



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

**SIXTY-FIRST ANNUAL REPORT
FY 2021-2022**

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
SIXTY-FIRST ANNUAL REPORT
For the year ending June 30, 2022

Table of Contents

OCURA Board of Commissioners.....	5
Central Business District Urban Renewal Area	6
700 West	6
Alley’s End	7
The Civic.....	8
Core-to-Shore Urban Renewal Area	9
Boulevard Place	9
ODOT Oklahoma City Boulevard Excess Right-of-Way	10
Oklahoma Humane Society.....	11
Thunder Alley	12
Harrison-Walnut Urban Renewal Area	13
RFP for Professional Services Lyons/Luster Mansion (& Brockway Center).....	13
Final Plat of The Hill at Bricktown, Section 3 – Phase II.....	14
ODOT I-235 Excess Right-of-Way	15
RFP for Properties Located between NE 5 th Street, Harrison Avenue, and Interstate-235 - Flatiron Phase II	16
Page Woodson Phase IV, V, & VI.....	17
Culture Coffee.....	18
Public Strategies Parking Lot.....	19
OG&E/ Neighbors/ ODOT/ OCURA SWAP	20
John F. Kennedy Urban Renewal Area.....	21
RFP for Prospective Homeowner.....	21
RFP for Builders & Real Estate Developers	21
RFP for NE 16th Street & N Martin Luther King Avenue.....	22
RFP for NE 23rd Street & Prospect Avenue.....	23
NE 13 th Street & N Martin Luther King Avenue.....	24
Creston Hills School	25
Drannik Properties Swap	26
AE Silva Properties – NE 7 th Street	27

AE Silva Properties – 2022 Projects	28
An & Giang Vu.....	29
Angelia Hill.....	30
Bret & Alyssa Haymore.....	31
Brian Baker Homes L.L.C.	32
Evans Fine Homes	33
Eric Schmid & Jessica Cunningham.....	34
Farzaneh Downtown Development Masjid Mu’Min	35
Farzaneh Family Foundation Oklahoma City Homeless Alliance.....	36
Fitzpatrick Properties LLP.....	37
Garvey Development Group	38
Ground Root Development – 2017 Projects	39
Ground Root Development – 2021 Projects	40
HHI Group	41
Javonte D. Baker.....	42
Jefferson Park Neighbors Association – NE 12th Street.....	43
Jefferson Park Neighbors Association – NE 14 th Street.....	44
Jenny & Michael Haymore	45
Joshua Cody Knight.....	46
Kimberly Simms	47
Kingfish Investments, LLC.....	48
LaJuana Deline.....	49
Latasha Timberlake.....	50
M. Elite Investments LLC.....	51
Monarch Properties – Phase III.....	52
New Boom Town Development Co., LLC	53
NE16 Development.....	54
Neighborhood Housing Services.....	55
Oasis 8680 LLC	56
Oluwatosin Akande.....	57
Orbit Homes and Construction LLC.....	58
Progress OKC – 2021 Euclid Homes.....	59
Roc Pine Homes, LLC	60
Sara Cowan	61

Timber Ridge Custom Homes.....	62
Two Structures – 2021 Homes.....	63
Two Structures – Eulane’s Home	64
Northeast Renaissance Urban Renewal Area	65
RFP for Prospective Homeowners	65
RFP for Builders & Real Estate Developers	65
RFP for NE 23rd Street & N Glen Ellyn Street	66
NE 23 rd Street & N Martin Luther King Avenue Acquisition and Remediation	67
Marcus Garvey/Harmony Senior Housing.....	68
South of Freedom Center	69
Sports-Entertainment-Parking Urban Renewal Area	70
RFP for NE 1st Street & Interstate-235	70
Bricktown Apartments, LLC and Bricktown East Sheridan Holdings	71
Truck Yard.....	72
Compress Parking Lot.....	73
UMC Urban Renewal Area.....	74
Oil and Gas Acquisition.....	74
OCURA Fund Financials 2021-2022.....	75

OCURA Board of Commissioners

(left to right):

J. Larry Nichols – Chairman

Judy J. Hatfield

Russell M. Perry

Not Pictured:

Rev. Dr. Lee E. Cooper, Jr.

James R. Tolbert, III



All available OCURA Annual Reports are available for viewing at <https://www.ocura-ok.org/annual-report>.

Central Business District Urban Renewal Area

700 West

Developer	Colony Partners, Inc.
Location	Southeast corner of NW 4th Street & N Shartel Avenue
Project Budget	\$55,000,000
Public Funding	\$2,155,000 in TIF and \$2,000,000 in Oklahoma City Affordable Housing Funds
RDA	February 2020
Commenced	July 2021
Completed	Anticipated June 2024
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. The project will feature a five story, 302-unit residential building wrapped around a 3-story parking garage, an athletic center, bike storage, dog area, BBQ stations, a pool and an outdoor lounge. 3 of the units will be live-work units. 72 rental units will be made affordable for individuals making no more than 80% AMI for 25 years. Construction began in July 2021 and is expected to be completed by June of 2023.



Alley's End

Developer	Rose Rock Development Partners
Location	Southeast Corner of NW 4th Street & N EK Gaylord Boulevard
Project Budget	\$60,000,000
Public Funding	TBD
RDA	December 2020
Commenced	TBD
Completed	TBD
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 314 housing units, all of which are proposed to be affordable for individuals making 60% of AMI or less. Alley's End will also include structured parking, 3,700 square feet of retail space, courtyards, a safe room, community space, and a performance plaza with public art.



The Civic

Developer	Colony Partners, Inc.
Location	Northeast corner of Couch Drive & Lee Avenue
Project Budget	\$7,300,000
Public Funding	\$350,000 in TIF
RDA	July 2014
Commenced	August 2015
Completed	Construction completed October 2016; Obligations of unit sales completed 2022
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 three remaining units in The Civic were sold in 2022, satisfying the terms of the redevelopment agreement. The Certificates of Completion for all units within the Civic have been issued.



Core-to-Shore Urban Renewal Area

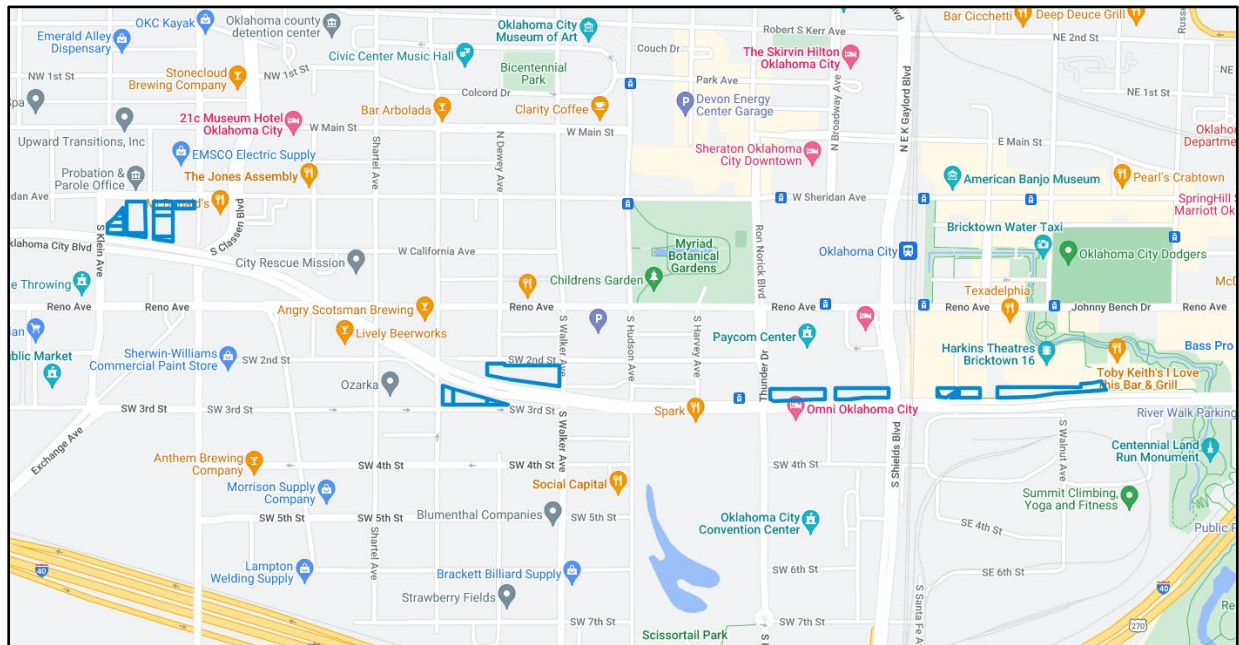
Boulevard Place

Developer	Rose Rock Development Partners
Location	Southwest corner of Oklahoma City Boulevard & S Shields Boulevard
Project Budget	\$71,000,000
Public Funding	Anticipated TIF for \$1.5M reimbursement of qualified environmental remediation expenses and 69.7% annual rebate of ad valorem taxes, over 10 years (not to exceed \$575,000 annually)
RDA	July 2020
Commenced	Anticipated December 2022
Completed	Anticipated December 2024
Uses	Mixed-use residential and commercial project
Description	OCURA named Rose Rock Development Partners as the developers of the parcel located on the southwest corner of Oklahoma City Boulevard and Shields Boulevard and north of the convention center parking garage. The 8-story mixed-use project called Boulevard Place will feature 265 apartments, including 36 workforce units (80-120% AMI), and 5,000 square feet of restaurant space along the OKC Boulevard. Other apartment amenities include a rooftop deck and terrace fitness center, outdoor kitchens, and a ground-floor courtyard with pool.



ODOT Oklahoma City Boulevard Excess Right-of-Way

Developer	TBD
Location	Multiple properties along Oklahoma City Boulevard determined to be declared excess right-of-way from removal of the old I-40 Highway
Project Budget	N/A
Public Funding	None
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	TBD
Description	On October 12, 2021, a Real Estate Acquisition Agreement was executed in which the City of Oklahoma City is to convey to OCURA (and OCRA) excess Oklahoma Department of Transportation (ODOT) right-of-way parcels located along Oklahoma City Boulevard at no cost for purposes of carrying out an urban Renewal Plan. As part of the conveyance of the property to OCURA, OCURA agrees to pay to the City of Oklahoma City the net proceeds OCURA (and OCRA) receives from the future sale of each parcel for redevelopment, not to exceed \$2,591,134.



Oklahoma Humane Society

Developer	Oklahoma Humane Society
Location	Between S Walker Avenue & S Harvey Avenue between SW 10th Street & SW 11th Street
Project Budget	No less than \$15 million
Public Funding	None
RDA	Approved December 15, 2021
Commenced	Anticipated January 2023
Completed	Anticipated May 2024
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. On December 15, 2021 OCURA approved a Resolution Approving a Contract for Sale of Land and Redevelopment with Oklahoma Humane Society for the Redevelopment. Originally, the project intended to create a new adoption center, animal care facilities, administrative office space, a community area, and retail space. The project will contain 26,000 square feet with 5,700 of space accessible by the public, an engaging front porch, first floor retail and outdoor animal engagement and event space. The purchase price contained in the Redevelopment Agreement for the property is determined to be not less than the fair value. Site design has been approved and design developments are to be turned in by 7/16/2024. Closing is scheduled for October of 2022. Construction is set to begin January 2023 and should be Complete by May 2024.



Thunder Alley

Developers	The Professional Basketball Club, LLC & Hogan Consulting, LLC
Location	Oklahoma City Boulevard between S Robinson Avenue & S Shields Boulevard
Project Budget	N/A
Public Funding	N/A
RDA	Terminated
Commenced	N/A
Completed	N/A
Uses	OKC Thunder-themed entertainment block
Description	OCURA had selected the Professional Basketball Club, LLC as the conditional redeveloper for a redevelopment site located along the north side of the Oklahoma City Boulevard between Robinson Ave. and S. Shields Ave, adjacent to Paycom Center. The original timeline was complicated by the COVID-19 pandemic and other factors. The development has been mutually terminated while determinations are made regarding the future of the arena.



Harrison-Walnut Urban Renewal Area

RFP for Professional Services Lyons/Luster Mansion (& Brockway Center)

Location 300 NE 3rd Street | 1440 N Everest Avenue

Authorized April 2021

Deadline June 30, 2021

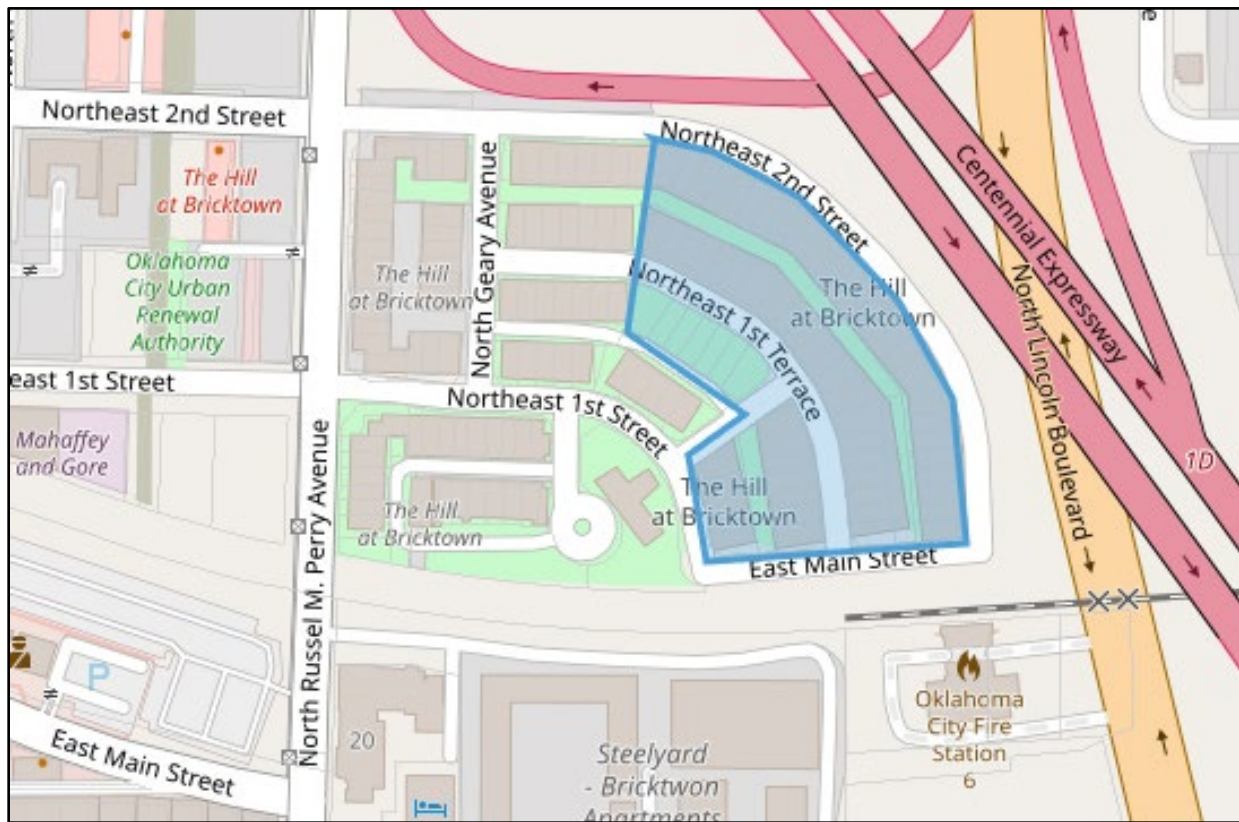
Information In July 2019, OCURA acquired the historic mansion at 300 NE 3rd Street. The mansion was built in 1926 as the home of Mr. S.D. Lyons and his renowned East India toiletries company. The property passed to Mr. Lyon's stepson, Mr. Melvin Luster, and remained in the Luster Family until acquisition by OCURA in June 2019. The residential structure is currently listed on the National Register of Historic Places.

OCURA received a planning grant from the National Trust for Historic Preservation for both the Lyons/Luster Mansion & the nearby Brockway Center, a property of similar historic significance not directly held by OCURA. Through this RFP, the planning grant will be used to determine the best uses for the two historic properties. OCURA received three proposals and selected Open Design Collective, Inc. as the successful proposal. On December 15, 2021, OCURA approved a resolution authorizing and ratifying an agreement for professional services with Open Design Collective, Inc. for community engagement, feasibility assessment, and reuse recommendations for the Historic Brockway Center and Lyons Mansion. Open Design Collective is currently in the feasibility assessment phase of the project. OCURA plans to ensure future uses of the properties properly honors the history of Deep Deuce and Oklahoma City's African-American community



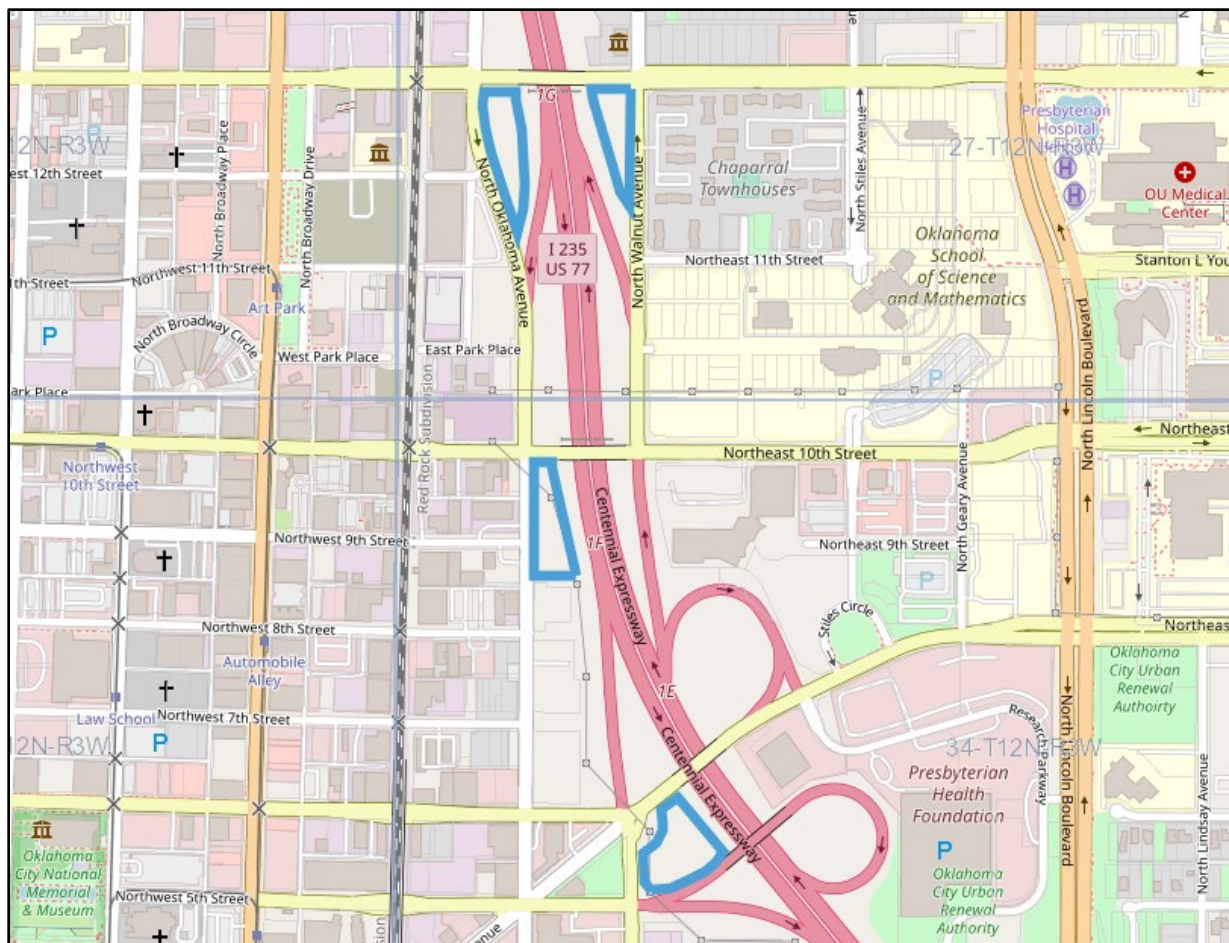
Final Plat of The Hill at Bricktown, Section 3 – Phase II

Developer	Burnett Equity
Location	Property located between Russell M. Perry Street, Main Street, NE 1st Street, and NE 2nd Street, platted pursuant to the Final Plat of The Hill at Bricktown, Section 3
Project Budget	TBD
Public Funding	None
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	Residential
Description	In April of 2021, OCURA issued a request for proposals to complete the site with proposals due July 30th, 2021. OCURA received one proposal from Burnett Equity and entered into a conditional redevelopment agreement. Negotiations for a redevelopment agreement are ongoing.



ODOT I-235 Excess Right-of-Way

Developer	N/A
Location	Four Tracts: Tract 1 – Northeast 13 th Street and Oklahoma Avenue Tract 2 – Northeast 13 th Street and Walnut Avenue Tract 3 – Northeast 10 th Street and Oklahoma Avenue Tract 4 – Northeast 5 th Street and North Walnut Avenue
Project Budget	\$547,661.57 for acquisition
Public Funding	None
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	TBD
Description	On September 24, 2021, OCURA made an offer of \$547,661.57 for excess right-of-way parcels along I-235 from the Oklahoma Department of Transportation (ODOT). The four tracts are roughly 4.74 acres and situated in key locations along the interstate. On January 7, 2022, ODOT executed a quit claim deed to convey the properties to OCURA. OCURA purchased the tracts in order to pursue developments on these properties. OCURA filed for rezoning of the properties to align with the current Downtown zoning and is continuing to go through the rezoning process.



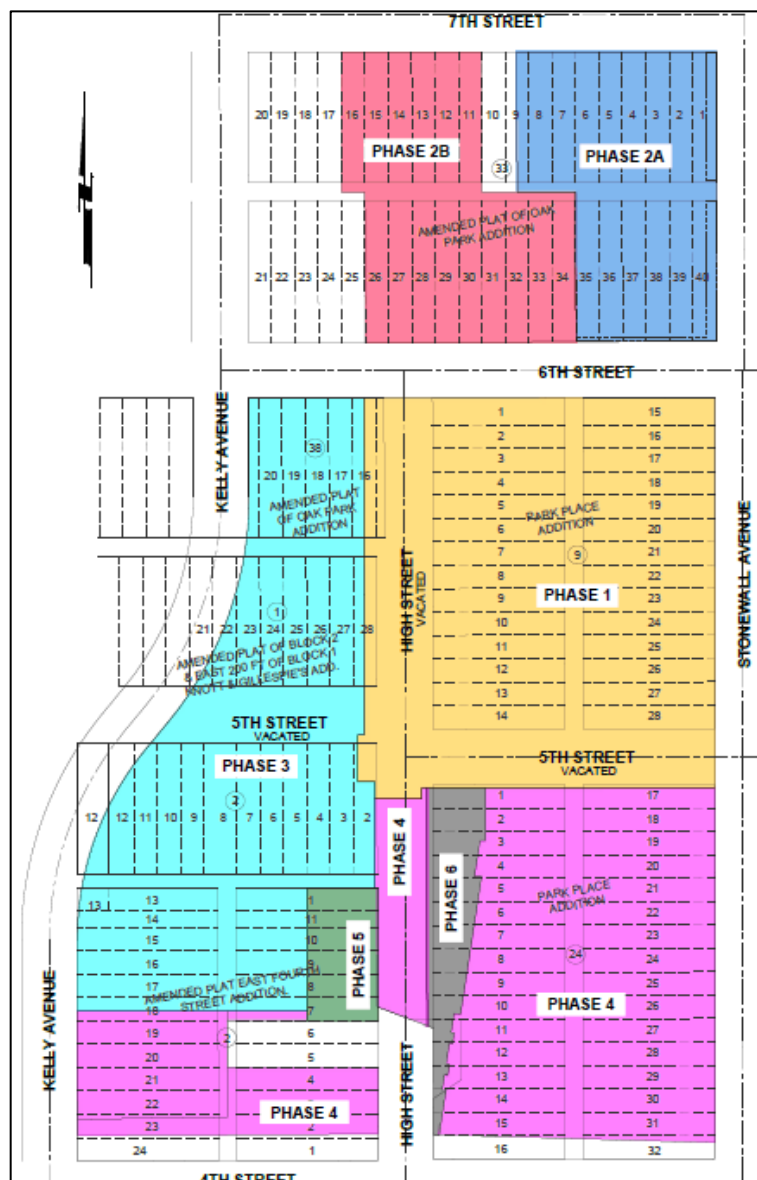
RFP for Properties Located between NE 5th Street, Harrison Avenue, and Interstate-235 - Flatiron Phase II

Location	Parcel A: 126 Harrison Avenue, Oklahoma City, OK 73104 Parcel B: 616 N Walnut Avenue, Oklahoma City, OK 73104
Authorized	March 1, 2022
Deadline	June 29, 2022
Information	In September of 2021, OCURA acquired an additional tract of land from the Oklahoma Department of Transportation adjacent to the Flatiron Block across North Walnut Avenue. On March 1, 2022, OCURA released an RFP for the development Parcel A and Parcel B, as reflected on the map, either together or as separate developments. The site was offered for mixed-use or commercial developments that will encourage growth of downtown and offer better connections within the city. OCURA filed for rezoning of the properties to align with the Downtown Design District and is continuing to go through the rezoning process. On June 29, 2022, the deadline for request for proposals, OCURA did not receive any complete proposals and plans to reopen the RFP in July of 2022.



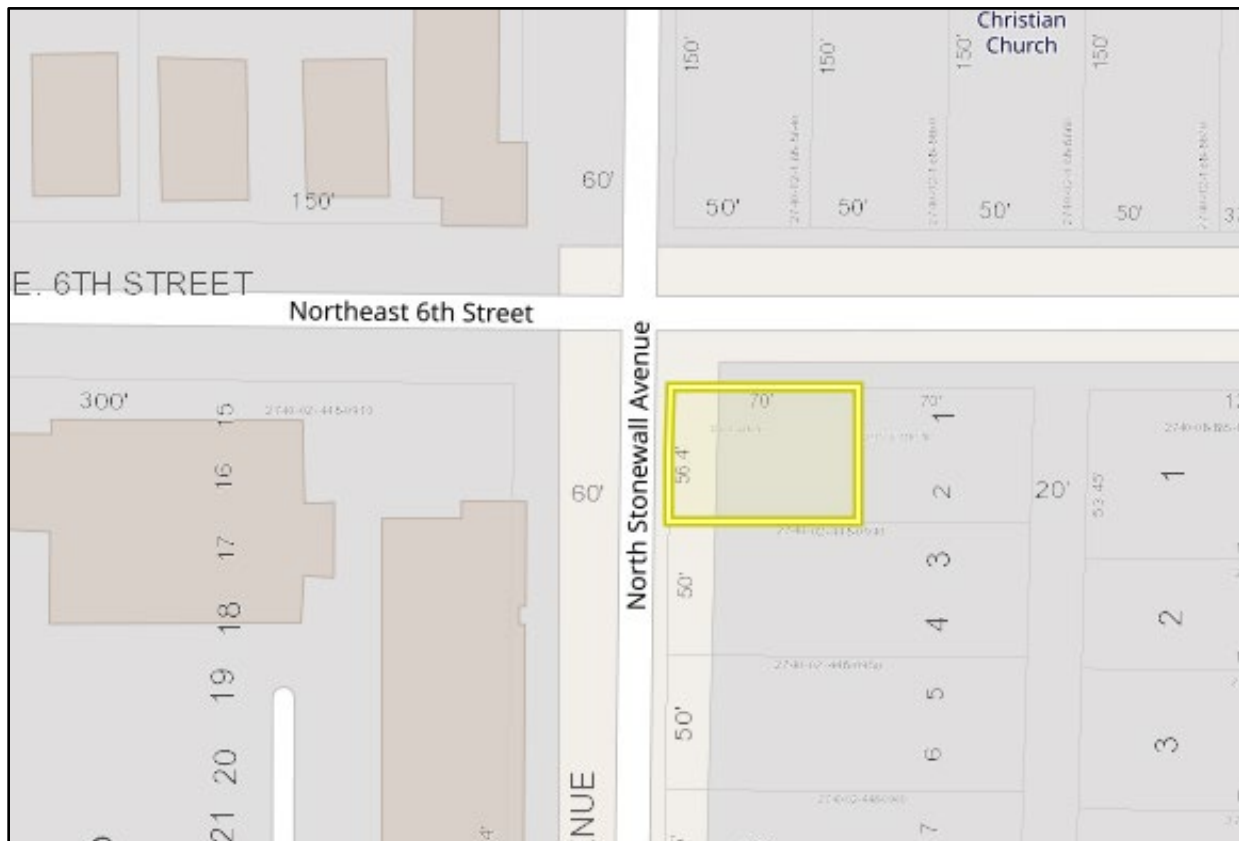
Page Woodson Phase IV, V, & VI

Developer	Colony – Page Woodson, LLC
Location	North of NE 4th St between N Kelley Avenue and N Stonewall Avenue
Project Budget	TBD
Public Funding	None
RDA	October 2015, as amended
Commenced	Anticipated September 2022
Completed	TBD
Uses	Market rate residential housing and live-work units
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. Phases I-III have previously been completed. Phase IV development will consist of construction of 3 new 3 & 5 story residential buildings for a total of 210 units including numerous live/work units. Two new phases (V, & VI) have been defined for this project and will consist of a public plaza and restaurant space. These phases will be subject to additional OCURA approvals at a later time.



Culture Coffee

Developer	Culture Coffee LLC
Location	Southeast corner of NE 6th Street & N Stonewall Avenue
Project Budget	TBD
Public Funding	None
RDA	N/A, Ground Lease Agreement (TBD)
Commenced	TBD
Completed	TBD
Uses	A temporary, public community area to serve as recreation space for eating and outdoor activities
Description	On December 9, 2021, Culture Coffee in partnership with Johnson & Associates and OCURA submitted an application to rezone a parcel to expand Culture Coffee's operations until new facilities are developed as part of one of the final phases for Page Woodson development.



Public Strategies Parking Lot

Developer: Public Strategies

Location: NE 9th Street and Oklahoma Avenue

Project: Budget: \$820,000

Public Funding: None

RDA: N/A, Ground Lease Agreement (TBD)

Commenced: July 2022

Completed: July 2023

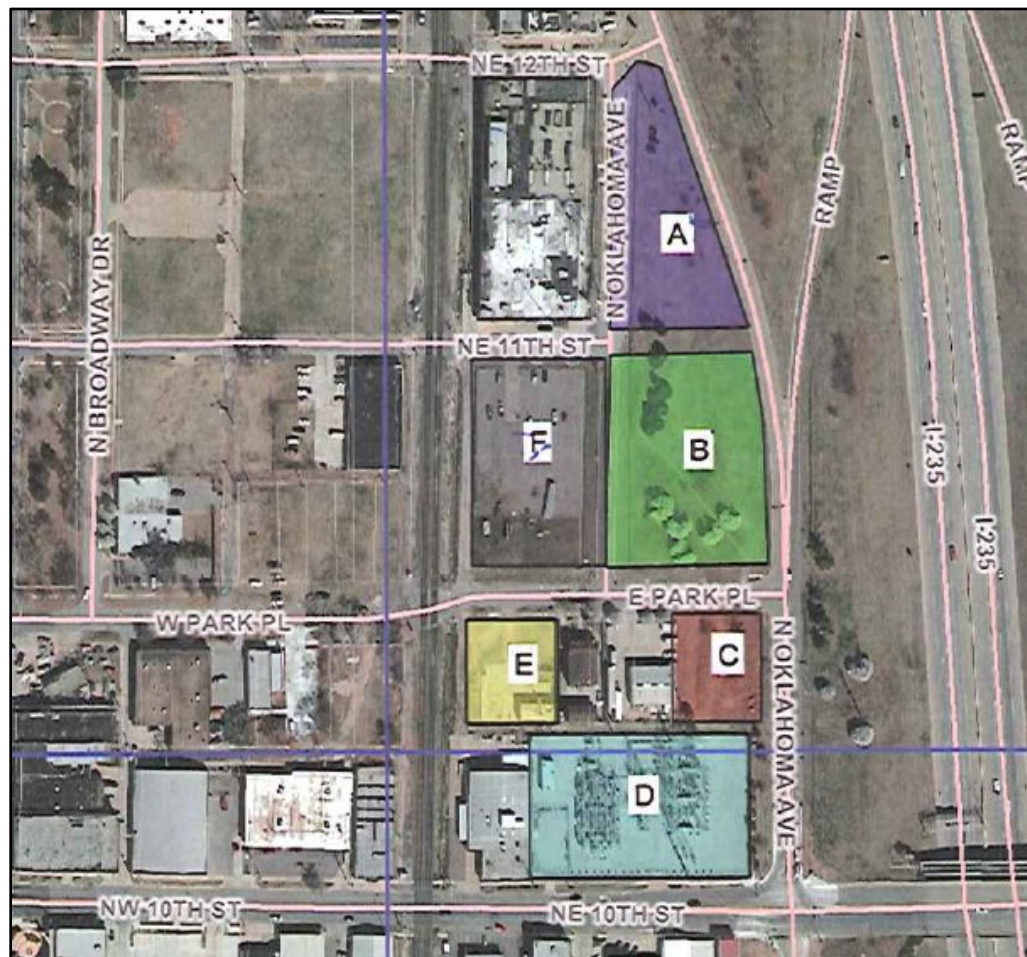
Uses: Parking lot for office building headquarters for Public Strategies

Description: Public Strategies intends to take two existing buildings and renovate them into new office space. The office space will be used to relocate the Public Strategies staff from its current office building on NW 63rd to the downtown area which is close to its other ancillary operation. The parking lot lease will be used to support the office building staff and business customers.



OG&E/ Neighbors/ ODOT/ OCURA SWAP

Developer	Oklahoma Gas & Electric Company
Location	NE 10 th Street and I-235
Project Budget	N/A
Public Funding	None
RDA	December 21, 2015
Commenced	TBD
Completed	TBD
Uses	Utilities, Easements, Future Development
Description	On December 21, 2015, OCURA entered into a Contract for Sale of Land and Redevelopment among OCURA, Oklahoma Gas and Electric Company (OG&E), and Neighbors Holdings, LLC (Neighbors). The agreement is to facilitate the relocation of existing utilities, construction of a parking lot on Parcel A for the benefit of Neighbors, and conveyance of Parcel F to OG&E, demolition and remediation of Park Place Substation among other objectives. OG&E is the owner of Park Place Substation located at NE 10 th Street and I-235 and is required to de-commission the Park Place Substation and perform environmental remediation and report to Neighbors. After construction of the new Gateway Substation, OG&E began the process for demolition approval and environmental remediation of the old Substation site. Demolition is expected to start soon.



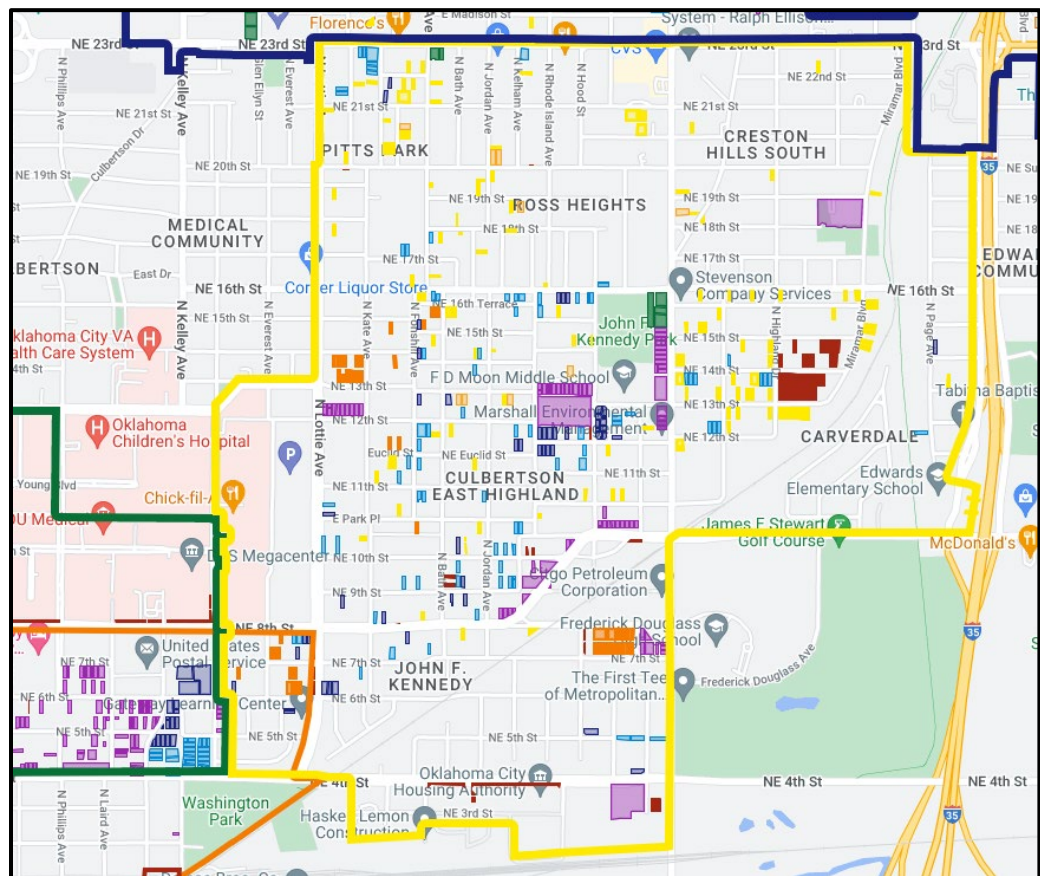
John F. Kennedy Urban Renewal Area

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. 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 & 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. 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

RFP for NE 16th Street & N Martin Luther King Avenue

Location	Southwest corner of NE 16th St & N Martin Luther King Ave
Authorized	June 2021
Deadline	Rolling deadlines through October 2023
Information	In June 2021, OCURA adopted a resolution to release a rolling request for proposals (RFP) for commercial land located at the southeast corner of NE 16th Street & N Martin Luther King Avenue. This site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the area. The RFP can be found at www.ocura-ok.org/rfps . No proposals have been received so far. If none are received, the rolling RFP is to be reissued in July 2021.



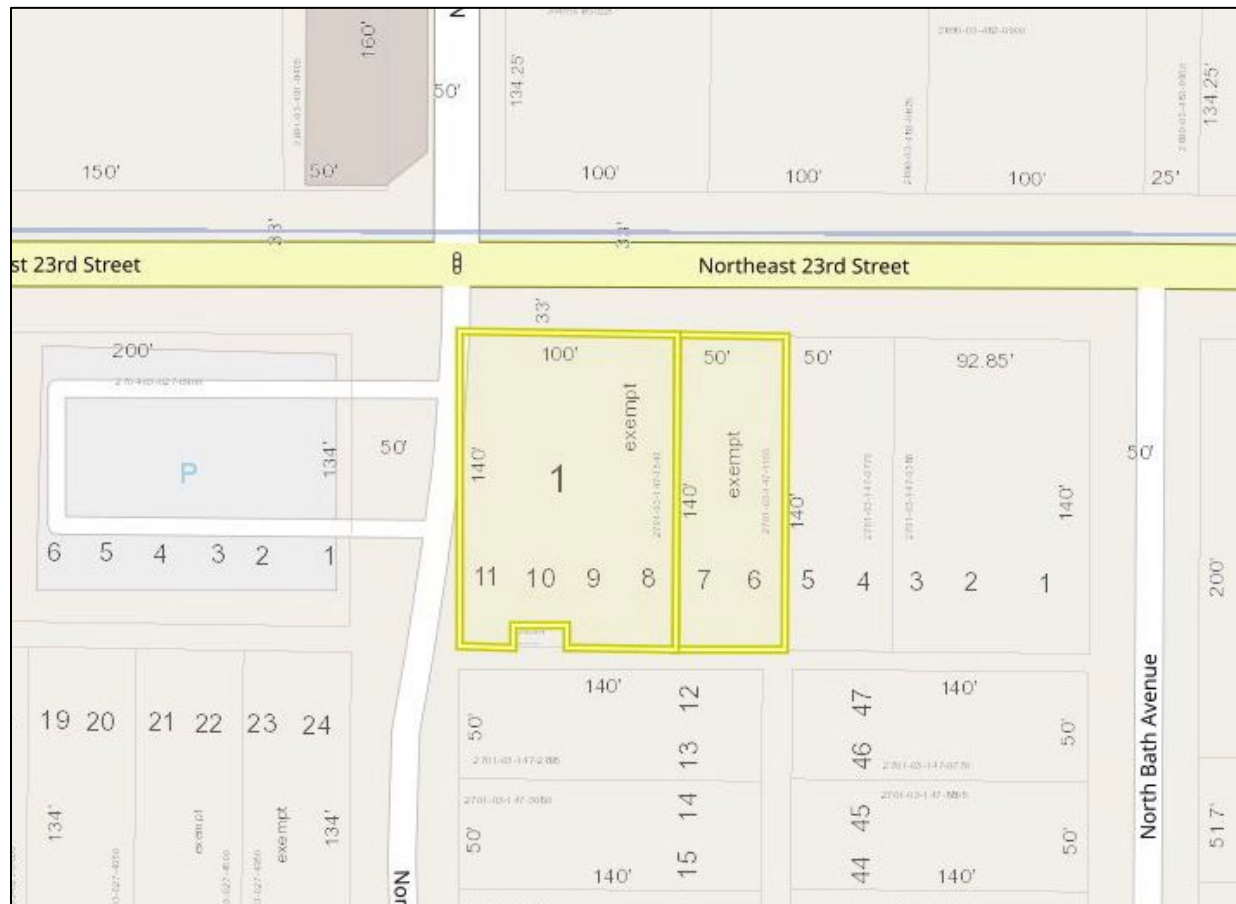
RFP for NE 23rd Street & Prospect Avenue

Location Southeast corner of NE 23rd St & Prospect Ave

Authorized June 2018

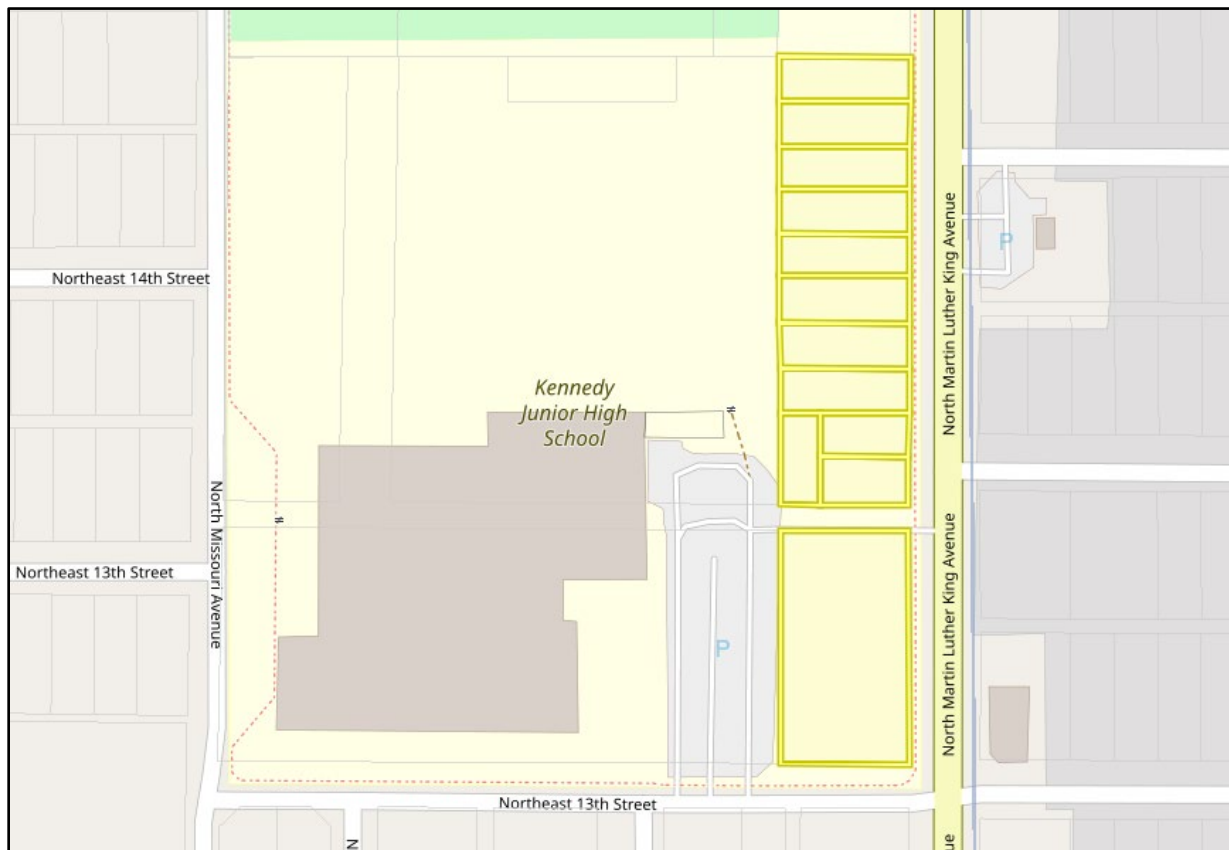
Deadline Rolling deadlines through July 14th, 2022

Information 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 www.ocura-ok.org/rfps. No proposals have been received so far. If none are received, the rolling RFP is to be reissued in July 2021.



NE 13th Street & N Martin Luther King Avenue

Developer	Oklahoma City Public Schools, Independent School District No. 89 of Oklahoma County, Oklahoma
Location	Northeast 13 th Street & North Martin Luther King Avenue
Project Budget	N/A
Public Funding	N/A
RDA	Anticipated July 2022
Commenced	Anticipated July 1, 2022
Completed	Anticipated August 1, 2025
Uses	Facilities for students and school uses
Description	On March 4, 2021, OCURA entered into a Public Property Redevelopment Agreement between OCURA and the Oklahoma City Public Schools, Independent School District No. 89 of Oklahoma County, Oklahoma. The purpose of the agreement is to expand and improve the schools grounds at F.D. Moon Middle School. Under the agreement, OKCPS will improve the property or cause it to be improved to make it suitable for school use as playgrounds, playing fields, or other appropriate and desirable facilities for students.



Creston Hills School

Developer	TBD
Location	NE 19 th Street and Miramar Boulevard
Project Budget	TBD
Public Funding	TBD
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	TBD
Description	OCURA received the property for the former Creston Hills School located near Northeast 19 th Street and Miramar Boulevard via a quit claim deed dated November 23, 2021 from the City of Oklahoma City. The City of Oklahoma City and OCURA entered into a professional services agreement to guide the redevelopment process of the Creston Hills School property. OCURA has entered into an agreement with Neighborhood Alliance of Central Oklahoma to engage the community in redeveloping the property. OCURA will utilize the information from the engagement process to help guide the issuance of an RFP for redevelopment in the near future.



Drannik Properties Swap

Developer Drannik Properties LLC

Location Scattered Lots

Project Budget N/A

Public Funding None

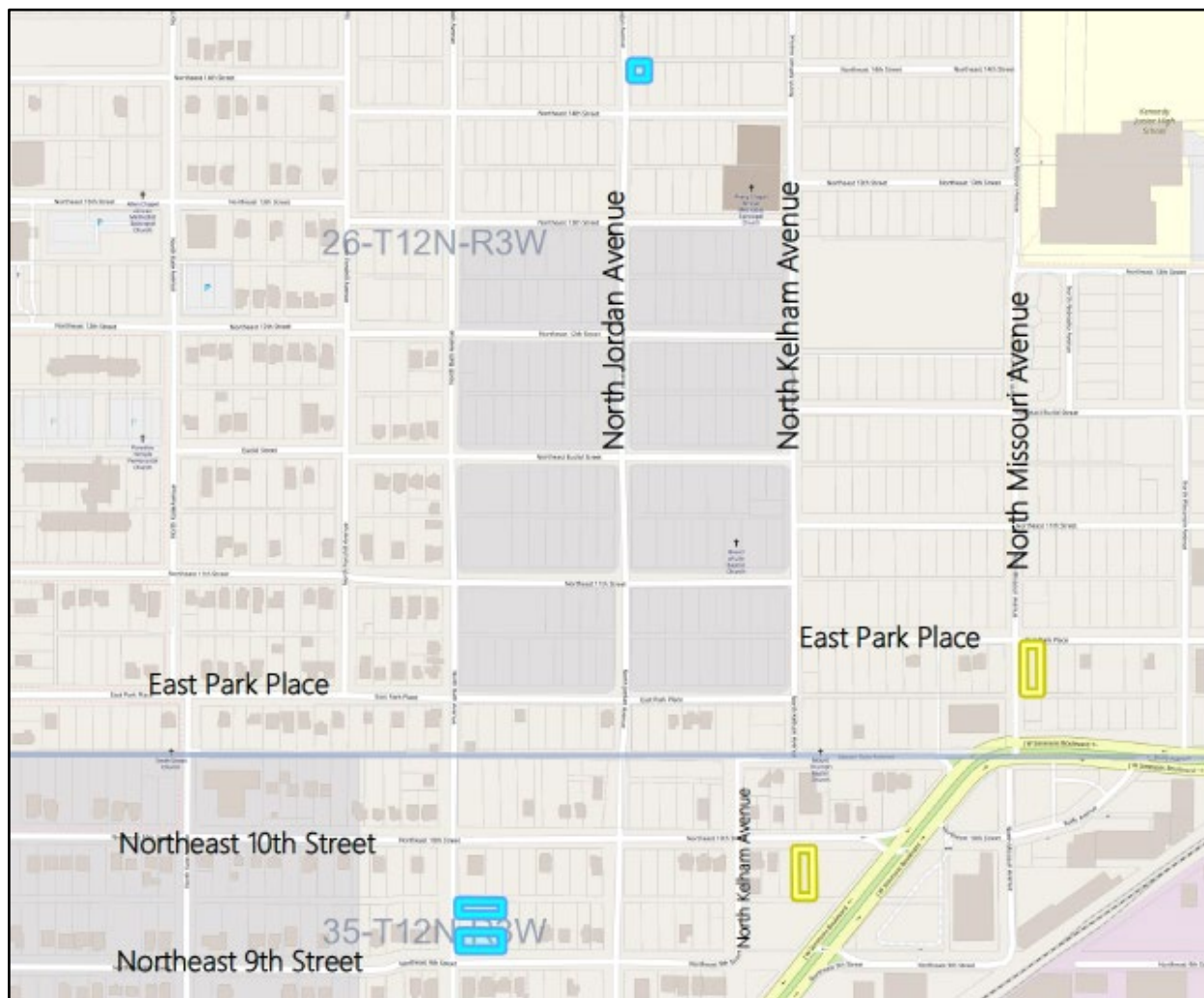
RDA Real Estate Exchange Agreement entered into on June 21, 2022

Commenced N/A

Completed N/A

Uses N/A

Description OCURA entered into a Real Estate Exchange Agreement to exchange properties with Drannik Properties LLC in various lots in the JFK Project area on June 21, 2022. Drannik Properties LLC was the owner of property located at 1712 NE 10th Street and 1800 E Park Place, which are both adjacent to OCURA owned property. The acquisition of these properties increases the size and the opportunity for redevelopment prospects of OCURA property along NE 10th Street, N Missouri Avenue, E Park Place, and N Wisconsin Avenue. The property OCURA will receive from Drannik Properties LLC in the exchange is comprised of approximately 0.31 acres of land.



Future Drannik Property



Future OCURA Property

AE Silva Properties – NE 7th Street

Developer	AE Silva Properties, LLC
Location	NE 7th Street across from Dunbar Commons
Project Budget	\$280,000
Public Funding	None
RDA	June 2020
Commenced	April 2021
Completed	January 2022
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. Construction was completed January 19, 2022 and a certificate of completion was issued for the project.



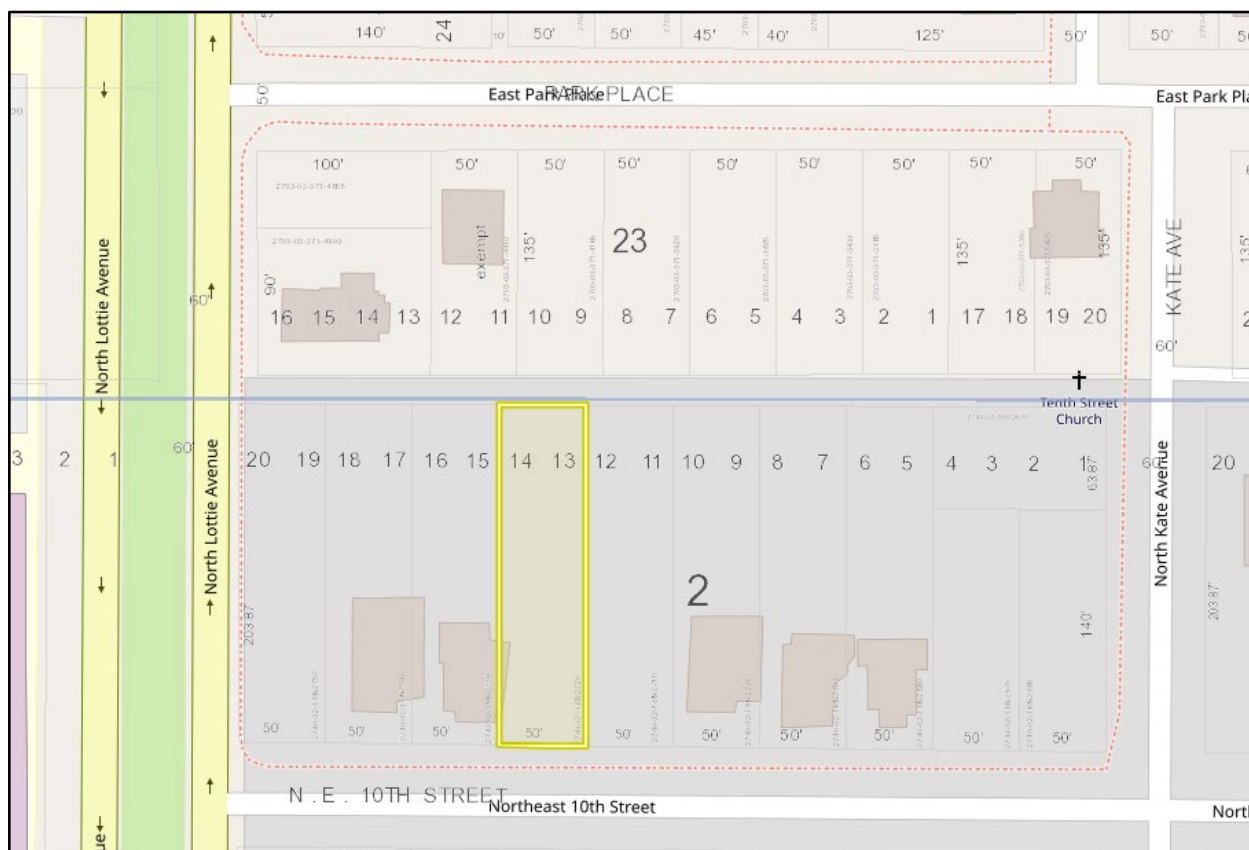
AE Silva Properties – 2022 Projects

Developer	AE Silva Properties, LLC
Location	Northeast 9 th Street & North Bath Avenue and Northeast 8 th Street & North Bath Avenue
Project Budget	\$207,000 per single family residence
Public Funding	None
RDA	June 2022
Commenced	Anticipated September 2022
Completed	Anticipated May 2023
Uses	Single-Family Residential (3)
Description	In June 2022, OCURA entered into a redevelopment agreement with AE Silva Properties, LLC to develop 3 single-family residences. Construction is anticipated to begin in September 2022.



An & Giang Vu

Developer	An & Giang Vu
Location	Near the intersection of N Lottie Avenue & NE 10th Street
Project Budget	\$250,000
Public Funding	None
RDA	May 2021
Commenced	TBD
Completed	Anticipated 2023
Uses	Single-Family Residential
Description	On September 16, 2020, OCURA entered into a redevelopment agreement to construct a single-family home, and a Supplemental Amendment on March 4, 2021 to amend the timeline for the construction. After unanticipated delays, the project has resumed and is anticipated to begin construction in late 2022 or early 2023.



Angelia Hill

Developer Angelia Hill

Location Northeast 8th Street and North Jordan Avenue
Northeast 11th Street and North Lottie Avenue

Project Budget TBD

Public Funding None

RDA October 10, 2021

Commenced TBD

Completed TBD

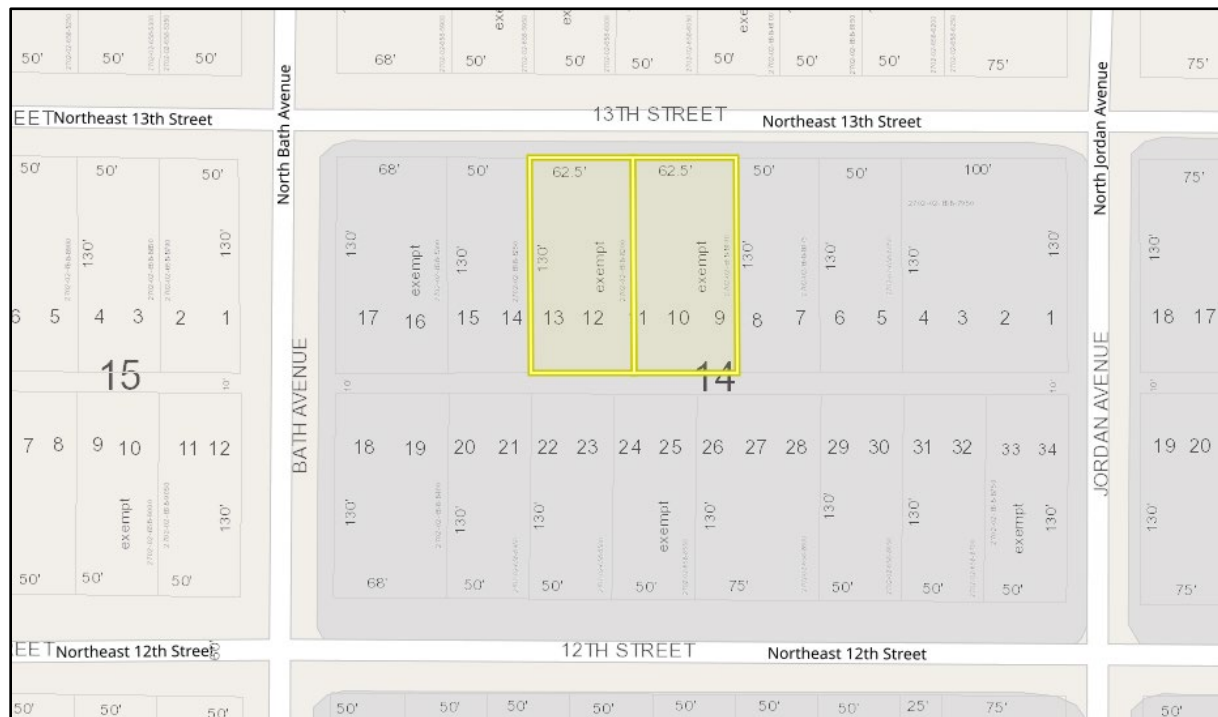
Uses Single-Family Residential (2)

Description OCURA entered into a redevelopment agreement with Angelia Hill on October 10, 2021 to develop two single-family homes. It is currently planned to be constructed in two phases. Due to rising construction costs, the project is currently on hold, but set to continue when possible.



Bret & Alyssa Haymore

Developer	Bret & Alyssa Haymore
Location	NE 13th Street between N Bath Avenue & N Jordan Avenue
Project Budget	\$500,000
Public Funding	None
RDA	June 2021
Commenced	Phase I – Terminated Phase II – Terminated
Completed	Phase I – Terminated Phase II – Terminated
Uses	Residential Duplexes (2)
Description	OCURA entered into a redevelopment agreement with Bret & Alyssa Haymore to construct two duplexes in partnership with Two Structures, LLC. The redevelopment agreement has since been terminated on October 8, 2021.



Brian Baker Homes L.L.C.

Developer	Brian Baker Homes L.L.C.
Location	NE 13th St between N Bath Avenue & N Jordan Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2022
Commenced	Anticipated September 2022
Completed	Anticipated February 2023
Uses	Single-Family Residential (2)
Description	OCURA entered into a redevelopment agreement with Brian Baker Homes L.L.C. to construct two single-family residential homes. They plan to begin construction of the homes at the same time.



Evans Fine Homes

Developer	Evans Fine Homes, LLC
Location	Near the intersection of NE 17th/18th Street & N Prospect Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2021
Commenced	September 2021
Completed	Anticipated December 2022 for homes 1 & 2, and in 2023 for home 3
Uses	Single-Family Residential (3)
Description	Evans Fine Homes and OCURA have entered into a redevelopment agreement on the proposal to develop three single-family homes near Riley Leroy Pitts Park. This infill development will contribute significantly to the near-completion of these blocks. Two of the single-family homes on NE 17 th St. is expected to be complete in December 2022, while the single-family home on NE 18 th St. and N Prospect Avenue will be completed in 2023.



Eric Schmid & Jessica Cunningham

Developer	Eric Schmid and Jessica Cunningham
Location	East of N Stonewall Avenue on NE 6th Street
Project Budget	\$210,000
Public Funding	None
RDA	May 2017
Commenced	June 2020
Completed	October 2021
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 was required to install a vapor mitigation barrier during construction of the home. Construction on the home was completed on October 21, 2021 and a certificate of completion was issued.



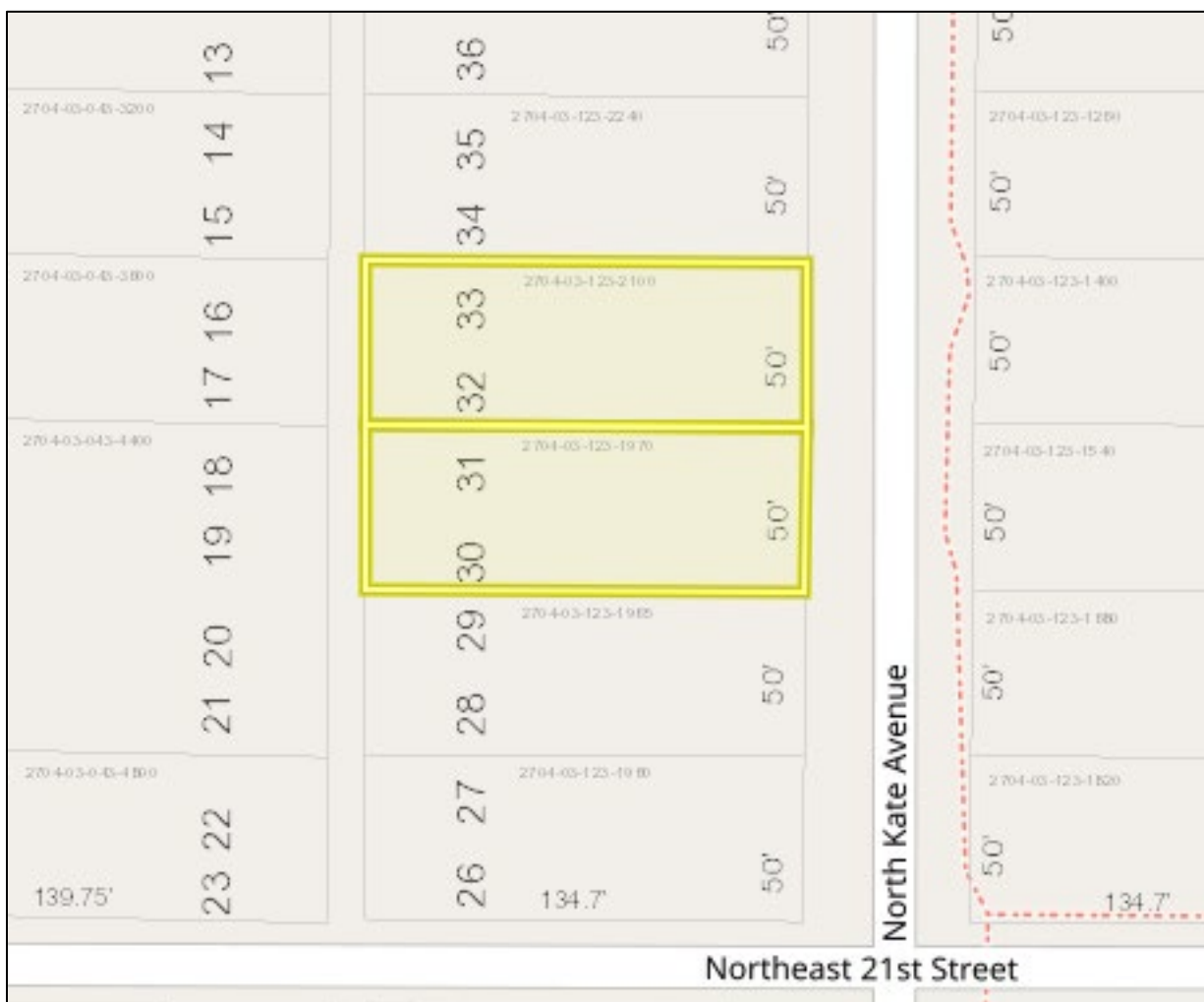
Farzaneh Downtown Development | Masjid Mu'Min

Developer	Farzaneh Downtown Development, LLLP Masjid Mu'Min, Inc.
Location	Southwest corner of NE 23rd Street and Fonshill Avenue
Project Budget	\$2,200,000
Public Funding	None
RDA	August 2020
Commenced	Phase 1 (retail): August 15, 2022 Phase 2 (mosque): May 1, 2024 Phase 3 (residential): May 1, 2026
Completed	Phase 1 (retail): Anticipated December 1, 2023 Phase 2 (mosque): Anticipated December 31, 2025 Phase 3 (residential): Anticipated December 31, 2027
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 entered into a redevelopment agreement with Farzaneh Downtown Development & Masjid Mu'Min in August 2020. They proposed a 3-phase development that will include retail space along NE 23rd Street as phase 1, residential development in phase 2, and a mosque in phase 3. On July 21, 2021, OCURA approved an amendment to the original redevelopment agreement approving Schematic Design Studies for all three phases, and Design Development Documents, Construction Documents, Landscaping Plans, and Evidence of Financing for Phase I for the project. On June 15, 2022 OCURA approved a Resolution Approving a second amendment to the redevelopment agreement approving a cross access agreement with adjacent property necessary for the development.



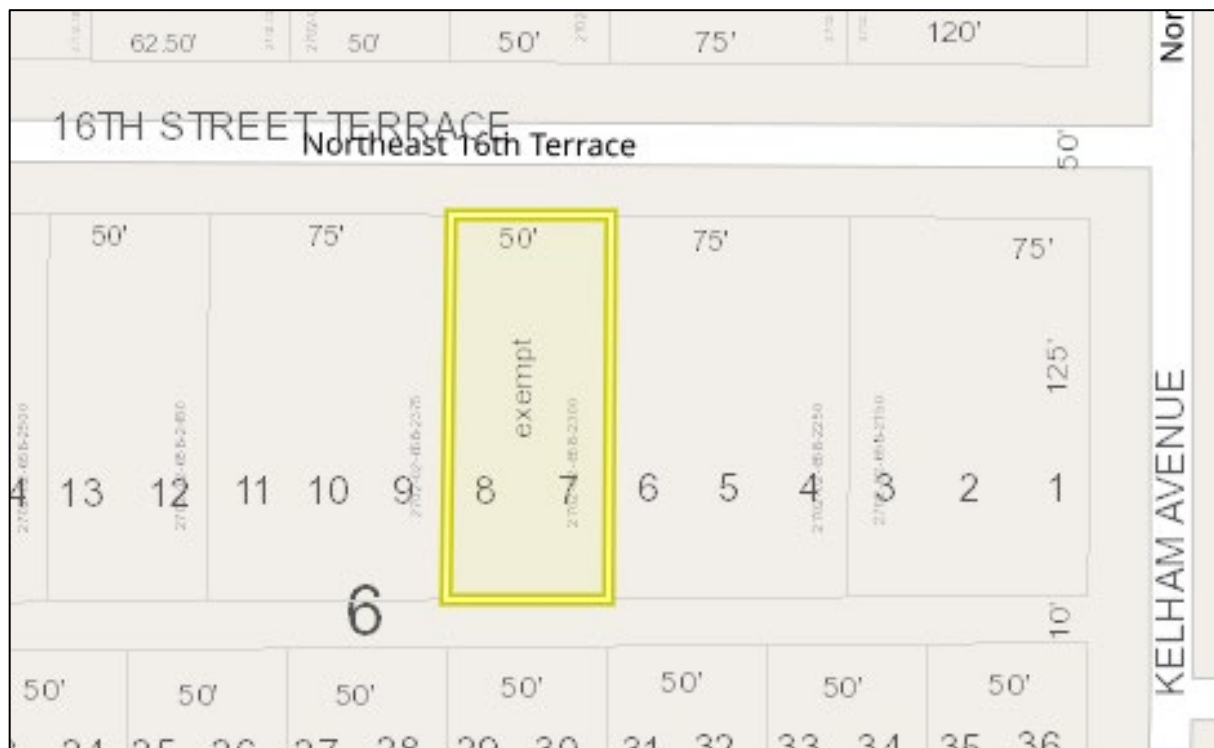
Farzaneh Family Foundation | Oklahoma City Homeless Alliance

Developer	Farzaneh Family Foundation
Location	Near the intersection of NE 21 st Street and N Kate Avenue
Project Budget	\$240,000 per duplex, \$480,000 total
Public Funding	None
RDA	February 2022
Commenced	TBD
Completed	Anticipated Late 2023
Uses	Residential Duplexes (2)
Description	On February 16, 2022, OCURA entered into a redevelopment agreement with Farzaneh Family Foundation for two duplex residential homes that will provide housing via a partnership with the Homeless Alliance of Oklahoma City. They will build the two duplexes in two phases, anticipated completion is the end of 2023. The original timeline is in the process of being adjusted.



Fitzpatrick Properties LLP

Developer	Fitzpatrick Properties LLP
Location	NE 16 th Terrace & North Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2022
Commenced	Anticipated September 2022
Completed	Anticipated September 2023
Uses	Residential Duplex
Description	In June 2022, OCURA entered into a redevelopment agreement with Fitzpatrick Properties LLP, to build a duplex on the lot. The lot is currently located within an R-1 zoned area and will need to be rezoned in order to construct a duplex. OCURA will support a rezoning application and if successful, construction would begin shortly after.



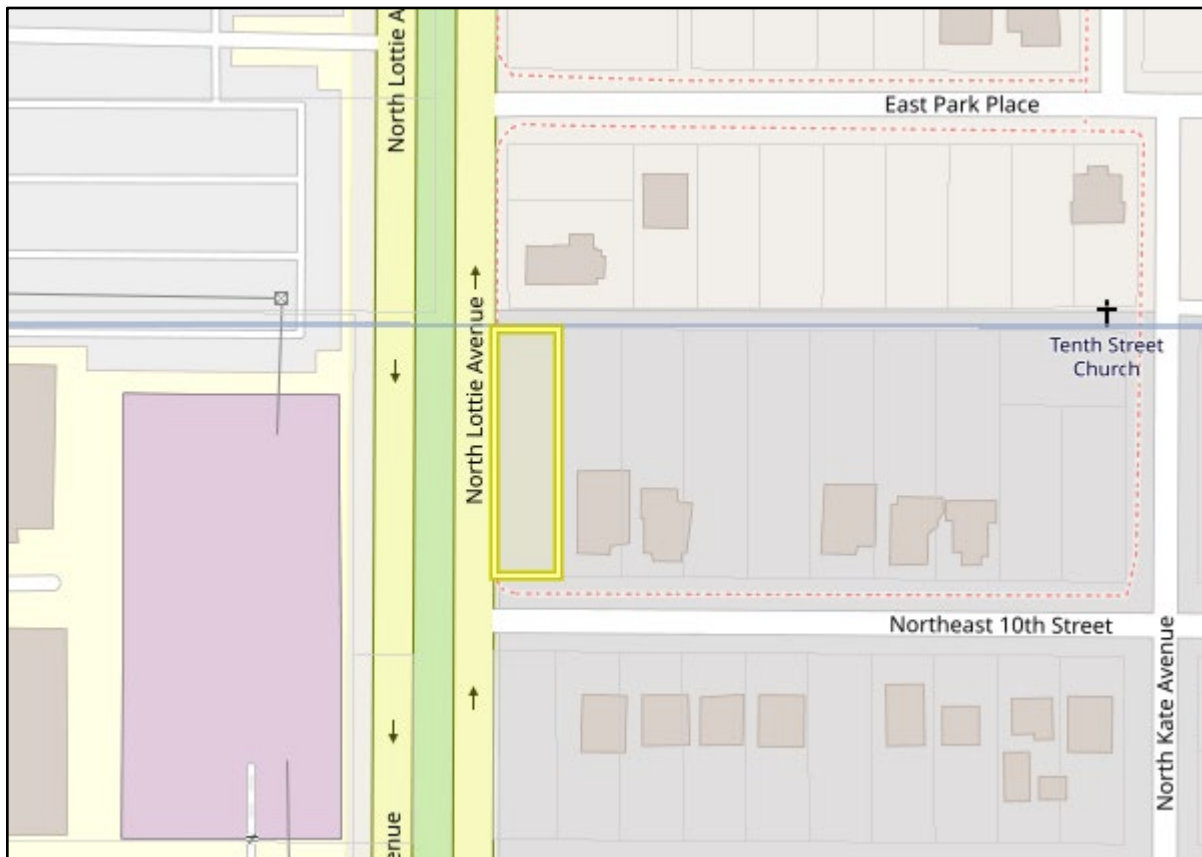
Garvey Development Group

Developer	Garvey Development Group
Location	NE 16 th Str. & N Missouri Avenue and NE 15 th St. & N Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	April 2022
Commenced	August 2022
Completed	December 2023
Uses	Single-Family Residential (1), Single-Family Attached (7 units)
Description	In April 2022, OCURA entered into a redevelopment agreement with Garvey Development Group, to build 8 units through the construction of seven single-family attached homes and one single-family detached home. The lot is currently located within an R-1 zoned area and will need to be rezoned in order to construct the duplex. OCURA will support a rezoning application and if successful, construction would begin shortly after.



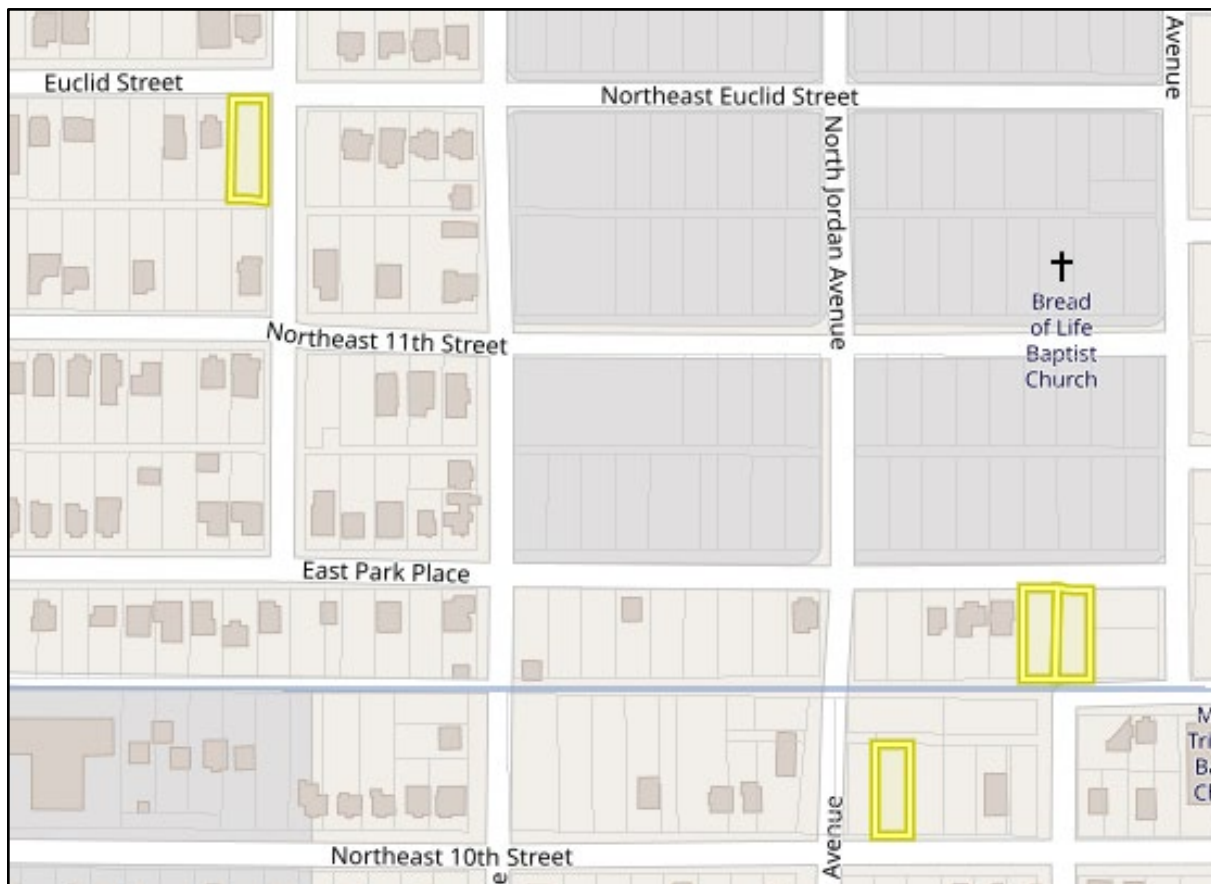
Ground Root Development – 2017 Projects

Developer	Ground Root Development, LLC
Location	NE 10 th Street & N Lottie Avenue
Project Budget	TBD
Public Funding	None
RDA	December 2017
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (3)
Description	In 2017, OCURA entered into a redevelopment agreement with Ground Root Development, LLC for a single-family residential lot. Ground Root Development has submitted an application for a simplified planned unit development (SPUD) for three single-family residences on the lot at the corner of Lottie and NE 10th Street which has been approved.



Ground Root Development – 2021 Projects

Developer	Ground Root Development, LLC
Location	Euclid Street & N Fonshill Avenue, NE 10th Street & N Jordan Avenue, and N Kelham Avenue & E Park Place
Project Budget	TBD
Public Funding	None
RDA	June 2021
Commenced	Anticipated August 2021
Completed	Anticipated May 2022
Uses	Single-Family Residential (3) and Residential Duplex (1)
Description	Ground Root Development and OCURA have entered into a redevelopment agreement to construct three single-family residences ranging from 800-2,400 sq. ft. and one duplex that will be approximately 800-1,000 sq. ft. with each having an attached garage. All of the homes will be market rate. Additional work is being coordinated with the city and the developer to determine the feasibility to provide access to sewer and sanitary services for one home and other private property along the north side of NE 10 th St. to encourage further development in the area.



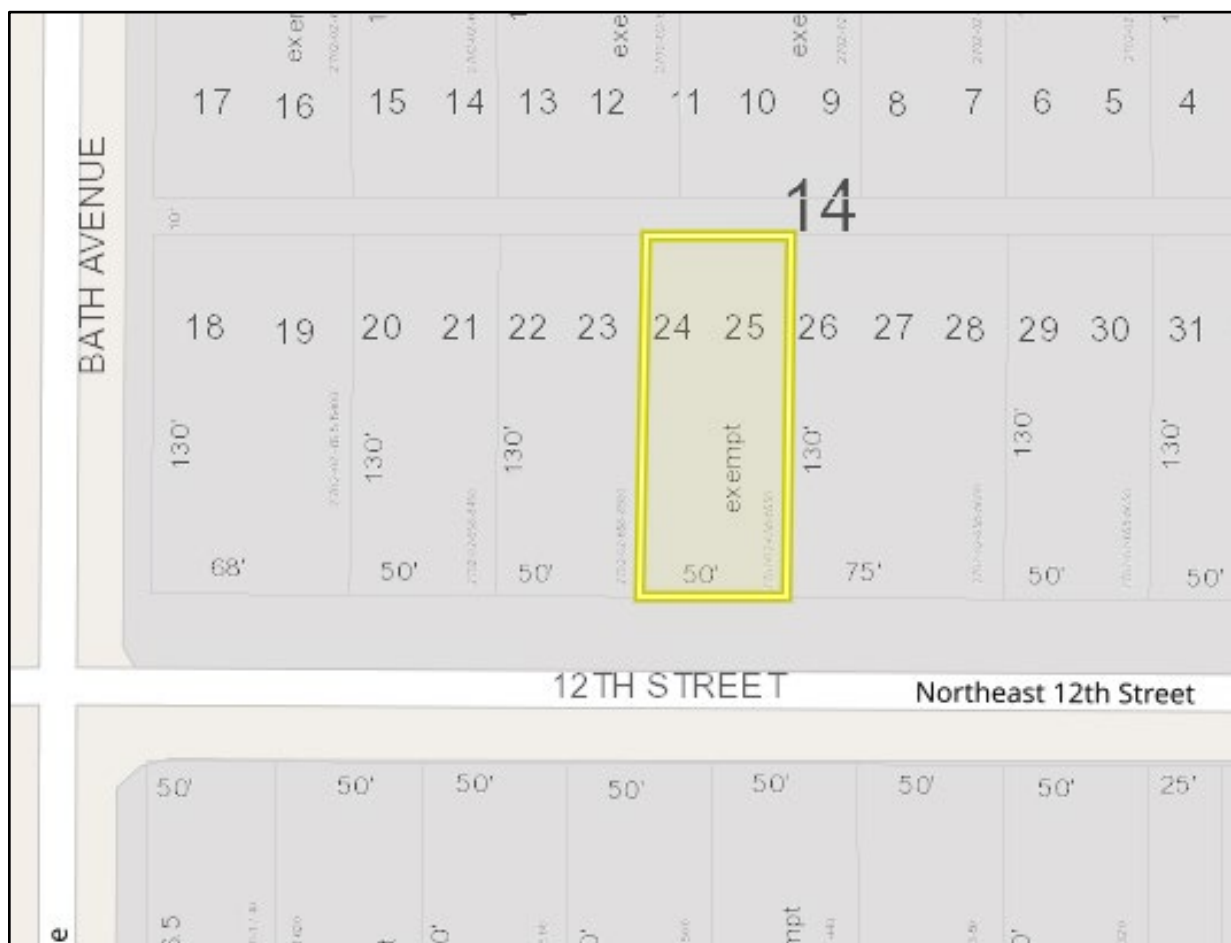
HHI Group

Developer	HHI Group, LLP
Location	N Nebraska Avenue, N Wisconsin Avenue near NE 6th Street
Project Budget	\$120-140,000
Public Funding	None
RDA	December 2020
Commenced	February 1, 2021
Completed	Anticipated early 2023
Uses	Single-Family Residential (3)
Description	Alana House and Melvin Haynes, forming HHI Group, LLP, have partnered together with OCURA to construct three single-family residences. Two will be for sale, and one will be the home of Mr. Haynes. Alana has successfully partnered with OCURA for residential redevelopment previously. Two of the homes were completed on December 12, 2021 and April 30, 2022. The third home construction is anticipated to begin in July of 2022.



Javonte D. Baker

Developer	Javonte D. Baker
Location	NE 12 th Street and N Bath Avenue
Project Budget	\$225,000.00
Public Funding	None
RDA	June 2022
Commenced	Anticipated August 2022
Completed	Anticipated May 2023
Uses	Single-Family Residential
Description	In June 2022, OCURA entered into a redevelopment agreement with Javonte D. Baker to construct a single-family residence. Mr. Baker will utilize the new home for his personal residential use.



Jefferson Park Neighbors Association – NE 12th Street

Developer	Jefferson Park Neighbors Association
Location	NE 12th Street near the intersection of N Kelham Avenue
Project Budget	\$290,000
Public Funding	\$290,000 in HOME funds
RDA	September 2020
Commenced	July 2021
Completed	June 2022
Uses	Single-Family, Affordable Residential (2)
Description	In September 2020, OCURA entered into a redevelopment agreement with Jefferson Park Neighbors Association (JPNA), a Community Housing Development Organization, to construct two single-family, affordable residential homes. Environmental complications with the original lots they had chosen led to a return and reselection of the lots mentioned above. The houses were completed in June of 2022. The two houses are approximately 1,000 square feet and will sell around \$175,000.00 with down payment assistance. JPNA utilized the insulated concrete form (ICF) construction method – this was a first for an OCURA project.



Jefferson Park Neighbors Association – NE 14th Street

Developer	Jefferson Park Neighbors Association
Location	Near NE 14 th Street and N Jordan Avenue
Project Budget	\$440,000
Public Funding	\$440,000 in Home Funds
RDA	April 2022
Commenced	Anticipated August 2022
Completed	Anticipated July 2023
Uses	Single-Family, Affordable Residential (2)
Description	In April 2022, OCURA entered into a redevelopment agreement with JPNA to construct two single-family, affordable residential homes. Construction of the homes is slated to start in August 2022. HOME funds from the City of Oklahoma City will be utilized for funding, as a result the homes will be sold to income-qualified home buyers.



Jenny & Michael Haymore

Developer	Jenny & Michael Haymore
Location	NE 9th St between N Bath Avenue & N Jordan Avenue
Project Budget	\$215,000
Public Funding	None
RDA	June 2021
Commenced	January 2022
Completed	Anticipated January 2023
Uses	Residential Duplex
Description	OCURA entered into a redevelopment agreement with Jenny & Michael Haymore to develop a residential duplex. Construction began in January 2022 and is anticipated to be completed in January 2023.



Joshua Cody Knight

Developer Joshua Cody Knight

Location NE 7th Street and N Kate Avenue

Project Budget \$180,000

Public Funding None

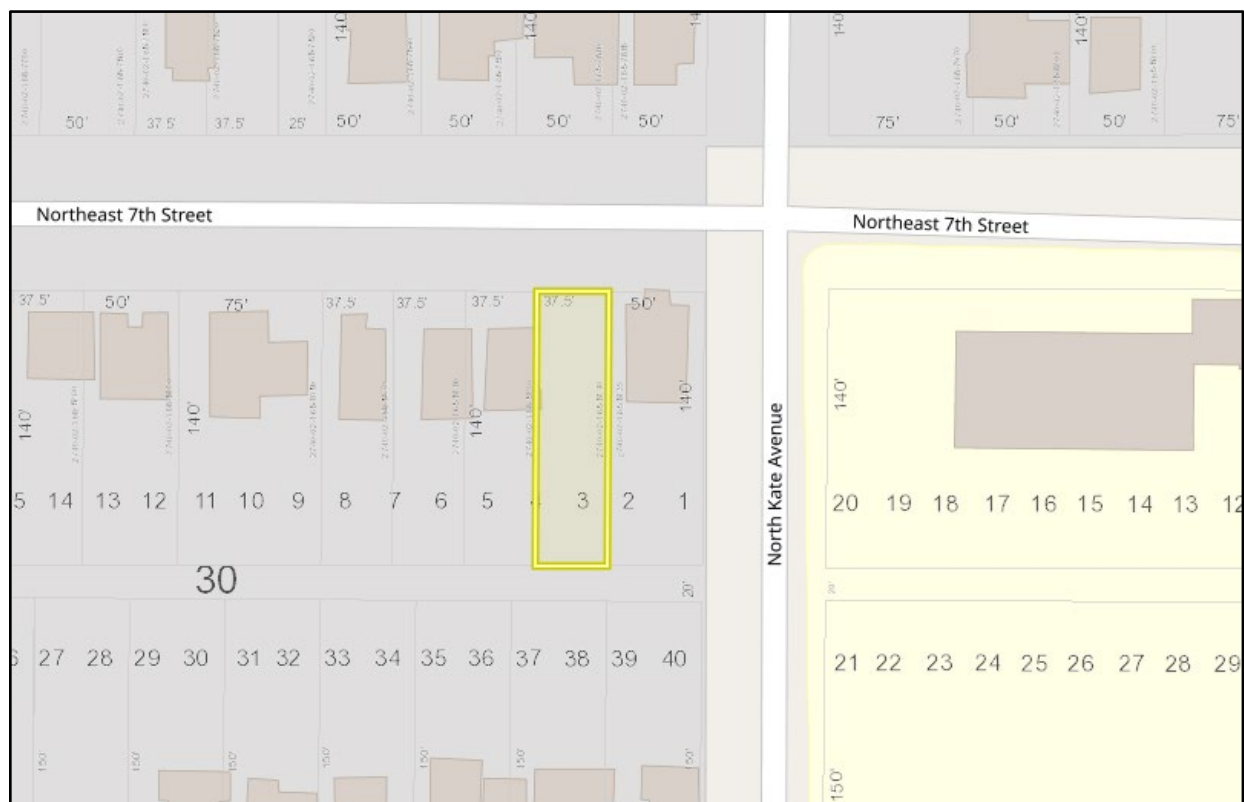
RDA February 2022

Commenced Anticipated September 2022

Completed Anticipated March 2023

Uses Single-Family Residential

Description OCURA entered into a redevelopment agreement with Joshua Cody Knight to develop a single-family home. Construction is anticipated to begin in the second half of 2022 with completion anticipated to be the first of half of 2023.



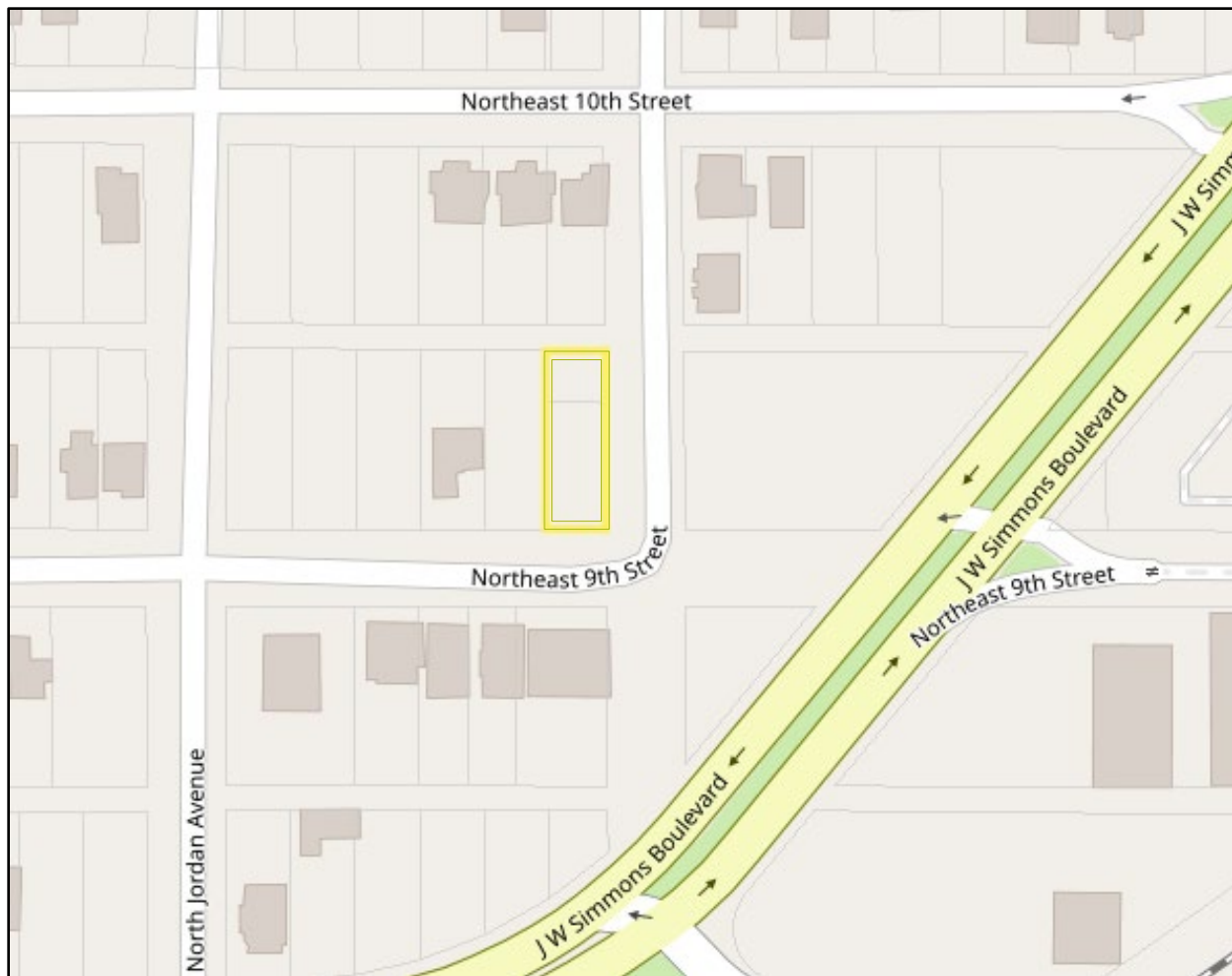
Kimberly Simms

Developer	Kimberly Simms; Two Structures, LLC
Location	NE 10th Street and N Bath Avenue
Project Budget	\$180,000
Public Funding	None
RDA	November 2019
Commenced	April 2021
Completed	November 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 worked with Ms. Simms and Two Structures to design a house that met her desired tastes and conformed to the existing architectural pattern in the surrounding neighborhood. The home was completed on November 4, 2021.



Kingfish Investments, LLC

Developer	Kingfish Investments, LLC
Location	Northeast 9 th Street and North Kellham Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2022
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential
Description	Kingfish Investments, LLC intends to construct a single-family home. The lot is currently zoned as Commercial C-3 and is in the process of being rezoned for residential development on the lot.



LaJuana Deline

Developer	LaJuana Deline
Location	NE 14th Street and N Page Avenue
Project Budget	N/A
Public Funding	None
RDA	September 2017
Commenced	July 2020
Completed	September 2021
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 began in 2020. The duplex was completed in September 2021.



Latasha Timberlake

Developer	Latasha Timberlake
Location	NE 10th St near the intersection of N Bath Ave
Project Budget	\$298,000
Public Funding	None
RDA	April 2021
Commenced	March 2022
Completed	Anticipated October 2022
Uses	Residential Duplex
Description	OCURA entered into a redevelopment agreement with Latasha Timberlake in April 2021 to construct an owner occupied duplex in contemporary housing style. The project construction began in March 2022. After the start of construction, due to the rise in construction costs, Ms. Timberlake is no longer able to continue due to funding issues. Two Structures, Ms. Timberlake's home builder, is working with OCURA to assume the redevelopment agreement.



M. Elite Investments LLC

Developer	M. Elite Investments LLC
Location	Near NE 12 th St & North Irving St. and NE 14 th St. & North Irving St.
Project Budget	\$150,000 per home, \$600,000 total
Public Funding	N/A
RDA	June 2022
Commenced	Anticipated September 2022 Anticipated March 2023
Completed	Anticipated September 2023 Anticipated March 2024
Uses	Single-Family Residential (4)
Description	In June 2022, OCURA has entered into a Redevelopment Agreement with M. Elite Investments LLC to construct four single-family homes. The homes will be constructed in sets in two phases, with the first phase anticipated to begin in September 2022 with anticipated completion in September 2023. The second set of homes will anticipate construction starting in March 2023 when most of the first phase has been completed.



Monarch Properties – Phase III

Developer	Monarch Property Group, LLC
Location	Euclid Street & N Fonshill Avenue; NE 11th Street & N Fonshill Avenue; NE 8 th Street & N Kate Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2019
Commenced	June 2022
Completed	Anticipated May 2023
Use	Single-Family Residential (5)
Description	OCURA entered a redevelopment agreement with Monarch Properties for the development of 6 more single-family homes in Northeast Oklahoma City. Since then, Monarch Properties requested to exclude one lot from the redevelopment agreement and build 5 homes instead of 6. In June of 2022, closing was completed on the lot on NE 8 th Street and N Kate Avenue and construction has begun.



New Boom Town Development Co., LLC

Developer New Boom Town Development Co., LLC

Location Near NE 10th Street and North Kelham Avenue

Project Budget TBD

Public Funding None

RDA April 2022

Commenced TBD

Completed TBD

Uses Single-Family Residential (2)

Description In April 2022, OCURA entered into a redevelopment agreement with New Boom Town Development Co., LLC for the development of two single-family residences. Additional work is being coordinated with the city and the developer to determine the feasibility to provide access to sewer and sanitary services for these homes and other private property along the north side of NE 10th St. to encourage further development in the area.



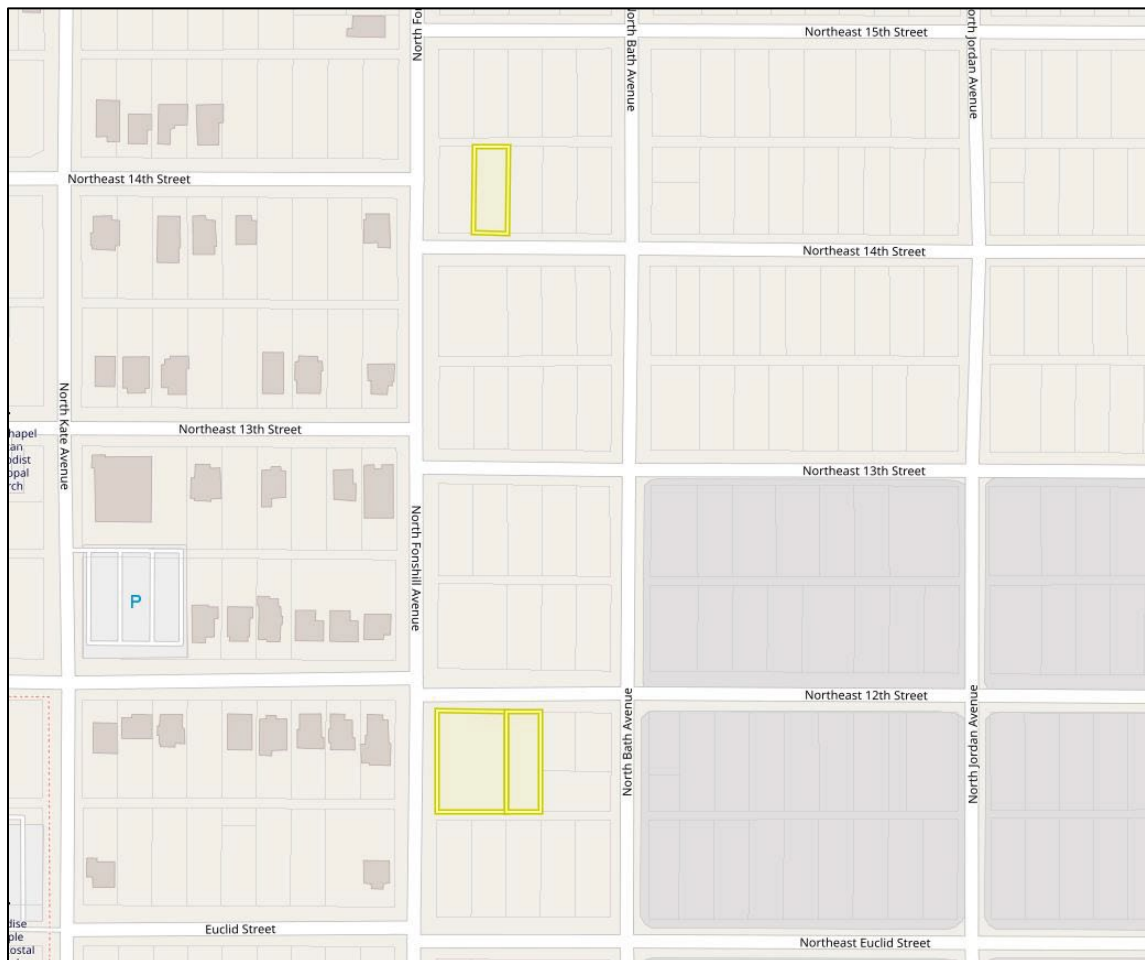
NE16 Development

Developer	NE16 Development, LLC
Location	Near NE 16th Street & N Missouri Avenue
Project Budget	1716 NE 16 th St —\$239,900; 1724 NE 16 th St —\$253,000; 1718 NE 16 th St —\$244,900
Public Funding	None
RDA	September 2017
Commenced	Projects 1-3—July 2018 Projects 4-6—Terminated
Completed	Projects 1-3—January 2019 Projects 4-6—Terminated
Uses	Single-Family Residential (6)
Description	In 2017, OCURA originally entered into a redevelopment agreement with NE16 Development, LLC for the construction of 6 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. The redevelopment agreement for the remaining lots was terminated in October 2021.



Neighborhood Housing Services

Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Location	Southeast corner of N Fonshill Avenue & NE 12th Street and East of the corner of N Fonshill Avenue & NE 14th Street
Project Budget	TBD
Public Funding	HOME Funds
RDA	March 2020
Commenced	TBD
Completed	TBD
Uses	Single-Family, Affordable Residential (4)
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 is awaiting to enter into an agreement for HOME Funds with the City of Oklahoma City to begin construction of the project.



Oasis 8680 LLC

Developer	Oasis 8680 LLC
Location	Near the intersection of NE 16 th Street and North Kelham Avenue
Project Budget	\$300,000 per parcel, \$1,200,000 total
Public Funding	N/A
RDA	April 2022
Commenced	Anticipated August 2022
Completed	Anticipated May 2023
Uses	Single-Family Residential (4)
Description	In April 2022, OCURA entered into a redevelopment agreement with Oasis 8680 LLC to develop four single family residential homes in the area.



Oluwatosin Akande

Developer Oluwatosin Akande

Location	Near the intersection of NE 16 th Street and North Kelham Avenue
-----------------	---

Project Budget \$280,000.00

Public Funding N/A

RDA April 2022

Commenced Anticipated September 2022

Completed	Anticipated March 2023
1. Project A 2. Project B 3. Project C 4. Project D 5. Project E 6. Project F 7. Project G 8. Project H 9. Project I 10. Project J	1. Project K 2. Project L 3. Project M 4. Project N 5. Project O 6. Project P 7. Project Q 8. Project R 9. Project S 10. Project T

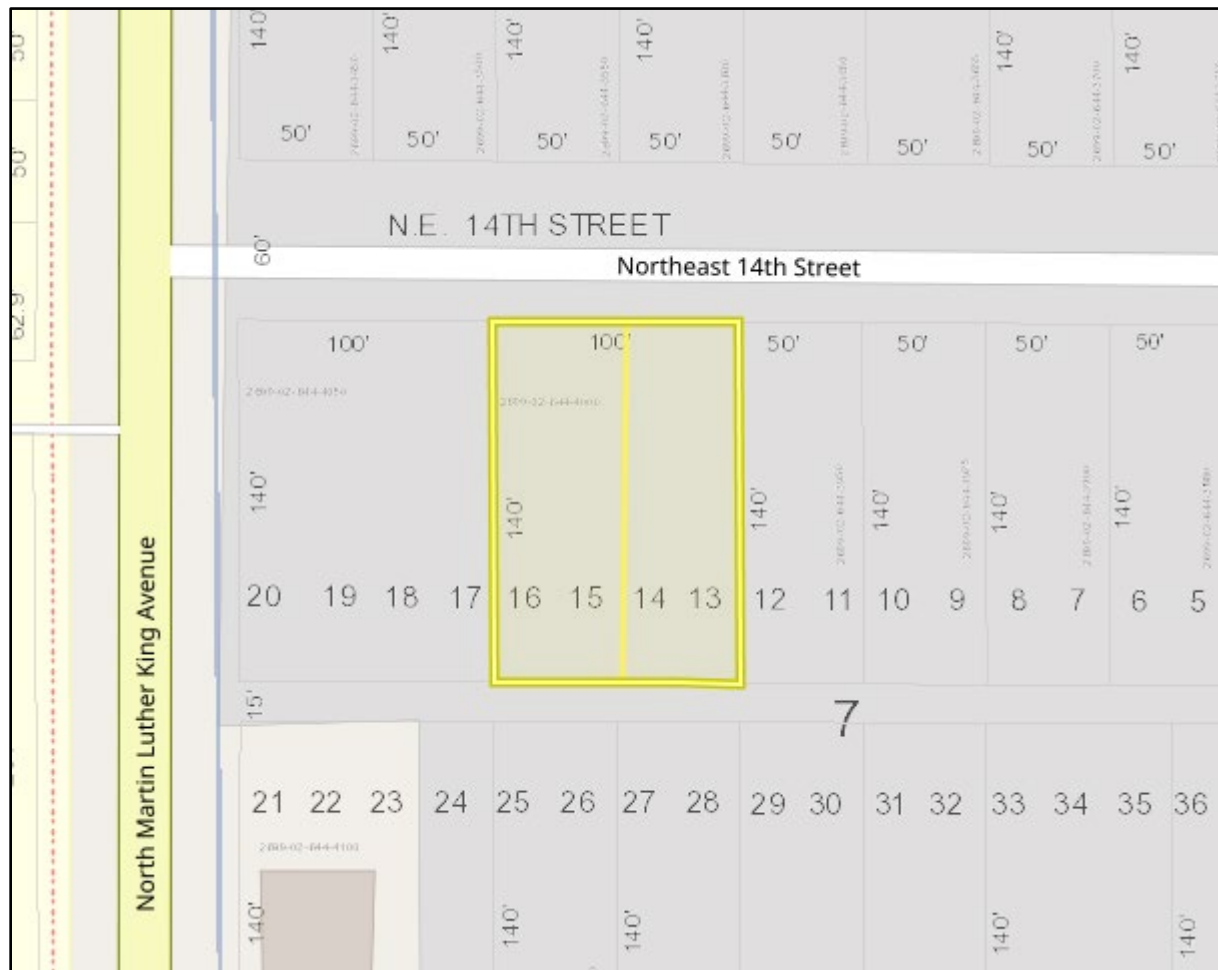
Uses	Single-Family Residential
-------------	---------------------------

Description	In April 2022, OCURA entered into a redevelopment agreement with Oluwatosin Akande to develop a single-family residential home in the area. Oluwatosin Akande will utilize the new home as a personal residence.
--------------------	--



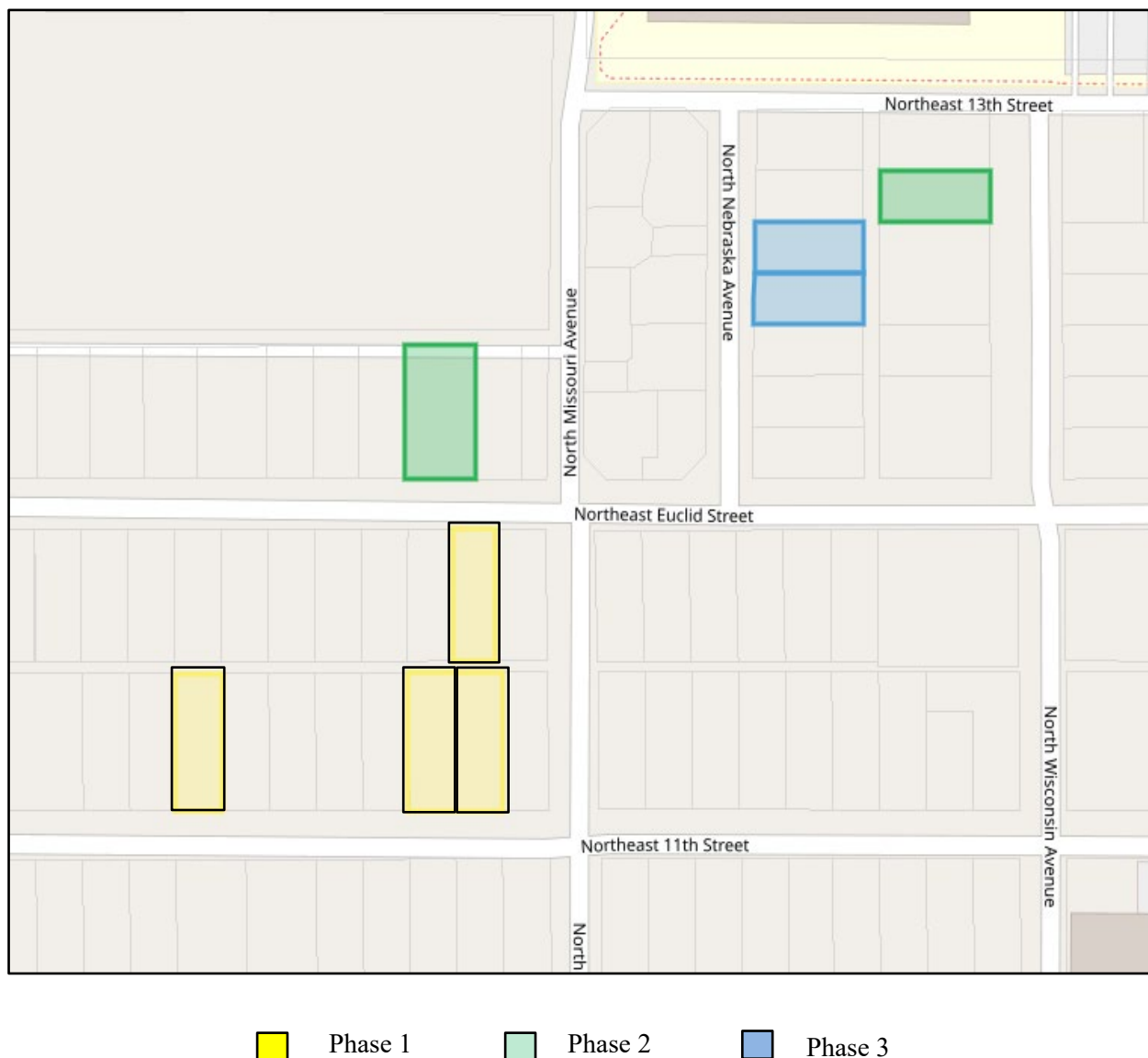
Orbit Homes and Construction LLC

Developer	Orbit Homes and Construction LLC
Location	Near the intersection of NE 14 th Street & North Martin Luther King Avenue
Project Budget	\$150,000 per parcel, \$300,000 total
Public Funding	N/A
RDA	June 2022
Commenced	Anticipated September 2022
Completed	Anticipated March 2023
Uses	Single-Family Residential (2)
Description	In June 2022, OCURA entered into a redevelopment agreement with Orbit Homes and Construction LLC to develop two single-family residential homes in the area.



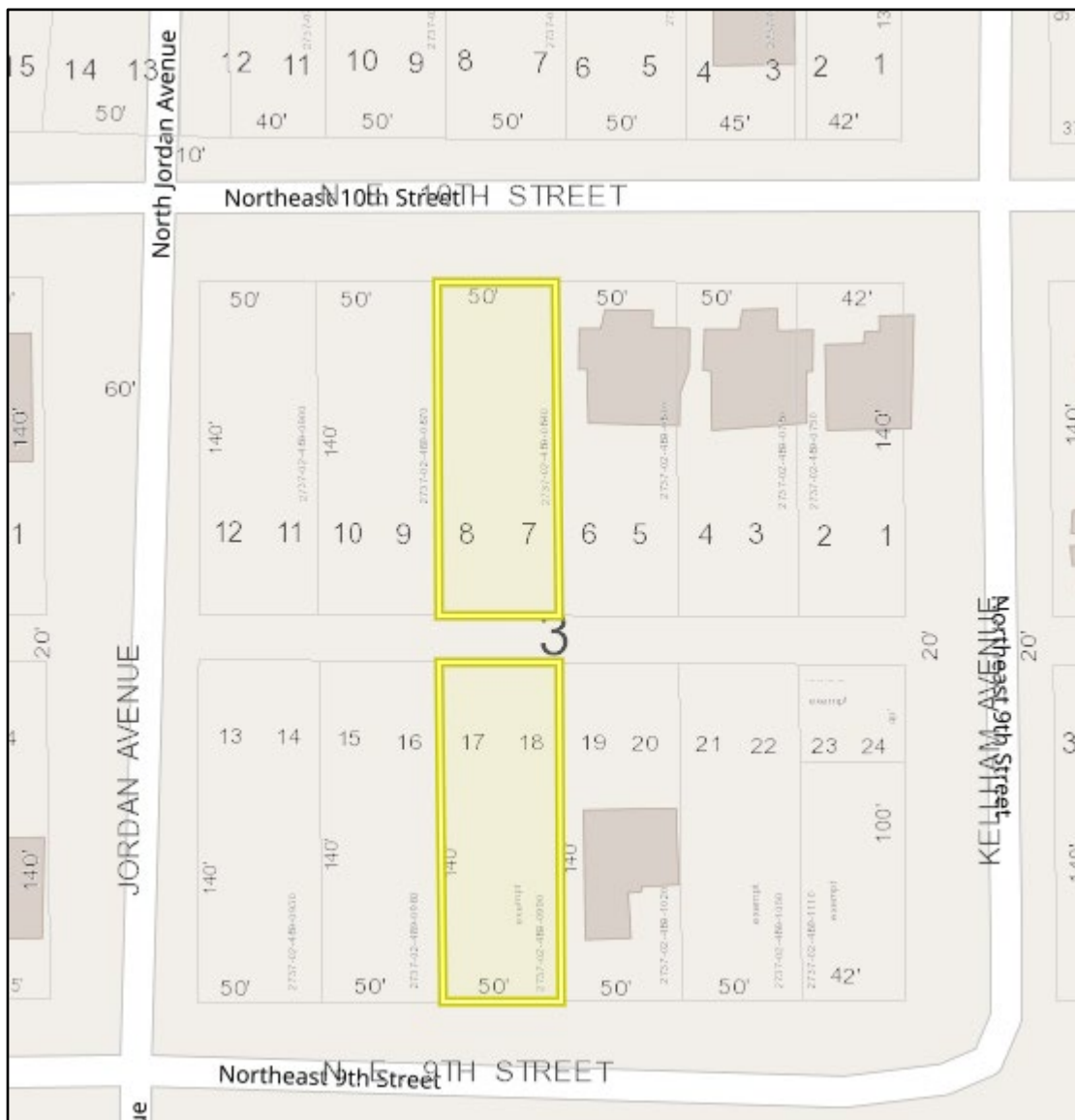
Progress OKC – 2021 Euclid Homes

Developer	Progress OKC
Location	Scattered lots surrounding NE Euclid Street
Project Budget	TBD
Public Funding	HOME Funds
RDA	October 21, 2020
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (7); Residential Duplex (1)
Description	In a continued close partnership, OCURA and Progress OKC signed a redevelopment agreement in October 2020 to develop 9 housing units in 3 phases with the intention to create a larger pool of affordable housing for Oklahoma City. Progress OKC will enter into an agreement with the City of Oklahoma City for HOME funds.



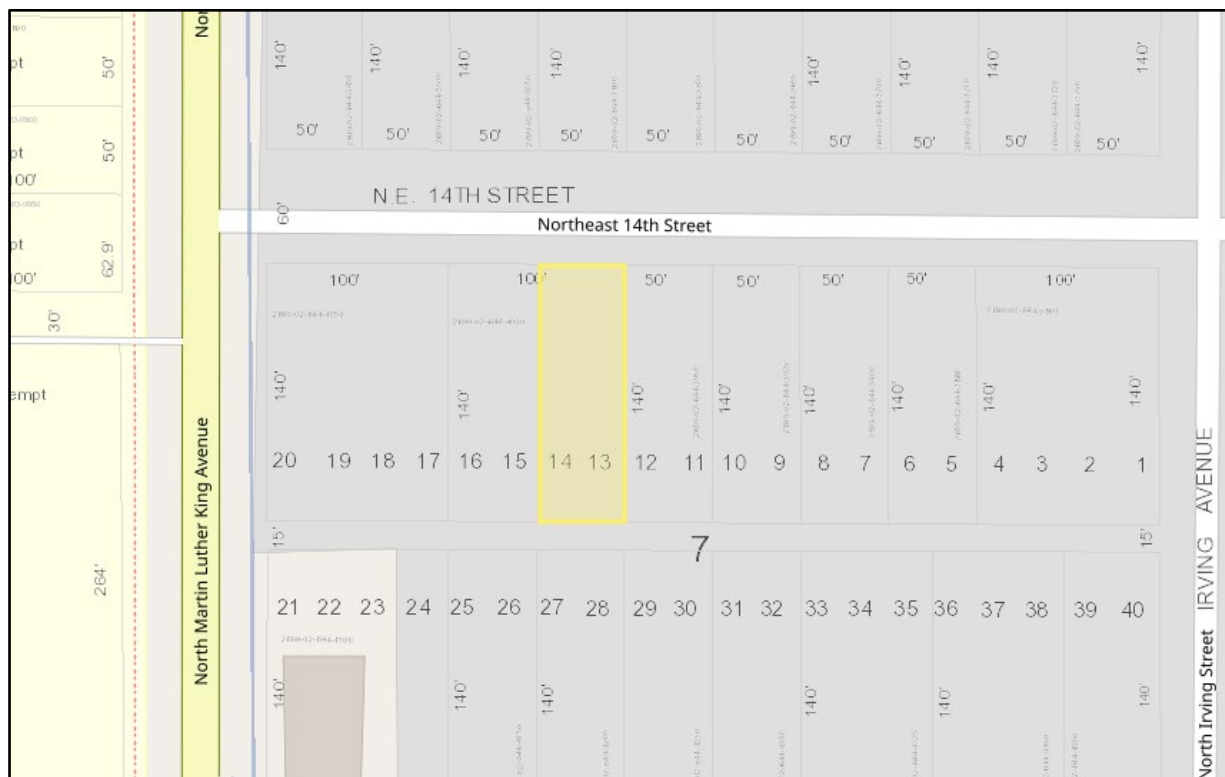
Roc Pine Homes, LLC

Developer	Roc Pine Homes, LLC
Location	Southeast corner of N Bath Avenue & NE 13th Street
Project Budget	TBD
Public Funding	None
RDA	April 2022
Commenced	Anticipated August 2022
Completed	April 2023
Uses	Single-Family Residential (2)
Description	In April 2022, OCURA entered into a redevelopment agreement with the Roc Pine Homes, LLC to begin construction of two single-family homes.



Sara Cowan

Developer	Sara Cowan
Location	Northeast 14 th Street and North Martin Luther King Avenue
Project Budget	\$150,000
Public Funding	N/A
RDA	October 20, 2021
Commenced	N/A
Completed	Terminated
Uses	Single-Family Residential
Description	OCURA and Sarah Cowan entered into a redevelopment agreement to build a single-family home at the intersection of NE 14th St & N Martin Luther King Avenue. In a letter dated June 1, 2022, Ms. Cowan requested termination of the redevelopment agreement due to an increase in construction costs. Termination was accepted by OCURA on June 7, 2022.



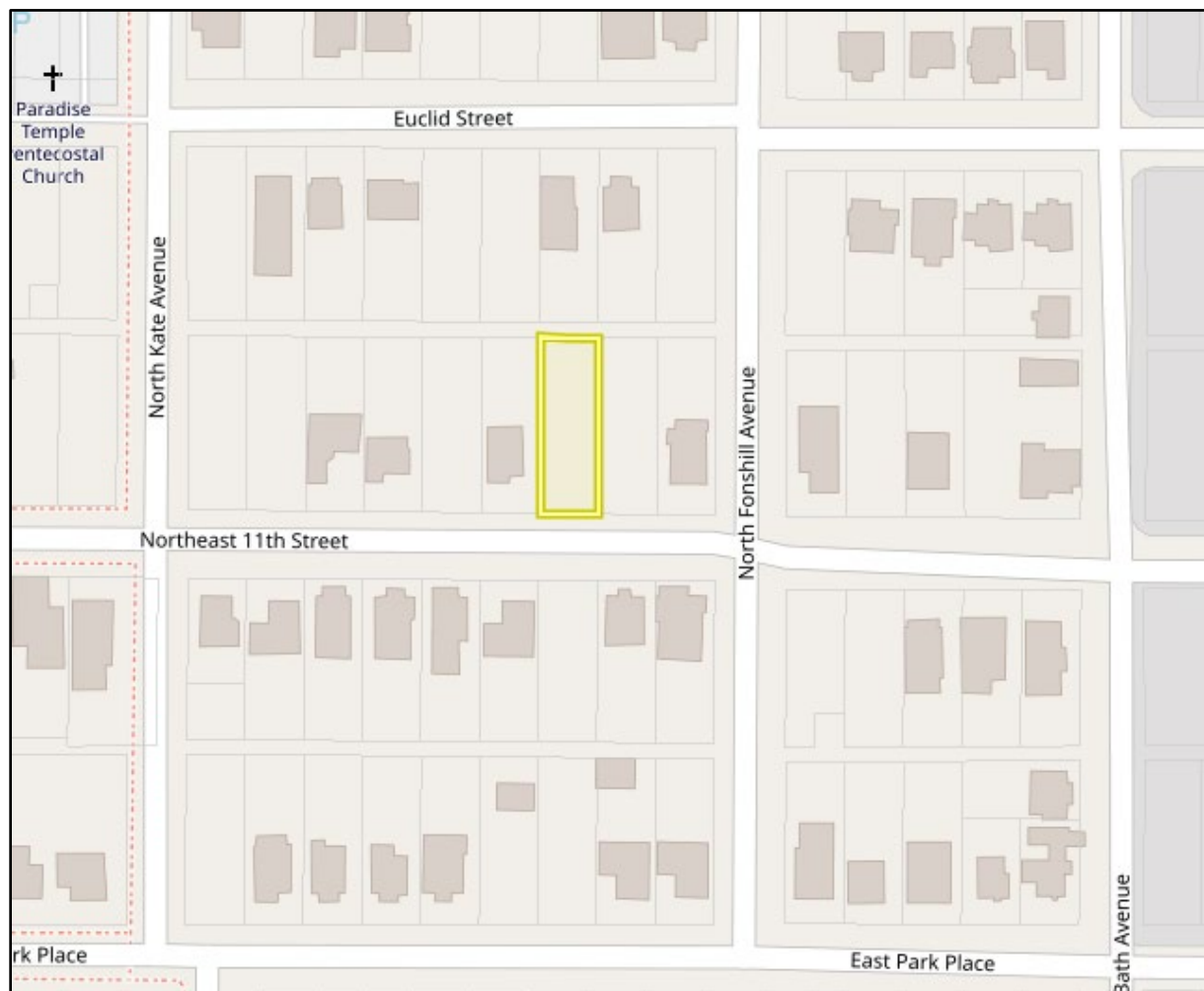
Timber Ridge Custom Homes

Developer	Timber Ridge Custom Homes, LLC
Location	Southwest corner of the intersection of NE 14th Street & N Highland Drive
Project Budget	\$418,000
Public Funding	N/A
RDA	June 2021
Commenced	January 2022
Completed	Anticipated October 2022
Uses	Single-Family Residential (3)
Description	OCURA and Timber Ridge Custom Homes entered into a redevelopment agreement to build three market-rate homes at the intersection of NE 14th St & N Highland Dr. Construction of the homes began in January 2022.



Two Structures – 2021 Homes

Developer	Two Structures, LLC
Location	NE 11th Street & N Fonshill Avenue; NE 11th Street & N Jordan Avenue
Project Budget	\$346,000
Public Funding	None
RDA	April 2021
Commenced	Anticipated August 2022
Completed	Anticipated July 2023
Uses	Single-Family Residential
Description	Two-Structures and OCURA entered into a redevelopment agreement in April 2021 to construct two market-rate homes along NE 11th St. In June of 2022, Two Structures requested a partial termination of the redevelopment agreement to return the lot at NE 11 th St and N Jordan Ave. Construction on the remaining lot is expected to begin in August of 2022.



Two Structures – Eulane’s Home

Developer	Two Structures, LLC
Location	Northwest corner of NE 4th Street & N Wisconsin Avenue
Project Budget	\$171,245
Public Funding	None
RDA	November 2019
Commenced	April 2021
Completed	September 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. Construction was completed on September 10, 2021.



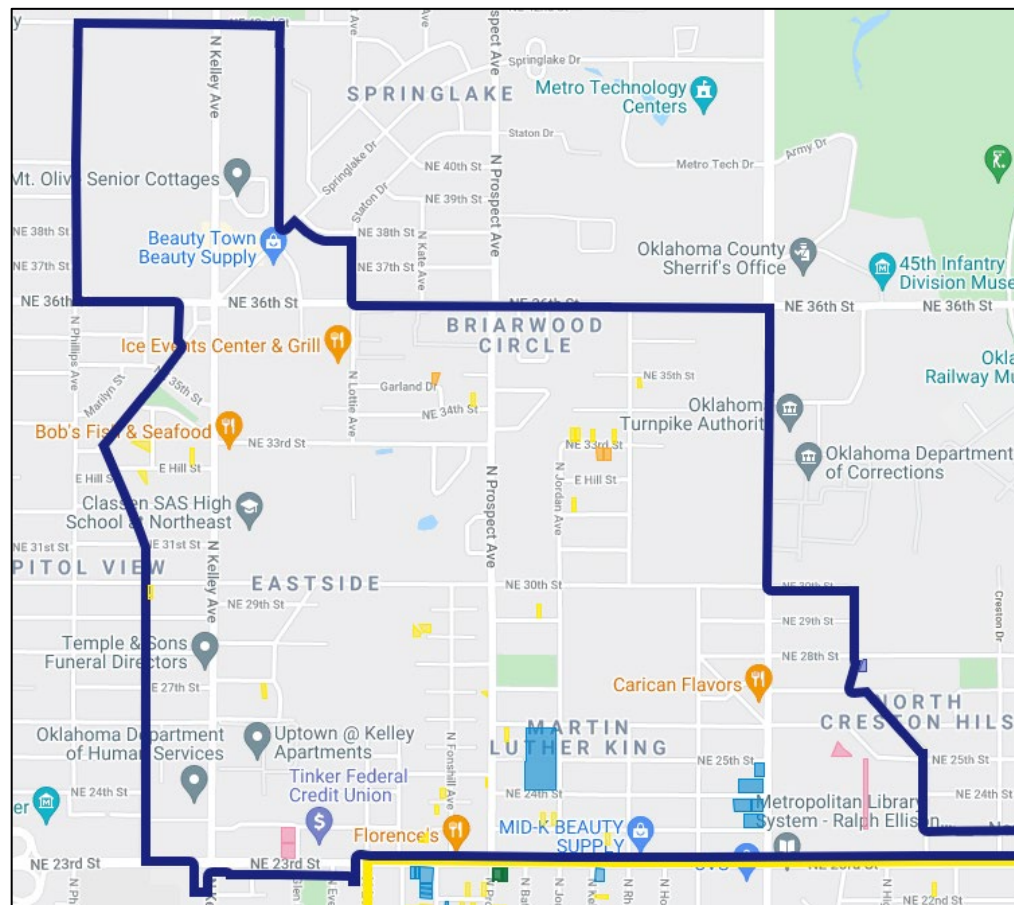
Northeast Renaissance Urban Renewal Area

RFP for Prospective Homeowners

Location	Northeast Renaissance Urban Renewal Area
Authorized	March 2018
Deadline	Open 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. 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 & Real Estate Developers

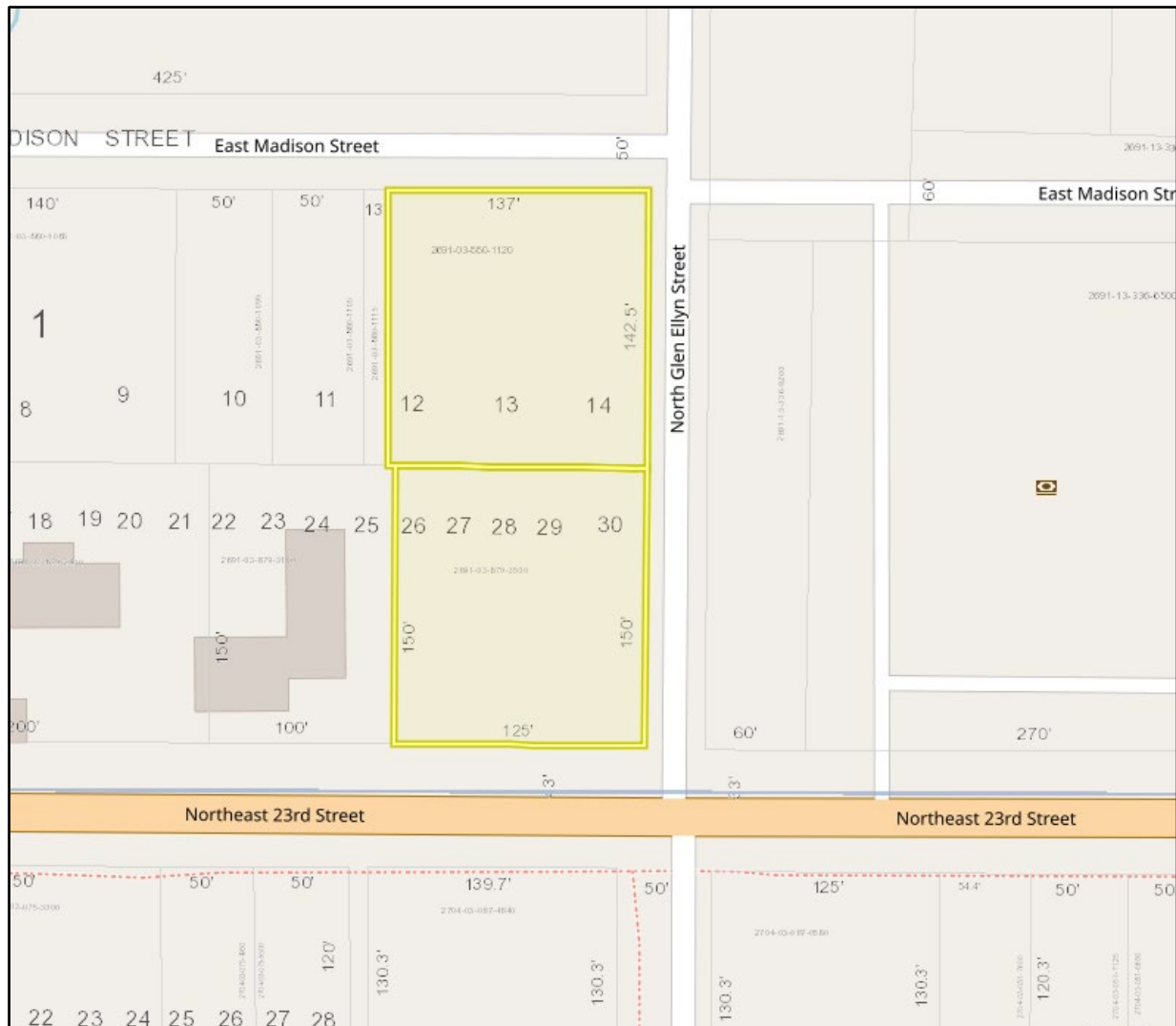
Location	Northeast Renaissance Urban Renewal Area
Authorized	March 2018
Deadline	Open until further notice
Information	OCURA issued a request for proposals from qualified residential developers for the purchase and construction of single-family, owner occupied homes on OCURA owned lots. OCURA owns many 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

RFP for NE 23rd Street & N Glen Ellyn Street

Location	Northwest corner of NE 23rd Street & N Glen Ellyn Street
Authorized	March 2022
Deadline	Rolling deadlines through June 3, 2022
Information	In 2018, OCURA released a rolling request for proposals (RFP) for commercial land located at the northeast corner of NE 23rd Street and N Glen Ellyn Street. The RFP was reissued in March of 2022. This site is being offered for proposals that provide services that benefit the community, complementing other existing services in the area. OCURA has received a proposal for the potential development of a Northeast Community Food & Resource Center. The proposal is being vetted.



NE 23rd Street & N Martin Luther King Avenue Acquisition and Remediation

Location Northwest corner of NE 23rd Street & N Martin Luther King Avenue

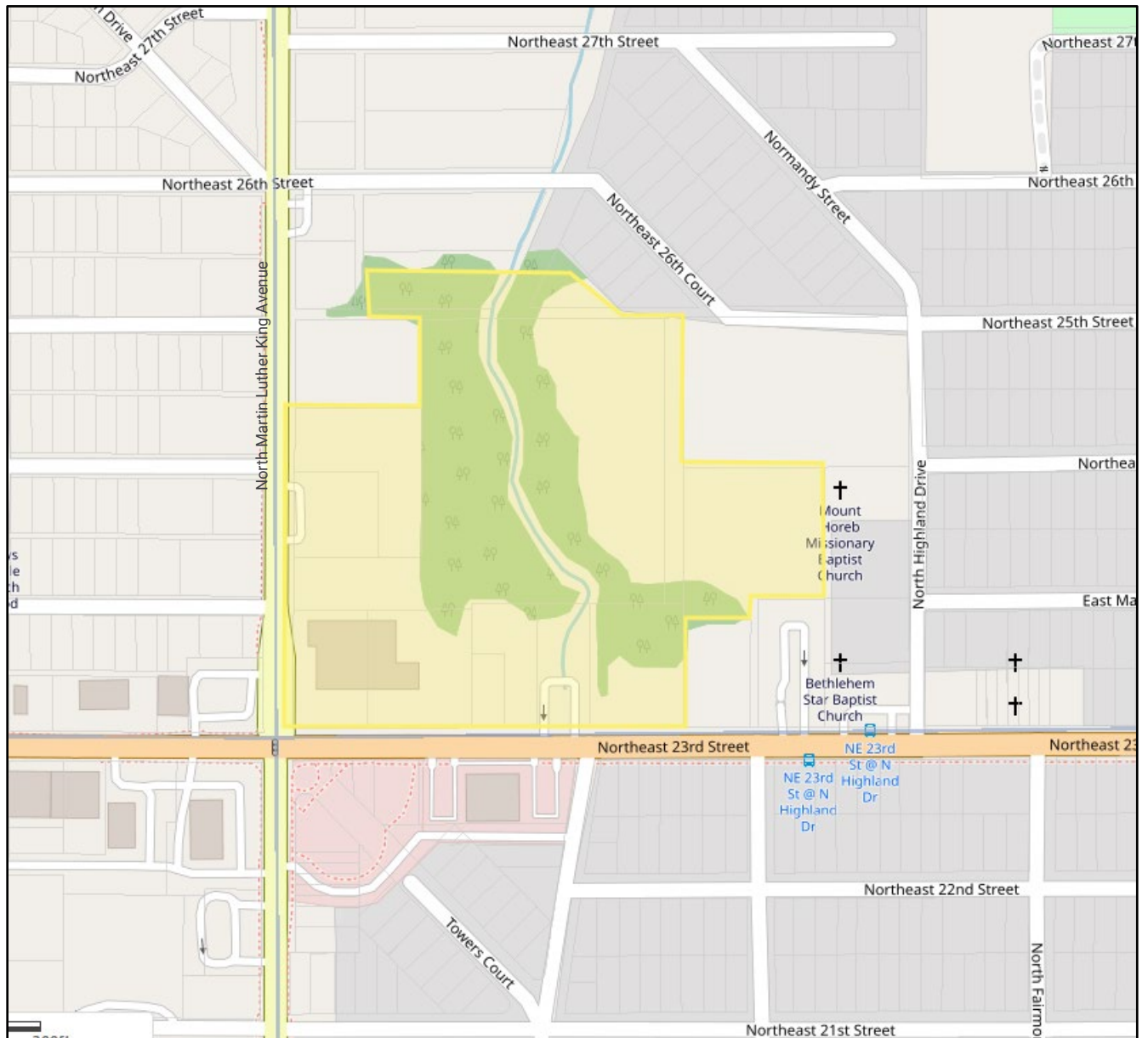
Project Budget: \$5,000,000

Public Funding: MAPS 4 Beautification: \$5,000,000

Authorized: December 15, 2021

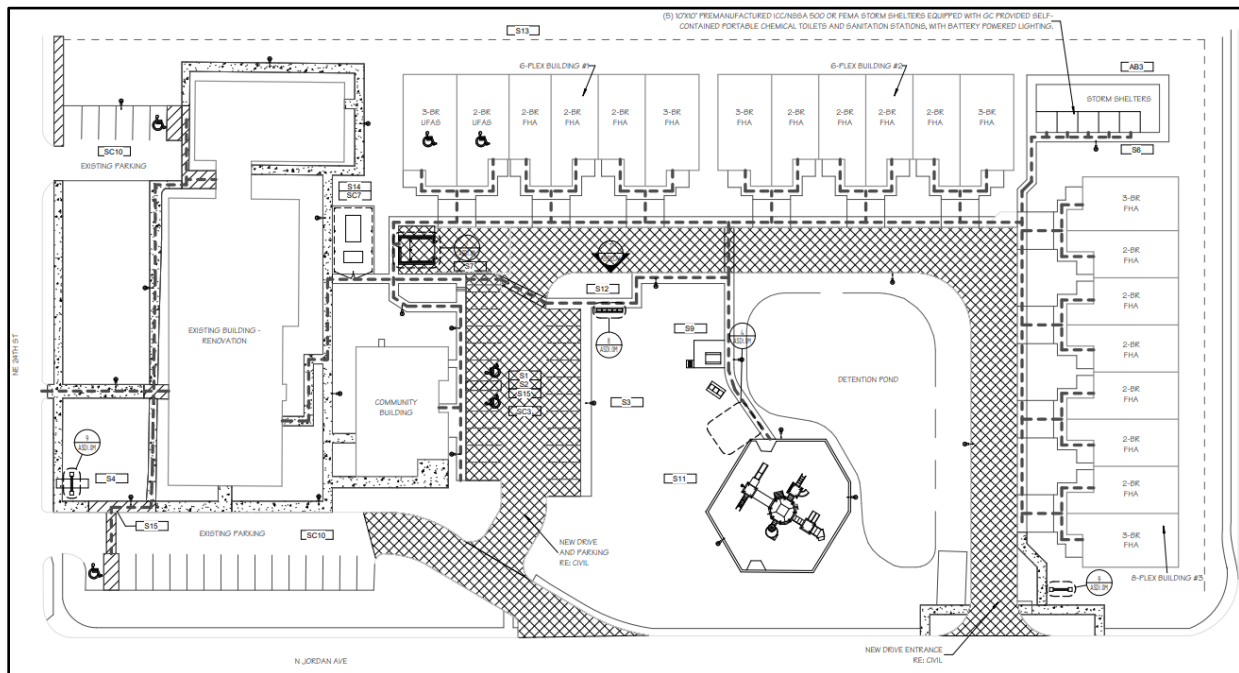
Deadline: On-going negotiations

Information: On December 15, 2021, OCURA approved a resolution authorizing the acquisition of certain real property generally located between NE 23rd St, NE 26th St, N Martin Luther King Ave and N Highland Dr. On April 20, 2022, OCURA approved a joint resolution transferring \$5,000,000 of MAPS 4 Beautification funding to OCURA for land acquisition and remediation of the northeast corner of NE 23rd Street and Martin Luther King Ave.



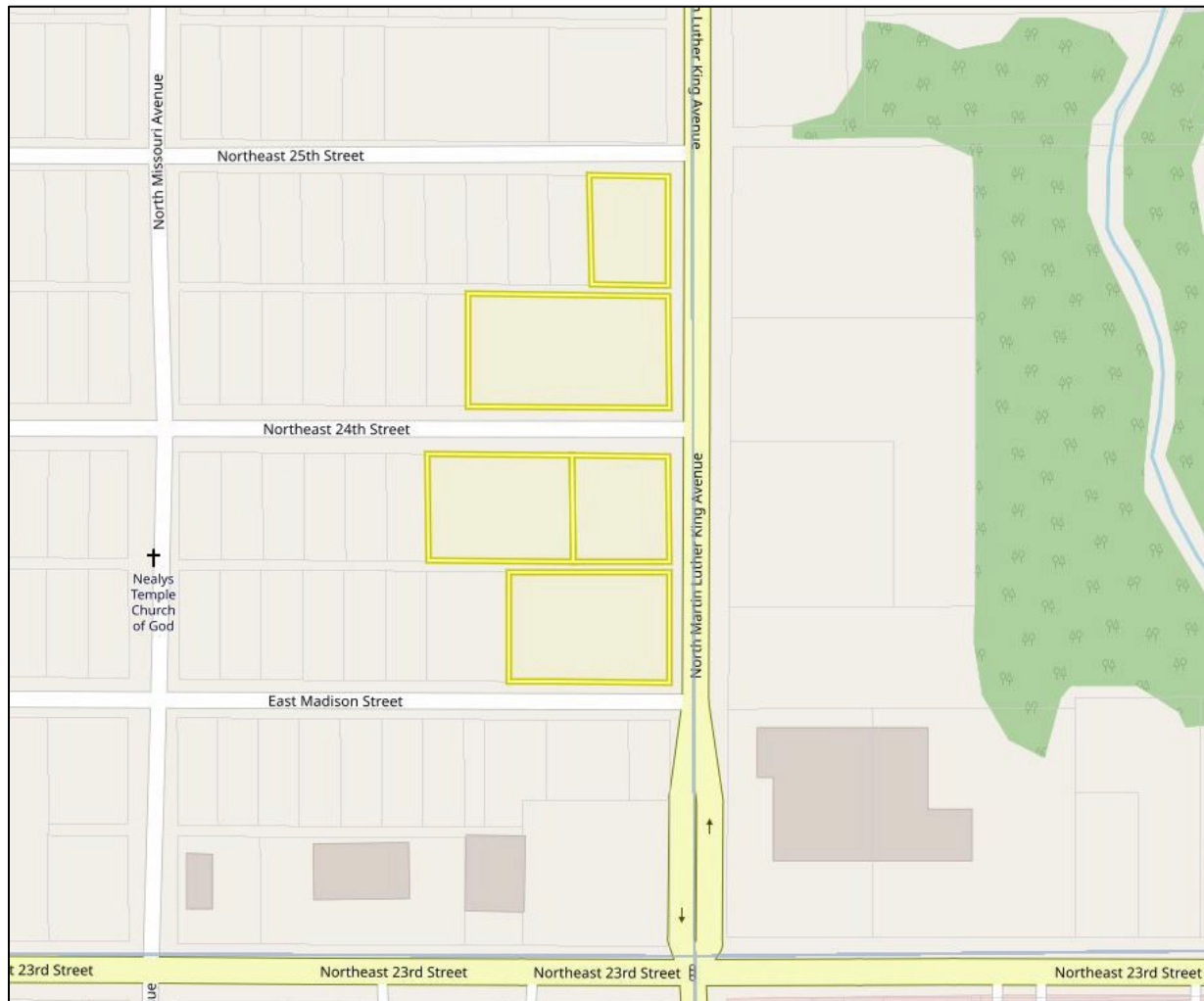
Marcus Garvey/Harmony Senior Housing

Developer	One Red Oak, LLC.
Location	Northwest corner of NE 24th St & N Jordan Ave
Project Budget	\$10,900,000
Public Funding	TIF (\$200,000), Affordable Housing GOLT funding (\$1,100,000), HOME funds, Low Income Housing Tax Credits (LIHTC), and Federal and State Historic Tax Credits
RDA	June 2019
Commenced	Anticipated July 2022
Completed	Anticipated December 2023
Uses	Senior affordable housing
Description	In 2018, the City of Oklahoma 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 50, 60% and 80% AMI or below. OCURA entered into a redevelopment agreement with One Red Oak in June 2019. One Red Oak was able to secure financing through multiple public funding opportunities (outlined above). OCURA closed on the property with One Red Oak on June 29, 2022, construction is anticipated to begin in July 2022.



South of Freedom Center

Developer	MAPS4, the Clara Luper Civil Rights Center, and the Freedom Center
Location	N Martin Luther King Ave between E Madison St & NE 25th St
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. OCURA has engaged StanTech, LLC. to work with the Oklahoma Corporation Commission to complete clean-up.



Sports-Entertainment-Parking Urban Renewal Area

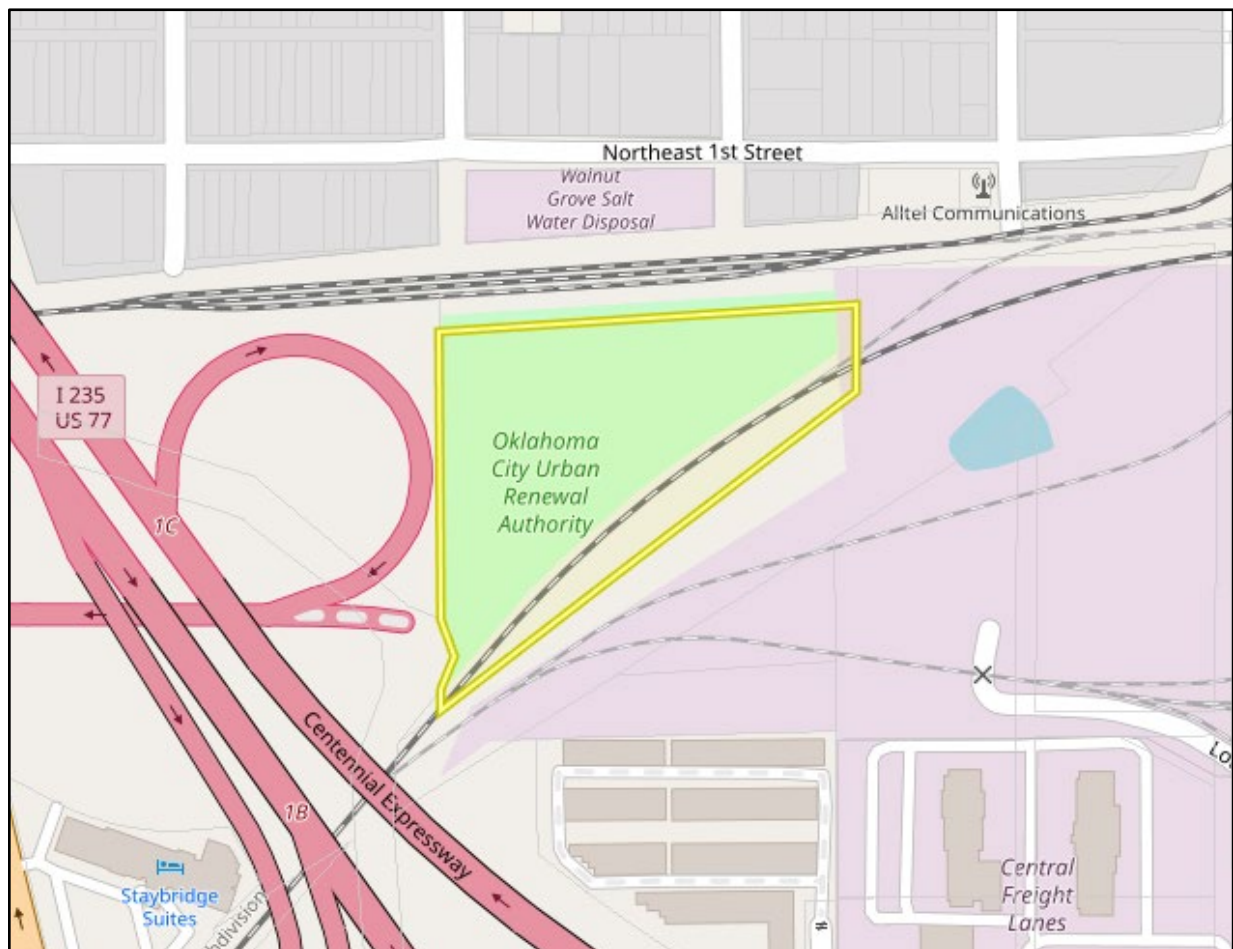
RFP for NE 1st Street & Interstate-235

Location Near NE 1st St & I-235

Authorized June 2021

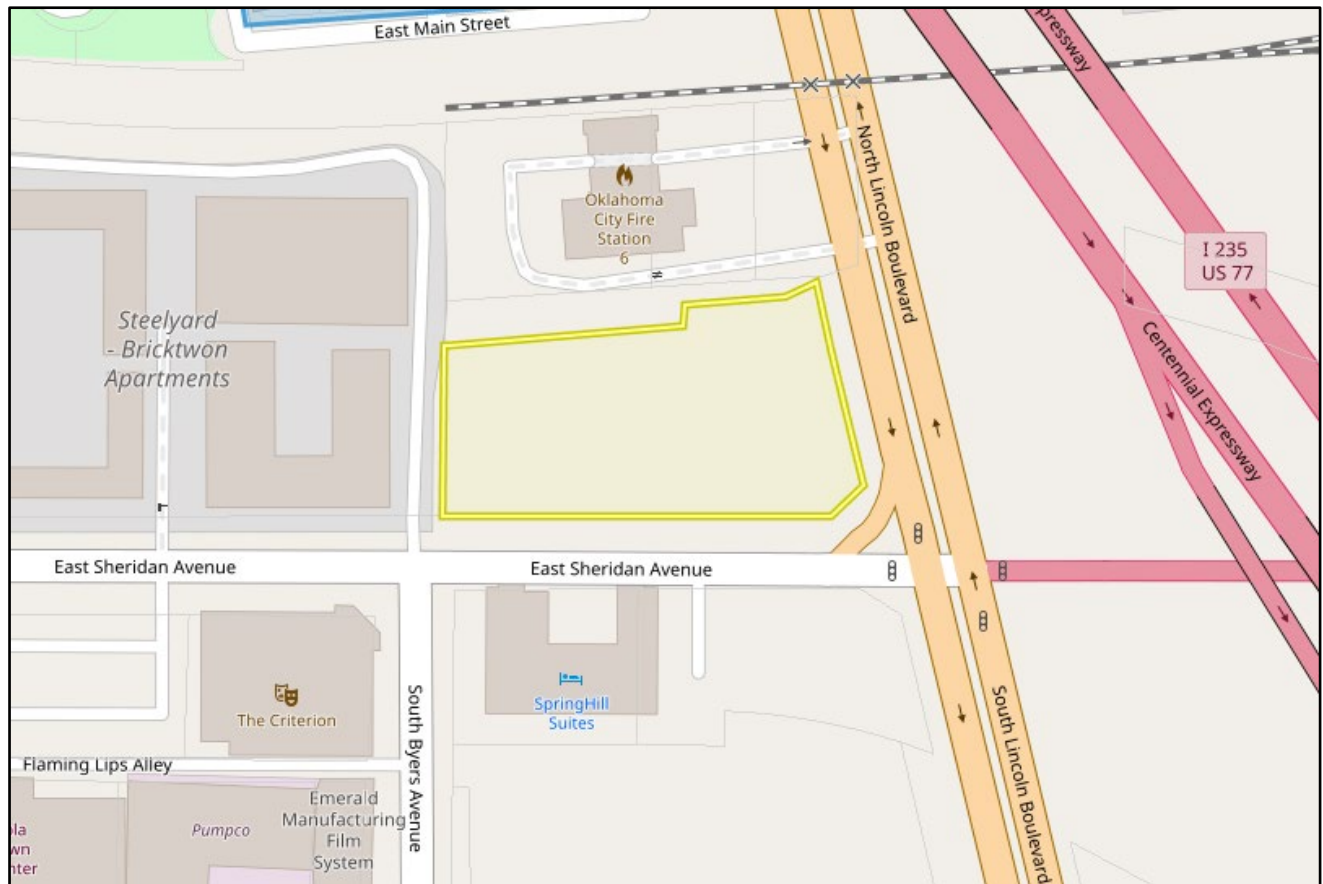
Deadline July 23rd, 2021

Information In June 2021, the OCURA board authorized the release of an RFP for the commercial development of a parcel near NE 1st Street and I-235. OKC Zero Campus, LLC (OZC) submitted the only response to the RFP. On September 15, 2021, OCURA designated OKC Zero Campus, LLC (OZC) as conditional redeveloper to begin to conduct negotiations to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions and enter into a redevelopment agreement. The project is currently undergoing environmental review.



Bricktown Apartments, LLC and Bricktown East Sheridan Holdings

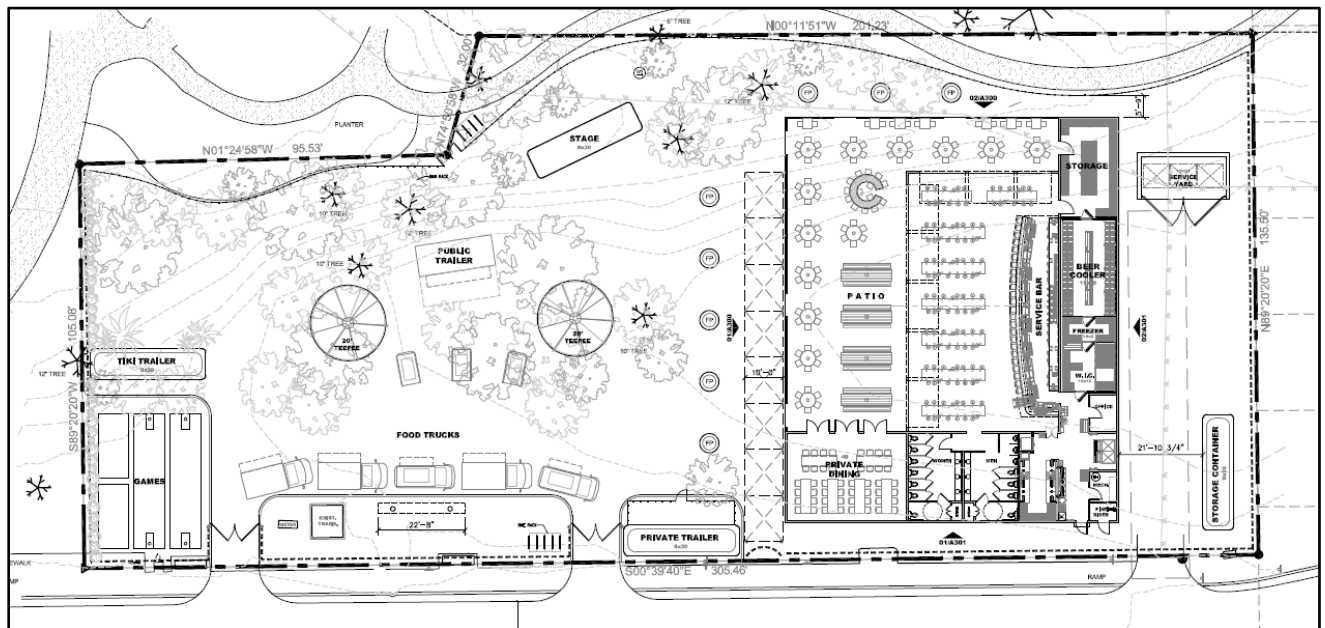
Developer	Bricktown East Sheridan Holdings, LLC
Location	E Sheridan Avenue and Lincoln Boulevard
Project Budget	TBD
Public Funding	TBD
RDA	September 19, 2012 (amended by First Amendment dated July 9, 2014, Second Amendment dated March 12, 2015, Third Amendment dated December 19, 2018, and Fourth Amendment dated August 18, 2021)
Commenced	Anticipated December 2022
Completed	Anticipated February 2025
Uses	Primarily Residential, Mixed Use Commercial
Description	Phase I and Phase II are complete. The third phase of the redevelopment agreement will consist of a multifamily rental housing development with supporting retail or commercial uses on the ground floor. Environmental mitigation with ODEQ is being pursued for the site.



Truck Yard

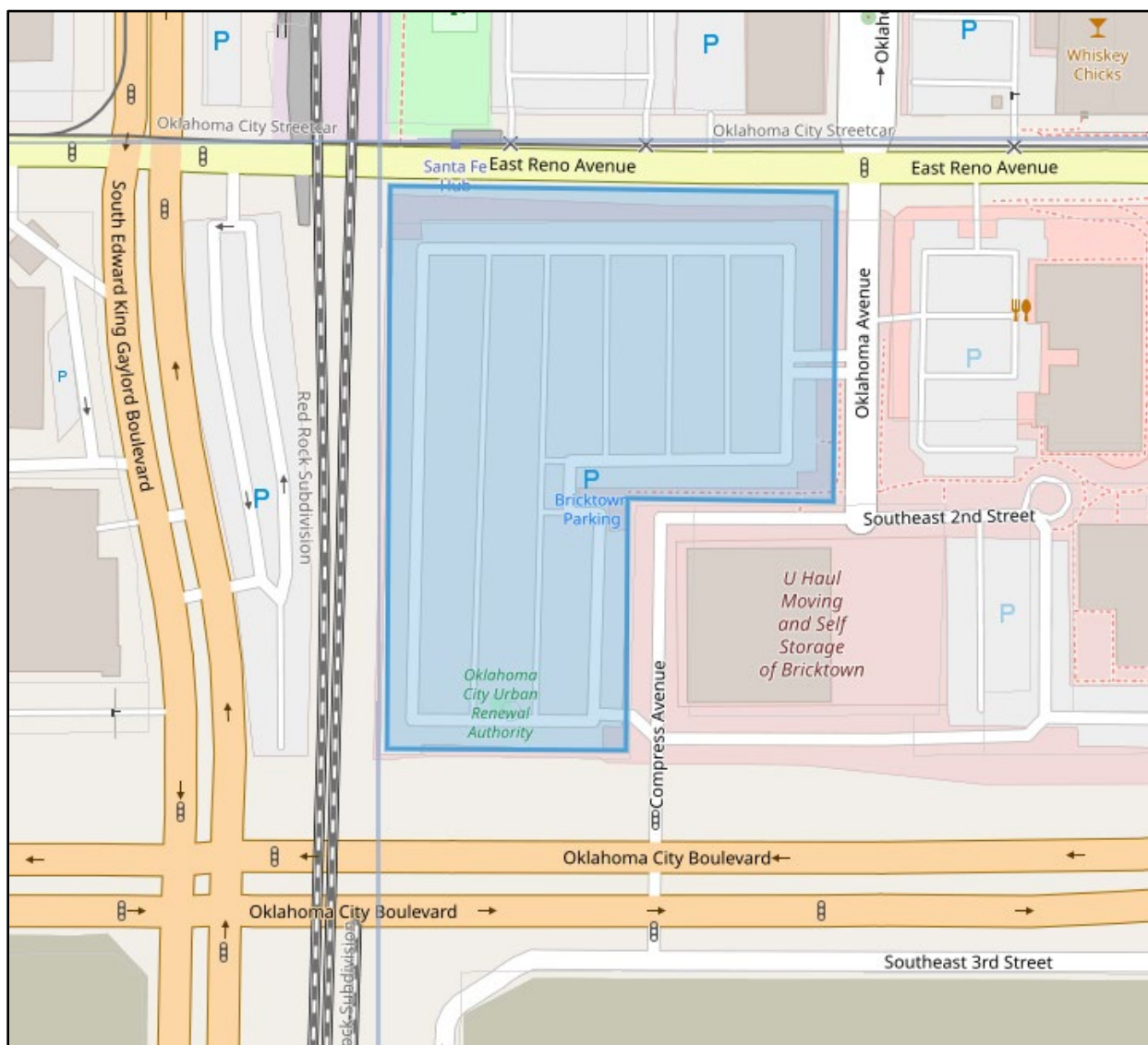
Developer	Bricktown Entertainment, L.L.C.
Location	South of Oklahoma City Boulevard, West of I-40
Project Budget	TBD
Public Funding	N/A
RDA	1998, as Amended; October 20, 2021 – Amendment to the Development Plan (including phasing plan),
Commenced	Anticipated late 2022
Completed	TBD
Uses	Commercial (outdoor restaurant)
Description	In 1998, OCURA entered into a redevelopment agreement with Bricktown Entertainment, L.L.C under the MAPS-Sports-Entertainment Parking Support Redevelopment Plan as amended. The redevelopment agreement provided for the redeveloper to purchase property south of then Interstate 40 right-of-way and east of the southern extension of the Bricktown Canal for a third phase of the Bricktown Entertainment Center. The developer has proposed an outdoor eating establishment alongside the Bricktown Canal. Design review is underway by OCURA. Construction is anticipated to begin late 2022.

On October 26, 2021, OCURA entered into a Partial Assignment and Assumption of Redevelopment Agreement and Agreement with The City of Oklahoma City to exercise an option to purchase certain tracts that contain improvements related to the Centennial Land Run Monument. Acquisition by the City for those should occur in August 2022.



Compress Parking Lot

Developer	Bricktown Entertainment, LLC
Location	SW Corner of Reno Avenue and Oklahoma Avenue
Project Budget	TBD
Public Funding	TBD
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	Commercial and Residential Uses
Description	The current use of the site is a parking lot that serves the Bricktown district. The developer plans to construct multiple mid-rise towers to support more residential and commercial activity in Bricktown. On July 8, 2021, an application by Bricktown Entertainment, LLC was submitted to rezone the location to the SPUD-1326



UMC Urban Renewal Area

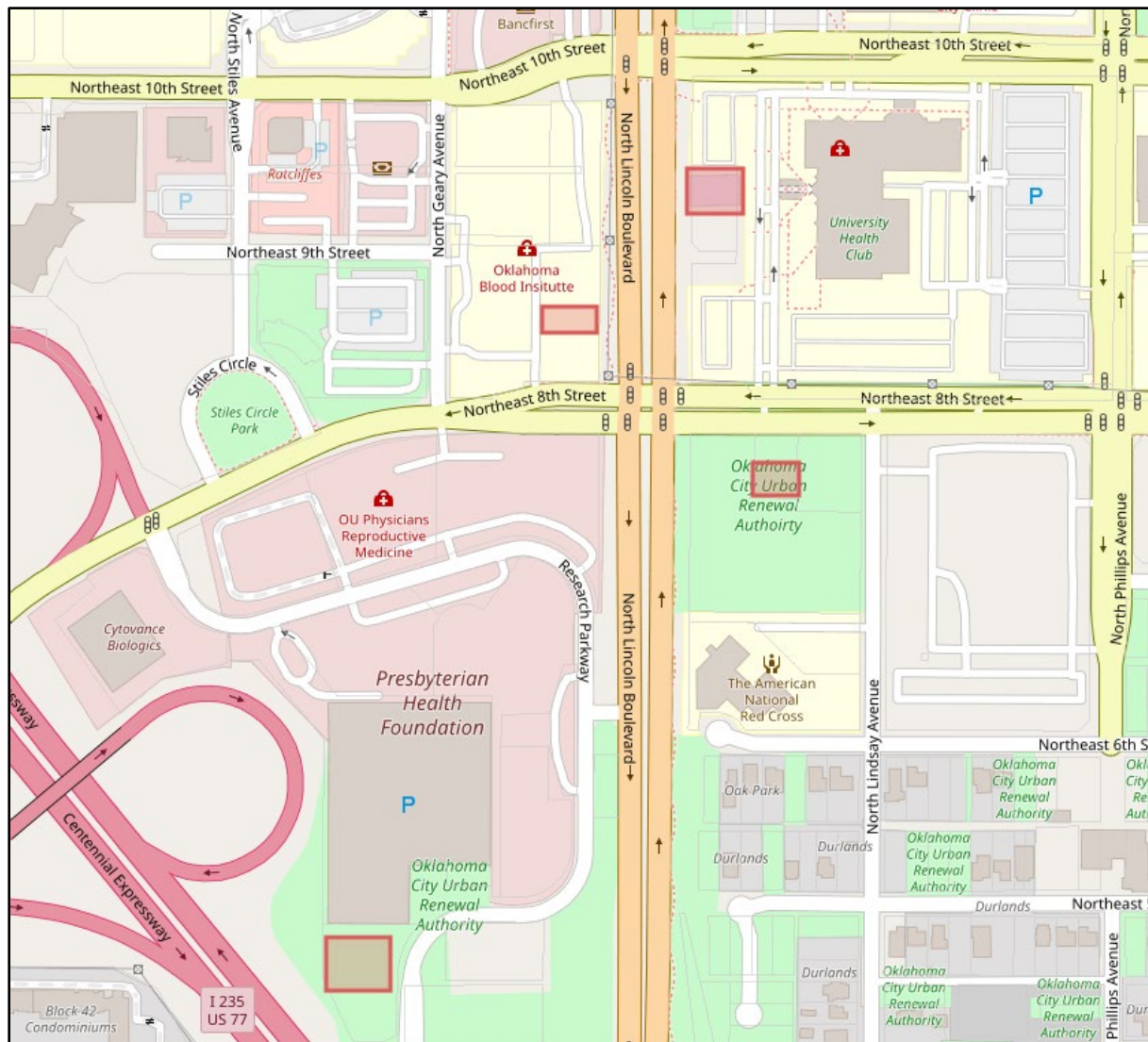
Oil and Gas Acquisition

Location: 4 oil well locations located along and adjacent to Lincoln Blvd and between NE 4th and NE 10th Streets

Authorized: February 16, 2022

Deadline: On-going negotiations

Information: There are four oil wells within the Lincoln Blvd. corridor that are inhibiting the redevelopment of OCURA and Innovation District property. By acquiring these wells and reclaiming the land, redevelopment within this vital commercial and business corridor will become possible.



 Oil Wells to be Acquired

OCURA Fund Financials 2021-2022

Oklahoma City Urban Renewal Authority Combining Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balance as of and for the Month Ending June 30, 2022

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Budget</u> <u>2021-22</u>
Assets										
Cash	2,327,849	14,886	45,127	-	-	558,199	181,291	626,245	3,753,598	
Investments	996,967	-	-	-	-	245,000	-	-	1,241,967	
Accounts Receivable	-	24,224	-	-	-	-	-	-	24,224	
Due from Other Governmental Entities	376,975	315,263	-	-	-	-	-	-	692,238	
Due from (to) Other Funds	367,522	(354,374)	(13,149)	-	-	-	-	-	-	
Total Assets	4,069,313	-	31,978	-	-	803,199	181,291	626,245	5,712,027	
Liabilities and Fund Balances										
Accounts Payable	100	-	-	-	-	-	-	-	100	
Deposits	900	-	25,000	-	-	-	-	-	25,900	
Total Liabilities	1,000	-	25,000	-	-	-	-	-	26,000	
Total Fund Balances	4,068,313	-	6,979	-	-	803,199	181,291	626,245	5,686,027	
Total Liabilities and Fund Balances	4,069,313	-	31,979	-	-	803,199	181,291	626,245	5,712,027	
Revenues										
Grant Revenues - CDBG	755,122	-	-	-	33,758	-	-	-	788,880	1,216,190
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Lease Revenues	9,123	-	-	18,587	100	-	-	576,771	604,580	655,000
Real Estate Sales	2,225,512	-	-	-	125,000	-	-	-	2,350,512	4,380,000
Interest	4,176	-	15	-	-	3,645	26	-	7,862	5,000
Other	5,467	-	83	-	-	5,700	2	-	11,253	-
Total Revenues	2,999,401	-	98	18,587	158,858	9,345	28	576,771	3,763,087	6,256,190
Expenditures										
General and Administrative	648,800	-	104,565	81,487	131,907	829	-	-	967,587	1,115,000
Real Estate Acquisition	4,400	-	607,244	-	555	547,662	-	-	1,159,861	1,300,000
Real Estate Disposition	281,071	-	10,105	18,521	17,536	40,150	-	-	367,383	200,000
Site Clearance/Improvements	-	-	-	-	19,840	-	-	-	19,840	600,000
Legal	181,343	-	38,231	13,945	47,093	-	-	-	280,612	250,000
Other Professional	2,099	-	-	-	-	24,750	-	-	26,849	200,000
Property Management	259,308	-	30,062	-	51,184	-	-	216,815	557,369	483,000
Payments to the City of OKC	-	-	-	-	-	-	-	356,366	356,366	750,000
Other	19,987	-	-	12,216	1,132	-	-	6,197	39,531	60,000
Total Expenditures	1,397,008	-	790,207	126,169	269,247	613,390	-	579,378	3,775,399	4,958,000
Changes in Fund Balance	1,602,392	-	(790,109)	(107,582)	(110,389)	(604,045)	28	(2,607)	(12,312)	1,298,190
Fund Balance, Beginning of Year	2,808,187	-	672,792	-	-	1,407,245	181,263	628,853	5,698,339	
Transfers In (Out)	(342,266)	-	124,295	107,582	110,389	-	-	-	0	
Fund Balance, Current	4,068,313	-	6,979	-	-	803,199	181,291	626,245	5,686,027	

Unaudited - For Management Use Only