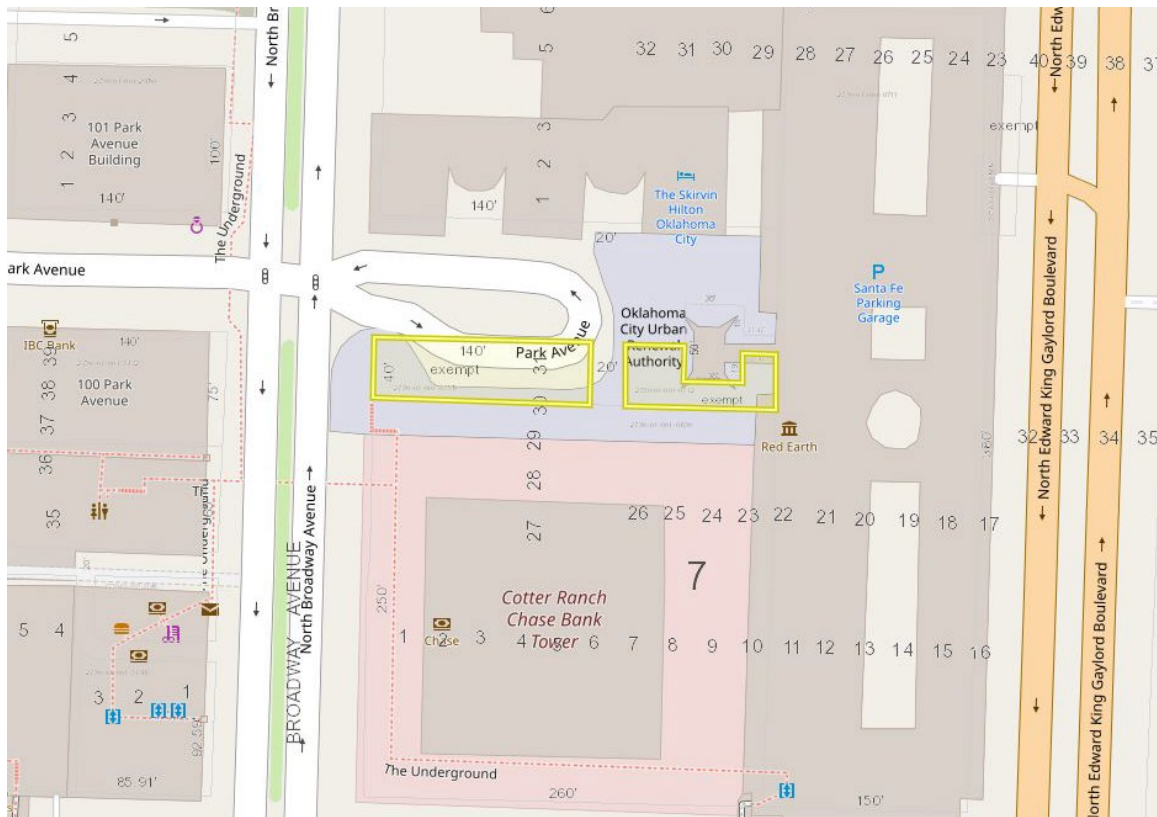
700 West

Developer	Colony Partners, Inc
Location	Southeast corner of NW 4th Street and N Shartel Avenue
Project Budget	\$52,000,000
Public Funding	\$2,155,00 in TIF and \$2,000,000 in Oklahoma City Affordable Housing Funds
RDA	February 2020
Commenced	Expected September 2020
Completed	Expected December 2022
Uses	Mixed-use rental housing
Description	OCURA entered into a redevelopment agreement with Colony Partners for a 2.5-acre site located on the southeast corner of Shartel Avenue and NW 4th Street. Colony Partners submitted a proposal for a five story, 300-unit residential building called 700 West. 24% of rental units will be made affordable for individuals making no more than 80% AMI for 25 years. The project will include a 3-story parking garage, 2,997 square feet of retail/commercial space, an athletic center, bike storage, playground area, dog area, BBQ stations, a pool and outdoor lounge.



BancFirst Tower Plaza

Developer	BFTower, LLC
Location	N Broadway Ave between Skirvin Hotel and BancFirst Tower
Project Budget	N/A
Public Funding	N/A
RDA	July 2020
Commenced	September 2019
Completed	Expected Spring 2021
Uses	Public plaza and open space
Description	The OCURA board agreed to sell an undevelopable parcel of land between the Skirvin Hotel and the new BancFirst Tower (formerly Cotter Tower) for hardscape, lighting and landscape improvements. This disposition will facilitate the \$63,000,000 renovation of the BancFirst Tower by rehabilitating a public plaza and open space between the two historic Oklahoma City skyscrapers. The BancFirst Tower - redevelopment will leverage these OCURA parcels to spur downtown development and increase commercial occupancy.



NW 4th Street and EK Gaylord Boulevard (Alley's End)

Developer	Rose Rock Development Partners
Location	Southeast Corner of NW 4th Street and N EK Gaylord Boulevard
Project Budget	\$68,000,000
Public Funding	Will seek state and federal tax credits and Oklahoma City Affordable Housing Funds
RDA	TBD
Commenced	Expected June 2021
Completed	Expected September 2022
Uses	Mixed-use rental housing and ground floor commercial retail
Description	In April 2020, OCURA named Rose Rock Development Partners the conditional developer for a tract of land located at the southeast corner of NW 4th Street and EK Gaylord Boulevard. The mixed-used development will be called Alley's End and is anticipated to include 278 housing units. 71% is proposed to be affordable for individuals making 60% of AMI or below. Alley's End will also include structured parking, 14,884 square feet of micro retail space, courtyards, a safe room, community space, and a performance plaza with public art.



The Civic

Developer	Colony Partners, Inc.
Location	Northeastern corner of Couch Drive and Lee Avenue
Project Cost	\$7,300,000
Public Funding	\$350,000 in TIF
RDA	July 2014
Commenced	August 2015
Completed	October 2016 (other than sales)
Uses	For-sale attached residential
Description	Colony Partners built 34 for-sale units in the heart of Oklahoma City's downtown. Completed in October 2016, the project included 20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units. The project still has 5 units remaining for sale, one of those units is under contract.



Core-to-Shore Urban Renewal Area

Boulevard Place

Developer	Rose Rock Development Partners
Location	Southwest corner of Oklahoma City Boulevard and S Shields Boulevard
Project Cost	Anticipated \$53,000,000
Public Funding	TIF request anticipated
RDA	Expected July 2020
Commenced	Expected May 2021
Completed	Expected May 2023
Uses	Mixed-use residential and commercial project
Description	OCURA has named Rose Rock Development Partners as the developers of the parcel on the southwest corner of Oklahoma City Boulevard and Shields Boulevard and north of the convention center parking garage. Rose Rock has proposed a mixed-use project called Boulevard Place that will feature 250 apartments, including at least 36 affordable units to be offered at rent levels at or below the attainable rent level of 120% AMI until January 1, 2040, and retail space along the OKC Boulevard.



Fairfield Inn & Suites by Marriott

Developer	OKCDT Enterprise, LLC
Location	Southwest corner of SW 4th Street and S Shields Blvd
Project Cost	N/A
Public Funding	N/A
RDA	November 2016
Commenced	January 2018
Completed	December 2019
Uses	133 room hotel
Description	In October 2016, the OCURA approved a contract for the sale of land and redevelopment of a property west of Shields Boulevard between SW 4th Street and SW 5th Street with OKCDT Enterprise, LLC. Construction of the hotel was completed in December of 2019 – the hotel is now fully operational. The Fairfield Inn has 133 suites in the Core-to-Shore Urban Renewal area that will help support the new convention center and development in the area.



Oklahoma Humane Society

Developer	Oklahoma Humane Society
Location	Between S Walker Avenue and S Harvey Avenue between SW 10th Street and SW 11th Street
Project Budget	\$20,300,000
Public Funding	None
RDA	TBD
Commenced	Expected January 2021
Completed	Expected December 2021
Uses	Animal adoption campus
Description	In March 2019, OCURA designated the Oklahoma Humane Society as conditional developer for a block of land in SW Oklahoma City that will border the planned lower Scissortail Park. The project will create a new adoption center, animal care facilities, administrative office space, a community area, and retail space. The Humane Society plans to open the animal adoption center in 2022 to coincide with completion of the lower half of Scissortail Park. OCURA has been coordinating with the OK Human Society and the city on upgrading local infrastructure to accommodate the new development and future area improvements. OCURA has begun redevelopment agreement negotiations.



Omni Hotel

Developer	Omni Hotels & Resorts
Location	Robinson Ave to Broadway Ave between SW 3rd Street and SW 4th Street
Project Budget	\$235,000,000
Public Funding	\$85,000,000 in various public incentives
Jobs Created	Estimated 2,455 local construction jobs and 674 local jobs
RDA	July 2017
Commenced	September 2018
Completed	Expected January 2021
Uses	17 story, 605 room AAA Four Diamond hotel adjacent to new Convention Center
Description	OCURA has been a lead facilitator in the development of the Omni Hotel and Core to Shore area. The project will consist of 605 hotel rooms, a pool, and amenities deck that overlooks the new Scissortail Park. It will also have several restaurants that are accessible to park patrons and the public. OCURA acquired the land, helped to facilitate public contributions, negotiated the deal, and coordinated the design review of the Omni Hotel. OCURA hired GSB architects to serve as project managers to coordinate the various construction and development projects in the area, including the Omni Hotel, the convention center, parking garage, Scissortail Park, and Boulevard Place. These coordination activities have helped to save time and money with the Omni Hotel and surrounding development projects. Exterior construction is nearly complete. The hotel is scheduled to open in January 2021.



Structured Parking Garage

Developer	Central Oklahoma Transportation and Parking Authority (COPTA)
Location	Northwest corner of SW 4th Street and S Shields Boulevard
Project Cost	\$27,000,000
Public Funding	N/A
RDA	N/A
Commenced	August 2019
Completed	Expected October 2020
Uses	Parking garage
Description	OCURA helped facilitate the construction of a six-level parking structure on the southern portion of the former OG&E site. The public parking garage will be owned and operated by COPTA and serve the new OKC Convention Center, Scissortail Park, Omni Hotel, and other project development in the area. It will include an above grade bridge access from the parking garage to the 2nd level of the Convention Center. The garage is designed to provide 1,100 parking spaces total. Around 230 spaces will be reserved for the Omni Hotel and an anticipated additional 240 spaces reserved for the residents of Boulevard Place. The design shall provide for at grade pedestrian access to all surrounding streets. 3,000 square feet of administrative offices for COTPA will be located on the ground level.



Thunder Alley

Developers	The Professional Basketball Club, LLC & Hogan Consulting, LLC
Location	Oklahoma City Boulevard between S Robinson Avenue and S Shields Boulevard
Project Budget	\$10,500,000
Public Funding	TBD
RDA	TBD
Commenced	Expected April 2021
Completed	Expected April 2022
Uses	OKC Thunder themed entertainment block
Description	OCURA has selected the Professional Basketball Club, LLC as the conditional developer for two sites located along the north side of the Oklahoma City Boulevard between Robinson Ave. and S. Shields Ave, adjacent to the Chesapeake Energy Arena. The proposed development will create an OKC Thunder themed entertainment block called Thunder Alley. The development will include a plaza with seating, a life-size basketball sculpture, and an indoor/outdoor restaurant. The east part of the site will serve as controlled surface level parking and will be redeveloped in Phase II.



V70E – 800 S Broadway & BSNF Railroad

Developer Bhanumati, LLC

Location 800 S Broadway

Project Budget N/A

Public Funding N/A

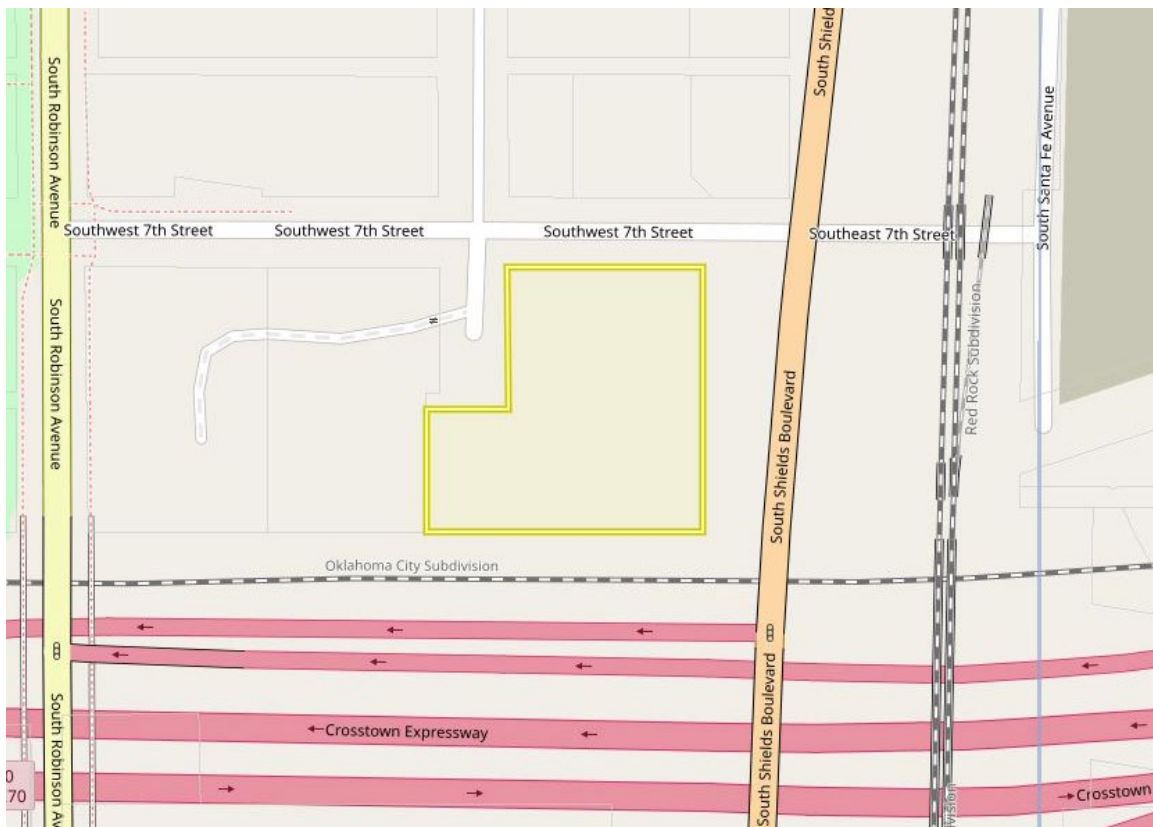
RDA N/A

Commenced N/A

Completed N/A

Uses TBD

Description OCURA has been working to acquire a 1.7-acre parcel of land located at the southeast corner of the intersection of SW 7th Street and S Broadway Ave. The site currently is owned by Bhanumati LLC, an Oklahoma Limited Liability Company. An 11,250 sq. ft. storage facility is located on the site. OCURA owns the parcel adjacent to the site. BNSF Railroad right-of-way also runs across the property. OCURA has received an offer from BNSF to purchase the right-of-way.



V-77 W Arena Parcel

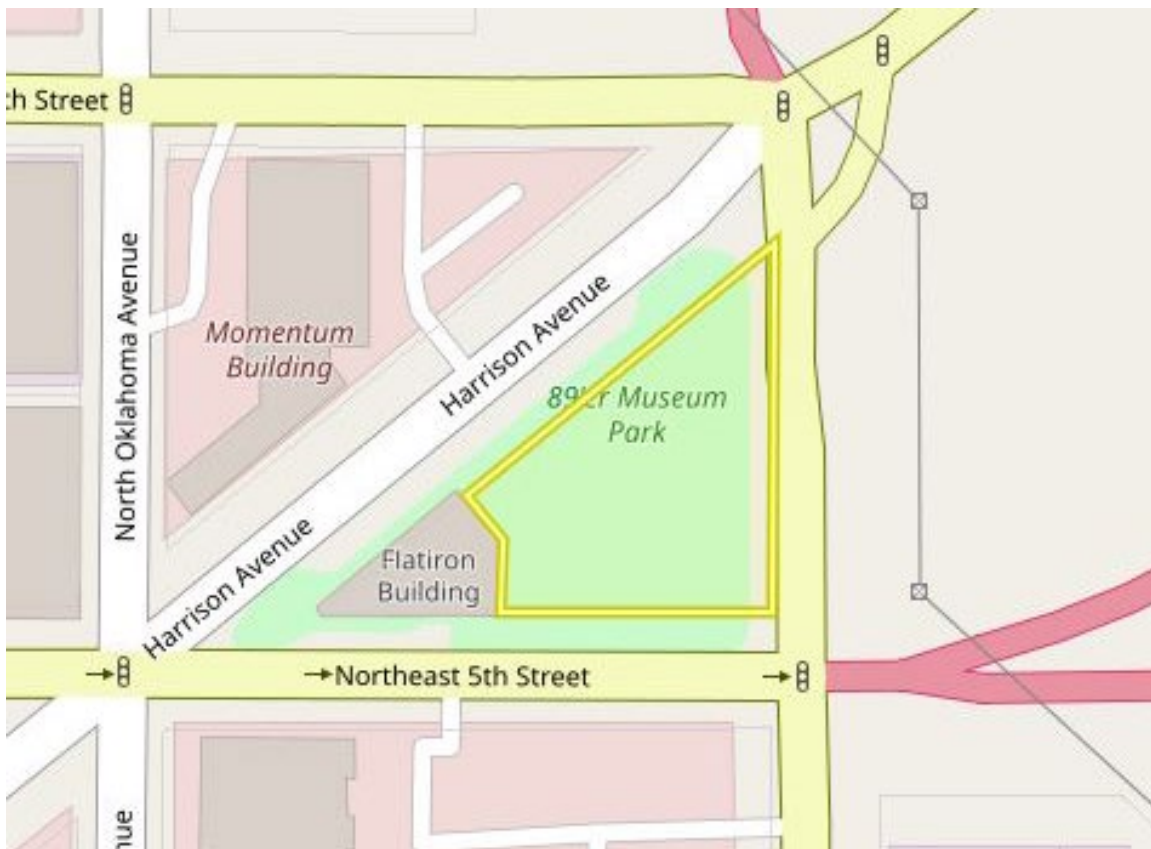
Developer	REHCO
Location	S Robinson Avenue between W Reno Avenue and SW 2nd Street
Project Budget	N/A
Public Funding	N/A
RDA	N/A
Constructed	N/A
Completed	N/A
Uses	Private development
Description	In June 2020, the OCURA board agreed to dispose of vacant land located at the Southwest corner of W Reno Avenue and S Robinson Avenue and entered into a Purchase and Sale Agreement with REHCO. REHCO owns the entire rest of the block and is planning a large mixed-used development. The western half of the parcel (0.42 acres) will be sold to REHCO for the fair market value of \$1,060,000, and the eastern half (0.09 acres), which sits underneath Robinson Boulevard, will be deeded back to the city.



Harrison-Walnut Urban Renewal Area

Flatiron Phase II

Developer	Ainsworth Company
Location	Intersection of Harrison Avenue and N Walnut Avenue
Project Budget	N/A
Public Funding	None
RDA	August 2014
Commenced	N/A
Completed	N/A
Use	Office space
Description	OCURA unsuccessfully worked with the developer on the project to create a 5 story, 65,000 sf of Class A office space with 3 levels of parking adjacent to the Flatiron building. OCURA will be canceling the redevelopment agreement and reissuing the request for proposals.



Lyons/Luster Mansion Acquisition

Developer	TBD
Location	300 NE 3rd Street
Project Cost	TBD
Public Funding	TBD
RDA	N/A
Commenced	N/A
Completed	N/A
Uses	TBD
Description	In July 2019, OCURA acquired the historic mansion at 300 NE 3rd Street. The mansion was built in 1926 as the home of Mr. S.D. Lyons and his renowned East India toiletries company. The property passed to Mr. Lyon's stepson, Mr. Melvin Luster, and has remained in the Luster Family until acquisition by OCURA in June 2019. The residential structure is currently listed on the National Register of Historic Places. OCURA has applied for a planning grant from the National Trust for Historic Preservation for the Lyons/Luster Mansion. The planning grant will be used to determine the best uses for the two historic properties. OCURA plans to ensure the future use properly honors the history of Deep Deuce and Oklahoma City's African-American community.



LEVEL East

Developer	City Center Development
Location	NE 3rd Street between N Walnut Avenue and N Central Avenue
Project Budget	\$21,300,000
Public Funding	TIF \$600,000
RDA	TBD
Commenced	Expected December 2020
Completed	Expected July 2022
Uses	Mixed-use rental housing and ground floor commercial retail
Description	In July 2019, OCURA issued a request for proposal and received one proposal from City Center Development. In February 2020, OCURA named City Center Development as the conditional developer for two parcels along NE 3rd Street between N Walnut Avenue and N Central Avenue. The new development, called LEVEL East, will make use of the two parcels from OCURA and an additional parcel owned by City Center Development. Level East will contain 127 rental units and 4,250 square feet of office, retail and restaurant usage. The development is adjacent to three other developments by City Center Development in the Deep Deuce neighborhood: Mosaic, LEVEL Apartments, and OKSea.



Page Woodson Phase III

Developer	Colony Partners, Inc
Location	Southwest corner of NE 6th Street and N Kelley Avenue
Project Cost	\$10,000,000
Public Funding	Not to exceed \$710,000 in TIF and \$950,000 in Oklahoma City Affordable Housing funds
RDA	October 2015
Commenced	April 2019
Completed	Expected September 2020
Uses	Market rate and affordable rental housing
Description	Since 2014, OCURA has been working with Colony Partners on the rehabilitation of the Page Woodson school and the development of the surrounding area. Construction has begun on Phase III, to be known as New Page West, which will consist of 4 new buildings directly west and southwest of the historic Page Woodson/Douglass school. Phase III will contain 116 rental units, 82 at market rate, 8 for individuals with incomes of no more than 70% AMI, 26 for those with incomes up to 80% AMI. The units are built on land acquired from OCURA. Phase IV and V are upcoming.



The Hill at Bricktown

Developer	The Hill at Bricktown, LLC
Location	220 Russell M Perry Avenue
Project Cost	+\$32,000,000
Public Funding	\$2,000,000 in TIF
RDA	June 2006
Commenced	November 2009
Completed	Expected 2021
Uses	For-sale townhomes
Description	Since 2006, OCURA has worked with The Hill at Bricktown, LLC on the development of townhomes in the historic Deep Deuce area. The Hill has completed 88 for-sale townhomes (Buildings 1, 2A, 2B, 3, 4, 5, 6, 7, 8, 12, and the town hall), and has planned approximately 66 additional units to complete the site. In 2020, OCURA approved an amended and restated redevelopment agreement with the developer for completion of the Hill at Bricktown development. OCURA also approved plans for the next building (building 11), which includes 7 additional townhomes. A revised appraisal conducted in February 2020 has placed the remaining price of the land at \$8.20 per square feet.



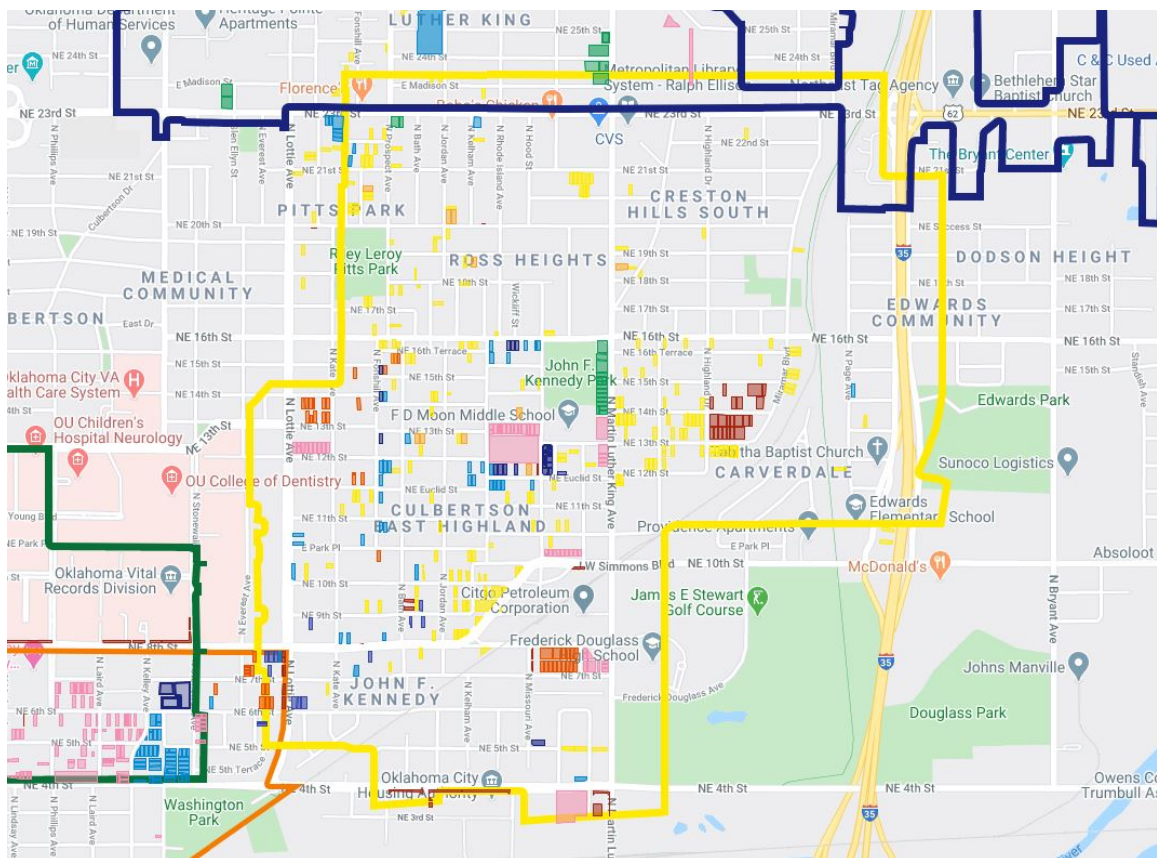
John F. Kennedy Urban Renewal Area

RFP for Prospective Homeowner

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

RFP for Builders and Real Estate Developers

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



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

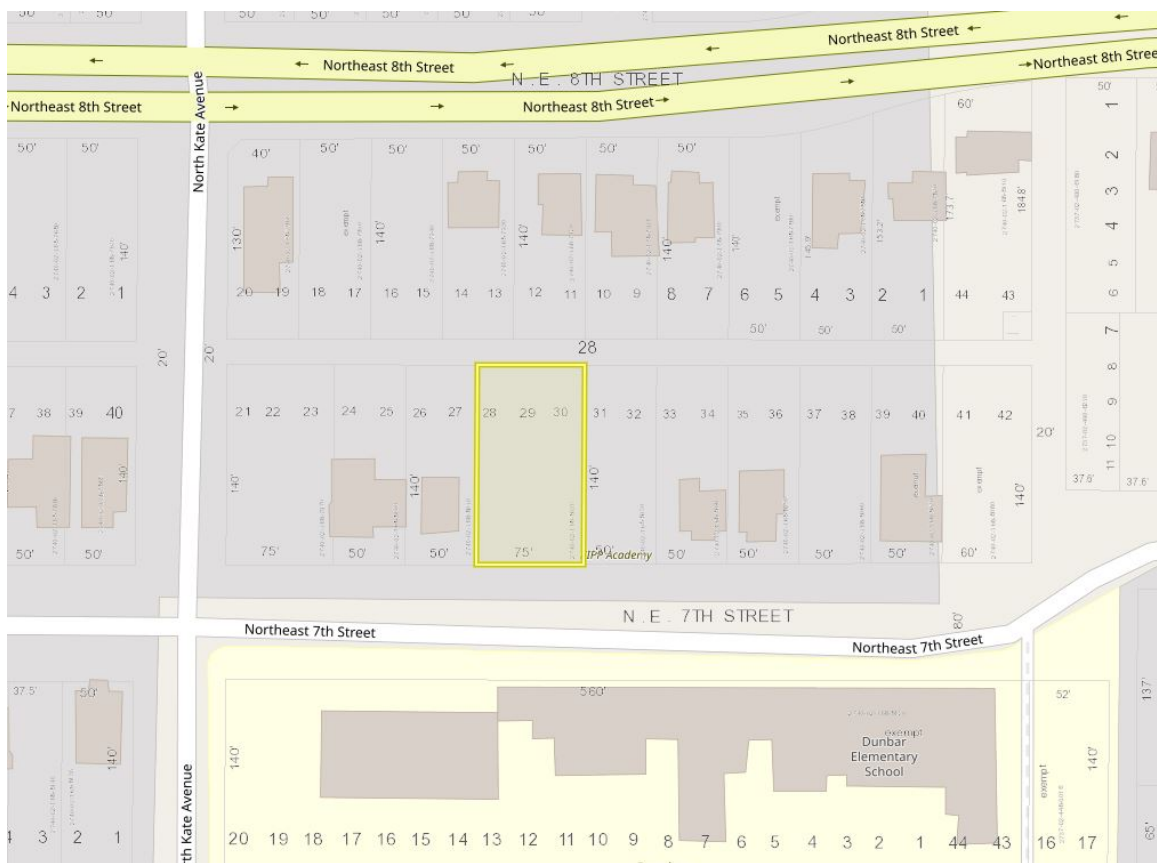
1234 NE 8th Street

Developer	Robin's Nest, LLC
Location	1234 NE 8th Street
Project Budget	TBD
Public Funding	None
RDA	May 2019
Commenced	August 2019
Completed	Expected August 2020
Uses	Single-family residential rehabilitation
Description	A private homeowner approached OCURA to see if there was any interest in purchasing the home built in 1905. OCURA determined that it had interest in rehabilitating the home to support additional projects just west of the home. In July 2018, OCURA purchased the property and issued a request for proposals to seek a buyer to rehabilitate this home. OCURA received one proposal from Robin's Nest Properties, LLC and entered into a redevelopment agreement. Robin's Nest Properties acquired the house in May 2019 and is in the process of renovating the home.



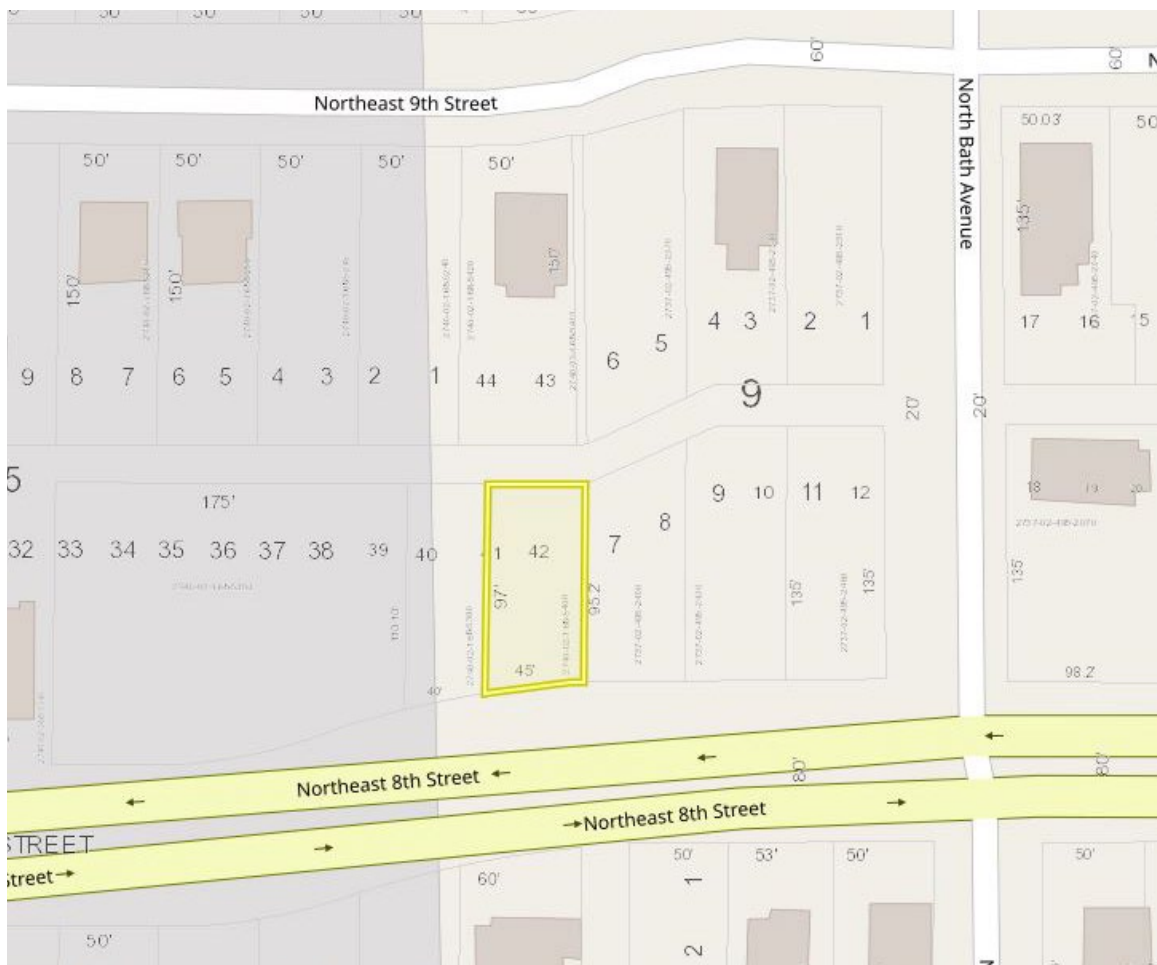
AE Silva Properties

Developer	AE Silva Properties
Location	NE 7th Street across from Dunbar Commons
Project Budget	TBD
Public Funding	None
RDA	June 2020
Commenced	Expected August 2020
Completed	Expected July 2021
Uses	Residential duplex
Description	In June 2020, OCURA entered a redevelopment agreement with AE Silva Properties to develop a duplex on a large site across from the former Dunbar School on NE 7th Street.



Cathy Menefee

Developer	Cathy Menefee
Location	NE 8th Street near the intersection of N Bath Avenue
Project Budget	TBD
Public Funding	None
RDA	November 2019
Commenced	TBD
Completed	TBD
Uses	Single-family residential
Description	In November 2019, OCURA entered a redevelopment agreement with Cathy Menefee to construct a single-family residential home on a lot on NE 8th Street between N Bath Avenue and N Kate Avenue. After signing the redevelopment agreement in November 2019, OCURA has been unable to get in contact with the developer, as a result OCURA issued a letter to cure. If the developer fails to cure, OCURA will cancel the redevelopment agreement.



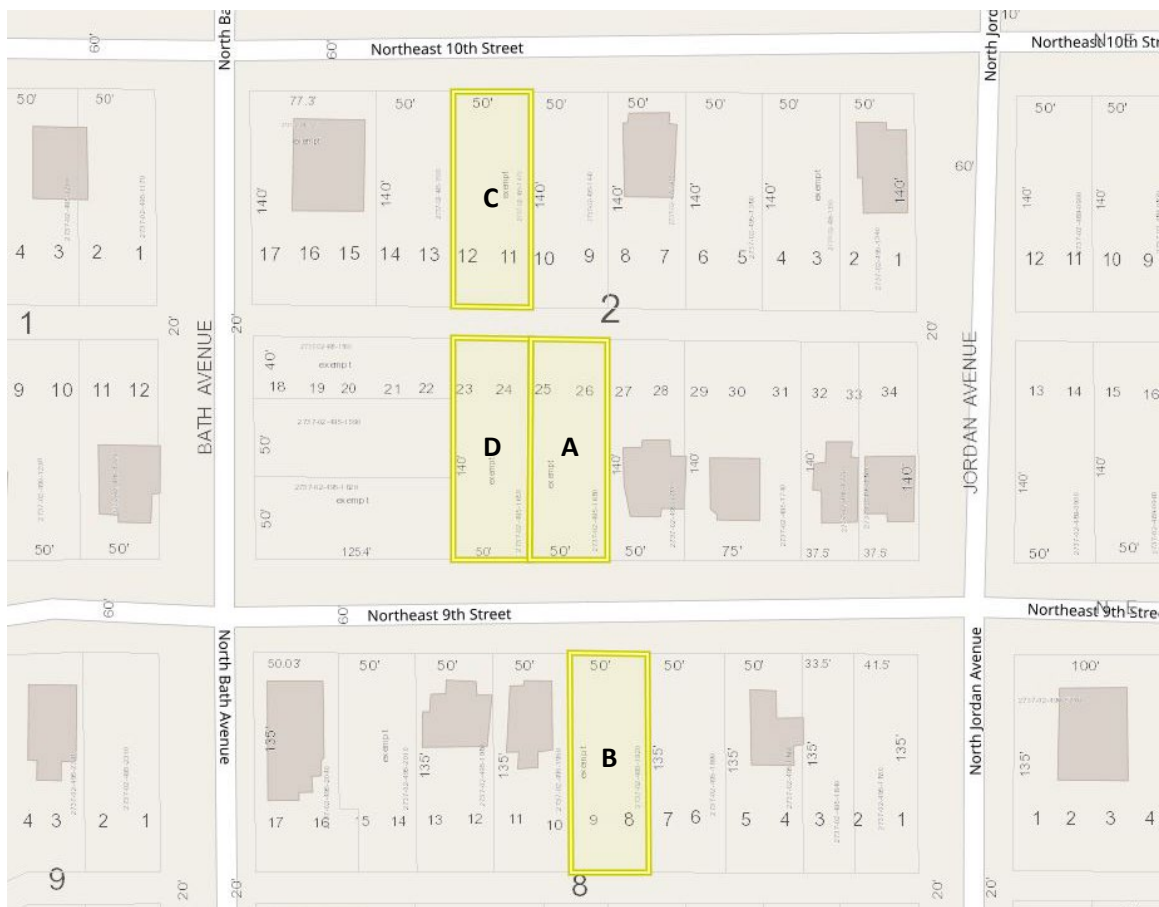
CG Properties

Developer	CG Properties LLC
Location	Along NE 12th Street near the intersection with N Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	February 2020
Commenced	Expected September 2020
Completed	Expected May 2021
Uses	Single-family residential
Description	In February 2020, OCURA signed a redevelopment agreement with CG Properties LLC for the construction of two single-family homes on sites located along NE 12th Street near the intersection with N Kelham Avenue. Construction is anticipated to start in late summer 2020 and be completed in spring 2021.



Epiphany Investments

Developer	Epiphany Investments, LLC
Location	Near the intersection of NE 9th Street and N Bath Avenue
Project Budget	N/A
Public Funding	None
RDA	May 2018
Commenced	October 2018
Completed	Parcel A & B—June 2020 New Parcel C & D—Canceled
Uses	Single-family residential
Description	In May 2018, OCURA entered into a redevelopment agreement with Epiphany Investment, LLC for four single-family residential lots near the intersection of NE 9th Street and N bath Avenue. Epiphany began construction on the first two lots (Parcels A & B) in October 2018 and completed the homes in June 2020. Development on the other two lots was considered not feasible due to lack of utilities. As a result, in June 2019, OCURA approved amendments to the redevelopment agreement for two parcels (Parcels C & D) that had full access to utilities. Upon completion of the first two homes, Epiphany Investments asked to cancel the redevelopment agreement for the remaining two lots (Parcels C & D) and OCURA agreed.



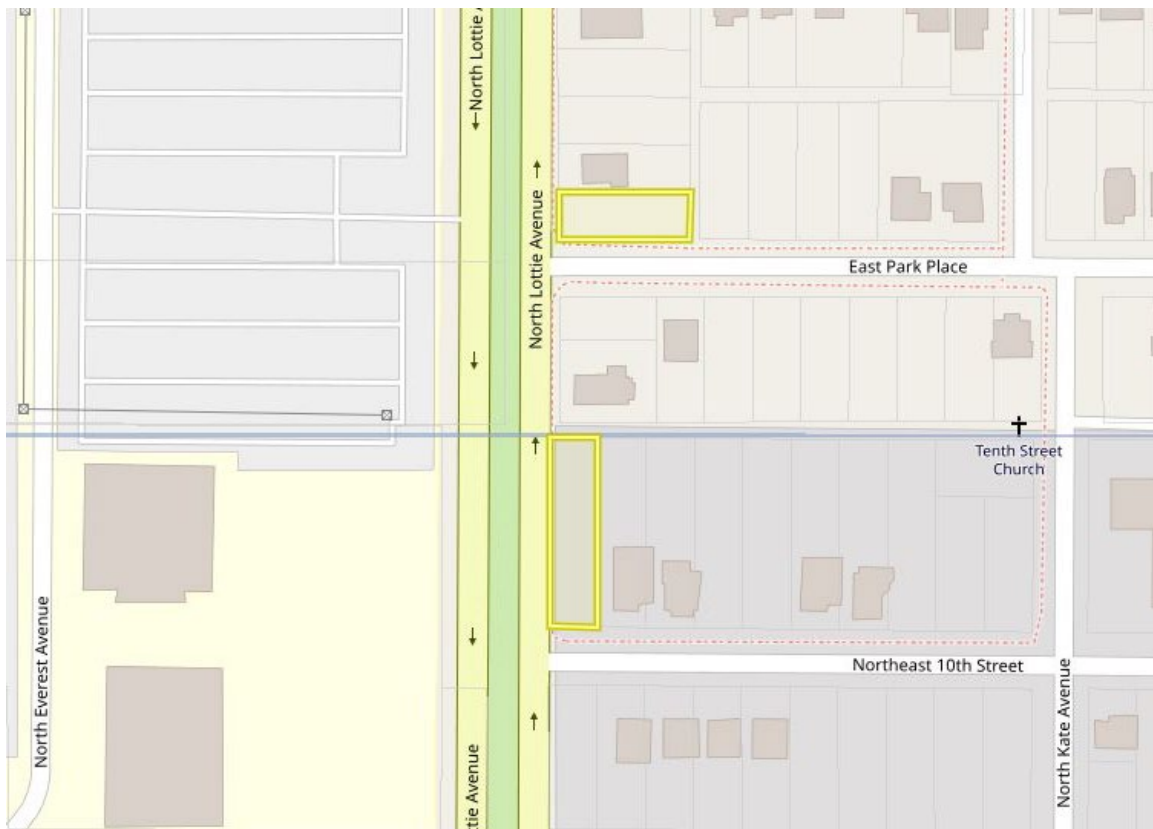
Eric Schmid and Jessica Cunningham

Developer	Eric Schmid and Jessica Cunningham
Location	East of N Stonewall Avenue on NE 6th Street
Project Budget	N/A
Public Funding	None
RDA	May 2017
Commenced	June 2020
Completed	TBD
Uses	Single-family residential
Description	In May 2017, OCURA entered into a redevelopment agreement with Eric Schmid and Jessica Cunningham for a single-family residential parcel. OCURA worked with Oklahoma City's Brownfields program for a solution to unanticipated environmental issues on the site, as a result OCURA granted a project extension to the developer. The developer has been required to install a vapor mitigation barrier during construction of the home. The lot was purchased from OCURA in March 2020 to begin construction.



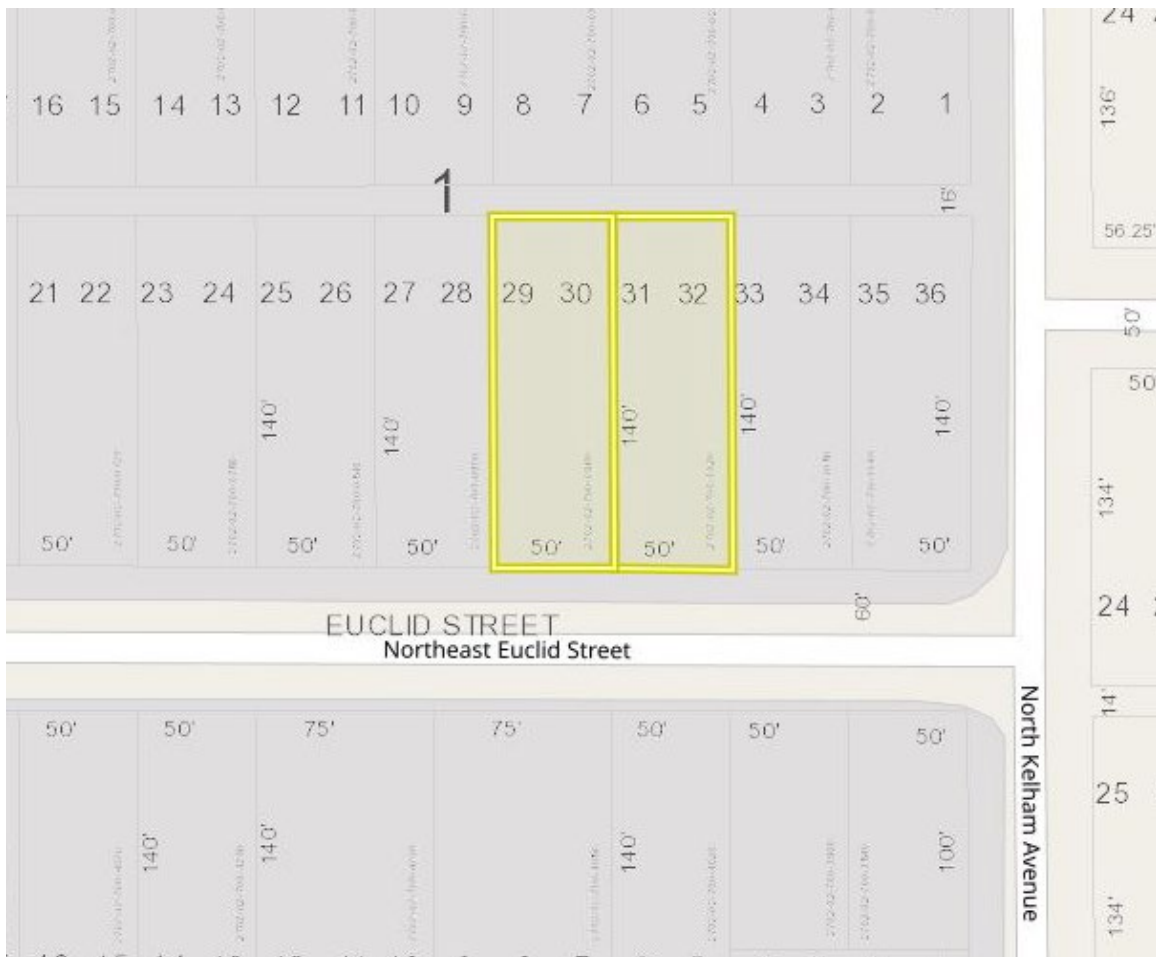
Ground Root Development

Developer	Ground Root Development, LLC
Location	NE 10th and N Lottie Ave and East Park Place and N Lottie Avenue
Project Budget	TBD
Public Funding	None
RDA	NE 10th and Lottie—October 2017 E Park and Lottie—December 2017
Commenced	NE 10th and Lottie—TBD E Park and Lottie—January 2020
Completed	NE 10th and Lottie—TBD E Park and Lottie—Expected August 2020
Uses	Single-family residential
Description	In 2017, OCURA entered into two separate redevelopment agreements with Ground Root Development, LLC for two single-family residential lots. Ground Root Development started construction on the site at the corner of Lottie and E Park. It is expected to be complete in late August 2020. Ground Root Development is exploring rezoning the other lot at the corner of Lottie and NE 10th Street, to accommodate for three single-family homes.



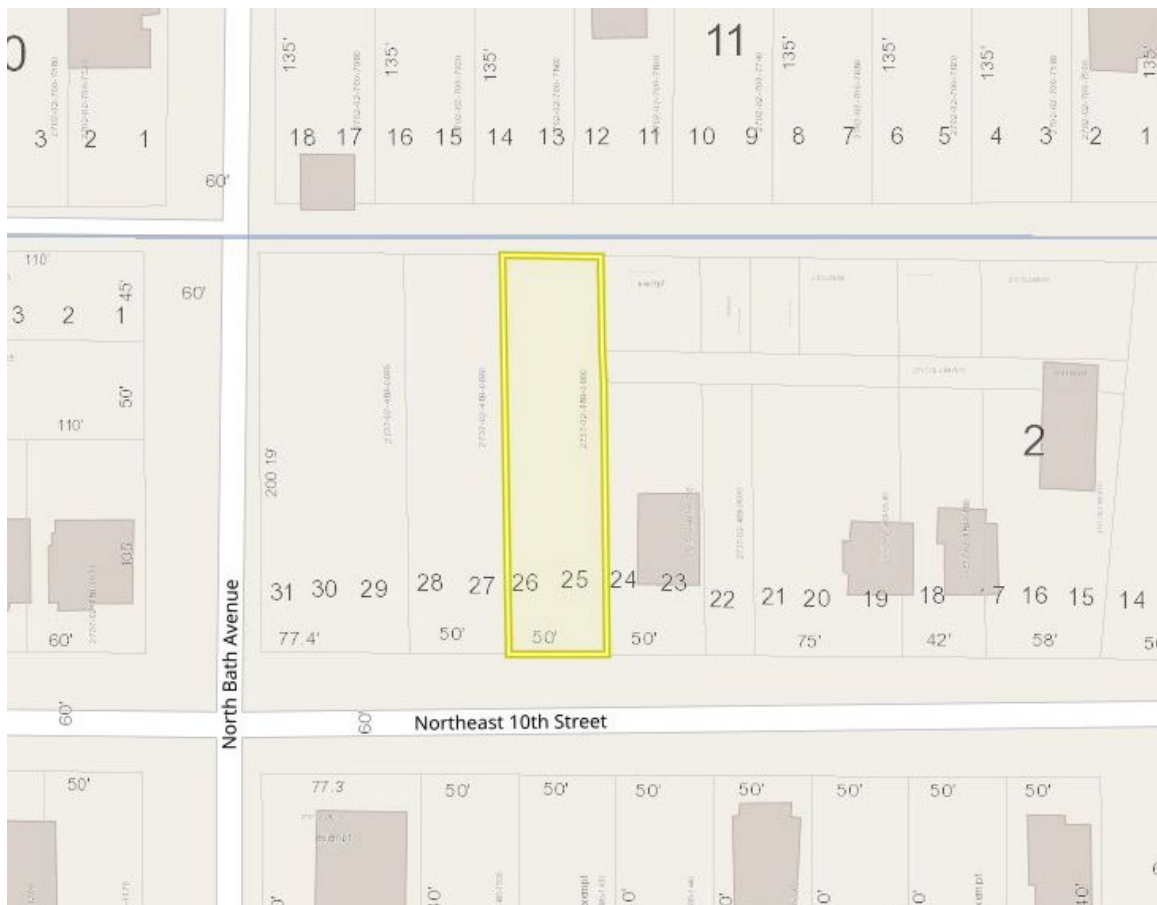
Jefferson Park Neighbors Association

Developer	Jefferson Park Neighbors Association
Location	NE Euclid Street near the intersection of N Kelham Avenue
Project Budget	\$334,000
Public Funding	\$334,000 in HOME funds
RDA	February 2020
Commenced	June 2020
Completed	Expected April 2021
Uses	Single-family, affordable residential
Description	In February 2020, OCURA entered into a redevelopment agreement with Jefferson Park Neighbors Association (JPNA), a Community Housing Development Organization, to construct two adjacent single-family, affordable residential homes. In April 2020, JPNA closed on the property and the homes are under construction. HOME funds from the City of Oklahoma City are being utilized for construction, as a result the homes must be sold to income-qualified home buyers.



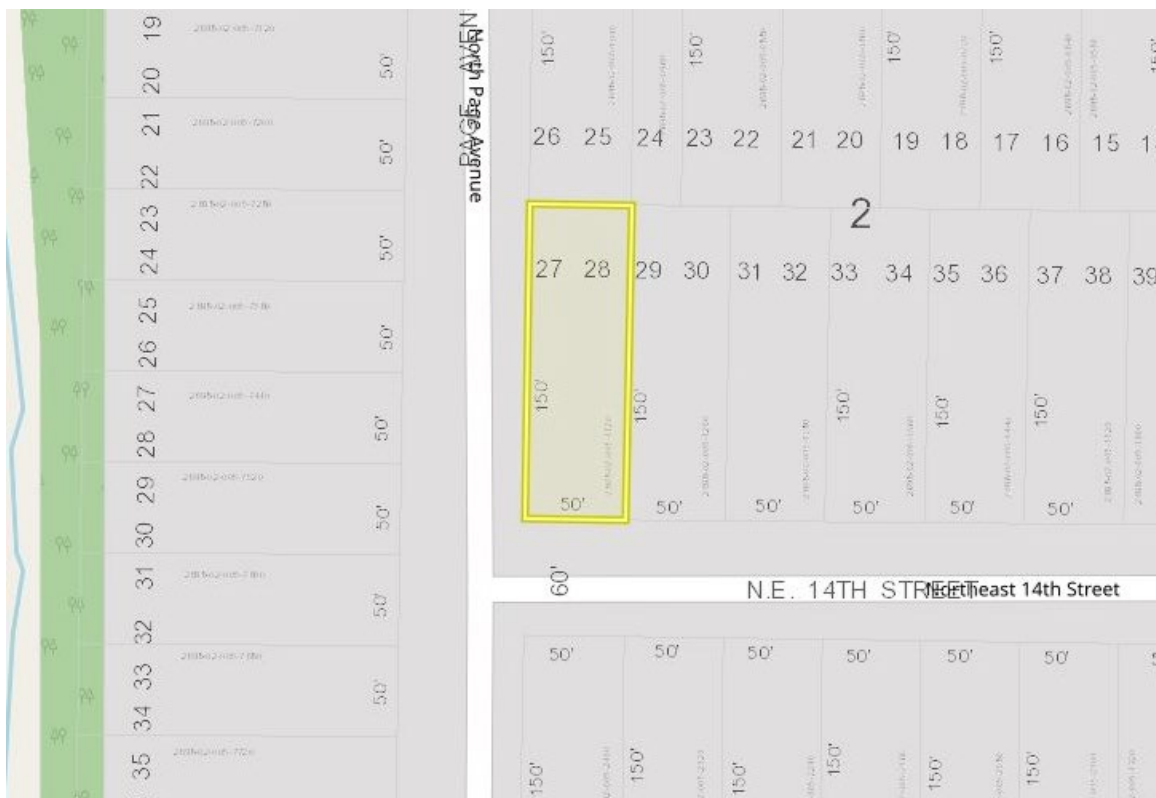
Kimberly Simms

Developer	Kimberly Simms; Two Structures, LLC
Location	NE 10th Street near the intersection of N Bath Avenue
Project Cost	TBD
Public Funding	None
RDA	November 2019
Commenced	TBD
Completed	Expected March 2021
Uses	Single-family residential
Description	In November 2019, OCURA entered into a redevelopment agreement with Ms. Simms to construct a single-family, owner-occupied home. To help navigate the development process, Ms. Simms partnered with Two Structures, LLC. OCURA has been working with Ms. Simms and Two Structures to design a house that meets her desired tastes and conforms to the existing architectural pattern in the surrounding neighborhood.



LaJuana Deline Duplex

Developer	LaJuana Deline
Location	NE 14th Street and N Page Avenue
Project Budget	N/A
Public Funding	None
RDA	September 2017
Commenced	Expected July 2020
Completed	Expected November 2020
Uses	Residential duplex
Description	Ms. Deline owned a property adjacent to other OCURA land near the intersection of NE 14th Street and N Highland Drive which is not served by City of Oklahoma City sanitary sewer. Due to costs constraints to extend sanitary sewer, OCURA entered into a redevelopment agreement with Ms. Deline to swap her property for another OCURA lot that is served by sanitary sewer. Ms. Deline rezoned the OCURA property to construct a duplex at the corner of N Page Avenue and NE 14th Street. OCURA and Ms. Deline exchanged properties in February 2020. After encountering a few unexpected site issues, construction is scheduled to begin in July 2020.



Monarch Properties – Phase II

Developer	Monarch Property Group LLC
Location	NE 8th Street near the intersection of Lottie Avenue and Kate Avenue
Project Cost	1224 NE 8th —\$334,950; 1220 NE 8th —\$346,000; 1223 NE 7th St—361,000
Public Funding	None
RDA	July 2017
Commenced	1224 NE 8th St—March 2018 1220 NE 8th St—July 2018 1223 NE 7th St—October 2018 NE 8th and Kate—September 2019
Completed	1224 NE 8th St—November 2018 1220 NE 8th St—July 2019 1223 NE 7th St— December 2019 NE 8th and Kate—Expected August 2020
Uses	Single-family residential (4 homes)
Description	OCURA continued its partnership with Monarch Properties. In 2017, OCURA entered a redevelopment agreement with Monarch Properties for four single-family residential homes. The first home located at 1224 NE 8th Street was completed and sold in November 2018. The second home at 1220 NE 8th Street was sold in July 2019. 1223 NE 7th Street was sold in December 2019. Monarch started construction on the fourth property at NE 8th Street and Kate Avenue with completion scheduled for August 2020.



Monarch Properties –Phase III

Developer	Monarch Property Group LLC
Location	West of N Lottie Avenue on NE 8th Street
Project Budget	TBD
Public Funding	None
RDA	June 2019
Commenced	TBD
Completed	Expected December 2021
Use	Single-family residential (6 home)
Description	OCURA entered another redevelopment agreement with Monarch Properties for the development of 6 more single-family homes in Northeast Oklahoma City. The first four homes will start construction by August 2020 and the remaining two will begin construction in January 2021.



NE16 Development, LLC

Developer	NE16 Development, LLC
Location	Near NE 16th Street and N Missouri Avenue
Project Cost	1716 NE 16th—\$239,900; 1724 NE 16th—\$253,000; 1718 NE 16th—\$244,900
RDA	September 2017
Commenced	Projects 1-3—July 2018 Projects 4-5—Expected August 2020 Projects 6-7—Expected January 2021 Project 8—TBD
Completed	Projects 1-3—January 2019 Projects 4-8—To be determined
Uses	Single-family residential (8 homes)
Description	In 2017, OCURA entered into a redevelopment agreement with NE16 Development, LLC for the construction of 8 single-family homes near the corner of NE 16th Street and N Missouri Avenue. The first 3 homes have been completed and all have sold. Two homes are in the design phase with construction expected to start in August 2020, and two more are schedule to begin construction in January 2021. There has yet to be a determination on the anticipated start of the eighth and final home.



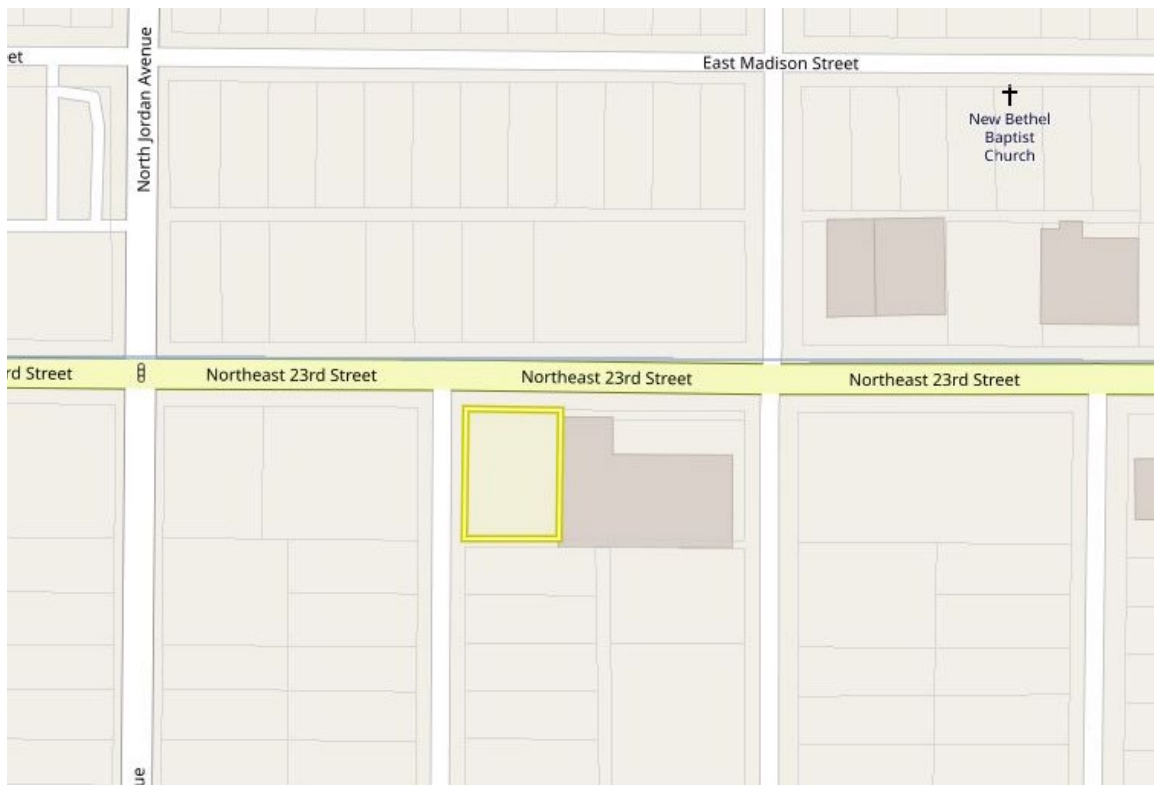
NE 23rd Street and Fonshill Avenue

Developer	Farzaneh Downtown Development
Location	Southwest corner of NE 23rd Street and Fonshill Avenue
Project Budget	\$2,200,000
RDA	TBD
Commenced	TBD
Completed	TBD
Uses	Mixed-use—retail, residential, and place of worship
Description	In 2019, OCURA issued a request for proposals for a piece of land located at the southwest corner of NE 23rd Street and Fonshill Avenue. OCURA designated Farzaneh Downtown Development as the conditional redeveloper of the property and are working towards a redevelopment agreement. Farzaneh has proposed a 3-phase development that will include retail space along NE 23rd Street as phase 1, a residential development in phase 2, and a mosque in phase 3.

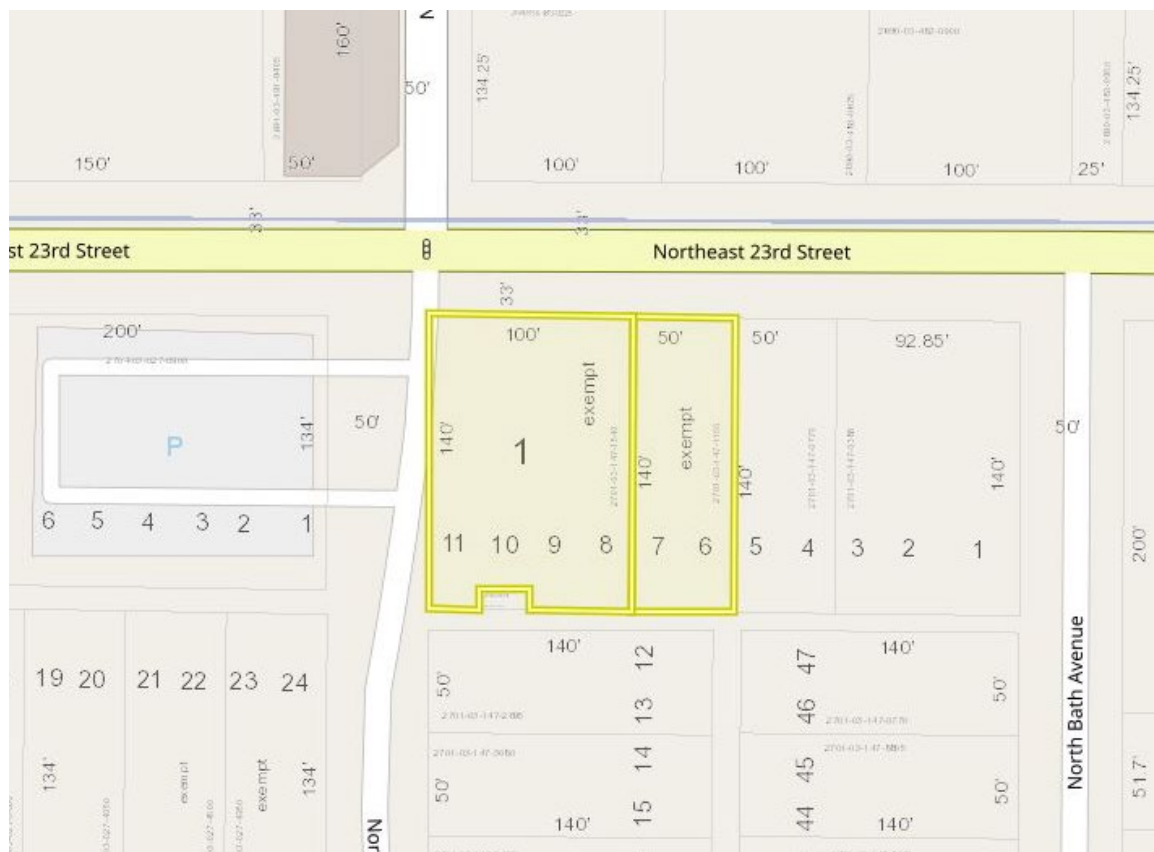


NE 23rd Street and Kelham Avenue

Developer	Pivot Project Development, LLC
Location	Southeast corner of NE 23rd Street and Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	TBD
Commenced	TBD
Completed	TBD
Use	Commercial use
Description	In 2017, OCURA issued a request for proposal for land owned at the southeast corner of NE 23rd Street and N Kelham Avenue. OCURA named Pivot Project, who owns the building adjacent to the OCURA parcel, the conditional redeveloper of the property. Pivot Project has developed the adjacent property and has leases with Centennial Health, an optometrist, office tenants, a coffee shop, several restaurant concepts, and more. Pivot Project has been working to develop a vibrant commercial district along NE 23rd Street. On the site, Pivot proposed a 4,000 square foot commercial building with a sidewalk/patio space that continues the historic architecture of the existing block and provides parking in the rear of the lot. Negotiations are ongoing.

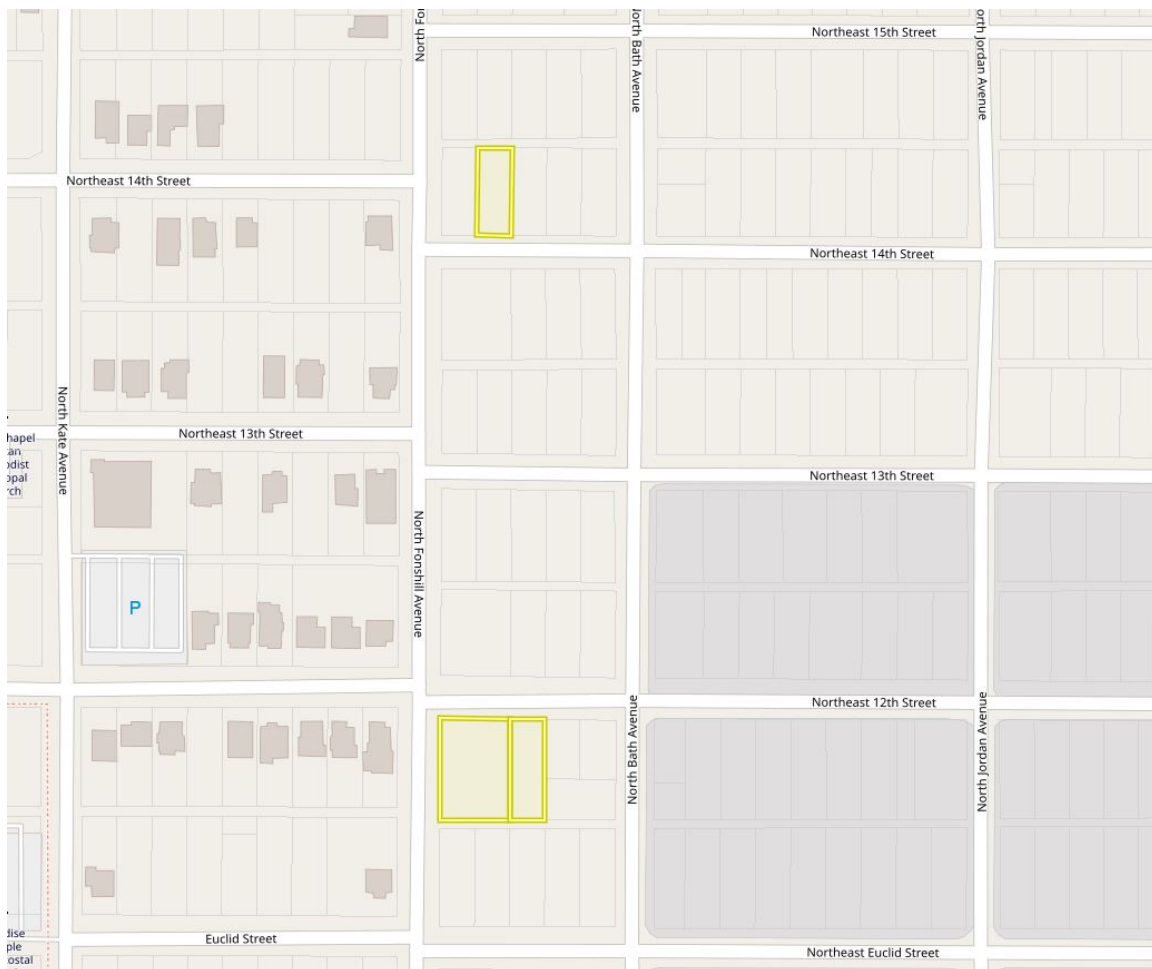


Developer	TBD
Location	Southeast corner of NE 23rd Street and Prospect Avenue
Project Cost	TBD
Public Funding	TBD
RDA	TBD
Commenced	TBD
Completed	TBD
Uses	Mixed-use or commercial redevelopment
Description	In 2018, OCURA released a rolling request for proposals (RFP) for commercial land located at the southeast corner of NE 23rd Street and Prospect Avenue. This site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the NE 23rd Street commercial corridor and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps . No proposals were received so the rolling RFP will be reissued in July 2020.



Neighborhood Housing Services of Oklahoma City Inc.

Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Location	Southeast corner of N Fonshill Avenue and NE 12th Street and East of the corner of N Fonshill Avenue and NE 14th Street
Project Budget	TBD
Public Funding	N/A
RDA	March 2020
Commenced	TBD
Completed	TBD
Uses	Single-family residential (4 homes)
Description	OCURA continued its working partnership with Neighborhood Housing Services of Oklahoma City (NHS) to create affordable housing through infill development. In 2020, OCURA entered into a redevelopment agreement with NHS for three new single-family homes at the Southeast corner of N Fonshill Avenue and NE 12th Street and one new single-family home East of the corner of N Fonshill Avenue and NE 14th Street. NHS and OCURA are addressing environmental concerns and working design review of the first two homes.



Progress OKC Euclid Homes

Developer	Progress OKC
Location	NE Euclid Street between N Kelham Avenue & Missouri Avenue
Project Budget	\$1,400,000
Public Funding	HOME Funds (Approx. 70% of Housing Cost), CBDG (10% of Total Costs)
RDA	February 2013/October 2017
Commenced	November 2017
Completed	Anticipated December 2020
Uses	Single-family residential
Description	In 2017, Progress OKC took over the development of the South Truman site that had not been completed by the previous developer. In 2018, Progress OKC finished its first four affordable homes in the development (1709 NE Euclid, 1713 NE Euclid, 1717 NE Euclid, and 1725 NE Euclid). Progress OKC is near completion on three more affordable houses (1704 NE Euclid, 1708 NE Euclid, and 1712 NE Euclid) and two market rate homes (1700 NE Euclid and 1701 NE Euclid). 1704 and 1712 are under contract with income qualified buyers and are anticipated to close in July 2020.



Progress OKC Mu'Min Homes

Developer	Mu'Min Development, LLC and Progress OKC
Location	Fonshill Avenue and NE 21st Street/ NE 22nd Street
Project Cost	N/A
Public Funding	N/A
RDA	February 2015
Commenced	July 2015
Completed	January 2020
Use	Single-family residential (2 homes)
Description	Oklahoma Housing Finance Agency (OHFA) regained ownership of two partially completed homes after the developer fell out of compliance during construction. OCURA purchased the homes from OHFA. OCURA issued a request for proposals for general contractor services. Progress OKC was selected as the contractor to complete the construction of the houses. In January 2020, OCURA and Progress OKC completed and sold both homes.



Sier Family

Developer	Sier Family
Location	Southeast corner of N Bath Avenue and NE 13th Street
Project Budget	TBD
Public Funding	None
RDA	April 2020
Commenced	Expected August 2020
Completed	Expected April 2021
Uses	Single-family residential
Description	In April 2020, OCURA entered into a redevelopment agreement with the Sier family to build a single-family, owner-occupied home on the corner of N Bath Avenue and NE 13th Street. The Sier family expect to begin construction in July 2020 with completion expected in April 2021.



Two Structures, LLC

Developer	Two Structures, LLC
Location	Northeast corner of NE 4th Street and N Wisconsin Avenue
Project Budget	TBD
Public Funding	None
RDA	November 2019
Commenced	TBD
Completed	Expected March 2021
Uses	Single-family residential
Description	In November 2019, OCURA entered into a redevelopment agreement with Two Structures, LLC for the development of a single-family residence on a lot at the corner of NE 4th Street and N Wisconsin Avenue. Design review has been completed. OCURA is addressing environmental issues on the site before the development can proceed.



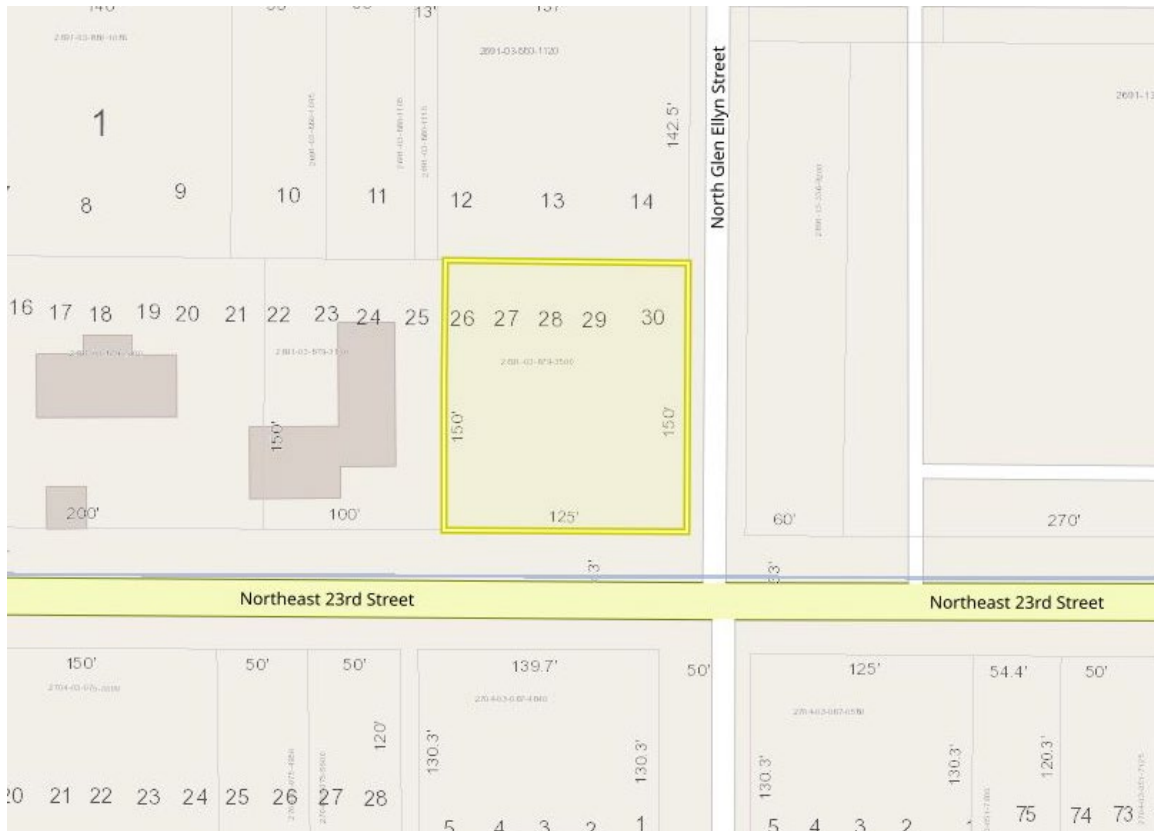
Marcus Garvey/Harmony Senior Housing

Developer	One Red Oak LLC.
Location	Northwest corner of NE 24th Street and N Jordan Avenue
Project Budget	\$9,200,000
Public Funding	Seeking \$1,000,000 in Oklahoma City Affordable Housing funds, \$200,000 in TIF, \$5,197,200 in federal and state LIHTC, and \$1,116,258 in federal and state historic tax credits
RDA	June 2019
Commenced	TBD
Completed	TBD
Uses	Senior affordable housing
Description	In 2018, the city deeded OCURA an old school building, which operated under the names the Marcus Garvey School and Harmony Elementary School at different points. The 100-year old school building sits on a 4-acre site at the corner of NE 24th St and N Jordan Ave. OCURA issued a request for proposals and received one proposal from One Red Oak, LLC for 40 units of senior, affordable housing (20 units of new duplex townhomes and 20 units in the renovated school building) for individuals making 60% AMI or below. OCURA entered into a redevelopment agreement with One Red Oak in June 2019. Red Oak is qualified to receive Oklahoma City Affordable Housing funds and TIF financing from the City of Oklahoma City, and has applied for (Low-Income Housing Tax Credits (LIHTC) and Historic tax credit financing.



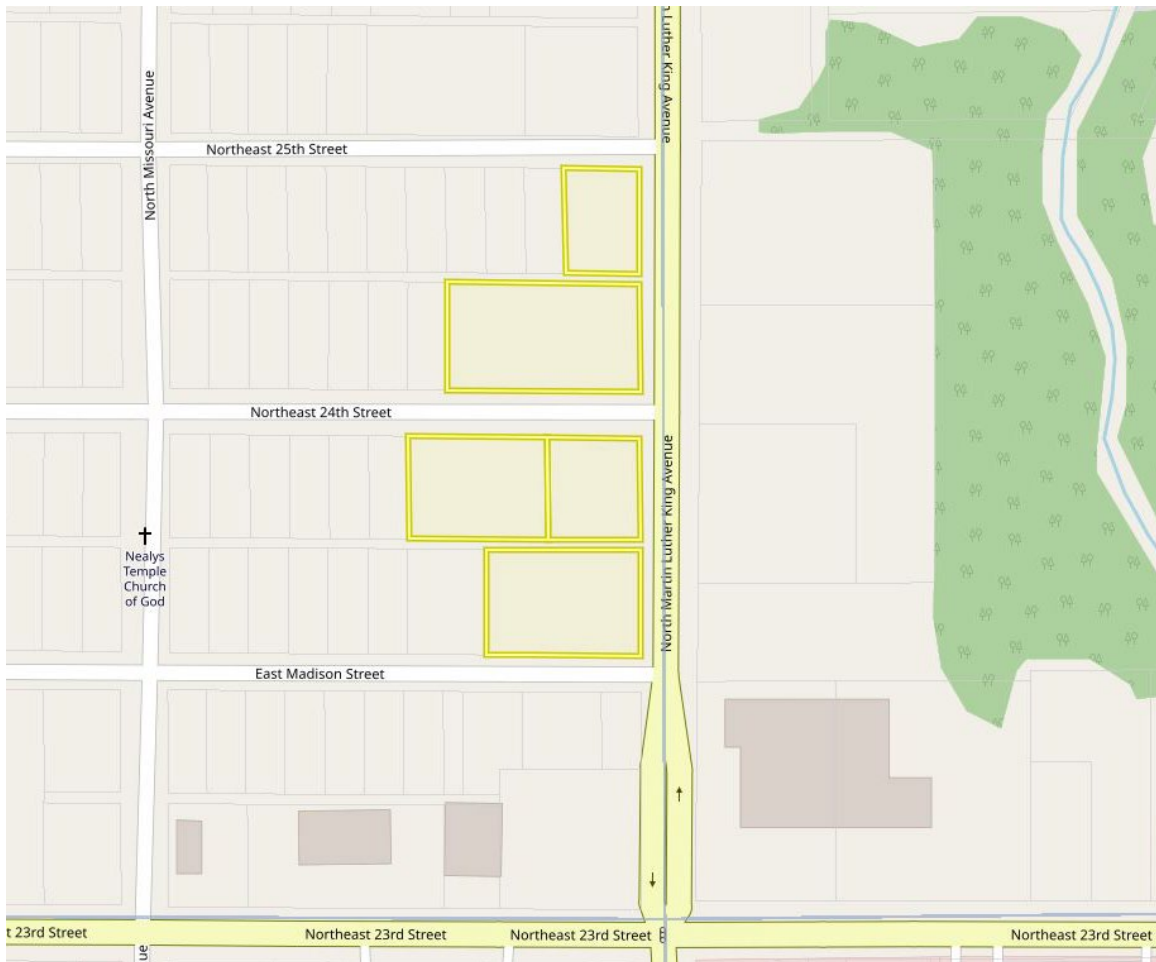
NE 23rd Street and N Glen Ellyn Street

Developer	TBD
Location	Northwest corner of NE 23rd Street and N Glen Ellyn Street
Project Budget	TBD
Public Funding	TBD
RDA	TBD
Commenced	TBD
Completed	TBD
Uses	Mixed-use or commercial redevelopment
Description	In 2018, OCURA released a rolling request for proposals (RFP) for a piece of commercial and industrial land located at the corner of NE 23rd Street and N Glen Ellyn Street. OCURA is seeking a viable and competitive proposal that contributes to the commercial and economic revitalization of the NE 23rd Street corridor. The RFP will be reissued until a developer is selected for the property. The RFP can be found at https://www.ocura-ok.org/rfps . No proposals were received so the rolling RFP will be reissued in July 2020.



South of Freedom Center

Developer	MAPS4, the Clara Luper Civil Rights Center, and the Freedom Center
Location	N Martin Luther King Avenue between E Madison Street and NE 25th Street
Project Budget	TBD
Public Funding	TBD
RDA	TBD
Commenced	TBD
Completed	TBD
Uses	Civil rights museum and community gathering place
Description	OCURA is coordinating with the Freedom Center and MAPS 4 on the redevelopment of the Freedom Center and the creation of the Clara Luper Civil Rights Center. This project will utilize five OCURA parcels along N MLK Avenue between E Madison Street and NE 25th Street. The development will be funded with \$25 million in MAPS 4 funding. OCURA has been working to remove the underground gasoline storage tanks at the former gas station facilities at 2445 and 2523 N Martin Luther King Avenue to facilitate redevelopment.



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, 2020

	<u>Closeout</u>		<u>Core to</u>			<u>Harrison-</u>			<u>Bass Pro</u>		<u>Budget</u>
	<u>Project</u>	<u>Revolving</u>	<u>Shore</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>	<u>OCRC</u>	<u>Shop</u>	<u>Total</u>	<u>2019-20</u>
	<u>Fund</u>	<u>Fund</u>	<u>MAPS 3</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>		<u>Fund</u>		
Assets											
Cash	367,371	17,028	-	778,062	-	-	521,909	185,622	653,468	2,523,460	
Investments	1,231,000	-	-	-	-	-	490,000	-	-	1,721,000	
Accounts Receivable	-	11,525	-	-	-	-	-	-	-	11,525	
Due from Other Governmental Entities	428,370	26,629	-	-	-	-	401,295	-	-	856,295	
Due from (to) Other Funds	740,212	(55,182)	-	(275,217)	(14,275)	(395,539)	-	-	-	-	
Total Assets	2,766,954	-	-	502,846	(14,275)	(395,539)	1,413,204	185,622	653,468	5,112,279	
Liabilities and Fund Balances											
Accounts Payable	-	-	-	-	-	-	-	-	-	-	
Deposits	900	-	-	25,000	-	-	-	-	-	25,900	
Total Liabilities	900	-	-	25,000	-	-	-	-	-	25,900	
Total Fund Balances	2,766,054	-	-	477,846	(14,275)	(395,539)	1,413,204	185,622	653,468	5,086,379	
Total Liabilities and Fund Balances	2,766,954	-	-	502,846	(14,275)	(395,539)	1,413,204	185,622	653,468	5,112,279	
Revenues											
Grant Revenues - CDBG	655,959	-	-	-	-	9,789	-	-	-	665,748	1,200,000
Grant Revenues - Other	272,422	-	-	-	-	-	-	-	-	272,422	300,000
Lease Revenues	4,000	-	-	-	19,420	-	-	-	629,205	652,624	700,000
Real Estate Sales	697,782	-	-	257,833	-	1,500	-	-	-	957,115	5,400,000
Interest	24,898	-	-	56	-	-	23,440	515	-	48,909	60,000
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-	-
Other	1,200	-	-	-	-	-	54,087	-	-	55,287	-
Total Revenues	1,656,260	-	-	257,889	19,420	11,289	77,526	515	629,205	2,652,104	7,660,000
Expenditures											
General and Administrative	250,996	-	-	266,923	21,576	129,678	1,190	-	71,589	741,952	991,000
Real Estate Acquisition	8,930	-	-	-	-	1,334	2,840	-	-	13,104	3,000,000
Real Estate Disposition	684,118	-	-	10,538	-	13,372	-	-	-	708,028	750,000
Site Clearance/Improvements	2,750	-	-	287,524	-	76,687	-	-	12,899	379,860	400,000
Legal	207,372	-	450	59,998	968	66,124	-	-	5,388	340,299	300,000
Other Professional	69,283	-	-	85,312	-	26,168	15,000	18,125	-	213,888	400,000
Property Management	261,993	-	-	8,733	-	90,647	-	-	109,615	470,989	501,000
Payments to the City of OKC	420,421	-	-	-	-	-	-	-	308,782	729,203	1,450,000
Other	21,156	-	54,087	-	11,151	2,818	240	-	7,799	97,250	60,000
Total Expenditures	1,927,019	-	54,537	719,027	33,695	406,828	19,270	18,125	516,072	3,694,572	7,852,000
Changes in Fund Balance	(270,759)	-	(54,537)	(461,138)	(14,275)	(395,539)	58,257	(17,610)	113,133	(1,042,468)	(192,000)
Fund Balance, Beginning of Year	3,036,812	-	54,537	938,984	-	-	1,354,947	203,232	540,335	6,128,847	
Fund Balance, Current	2,766,054	-	-	477,846	(14,275)	(395,539)	1,413,204	185,622	653,468	5,086,379	

Unaudited - For Management Use Only