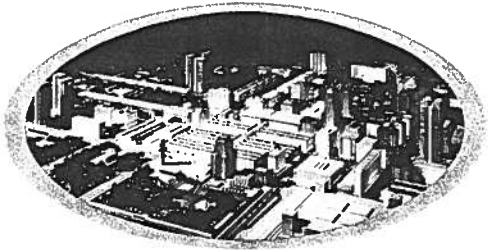


**OKLAHOMA CITY
URBAN RENEWAL
AUTHORITY**

**TWENTY-SIXTH
ANNUAL REPORT
(DRAFT COPY)**

**COVERING THE
FISCAL YEAR ENDED
JUNE 30, 1987**

JAMES E. STEWART, CHAIRMAN
D. A. LYON, VICE CHAIRMAN
STANTON L. YOUNG, SECRETARY
L. DEAN HOYE, COMMISSIONER
DR. K. E. SMITH, COMMISSIONER



OKLAHOMA CITY

Urban Renewal Authority

301 N. HARVEY AVENUE • OKLAHOMA CITY, OKLAHOMA 73102 • TELEPHONE 235-3771

TIANA P. DOUGLAS
EXECUTIVE DIRECTOR

The Hon. Ronald J. Norick
Mayor, City of Oklahoma City
Municipal Building
Oklahoma City, OK 73102

Dear Mayor Norick:

It is my privilege, on behalf of the rest of the Board of Commissioners, to present to you and the City Council this 26th Annual Report of the Oklahoma City Urban Renewal Authority.

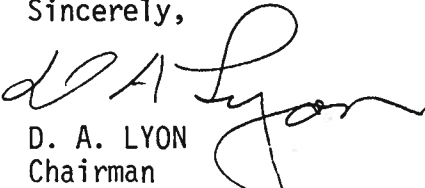
As the report will show, the fiscal year ended June 30, 1987, brought significant progress toward many goals: the Festival Market Center, restoration of the Centre Theater and redevelopment of the Harrison-Walnut area, among others.

Construction of the Central Expressway is on a fast track toward completion in 1989. Almost as visible as this huge project are signs that the economy of Oklahoma and Oklahoma City is on the upswing. Financial restrictions are loosening; retailers and other developers are eyeing the City with renewed interest. Forest City Enterprises is moving ahead steadily with plans for the Market Center, thanks in large part to the interest and cooperation of the City Council.

Meanwhile the less spectacular work-- improvement of streets and utilities and preparation of other facilities-- is progressing on schedule, assuring sites ready for development when the builders move in.

WE appreciate and seek the continued support of the Mayor, City Council and City administration, and invite your questions or suggestions at any time.

Sincerely,


D. A. LYON
Chairman

ANNUAL REPORT FOR YEAR ENDING JUNE 30, 1987

Land acquisition, refinement of plans, negotiations with redevelopers, the search for investment capital -- activities as vital as they are undramatic -- have characterized much of the work of the Urban Renewal Authority during the last fiscal year.

By the end of that year on June 30, Oklahoma's sluggish economy obviously was on the rebound. Developers were looking with renewed interest at Oklahoma City, and prospects were bright for an upswing in redevelopment in all the renewal areas. Thanks largely to the planning, negotiations, and coordination among the City Council, Renewal Authority and other agencies, the developers will find choice sites ready for construction.

Forward progress, however, has not been confined to agreements reached in meeting rooms or consultations with financial institutions.

East and northeast of the Central Business District, the Central Expressway (I-235) is rapidly taking shape to connect the I-35/I-40 interchange on the south with the Broadway Extension on the north. Below 23rd Street the new highway bisects the Harrison-Walnut renewal area.

Overshadowed by this mammoth, \$85 million undertaking (and, in places, almost indistinguishable from it) are a number of demolition and construction projects. The Urban Renewal Authority has cleared most of the land around the historic Maywood Presbyterian Church, which HTB, Inc., will restore and expand as its corporate headquarters. The architectural/engineering firm also plans an office park to the west of the church.

Throughout the Harrison-Walnut area, including the HTB site, the Authority this year purchased 30 pieces of property at a cost of nearly \$1.3 million. Three businesses and 27 families were relocated. Most of the acquisition and relocation involved "hardship" cases: families or businesses occupying deteriorated buildings and who had asked that their property be purchased and that they be moved to better surroundings.

A contract was let in April for the reconstruction and widening of Stiles Avenue from Northeast 11th Street to Stiles Circle, and of part of Harrison Boulevard on the south side of the circle, to serve the HTB development and others in the area.

Two blocks east of Stiles, near Northeast 6th and Lincoln Boulevard, the Oklahoma County Chapter of the Red Cross was remodeling the former Pan Oklahoma Communications building in preparation for moving its headquarters there. Constructed by Cox Cable in 1984, the structure had never been occupied.

Meanwhile the Authority and the Harrison-Walnut Redevelopment Corp. tentatively had designated the Oklahoma Medical Research Foundation as redeveloper of the remainder of the former Pan Oklahoma site. (The non-profit corporation is charged with overseeing the development of all the Harrison-Walnut area.)

The OMRF announced plans for a \$3 million research and development laboratory on the 3.5-acre site. Two buildings would house a number of science-based "incubator" labs where researchers in biotechnology, electronics and similar fields could move from basic research into initial production.

East of Harrison-Walnut, in the John F. Kennedy renewal area, activity also quickened this spring. The OCURA Board approved plans for five new homes in the area between Northeast 4th and 6th streets, west of Martin Luther King Avenue, popularly known as Greenway Park.

Earlier, in an effort to ensure somewhat higher quality homes in a newly opened portion of Greenway Park, the Board had approved new residential design standards which require slightly larger homes, two-car garages and driveways, larger patios and other amenities.

Access to the subdivision, and to the nearby JFK Industrial Park, will be improved with the completion of a new four-lane bridge on King Avenue, immediately south of 4th Street. The Oklahoma Department of Transportation began work on this facility in the spring.

With the coming of spring, the redevelopment of downtown Oklahoma City by both private enterprise and the Renewal Authority also quickened its pace.

An Arizona company, National Portfolio, Inc., was moving ahead rapidly with the \$10 million renovation of the former Cravens Building. Once considered a candidate for demolition, the 13-story office structure at Park Avenue and Robinson has been renamed the Robinson Renaissance Building and will feature retail stores on the first two floors, plus a tapering, 11-story glass atrium facing Robinson Street.

The Renewal Authority rebuilt and landscaped Main Street between Walker and Hudson avenues, despite delays due to bad weather and other problems. In keeping with the downtown urban renewal plan, it completed the purchase of property between Couch Drive and Robert S. Kerr, for about 1½ blocks east from Shartel.

The plan calls for the preservation of this land for greenways or other uses compatible with the Sycamore Square apartments on the north and the Civic Center area on the south. In the meanwhile, much of it has been paved and landscaped and will be operated by the Authority as parking lots serving the Civic Center Music Hall and other areas.

In the fall the Authority leased to Fred Jones Ford land at Hudson and Reno avenues, where the dealership began construction of a used-car sales office and lot.

The former Melton Building at 20 W. Main Street was leased late in 1986 to the Oklahoma Art Center, which refurbished the ground floor and installed other improvements. Arts Place II, an art gallery which had lost its lease of a building on Park Avenue, moved into the renovated structure early this year.

Three pieces of downtown property were acquired at a cost of about \$588,000, and three businesses were relocated.

But the bulk of the Renewal Authority's time and effort continued to be focused on the largest remaining development in the renewal of downtown: the Festival Retail Center on the four-block Galleria site.

Several factors, in addition to the state's economic slump, combined to slow progress on this \$33 million development proposed by Forest City Rental Properties, a division of Forest City Enterprises of Cleveland.

The federal administration placed a temporary moratorium on Urban Development Action Grants (UDAG), upon which the city depends for \$7.4 million of the construction cost. Forest City's financial backers called for the inclusion of a "junior" department store of around 40,000 square feet before it would approve financing. A bare-bones city budget for the coming fiscal year threatened the continued city maintenance of the Myriad Gardens, adjacent to the Festival Retail Center.

Forest City officials had said the future of the gardens, which figure prominently in plans for the center, must be assured before the development can begin.

But from Oklahoma City to Cleveland to Washington, D.C., each of the obstacles has been faced, and each is being overcome.

Congress lifted the moratorium on UDAG and agreed the city's application could be "rolled over" into the next round of grants. The Oklahoma City Economic Development Foundation joined the search for a junior department store. With the recent rebound in the Oklahoma economy, retailers were taking a new look at the city and were conferring with Forest City representatives about the Festival Retail Center. The City Council adopted a budget which includes continued maintenance of the Myriad Gardens and of its spectacular botanical gardens, or Crystal Bridge, which spans the park's lake.

Throughout the uncertainty and delays, Forest City's optimism has never wavered. Brian Jones, vice president for the Rental Properties division, is a frequent visitor to Oklahoma City to discuss plans with the renewal agency, city officials and others.

Nor is Forest City the only developer going ahead with its proposals.

The Oklahoma Symphony announced plans last spring to buy and restore the former Centre Theater, Couch Drive and Hudson, as a theater for the performing arts. In the fall it proposed adding onto the original theater and tying it into the Metro Concourse. Symphony officials appeared optimistic this summer of raising the necessary funds for the \$4.5 million renovation.

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF ASSETS & LIABILITIES ARISING FROM CASH TRANSACTIONS
YEAR ENDED JUNE 30, 1987

	OKLA. R-20 UNIVERSITY MED. CENER	OKLA. R-30 CENTRAL BUSI. DIST.	OKLA. R-35 JOHN F. KENNEDY PROJ.	L/B INDUST. PROJECT	HARRISON/ WALNUT U.R. PROJECT	HARRISON/ WALNUT U.R. AREA II	HARRISON/ WALNUT U.R. AREA III
<u>ASSETS</u>							
Cash	1,333	7,260	2,839	3,193	5,886	36	2,496
Good Faith/Bid Deposits	103	100,747	11,889				
Accounts Receivable:							
Revolving	16,173	29,773	1,874				
Due From	2,000			4,000			
Other		660					
Notes Receivable							
Investments							
Total Assets	<u>19,609</u>	<u>138,440</u>	<u>16,602</u>	<u>7,193</u>	<u>5,886</u>	<u>36</u>	<u>2,496</u>
<u>LIABILITIES & FUND BALANCE</u>							
Accounts Payable:							
Revolving				1,050			28
Good Faith/Bid Deposits	103	100,747	11,889				
Due to		6,000					
Other			25		5,060		
Fund Balance	<u>19,506</u>	<u>31,693</u>	<u>4,688</u>	<u>6,143</u>	<u>826</u>	<u>36</u>	<u>2,468</u>
Total Liabilities & Fund Balance	<u>19,609</u>	<u>138,440</u>	<u>16,602</u>	<u>7,193</u>	<u>5,886</u>	<u>36</u>	<u>2,496</u>

STATEMENT OF LIABILITIES ARISING FROM CASH TRANSACTIONS
YEAR ENDED JUNE 30, 1987

	HARRISON/ WALNUT AREA IV	HARRISON/ WALNUT U.R. EMERG. ACQ.	HARRISON/ WALNUT U.R. STILES IMPROV.	HARRISON/ WALNUT U.R. LINC. BK AREA	HARRISON/WALNUT U.R. EIGHTH STREET ALIGNMENT
<u>ASSETS</u>					
Cash	219,534	1,494	1,663	1,078	
Good Faith/Bid Deposits					
Accounts Receivable:					
Revolving					
Due From		16,000			
Other					
Notes Receivable					
Investments					
Total Assets	<u>219,534</u>	<u>17,494</u>	<u>1,663</u>	<u>1,078</u>	<u> </u>
<u>LIABILITIES & FUND BALANCE</u>					
Accounts Payable:					
Revolving	1,568	5,799	4,536	471	230
Good Faith/Bid Deposits					
Due to			15,000	1,000	
Other					
Fund Balance	<u>217,966</u>	<u>11,695</u>	<u>(17,873)</u>	<u>(393)</u>	<u>(230)</u>
Total Liabilities & Fund Balance	<u>219,534</u>	<u>17,494</u>	<u>1,663</u>	<u>1,078</u>	<u> </u>

STATEMENT OF ASSETS & LIABILITIES ARISING FROM CASH TRANSACTIONS
YEAR ENDED JUNE 30, 1987

	PRIVATE HOME IMPROV. LOAN GUARANTY FUND	NON FEDERAL FUND	J. F. K. NEIGHBORHOOD DEVELOP. CORP.	OKLA. CITY REDEVELOP. CORP.	HOUGHTON HEIGHTS
ASSETS					
Cash	147	19,244	9,185	9,988	858
Good Faith/Bid Deposits					
Accounts Receivable:					
Revolving					
Due From					
Other		385		4,592	
Notes Receivable			323,719		
Investments	<u>5,761</u>			<u>320,408</u>	
Total Assets	<u>5,908</u>	<u>19,629</u>	<u>332,904</u>	<u>334,988</u>	<u>858</u>
LIABILITIES & FUND BALANCE					
Accounts Payable:					
Revolving					6,613
Good Faith/Bid Deposits					
Due to					
Other					12,486
Fund Balance	<u>5,908</u>	<u>19,629</u>	<u>332,904</u>	<u>334,988</u>	<u>(18,241)</u>
Total Liabilities & Fund Balance	<u>5,908</u>	<u>19,629</u>	<u>332,904</u>	<u>334,988</u>	<u>858</u>

STATEMENT OF INCREASES OR DECREASES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS
YEAR ENDED JUNE 30, 1987

	OKLA. R-20 UNIV. MED. CENTER	OKLA. R-30 CENT. BUSI. DISTRICT	OKLA. R-35 J.F.K. PROJECT	L/B INDUST. PROJECT	HARRISON/ WALNUT U.R. PROJECTS	HARRISON/ WALNUT U.R. AREA II	HARRISON/ WALNUT U.R. AREA III
<u>RECEIPTS</u>							
CDBG	599	1,432,860	701,047	201,480	463		
Real Estate Sales			14,446				
Operating Income		352,030	3,815	1,800			
Rehabilitation Receipts							
Interest & Other Income	3,954				171	16,102	260,575
Local Cash Grant in Aid							
Downpayment Subsidy							
Total Receipts	<u>4,553</u>	<u>1,784,890</u>	<u>719,308</u>	<u>203,280</u>	<u>634</u>	<u>16,102</u>	<u>260,575</u>
<u>EXPENDITURES</u>							
Administrative Service	508	159,555	78,094	2,728	67	252	2,985
Activity Support	1,104	356,446	173,971	6,120	147	405	6,596
Professional Services		6,442	635	426		886	291
Real Estate Acquisition		587,823	26,000			4,600	193,175
Acquisition Expense	115	13,452	10,454	1,034		2,072	14,083
Property Operation	1,620	106,825	73,313	703		23	28
Relocation		20,425					45,542
Site Clearance/Improvements		455,353	353,840	191,196		7,236	25,846
Utility Relocation			4,256				
Disposition Expense	1,750	44,443	3,254	2,682			75
312 Rehab. Administration							
Rehabilitation							
Down Payment Subsidy							
Other		6,024					
CDBG Refund							
Total Expenditures	<u>5,097</u>	<u>1,756,788</u>	<u>723,817</u>	<u>204,889</u>	<u>214</u>	<u>15,474</u>	<u>288,621</u>
Excess (Deficit) Receipts over Expenditures	(544)	28,102	(4,509)	(1,609)	420	628	(28,046)
Fund Balance at Beginning of Year	20,050	3,591	9,197	7,752	406	(592)	30,514
Fund Balance at End of Year	<u>19,506</u>	<u>31,693</u>	<u>4,688</u>	<u>6,143</u>	<u>826</u>	<u>36</u>	<u>2,468</u>

STATEMENT OF INCREASES OR DECREASES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS
YEAR ENDED JUNE 30, 1987

	HARRISON/ WALNUT U.R. AREA IV	HARRISON/ WALNUT U.R. EMERG. ACQ.	HARRISON/ WALNUT U.R. STILES IMPROV.	HARRISON/ WALNUT U.R. LINC. BK. AREA	HARRISON/ WALNUT U.R. EIGHTH STREET ALIGNMENT
<u>RECEIPTS</u>					
CDBG		200,250	214,527		
Real Estate Sales	44,912				
Operating Income					
Rehabilitation Receipts					
Interest & Other Income	259,599	417,984	1,859	163,331	
Local Cash Grants in Aid					
Downpayment Subsidy					
Total Receipts	<u>304,511</u>	<u>618,234</u>	<u>216,386</u>	<u>163,331</u>	<u>-</u>
<u>EXPENDITURES</u>					
Administrative Services	10,508	8,577	5,113	607	76
Activity Support	23,114	18,987	11,558	1,396	154
Professional Services	672		105		
Real Estate Acquisition	21,000	201,650	164,300	95,990	
Acquisition Expense	20,362	7,534	11,572	5,579	
Property Operation	2,721	93			
Relocation	13,464	340,647	17,606	60,089	
Site Clearance/Improvements		12,013	23,756	63	
Utility Relocation					
Disposition Expense	745				
312 Rehab. Administration					
Rehabilitation					
Down Payment Subsidy					
Other					
CDBG Refund					
Total Expenditures	<u>92,586</u>	<u>589,501</u>	<u>234,010</u>	<u>163,724</u>	<u>230</u>
Excess (Deficit) Receipts over Expenditures	211,925	28,733	(17,624)	(393)	(230)
Fund Balance at Beginning of Year	6,041	(17,038)	(249)		
Fund Balance at End of Year	<u>217,966</u>	<u>11,695</u>	<u>(17,873)</u>	<u>(393)</u>	<u>(230)</u>

STATEMENT OF INCREASES OR DECREASES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS
YEAR ENDED JUNE 30, 1987

	PRIVATE HOME IMPROV. LOAN GUARANTY FUND	NON FEDERAL FUND	J.F.K. NEIGHBORHOOD DEVELOP. CORP.	OKLA. CITY REDEVELOP. CORP.	HOUGHTON HEIGHTS
<u>RECEIPTS</u>					
CDBG			60,000		
Real Estate Sales					
Operating Income				3,000	
Rehabilitation Receipts					
Interest & Other Income	322		400	19,690	1,176,885
Local Cash Grant in Aid					
Downpayment Subsidy			<u>7,950</u>		
Total Receipts	<u>322</u>	<u>-</u>	<u>68,350</u>	<u>22,690</u>	<u>1,176,885</u>
<u>EXPENDITURES</u>					
Administrative Service	8				8,974
Activity Support					
Professional Services				120	
Real Estate Acquisition					1,094,839
Acquisition Expense		100	6,051		93,931
Property Operation				1,674	
Relocation					
Site Clearance/Improvements					
Utility Relocation					
Disposition Expense					
312 Rehab. Administration					
Rehabilitation					
Down Payment Subsidy			3,550		
Other	7,775	3,859	24,556	25,326	
CDBG Refund					
Total Expenditures	<u>7,783</u>	<u>3,959</u>	<u>34,157</u>	<u>27,120</u>	<u>1,197,744</u>
Excess (Deficit) Receipts over Expenditures	(7,461)	(3,959)	34,193	(4,430)	(20,859)
Fund Balance at Beginning of Year	13,369	23,588	298,711	339,418	2,618
Fund Balance at End of Year	<u>5,908</u>	<u>19,629</u>	<u>332,904</u>	<u>334,988</u>	<u>(18,241)</u>