



**OKLAHOMA CITY**

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**URBAN**

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**RENEWAL**

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**AUTHORITY**

**SIXTY-THIRD ANNUAL REPORT  
FY 2023-2024**

**OKLAHOMA CITY URBAN RENEWAL AUTHORITY**  
**SIXTY-THIRD ANNUAL REPORT**  
For the year ending June 30, 2024

## Table of Contents

Table of Contents .....	1
OCURA Board of Commissioners .....	4
Central Business District Urban Renewal Area .....	5
Alley's End .....	5
Core-to-Shore Urban Renewal Area .....	6
Boulevard Place.....	6
ODOT Oklahoma City Boulevard Excess Right-of-Way .....	7
Oklahoma Humane Society.....	8
Harrison-Walnut Urban Renewal Area.....	9
Lyons/Luster Mansion& Brockway Center Phase II, Business Plan .....	9
Final Plat of The Hill at Bricktown, Section 3 – Phase II .....	10
Flatiron Phase II – 5 <sup>th</sup> and Walnut.....	11
Page Woodson Phase IV, V and VI .....	12
Culture Coffee .....	13
Public Strategies Parking Lot.....	14
OG&E/ Neighbors/ ODOT/ OCURA SWAP.....	15
OCURA/ Garrett/ RVDLD/ Ocean Investment Property Swap .....	16
John F. Kennedy Urban Renewal Area .....	17
RFP for Prospective Homeowners.....	17
RFP for Builders & Real Estate Developers .....	17
RFP for NE 16th Street & N Martin Luther King Avenue .....	18
RFP for Creston Hills School .....	19
NE 13 <sup>th</sup> Street & N Martin Luther King Avenue - OKCPS .....	20
Ground Lease for NE 23 <sup>rd</sup> Street & Kelham Avenue .....	21
AE Silva Properties – 2022 Projects.....	22
Americana Home Builders – 2022 Projects.....	23
Americana Home Builders – 2024 Projects.....	24

Angelia Hill .....	25
Arnulfo and Marian Garcia.....	26
Axiom Properties LLC .....	27
Banging Enterprises LLC .....	28
Brian Baker Homes LLC .....	29
DES LLC (Assignment from Oasis 8680 LLC) .....	30
EvanBrook Properties LLC .....	31
E=MC2 Investments LLC - 2024 Projects.....	32
Farzaneh Downtown Development   Masjid Mu’Min .....	33
Farzaneh Family Foundation   Oklahoma City Homeless Alliance .....	34
Fitzpatrick Properties LLP – 2022 Projects.....	35
Fitzpatrick Properties LLP – 2024 Projects.....	36
Garvey Development Group .....	37
Ground Root Development – 2017 Projects .....	38
Ground Root Development – 2017 Projects – Kimberly Mackall Assignment.....	39
Ground Root Development – 2021 Projects .....	40
Happy Jam LLC .....	41
Ira Thomas and Audrea Thomas .....	42
Javonte D. Baker .....	43
Jaycie Rae REH LLC – 2023 Home.....	44
Jaycie Rae REH LLC – 2024 Home.....	45
Joshua Cody Knight .....	46
Kingfish Investments LLC.....	47
Live United Construction and Real Estate LLC .....	48
M. Elite Investments LLC – 2022 Projects .....	49
M. Elite Investments LLC – 2023 Projects .....	50
Monarch Property Group LLC – Phase III .....	51
Neighborhood Housing Services .....	52
New Boom Town Development Co., LLC .....	53
Olive Tree Homes LLC .....	54
Orbit Homes and Construction LLC – 2022 Projects .....	55
Orbit Homes and Construction LLC -2023 Projects.....	56
Progress OKC – 2021 Euclid Homes .....	57

Roc Pine Homes LLC .....	58
Two Structures – 2023 Home .....	59
Two Structures – 2024 Home .....	60
Zymlisity Houzz LLC .....	61
Northeast Renaissance Urban Renewal Area.....	62
RFP for Prospective Homeowners.....	62
RFP for Builders & Real Estate Developers .....	62
Marcus Garvey/Harmony Senior Housing.....	63
MAPS 4 Clara Luper Civil Rights Center .....	64
E=MC2 Investments LLC - 2023 Projects.....	65
RFP for NE 23rd Street & N Glen Ellyn Street.....	66
Sports-Entertainment-Parking Urban Renewal Area .....	67
NE 1st Street & Interstate-235.....	67
Steel Yard Phase II – East Parcel .....	68
TruckYard Phase III .....	69
The Boardwalk – Compress Parking Lot Redevelopment .....	70
Oklahoma Riverfront Redevelopment Plan .....	71
Oak Grove Development.....	71
OCURA Fund Financials 2023-2024.....	72



# **OCURA Board of Commissioners**

**J. Larry Nichols – Chairman**

**Judy J. Hatfield**

**Russell M. Perry**

**Rev. Dr. Lee E. Cooper, Jr.**

**James R. Tolbert, III**

# Central Business District Urban Renewal Area

## Alley's End

<b>Developer</b>	Rose Rock Development Partners
<b>Location</b>	Southeast Corner of NW 4 <sup>th</sup> Street & N EK Gaylord Boulevard
<b>Project Budget</b>	\$60,000,000
<b>Public Funding</b>	Anticipated \$2.7M in Federal and \$1.225M in State Affordable Housing Tax Credits and \$2M in Oklahoma City Affordable Housing Funds
<b>RDA</b>	December 2020 Amended March 2023
<b>Commenced</b>	Anticipated Summer 2024
<b>Completed</b>	Anticipated Summer 2026
<b>Uses</b>	Affordable Residential rental housing
<b>Description</b>	In December 2020, OCURA entered into a Redevelopment Agreement with Rose Rock Development Partners for a tract of land located at the southeast corner of NW 4th Street and EK Gaylord Boulevard. In March 2023, OCURA entered into an Amended and Restated Redevelopment Agreement which contemplates two phases. The first phase will consist of a mixed-use project called Alley's End and is anticipated to include 214 housing units, all of which are proposed to be affordable for individuals making 60% of AMI or less. Phase two will be determined in the future. In December 2023, OCURA approved the Design Studies, Design Development Documents and Construction Documents submitted by Rose Rock Development Partners. The redeveloper submitted Landscaping plans that were approved by OCURA in April 2024. Closing is anticipated soon.



# Core-to-Shore Urban Renewal Area

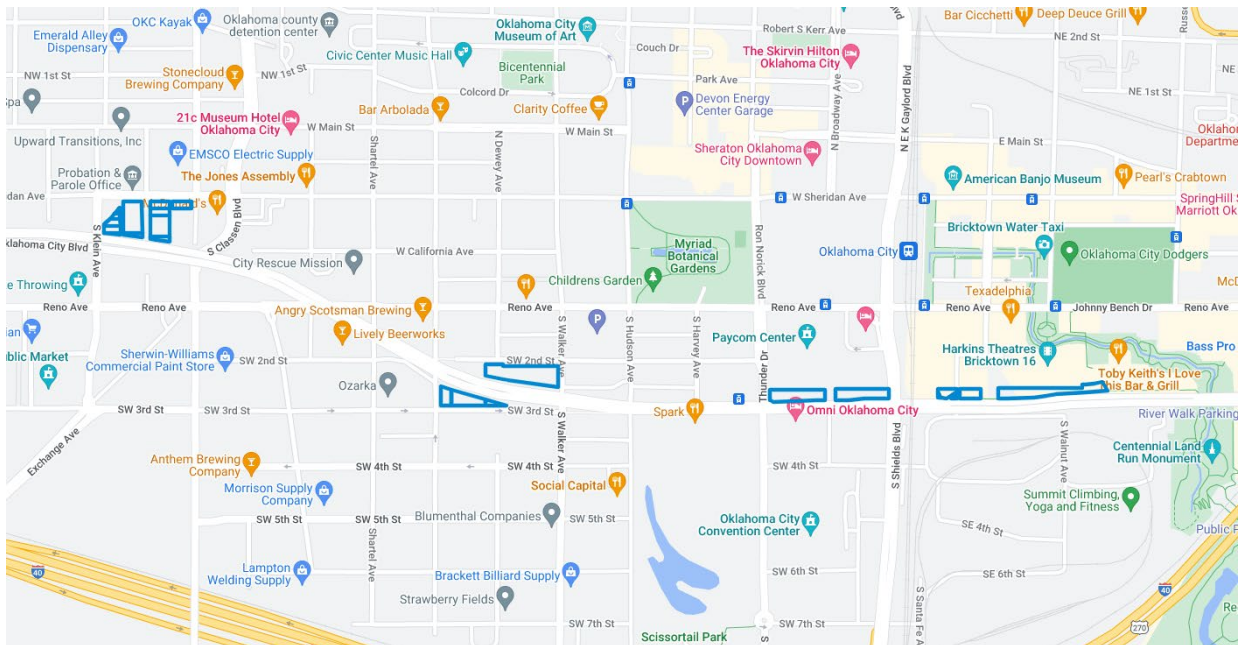
## Boulevard Place

<b>Developer</b>	Rose Rock Development Partners
<b>Location</b>	Southwest corner of Oklahoma City Boulevard & S Shields Boulevard
<b>Project Budget</b>	\$83,000,000
<b>Public Funding</b>	Anticipated TIF for \$21.5M (95% of the ad valorem tax increment generated by the project for the first 15 years after completion and 70% of the ad valorem tax increment generated by the project thereafter)
<b>RDA</b>	July 2020 Amended September 2021, March 2022 and June 2023
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Mixed-use residential
<b>Description</b>	OCURA named Rose Rock Development Partners as the redevelopers of a 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 residential units (36 units offered to 80-120% AMI) and ground-floor commercial space. Other proposed apartment amenities will include a private green space courtyard, a pool, a community kitchen, and a fitness area. The redeveloper is currently identifying investors for the project due to rising construction costs and interest rates.



## ODOT Oklahoma City Boulevard Excess Right-of-Way

<b>Parties</b>	Oklahoma Department of Transportation (ODOT), the City of Oklahoma City, OCURA
<b>Location</b>	Multiple properties along Oklahoma City Boulevard declared excess right-of-way from removal of the old I-40 Highway
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>Agreement Completed</b>	October 2021
<b>Uses</b>	TBD
<b>Description</b>	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. 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. The City of Oklahoma City is working to acquire all of the parcels and will convey the parcels to OCURA (and OCRA). After acquiring the properties, OCURA (and OCRA) plans on publishing request for proposals.





## Oklahoma Humane Society

<b>Developer</b>	Oklahoma Humane Society
<b>Location</b>	Bounded by S Walker Avenue & S Harvey Avenue between SW 10 <sup>th</sup> Street & SW 11 <sup>th</sup> Street
<b>Project Budget</b>	Minimum of \$15,000,000
<b>Public Funding</b>	None
<b>RDA</b>	December 2021
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Animal adoption campus
<b>Description</b>	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 but has been scaled back. 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. Due to a challenging fundraising climate, Oklahoma Humane Society is currently evaluating if they want to move forward with developing the site.



# Harrison-Walnut Urban Renewal Area

## Lyons/Luster Mansion & Brockway Center Phase II, Business Plan

**Location** 300 NE 3<sup>rd</sup> Street & 1440 N Everest Avenue

**Authorized** April 2021

**Information** In July 2019, OCURA acquired the historic mansion at 300 NE 3rd Street, that 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 it was acquired 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 held by OCURA. The planning grant was used to develop a report identifying the uses for the two historic properties. In December 2021, OCURA approved an agreement for professional services with Open Design Collective for community engagement, feasibility assessment, and reuse recommendations for the historic buildings. After the completion of the first phase in 2022, the second phase of engagement was conducted by AEA Consulting and Public Works Partners along with Open Design Collective as commissioned by the National Trust for Historic Preservation (African American Heritage Fund) commencing in September 2023. The 2<sup>nd</sup> phase was completed in 2024 and refined concepts developed in phase 1 and articulated the financial and operational implications of delivering on the community's vision.





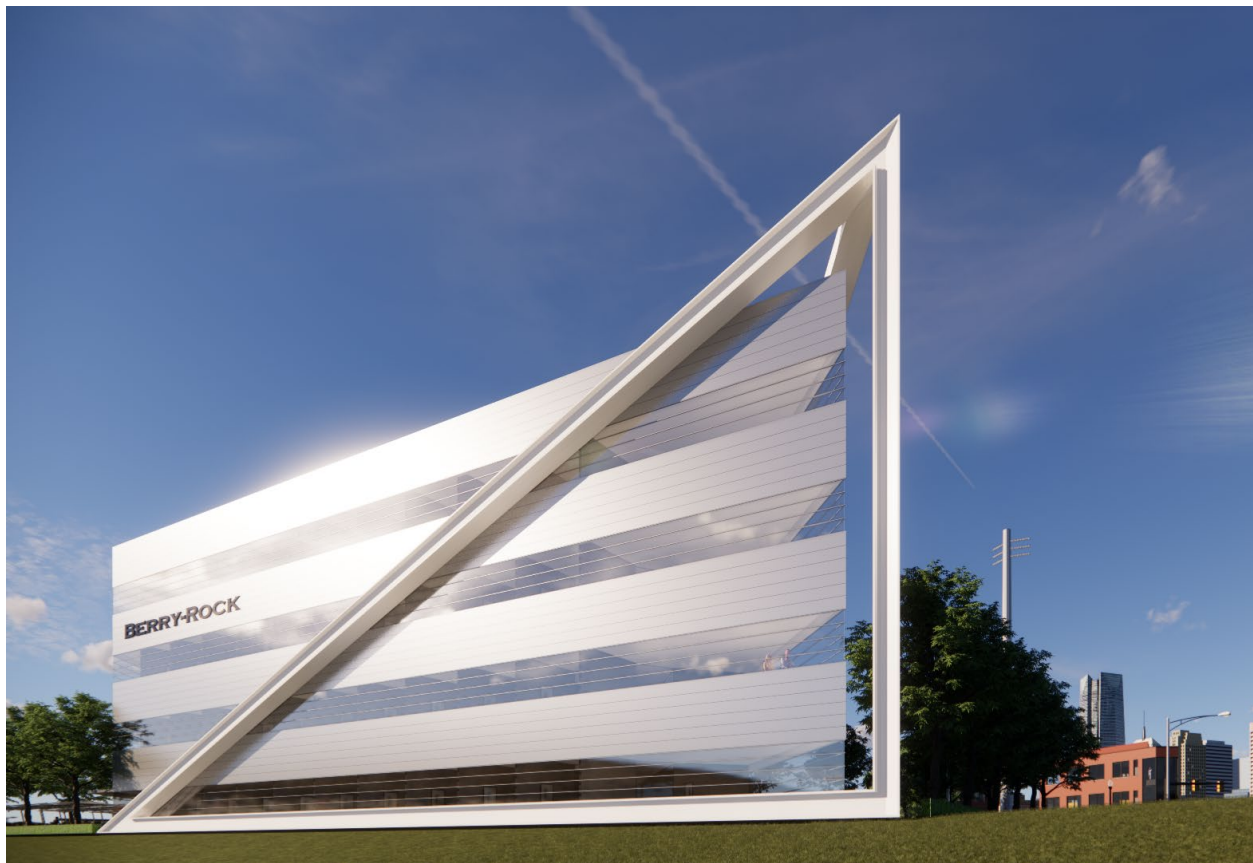
## Final Plat of The Hill at Bricktown, Section 3 – Phase II

<b>Developer</b>	Bison Hill, LLC
<b>Location</b>	Property located between Russell M. Perry Street, Main Street, NE 1 <sup>st</sup> Street, and NE 2 <sup>nd</sup> Street, platted pursuant to the Final Plat of The Hill at Bricktown, Section 3
<b>Project Budget</b>	\$39,549,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2024
<b>Commenced</b>	Anticipated March 2025
<b>Completed</b>	Anticipated August 2030
<b>Uses</b>	Residential
<b>Description</b>	In April of 2021, OCURA issued a request for proposals to complete the site with proposals due July 30th, 2021. OCURA received one proposal and entered into a conditional redevelopment agreement. In June 2024, OCURA and Bison Hill LLC entered a redevelopment agreement. Construction is expected to start in March of 2025, and be completed in five phases. The final completion is anticipated to be in August of 2030.



## Flatiron Phase II – 5<sup>th</sup> and Walnut

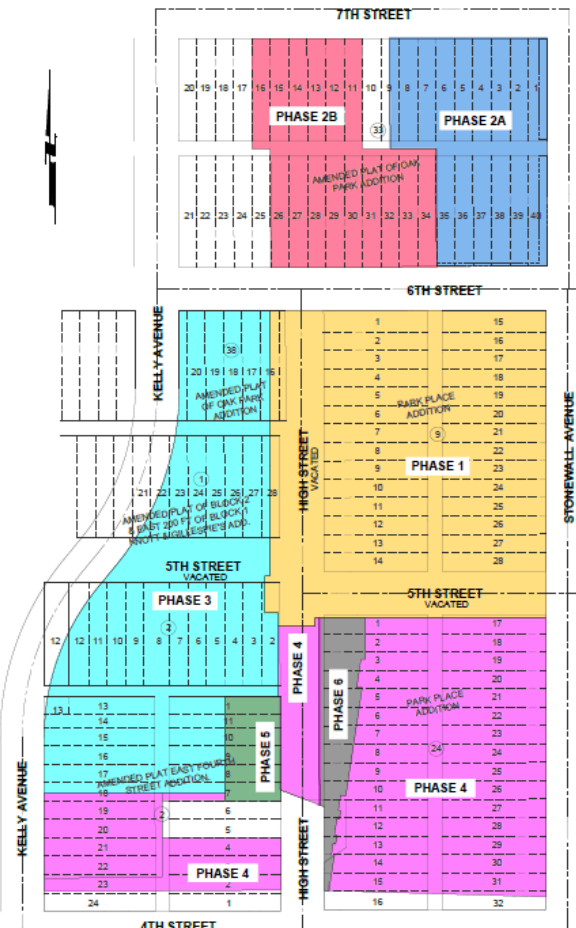
<b>Developer</b>	5ANDWAL LLC
<b>Location</b>	Parcel A: 126 Harrison Avenue, Oklahoma City, OK 73104 Parcel B: 616 N Walnut Avenue, Oklahoma City, OK 73104
<b>Project Budget</b>	Anticipated \$22,720,617
<b>Public Funding</b>	Anticipated \$2,710,354 in TIF
<b>RDA</b>	June 2024
<b>Commenced</b>	Anticipated January 2025
<b>Completed</b>	Anticipated July 2026
<b>Uses</b>	Commercial
<b>Description</b>	In September of 2021, OCURA acquired a 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 of two parcels located at NE 5 <sup>th</sup> St. and Harrison Avenue 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. In June 2024, OCURA entered into a redevelopment agreement with 5ANDWAL LLC for the development of the property. Construction is expected to begin in January 2025 and be completed by July 2026.





## Page Woodson Phase IV, V and VI

<b>Developer</b>	Colony – Page Woodson LLC
<b>Location</b>	North of NE 4 <sup>th</sup> St between N Kelley Avenue and N Stonewall Avenue
<b>Project Budget</b>	\$40,420,000
<b>Public Funding</b>	None
<b>RDA</b>	October 2015, as amended
<b>Commenced</b>	Phase IV (residential): August 2022 Phase V (commercial): Anticipated November 2025 Phase VI (plaza): Anticipated March 2026
<b>Completed</b>	Phase IV: Anticipated January 2025 Phase V: Anticipated November 2026 Phase VI: Anticipated May 2027
<b>Uses</b>	Market rate residential housing and live-work units
<b>Description</b>	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. Construction on phase IV began in August 2022 and is expected to be completed by January 2025. Once complete, Phase IV development will consist of three new 3 & 5-story residential buildings for a total of 214 units (one and two-bedrooms) including fourteen live/work units. Two new phases (V, & VI) have been defined for this project and will consist of a commemorative public plaza and restaurant space. These phases will be subject to additional OCURA approvals at a later time.



Photos: Willowbrook

## Culture Coffee

<b>Developer</b>	Culture Coffee LLC
<b>Location</b>	Southeast corner of NE 6 <sup>th</sup> Street & N Stonewall Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	N/A, Ground Lease Agreement
<b>Commenced</b>	December 2022
<b>Completed</b>	Anticipated November 2025
<b>Uses</b>	A temporary, public community area to serve as recreation space for eating and outdoor activities
<b>Description</b>	On December 9, 2021, Culture Coffee in partnership with Johnson & Associates and OCURA rezoned 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. Improvements have not been completed yet since Culture Coffee and OCURA are waiting for an EPA grant.



Photo: Culture Coffee (<https://www.culturecoffeeokc.com/locations>)



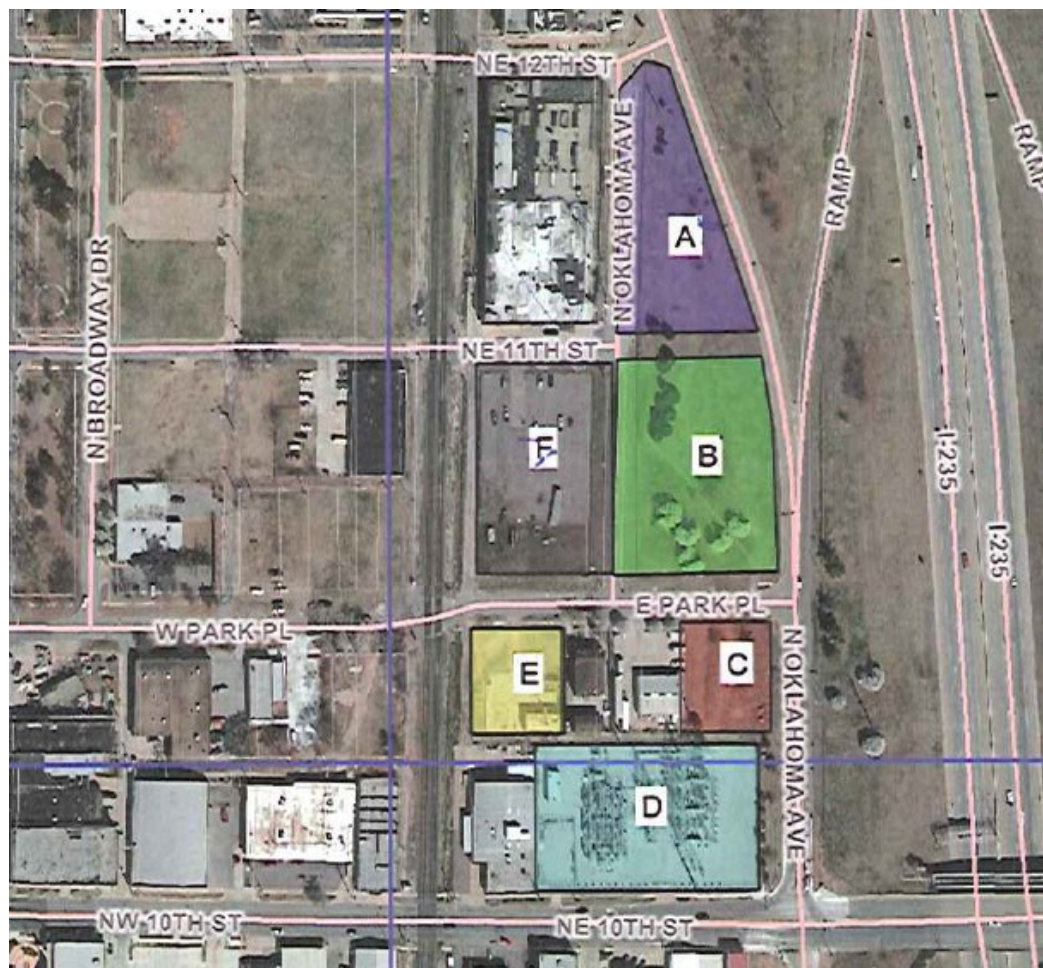
## Public Strategies Parking Lot

<b>Developer:</b>	Public Strategies		
<b>Location:</b>	NE 10 <sup>th</sup> Street and Oklahoma Avenue		
<b>Project:</b>	\$800,000		
<b>Public Funding:</b>	None		
<b>Agreement</b>	November 2022		
<b>Commenced:</b>	Vacating alleyways:	March 2022	
	Improvements:	August 2023	
<b>Completed:</b>	Vacating alleyways:	July 2023	
	Improvements:	Anticipated Summer 2024	
<b>Uses:</b>	Parking lot for office building headquarters for Public Strategies (NE 10 <sup>th</sup> Street Development, LLC)		
<b>Description:</b>	Public Strategies renovated two existing buildings into its new office headquarters and relocated its staff from its current office building on NW 63 <sup>rd</sup> to the downtown area which is close to its other ancillary operation. In December 2022, OCURA entered a parking lot ground lease with NE 10 <sup>th</sup> Street Development, LLC to provide adequate parking for office building staff and business customers. In March 2022, OCURA closed and vacated two alleyways and a portion of NE 10 <sup>th</sup> Street located within the property boundaries to help facilitate future development on site. The vacation process was completed in July 2023. Improvement on the properties began in August of 2023 and is anticipated to be finished soon.		



## OG&E/ Neighbors/ ODOT/ OCURA SWAP

<b>Developer</b>	Oklahoma Gas & Electric Company
<b>Location</b>	NE 10 <sup>th</sup> Street and I-235
<b>Project Budget</b>	N/A
<b>Public Funding</b>	None
<b>RDA</b>	December 21, 2015
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Utilities, Easements, Future Development
<b>Description</b>	On December 21, 2015, OCURA entered a Contract for Sale of Land and Redevelopment among OCURA, Oklahoma Gas and Electric Company (OG&E), and Neighbors Holdings, LLC (Neighbors). The agreement facilitated the relocation of existing utilities, construction of a parking lot on Parcel A for the benefit of Neighbors, conveyance of Parcel F to OG&E, and decommission, demolition and remediation of Park Place Substation by OG&E (Parcel D). In November 2022, OG&E conveyed Parcels C, D and E to Neighbors for future development. Per the Redevelopment Agreement, any future development of Parcels C, D, and E would be subject to OCURA's review and approval prior to the commencement of any construction activities. When needed, OCURA staff meets with interested developers to discuss redevelopment requirements of Neighbors parcels.



<b>Parties</b>	OCURA, Garrett and Company, LLC; RVDLD, LLC; Ocean Investment Co., LLC
<b>Location</b>	Properties across South of 8 <sup>th</sup> Area
<b>Agreement</b>	February 2023
<b>Closing</b>	November 2023
<b>Description</b>	In February 2023, OCURA, Garrett and Company LLC, RVDLD and Ocean Investment Co. agreed to swap several properties throughout the South of 8 <sup>th</sup> Street Area. In November of 2023, OCURA acquired two lots on NE 4 <sup>th</sup> Street and N High Avenue and disposed of three lots on the corner of NE 4 <sup>th</sup> Street and N Lindsey Avenue and one lot on North High Avenue between NE 2 <sup>nd</sup> and 3 <sup>rd</sup> Street.





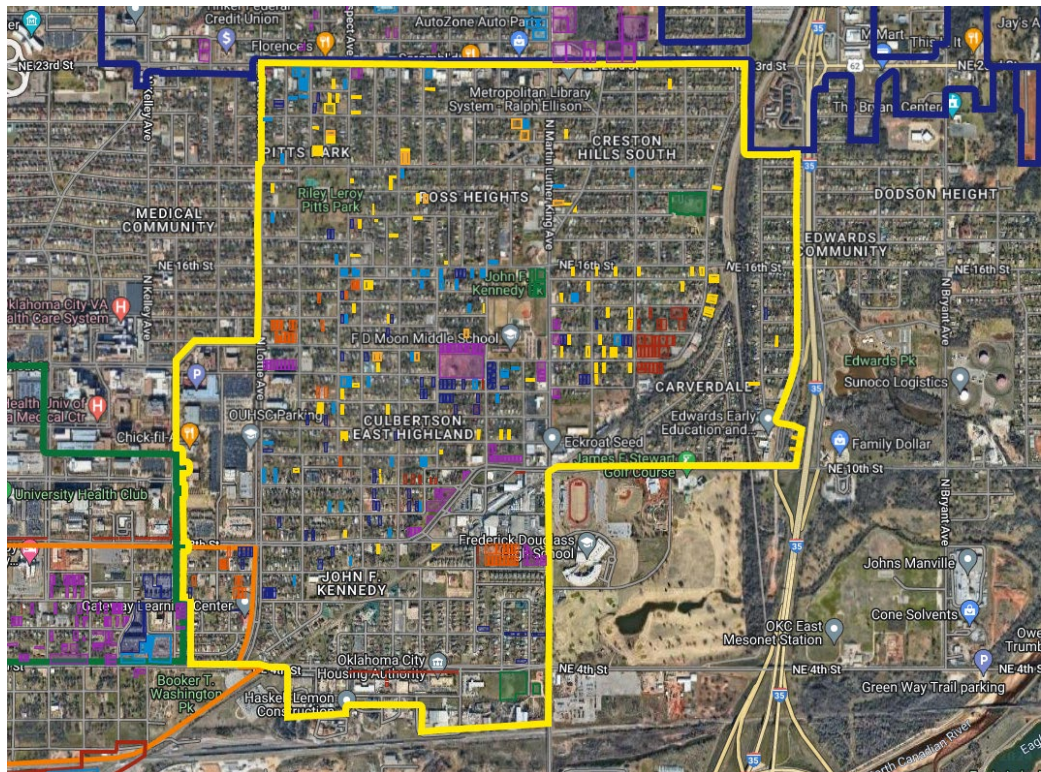
# John F. Kennedy Urban Renewal Area

## RFP for Prospective Homeowners

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

## RFP for Builders & Real Estate Developers

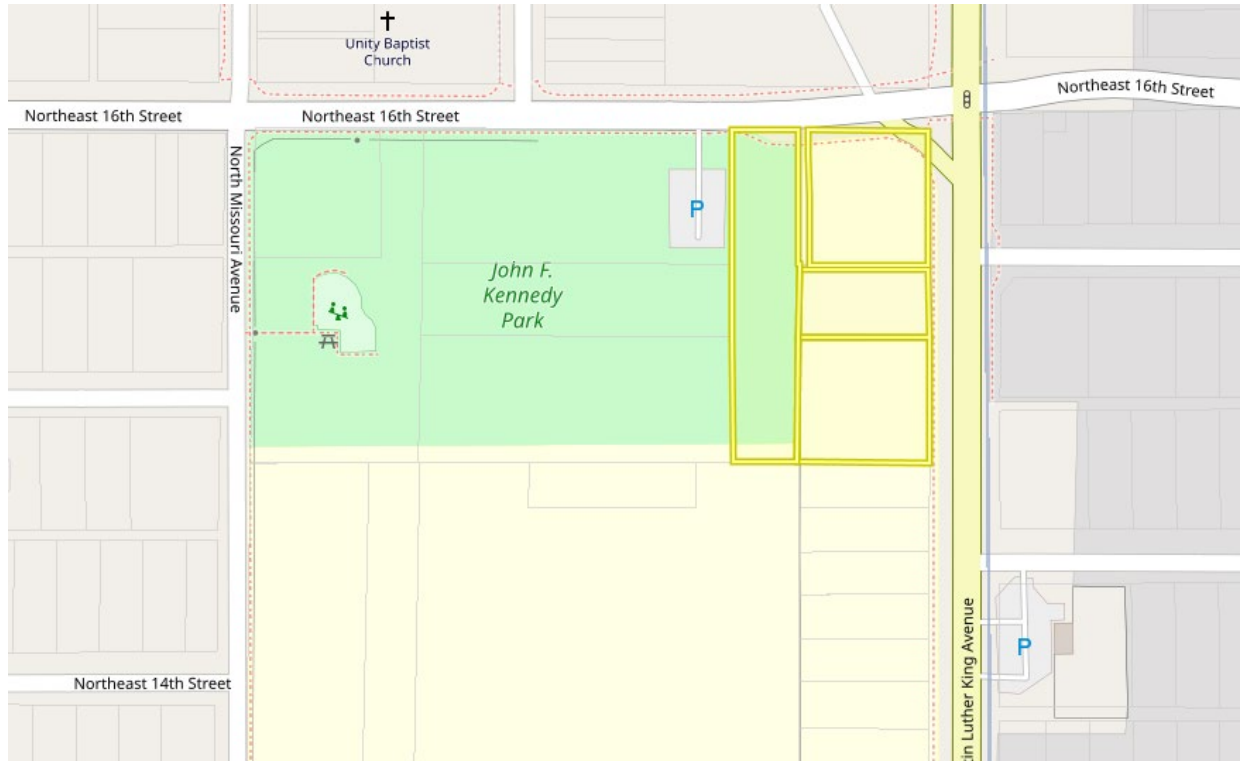
<b>Location</b>	JFK Urban Renewal Area
<b>Authorized</b>	June 2015
<b>Deadline</b>	Open ended until further notice
<b>Information</b>	OCURA issued a request for proposals from qualified residential developers for the purchase and construction of single-family, owner-occupied homes on OCURA owned parcels.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



Copies of all OCURA RFPs and the current OCURA land inventory map can be found at [www.ocura-ok.org](http://www.ocura-ok.org)

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

<b>Location</b>	Southwest corner of NE 16th St & N Martin Luther King Ave
<b>Authorized</b>	June 2021
<b>Deadline</b>	Rolling deadlines through October 2023
<b>Information</b>	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 16 <sup>th</sup> Street & N Martin Luther King Avenue. OCURA issued eight renewals and placed the RFP on hold in October of 2023 after not receiving any proposals.



## RFP for Creston Hills School

<b>Developer</b>	TBD
<b>Location</b>	NE 19 <sup>th</sup> Street and Miramar Boulevard
<b>Project Budget</b>	TBD
<b>Public Funding</b>	TBD
<b>RDA</b>	TBD
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Housing and museum anticipated
<b>Description</b>	OCURA received the property for the former Creston Hills School located near Northeast 19 <sup>th</sup> Street and Miramar Boulevard via a quit claim deed dated November 23, 2021, from the City of Oklahoma City. The City and OCURA entered into a professional services agreement to guide the redevelopment process of the Creston Hills School property. OCURA hired the Neighborhood Alliance of Central Oklahoma to engage the community about the future development of Creston Hills Elementary. Residents had a variety of wishes for Creston Hills School, including it being a place for social services, housing, retail and educational services. Based on the findings in the community engagement report, OCURA issued an RPF in September of 2023 and received two proposals, though one proposal was withdrawn. OCURA is vetting the other proposal submitted by Community Impact Development





## NE 13<sup>th</sup> Street & N Martin Luther King Avenue - OKCPS

<b>Developer</b>	Oklahoma City Public Schools, Independent School District No. 89 of Oklahoma County, Oklahoma
<b>Location</b>	NE 13 <sup>th</sup> Street & N Martin Luther King Avenue
<b>Project Budget</b>	N/A
<b>Public Funding</b>	N/A
<b>RDA</b>	July 2022 Amended April 2024
<b>Commenced</b>	Tract 2: July 2022 Tract 1: Anticipated July 2027
<b>Completed</b>	Tract 2: February 2024 Tract 1: Anticipated December 2028
<b>Uses</b>	Facilities for students and school uses
<b>Description</b>	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 school grounds with additional parking, playgrounds, playing fields, or other appropriate and desirable facilities for students at F.D. Moon Middle School. OCURA conveyed the property to Oklahoma City Public Schools on July 25, 2022. The parking lot on tract two was completed in February of 2024, while the timeline for the playgrounds, playing fields and other facilities for students was amended to start construction by July 2027 and be completed by December of 2028.



## Ground Lease for NE 23<sup>rd</sup> Street & Kelham Avenue

<b>Lessee</b>	Restore Food., LLC
<b>Location</b>	Southeast corner of NE 23 <sup>rd</sup> Street and Kelham Avenue
<b>Lease period</b>	December 2020 until December 2025, renews automatically
<b>Description</b>	OCURA owns a parking lot on the southwest corner of NE 23 <sup>rd</sup> Street and Kelham Avenue that it is leasing to Restore Food LLC until at least 2025.



## AE Silva Properties – 2022 Projects

<b>Developer</b>	AE Silva Properties, LLC
<b>Location</b>	NE 8 <sup>th</sup> and 9 <sup>th</sup> Street & N Bath Avenue
<b>Project Budget</b>	\$621,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2022
<b>Commenced</b>	Anticipated August 2024
<b>Completed</b>	Anticipated July 2025
<b>Uses</b>	Single-Family Residential (3)
<b>Description</b>	In June 2022, OCURA entered into a redevelopment agreement with AE Silva Properties, LLC to develop 3 single-family residences. The timeline is in the process of being amended and construction is slated to commence in August 2024 and completed in July 2025.





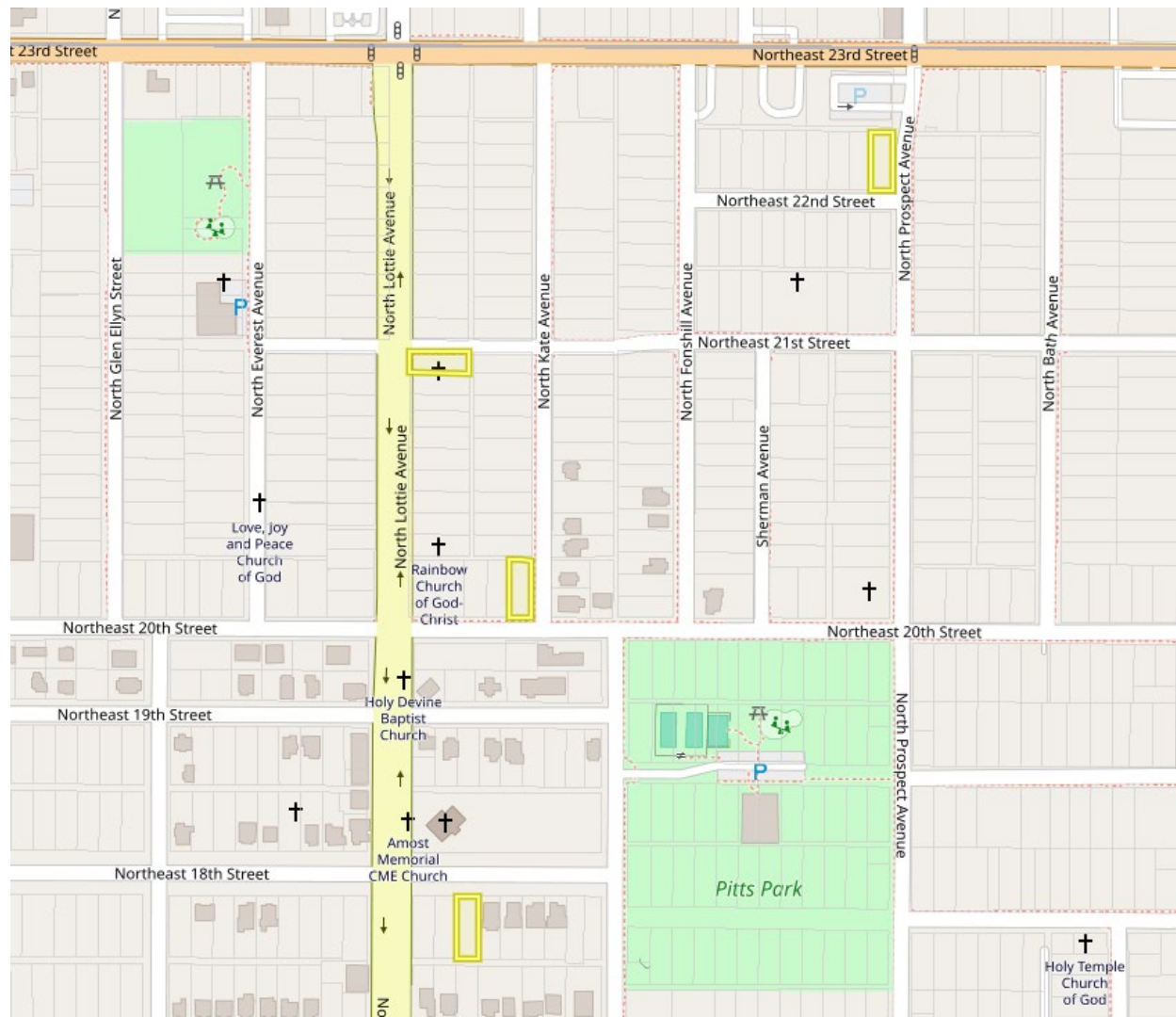
## Americana Home Builders – 2022 Projects

<b>Developer</b>	Americana Home Builders LLC
<b>Location</b>	Near the intersection of N Missouri Avenue & NE 14th Street
<b>Project Budget</b>	\$185,000
<b>Public Funding</b>	None
<b>RDA</b>	July 2022 Amended December 2023
<b>Commenced</b>	February 2024
<b>Completed</b>	Anticipated November 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	On July 20, 2022, OCURA entered into a redevelopment agreement to construct a single-family home with Americana Home Builders LLC. The timeline was amended in December 2023 to start construction in February of 2024. Construction is expected to be completed in November of 2024.



## Americana Home Builders – 2024 Projects

<b>Developer</b>	Americana Home Builders LLC
<b>Location</b>	Northwest corner of NE 22 <sup>nd</sup> Street and N Prospect Avenue Southeast corner of NE 21 <sup>st</sup> Street and N Lottie Avenue NE 18 <sup>th</sup> Street between N Lottie Avenue and N Kate Avenue Northwest corner of NE 20 <sup>th</sup> Street and N Kate Avenue
<b>Project Budget</b>	\$920,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2024
<b>Commenced</b>	Anticipated September 2024
<b>Completed</b>	Anticipated July 2025
<b>Uses</b>	Single-Family Residential (4)
<b>Description</b>	In June 2024, OCURA and Americana Homebuilders entered into a redevelopment agreement to construct four market-rate single-family homes in the JFK Urban Renewal Area. Construction will begin in September 2024 and is expected to be completed by July of 2025.



## Angelia Hill

<b>Developer</b>	Angelia Hill
<b>Location</b>	Northeast 8 <sup>th</sup> Street and North Jordan Avenue Northeast 11 <sup>th</sup> Street and North Lottie Avenue
<b>Project Budget</b>	N/A
<b>Public Funding</b>	None
<b>RDA</b>	October 2021
<b>Termination</b>	May 2024
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	OCURA entered into a redevelopment agreement with Angelia Hill on October 10, 2021, to develop two single-family homes. Due to rising construction costs, the project was initially put on hold and then terminated in May 2024.





## Arnulfo and Marian Garcia

<b>Developer</b>	Arnulfo and Marian Garcia
<b>Location</b>	Near the intersection of N Jordan Avenue & NE 11 <sup>th</sup> Street
<b>Project Budget</b>	\$299,990
<b>Public Funding</b>	None
<b>RDA</b>	September 21, 2022
<b>Commenced</b>	April 2023
<b>Completed</b>	November 2023
<b>Uses</b>	Single-Family Residential
<b>Description</b>	On September 21, 2022, OCURA entered into a redevelopment agreement to construct a single-family home with Arnulfo and Marian Garcia. OCURA and Arnulfo and Marian Garcia amended the RDA in April 2023 to shift the construction timeline to April 2023 through January 2024. Construction began in April of 2023 and was completed in November 2023.



## Axiom Properties LLC

<b>Developer</b>	Axiom Properties LLC	
<b>Location</b>	Phase I:	NE 15 <sup>th</sup> Street & N Kelham Avenue
		NE Euclid Street & N Nebraska Avenue
	Phase II:	NE 16 <sup>th</sup> Street & N Fonshill Avenue
<b>Project Budget</b>	\$600,000	
<b>Public Funding</b>	None	
<b>RDA</b>	September 2022	
<b>Commenced</b>	Phase I:	May 2023
	Phase II:	TBD
<b>Completed</b>	Phase I:	May 2024
	Phase II:	TBD
<b>Uses</b>	Single-Family Residential (4)	
<b>Description</b>	On September 21, 2022, OCURA entered into a redevelopment agreement to construct 4 single-family homes with Axiom Properties LLC in a two-phase development. OCURA and Axiom Properties LLC amended the RDA in May 2023 to shift the construction timeline of Phase I to May 2023 through October 2023. Construction on Phase I began in May of 2023 and was completed in May 2024.	



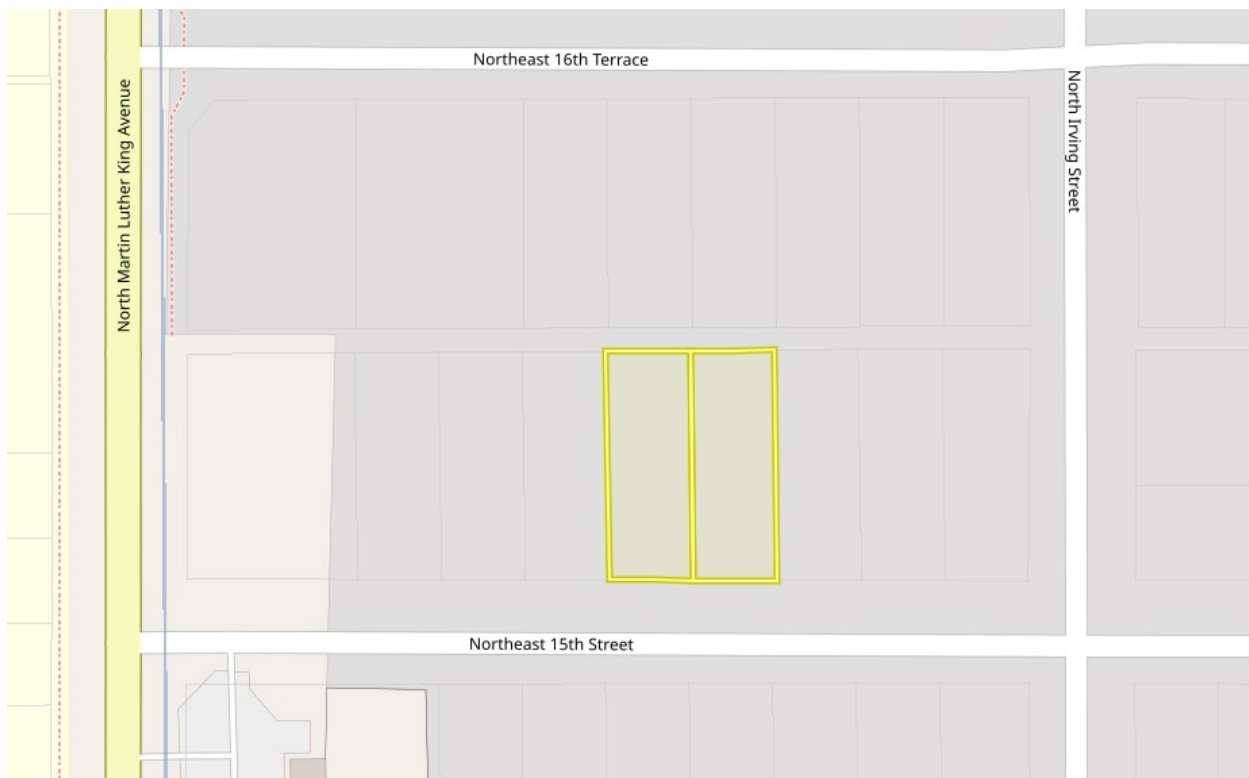
Phase 1





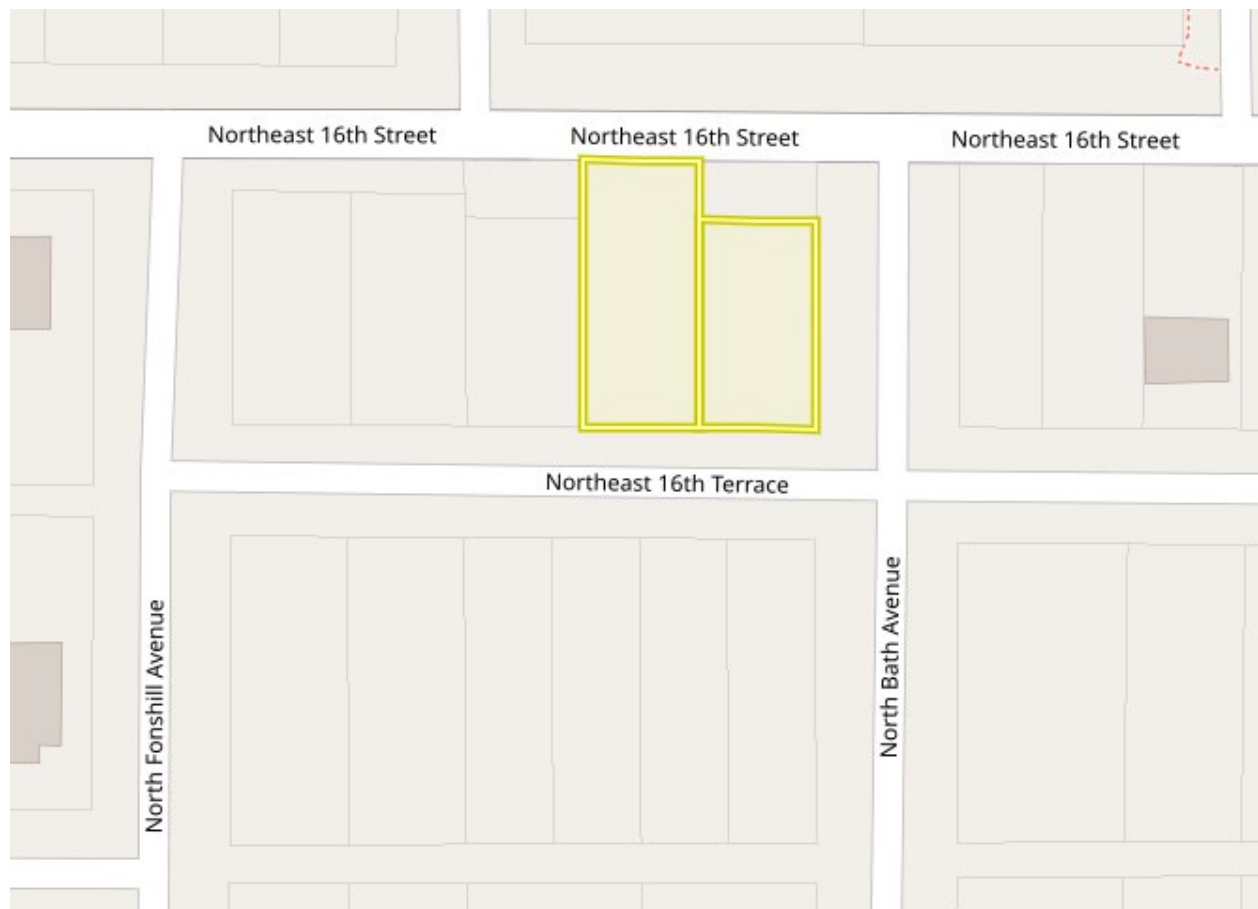
## Banging Enterprises LLC

<b>Developer</b>	Banging Enterprises, LLC
<b>Location</b>	NE 15 <sup>th</sup> Street between N Martin Luther King Avenue and N Irving Street
<b>Project Budget</b>	\$590,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2024
<b>Commenced</b>	Anticipated August 2024
<b>Completed</b>	Anticipated December 2024
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In April 2024, OCURA entered into a redevelopment agreement with Banging Enterprises, LLC for the development of two single-family residences along Northeast 15 <sup>th</sup> Street. Construction is anticipated to begin in August of 2024 and to be completed by the end of the year.



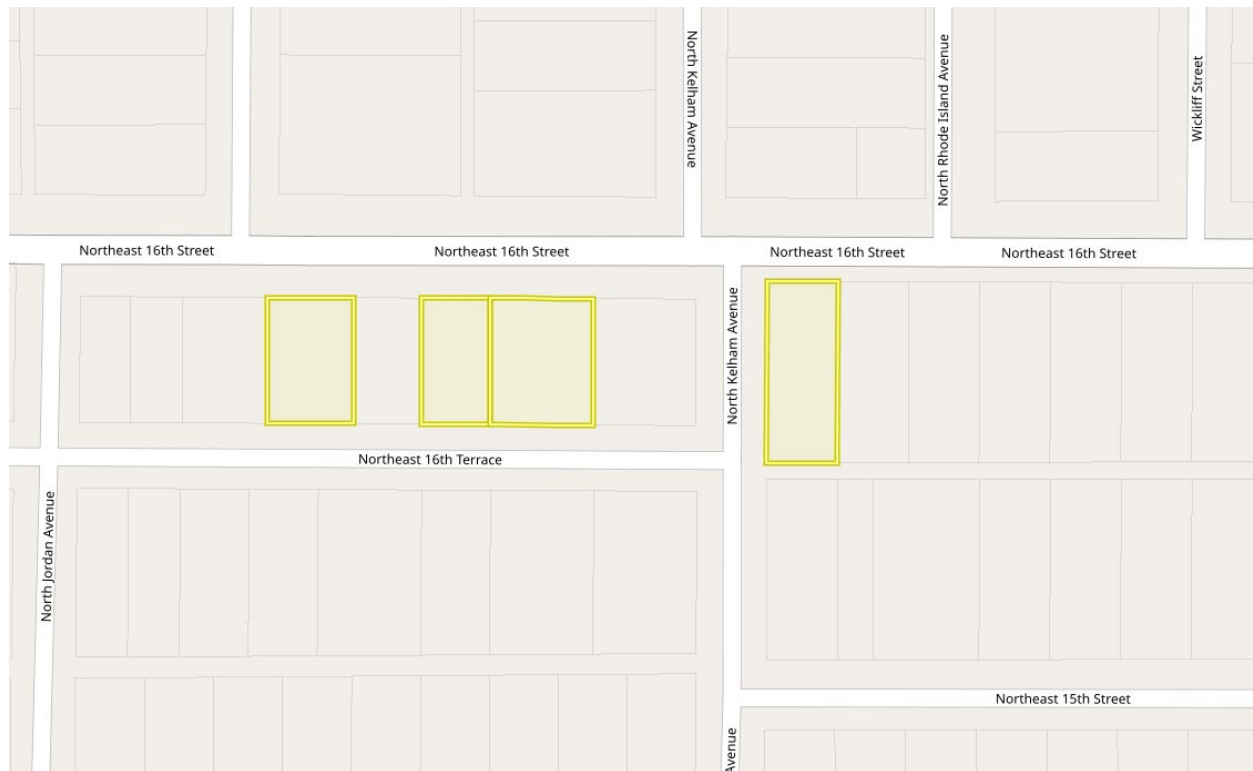
## Brian Baker Homes LLC

<b>Developer</b>	Brian Baker Homes, LLC.
<b>Location</b>	NE 13 <sup>th</sup> St between N Bath Avenue & N Jordan Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	June 2022
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	OCURA entered into a redevelopment agreement with Brian Baker Homes L.L.C. to construct two single-family residential homes. Due to site constraints, the redeveloper is pursuing a rezoning application to construct two single-family attached duplexes on the property. Redevelopment timeline will be contingent on the rezoning application.



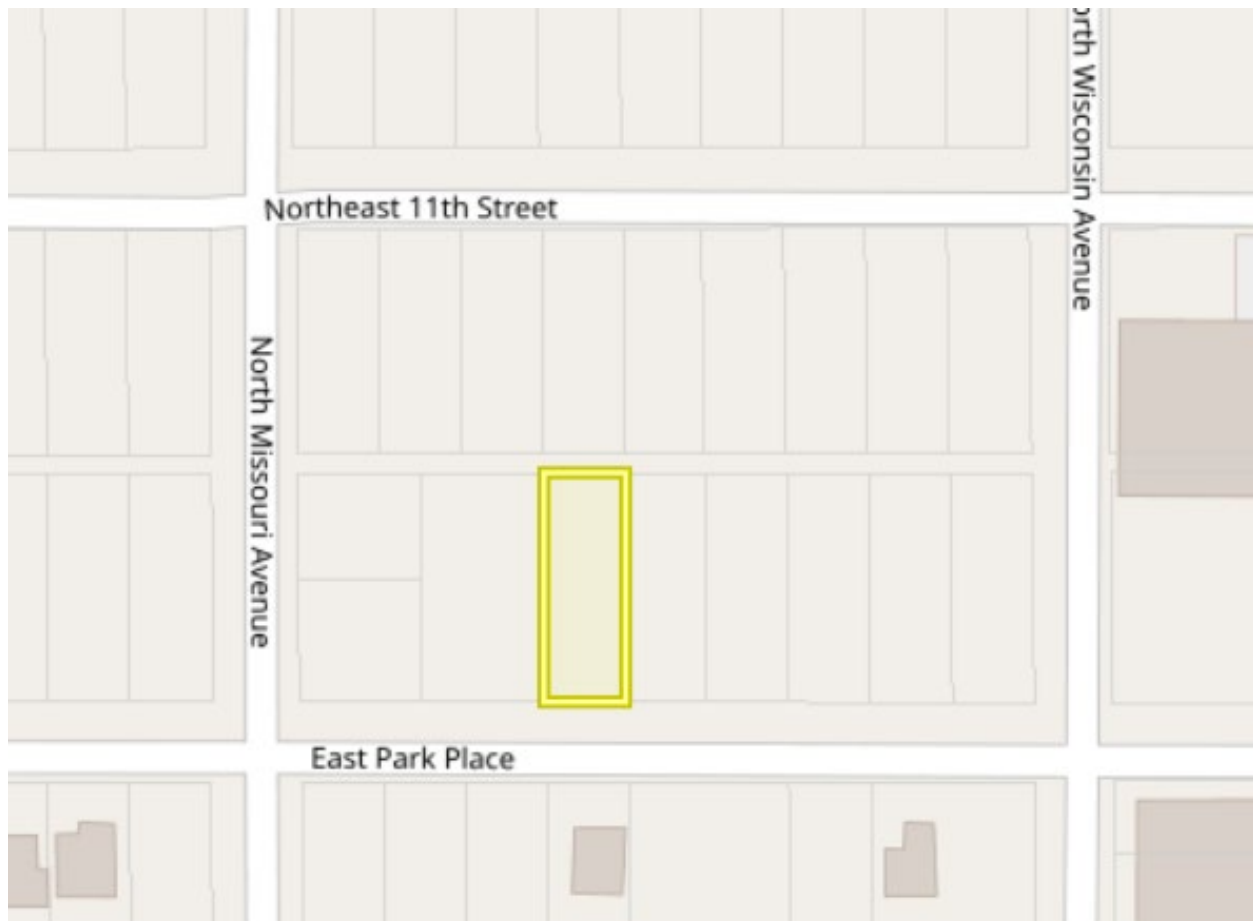
## DES LLC (Assignment from Oasis 8680 LLC)

<b>Developer</b>	Oasis 8680 LLC
<b>Location</b>	Near the intersection of NE 16 <sup>th</sup> Street and North Kelham Avenue
<b>Project Budget</b>	\$1,200,000
<b>Public Funding</b>	None
<b>RDA</b>	April 2022
<b>Commenced</b>	Anticipated September 2024
<b>Completed</b>	Anticipated June 2025
<b>Uses</b>	Single-Family Residential (4)
<b>Description</b>	In April 2022, OCURA entered into a redevelopment agreement with Oasis 8680 LLC to develop four single-family residential homes along NE 16 <sup>th</sup> Street. In May 2024 the redeveloper requested the agreement be assigned to DES LLC. The assignment and amendment of the redevelopment agreement was approved by the OCURA Board in June 2024. Construction is expected to begin in September 2024 and be finished by June 2025.



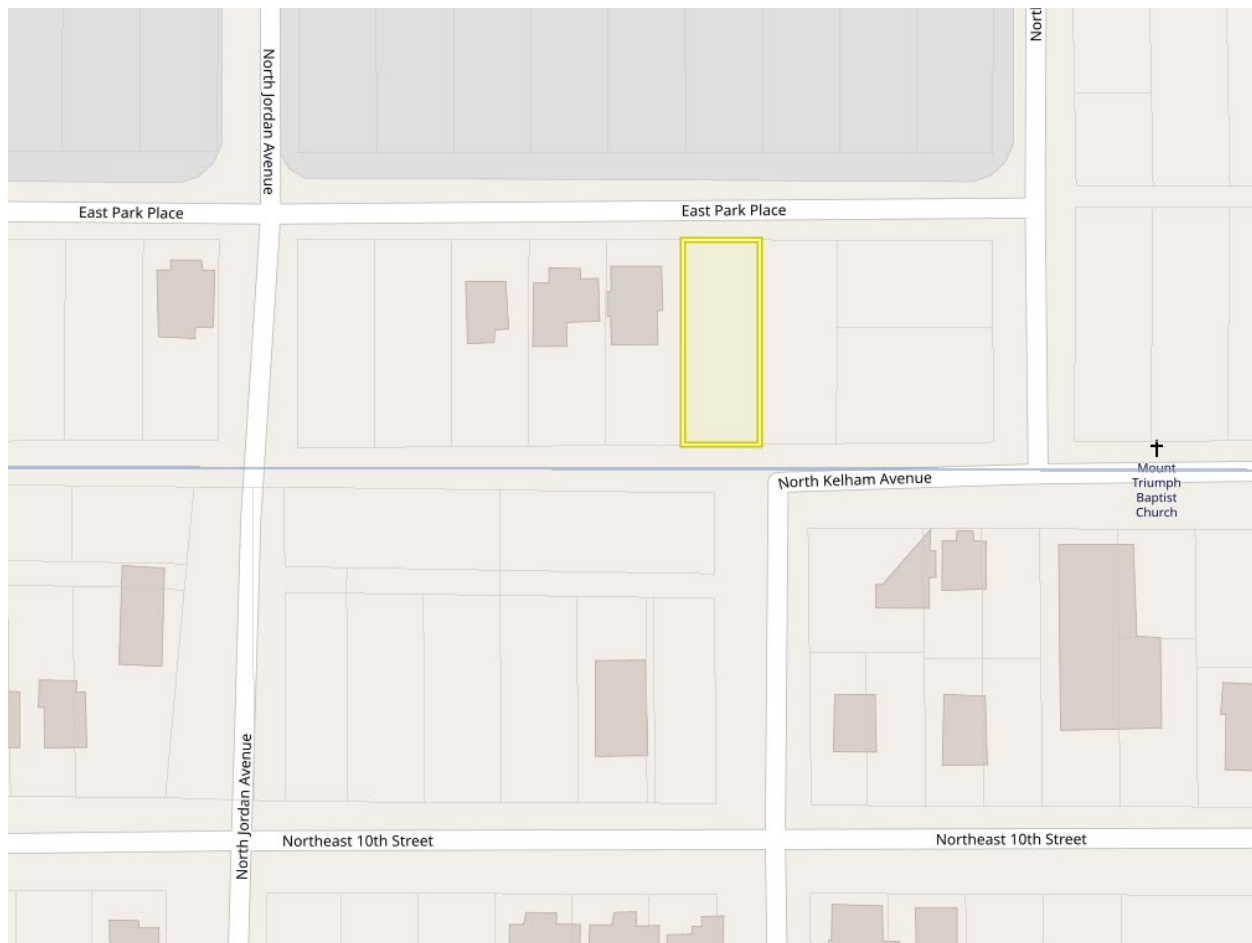
## EvanBrook Properties LLC

<b>Developer</b>	EvanBrook Properties LLC
<b>Location</b>	East Park Place between N Missouri Avenue and N Wisconsin Avenue
<b>Project Budget</b>	\$180,000
<b>Public Funding</b>	None
<b>RDA</b>	Project cancelled before executed
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In December 2023, OCURA Board approved a redevelopment agreement with EvanBrook Properties LLC for the development of a single-family residence. Due to rising construction cost the development team request to cancel the project prior to entering into a redevelopment agreement.



## E=MC2 Investments LLC - 2024 Projects

<b>Developer</b>	E=MC2 Investments LLC
<b>Location</b>	East Park Place, between N Jordan Avenue and N Kelham Avenue
<b>Project Budget</b>	\$211,000
<b>Public Funding</b>	None
<b>RDA</b>	January 2024 Amended May 2024
<b>Commenced</b>	June 2024
<b>Completed</b>	Anticipated December 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In January 2024, OCURA entered into a redevelopment agreement with E=MC2 Investments LLC to construct a single-family home in the JFK Urban Renewal Area. The timeline was amended in May 2024 and construction started in June of 2024. Construction is expected to be completed in December of 2024.



## Farzaneh Downtown Development | Masjid Mu'Min

<b>Developer</b>	Farzaneh Downtown Development, LLLP   Masjid Mu'Min, Inc.
<b>Location</b>	Southwest corner of NE 23 <sup>rd</sup> Street and N Fonshill Avenue
<b>Project Budget</b>	\$2,200,000
<b>Public Funding</b>	None
<b>RDA</b>	August 2020
<b>Commenced</b>	March 2024 Phase I (retail): March 2024 / Phase II (Prayer Hall): Anticipated March 2025 / Phase III (Residential): Anticipated March 2026
<b>Completed</b>	Anticipated December 2027 Phase I (retail): Anticipated October 2024 / Phase II (Prayer Hall): Anticipated December 2025 / Phase III (Residential): Anticipated December 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 23<sup>rd</sup> 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 23<sup>rd</sup> Street as phase 1, a prayer hall in phase 2, and residential development 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 second amendment to the redevelopment agreement providing a cross-access agreement with adjacent property necessary for the development. Construction on phase 1 began in March of 2024 and is expected to be completed by October 2024, phase 2 will be constructed between March 2025 and December 2025 and phase 3 will be constructed between March 2026 and December 2027.



## Farzaneh Family Foundation | Oklahoma City Homeless Alliance

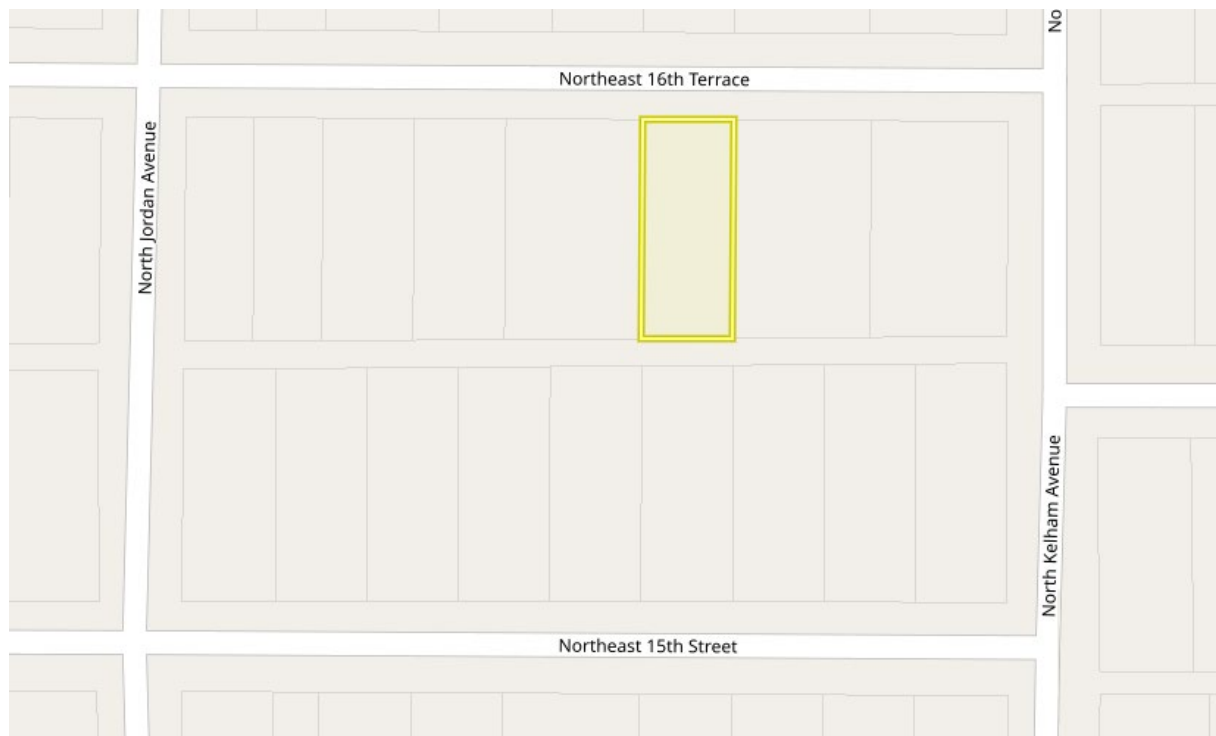
<b>Developer</b>	Farzaneh Family Foundation
<b>Location</b>	Near the intersection of NE 21 <sup>st</sup> Street and N Kate Avenue
<b>Project Budget</b>	\$480,000
<b>Public Funding</b>	None
<b>RDA</b>	February 2022
<b>Commenced</b>	Phase I: December 2022 Phase II: August 2023
<b>Completed</b>	Phase I: June 2023 Phase II: April 2024
<b>Uses</b>	Residential Duplexes (2)
<b>Description</b>	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 built the two duplexes in two phases, with the first duplex being completed in May of 2023. Construction for the second duplex began in August of 2023 and was completed by April 2024.





## Fitzpatrick Properties LLP – 2022 Projects

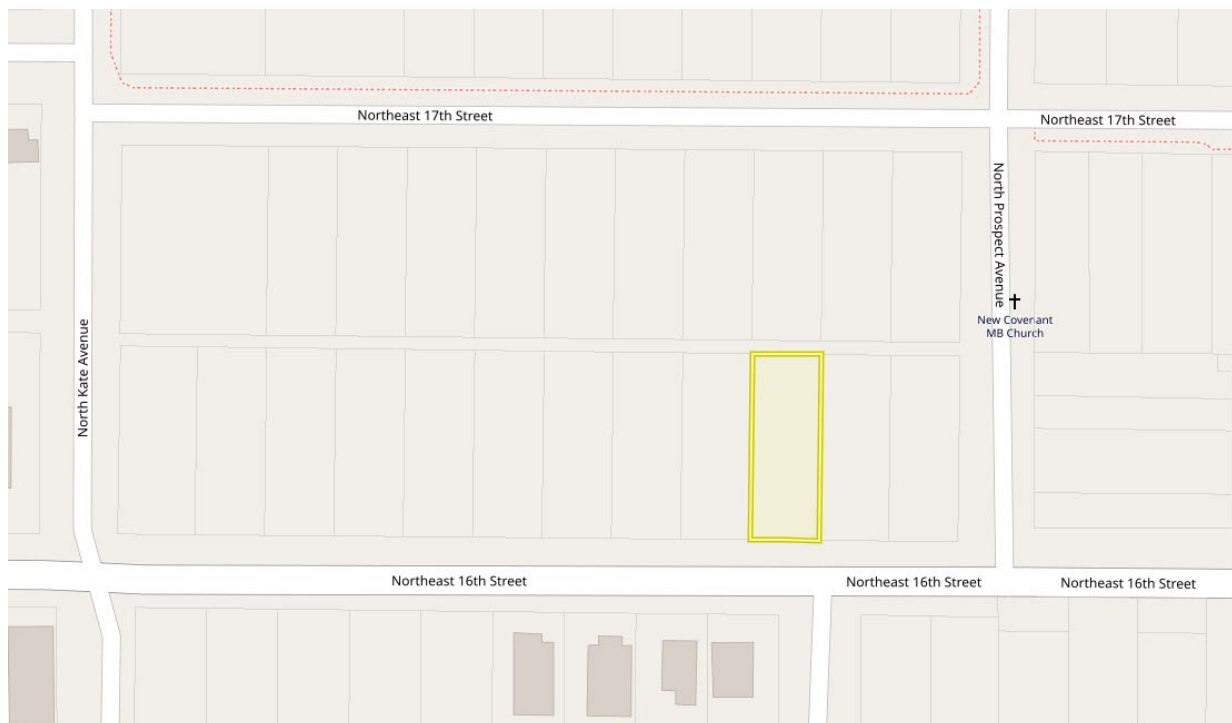
<b>Developer</b>	Fitzpatrick Properties LLP
<b>Location</b>	NE 16 <sup>th</sup> Terrace & N Kelham Avenue
<b>Project Budget</b>	\$124,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2022
<b>Commenced</b>	October 2023
<b>Completed</b>	Anticipated July 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In June 2022, OCURA entered into a redevelopment agreement with Fitzpatrick Properties LLP, to build a duplex on the lot. Prior to submitting a rezoning application, Fitzpatrick Properties LLP requested to build a single-family home and has started construction, and it is anticipated to be completed in July 2024.





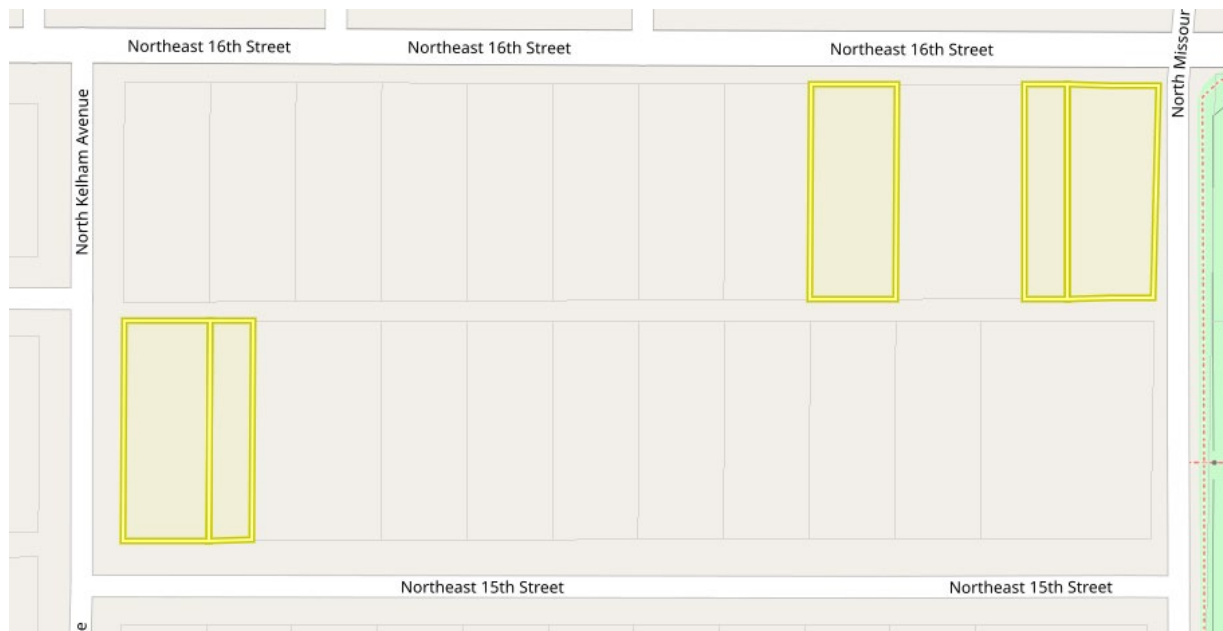
## Fitzpatrick Properties LLP – 2024 Projects

<b>Developer</b>	Fitzpatrick Properties LLP
<b>Location</b>	NE 16 <sup>th</sup> Street between N Kate Avenue and N Prospect Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	April 2024
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Residential Duplex
<b>Description</b>	In April 2024, 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.



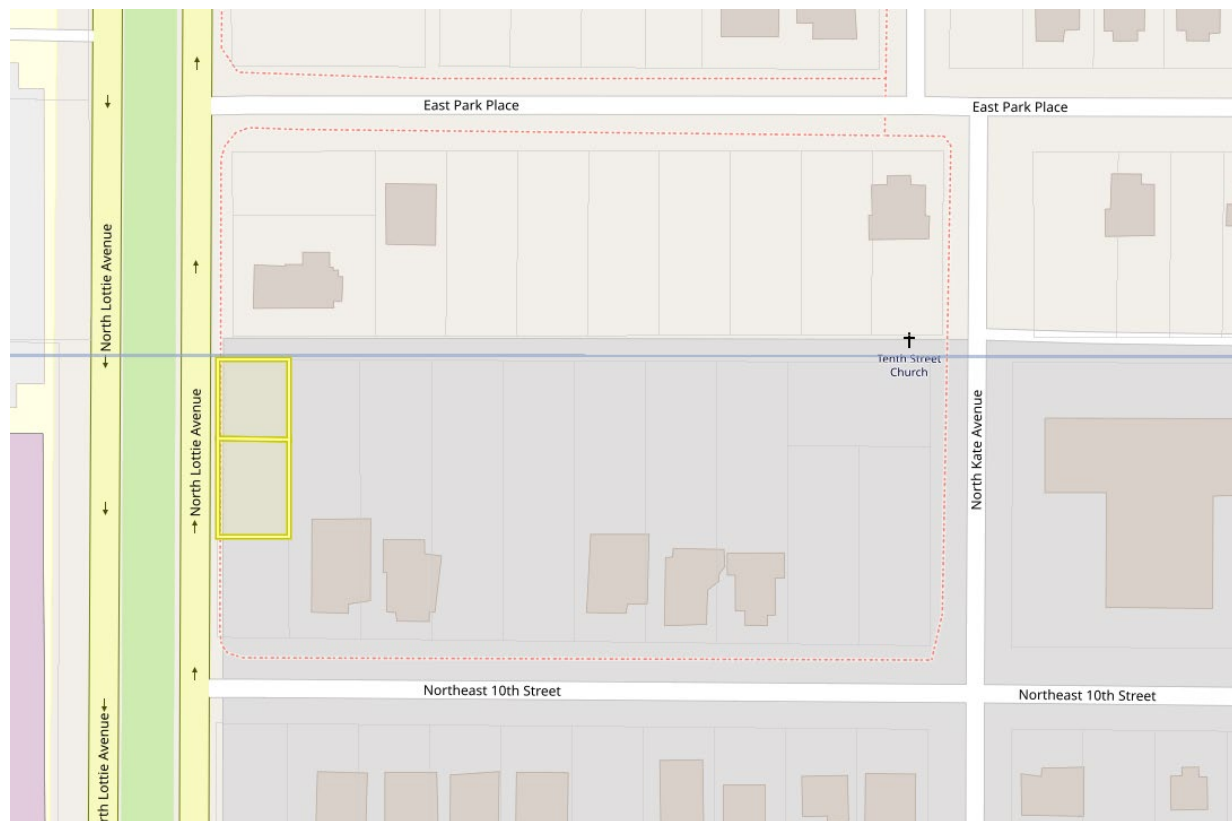
## Garvey Development Group

<b>Developer</b>	Garvey Development Group
<b>Location</b>	NE 16 <sup>th</sup> Str. & N Missouri Avenue and NE 15 <sup>th</sup> St. & N Kelham Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	April 2022
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential (1), Duplex (2)
<b>Description</b>	In April 2022, OCURA entered into a redevelopment agreement with Garvey Development Group to build 8 units through the construction of four single-family and two duplex residences. OCURA and Garvey Development Group are in the process of amending the project timeline and scope due to environmental concerns. The lots are currently located within an R-1 zoned area and will need to be rezoned in order to construct the duplexes. OCURA will support a rezoning application and if successful, construction would begin shortly after.



## Ground Root Development – 2017 Projects

<b>Developer</b>	Ground Root Development, LLC
<b>Location</b>	N Lottie Avenue, between NE 10 <sup>th</sup> Street and E Park Place
<b>Project Budget</b>	\$650,000
<b>Public Funding</b>	None
<b>RDA</b>	December 2017 Amended November 2023
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In 2017, OCURA entered into a redevelopment agreement with Ground Root Development, LLC for the development of a two-family residence. In January 2022, a rezoning application that would allow the development of 3 single family homes was approved by City Council and the parcel was divided into 3 lots in September 2023. In November 2023, OCURA and GRD amended the redevelopment agreement for the development of 3 single family homes and assign a portion of the agreement to a prospective homeowner, Kimberly Mackall (see following project). The construction of the remaining two houses is on hold.



## Ground Root Development – 2017 Projects – Kimberly Mackall Assignment

<b>Developer</b>	Ground Root Development, LLC & Kimberly Mackall & Eagle Contractors, LLC
<b>Location</b>	NE 10 <sup>th</sup> Street & N Lottie Avenue
<b>Project Budget</b>	\$355,000
<b>Public Funding</b>	None
<b>RDA</b>	December 2017 Assigned November 2023
<b>Commenced</b>	March 2024
<b>Completed</b>	Anticipated October 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In November 2023, Kimberly Mackall, a prospective homeowner, was assigned a portion of redevelopment agreement from Ground Root Development, LLC for the southernmost lot. Construction on the single-family home began in March 2024 and is expected to be completed by October 2024.





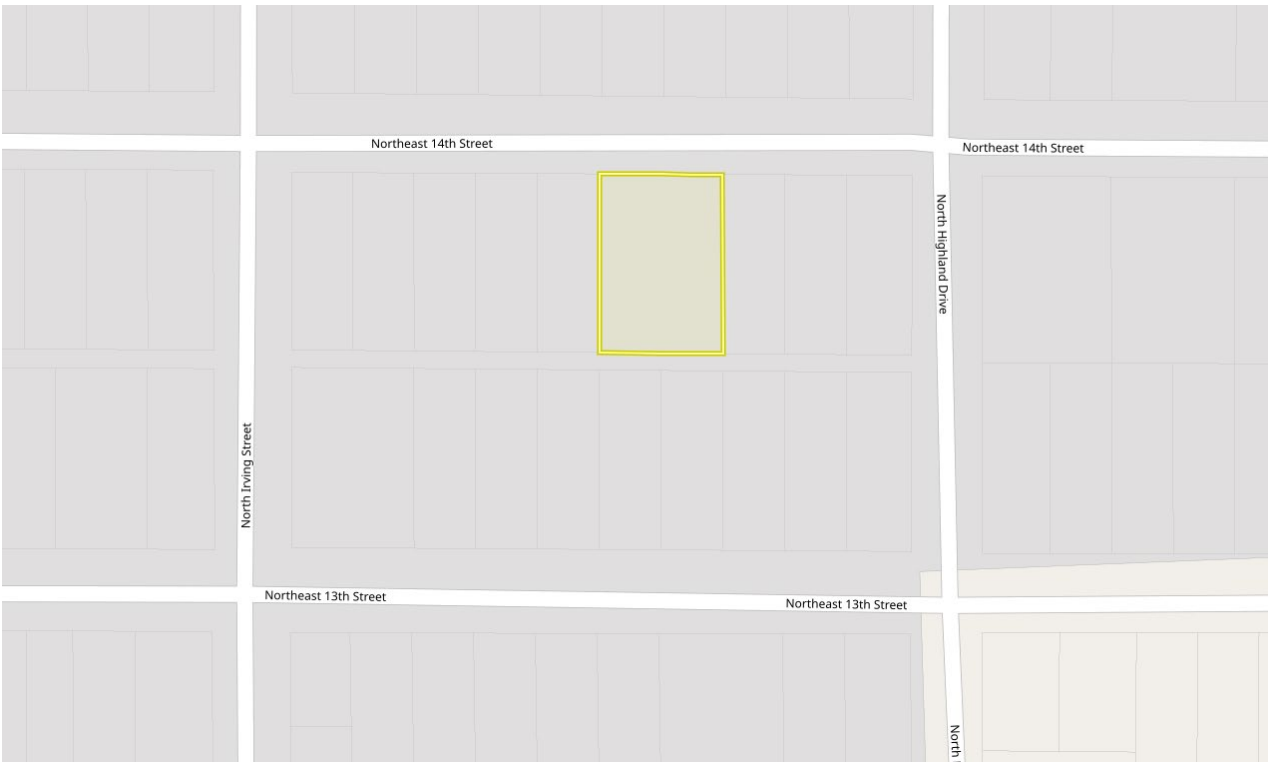
## Ground Root Development – 2021 Projects

<b>Developer</b>	Ground Root Development, LLC
<b>Location</b>	E Park Place & N Kelham Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	June 2021 Amended June 2023
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential (1)
<b>Description</b>	In 2021, OCURA entered into a redevelopment agreement with Ground Root Development LLC for three single-family residences and a duplex residence on (4) four parcels. OCURA & Ground Root Development amended the agreement in June 2023 to remove three of the four parcels from the redevelopment agreement. The amended redevelopment agreement contemplates the development of one single-family residence on E Park Place and N Kelham Avenue.



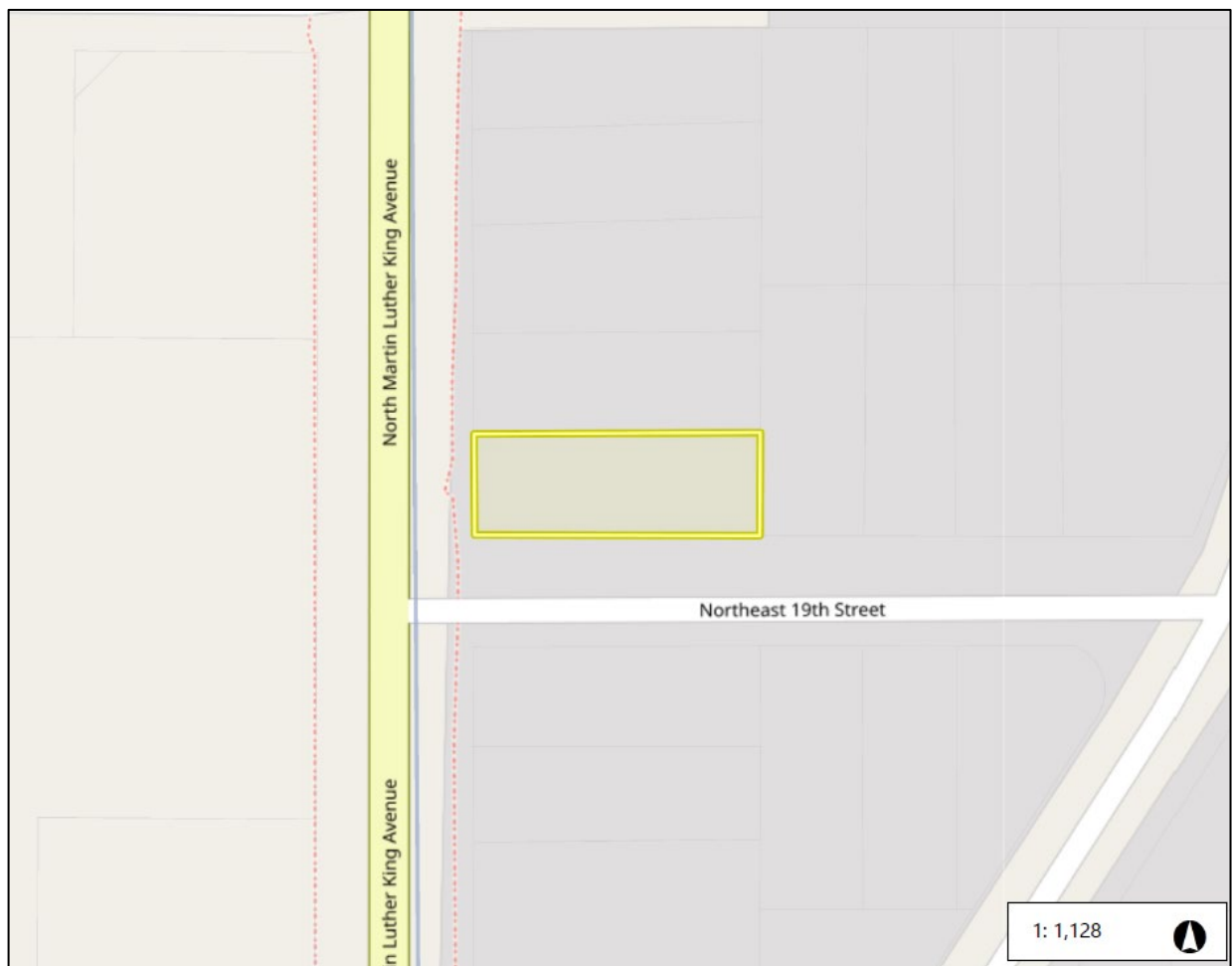
Happy Jam LLC

Developer	Happy Jam, LLC (D/B/A Jabali Homes)
Location	NE 14 <sup>th</sup> Street between N Irving Street and N Highland Avenue
Project Budget	\$334,000
Public Funding	None
RDA	April 2024
Commenced	Anticipated July 2024
Completed	Anticipated January 2025
Uses	Single-Family Residential (2)
Description	In April 2024, OCURA entered into a redevelopment agreement with Happy Jam LLC for the development of two single-family residences. Construction is set to begin in July 2024 and be finished by January 2025.



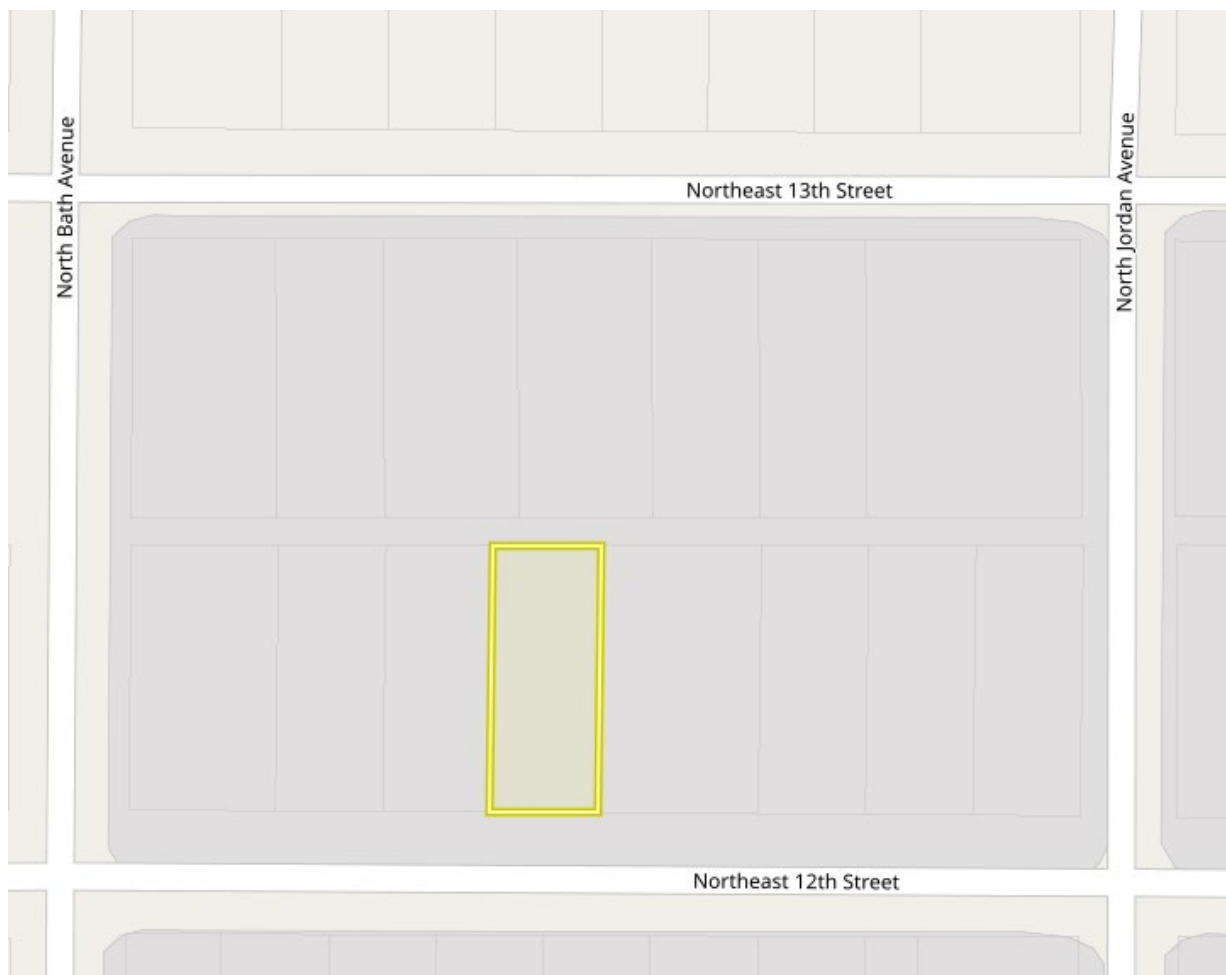
## Ira Thomas and Audrea Thomas

<b>Developer</b>	Ira Thomas and Audrea Thomas
<b>Location</b>	Northeast corner of NE 19 <sup>th</sup> Street and N Martin Luther King Avenue
<b>Project Budget</b>	\$225,000
<b>Public Funding</b>	N/A
<b>RDA</b>	May 2023 Amended April 2024
<b>Commenced</b>	Anticipated July 2024
<b>Completed</b>	Anticipated April 2025
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In May 2023, OCURA entered into a redevelopment agreement with Ira Thomas and Audrea Thomas to develop a single-family residential home. The Thomases own the property abutting the OCURA parcel directly to the north and are intending to redevelop their property into a family medical clinic.



## Javonte D. Baker

<b>Developer</b>	Javonte D. Baker
<b>Location</b>	NE 12 <sup>th</sup> Street and N Bath Avenue
<b>Project Budget</b>	\$225,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2022
<b>Terminated</b>	April 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In June 2022, OCURA entered into a redevelopment agreement with Javonte D. Baker to construct a single-family residence for his personal residential use. The agreement was terminated in April 2024 due to increased interest rates and rising construction costs.





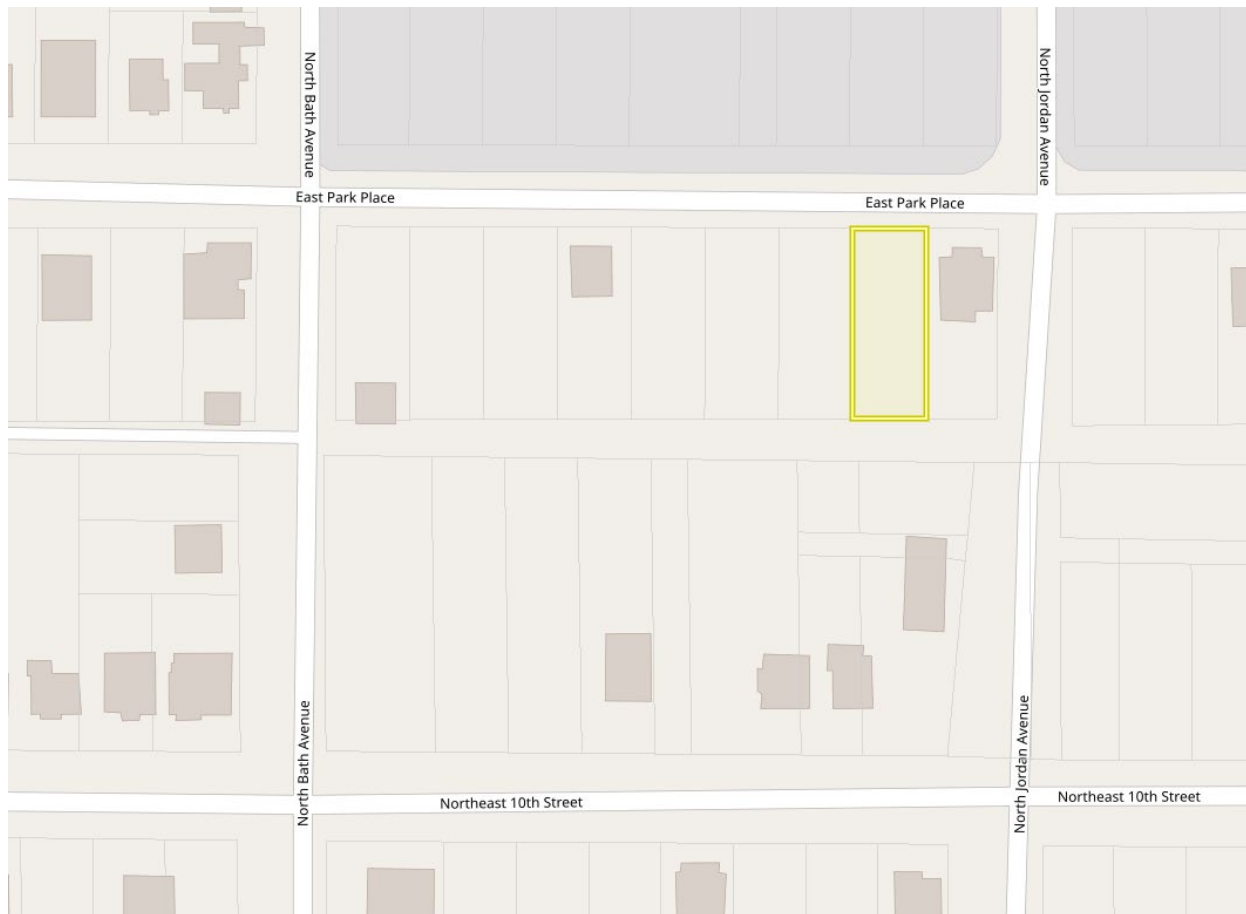
## Jaycie Rae REH LLC – 2023 Home

<b>Developer</b>	Jaycie Rae REH LLC
<b>Location</b>	East Park Place, between N Kate Avenue and N Fonshill Avenue
<b>Project Budget</b>	\$192,000
<b>Public Funding</b>	None
<b>RDA</b>	May 2023 Amended July 2023
<b>Commenced</b>	August 2023
<b>Completed</b>	December 2023
<b>Uses</b>	Single-Family Residential
<b>Description</b>	On May 8, 2023, OCURA entered into a redevelopment agreement to construct a single-family home with Jaycie Rae REH LLC. The timeline was amended in July 2023, and construction began in August 2023 and was completed in December 2023.



## Jaycie Rae REH LLC – 2024 Home

<b>Developer</b>	Jaycie Rae REH LLC
<b>Location</b>	East Park Place, between North Bath Avenue and North Jordan Avenue
<b>Project Budget</b>	\$286,000
<b>Public Funding</b>	None
<b>RDA</b>	April 2024
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In April 2024, OCURA entered into a redevelopment agreement to construct a single-family home with Jaycie Rae REH LLC. This project is on hold until the redeveloper has sold the home he completed in his last phase.



## Joshua Cody Knight

<b>Developer</b>	Joshua Cody Knight
<b>Location</b>	NE 7 <sup>th</sup> Street near N Kate Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	February 2022
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In February 2022, OCURA entered into a redevelopment agreement with Joshua Cody Knight to develop a single-family home. Due to rising construction costs, the project is currently on hold.



## Kingfish Investments LLC

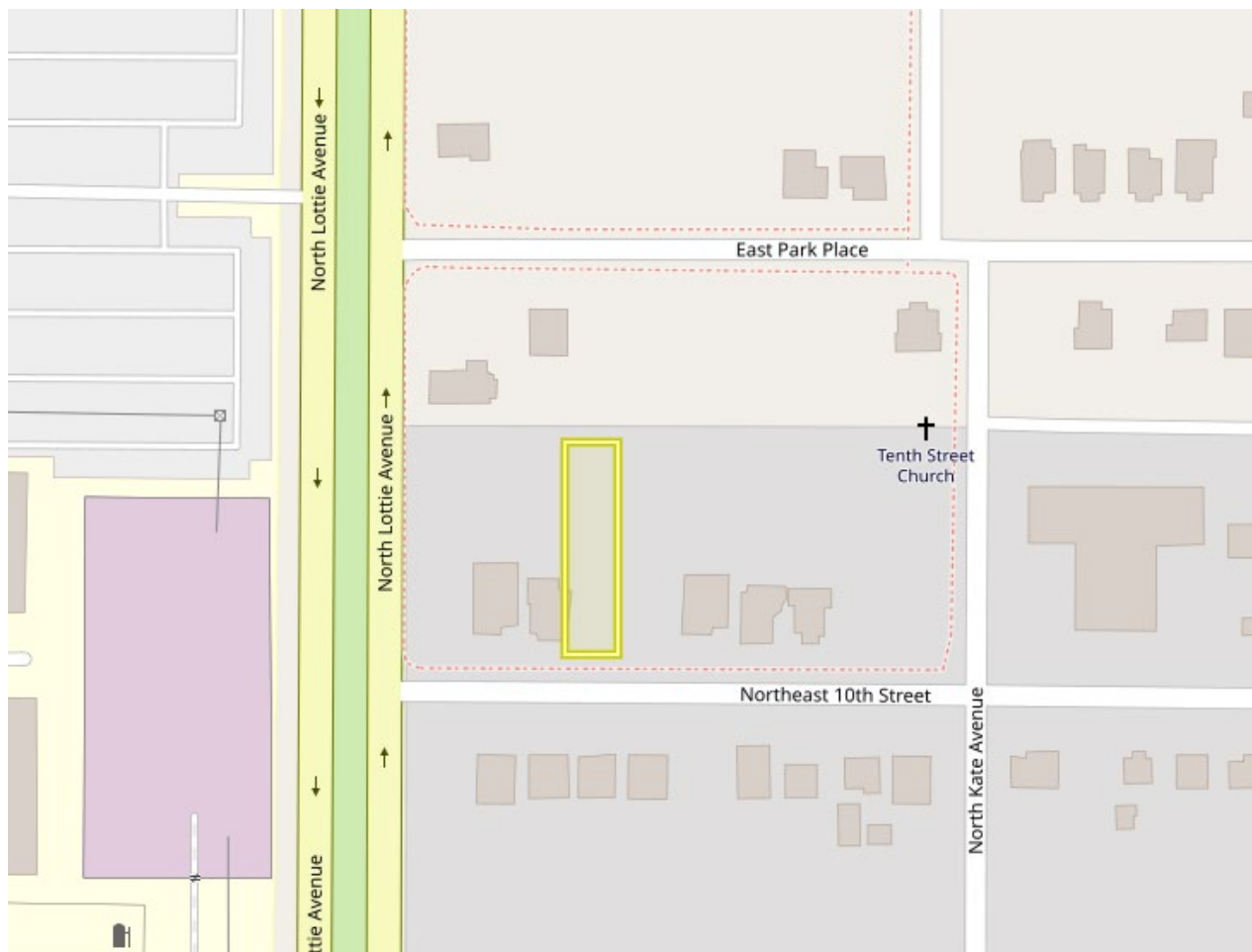
<b>Developer</b>	Kingfish Investments, LLC
<b>Location</b>	Northeast 9 <sup>th</sup> Street and North Kelham Avenue
<b>Project Budget</b>	\$262,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2022 Amended October 2023
<b>Commenced</b>	January 2024
<b>Completed</b>	Anticipated October 2024
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In June 2022, OCURA entered into a redevelopment agreement with Kingfish Investments, LLC to construct two single-family homes. The project timeline was amended in October 2023, and construction commenced in January 2024 and is expected to be completed in October 2024.





## Live United Construction and Real Estate LLC

<b>Developer</b>	Live United Construction and Real Estate, LLC
<b>Location</b>	NE 10 <sup>th</sup> Street between N Lottie Avenue and N Kate Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	December 2023
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential
<b>Description</b>	In December, OCURA entered into a redevelopment agreement with Live United for the development of one single-family residence. The project is expected to begin after the redeveloper has secured financing.



## M. Elite Investments LLC – 2022 Projects

<b>Developer</b>	M. Elite Investments LLC
<b>Location</b>	Near NE 12 <sup>th</sup> and 14 <sup>th</sup> Street & N Irving Street
<b>Project Budget</b>	\$600,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2022
<b>Commenced</b>	Phase I: December 2022 Phase II: July 2023
<b>Completed</b>	Phase I: July 2023 Phase II: January 2024
<b>Uses</b>	Single-Family Residential (4)
<b>Description</b>	In June 2022, OCURA entered into a Redevelopment Agreement with M. Elite Investments LLC to construct four single-family homes. OCURA and M. Elite Investments LLC amended the RDA in December 2022 to shift the construction timeline of the two phases. The first two homes were completed in July 2023 and the second two homes were completed in January 2024.



Phase 1

## M. Elite Investments LLC – 2023 Projects

<b>Developer</b>	M. Elite Investments LLC
<b>Location</b>	Home I: Southeast corner of N Jordan Avenue and NE 20 <sup>th</sup> street Home II: Southwest corner of N Highland Drive and NE 20 <sup>th</sup> street
<b>Project Budget</b>	\$400,000
<b>Public Funding</b>	None
<b>RDA</b>	January 2024 Amended February 2024
<b>Commenced</b>	March 2024
<b>Completed</b>	Anticipated October 2024
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In January 2024, OCURA entered into a Redevelopment Agreement with M. Elite Investments LLC to construct two single-family homes. OCURA and M. Elite Investments LLC amended the RDA in February 2024 to start construction in March 2024. One of the homes is complete, the other one is anticipated to be completed by October 2024.





## Monarch Property Group LLC – Phase III

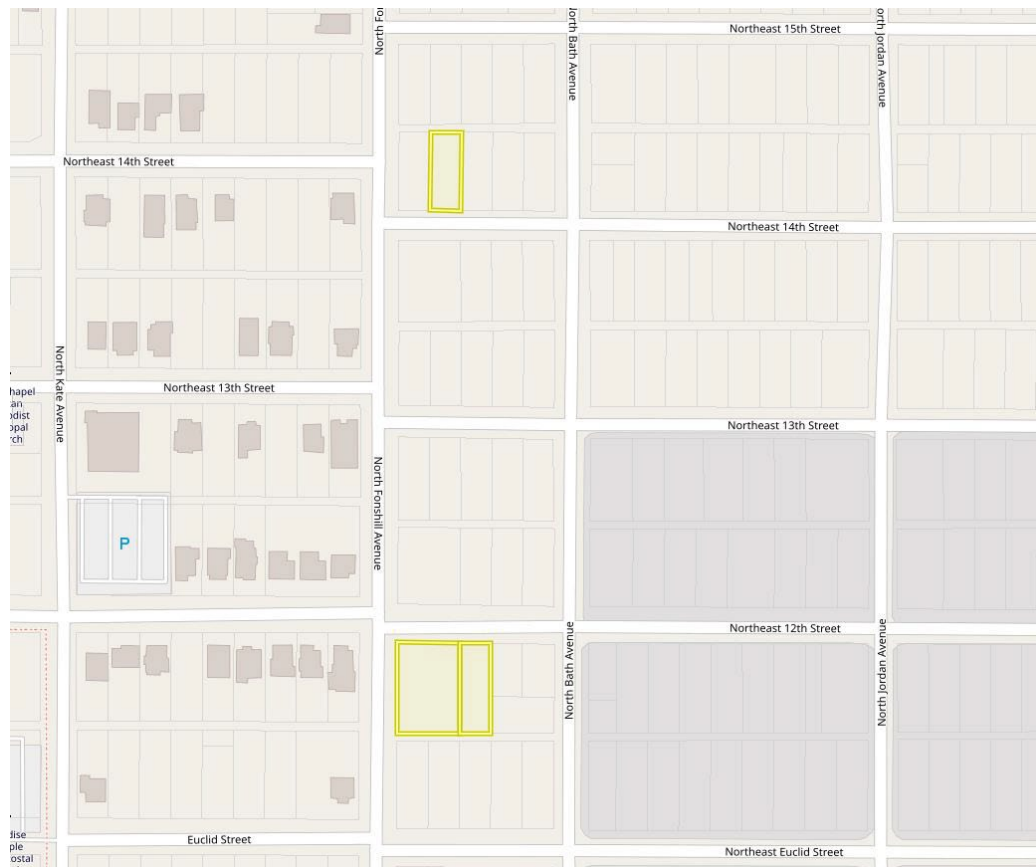
<b>Developer</b>	Monarch Property Group, LLC
<b>Location</b>	Euclid Street & N Fonshill Avenue; NE 11 <sup>th</sup> Street & N Fonshill Avenue; NE 8 <sup>th</sup> Street & N Kate Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	June 2019
<b>Commenced</b>	Phase I: June 2022
<b>Completed</b>	Phase I: April 2023
<b>Termination</b>	Phase II: April 2024
<b>Use</b>	Single-Family Residential (1)
<b>Description</b>	OCURA entered a redevelopment agreement with Monarch Property Group for the development of 6 single-family homes in Northeast Oklahoma City. Monarch requested to amend the redevelopment agreement to remove one lot from the agreement to build 5 homes instead of 6. OCURA and Monarch amended the RDA in June 2022 to shift the construction timeline of Phase I to June 2022 through May 2023, Phase II to November 2022, and Phase III to January 2023. The amendment also shifted the completion date of Phase II and Phase III to December 2023. In June of 2022, construction on the lot on NE 8 <sup>th</sup> Street and N Kate Avenue began, and the construction of the home was completed in April 2023. The RDA for the remaining four houses was terminated in April 2024.





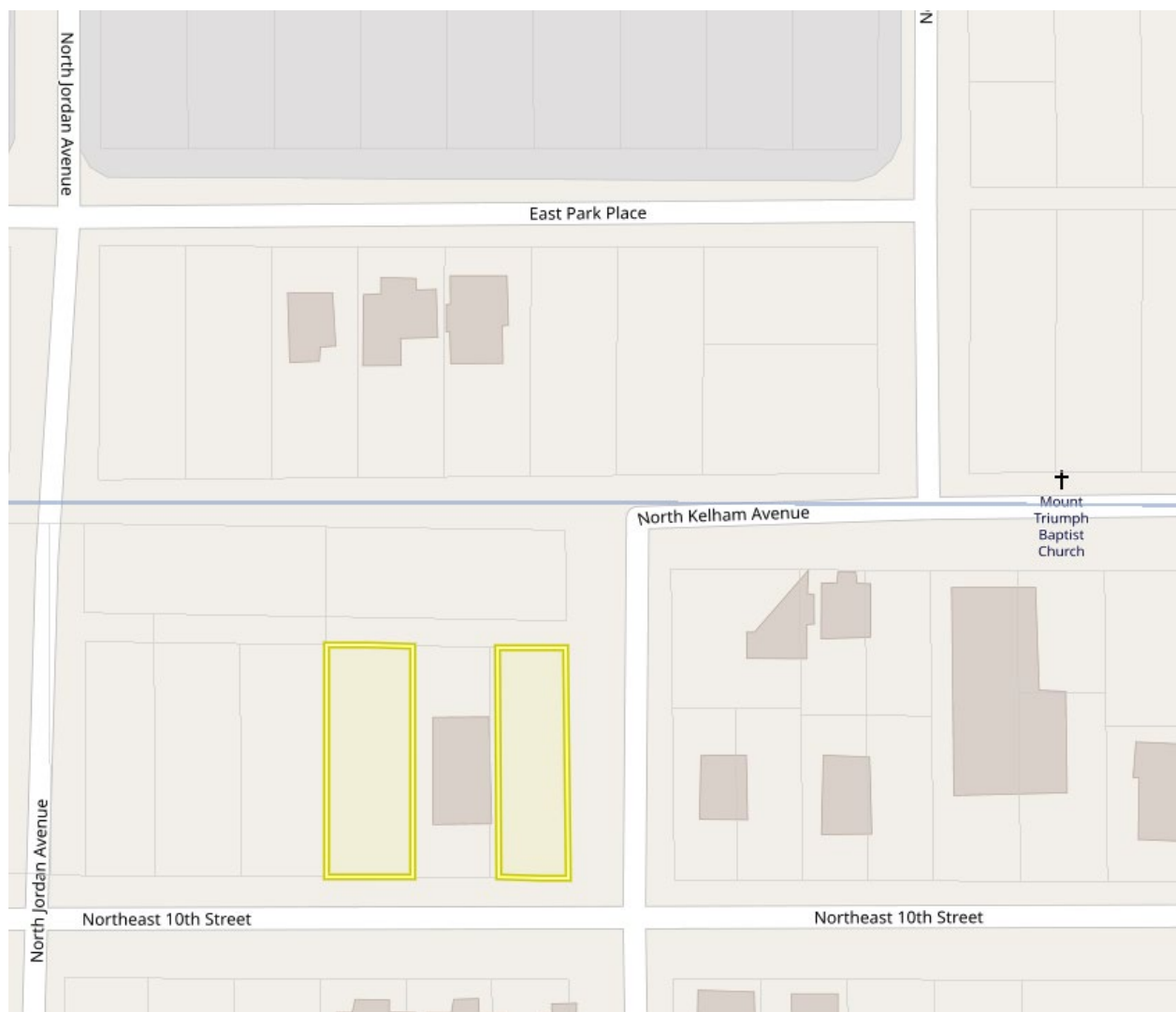
## Neighborhood Housing Services

<b>Developer</b>	Neighborhood Housing Services of Oklahoma City, Inc.
<b>Location</b>	Southeast corner of N Fonshill Avenue & NE 12 <sup>th</sup> Street and East of the corner of N Fonshill Avenue & NE 14 <sup>th</sup> Street
<b>Project Budget</b>	Anticipated \$720,000
<b>Public Funding</b>	HOME Funds
<b>RDA</b>	March 2020 Amended April 2021
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family, Affordable Residential (4)
<b>Description</b>	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 12 <sup>th</sup> Street and one new single-family home east of the corner of N Fonshill Avenue and NE 14 <sup>th</sup> Street. NHS' request for HOME funds was approved in April 2024, NHS is currently scheduling a construction start date for the first two homes on NE 14 <sup>th</sup> Street. Construction on the other two homes will begin once the construction of the first house has been completed.



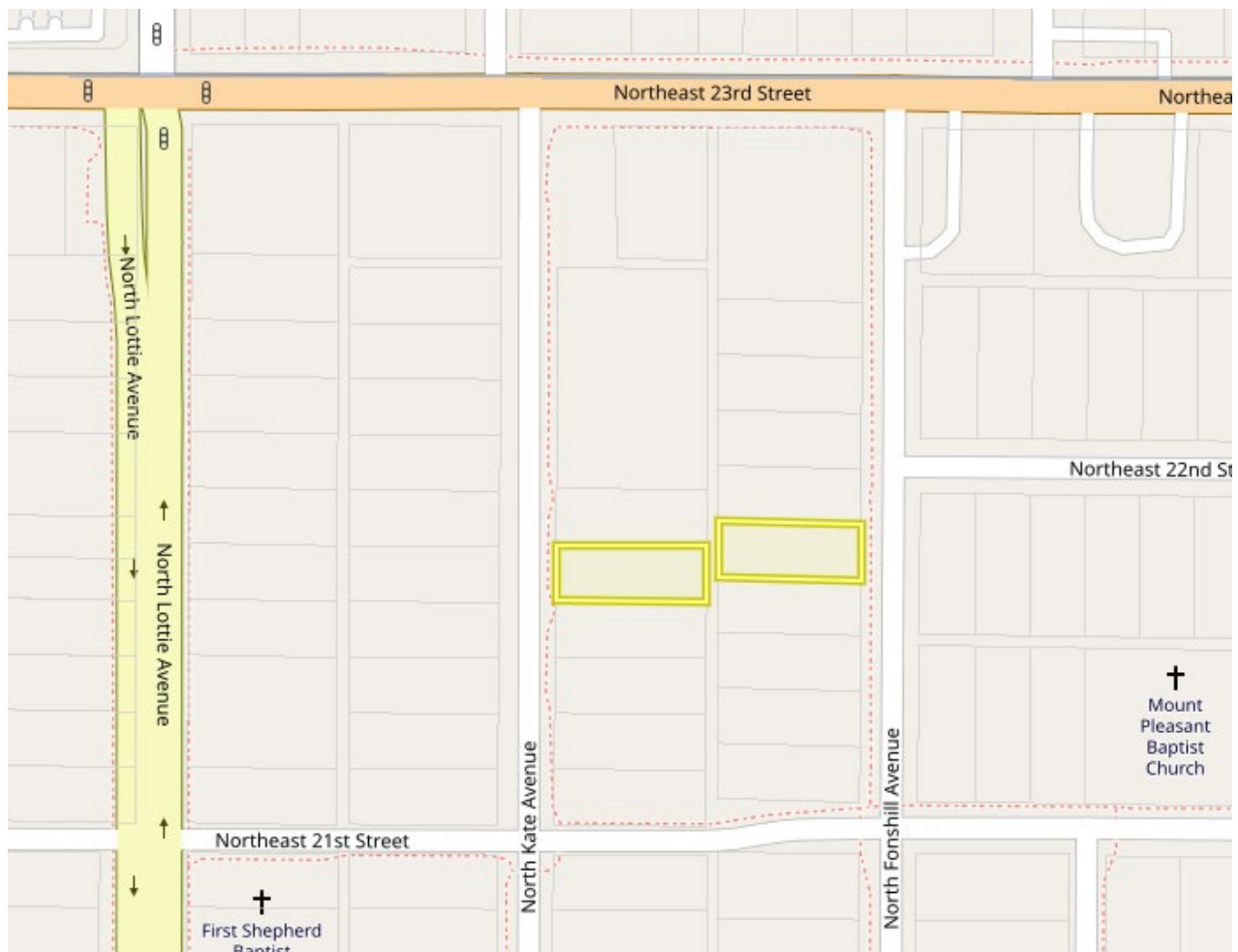
## New Boom Town Development Co., LLC

<b>Developer</b>	New Boom Town Development Co., LLC
<b>Location</b>	NE 10 <sup>th</sup> Street between N Jordan Avenue and N Kelham Avenue
<b>Project Budget</b>	N/A
<b>Public Funding</b>	None
<b>RDA</b>	April 2022
<b>Termination</b>	August 2023
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In April 2022, OCURA entered into a redevelopment agreement with New Boom Town Development Co., LLC for the development of two single-family residences. The agreement was terminated in August 2023 due to the lack of access to sanitary sewer infrastructure at the project site and the high cost to extend the infrastructure.



## Olive Tree Homes LLC

<b>Developer</b>	Olive Tree Homes, LLC
<b>Location</b>	Home I: N Kate Avenue between NE 21 <sup>st</sup> Street and NE 23 <sup>rd</sup> Street Home II: N Fonshill Avenue between NE 21 <sup>st</sup> Street and NE 23 <sup>rd</sup> Street
<b>Project Budget</b>	Home I: \$214,000 Home II: \$193,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2024
<b>Commenced</b>	Anticipated August 2024
<b>Completed</b>	Anticipated January 2025
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In June 2024, OCURA entered into a redevelopment agreement with Olive Tree Homes, LLC for the development of two single-family residences. The construction of the two homes is set to begin in August 2024 and to be completed by January of 2025.



## Orbit Homes and Construction LLC – 2022 Projects

<b>Developer</b>	Orbit Homes and Construction LLC
<b>Location</b>	Near the intersection of NE 14 <sup>th</sup> Street & North Martin Luther King Avenue
<b>Project Budget</b>	\$335,900
<b>Public Funding</b>	N/A
<b>RDA</b>	June 2022 Amended August 2022
<b>Commenced</b>	November 2022
<b>Completed</b>	August 2023
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	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. OCURA and Orbit Homes and Construction LLC amended the RDA in August 2022. Construction started on both homes in November 2022 and was completed August 2023.





## Orbit Homes and Construction LLC -2023 Projects

<b>Developer</b>	Orbit Homes and Construction LLC
<b>Location</b>	Northeast 21 <sup>st</sup> Street between North Hood Street and North Martin Luther King Avenue
<b>Project Budget</b>	\$310,000
<b>Public Funding</b>	N/A
<b>RDA</b>	March 2024 Amended June 2024
<b>Commenced</b>	June 2024
<b>Completed</b>	Anticipated March 2025
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In March 2024, OCURA entered into a redevelopment agreement with Orbit Homes and Construction LLC to develop two single-family residential homes along Northeast 21 <sup>st</sup> street. OCURA and Orbit Homes and Construction LLC amended the RDA in June 2024. Construction started in June 2024 and is expected to be completed by March 2025.



## Progress OKC – 2021 Euclid Homes

<b>Developer</b>	Progress OKC
<b>Location</b>	Scattered lots surrounding NE Euclid Street
<b>Project Budget</b>	TBD
<b>Public Funding</b>	HOME Funds
<b>RDA</b>	October 21, 2020
<b>Commenced</b>	Phase I: December 2022 Phase II & III: TBD
<b>Completed</b>	Phase I: December 2023 Phase II & III: TBD
<b>Public Funding Description</b>	Single-Family Residential (7 units), Duplex (2 units) OCURA and Progress OKC entered into a redevelopment agreement in October 2020 to develop 7 single family homes and a duplex in 3 phases. Progress OKC was awarded HOME Funds from the City of Oklahoma City in August 2022 for the construction of four homes. Phase 1 was completed in October 2023.



## Roc Pine Homes LLC

<b>Developer</b>	Roc Pine Homes, LLC
<b>Location</b>	Home I: NE 9 <sup>th</sup> Street east of N Jordan Avenue Home II: NE 10 <sup>th</sup> Street between N Jordan Avenue and NE 9 <sup>th</sup> Street
<b>Project Budget</b>	\$395,000
<b>Public Funding</b>	None
<b>RDA</b>	April 2022 Amended October 2022
<b>Commenced</b>	November 2022
<b>Completed</b>	November 2023
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In April 2022, OCURA entered into a redevelopment agreement with Roc Pine Homes, LLC to construct two single-family homes. OCURA and Roc Pine Homes, LLC amended the RDA in October 2022 to shift the construction timeline to November 2022 through October 2023. The homes were completed in November 2023.



Home 1



Home 2



## Two Structures – 2023 Home

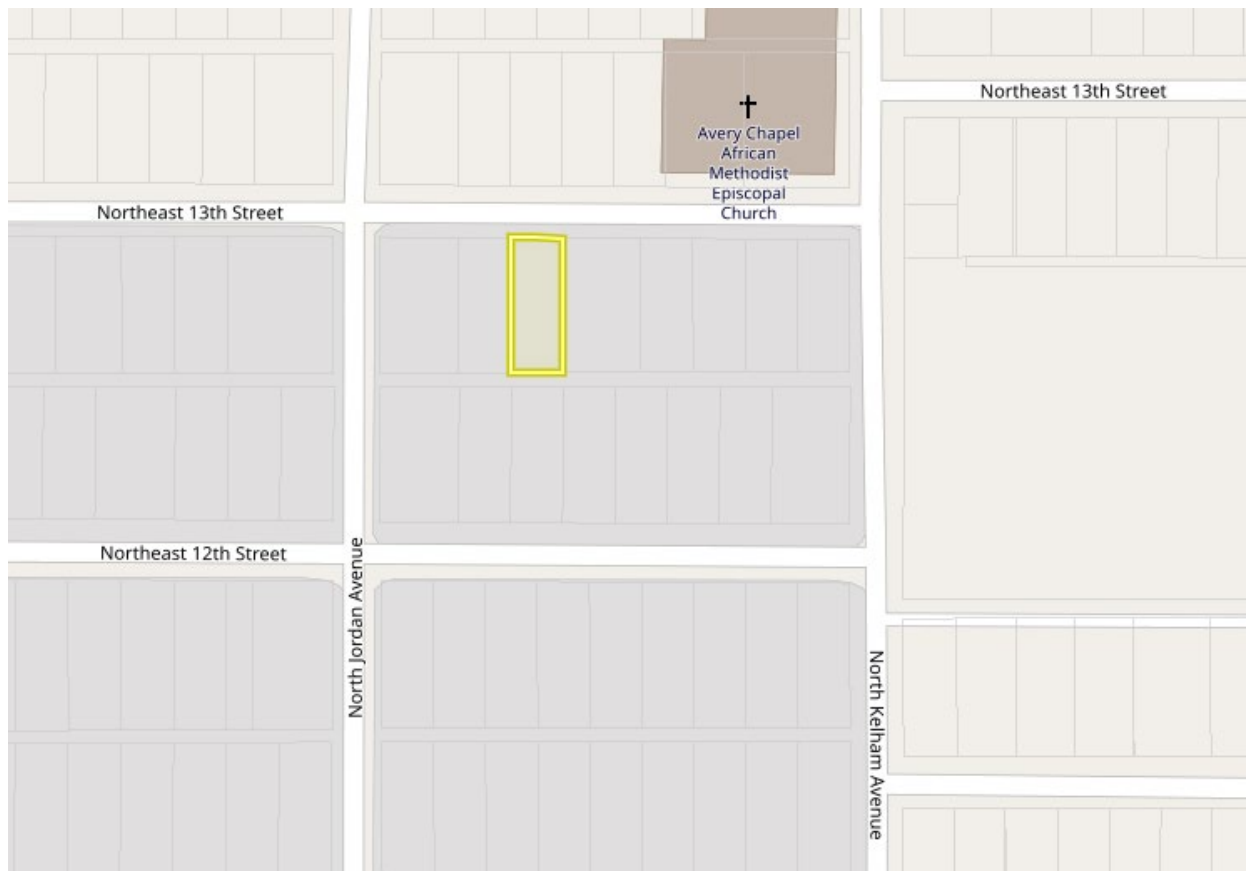
<b>Developer</b>	Two Structures, LLC
<b>Location</b>	NE 11 <sup>th</sup> Street & N Kate Avenue
<b>Project Budget</b>	\$253,000
<b>Public Funding</b>	None
<b>RDA</b>	February 2023 Amended May 2023
<b>Commenced</b>	June 2023
<b>Completed</b>	February 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	Two-Structures and OCURA entered into a redevelopment agreement in February 2023 to construct one market-rate home along NE 11 <sup>th</sup> Street. OCURA and Two Structures LLC amended the RDA in May 2023 to shift the construction timeline to June 2023 through January 2024. Construction on the lot began in June 2023 and was completed by February 2024.





## Two Structures – 2024 Home

<b>Developer</b>	Two Structures, LLC
<b>Location</b>	NE 13 <sup>th</sup> Street between N Jordan Avenue and N Kelham Avenue
<b>Project Budget</b>	\$263,000
<b>Public Funding</b>	None
<b>RDA</b>	June 2024
<b>Commenced</b>	Anticipated July 2024
<b>Completed</b>	Anticipated December 2024
<b>Uses</b>	Single-Family Residential
<b>Description</b>	Two Structures submitted a proposal to construct one single-family home on NE 13 <sup>th</sup> Street between North Jordan Avenue and North Kelham Avenue. Two Structures and OCURA entered into a redevelopment agreement for the home in June 2024.



## Zymplisity Houzz LLC

<b>Developer</b>	Zymplisity Houzz LLC
<b>Location</b>	Phase I: NE 12 <sup>th</sup> Street between N Bath Avenue and N Jordan Avenue Phase II: Southwest corner of Euclid Street & N Fonshill Avenue
<b>Project Budget</b>	TBD
<b>Public Funding</b>	None
<b>RDA</b>	April 2024 Amended June 2024
<b>Commenced</b>	Phase I: June 2024 Phase II: Anticipated July 2024
<b>Completed</b>	Phase I: Anticipated December 2024 Phase II: Anticipated January 2025
<b>Uses</b>	Single-Family Residential (2)
<b>Description</b>	In April 2024, OCURA entered into a redevelopment agreement with Zymplisity Houzz LLC for the development of two single-family residences. The construction timeline has been amended to build the homes in two phases. Construction of the home on NE 12 <sup>th</sup> Street commenced in June 2024 and is anticipated to be completed in December 2024 and construction of the home on Euclid Street is anticipated to commence in July 2024 and completed in January 2025.



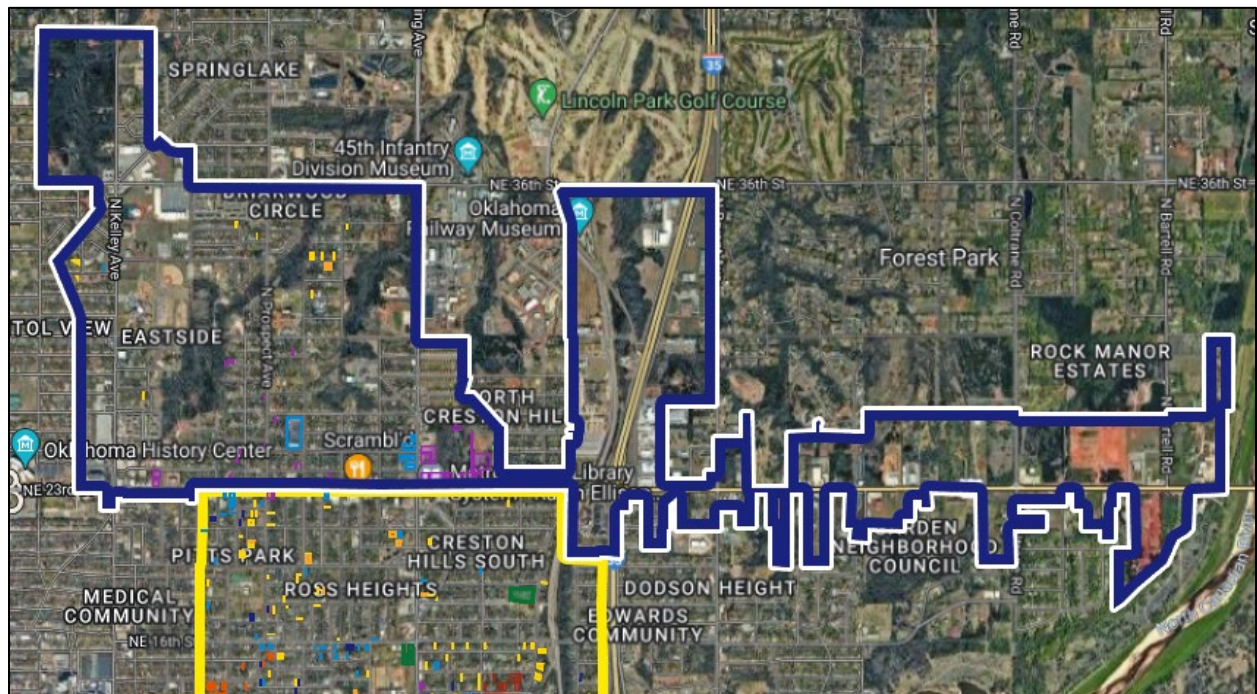
# Northeast Renaissance Urban Renewal Area

## RFP for Prospective Homeowners

<b>Location</b>	Northeast Renaissance Urban Renewal Area
<b>Authorized</b>	March 2018
<b>Deadline</b>	Open until further notice
<b>Information</b>	OCURA issued a request for proposals from prospective homeowners wishing to purchase an OCURA owned parcel for the construction of their home. OCURA owns many vacant, scattered residential parcels and is seeking to re-establish owner occupancy in the neighborhood with well designed, infill homes.

## RFP for Builders & Real Estate Developers

<b>Location</b>	Northeast Renaissance Urban Renewal Area
<b>Authorized</b>	March 2018
<b>Deadline</b>	Open until further notice
<b>Information</b>	OCURA issued a request for proposals from qualified residential developers for the purchase and construction of single-family, owner-occupied homes on OCURA owned parcels. OCURA owns many vacant, scattered residential parcels and is seeking to reestablish owner occupancy in the neighborhood with well designed, infill homes.



Copies of all OCURA RFPs and the current OCURA land inventory map can be found at [www.ocura-ok.org](http://www.ocura-ok.org)

## Marcus Garvey/Harmony Senior Housing

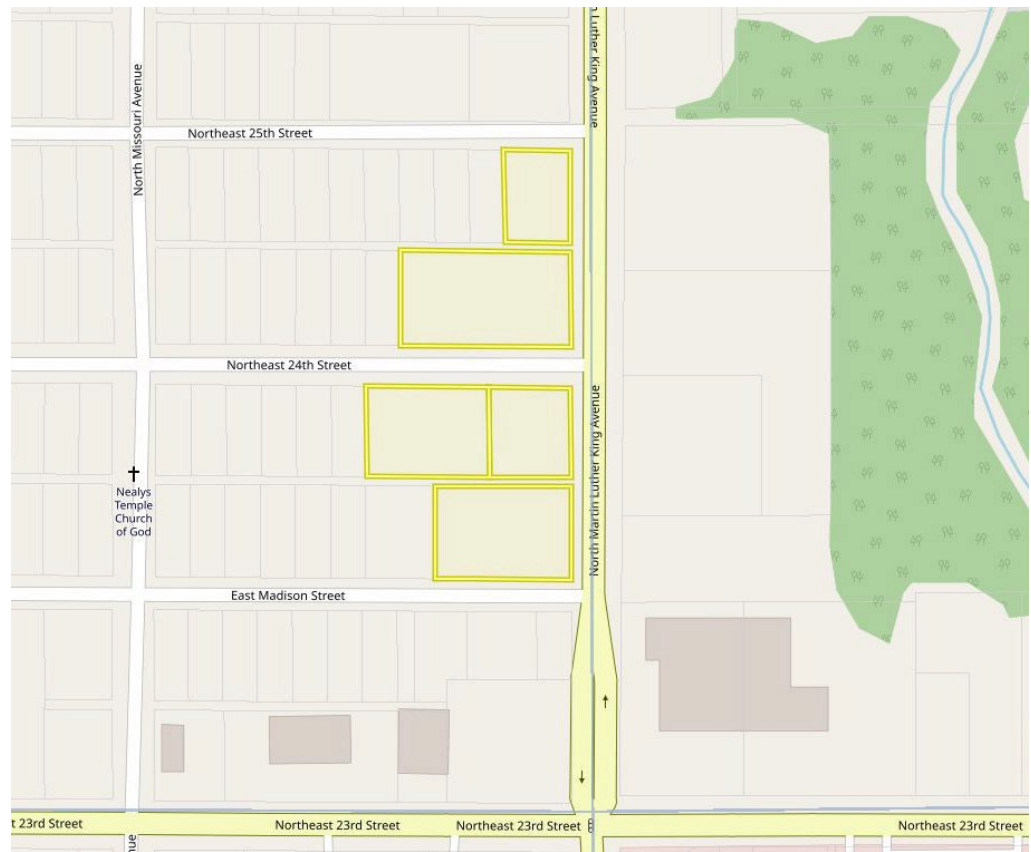
<b>Developer</b>	One Red Oak, LLC.
<b>Location</b>	Northwest corner of NE 24 <sup>th</sup> Street & N Jordan Avenue
<b>Project Budget</b>	\$10,900,000
<b>Public Funding</b>	TIF (\$200,000), Affordable Housing GOLT funding (\$1,100,000), HOME funds, Low Income Housing Tax Credits (LIHTC), and Federal and State Historic Tax Credits
<b>RDA</b>	June 2019
<b>Commenced</b>	July 2022
<b>Completed</b>	Anticipated August 2024
<b>Uses</b>	Senior affordable housing
<b>Description</b>	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 well under way and anticipating completion before the end of 2024.





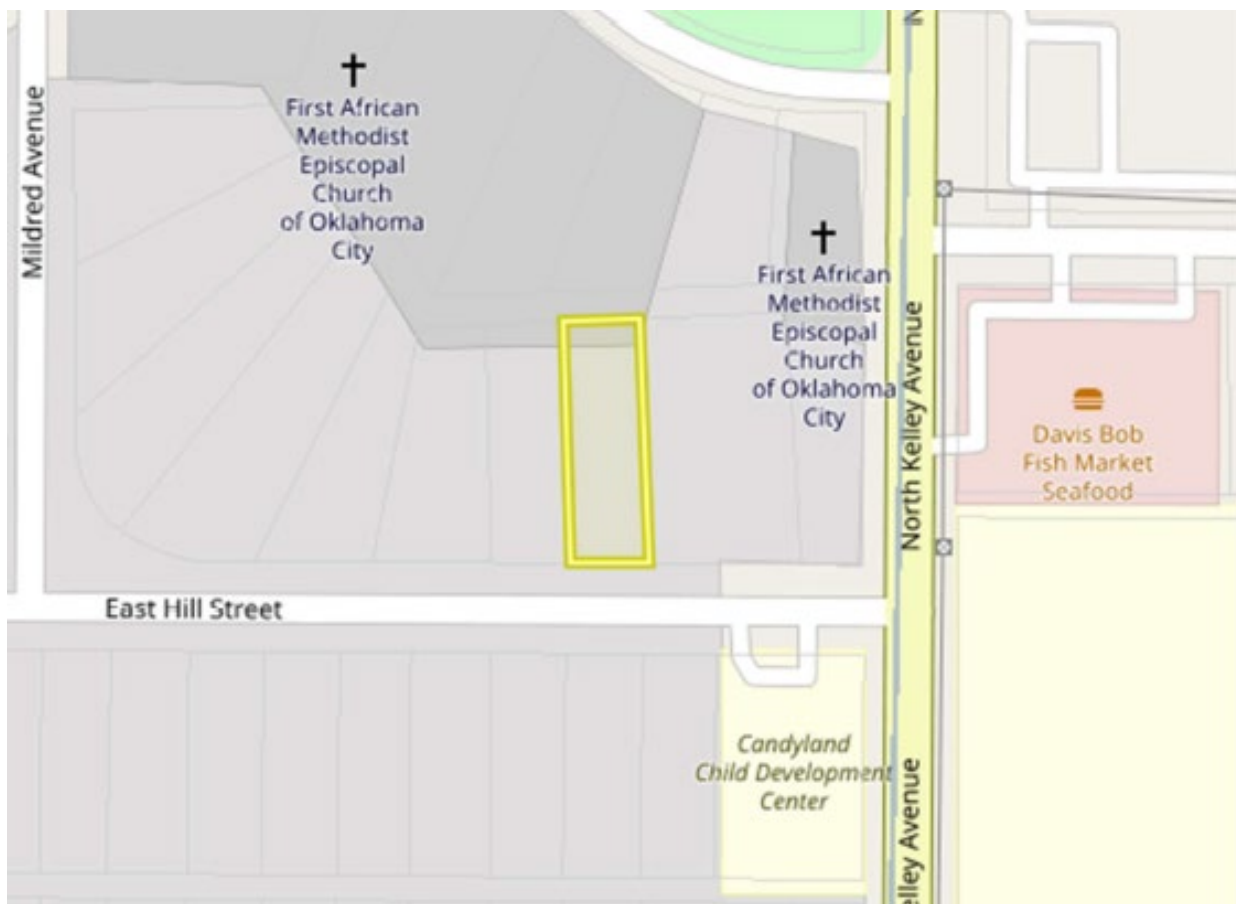
## MAPS 4 Clara Luper Civil Rights Center

<b>Developer</b>	MAPS4, the Clara Luper Civil Rights Center, and the Freedom Center
<b>Location</b>	N Martin Luther King Avenue between E Madison Street & NE 25 <sup>th</sup> Street
<b>Project Budget</b>	TBD
<b>Public Funding</b>	\$26,000,000 in Maps 4 Funding \$200,000 Brownfields Cleanup Revolving Loan
<b>RDA</b>	TBD
<b>Commenced</b>	Anticipated Summer 2025
<b>Completed</b>	TBD
<b>Uses</b>	Civil rights museum and community gathering place
<b>Description</b>	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 MAPS4 funding. OCURA contracted with Midwest Wrecking Co. for the demolition of the former post office building (1930 NE 24th Street). 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. OCURA ordered a fair market value appraisal on the parcels and is working with the MAPS office to enter into a purchase agreement for the property.



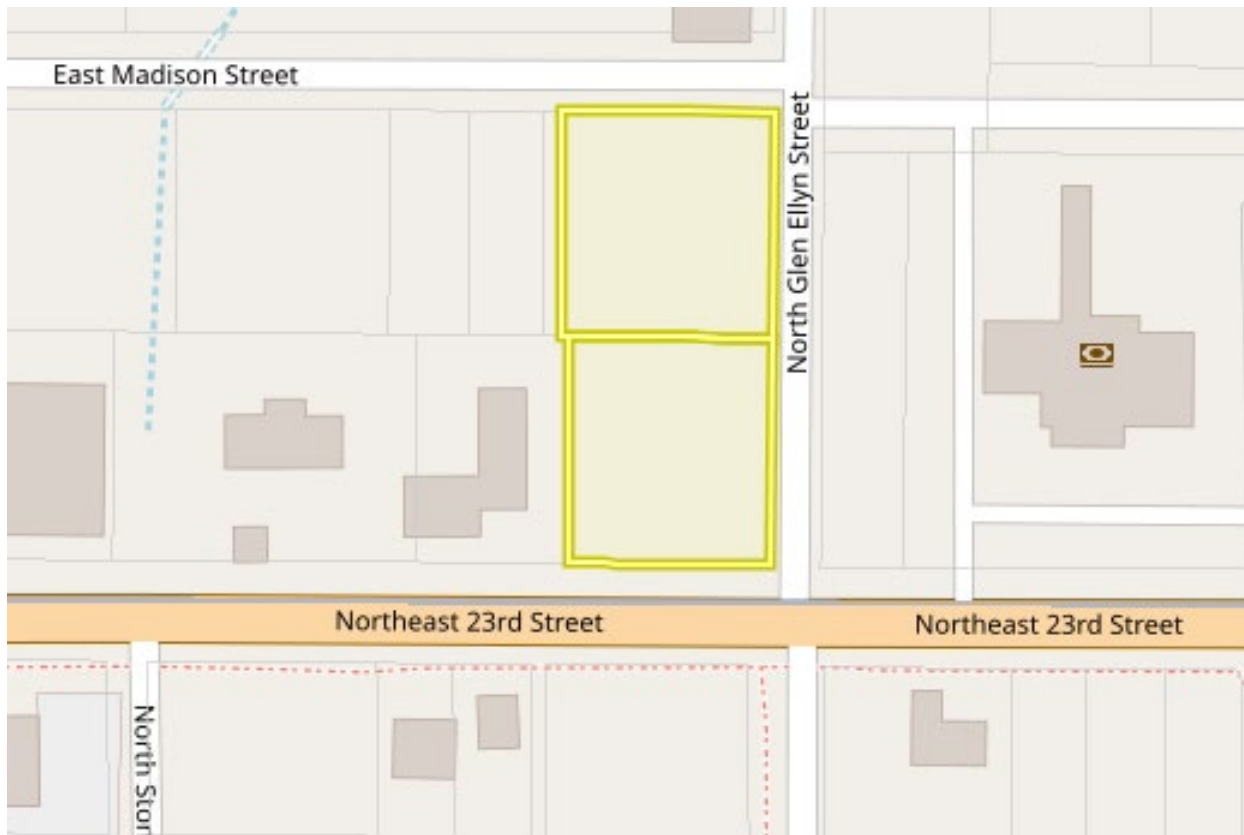
## E=MC2 Investments LLC - 2023 Projects

<b>Developer</b>	E=MC2 Investments LLC
<b>Location</b>	E Hill Street & N Kelly Avenue
<b>Project Budget</b>	\$211,000
<b>Public Funding</b>	None
<b>RDA</b>	July 2023
<b>Commenced</b>	TBD
<b>Completed</b>	TBD
<b>Uses</b>	Single-Family Residential
<b>Description</b>	OCURA entered into a redevelopment agreement with E=MC2 Investments LLC in July 2023 to construct a single-family home in the Northeast Renaissance Urban Renewal Area. OCURA is working on resolving title issues and construction is expected to begin upon resolution of the title issues.



## RFP for NE 23rd Street & N Glen Ellyn Street

<b>Location</b>	Northwest corner of NE 23rd Street & N Glen Ellyn Street
<b>Authorized</b>	March 2022
<b>Deadline</b>	Rolling deadlines through June 3, 2022
<b>Information</b>	OCURA has submitted a Brownfields Proposal for No Action Necessary to the Oklahoma Department of Environmental Quality (ODEQ) for commercial land located at the northeast corner of NE 23rd Street and N Glen Ellyn Street. The proposal limits development of the site for non-residential uses, restricts ground water use and requires the installation of a vapor barrier in any future enclosed structure.



# Sports-Entertainment-Parking Urban Renewal Area

## NE 1st Street & Interstate-235

**Location** Near NE 1<sup>st</sup> Street & I-235

**Authorized** June 2021

**Deadline** July 23<sup>rd</sup>, 2021

**Information** In June 2021, the OCURA board authorized the release of an RFP for the commercial development of a parcel near NE 1<sup>st</sup> 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 a redevelopment. Environmental assessments of the Site identified contamination of soil and groundwater and an approximately 20-foot (ft) thick layer of unconsolidated fill material (e.g., imported backfill and unregistered dumping of solid waste). Due to the timing and budget for the project, the conditional redeveloper declined to proceed on this site.

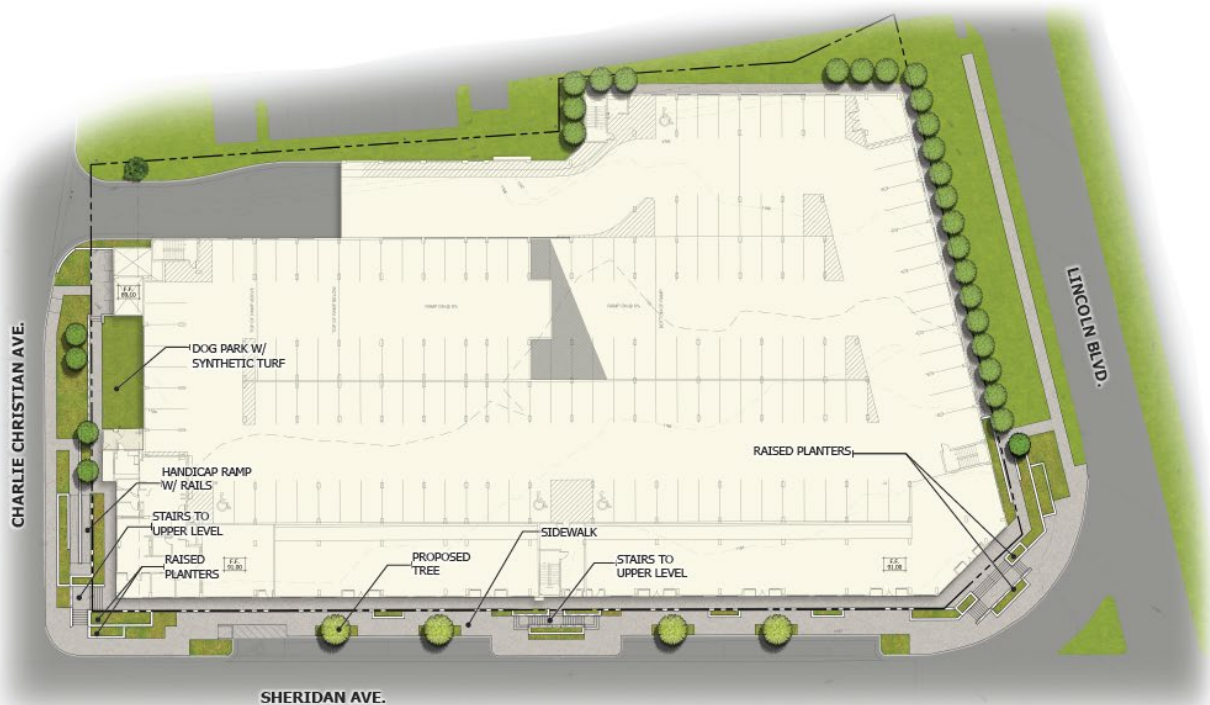
Geosyntec was retained by OCURA to conduct a limited geotechnical investigation to characterize the subsurface conditions at the Site and to determine the geotechnical engineering parameters for the identified soil units and provide selected recommendations for potential construction and site development. OCURA will use this information to reopen an RFP when appropriate.





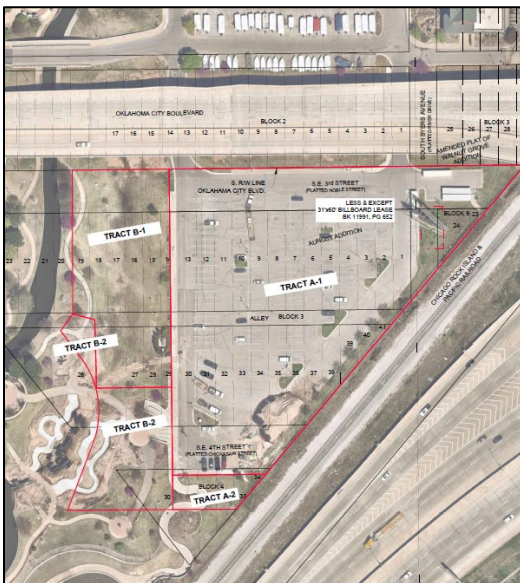
## Steel Yard Phase II – East Parcel

<b>Developer</b>	Bricktown East Sheridan Holdings, LLC; Bricktown Apartments, LLC
<b>Location</b>	E Sheridan Avenue and Lincoln Boulevard
<b>Project Budget</b>	\$33,000,000 anticipated
<b>Public Funding</b>	HUD Financing
<b>RDA</b>	September 19, 2012 Amended July 2014, March 2015, December 2018, August 2021, September 2022 and March 2024
<b>Commenced</b>	Anticipated April 2025
<b>Completed</b>	Anticipated March 2027
<b>Uses</b>	Primarily Residential, Mixed-Use Commercial
<b>Description</b>	Phase I is complete. The next phase of the redevelopment agreement will consist of a multifamily rental housing development and retail or commercial uses on the ground floor. The housing development is expected to include 182 apartments with one to three bedrooms each. Other amenities include a two-level parking garage, a coffee lounge, conference rooms, a dog spa, a kitchenette or bar, retail space and two courtyards. The timeline was amended in March 2024 to begin construction in April of 2025 and complete the project by March 2027.



## TruckYard Phase III

<b>Developer</b>	Brainstorm Shelter, L.L.C, Cadet 23, LLC
<b>Location</b>	Oklahoma City Boulevard, East of Bricktown Canal
<b>Project Budget</b>	\$10,000,000
<b>Public Funding</b>	N/A
<b>RDA</b>	1998 Amended October 2021
<b>Commenced</b>	June 2023
<b>Completed</b>	Anticipated October 2024
<b>Uses</b>	Commercial (outdoor restaurant/bar)
<b>Description</b>	In October 2021, the redevelopment of tract B-1 of the Bricktown Development Plan was assigned to Brainstorm Shelter, LLC and Cadet 23, LLC. for the development of TruckYard bar and restaurant. The project would have have food trucks, a covered patio, and a stage that can be used for events or entertainment. People of all ages, and dogs, are welcome to visit TruckYard. Construction on the project began in June of 2023 and is anticipated to be completed by August 2024.





## The Boardwalk – Compress Parking Lot Redevelopment

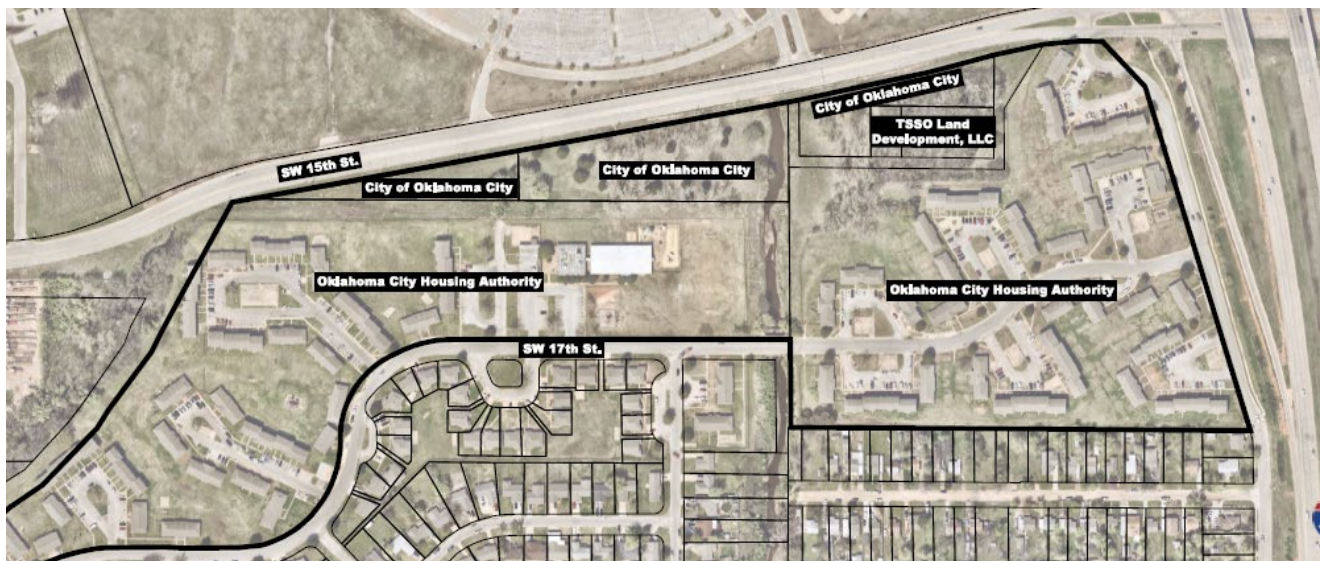
<b>Developer</b>	Matteson Capital
<b>Location</b>	SW Corner of Reno Avenue and Oklahoma Avenue
<b>Project Budget</b>	Anticipated at least \$736,000,000
<b>Public Funding</b>	\$200 million in TIF and \$5,500,000 in reimbursement of the City's 2% non-dedicated sales and use tax increment generated by construction
<b>RDA</b>	N/A
<b>Commenced</b>	Phase I: Anticipated Spring 2025
<b>Completed</b>	TBD
<b>Uses</b>	Commercial and Residential Uses
<b>Description</b>	The current use of the site is a parking lot that serves the Bricktown district. The developer plans to construct three residential towers of approximately 900 housing units, including 48 affordable housing units, 163,000 square feet of retail space, structured parking, a hotel, restaurant space, a workforce development center and other features for residents. In August 2021, the parcel was rezoned to SPUD-1326. OCURA is working with the City on splitting the Sales Tax TIF and the Ad Valorem TIF into two separate TIF districts in order to only activate the Sales Tax TIF.



# Oklahoma Riverfront Redevelopment Plan

## Oak Grove Development

<b>Previous owner</b>	City of Oklahoma City
<b>Developer</b>	Oklahoma City Housing Authority (OCHA)
<b>Location</b>	Adjacent to 3301 SW 17 <sup>th</sup> Street, south of the Dell OKC Campus
<b>Purchase price</b>	\$150,000
<b>Project Budget</b>	\$66,000,000
<b>Public Funding</b>	\$1,500,000 in TIF
<b>Agreements</b>	Agreement with the City of Oklahoma City: TBD (Not later than August 2024) Agreement with the Oklahoma City Housing Authority: March 2024
<b>Uses</b>	Affordable housing
<b>Description</b>	OCURA is assisting the City of Oklahoma City and the Oklahoma City Housing Authority (OCHA) to facilitate a land transaction that will allow OCHA to expand one of its affordable housing properties known as Oak Grove. OCURA will acquire the land from the City of OKC and will thereafter sell the land to OCHA for a fair market value of \$150,000 through a simultaneous closing. OCHA plans on renovating 270 housing units, constructing 18 new housing units, expanding the project's community center and improving the infrastructure and landscaping for a total of \$66 million. OCURA will also assist OCHA with the closing and vacation of streets and alleys needed for development.





# OCURA Fund Financials 2023-2024

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, 2024

	<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>2023-24</u>
Assets										
Cash	356,963	24,164	60,792	-	-	135,345	185,115	750,541	1,512,920	
Investments	1,869,698	-	-	-	-	644,698	-	-	2,514,397	
Accounts Receivable	-	21,883	-	-	-	-	-	-	21,883	
Due from Other Governmental Entities	337,787	274,369	-	-	-	-	-	-	612,156	
Due from (to) Other Funds	314,416	(320,416)	(24,000)	-	30,000	-	-	-	-	
<b>Total Assets</b>	<b>2,878,865</b>	<b>-</b>	<b>36,792</b>	<b>-</b>	<b>30,000</b>	<b>780,044</b>	<b>185,115</b>	<b>750,541</b>	<b>4,661,356</b>	
Liabilities and Fund Balances										
Accounts Payable	100	-	-	-	-	-	-	-	100	
Deposits	900	-	25,000	-	30,000	-	-	-	55,900	
<b>Total Liabilities</b>	<b>1,000</b>	<b>-</b>	<b>25,000</b>	<b>-</b>	<b>30,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>56,000</b>	
<b>Total Fund Balances</b>	<b>2,877,865</b>	<b>-</b>	<b>11,792</b>	<b>-</b>	<b>-</b>	<b>780,044</b>	<b>185,115</b>	<b>750,541</b>	<b>4,605,356</b>	
<b>Total Liabilities and Fund Balances</b>	<b>2,878,865</b>	<b>-</b>	<b>36,792</b>	<b>-</b>	<b>30,000</b>	<b>780,044</b>	<b>185,115</b>	<b>750,541</b>	<b>4,661,356</b>	
Revenues										
Grant Revenues - CDBG	640,410	-	-	-	20,017	-	-	-	660,427	1,319,809
Grant Revenues - Other	-	-	-	-	-	37,500	6,000	-	43,500	-
Lease Revenues	8,300	-	25,000	10,362	18,100	-	-	650,079	711,841	678,000
Real Estate Sales	53,500	-	-	-	-	-	-	-	53,500	930,000
Interest	87,177	-	-	-	-	15,555	2,356	777	105,865	65,000
Other	3,600	-	-	-	125	-	-	-	3,725	-
<b>Total Revenues</b>	<b>792,987</b>	<b>-</b>	<b>25,000</b>	<b>10,362</b>	<b>38,242</b>	<b>53,055</b>	<b>8,356</b>	<b>650,856</b>	<b>1,578,858</b>	<b>2,992,809</b>
Expenditures										
General and Administrative	403,553	-	40,919	60,966	202,853	1,161	6,000	91,451	806,902	897,500
Real Estate Acquisition	4,800	-	-	-	2,307	-	-	-	7,107	-
Real Estate Disposition	39,959	-	-	-	11,520	-	-	-	51,480	75,000
Site Clearance/Improvements	-	-	-	-	36,918	-	-	4,519	41,437	530,000
Legal	123,944	-	12,101	33,059	67,465	-	-	138	236,707	300,000
Other Professional	19,672	-	-	-	13,000	6,000	-	-	38,672	100,000
Property Management	281,506	-	25,815	-	19,858	-	-	173,777	500,955	516,500
Payments to the City of OKC	55,814	-	-	-	-	-	-	309,504	365,318	370,000
Other	10,212	-	-	14,899	11,772	6,468	-	5,712	49,063	60,000
<b>Total Expenditures</b>	<b>939,461</b>	<b>-</b>	<b>78,834</b>	<b>108,924</b>	<b>365,693</b>	<b>13,629</b>	<b>6,000</b>	<b>585,100</b>	<b>2,097,642</b>	<b>2,849,000</b>
<b>Changes in Fund Balance</b>	<b>(146,474)</b>	<b>-</b>	<b>(53,834)</b>	<b>(98,562)</b>	<b>(327,451)</b>	<b>39,426</b>	<b>2,356</b>	<b>65,755</b>	<b>(518,784)</b>	<b>143,809</b>
Fund Balance, Beginning of Year	3,513,488	-	2,491	-	-	740,617	182,759	684,785	5,124,141	
Transfers In (Out)	(489,149)	-	63,135	98,562	327,451	-	-	-	-	
<b>Fund Balance, Current</b>	<b>2,877,865</b>	<b>-</b>	<b>11,792</b>	<b>-</b>	<b>-</b>	<b>780,044</b>	<b>185,115</b>	<b>750,541</b>	<b>4,605,356</b>	

Unaudited - For Management Use Only