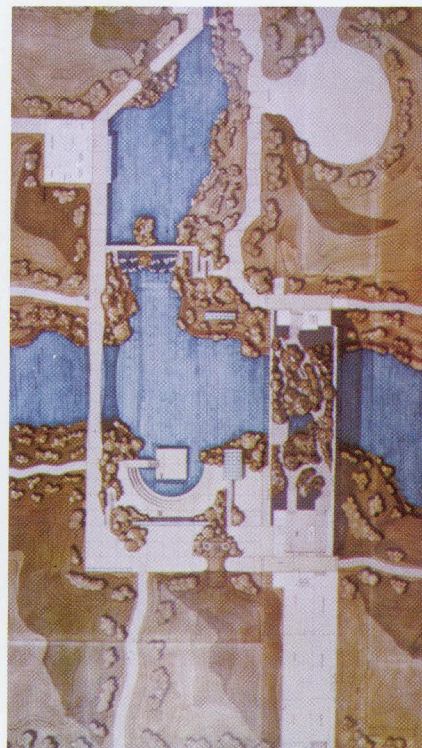
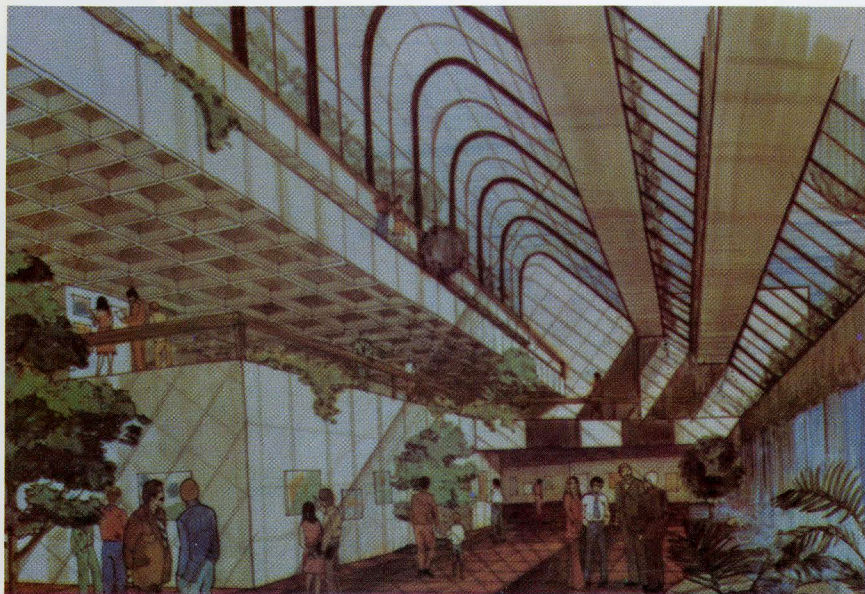
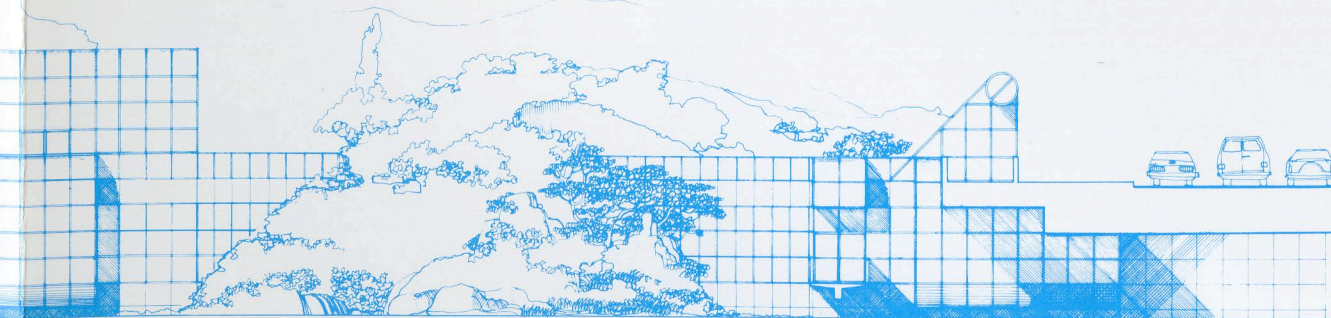


Oklahoma City Urban Renewal Authority Seventeenth Annual Report



COVER PHOTOS: Connected by the architects' drawing of a pedestrian bridge through the Myriad Gardens, this fold-out cover depicts present and future scenes of downtown Oklahoma City. Back cover: A recreation and parking building to be constructed at Walker and Robert S. Kerr in the New-Town-in-Town housing site; the Metro Concourse; square dancers in the Myriad convention center and entertainment at Kerr Park. Front cover: Cross sections of the planned Botanical Gardens in the Myriad Gardens and the Myriad Gardens entryway beneath the skyline of Oklahoma City at dusk. Inside cover: Artist's concept of the International Photography Hall of Fame to be built in the Myriad Gardens and a cross section of the gardens themselves, with the Botanical Gardens spanning the lake.



Year Ending June 30, 1978

OCURA Programs at a Glance

	Downtown Projects	University Medical Center	John F. Kennedy	Totals
Net Cost	\$120,477,585	\$ 39,798,587	\$36,130,282	\$196,406,454
Total Federal Participation	78,927,053	20,796,826	37,176,293	137,890,172 ⁽¹⁾
Redevelopment Completed or Under Way	258,157,731	169,692,830	31,789,626	463,184,626 ⁽²⁾
Planned Redevelopment	170,988,654	46,050,000	13,966,427	231,005,081
Rehabilitation in Renewal and Neighborhood Areas: No. of Homes Improved				1,747
Total Investment (Est.)				\$ 12,300,000

(1) Includes rehabilitation and/or relocation grants, \$990,000 for restudy of General Neighborhood Renewal Plan and balance of funds committed by the City to the downtown project.

(2) Includes \$2,544,439 in home rehabilitation in neighborhood improvement areas.

Introduction

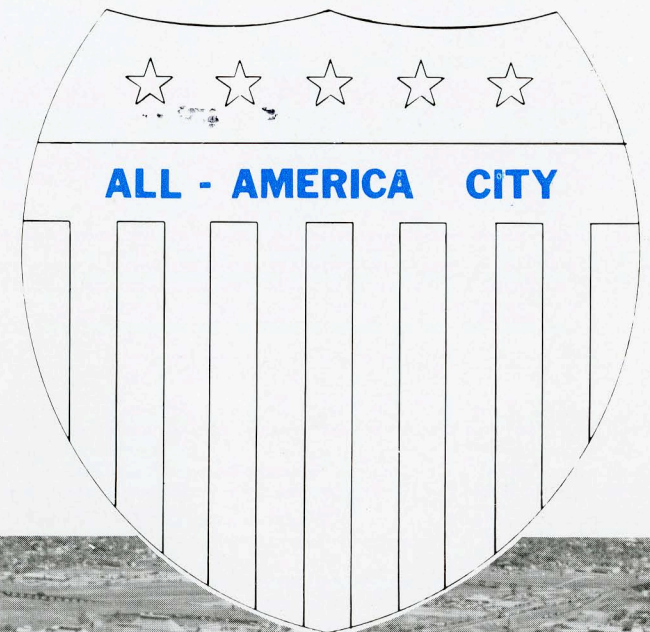
Oklahoma City, within one recent four-month period, received two nationally significant honors:

It was named by the National Municipal League as an All-America City, the most coveted title that can be bestowed on an American community.

And it was selected by Advertising Age magazine, the "bible" of the advertising industry, as one of the nation's ten best future markets.

National recognition of this caliber must be attributed to many factors, only one of which is the city's extensive and dramatic redevelopment program. But the honors do underscore the wisdom and courage of community leaders who, more than 17 years ago, committed themselves to the expenditures of tens of millions of dollars in public funds, plus hundreds of millions more in private investments, to create a community worthy of being called an All-America City.

By mid-1978 the amount of federal money spent for Oklahoma City's redevelopment program amounted to about \$138 million. But new construction completed, under way or planned in the city's renewal areas alone came to \$694 million, a return of more than five dollars for each dollar "invested" by Uncle Sam.





INSTANT FLOWERS — Groundbreaking in the fall for the Myriad Gardens featured floral displays which popped into view as shovels were wielded by Gov. David Boren and other dignitaries.

ARTSPPLACE II — The Artsplace moved this year from the Santa Fe Plaza to this building on Park Avenue, where both the visual and performing arts are featured.

TUNNEL TOUR — Mrs. Emma Gonzales of OCURA's Public Information Office conducts one of many tours of the Metro Concourse.



Downtown

To some Oklahoma City residents, remembering the frenetic start-up of downtown urban renewal activities in 1967, the last couple of years may have seemed a period of little activity.

A decade ago large developments were coming out of the ground in many areas of the Central Business District, while in others the developers, plans and contracts in hand, waited impatiently for building sites to be cleared. Trucks carrying concrete and steel to construction jobs vied for busy streets with dump trucks hauling debris from demolished structures.

But by the mid-1970's several significant events had occurred. The supply of downtown land had caught up with construction. The nation had plunged into a recession. Most of the individual, single-building development — the Myriad, Liberty Bank Tower, Kerr-McGee Center, Fidelity Bank and many others — had been completed. And planning had just begun for the final, major elements of the city's long-range revitalization program.

These would be the complex, multi-use facilities known as the retail Galleria, Myriad Gardens and New-Town-in-Town housing. Each would cover from four to six city blocks, and each, in contrast to even the largest single building, would require years of organizing, planning, financing and construction.

Today the waiting is coming to an end. A Dallas developer, Vincent A. Carrozza, was tentatively selected in April to undertake the four-block Galleria development. Plans are being drawn by I. M. Pei and Partners, one of the world's leading architectural firms and the designers of the city's original Pei Plan for downtown revitalization.

Work has begun in the Myriad Gardens site, immediately south of the Galleria. Streets, old foundations and other obstacles have been removed and utility lines relocated. Excavation is scheduled to begin this fall for the lake which will traverse the park, and construction will follow on the Botanical Gardens, a cylindrical, seven-stories-tall, transparent botanical showplace that will span the lake.

The Myriad Gardens received a major shot in the arm in July when it was announced by the Photographic Art and Science Foundation that a \$5 million International Photography Hall of Fame and Museum will be constructed in the gardens. Work on the 50,000-square-foot facility is expected to begin in about two years.

In the six-block area north of the Civic Center Music Hall another developer, Shartel and Walker Associates, is preparing to build the city's first downtown housing complex, 476 units of middle and

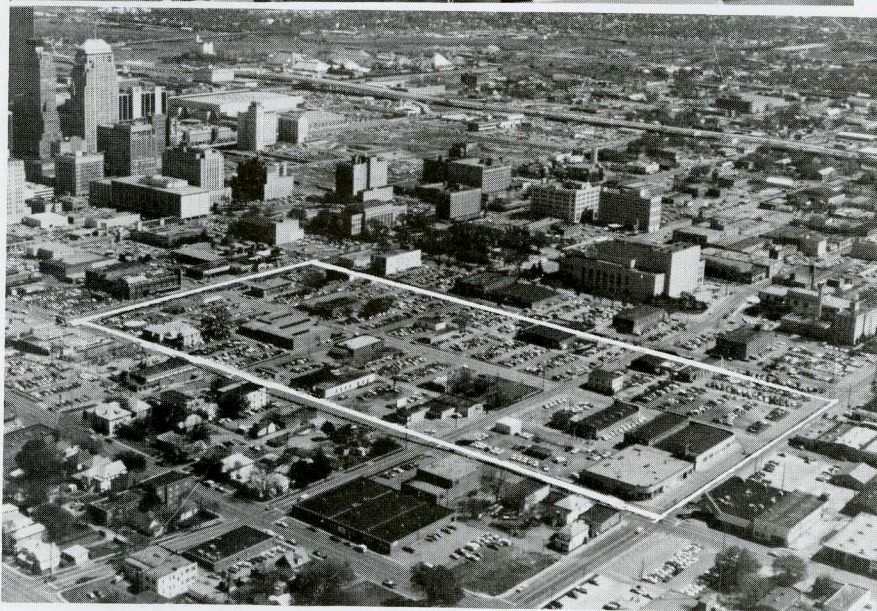


upper income townhouses and apartments. The Urban Renewal Authority is acquiring property in the area in an effort to permit construction of the \$15 million development to begin before the end of the year.

An office building probably will be the first structure to rise in the Galleria. Pei's master plan is expected to call also for two or three major department stores, other office space, at least one hotel, restaurants, a large number of retail shops and parking for a minimum of 3,000 cars. Construction is expected to get under way in the first quarter of 1979, with all of the huge development completed or under construction five years after work begins.

One of the major features of both the Galleria and the Myriad Gardens will be an underground connection between the two beneath Sheridan Avenue. Shoppers will stroll beside a stream from the shopping area to the gardens, there to continue on to a lakeside plaza, take an elevator to the Botanical Gardens or visit some of the museums, art galleries, shops, restaurants or other attractions built into the hillsides around the lake.

Official notification of a \$4.9 million federal grant to begin development of the Myriad Gardens was received in September, and ground was broken Nov.



GALLERIA DEVELOPER — Before a large crowd of newsmen and spectators, Vincent Carrozza of Dallas (standing) presents his plans for development of the Galleria to the OCURA Board of Commissioners.

APARTMENT SITE — This six-block area north of the Civic Center Music Hall is being purchased for the first 476 units of the New-Town-in-Town housing, apartments and townhouses.

WIN SOME, LOSE SOME — (right) Contrary to the urban renewal plan, the former Biltmore Hotel had to be demolished this year after it had been abandoned, stripped and gutted by fires. It was the tallest steel-supported building ever dropped by explosives. Its site will become a part of the Myriad Gardens.



(Downtown Continued)

17. Coupled with other urban renewal and city funds, between \$8 million and \$10 million is on hand to construct the basic infrastructure and many of the amenities of the gardens.

The first structure in the New-Town-in-Town housing site is scheduled to be large, multi-use building at the northwest corner of Walker and Robert S. Kerr avenues. It will contain indoor recreation facilities, including several tennis courts, plus parking and a limited amount of support office and retail space to serve residents of the complex.

As these major developments got under way, numerous other improvements were being completed during the year in the downtown area. The Metro Concourse, an all-weather pedestrian circulation system, was extended north under Harvey Avenue to the federal courthouse and office building, and to the south a new section was opened to the City Center Building. The rebuilding of North Harvey began after completion of the northern tunnel.

The first overhead section of the concourse is scheduled to get under way late this year from the First National parking garage across Main Street to the Century Center Mall. Owners of the mall in June announced plans for its completion as an office center (on the second floor) and international

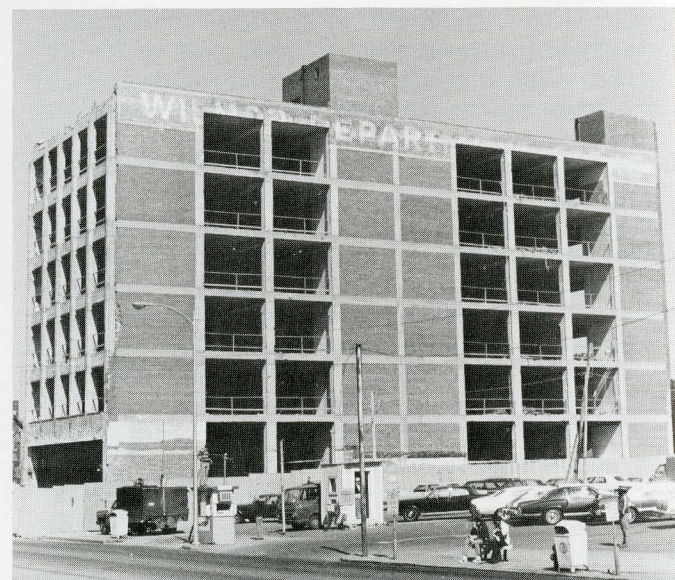
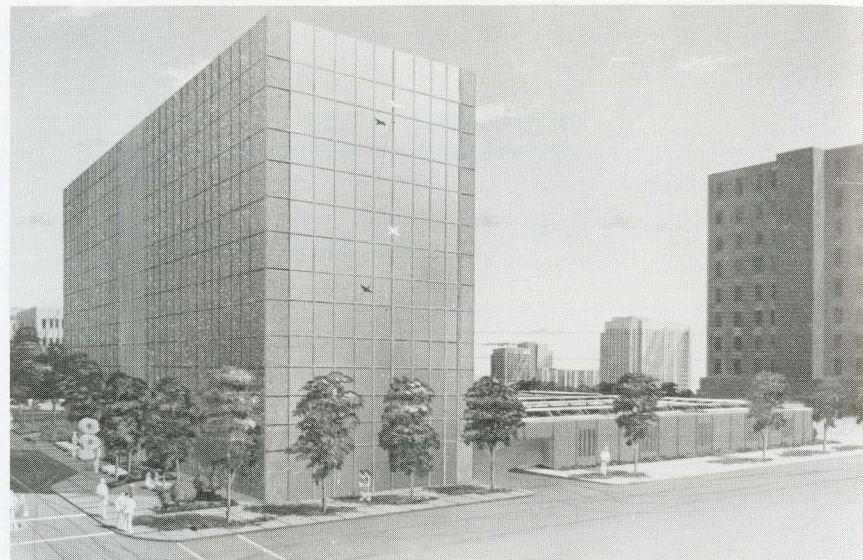
bazaar, with restaurants, specialty shops, art galleries, boutiques and a racquet and health club.

To ease the tight parking situation, a private, 310-space downtown garage opened in June, and Oklahoma County commissioners announced plans for 1,065-car, \$4.8 million parking structure at Kerr and Harvey, just north of the County Courthouse Annex. The county garage is designed to be tied into the Metro Concourse.

At Main and Walker the seven-story former Wilmor Department Store is undergoing top-to-bottom reconstruction as an office building, most of which will be leased to the city for office space.

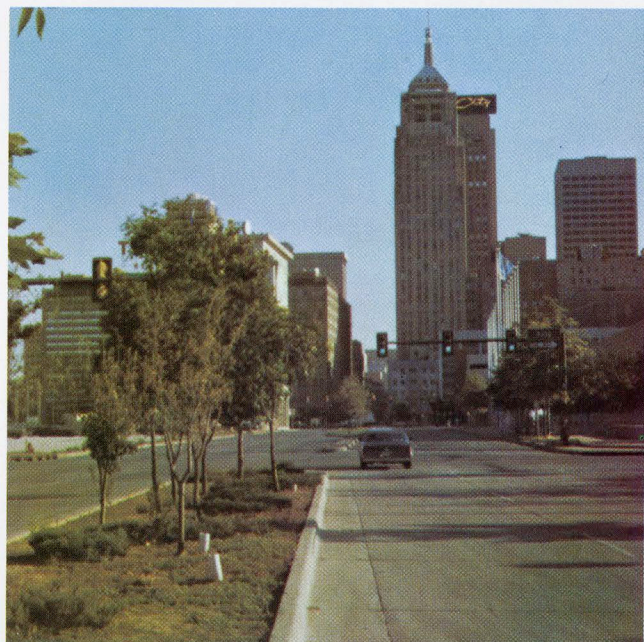
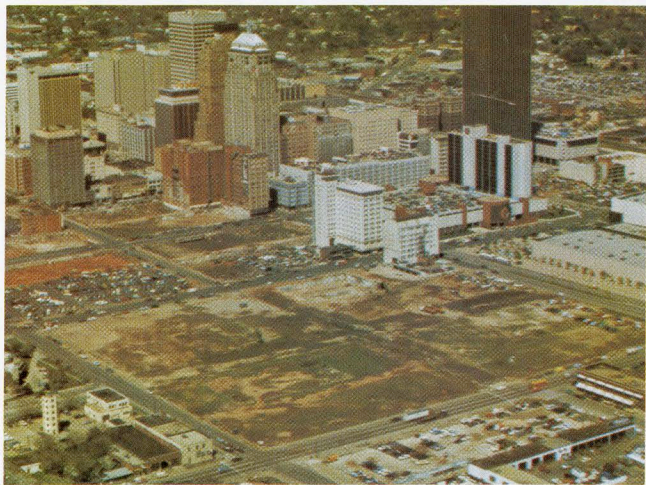
Across Reno Avenue from the Myriad Gardens site, Fred Jones Ford is preparing to build a new two-story auto dealership on land acquired from the Urban Renewal Authority.

Less visible throughout the year (except when work obstructed traffic) were the relocation of water and sewer lines and other utilities which will serve the Galleria and Myriad Gardens. OCURA so far has spent about \$7.3 million on downtown public improvements, which also include new streets, landscaping, street lighting, traffic signals and other facilities.



WILMOR FACELIFT — The former Wilmor Department Store (above) is being transformed into a modern office building (artist's rendering, top) which will house many of the city departments.

ON FACING PAGE: While several blocks of downtown still await development of the Myriad Gardens and Galleria (upper left), other areas are scenes of beauty. Clockwise from top center are the new Murrah Federal Building, the Kerr-McGee Center, Gateway Plaza on South Robinson, The Artsplace, landscaping at Northwest 3rd and Broadway and crowds at the annual Arts Festival in the Civic Center area.



Statement of Operation for Fiscal Year Ending June 30, 1978.

OKLA. R-20 UNIVERSITY MEDICAL CENTER

OKLA. R-30 1-A CENTRAL BUSINESS DISTRICT

	Year to Date 6-30-77	Current Fiscal Year	Year to Date 6-30-78	Year to Date 6-30-77	Current Fiscal Year
Survey & Planning Expenditures	\$ 368,407.18	\$ 0	\$ 368,407.18	\$ 1,119,034.80	\$ 0
Administrative Overhead & Services	3,060,888.66	90,169.71	3,151,058.37	4,286,985.66	533,103.87
Legal Services	40,418.00	225.00	40,643.00	30,445.40	1,055.00
Survey & Planning	52,550.00	0	52,550.00	3,500.00	0
Acquisition Expense	309,184.91	1,288.80	310,473.71	340,738.81	10,861.50
Temporary Operation of Acquired Property	291,026.45	22,907.37	313,933.82	160,685.58	22,832.83
Relocation & Community Organization	110,618.56	0	110,618.56	276,995.01	35.00
Site Clearance	1,181,692.46	141,066.76	1,322,759.22	3,356,631.96	278,373.68
Site Improvements	3,603,034.86	210,795.22	3,813,830.08	6,915,378.84	52,392.99
Disposition Expense	62,870.67	1,834.67	64,705.34	35,048.87	6,059.00
Rehabilitation & Conservation	10,347.03	0	10,347.03	0	0
Interest	1,988,107.87	89,532.76	2,077,640.63	4,267,549.50	176,872.75
Other Income	(-)237,865.49	(-)10,585.17	(-)248,450.66	(-)726,385.49	(-)4,816.92
Real Estate Purchases	8,184,095.34	(-)2,965.00	8,181,130.34	27,078,179.05	953,358.00
Project Inspection Fee	147,881.00	0	147,881.00	216,828.00	0
Total Project Expenditures	\$19,173,257.50	\$544,270.12	\$19,717,527.62	\$47,361,615.99	\$2,030,127.70
Relocation Payments	\$ 1,797,421.47	\$ 18,562.75	\$ 1,815,984.22	\$ 2,063,226.64	\$ 9,075.54
Rehabilitation Grants	63,896.65	0	63,896.65	0	0
Total Expenditures	<u>\$21,034,575.62</u>	<u>\$562,832.87</u>	<u>\$21,597,408.49</u>	<u>\$49,424,842.63</u>	<u>\$2,039,203.24</u>
Noncash Local Grants-In-Aid	\$14,784,292.01	\$194,139.19	\$14,978,431.20	\$24,470,422.00	\$ 0
Proceeds from Sale of Land	\$ 937,752.94	\$ 11,732.00	\$ 949,484.94	\$ 6,748,378.15	\$ 261,203.00
Rehabilitation Loans	\$ 164,850.00	\$ 0	\$ 164,850.00		
Community Development Block Grant	\$ 519,585.68	\$298,617.08	\$ 818,202.76	\$ 343,777.23	\$ 337,158.86
Cash Local Grants-In-Aid	\$ 1,079,153.60	\$ 3,299.72	\$ 1,082,453.32	\$ 592,201.78	\$ 18,743.12

**OKLA. R-30B
CENTRAL BUSINESS DISTRICT**

**OKLA. R-30 1-C
CENTRAL BUSINESS DISTRICT**

Year to Date 6-30-78	Year to Date 6-30-77	Current Fiscal Year	Year to Date 6-30-78	Year to Date 6-30-77	Current Fiscal Year	Year to Date 6-30-78
\$ 1,119,034.80	\$ 0	\$ 0	0	0	0	0
4,820,089.53	2,279,845.00	286,458.55	2,566,303.55	0	270,526.45	270,526.45
31,500.40	11,967.50	160.00	12,127.50	0	730.00	730.00
3,500.00	0	0	0	0	0	0
351,600.31	324,682.06	6,254.54	330,936.60	0	58,294.50	58,294.50
183,518.41	179,442.68	57,447.36	236,890.04	0	(-)440.34	(-)440.34
277,030.01	1,051,412.70	26,881.35	1,078,294.05	0	22,408.09	22,408.09
3,635,005.64	312,783.53	21,145.14	333,928.67	0	0	0
6,967,771.83	100,421.02	232,539.09	332,960.11	0	0	0
41,107.87	11,102.00	28,315.38	39,417.38	0	0	0
0	0	0	0	0	0	0
4,444,422.25	1,705,403.18	155,717.45	1,861,120.63	0	21,721.85	21,721.85
(-)731,202.41	(-)472,175.01	(-)56,655.07	(-)528,830.08	0	(-)19,745.70	(-)19,745.70
28,031,537.05	16,141,321.00	820,050.00	16,961,371.00	0	305,900.00	305,900.00
216,828.00	75,516.00	0	75,516.00	0	13,436.00	13,436.00
<u>\$49,391,743.69</u>	<u>\$21,721,721.66</u>	<u>\$1,578,313.79</u>	<u>\$23,300,035.45</u>	<u>0</u>	<u>\$672,830.85</u>	<u>\$672,830.85</u>
\$ 2,072,302.18	\$ 0	\$ 0	0	0	0	0
0	0	0	0	0	0	0
<u>\$51,464,045.87</u>	<u>\$21,721,721.66</u>	<u>\$1,578,313.79</u>	<u>\$23,300,035.45</u>	<u>0</u>	<u>\$672,830.85</u>	<u>\$672,830.85</u>
\$24,470,422.00			\$ 41,125.00			
\$ 7,009,581.15	\$ 0	\$ 41,125.00				
\$ 680,936.09						
\$ 610,944.90	\$ 6,829,682.73		\$ 275,622.14			

**OKLA. R-35
JOHN F. KENNEDY**

Year to Date 6-30-77	Current Fiscal Year	Year to Date 6-30-78
277,402.73	0	277,402.73
7,006,120.55	548,032.22	7,554,152.77
93,070.59	1,545.00	94,615.59
0	0	0
649,978.75	15,334.43	665,313.18
579,543.40	65,860.73	645,404.13
319,172.50	6,675.70	325,848.20
822,472.65	25,641.96	848,114.61
2,305,838.13	2,787.50	2,308,625.63
108,270.63	7,958.87	116,229.50
70,966.60	(-)47.13	70,919.47
2,821,526.57	127,360.35	2,948,886.92
(-)481,829.55	(-)14,310.50	(-)496,140.05
11,407,270.82	235,374.90	11,642,645.72
148,810.00	0	148,810.00
<u>\$26,128,614.37</u>	<u>\$1,022,214.03</u>	<u>\$27,150,828.40</u>
 \$ 5,997,819.05	 \$ 29,304.87	 \$ 6,027,123.92
<u>1,815,297.07</u>	<u>3,616.00</u>	<u>1,818,913.07</u>
<u>\$33,941,730.49</u>	<u>\$1,055,134.90</u>	<u>\$34,996,685.39</u>
 \$ 5,950,064.00	 \$ 131,329.20	 \$ 6,081,393.20
 \$ 715,132.00	 \$ 134,336.99	 \$ 849,468.99
 \$ 4,152,250.00	 \$1,205,793.00	 \$ 5,358,043.00
 \$ 500,025.89	 \$ 916,776.53	 \$ 1,416,802.42
 \$ 210,117.02	 \$ 12,605.71	 \$ 222,722.73

LINCOLN BYERS-INDUSTRIAL DISTRICT

Year to Date 6-30-77	Current Fiscal Year	Year to Date 6-30-78
0	0	0
0	99,645.49	99,645.49
0	1,625.00	1,625.00
0	0	0
0	12,261.00	12,261.00
0	2,651.54	2,651.54
0	13,285.55	13,285.55
0	0	0
0	0	0
0	2,794.00	2,794.00
0	0	0
0	0	0
0	0	0
0	502,982.00	502,982.00
0	0	0
<u>0</u>	<u>\$635,244.58</u>	<u>\$635,244.58</u>
 0	 0	 0
<u>0</u>	<u>0</u>	<u>0</u>
<u>0</u>	<u>\$635,244.58</u>	<u>\$635,244.58</u>

0 \$632,648.53 \$632,648.53

Consolidated Balance Sheet*

ASSETS

Current Assets:

Cash on Hand	\$ 438,957.51	\$ 799,396.94	\$ 351,209.75	\$1,382,420.99	\$ 581,767.02	\$ 1,368.12	\$444,635.90
Accounts Receivable:							
Revolving Fund-Joint Activities		26,000.00	50,000.00	20,000.00	70,000.00		
Relocation Grants	21,711.22	10,530.18			59,294.92		
Rehabilitation Grants	(88.35)				.07		
Tenants	506.94	1,500.00			604.45		
Other	<u>189,050.07</u>				<u>38,320.00</u>		<u>3,777.50</u>
Total Accounts Receivable	\$ <u>211,179.88</u>	\$ <u>38,030.18</u>	\$ <u>50,000.00</u>	\$ <u>20,000.00</u>	\$ <u>168,219.44</u>	\$ <u>0</u>	\$ <u>3,777.50</u>
Total Current Assets	\$ 650,137.39	\$ 837,427.12	\$ 401,209.75	\$1,402,420.99	\$ 749,986.46	\$ 1,368.12	\$448,413.40
Investments Held:							
U.S. Treasury Bills (At Cost)	\$ 0	\$ 193,412.61	\$ 290,118.92	\$ 0	\$ 270,797.16	\$ 0	

Project Costs to Date:

Total Item I Project Costs	\$19,717,527.62	\$49,391,743.69	\$23,300,035.45	\$ 672,830.85	\$27,150,828.40	\$635,244.58	
LESS: Sales Price of Land Sold	<u>949,484.94</u>	<u>7,009,581.15</u>	<u>41,125.00</u>	<u>0</u>	<u>849,468.99</u>	<u>0</u>	
Net Item I Project Costs	\$18,768,042.68	\$42,382,162.54	\$23,258,910.45	\$ 672,830.85	\$26,301,359.41	\$635,244.58	
Total Item II Project Costs	<u>14,978,431.20</u>	<u>24,470,422.00</u>	<u>0</u>	<u>0</u>	<u>6,081,393.20</u>	<u>0</u>	
Total Project Costs to Date	\$33,746,473.88	\$66,852,584.54	\$23,258,910.45	\$ 672,830.85	\$32,382,752.61	\$635,244.58	
Relocation Payments	\$ 1,815,984.22	\$ 2,072,302.18	\$ 0	\$ 0	\$ 6,027,123.92	\$ 0	
Rehabilitation Grant Payments	\$ <u>63,896.65</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>1,818,913.07</u>	\$ <u>0</u>	
TOTAL ASSETS	\$36,276,492.14	\$69,955,726.45	\$23,950,239.12	\$2,075,251.84	\$41,249,573.22	\$636,612.70	\$448,413.40

LIABILITIES & CAPITAL

Current Liabilities:

Accounts Payable-Joint Activities	\$ 7,465.64	\$ 29,606.28	\$ 24,273.98	\$ 57,529.61	\$ 68,369.62	\$ 3,964.17	\$ 0
Trust & Deposit Liabilities	<u>2,439.10</u>	<u>14,662.00</u>	<u>250.00</u>	<u>0</u>	<u>4,021.67</u>	<u>0</u>	<u>403,059.85</u>
Total Current Liabilities	\$ 9,904.74	\$ 44,268.28	\$ 24,523.98	\$ 57,529.61	\$ 72,391.29	\$ 3,964.17	\$403,059.85

Accrued Interest Payable:

To DHUD	\$ 107,488.29						
To Others		152,019.00	119,700.00	17,722.23	108,262.03		
Total Accrued Interest Payable	\$ 107,488.29	\$ 152,019.00	\$ 119,700.00	\$ 17,722.23	\$ 108,262.03		

Advances & Loans Payable:

To DHUD	\$ 1,351,437.96						
To Others		5,715,000.00	4,500,000.00	2,000,000.00	4,070,000.00		
Total Advances & Loans Payable	\$ 1,351,437.96	\$ 5,715,000.00	\$ 4,500,000.00	\$2,000,000.00	\$ 4,070,000.00		

Uncommitted Fund Balance

\$ 45,353.55

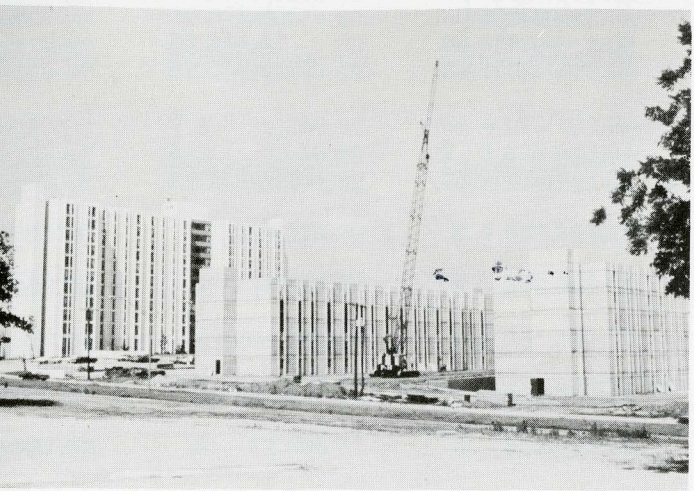
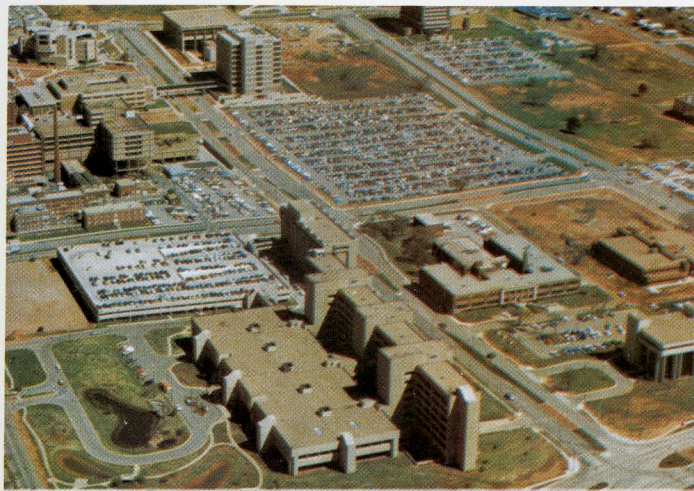
Capital:

Cash Local Grants-In-Aid	\$ 1,082,453.32	\$ 610,944.90	\$ 275,622.14	\$ 0	\$ 222,722.73		
Noncash Local Grants-In-Aid	<u>14,978,431.20</u>	<u>24,470,422.00</u>	<u>0</u>	<u>0</u>	<u>6,081,393.20</u>		
Total Local Grants-In-Aid	\$16,060,884.52	\$25,081,366.90	\$ 275,622.14	\$ 0	\$ 6,304,115.93		
Project Capital Grant	16,048,693.00	36,209,834.00	8,416,347.00	0	21,309,843.00		
Relocation Grant	1,815,984.22	2,072,302.18	0	0	6,027,123.92		
Rehabilitation Grant	63,896.65	0	0	0	1,815,297.07		
Community Development Block Grant	<u>818,202.76</u>	<u>680,936.09</u>	<u>10,614,046.00</u>	<u>0</u>	<u>1,542,539.98</u>	<u>632,648.53</u>	
Total Capital	\$34,807,661.15	\$64,044,439.17	\$19,306,015.14	\$ 0	\$36,998,919.90	\$632,648.53	

TOTAL LIABILITIES & CAPITAL	\$36,276,492.14	\$69,955,726.45	\$23,950,239.12	\$2,075,251.84	\$41,249,573.22	\$636,612.70	\$448,413.40
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Note:

*The above Consolidated Balance Sheet is recorded and reported on the Cash Basis.



Jobs Created

The books officially will close this fall on Oklahoma City's first urban renewal program, the University Medical Center project, with new development to date totaling \$172 million.

In the largely residential John F. Kennedy area, immediately to the east, work continues with construction there topping \$32 million.

Plans for the Medical Center project were relatively modest when work began in the 240-acre area early in 1966. The program was expected to cost about \$8.4 million and be completed in three years. It would have involved rehabilitation of homes, spot clearance of about 880 substandard buildings and the relocation of approximately 1,000 families and individuals. Fifty acres were set aside for future expansion of the OU College of Medicine.

In 1965 the Oklahoma Health Sciences Foundation had been formed, and it came up with plans for a 240-acre medical center, to be one of the most extensive health treatment, training and research facilities in the nation. Not long after the Medical Center renewal project got under way, the renewal authority was asked to amend its plan to provide clearance for about half the project area, plus land in the JFK area.

State officials predicted the ultimate development of a \$160 million Oklahoma Health Center.

Today the University Medical Center renewal program has cost some \$32.7 million, mostly in federal funds. Eighty-six homes have been rehabilitated and more than 1,400 buildings demolished. Nearly

1,500 families and individuals, along with 157 businesses, have been relocated.

Construction of Health Center facilities, including those in JFK, already totals more than \$172 million, with another \$41 million on the drawing boards.

For residents of the area, the main benefit of this development has been the creation of both construction jobs and long-term employment. The Health Center now employs approximately 9,300 persons — nearly twice the number the new General Motors plant will utilize at full capacity — and this figure is expected to rise by 3,000 to 4,000 by 1985.

Not all the construction has been on the Health Center campus. South of 8th Street a \$500,000 postal-distribution facility is nearing completion. The city has constructed a \$250,000 fire station at 8th and Lincoln Boulevard. East of the station, in a block-long commercial being developed by OCURA, the first business, Berry's Bar-B-Q, opened its doors this year. Negotiations are under way for the sale of another site for a medical clinic. Lincoln itself is being extended south of 4th Street to connect with Byers Avenue and eventually with Interstate 35 and 40.

On its part the Urban Renewal Authority is winding up the installation of sidewalks, street lights and traffic signals throughout the area, having spent nearly \$4 million for these and other improvements. OCURA constructed driveways, sidewalks and a paved parking lot for the commercial area on 8th and presently is working with other prospective buyers of the lots.





JOB PRODUCERS — Thousands of jobs are provided by the facilities shown on these pages. The Oklahoma Health Center (top, opposite page) employs more than 9,000 persons, while the JFK industrial area (second photo) is being upgraded to attract additional industry. Construction jobs like work on the Wyatt F. Jeltz Center (bottom) also mean payrolls. Facilities within the Health Center include the Biomedical Sciences Building (right, opposite page) and (at left, top to bottom) a new pedestrian bridge between University and Children's Memorial hospitals, the \$5 million Library Building and the Dean McGee Eye Institute.

The University of Oklahoma has contracted to build two parking garages, with space for 1,500 cars and costing nearly \$8 million, in the Health Center area. Commitment of these funds will provide the balance of the local share of the cost of the Medical Center program and enable OCURA to close out the project.

But work will continue and is expected to accelerate in the 1,258-acre JFK program to the east.

The renewal authority in May awarded a \$773,000 contract for upgrading the industrial area of JFK, south of 4th Street between Eastern and Lottie avenues. The bulk of the funds, \$600,000, were provided by an Economic Development Administration grant obtained through joint efforts of OCURA and Oklahoma City Northeast, a citizens' group formed to guide the redevelopment of the northeast sector of the city.

Work in the industrial site will include the widening of 4th Street and the planting of trees and shrubbery to screen the site from the Greenway Park Addition across the street to the north.

At Northeast 11th and Lottie the Wyatt F. Jeltz Center, a 201-unit apartment complex for the elderly, is being constructed by the Oklahoma City Housing Authority. It faces Marie McGuire Plaza, also a 201-unit development for the elderly that has maintained full occupancy since its completion several years ago.

The Sunbeam Home and Family Service broke ground in the spring for a \$232,000 child care, office and counseling center at 2001 N. Eastern Ave. And a

half block at Northeast 18th and Lottie has been sold to Amos Memorial CME Church for construction of a new church building.

A contract for another long-planned improvement was let by OCURA in June. It will see the construction of a diagonal, four-lane connection between Northeast 10th Street, just west of Eastern, and Northeast 8th Street at about Jordan Avenue.

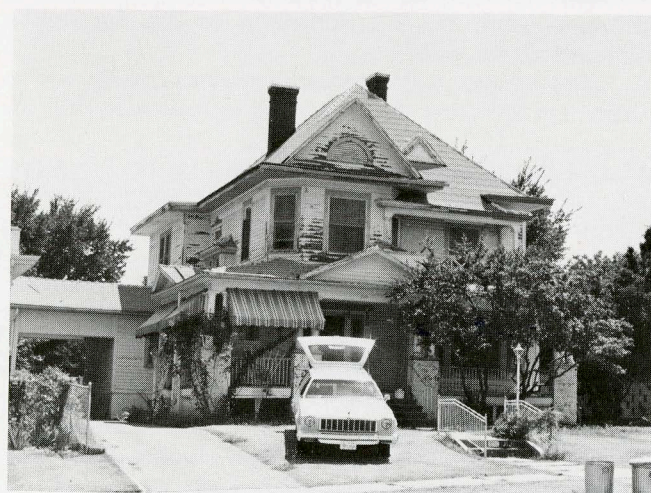
With the planned widening of 10th Street east to I-35 by the State Department of Transportation, the link will provide a main thoroughfare from the Interstate to the Health Center and downtown. Construction of the new connection will cost nearly \$718,000, bringing to more than \$3 million the amount spent by the Authority, so far, for public improvements in JFK.

That amount will increase and other activity in the area will pick up if a pending application for an additional \$7.3 million in federal funds is approved by the Department of Housing and Urban Development. The lion's share of the money would go for new streets, sewer and water lines and other public facilities.

In an effort to stimulate home building in JFK, and especially in the Greenway Park Addition between Northeast 4th and 7th streets, OCURA obtained the reservation of \$298,000 in Community Development funds to form a construction loan pool for low-to-middle-income families. Its intent is to guarantee a high percentage of building loans, at below-market interest rates, to eligible applicants.



HOME RESTORATION — A few of the homes, before and after remodeling, improved under OCURA's rehabilitation program.



Rehab Pays Off

A home-improvement program administered by the Urban Renewal Authority, which has resulted in dramatic upgrading of several Oklahoma City neighborhoods, was extended this year to three more areas.

The City Council approved addition of the Metro Park, Gatewood and South Capitol Hill neighborhoods to the rehabilitation program, bringing to 10 (including two urban renewal projects) the number of areas in which property owners are eligible for two types of special home-improvement loans.

In the two years since the Council first approved the use of the loans outside of urban renewal areas, OCURA has loaned more than \$2.5 million for improvements in five neighborhoods. The bulk of the money (about \$2.3 million) was in direct federal Sec. 312 loans at 3-per-cent interest, while the remainder (\$244,439) came from the Private Home Improvement Loan (PHIL) program.

Counting the John F. Kennedy and University Medical Center renewal projects, where the federal loans have been available for about ten years, the agency has made more than \$5.5 million in loans, plus an additional \$1.8 million in grants to low-income property owners. (The grants, however, are not available outside renewal areas.)

Expenditure of these funds has resulted in the renovation of about 1,750 homes in the eligible districts. Rehabilitation Officer Woody Wilkes estimates the program also has encouraged the investment of another \$5 million by property owners who used their own money or borrowed funds privately for the improvement of their homes.

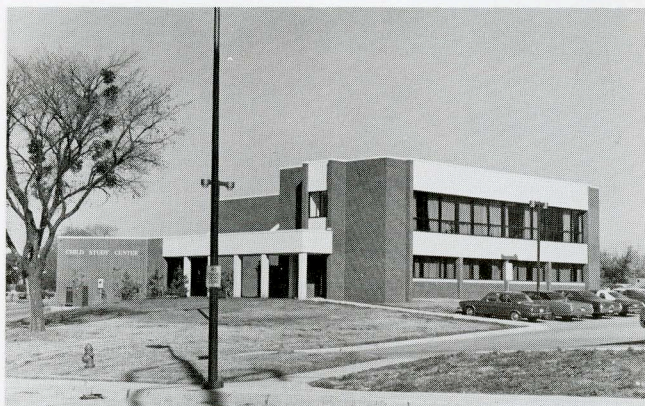
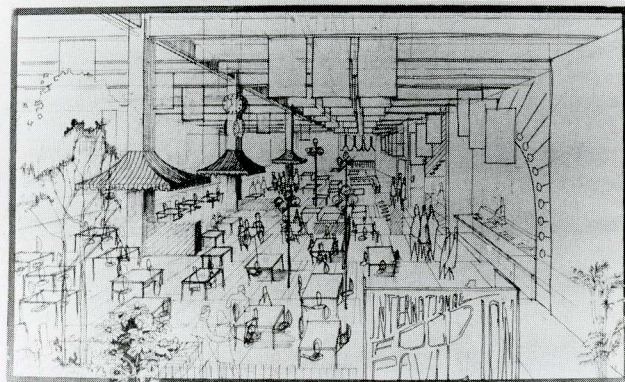
was purchased in June by the Thurman Magbee Corp., which announced plans to spend up to \$1 million restoring the 47-year-old structure and converting it to headquarters for the wholesale appliance distribution company. Much of the building will be utilized, Magbee said, as a center for community activities.

The Central City Plan had recommended that the station, unused for passenger service since 1967, be restored and put to productive use.

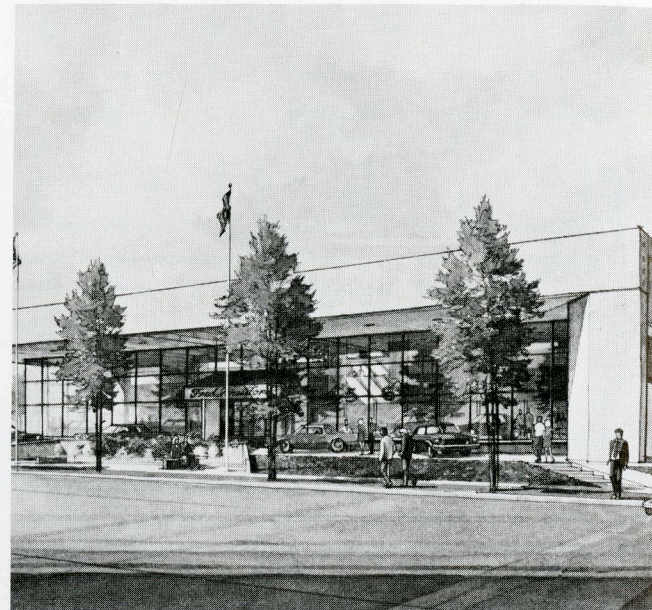
The expansion and upgrading the city's industrial areas near the Central Business District is another major objective of the Central City Plan. The Urban Renewal Authority in October began buying land in the first phase of the Central City Industrial Park in the Byers-East Reno area.

Also buying property in the area for the extension of Lincoln Boulevard south to Byers is the Oklahoma Department of Transportation. Plans call for land on both sides of Lincoln, most of it presently vacant or under-utilized, to be converted to a modern, attractive industrial park. The area is served by two interstate highways and several major rail lines.

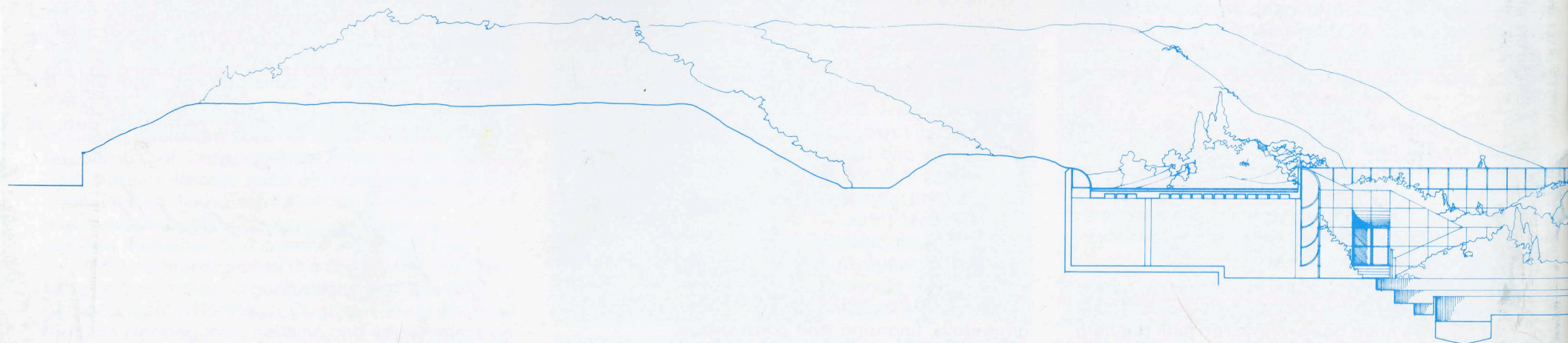
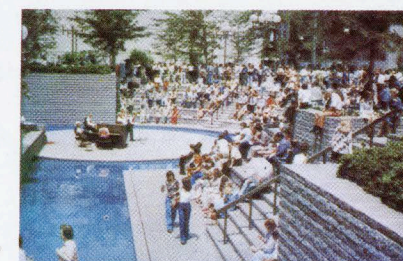
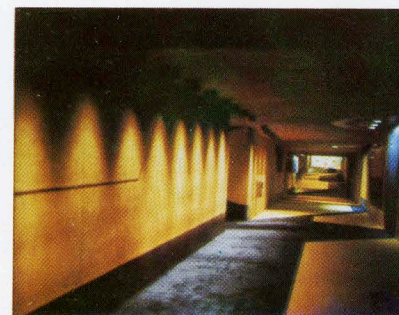
In the northeast part of the city OCURA, the Urban League and other organizations are working together toward a Northeast Quadrant Study which will focus on creating jobs, housing and employment opportunities in the area. The study will be financed with \$100,000 in Community Development funds.



RENEWAL TODAY AND TOMORROW — Today's activities combine with views from the future in these scenes. Clockwise from bottom left: OCURA Board Chairman Jim Lookabaugh is interviewed by the press; the Child Study Center in the Oklahoma



Health Center; artist's sketch of the International Food Pavilion planned in the Century Center Mall; architect's rendering of the new Fred Jones showroom to be built on Reno Avenue, and a lively game of dominoes at the Pitts Park recreation center.



Oklahoma City Urban Renewal Authority
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