

OKLAHOMA CITY

**URBAN
RENEWAL
AUTHORITY**

FILED

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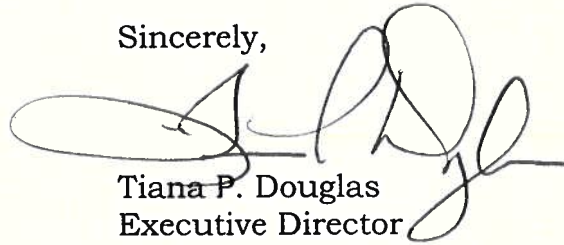
September 28, 1999

Thomas P. Hurley
City Clerk
200 N. Walker, 2nd Floor
Oklahoma City, OK 73102

Dear Mr. Hurley:

Included is a draft copy of our 38th Annual Report.

Sincerely,



Tiana P. Douglas
Executive Director

TPD:klc

Enclosure

**OKLAHOMA CITY
URBAN RENEWAL AUTHORITY**

**THIRTY-EIGHTH
ANNUAL REPORT
(DRAFT COPY)**

2017-09
OKLAHOMA CITY, OKLA
OFFICE OF
CITY CLERK

SEP 28 1 35 PM '99

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**FOR THE FISCAL YEAR
ENDED JUNE 30, 1999**

ANNUAL REPORT FOR THE YEAR ENDING JUNE 30, 1999

The Board of Commissioners of the Oklahoma City Urban Renewal Authority are appointees of the Mayor of the City of Oklahoma City as confirmed by the City Council. The Commissioners carry out their duties as provided for by the laws of the State of Oklahoma. They select the Executive Director, approve the purchasing procedures, the personnel policies, and the affirmative action plan. In addition they expect the Executive Director to carry on the day to day activities of the Authority in keeping with the laws of the State and the Federal Government. Beyond this, however, the Commissioners provide frequent counsel to the Executive Director, and meet regularly throughout the year to approve policy, enter into redevelopment agreement, dispose of property, approve budgets, contracts for site improvements, etc. Throughout the past fiscal year, the Commissioners approved sixty-seven resolutions involving activities of the Authority. A review of these resolutions reveal that seven resolutions seemed to dominate the Commissioner's activities throughout the fiscal year.

RESOLUTION 4541

Resolution 4541 approved the Redevelopment Agreement with Bricktown TMK/Hogan Entertainment, L.L.C. in the MAPS Sports-Entertainment-Parking Support Redevelopment Plan area. For almost two years the Authority had worked to bring the Agreement to the point of approval. The Agreement requires the development of a cinema complex, commercial, retail, and restaurant facilities along with support parking. It also includes as an objective the public development of the MAPS Canal with functional and inviting amenities.

Less than sixty-days later the Board of Commissioners again acted to approve initial evidence of the cinema complex commitment and authorized review of the proposed Development Plan for the area...all in keeping with the terms of the Redevelopment Agreement.

Resolution 4569 approving the Development Plan for the long awaited entertainment development was approved on December 4, 1998. The City Council of the City of Oklahoma City subsequently approved the Development Plan on the 12th day of January, 1999. At last the major condition to the design and construction of the public improvements, so necessary for the private development of the canal, was removed. That same day, however, a group who called themselves "Taxpayers Against Rip-Offs" (TAR), issued a written demand to the City that it file a lawsuit to declare the Development Agreements between the Urban Renewal Authority and TMK/Hogan Entertainment void and to recover property the City had previously conveyed to the Urban Renewal Authority in the MAPS Sports-Entertainment-Parking Support Redevelopment Plan area.

The General Counsel of the Authority was encouraged by the Board of Commissioners to collaborate with the City and Counsel for the Redeveloper to resolve the issues raised by TAR through a judicial determination. The District Court of Oklahoma County in March, 1999, ruled the Development Agreements to be lawful and required the Authority to carry out the terms of the Agreements with TMK/Hogan. As pleasing as the decision was to the Authority the way was not yet cleared for the project. TAR appealed the decision to the State Supreme Court on the grounds that their motion to intervene in the suit filed by the City to determine legality of the Development Agreements by the District Court was denied. The Supreme Court ruled in favor of the District Court order.

It is anticipated that the long awaited Entertainment Project will begin construction March, 2000.

RESOLUTION 4543

On July 22, 1998, the Board of Commissioners approved Resolution 4543 and thereby authorized a request for redevelopment proposals for the area between I-235 and Walnut Avenue south of Northeast 4th street in the Harrison-Walnut Urban Renewal Plan area. Because the offered site was so rich in culture and history, the Authority had delayed the offering for years until it was certain of the appropriate use for the site.

The site is better known by those well acquainted with the history of Oklahoma City as "Deep Deuce." In the days before the Civil Rights legislation and in the era of Jim Crow laws, the Deep Deuce had been the home of the African-American community. It is a site steeped in history and sacred in the eyes of many. Therefore the Authority preceded its decision to call for residential development proposals by working with a representative ad-hoc committee dedicated to the redevelopment of Deep Deuce as well as the City Council representative from Ward 1.

Three proposals were received for redevelopment of the site. After an evaluation panel had studied the proposals, it recommended the First Worthing Corporation of Dallas, Texas to the Board of Commissioners as developer for the area. In the presence of many members of the Northeast Community and after lengthy discussion the Commissioners conditionally designated First Worthing as redeveloper for the area.

First Worthing proposes to construct in its first phase of development approximately two-hundred and forty market rate apartments in the area between Northeast 1st and Northeast 4th streets bounded by Stiles and Walnut Avenues. First Worthing will seek to preserve the historic character of the area and will not attempt to be a retail developer. Construction plans are currently underway while the Authority seeks to develop funding for necessary street, water, sewer and sidewalk improvements. Actual construction of housing project is expected to begin in February, 2000.

RESOLUTION 4545

In late 1995, the Commissioners of the Authority conditionally designated John Q. Hammons Hotels as developer of the hotel site south of the Myriad Convention Center. This designation was later changed to the hotel site north of the Center. Delays in renovation of the Myriad Convention Center and stalled contract negotiations led to a lengthy delay in hotel construction. By July, 1999, a redevelopment agreement had been signed and resolution 4545 was approved to allow the Executive Director to enter into agreements and take the necessary actions and provide approvals in furtherance of the agreement.

Shortly thereafter, the developer entered the site by right of an early entry agreement and

demolition of existing structures and site preparation began. Construction continued under the terms of the Entry Agreement until early in January of 1999. The Development Agreement required the construction of a four star upscale hotel for the site. Consequently the Authority retained its own hotel consultant in January of 1999 to assure that Marriott Renaissance standards would indeed be followed. In the same month land was conveyed to the developer. The hotel will be opened for guests in January, 2000.

Associated with this activity is Resolution 4595 approved in April, 1999. While this action was primarily taken to provide land to the City of Oklahoma City for the construction of the new MAPS arena, a consequence of the exchange agreement is the provision of land to complete the second hotel site south of the Myriad Convention Center. In keeping with the terms of the Development Agreement with John Q. Hammons Hotels, the developer may execute an option to develop the second hotel site.

RESOLUTION 4565

The discussion and decision of the City Council to locate the MAPS library and learning center on the Oklahoma City Centre site, formerly known as the Galleria site, raised serious development questions for the Authority. The new library was moved to the corner of Park Avenue and Hudson primarily due to concerns about the load bearing capacity of the City Centre deck. In addition to the implications this might have for redevelopment, the library design will likewise affect the future redevelopment of the site. Consequently, the Authority by Resolution 4565 engaged a local architectural firm to provide information about the remainder of the site and make initial recommendations for its future.

A draft of the final report was presented to the Board of Commissioners before the close of the fiscal year. The structural engineering analysis conducted established column and pier capacities for offices of 4-5 stories, retail of 5-6 stories and hotel of 10-12 stories. This analysis and the possibility of opening Main Street to Harvey as proposed in the draft presentation will allow a variety of exciting possibilities. The City Centre report will be completed by December, 1999.

RESOLUTION 4573

In the early 1980's a division of the Oklahoma City Attorney's office vacated the Centre Theatre building, thus leaving the old structure vacant for almost two decades to come. On more than one occasion, voices were raised calling for its demolition. Nevertheless, the building was not without its followers, and when the Oklahoma City Art Museum expressed an interest in the building, the Board of Commissioners was quick to grant a conditional developer designation.

Numerous meetings followed the conditional designation and a development agreement was prepared. The site, due to its narrow rectangular configuration and the service demands of the Museum, required that the Central Business District Plan be amended. In January, 1999, the Commissioners approved Resolution 4573 to amend the Plan.. Resolution 4600 approved the Redevelopment Agreement between the Authority and the Oklahoma City Art Museum. Shortly thereafter, the Museum announced the receipt of a 14 million dollar grant from the Reynolds Foundation. After many years the old and vacant Centre Theatre will be transformed and will be filled with life again! Construction is to start in January, 2000.

RESOLUTION 4549

Mercy Hospital closed its doors and moved to the northern edge of the City in 1974. For almost twenty-five years the old hospital remained empty except for transients who occasionally forced their way into the building. As a result of the City Council's approval of the North Downtown Redevelopment Plan, the old Mercy Hospital and the surrounding properties were made eligible for acquisition and redevelopment. Resolution 4549 authorized a public invitation for proposals for residential redevelopment on the old Mercy Hospital block, an area between Walker and Dewey bounded by Northwest 13th and Northwest 12th Streets. Thus the Authority embarked on a new project and the first in the North Downtown Redevelopment Plan area.

The proposals were to be judged not only on the strength of the redeveloper, the development team and the proposed use, but also on the "urban nature" of the proposed redevelopment. While only one proposal was received, it satisfied all the criteria set for in the invitation for redevelopment. On January 27, 1999, the Authority conditionally designated Old

Mercy Redevelopers, L.L.C as redevelopers for the square block between Walker and Dewey bounded by Northwest 13th to Northwest 12th Streets.

While the area had been made eligible for acquisition by approval of the North Downtown Redevelopment Plan, funding for acquisition had not yet been made available by the City of Oklahoma. A major step in that direction was taken late in the Spring of 1999 when the City appropriated funds for the abatement of asbestos and demolition of the old hospital building. By Resolution 4601, approved in June, 1999, the Board of Commissioners authorized the Executive Director to take control of the old Mercy Hospital and move forward to bring about its clearance. By the close of the fiscal year funds had not yet been made available for the acquisition of the balance of the site. One major obstacle, the old Mercy Hospital, however, would soon be overcome.

RESOLUTION 4563

While the Authority found itself trying to obtain funds to acquire the old Mercy Hospital and the balance of the project site, it was beginning to take measures to dispose of property it had held for many years in the John F. Kennedy (JFK) Urban Renewal Plan area. Since the abolishment of certain federally assisted housing programs in the early Seventies and the collapse of the real estate market in the mid Eighties in Oklahoma, the Authority had disposed of only a few parcels of land in the JFK area. By December, 1998, there were indications that was about to change. The City of Oklahoma City had funded several Community Housing Development Organizations (CHDO) eager to become involved in the rebuilding of the area. In addition, major lending institutions expressed their interest in construction of affordable housing in the JFK area assisted by a CHDO.

The Authority's interest in participating in the provision of housing had always been strong but its experience was limited. To assist the Authority approved Resolution 4563 authorizing the engagement of Robert Goins as its housing consultant. The Authority's goal was to adopt housing standards that would lead to affordable housing of good quality. Housing standards were later adopted for all in-fill property owned by the Authority.

The Lower JFK Neighborhood, however, due to the large number of vacant lots and its location near major amenities, offered the Authority the opportunity to prepare a more comprehensive development plan for the Neighborhood. Consequently a moratorium on property sales in the area was approved at the close of the fiscal year pending preparation of the plan.

1998-1999

Redevelopment work in the oldest parts of our City is by nature difficult. Projects initially filled with promise move slowly at times fraught with unforeseen difficulties. The year 1998-1999 has been a year of hectic activity and even greater promise. The Entertainment Project appears to be closer to construction than ever before. The Deep Deuce area is close to experiencing the long awaited revival. The first new downtown hotel in decades will soon be completed. The Oklahoma City Art Museum will retain the Centre Theatre and construct a beautiful new museum in the heart of the city. The long vacant Mercy Hospital Building will fall and redevelopment of the site will begin. The Authority is on the threshold of a new housing program for JFK. All these accomplishments are the result of the Authority's efforts in 1998-1999.

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF INCREASES AND DECREASES IN FUND
BALANCES ARISING FROM CASH TRANSACTIONS
For the period July 1, 1998 to June 30, 1999

For ALL FUNDS

	CURRENT MONTH	YEAR-TO-DATE	BUDGET AMOUNT	DIFFERENCE
	-----	-----	-----	-----
REVENUES				
CDBG RECEIPTS	\$254,915.00	\$1,271,594.15	\$1,453,971.00	\$182,376.85
INTEREST	19,853.41	93,972.96	\$.00	(\$93,972.96)
REAL ESTATE SALES-CDBG	628.00	628.00	\$.00	(\$628.00)
REAL ESTATE SALES	.00	1,360,660.03	\$.00	(\$1,360,660.03)
PARKING LOT REVENUE AND RENTAL	20,644.18	240,347.60	\$420,000.00	\$179,652.40
MISCELLANEOUS RECEIPTS	.00	9,656.56	\$.00	(\$9,656.56)
	-----	-----	-----	-----
TOTAL RECEIPTS	\$296,040.59	\$2,976,859.30	\$1,873,971.00	(\$1,102,888.30)
	-----	-----	-----	-----
EXPENSES				
ADMIN SALARIES & BENEFITS	\$15,693.24	\$173,446.78	\$180,246.00	\$6,799.22
ADMIN SUPP SALARIES & BENEFITS	13,583.51	156,274.49	\$170,838.00	\$14,563.51
ADMIN OVERHEAD	3,290.47	71,418.61	\$86,689.00	\$15,270.39
	-----	-----	-----	-----
PROP MGMT SALARIES & BENEFITS	11,405.80	129,243.47	\$143,017.00	\$13,773.53
PROP MGMT OVERHEAD	2,277.13	36,519.29	\$66,000.00	\$29,480.71
PROP MGMT INSURANCE	.00	8,320.00	\$6,230.00	(\$2,090.00)
	-----	-----	-----	-----
CONTRACT SERVICES	3,115.00	44,060.53	\$34,320.00	(\$9,740.53)
GENERAL MAINTENANCE	4,474.66	24,794.32	\$35,000.00	\$10,205.68
	-----	-----	-----	-----
PROFESSIONAL SERVICES	.00	9,546.00	\$.00	(\$9,546.00)
LEGAL-HAMMONS HOTEL	1,680.00	93,704.84	\$.00	(\$93,704.84)
ACQUISITION-HAMMONS HOTEL	1,539.50	11,116.38	\$.00	(\$11,116.38)
REAL ESTATE PURCHASES	.00	34,750.00	\$.00	(\$34,750.00)
RELOCATION (I-40)	.00	15,783.53	\$.00	(\$15,783.53)
ENVIRONMENTAL	2,905.00	53,585.09	\$47,965.00	(\$5,620.09)
ACQUISITION	8,447.10	171,020.97	\$370,000.00	\$198,979.03
DISPOSITION	28,908.28	225,492.86	\$50,000.00	(\$175,492.86)
SITE IMPROVEMENTS	16,663.26	125,402.39	\$675,000.00	\$549,597.61
OSSM	.00	160,024.40	\$.00	(\$160,024.40)
CONTINGENCY	.00	4,000.00	\$8,666.00	\$4,666.00
	-----	-----	-----	-----
TOTAL EXPENSES	\$113,982.95	\$1,548,503.95	\$1,873,971.00	\$325,467.05
	-----	-----	-----	-----
DIFFERENCE	\$182,057.64	\$1,428,355.35	\$.00	(\$1,428,355.35)
	=====	=====	=====	=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF ASSETS AND LIABILITIES
ARISING FROM CASH TRANSACTIONS
As of June 30, 1999

For CLOSEOUT

ASSETS

CASH	\$2,181,055.65
GOOD FAITH DEPOSITS	\$16,735.15
INVESTMENTS	\$604,978.96
DUE FROM	\$34,338.46

TOTAL ASSETS	\$2,837,108.22
	=====

LIABILITIES AND FUND BALANCE

A/P - GOOD FAITH	\$3,189.32
DUE TO	(\$34,157.50)

TOTAL LIABILITIES	(\$30,968.18)
BEGINNING FUND BALANCE	\$1,506,133.37
EXCESS(DEFICIENCY) OF RECEIPTS OVER EXPENDITURES	\$1,361,943.03

TOTAL FUND BALANCE	\$2,868,076.40
TOTAL LIABILITIES AND FUND BALANCE	\$2,837,108.22
	=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF INCREASES AND DECREASES IN FUND
BALANCES ARISING FROM CASH TRANSACTIONS
For the period June 1, 1999 to June 30, 1999

For CLOSEOUT

	CURRENT MONTH -----	YEAR TO DATE -----
REVENUES		
CDBG RECEIPTS	\$69,164.00	\$392,052.76
INTEREST	19,853.41	93,972.96
REAL ESTATE SALES-CDBG	628.00	628.00
REAL ESTATE SALES	.00	1,360,660.03
PARKING LOT REVENUE AND RENTAL	20,644.18	240,347.60
MISCELLANEOUS RECEIPTS	.00	9,656.56
	-----	-----
TOTAL RECEIPTS	\$110,289.59	\$2,097,317.91
	-----	-----
EXPENSES		
ADMIN SALARIES & BENEFITS	\$10,630.71	\$107,731.65
ADMIN SUPP SALARIES & BENEFITS	7,542.27	95,282.16
ADMIN OVERHEAD	2,217.86	44,113.35
PROP MGMT SALARIES & BENEFITS	11,405.80	129,243.47
PROP MGMT OVERHEAD	2,277.13	36,519.29
PROP MGMT INSURANCE	.00	8,320.00
CONTRACT SERVICES	3,115.00	44,060.53
GENERAL MAINTENANCE	4,474.66	24,794.32
PROFESSIONAL SERVICES	.00	9,546.00
LEGAL-HAMMONS HOTEL	1,680.00	93,704.84
ACQUISITION-HAMMONS HOTEL	1,539.50	11,116.38
RELOCATION (I-40)	.00	15,783.53
ENVIRONMENTAL	.00	15,470.75
DISPOSITION	30.54	94,876.61
SITE IMPROVEMENTS	.00	812.00
CONTINGENCY	.00	4,000.00
	-----	-----
TOTAL EXPENSES	\$44,913.47	\$735,374.88
	-----	-----
DIFFERENCE	\$65,376.12	\$1,361,943.03
	=====	=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF ASSETS AND LIABILITIES
ARISING FROM CASH TRANSACTIONS
As of June 30, 1999

For CULTURAL DISTRICT

ASSETS

TOTAL ASSETS

\$.00
=====

LIABILITIES AND FUND BALANCE

DUE TO

(\$1,926.80)

TOTAL LIABILITIES

(\$1,926.80)

BEGINNING FUND BALANCE

(\$2,783.84)

EXCESS(DEFICIENCY) OF RECEIPTS
OVER EXPENDITURES

\$4,710.64

TOTAL FUND BALANCE

\$1,926.80

TOTAL LIABILITIES AND
FUND BALANCE

\$.00
=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF INCREASES AND DECREASES IN FUND
BALANCES ARISING FROM CASH TRANSACTIONS
For the period June 1, 1999 to June 30, 1999

For CULTURAL DISTRICT

	CURRENT MONTH -----	YEAR TO DATE -----
REVENUES		
CDBG RECEIPTS	\$.00	\$16,973.05
TOTAL RECEIPTS	----- \$.00 -----	----- \$16,973.05 -----
EXPENSES		
ADMIN SALARIES & BENEFITS	\$.00	\$5,038.11
ADMIN SUPP SALARIES & BENEFITS	.00	4,909.96
ADMIN OVERHEAD	.00	2,314.34
TOTAL EXPENSES	----- \$.00 -----	----- \$12,262.41 -----
DIFFERENCE	=====	=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF ASSETS AND LIABILITIES
ARISING FROM CASH TRANSACTIONS
As of June 30, 1999

For SEPII (Formerly Lincoln-Byers)

ASSETS

GOOD FAITH DEPOSITS	\$31,593.67

TOTAL ASSETS	\$31,593.67
	=====

LIABILITIES AND FUND BALANCE

A/P - GOOD FAITH	\$31,593.67
DUE TO	\$25,397.46

TOTAL LIABILITIES	\$56,991.13
BEGINNING FUND BALANCE	(\$17,785.59)
EXCESS(DEFICIENCY) OF RECEIPTS OVER EXPENDITURES	(\$7,611.87)

TOTAL FUND BALANCE	(\$25,397.46)
TOTAL LIABILITIES AND FUND BALANCE	\$31,593.67
	=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF INCREASES AND DECREASES IN FUND
BALANCES ARISING FROM CASH TRANSACTIONS
For the period June 1, 1999 to June 30, 1999

For SEPII (Formerly Lincoln-Byers)

	CURRENT MONTH -----	YEAR TO DATE -----
REVENUES		
CDBG RECEIPTS	\$18,550.00	\$106,868.99
TOTAL RECEIPTS	----- \$18,550.00 -----	----- \$106,868.99 -----
EXPENSES		
ADMIN SALARIES & BENEFITS	\$850.32	\$8,319.91
ADMIN SUPP SALARIES & BENEFITS	698.38	7,410.35
ADMIN OVERHEAD	141.73	3,332.07
ENVIRONMENTAL	.00	19,609.34
ACQUISITION	8,447.10	10,792.97
DISPOSITION	18,439.50	65,016.22
TOTAL EXPENSES	----- \$28,577.03 -----	----- \$114,480.86 -----
DIFFERENCE	----- (\$10,027.03) =====	----- (\$7,611.87) =====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF ASSETS AND LIABILITIES
ARISING FROM CASH TRANSACTIONS
As of June 30, 1999

For HARRISON/WALNUT

ASSETS

GOOD FAITH DEPOSITS	\$569.84

TOTAL ASSETS	\$569.84
	=====

LIABILITIES AND FUND BALANCE

DUE TO	\$9,754.11

TOTAL LIABILITIES	\$9,754.11
BEGINNING FUND BALANCE	(\$78,497.82)
EXCESS(DEFICIENCY) OF RECEIPTS OVER EXPENDITURES	\$69,313.55

TOTAL FUND BALANCE	(\$9,184.27)
TOTAL LIABILITIES AND FUND BALANCE	\$569.84
	=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF INCREASES AND DECREASES IN FUND
BALANCES ARISING FROM CASH TRANSACTIONS
For the period June 1, 1999 to June 30, 1999

For HARRISON/WALNUT

	CURRENT MONTH -----	YEAR TO DATE -----
REVENUES		
CDBG RECEIPTS	\$167,201.00	\$755,699.35
TOTAL RECEIPTS	----- \$167,201.00 -----	----- \$755,699.35 -----
EXPENSES		
ADMIN SALARIES & BENEFITS	\$4,212.21	\$52,357.11
ADMIN SUPP SALARIES & BENEFITS	5,342.86	48,672.02
ADMIN OVERHEAD	930.88	21,658.85
REAL ESTATE PURCHASES	.00	34,750.00
ENVIRONMENTAL	2,905.00	18,505.00
ACQUISITION	.00	160,228.00
DISPOSITION	10,438.24	65,600.03
SITE IMPROVEMENTS	16,663.26	124,590.39
OSSM	.00	160,024.40
TOTAL EXPENSES	----- \$40,492.45 -----	----- \$686,385.80 -----
DIFFERENCE	----- \$126,708.55 =====	----- \$69,313.55 =====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF ASSETS AND LIABILITIES
ARISING FROM CASH TRANSACTIONS
As of June 30, 1999

For OSSM

ASSETS

TOTAL ASSETS

\$.00
=====

LIABILITIES AND FUND BALANCE

DUE TO

\$862.18

TOTAL LIABILITIES

\$862.18

BEGINNING FUND BALANCE

(\$862.18)

EXCESS(DEFICIENCY) OF RECEIPTS
OVER EXPENDITURES

\$.00

TOTAL FUND BALANCE

(\$862.18)

TOTAL LIABILITIES AND
FUND BALANCE

\$.00
=====

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

STATEMENT OF INCREASES AND DECREASES IN FUND
BALANCES ARISING FROM CASH TRANSACTIONS
For the period June 1, 1999 to June 30, 1999

For OSSM

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>
REVENUES		
	-----	-----
TOTAL RECEIPTS	\$.00	\$.00
	-----	-----
EXPENSES		
	-----	-----
TOTAL EXPENSES	\$.00	\$.00
	-----	-----
DIFFERENCE	\$.00	\$.00
	=====	=====

