

Third Annual Report

Oklahoma City

Urban Renewal Authority

Submitted to

Mayor George H. Shirk

and the

City Council

of the

City of Oklahoma City

FOR THE FISCAL YEAR ENDING JUNE 30, 1964

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BOARD OF COMMISSIONERS, OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Left to Right: F. D. Moon, Reuben G. Martin, Granville Tomerlin, Ralph L. Bolen, and C. Kenneth Woodard.



OKLAHOMA CITY URBAN RENEWAL AUTHORITY

22 PARK AVENUE • OKLAHOMA CITY, OKLA., 73102 • PHONE CE 2-3477

JAMES T. YEILDING
Executive Director

July 31, 1964

GRANVILLE TOMERLIN
CHAIRMAN

F. D. MOON
VICE-CHAIRMAN

C. KENNETH WOODARD
SECRETARY

REUBEN G. MARTIN

RALPH L. BOLEN

The Honorable George H. Shirk
Mayor of the City of Oklahoma City
Municipal Building
Oklahoma City, Oklahoma

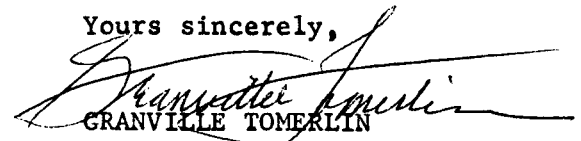
Dear Mayor Shirk:

As outgoing Chairman of the Oklahoma City Urban Renewal Authority, I take special pride in submitting to you and to the City Council this Third Annual Report for the fiscal year ending June 30, 1964. During these first three years we have sought to establish judicious and efficient operations of this local public agency.

This Annual Report marks the conclusion of the Authority's planning of Oklahoma City's first urban renewal program. Of course, I am referring to the University Medical Center Urban Renewal Program, known officially as Project Okla. R-20. The last year has been most intensive in planning, though the two years previous were indeed part of the essential prologue to getting this specific program off the ground.

I am certain that the other Commissioners of the Oklahoma City Urban Renewal Authority join me in thanking the City for much assistance, receptivity to ideas, and close working cooperation over this past year and those previous. We believe in what we are doing here with urban renewal, and we honor the continued confidence of the people of Oklahoma City and their local governing officials in our work on this Authority.

Yours sincerely,


GRANVILLE TOMERLIN
Chairman

GT/hm

THE THIRD ANNUAL REPORT
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FOR THE PRECEDING FISCAL YEAR
ENDING JUNE 30, 1964

Under provision of Title 11 Oklahoma Statutes Annotated, Section 1609(f), known as the Urban Redevelopment Law of the State of Oklahoma, the same being Section 9(f) on page 65 of the Laws of 1959, the Urban Renewal Authority of the City of Oklahoma City herein submits the following report of its activities from July 1, 1963, through the fiscal year ending June 30, 1964.

Since its creation on November 2, 1961, the Urban Renewal Authority has operated as a public, non-profit, tax-exempt agency, under the state Urban Redevelopment Law and in accordance with Federal regulations. The Urban Renewal Authority was established as a public body corporate by the City of Oklahoma City, to eliminate and prevent the development or spread of urban blight, and to clear, redevelop, rehabilitate or conserve areas designated by the City as in need of urban renewal.

The Urban Renewal Authority has welcomed the challenge to work within the guiding principles of private enterprise and community initiative, viewing itself as in a unique position to bring the positive powers of government to bear upon social and economic problems of the local community, and in so doing to open new opportunities for the private citizen and businessman alike.

In line with this role as coordinator of governmental and local objectives for urban renewal, the Authority has been assisted in applying for and securing Federal grants by officials of Region V of the Housing and Home Finance Agency, Urban Renewal Administration, in Fort Worth. The advice and encouragement given to the Oklahoma City Urban Renewal Program by the following Region V officials in Fort Worth is gratefully acknowledged:

REGION V

Housing and Home Finance Agency

Regional Administrator
William W. Collins, Jr.

Regional Director
Urban Renewal
Leonard E. Church

Deputy Director
Jack D. Herrington

Operations
R. A. Bremer

Field Representative
Jerry Strong

Legal
T. E. Springer

Land Disposition
Glen Ford

Fiscal Management
Billy G. McKenzie

Rehabilitation
Joe Krakower

Intergroup Relations
Pete Hinojosa

Workable Program
William N. Sewell

Community Requirements
Earl Rosamond

Land Acquisition
Earl Homsher

Relocation
Hazle Gibson

701 Planning Assistance
George Simmons

Engineering
Jeff Ball

Community Renewal Program
J. Elmore Hudson

S U M M A R Y

In this Third Annual Report to the Mayor and City Council, covering the fiscal year which ended June 30, 1964, the Oklahoma City Urban Renewal Authority records continued growth and progress on a variety of operations and activities. The Authority is pleased that it has enjoyed good relations with both the general public and public agencies.

On June 29th, 1964, one day prior to the close of the fiscal year, the Final Project Report on planning for the University Medical Center Urban Renewal Program(OKLA. R-20) was submitted to the City Council for official approval. This approval is expected sometime in August or early September after a public hearing.

As in last year's report to the Mayor, the Renewal Authority again gratefully acknowledges the substantial support of many private individuals and groups outside the official governing bodies of the state and city. Notable among these has been the Urban Action Foundation of Oklahoma City, whose members have continued to give the vital business cooperation needed to make urban renewal a success.

Since its establishment in 1961, the Renewal Authority has taken the position that the public should be thoroughly informed on its programs. In addition to meeting at frequent intervals throughout the year with a Citizens Advisory Committee for the Medical Center Renewal Program, the Authority's staff has conducted a wide-spectrum public information and education program, --including presentations on urban renewal at scores of meetings, tours of the project area, television programs, press conferences, and collaboration with community organizations.

In passing, the Authority notes that in the last year a district court suit was filed to test the constitutionality of the State Urban Redevelopment Law of 1959; the court's decision rejected the suit and found the Urban Redevelopment Law "constitutional and valid."

By the end of the fiscal year the staff of the Authority had grown to five full-time officers and two secretaries. Other staff positions will be filled as operations expand through the next year. A glance at the record herein of 126 official resolutions of the Authority in fiscal 1964 reveals action along a number of fronts, --from administrative policy formulation to approval of contracts with such consultants as the University of Oklahoma Research Institute for architectural studies on low-cost housing for the Medical Center Renewal Program.

The Medical Center Urban Renewal Program will emphasize rehabilitation of structures in a 240 acre area south of the Medical Center, but will also provide for a modern shopping plaza on 8th Street, a new apartment complex on 13th Street, low cost Town House apartments on 8th Street, an improved traffic system, and redevelopment to provide more space for educational and recreational purposes. The program will result in about \$20 million in economic activity in the renewal area and in adjacent neighborhoods.

The internationally-recognized architectural firm of I. M. Pei and Associates of New York has been retained as principal consultant in planning for the Central Business District of Oklahoma City. Enclosed in this report is an illustration of Pei's preliminary model for the new Central Business District.

Again the Renewal Authority submits several recommendations to the Mayor and City Council. Foremost among them is an emphatic indication of agreement with earlier statements made by city planning officials, the Mayor and City Councilmen, to the effect that Oklahoma City needs more and better planning now. Furthermore, the Authority believes that planning should recognize the metropolitan nature and needs of this community.

We also recommend that the newly-formed Citizens' Advisory Committee for Community Improvements move boldly into the study and reconsideration of our municipal codes, particularly as these codes affect housing standards and conditions.

The Urban Renewal Authority recommends a long range program to identify priority areas for urban renewal. This program should be related to an analysis of bond issue improvements applicable as local credits toward future urban renewal projects.

An estimated one-third of the families who would be relocated by future urban renewal projects cannot afford existing standard housing. The Authority believes, therefore, that unless the community meets this demonstrated need for low cost housing, the future of urban renewal here will be jeopardized.

We conclude this Third Annual Report with a Financial Summary.

COOPERATION WITH PUBLIC BODIES

The Oklahoma City Urban Renewal Authority was established by the Oklahoma City Council on November 2, 1961. Since that time, the Authority has worked closely with the Mayor, the City Council, the City Planning Commission, the City Manager, the Director of the Oklahoma City Planning Commission, as well as with other branches of city government whose operations are related to urban renewal.

In the report period ending June 30, 1964, in addition to memoranda submitted to and informal meetings held with these officials, the Authority briefed the City Council on urban renewal plans and operations on July 26 and September 19, 1963, and on January 23 and March 23, 1964, and met with the Oklahoma City Planning Commission on September 19, 1963 and on January 23, March 23 and July 2, 1964.

The Urban Renewal Plan and other documents pertaining to the Medical Center Urban Renewal Program (Okla. R-20), were transmitted to the City of Oklahoma City by the Urban Renewal Authority on June 29, 1964, and on the following day the City Council, in turn, sent the Urban Renewal Plan for that project to the Oklahoma City Planning Commission. At a special meeting to be convened at 7:30 p.m. on August 13, 1964, the Planning Commission will determine whether this Urban Renewal Plan conforms with the General Plan of Oklahoma City. Following a public hearing to be called by the City Council, that body will decide whether the Urban Renewal Plan, the Financing Plan, and the Relocation Plan for the Medical Center Urban Renewal Project meet with its approval.

The Oklahoma City Urban Renewal Authority has developed a most excellent relationship with the University of Oklahoma, particularly with the University Medical Center, The School of Architecture, and the College of Continuing Education, and wishes to express its appreciation to these schools for their cooperation.

The Medical Center Urban Renewal Program will be the first in the United States which must be approved by three public bodies: the Oklahoma City Council, the Medical Center Improvement and Zoning Commission, and the Capitol Improvement and Zoning Commission, each of which has been most helpful during the past year.

These public agencies, along with the Oklahoma City Board of Education, the State Highway Commission, the State Regents For Higher Education, and the University of Oklahoma Board of Regents, have contributed in a positive and significant way to the quality of the plans for the Medical Center Urban Renewal Program.

RELATIONS WITH URBAN ACTION FOUNDATION

Since its inception, the Oklahoma City Urban Renewal Authority has enjoyed an excellent relationship with the Urban Action Foundation of Oklahoma City, Inc., a group of civic leaders who support urban development programs in this community.

In the current reporting period, for example, in order to encourage the Oklahoma City Urban Renewal Authority to proceed with the preparation of a General Neighborhood Plan for the Central Business District of Oklahoma City, the Urban Action Foundation agreed to guarantee payment by the Oklahoma City Urban Renewal Authority to consultants who will assist in the preparation of the General Neighborhood Renewal Plan for the Central Business District, and to advance to the Authority funds needed to pay these consultants and certain expenses to be incurred by the administrative staff in connection with the General Neighborhood Renewal Plan, if Housing & Home Finance Agency funds are not made available for the payment of such expenses. To the extent that Housing & Home Finance Agency funds are made available, the Authority will repay to the Urban Action Foundation amounts financed for these purposes.

This excellent cooperative relationship between a group of professional and business leaders and a public agency has significantly advanced the total urban renewal effort in Oklahoma City, and has provided a foundation for constructive and exciting planning and redevelopment in the decade ahead.

THE WORKABLE PROGRAM

In order to qualify for the most important Federal aids for urban renewal, a community must commit itself to achieve, within a reasonable time, a group of objectives known as a "Workable Program." In a letter to City Manager Robert M. Tinstman, dated March 5, 1964, the Fort Worth Regional Office of the Housing and Home Finance Agency stated that the Oklahoma City Workable Program could not be recertified until certain deficiencies were corrected.

Since that time, the Fort Worth Regional Office has been informed that the electrical code was adopted by city ordinance, the building code has been revised, staff members have been appointed to administer the Minimum Housing Code, the Oklahoma City Urban Renewal Authority has been designated officially as the relocation agency for the City of Oklahoma City, and Mayor George Shirk has appointed a Mayor's Committee on Community Improvement.

Presumably, these steps should result in Oklahoma City's Workable Program being recertified by the Housing and Home Finance Agency. Fortunately, delays in meeting recertification requirements have not adversely affected the operations of the Oklahoma City Urban Renewal Authority, although further delays would have seriously hampered the work of this agency.

PUBLIC INFORMATION AND EDUCATION

Since its establishment, it has been the position of the Oklahoma City Urban Renewal Authority that the public should be as thoroughly informed as possible on the problems with which the Authority is dealing, its procedures, organization, and plans. In addition to its efforts to inform the public through answering questions which are raised by newspaper, radio and television reporters and by other citizens who telephone or visit our office, the Authority has developed a many faceted program designed to acquaint groups in all parts of the community with urban renewal - through speeches, participation in panel discussions, tours of the renewal area, television programs and scores of newspaper articles.

CITIZENS ADVISORY COMMITTEE

On June 3, 1963, the Board of Commissioners appointed a Citizens Advisory Committee for the Medical Center Urban Renewal Program. Twenty-nine persons who live or are active in programs taking place in the Medical Center Urban Renewal Area are members of this Committee, which has been regularly briefed on the development of the Urban Renewal Plan, and has submitted useful recommendations for the Authority. Most important of all, this Committee has served a most useful purpose as a major channel of communication between the Authority and persons living or working in the urban renewal area.

In addition to literally scores of conferences with individuals or groups from this Committee, the full Committee met on June 12, September 13 and November 12, 1963, and on February 13 and May 7, 1964. The Executive Committee held meetings on April 27 and June 24, 1963.

The following citizens are members of the Advisory Committee:

Chairman: Reverend K. David Cole)	
Vice Chairman: Reverend David Shields)	
Secretary: Dr. Frank B. Cox)	Executive Committee
Executive Committee Members at Large:)	
)	Mrs. Ruby Flemmings
)	Mr. W. C. Price

Floyd Alexander
R. W. Condren
Reverend Joe Edwards
Ira D. Hall
Reverend T. H. Hubbard
Reverend Goree L. James
Mrs. J. M. Littlepage
A. D. Mathues

W. W. "Bill" Boles
Miss Rubye E. Dabney
James Charles Gatewood
Mrs. Hazel Horn
Miss Melva Humphrey
Mrs. Mattie Jeltz
Claude Love
Mrs. Onnie McGee

Dr. E. C. Moon, Jr.
Bishop F. C. Scott
James E. Stewart
Mrs. G. A. Williams

Reverend E. Jennings Perry
Wyatt F. Slaughter
Herbert Tyson
Mrs. J. Marie Williams

PUBLIC APPEARANCES BEFORE CIVIC AND RELIGIOUS GROUPS

Members of the Board of Commissioners of the Urban Renewal Authority and the Executive Director have averaged at least one presentation on urban renewal each week in the 70 weeks which have elapsed since the first staff member was employed by the Authority. At least 7,500 persons have been involved in these meetings, in which every phase of the Medical Center Urban Renewal Program has been explored. In addition, the Authority has conducted tours of the Renewal Area for interested groups, and more are planned in the months ahead.

COVERAGE BY PRESS, RADIO AND TELEVISION

Activities of the Oklahoma City Urban Renewal Authority have been covered regularly by Oklahoma City's radio and television stations, and by weekly and daily newspapers. During 1963, 103 articles on local urban renewal operations appeared in the local press, and thus far in 1964, 65 articles have appeared--many of them covering more than one-half page each. In addition to regular news coverage, one television station is planning four 30 minute television programs focusing on Oklahoma City's Urban Renewal programs. Several hundred thousand persons have been reached by most of these radio, television or newspaper reports.

SUMMARY

Four criteria have guided the public information and education efforts of the Oklahoma City Urban Renewal Authority.

First of all, the Authority has been constantly mindful of the importance of informing and working closely both with the general public, and in a more specific way - with the many groups who are directly concerned with the Medical Center Urban Renewal Program and the General Neighborhood Renewal Plan --the residents and property owners in the areas, businessmen, public officials, and specialists in rehabilitation and redevelopment.

Secondly, the Authority has recognized the importance of two-way communications. Thus, while we have sought to fully inform all interested groups on our urban renewal plans, the Authority has at the same time taken advantage of these meetings to benefit from the experience and advice of these individuals and groups.

Thirdly, our public information and education effort has been one of affirmative action. Rather than wait in our office for citizens to raise questions, we have gone out in the community - to explain problems requiring urban renewal action, our plans for dealing with these problems, and to engage in fruitful question and answer sessions.

Finally, this program has been cast within the framework of the general philosophy adopted by this Authority since its inception: namely that in all of our projects, our principal concern will be the individuals and families who make up our community.

LITIGATION

On December 15, 1963, Roy Isaacs of Oklahoma City filed a petition in the District Court of Oklahoma County against the City of Oklahoma City, the Oklahoma City Urban Renewal Authority, the Members of its Board of Commissioners and its Executive Director. The plaintiff sought to have the Urban Redevelopment Law of Oklahoma declared unconstitutional, and inapplicable to Oklahoma City.

The Urban Renewal Authority retained the firm of Crowe, Boxley, Dunlevy, Thweatt, Swinford and Johnson to work with the firm of Monnet, Hayes, Bullis, Grubb and Thompson, previously serving as legal counsel to the Authority, to represent the Authority in this case.

A demurrer to the amended petition filed by Mr. Isaacs was argued by counsel for the Oklahoma City Urban Renewal Authority on May 15, 1964, in which they stated that the entire Oklahoma Urban Redevelopment Act is constitutional and that none of the constitutional attacks contained in the plaintiff's amended petition have any merit.

The following is a portion of the decision by District Court Judge Glen O. Morris:

IN THE DISTRICT COURT OF OKLAHOMA COUNTY

STATE OF OKLAHOMA

Roy Isaacs, for himself and others
similarly situated,

Plaintiff,

vs.

City of Oklahoma City, Municipal
Corporation; Urban Renewal
Authority; Granville Tomerlin,
Chairman; F. D. Moon, Vice-
Chairman; C. Kenneth Woodard,
Secretary; Reuben G. Martin,
Member; Ralph L. Bolen, Member;
James T. Yeilding, Executive
Director,

Defendants.

JUDGMENT

On this 15th day of May, 1964, the above entitled cause came on for hearing pursuant to regular assignment upon

the demurrers of the defendants herein to each cause of action in the amended petition of the plaintiff, the parties appearing by their several attorneys of record, and the court having heard argument of counsel and being fully and sufficiently advised in the premises, finds that the Urban Redevelopment Law attached on the grounds of unconstitutionality by plaintiff herein, is constitutional and valid and that the demurrers of the defendants should be sustained, and that the amended petition of the plaintiff fails to state a cause of action against the defendants or any of them.

Mr. Isaacs was given an opportunity to appeal this decision to the State Supreme Court of Oklahoma, but as of the end of this fiscal year, plaintiff had not perfected an appeal to the Supreme Court.

ADMINISTRATIVE ORGANIZATION

COMMISSIONERS AND OFFICERS

The Oklahoma City Urban Renewal Authority is governed by a five man commission, with members appointed by the Mayor with approval of the City Council for terms of three (3) years. The Mayor also designates the Chairman and Vice Chairman of the Authority, while the Secretary is elected by and from the members of the commission. Members of the commission who have served during the fiscal year ending June 30, 1964, with dates of expiration of term, are as follows:

	<u>Term Expires</u>	<u>Record of Attendance at 39 Meetings during the fiscal year.</u>
Granville Tomerlin Chairman	July 31, 1964	38
F. D. Moon Vice Chairman	July 31, 1965	33
C. Kenneth Woodard Secretary	July 31, 1964	33
Reuben G. Martin Commissioner	July 31, 1966	35
Ralph Bolen Commissioner (Appointed after beginning of fiscal year.)	July 31, 1966	31
Joe C. Scott (Retiring Commissioner)	July 31, 1963	3

The Commissioners of the Urban Renewal Authority establish official policy and account for all expenditures. The Urban Renewal Program is administered by an Executive Director. On February 18, 1963, the Urban Renewal Authority appointed Mr. James T. Yeilding, formerly Commissioner of Urban Renewal for 10 years in Cleveland, Ohio, to the position of Executive Director of the Oklahoma City Urban Renewal Authority.

Other staff members include:

Lloyd L. Wright who came here from Wichita, Kansas, on October 14, 1963, to become the Assistant Director and Budget Officer of the Oklahoma City Urban Renewal Authority. He graduated from the University of Wichita in 1957 with a degree in Business Administration, after which he served as the Budget Director for the Wichita Urban Renewal Authority.

Theodore W. Oberndorf was appointed to the position of Real Estate and Rehabilitation Officer on the Urban Renewal staff on April 16, 1964. Practically all of his long experience has been in the real estate field. Before coming here, he was with the Chicago Regional Office of the Urban Renewal Administration, Housing and Home Finance Agency, as the Head of the Land Acquisition Branch for three years and the Land Disposition Branch for four years.

Donald F. Sullivan joined the Urban Renewal staff on March 9, 1964, as Public Information-Education Officer. He had previously been the Oklahoma Regional Director of the National Conference of Christians and Jews from 1957 to 1962.

Eliot H. Stanley joined the Urban Renewal staff on July 3, 1963, after graduating from Harvard University with honors. Mr. Stanley has served as the Director's Administrative Assistant, and his duties have included writing, speaking to neighborhood groups, and special assignments.

The office of the Authority is located at 22 Park Avenue, comprising seven rooms. Members of the official staff of the Authority are named below:

URBAN RENEWAL AUTHORITY STAFF

James T. Yeilding
Executive Director

Lloyd L. Wright
Assistant Director

Donald F. Sullivan
Public Information-
Education Officer

Theodore W. Oberndorf
Real Estate and
Rehabilitation Officer

Eliot H. Stanley
Administrative Assistant

R. Keating Hagmann
Rehabilitation Assistant

Mrs. Helen Moore
Secretary

Mrs. Peggy Pryor
Secretary

RESOLUTIONS

The business of the Urban Renewal Authority has been conducted during the previous fiscal year in 39 special Board Meetings called whenever needed at 303 Kerr-McGee Building, and, after October 13, 1963, in Suite 307, 22 Park Avenue. One hundred twenty-six (126) resolutions were passed by the Authority in the fiscal year for 1964, all of which are listed below to provide an index of the transactions of the Authority:

<u>RESOLUTION NUMBER</u>	<u>TITLE OR SUBJECT</u>
40-64	Authorizing purchase of insurance.
41-64	Authorizing rental of electric typewriter
42-64	Authorizing approval of Planning Contract with Carter & Burgess for Project Okla. R-20.

- 43-64 Authorizing approval of contract with Morton Hoffman & Company, for Marketability Studies for University Medical Center Urban Renewal Project Okla. R-20.
- 44-64 Authorizing employment of personnel.
- 45-64 Authorizing payment of claims.
- 46-64 Adoption of administrative policies with reference to leave, holidays, etc.
- 47-64 Authorizing approval of contracts for appraisal services.
- 48-64 Requesting the Urban Action Foundation of Oklahoma City to commence planning activities for downtown Oklahoma City.
- 49-64 Authorizing ratification of Resolution No. 48.
- 50-64 Authorizing approval of payment for employees' salary.
- 51-64 Authorizing Time & Attendance Report for payment of employees.
- 52-64 Authorizing employment of Eliot Stanley as Research Assistant to Executive Director.
- 53-64 Authorizing Progress Payment for Carter & Burgess for 1/3 Scope of Service.
- 54-64 Authorizing Progress Payment to Morton Hoffman & Company for 1/3 Scope of Service.
- 55-64 Authorizing approval of furniture purchase
- 56-64 Authorizing payment of claims.
- 57-64 Authorizing Oklahoma City Urban Science Program for Residents of University Medical Center Urban Renewal area.
- 58-64 Authorizing contract approval with Community Council.
- 59-64 Authorizing approval Annual Report for Fiscal Year, 1963 for submission to City of Oklahoma City.

60-64	Authorizing payment of Withholding & Social Security.
61-64	Special Resolution honoring Joe Scott.
62-64	Election of C. Kenneth Woodard, Secretary to OCURA.
63-64	Authorizing Progress Payment to Morton Hoffman Co. for 2/3 Scope of Service.
64-64	Authorizing payment of Requisition for Community Council of Okla. City against Project No. Okla. R-20.
65-64	Authorizing approval contract for appraisal services.
66-64	Authorizing transfer of funds from Federal to City Account restoring advance from City for Okla. R-20.
67-64	Authorizing membership in National Association of Housing and Redevelopment Officials to June, 1964.
68-64	Authorizing reimbursement to James T. Yeilding for trip to New York City for I.M. Pei negotiation.
69-64	Authorizing increase in salary for Helen Moore.
70-64	Authorizing payment of claims.
71-64	Authorizing review and relocation management planning of Project Okla. R-20 by Luther Hemmons
72-64	Authorizing rental of office space at 22 Park Avenue
73-64	Authorizing payment of claims.
74-64	Authorizing approval of appraisers for University Medical Center, Project Okla. R-20.
75-64	Authorizing approval of Agreements for Final Appraisal of properties in Project Okla. R-20.
76-64	Authorizing Amendment to Carter & Burgess Contract for Planning of Okla. R-20.
77-64	Authorizing approval of Amendment to Community Council Contract for preparation of Relocation Report for Project Okla. R-20.

78-64 Authorizing second progress payment to Carter & Burgess for 2/3 Scope of Service.

79-64 Authorizing second progress payment to Community Council of Oklahoma City.

80-64 Authorizing employment of Gloria Johnson, Stenographer.

81-64 Authorizing payment of claims.

82-64 Concerning sponsorship of Villa Savoy Project.

83-64 Authorizing attendance at National Conference of National Association of Housing & Redevelopment Officials by Executive Director and Board of Commissioners.

84-64 Thanking Kerr-McGee for office space provided Oklahoma City Urban Renewal Authority.

85-64 Authorizing expenses for Lloyd Wright's interview for Assistant Director to OCURA.

86-64 Authorizing employment of Lloyd Wright.

87-64 Approving contracts for appraisal services.

88-64 Authorizing rental of IBM electric typewriter.

89-64 Authorizing payment of claims.

90-64 Authorizing trip to New York for conference - I. M. Pei.

91-64 Approving undertaking of General Neighborhood Renewal Plan and filing of Application for Federal Fund Advance.

92-64 Authorizing payment of claims.

93-64 Rejection of Villa Savoy proposal.

94-64 Authorizing trip to Ft. Worth--Training Program for Lloyd Wright.

95-64 Designating regular meeting dates for Board of Commissioners of OCURA.

96-64 Authorizing payment of claims.

97-64	Approving appraisers for University Medical Center Urban Renewal Project Okla. R-20.
98-64	Adopting schedule of fees of Real Estate Appraisers for Project Okla. R-20.
99-64	Authorizing part time employment for clerical assistance.
100-64	Approving Agreements for Final Appraisal of properties in Project Okla. R-20.
101-64	Approving Agreements for final appraisal of properties on Project Okla. R-20.
102-64	Approving Progress Payment to Community Council of Oklahoma City, Oklahoma.
103-64	Authorizing payment of claims.
104-64	Authorizing meeting between Oklahoma City Urban Renewal Authority and Oklahoma City Planning Commission for Community Renewal Program submission to Housing & Home Finance Agency.
105-64	Authorizing third progress payment to Carter & Burgess.
106-64	Authorizing filing of amended Application for Advance on planning of University Medical Center Urban Renewal Project Okla. R-20.
107-64	Authorizing maintenance agreement with IBM electric typewriter division.
108-64	Authorizing rental of Postage Meter and Mailing Machine.
109-64	Authorizing payment of claims.
110-64	Authorizing agreement rescinding agreement for final appraisal between OCURA and Lewis Hawkins.
111-64	Authorizing Oklahoma City Urban Renewal Authority participation for Blue Cross & Blue Shield Insurance Plan.
112-64	Approving payment for Morton Hoffman Company.
113-64	Authorizing payment to appraisers for Project Okla. R-20.

114-64	Authorizing payment of claims.
115-64	Authorizing payment of claims.
116-64	Amending Resolution No. 108.
117-64	Authorizing payment for appraisals to Lewis Hawkins.
118-64	Adopting policy for Rehabilitation Standards for University Medical Center UR area, Okla. R-20.
119-64	Adopting Policy for Relocation of Structures in University Medical Center Urban Renewal / Area, Project Okla. R-20.
120-64	Authorizing payment of claims.
121-64	Authorizing rental of Xerox Copier.
122-64	Authorizing payment of claims.
123-64	Authorizing rental of IBM executive typewriter.
124-64	Adopting priority for sales of colonized structures and relocation planning in the University Medical Center, Project, Okla. R-20.
125-64	Adopting policy covering sale of structures and relocation planning in the University Medical Center, Project, Okla. R-20.
126-64	Authorizing payment of claims.
127-64	Authorizing attendance and reimbursement of expenses to URA-FHA-LPA Rehabilitation Workshop at H.H.F.A. Regional Office, Ft. Worth, Texas.
128-64	Authorizing trip to New York for conference with I. M. Pei and Associates.
129-64	Authorizing payment of expenses for Theodore W. Oberndorf for interview.
130-64	Authorizing Urban Renewal Authority to tender to the City their services as the Relocation Agency for Oklahoma City.
131-64	Authorizing payment of claims.
132-64	Authorizing employment of Donald F. Sullivan.

- 133-64 Authorizing additional appraiser for University Medical Center Urban Renewal Project Okla. R-20.
- 134-64 Adopting policies for administrative practices.
- 135-64 Authorizing amending contract for planning advance No. Okla. R-20 (A) between Oklahoma City Urban Renewal Authority and United States of America.
- 136-64 Authorizing progress payment under contract with Morton Hoffman and Company.
- 137-64 Authorizing Payment of Claims.
- 138-64 Authorizing Payment of Claims.
- 139-64 Authorizing filing of Application for Loan and Grant for Project Okla. R-20.
- 140-64 Amendment to Resolution No. 134 establishing Authority's policy on certain administrative practices.
- 141-64 Authorizing employment of Theodore W. Oberndorf.
- 142-64 Authorizing employment of Mrs. Peggy Pryor.
- 143-64 Authorizing approval of contract with University of Oklahoma for preparation of Educational Plan for Project Okla. R-20.
- 144-64 Authorizing approval of contract with Carter and Burgess concerning colonized structures.
- 145-64 Authorizing membership in Rotary Club for Executive Director.
- 146-64 Authorizing payment of claims.
- 147-64 Authorizing change of rental typewriter.
- 148-64 Approving contract with University of Oklahoma for preparation of plans and studies for Okla. R-20.
- 149-64 Authorizing progress payment to University of Oklahoma Research Institute for Architectural Studies.
- 150-64 Authorizing progress payment to University of Oklahoma for Urban Education Program.

- 151-64 Authorizing payment of claims.
- 152-64 Authorizing payment of claims.
- 153-64 Authorizing payment of claims.
- 154-64 Approving contracts for legal services.
- 155-64 Authorizing payment of claims.
- 156-64 Authorizing attendance of Officers and Commissioners at NAHRO Conference, Norman, Okla.
- 157-64 Authorizing change of regular meeting date of Board of Commissioners of OCURA.
- 158-64 Authorizing payment of claims.
- 159-64 Approving contract for advance for General Neighborhood Renewal Plan-Central Business District.
- 160-64 Authorizing transfer of funds from Acct. 19-4407 to Acct. 19-4506, Survey & Planning, Okla. R-20.
- 161-64 Authorizing employment of Keating Hagmann.
- 162-64 Approving and authorizing submission of University Medical Center Urban Renewal Project Okla. R-20 to the Planning Commission of the City of Oklahoma City, the Capitol Improvement and Zoning Commission and the Medical Center Improvement and Zoning Commission and authorizing the filing of said plan with the City of Oklahoma City, Oklahoma.
- 163-64 Authorizing progress payment to the University of Oklahoma Research Institute for preparation of plans and studies for Project Okla. R-20.
- 164-64 Authorizing the time extension for the completion of a contract dated April 14, 1964, between the Oklahoma City Urban Renewal Authority and the University of Oklahoma Research Institute.
- 165-64 Authorizing the Board of Commissioners and the Executive Director of the Oklahoma City Urban Renewal Authority and other members of the staff to attend the Southwest Regional Conference for NAHRO in St. Louis, Missouri, July 11, 12, 13, and 14, 1964.

166-64

Approving contract with Urban Action Foundation regarding certain guarantees in connection with the General Neighborhood Renewal Plan for the Central Business District.

THE UNIVERSITY MEDICAL CENTER
URBAN RENEWAL PROGRAM

Last year's annual report outlined the steps which led to the selection of the Medical Center Area as the site of Oklahoma City's first urban renewal program, and reviewed early planning activities by the Authority's consultants in that area.

The Authority is pleased to report that in the fiscal year covered by this report, we have completed the planning for the Medical Center Urban Renewal Program. The Urban Renewal Plan, the Relocation Plan and the Financing Plan for this program were submitted to the City of Oklahoma City on June 29, 1964, and to both the Capitol Improvement and Zoning Commission and the Medical Center Improvement and Zoning Commission on July 7, 1964.

At a special meeting of the Oklahoma City Planning Commission to be convened at 7:30 p.m. on August 13, 1964, that Commission will determine whether the Urban Renewal Plan for the Medical Center project conforms with the General Plan of Oklahoma City. The City Council is then required by law to hold a public hearing on the proposal, at which any citizen may be heard. If the plans are approved, the Urban Renewal Authority will complete its application for a Loan and Grant from the Housing and Home Finance Agency. Second appraisals of properties in the Medical Center area which are to be acquired probably will be completed during the fall of 1964, and first acquisitions will begin early in 1965.

As planning on the University Medical Center Program neared its completion, the Authority prepared a condensed yet comprehensive review of the proposals for the Medical Center Urban Renewal Area in a brochure entitled Oklahoma City's University Medical Center Urban Renewal Program. Following the public hearing, additional copies of this brochure will be made available to the public and to potential investors interested in redevelopment of sites in the area.

Present estimates indicate that as much as \$8,750,000 will be invested in redevelopment of the Medical Center Area, based on the combined investment potential in new apartments, new shopping facilities, rehabilitation of private homes, and new institutional buildings, including the Bethlehem Center and the Dunbar Branch Library. Out of a total acreage in the project area of 238.6 acres, almost one-half, or 106.1 acres, will be available for new investment and rehabilitation. Most of the remaining acreage is to be taken up in streets and playgrounds.

The Medical Center Urban Renewal Program will result in about \$20 million of economic activity in this immediate area and adjacent neighborhoods. This includes an estimated public investment of \$10,953,810 and a

private investment potential of \$8,750,000, as indicated above. Experience elsewhere indicates that this kind of public improvement program should generate significant further economic activity in sections of Oklahoma City adjacent to the Medical Center area.

RELOCATION

The objective of community improvement - the provision of decent homes in a suitable living environment, can be achieved only if it includes a program for the rehousing of families required to move by reason of such improvements. In accordance with this objective, and the statutory requirements which guide the operations of the Urban Renewal Authority, during this report period the Oklahoma City Urban Renewal Authority contracted with the Community Council of Oklahoma City to complete a relocation report for the Medical Center Urban Renewal Project.

The Community Council completed a survey in the area to determine the number of families and single individuals to be displaced, their housing requirements, and their ability to purchase or rent housing. At the same time, the availability of decent, safe and sanitary housing, both new and existing, was determined and was matched with the housing needs of the families to be relocated.

This study indicated that an estimated 773 families must be relocated. Because of the priority status accorded low income families displaced by governmental action, standard housing for 199 low income families displaced by the Medical Center Urban Renewal Project will be available at Will Rogers Courts, an integrated housing facility, owned and operated by the Federal government. Oklahoma City community organizations, the Oklahoma City Board of Education, leaders from the renewal area, and the Manager of Will Rogers Courts have cooperated fully with the Oklahoma City Urban Renewal Authority in paving the way for a smooth transition for these families.

Approximately 240 families will be able to move into new low-rent garden apartments to be constructed in the renewal area along 8th Street between Lindsay and Laird. The University of Oklahoma School of Architecture is now completing a study, which will result in design and structural recommendations for the developer who will build these apartments. The objective is to construct attractive apartments whose rent can be met by families whose income is little above the public housing scale.

In addition, about 160 families will be able to rent homes which will have been moved from planned clearance areas to new sites, and then rehabilitated. These homes include from two to six bedrooms each, and will also be available at low rental rates.

Finally, this relocation study indicated that 173 families in the area are economically self-sufficient to the point that they will relocate without the assistance of the Urban Renewal Authority.

The rapid flux of real estate buying and selling in Oklahoma City over the past several years indicates that this number of families displaced from any one area over a three-year period will constitute no excessive pressure on the existing and potential housing market in the City. Fears that large numbers of families from the urban renewal area might choose to relocate themselves in one neighborhood or another are unfounded, due to the diversity of incomes within this self-sufficient group and the rapidly increasing range of real estate opportunities available to them. As in other community programs of this kind, each of us is called upon to assist in the adjustment of persons displaced by programs which the public good demands, be it a new highway or playground, or the redevelopment of an entire neighborhood as in urban renewal.

Families and single individuals residing in a house which is acquired by the Urban Renewal Authority will be eligible for reimbursement for moving costs up to a maximum of \$200, and business concerns will be reimbursed for actual total certified moving expenses, not to exceed \$25,000.

The prime concern of the Oklahoma City Urban Renewal Authority is the individuals and families of our community, and this policy will be reflected in the relocation program of the Authority.



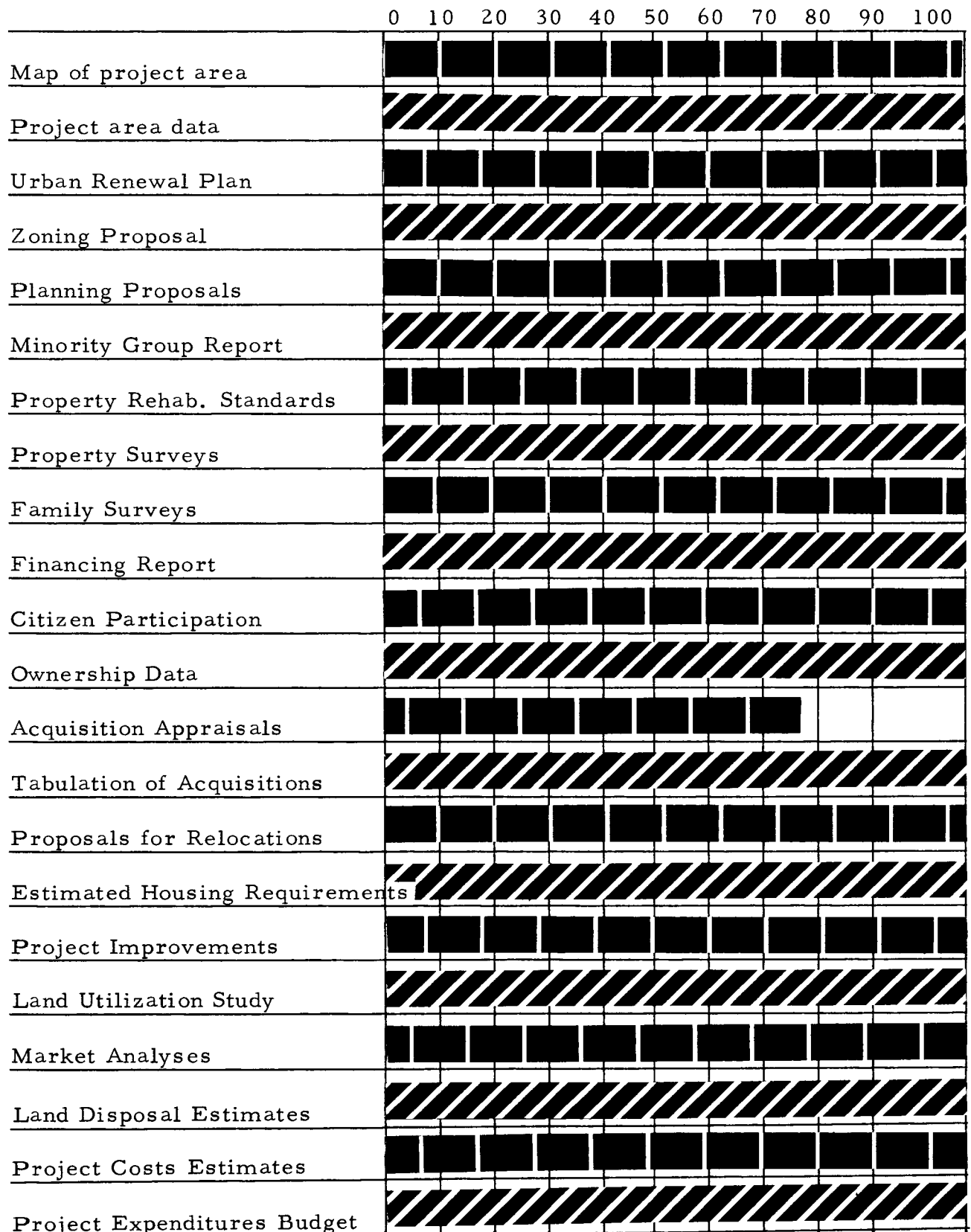
NEW TOWN HOUSE APARTMENTS TO BE LOCATED ON EIGHTH STREET, BETWEEN LINDSAY AND LAIRD STREETS, WITHIN THE MEDICAL CENTER URBAN RENEWAL AREA, WILL PROVIDE LOW COST HOUSING ON A SPACIOUS 14-ACRE SITE FOR 240 FAMILIES.

PROGRESS CHART

UNIVERSITY MEDICAL CENTER URBAN RENEWAL PROGRAM

Progress on planning items for Project Okla. R-20 as of June 30, 1964.

PER CENT COMPLETED AS OF:
June 30, 1964



URBAN RENEWAL FOR DOWNTOWN OKLAHOMA CITY

THE BEGINNINGS

On October 18, 1963, an application for Federal assistance to undertake the planning of a General Neighborhood Renewal Program (GNRP) for the Central Business District (CBD) of Oklahoma City was submitted to the Housing and Home Finance Agency in Fort Worth. This request was for a planning advance of \$360,000. The area involves 517 acres, comprising the central business district and bounded by N. W. 6th Street on the north, S. W. 3rd Street on the south, the Santa Fe Railway tracks on the east, and Western Avenue on the west. Aged structures interspersed with new and modern office buildings, hotels, city and county agencies, and industrial plants have created a mixed condition of limited attractiveness and low economic utilization.

The blighting influence of dilapidated buildings, as well as an adverse traffic pattern which is hazardous to pedestrian crossings, result in a generally inconvenient relationship of the downtown shopper or worker to his environment. It is not surprising that some shoppers and retailers have lost interest in downtown Oklahoma City. What the shopper demands now is convenience of access, informality, inexpensive and convenient parking, and a diversity of goods and services in a relatively compact area. The downtown area has the further challenge of bringing back both residents and shoppers who have steadily moved farther away from the old heart of the City.

In order to make the downtown area more attractive to residents and visitors, alike, to reverse the exodus from the central business district, to strengthen the tax yield, and to utilize the area for its highest community use and benefit, it was obvious that coordinated and planned action was required. It was clear to both city officials and private businessmen that their interests were identical in saving the downtown. A survey of 120 blocks of the central business district revealed that of 1,298 structures, 86% had deficiencies, including 869 non-residential structures. Studies completed to date indicate that a total of 336 acres should be cleared and redeveloped in this downtown area, and an additional 181 acres conserved and rehabilitated. We estimate that a ten-year period is needed for revitalization of the downtown.

The Oklahoma City Urban Renewal Authority proposes to use the services of the following contract consultants to carry out the planning for the GNRP, who have been selected because of their high professional standing and unusual competence:

1. I. M. Pei and Associates, New York: Overall Urban Design and Redevelopment Planning.
2. Barton-Aschman Associates, Evanston, Illinois: Traffic Plan.

3. Morton Hoffman & Company, Baltimore: Economic and Marketability Study.
4. Carter and Burgess, Engineers-Planners, Fort Worth: Land Use Plan and Project Surveys.

PROGRESS TO DATE

Although no direct costs have been incurred through the fiscal year ending June 30, 1964, much progress has been made. With the cooperation of many public spirited citizens and civic organizations, preliminary work on these facets of the renewal program has been accomplished:

- (A) Basic design patterns for a dramatic, architectural and functionally integrated retail, financial, business, civic and cultural central core area have been created on the drawing boards and in model form for consideration by the community. Recent publicity in the local news media has brought this work to the attention of the public.
- (B) Extensive surveys and review of data have indicated that development of transportation facilities, geared to the automobile, will be most desirable and prudent.
- (C) Estimates and projections based on field surveys and statistical reports have revealed adequate demand for contemplated planned use areas for high-rise multi-family residential and elderly housing, general and special purpose office buildings, special retail, commercial, institutional, recreational and entertainment facilities, and hotel and transient housing, as well as wholesale and manufacturing services.
- (D) Reproduction of maps, plats, photos and corresponding data and information with respect to titles, taxes, structural conditions, utilities, thoroughfares and land uses have effected proper planning and site improvement requirements consistent with overall plan objectives.

The above preparations have stimulated the interest and participation of business leaders, civic organizations, cultural, religious and institutional groups. The Urban Action Foundation has agreed to guarantee payment of costs incurred, which will now become eligible project costs for the delineation or determination of the first project area of the G. N. R. P.

In anticipation of the final planning for the first stage of this dramatic program, the Authority has considered the development of the basic retail, civic and cultural sites in the first project. To effect the concentration of adequate commercial facilities, based on the market demands, a retail complex is proposed to add an additional 1.2 million square feet of retail store space to the estimated 1.8 million square feet now existing in standard and in non-blighted structures. This facility is designed to recapture some of the 77 establishments which have left the downtown area in the last decade. It will also provide an additional 320,000 square feet of standard office space in a 35-story modern structure, to supplement the existing 3,632,900 square feet of office space and compensate for any loss by removal of substandard and blighting structures.

Furthermore, a convention and recreation facility is proposed to accommodate the presently estimated 162 conventions annually, and to increase the potential visitor attendance over the estimated 92,010 persons for 1964.

Convenient parking facilities within the retail and convention structures are planned to provide some 5,500 car spaces to supplement the presently inadequate supply of an estimated 18,000 auto parking places within the project area.

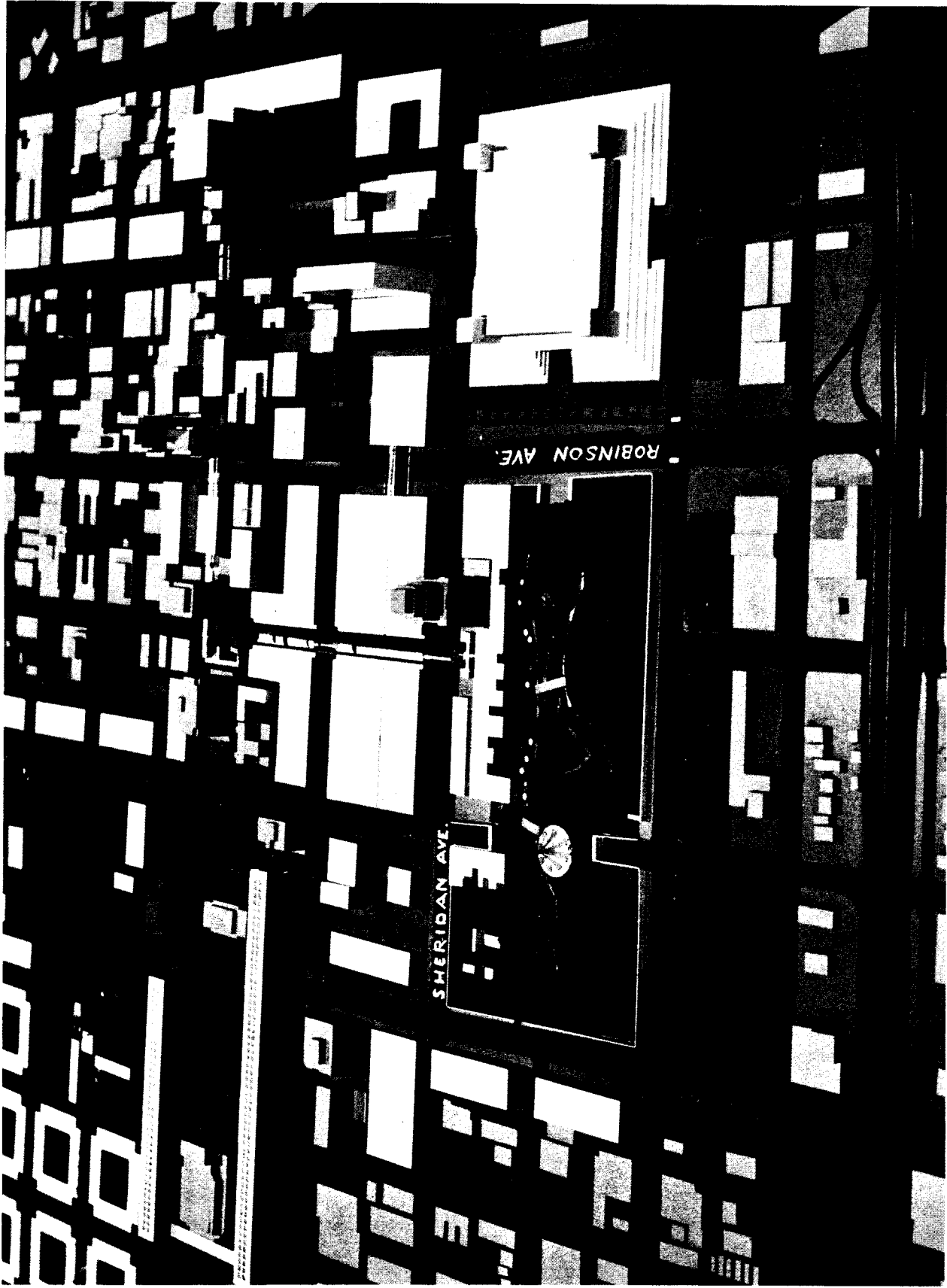
With respect to the transient housing inventory of 2,124 rooms, some 1,200 existing rooms are considered to be in standard structures or structures to be rehabilitated; an additional 1,500 rooms, through expansion and new construction, will provide approximately 2,700 total transient units.

With respect to residential housing, the present population estimate reflects a 13.6% loss from 1950 to 1960 (then estimated at 151,902 within a three mile radius). The proposed plan projects a housing development providing three high-rise structures with 200 apartments per structure and a low-rise multi-family complex of some 2,000 units to provide modern close-in apartments for the projected population increase and the recapture of residents who will be attracted by the amenities of the improved downtown environment.

In addition to the proposed private redevelopment, the plan proposes development of an integrated cultural center within the G.N.R.P. area, providing sites for such non-profit organizations at the Mummers Theater, The Oklahoma Art Center, and other organizations devoted to the fine arts, for the enjoyment of our citizens and visitors.

In keeping with progressive city planning and to provide much needed open recreational facilities, an area comprising some four square blocks has been designed for development in a manner suggested by the Tivoli Gardens, Copenhagen. This downtown public garden will provide a charming incentive to return to and enjoy downtown living and shopping.

The above proposed developments have been designed to ensure that the overall project area will become a convenient and informal living, working and shopping complex. The new downtown will be more interesting, modern, efficient, and will serve as the keystone of this City's growth in the next two to three decades.



This is a photograph of a preliminary model prepared by I. M. Pei and Associates, indicating the proposed plan for the Central Business District of Oklahoma City. Revisions in this plan are now being made. Buildings shown in white will be new structures. The view is toward the north. A combination of high rise apartments and a low rise multi-family complex, pictured at the upper left, will increase attractive housing available in the downtown area. A

new and modern retail center is depicted in the middle of the photo. The proposed Oklahoma City "Tivoli Gardens" will be located south of the Sheraton Hotel. A cultural center is proposed in the northwest section of the Tivoli Gardens, and the new Convention Center will be situated immediately east of Tivoli. The new Crosstown Expressway, along South Third Street, is found at the bottom of the photo.

RECOMMENDATIONS

In this final section of its Third Annual Report, the Oklahoma City Urban Renewal Authority submits several recommendations on aspects of city programs which affect its work, based on its practical experience since its establishment. In previous annual reports it has been the policy of this agency to speak frankly on matters which it believes to be in the interest of Oklahoma City. This year's recommendations are offered in this same spirit to the Mayor and City Council, and to the people of Oklahoma City.

1. PLANNING: Work is now underway on two urban renewal programs in Oklahoma City, and the studies of blight in this community indicate that several more urban renewal programs should be initiated here in the next 5 - 10 years. However, neither these urban renewal programs nor other community improvement activities can achieve maximum effectiveness if they are not related to a general and comprehensive city plan.

Our present city Planning Department, in the opinion of its Director and its Chairman, is both under-staffed and under-financed for the scope of planning it must produce for this community. The City Council has recently authorized the City Planning Commission to apply for Federal (701) planning assistance to prepare a Land Use Plan for the City. The Urban Renewal Authority welcomes the increased resources which such planning funds would provide the Planning Department.

Therefore, the Oklahoma City Urban Renewal Authority recommends:

- a. That every possible effort be made to strengthen and enlarge our present planning department through both local and Federal assistance;
- b. If such efforts are unsuccessful because of limited local financing or Federal reluctance to award planning grants for non-metropolitan programs, that Oklahoma City proceed immediately to participate in the formation of a Metropolitan Area Planning Commission, as permitted by state law, and which would qualify for both County and Federal sharing in the cost of planning for Greater Oklahoma City.

2. CODE ENFORCEMENT. The Workable Program is a guide to community action, but it serves little practical value unless steady progress is made in achieving the goals it sets forth. One element in the Workable Program concerns Codes and Ordinances, which includes electrical, building, minimum housing, and plumbing codes. These codes must be constantly reviewed in respect to adequacy, to new materials and previously unforeseen problems, as well as enforcement provisions. The Urban Renewal Authority is particularly concerned with the Minimum Housing Code, since its purpose is closely related to housing conditions and since this Authority serves as the City's

Relocation Agency for all families displaced by any government action, including enforcement of this Code. Our recommendations:

- a. The newly-formed Citizens Advisory Committee for Public Improvements, through its sub-committee on Codes and Ordinances, should take immediate steps to acquaint itself fully with the electrical, building, minimum housing, and plumbing codes and their enforcement provisions, as well as inter-related problems which may result from the timing or pattern of enforcement, and make suggestions to the City Building Department and City Council relative to their findings and recommendations for revisions.
- b. In the case of the Minimum Housing Code, the experience of the Urban Renewal Authority over the past year has indicated the following:
 1. Because the FHA will only insure loans where general neighborhood improvement is certain, FHA insured loans are not available to persons who wish to bring their homes up to code requirements, but who live in neighborhoods where there is extensive blight and deterioration. Therefore, we suggest that the advisability of more intensive neighborhood-wide code enforcement programs, which could lead to FHA insurance benefits for these homes, should be studied.
 2. Realtors, private home improvement businesses, as well as lending agencies, may wish to examine the advisability of assisting in the resolution of these problems, as further efforts on their part to contribute to community improvement.

3. RELOCATION HOUSING FOR LOW INCOME FAMILIES. Preliminary surveys of conditions in the Central Business District and in other areas of Oklahoma City where blighting conditions now exist and in which urban renewal projects may be launched, indicate to this Authority that a significant number of very low income families now live in those areas, and would, under the law, have to be relocated by the Authority to safe, sanitary, decent housing which they could afford should urban renewal projects be undertaken there.

The Relocation Plan for the Medical Center Urban Renewal Program was found acceptable by those agencies which have reviewed it because Will Rogers Courts could accommodate low income families. However, the capacity of this facility is 354 families, and under the Medical Center Urban Renewal Relocation Plan, 199 of those units will be occupied by low income families relocated from the Medical Center Area. This means that at the maximum, Oklahoma

City will have available only 155 additional units of low income housing which is safe, decent and sanitary, and which is available to families in the lowest income group.

The challenge is clear: unless low cost housing for families with incomes under \$200 per month can be constructed, further urban renewal efforts here will be stymied.

4. PLANNING FOR COMMUNITY IMPROVEMENT. This report records a year of significant progress by Oklahoma City in the direction of community improvement - including the completion of planning on the Medical Center Urban Renewal Program, the initiation of planning for a General Neighborhood Renewal Plan for the Central Business District, improved code enforcement, and the appointment of an outstanding Mayor's Committee for Community Improvement.

The Urban Renewal Authority has observed that community support for community improvement programs, including urban renewal, has increased during the past year. We suggest that the City build on this solid pattern of interest and support in meeting identifiable needs through the following measures:

- a. We recommend, first of all, that all branches of city government concerned with community improvement intensify their efforts to inform the public about their programs, involving Oklahoma City citizens in these efforts whenever possible.
- b. Secondly, we recommend that a long-range program be initiated for the purpose of developing a plan which will identify priority areas for urban renewal. Since information on the location of blighted areas is already available, we believe that one of the first steps in this program should be an analysis of bond issue developments, in order to determine where these bond issue improvements may be applied as local credits to these future urban renewal programs.

FINANCIAL SUMMARY

During the fiscal year for the period July 1, 1963, through June 30, 1964, the Oklahoma City Urban Renewal Authority has engaged numerous consultants for the preparation and submission of the Part I Application of Loan and Grant for the University Medical Center Urban Renewal Program.

Following is a summary of consultants the Authority has contracted with in order to make ready for submission the Part I Application of Loan and Grant for the University Medical Center, Urban Renewal Project No. Okla. R-20, as submitted March 26, 1964, to the Regional Office of the Housing and Home Finance Agency, Fort Worth, Texas.

<u>CONSULTANT - LOCATION</u>	<u>RESPONSIBILITY</u>	<u>CONTRACT AMOUNT</u>	<u>PAYMENT 7/63--6/64</u>
Monnet, Hayes, Bullis, Grubb & Thompson, Oklahoma City	L. P. A. General- Legal Counsel	\$ 3,000.00	\$ 2,000.00
Crowe, Boxley, Dunlevy, Thweatt,) Swinford & Johnson, Okla. City) Monnet, Hayes, Bullis, Grubb &) Thompson, Oklahoma City)	Legal Counsel Litigation	13,500.00	1,854.14
Frank L. Shank, C.P.A., Oklahoma City	Accounting Services	150.00	150.00
University of Oklahoma, Urban Science Program, College of Continuing Education	Urban Education Program	10,000.00	7,500.00
University of Oklahoma - Research Institute	Architectural Study	21,500.00	5,031.00
Community Council of Okla- homa City	Relocation Survey	12,000.00	10,800.00
Morton Hoffman & Company Baltimore, Maryland	Land Utilization & Marketability Study	20,000.00	18,000.00
Carter & Burgess, Engineers & Planners, Ft. Worth, Texas	Planning and Engineering	96,250.00	59,625.00
C. "Bud" Bassett, Okla. City	Real Estate Appraiser	3,930.00	3,930.00
Todd Ferguson	Real Estate Appraiser	1,870.00	1,870.00

H. J. Garrett, Okla. City	Real Estate Appraiser	\$2,965.00	\$2,965.00
Morris Head, Okla. City	Real Estate Appraiser	3,040.00	3,040.00
Lewis R. Hawkins, Okla. City	Real Estate Appraiser	1,020.00	1,020.00
George A. Reeves, Jr., Okla. City	Real Estate Appraiser	2,575.00	2,575.00
Ray J. Spradling, Okla. City	Real Estate Appraiser	20.00	20.00
Oscar Monrad, Okla. City	Real Estate Appraiser	745.00	745.00
J. F. Askew, Okla. City	Real Estate Appraiser	20.00	20.00
W. V. Joyce, Okla. City	Real Estate Appraiser	1,120.00	1,120.00
Ralph Stallings, Okla. City	Real Estate Appraiser	3,185.00	3,185.00
Russell Swan, Okla. City	Real Estate Appraiser	4,020.00	4,020.00
Robert M. Constant, Okla. City	Real Estate Appraiser	3,350.00	3,350.00
H. A. Eckhard, Okla. City	Real Estate Appraiser	4,030.00	4,030.00
Beryl Erwin, Okla. City	Real Estate Appraiser	4,060.00	4,060.00
K. D. Turner, Okla. City	Real Estate Appraiser	3,500.00	3,500.00
W. Frank Whitaker, Okla. City	Real Estate Appraiser	3,285.00	3,285.00
R. D. Corlett, Okla. City	Real Estate Appraiser	2,390.00	2,390.00
J. V. Tully, Okla. City	Real Estate Appraiser	<u>2,295.00</u>	<u>2,295.00</u>

TOTAL: July 1, 1963, through June 30, 1964

\$223,820.00\$152,380.14

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY
PROJECT NO. OKLA. R-20
LATEST CONTRACT NO. OKLA. R-20 (A)

BALANCE SHEET
As of June 30, 1964

ASSETS

Current Assets:

Cash on Hand - Fidelity National Bank and Trust Co.	\$ 46,621.99
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Project Costs:

Total Project Costs to Date	<u>233,068.62</u>
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TOTAL ASSETS	<u><u>\$ 279,690.61</u></u>
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LIABILITIES

Current Liabilities:

Trust & Deposit Liabilities	\$ 1,526.32
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Accrued Interest Payable:

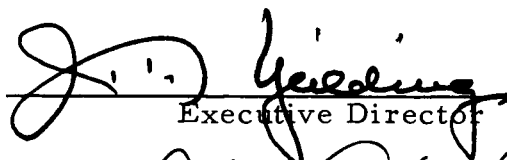
To H.H.F.A. - Advance No.'s 1 - 4	6,794.29
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Advances and Loans Payable:

To H.H.F.A. - Advance No.'s 1 - 4	<u>271,370.00</u>
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TOTAL LIABILITIES	<u><u>\$ 279,698.61</u></u>
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CERTIFIED TO BE CORRECT


Executive Director


Assistant Director

BANK RECONCILIATION
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
SURVEY & PLANNING ACCOUNT R-20

FIDELITY NATIONAL BANK & TRUST COMPANY
OKLAHOMA CITY, OKLAHOMA
JULY 1, 1963 THROUGH June 30, 1964

Cash Balance per Statement dated 7-1-63 \$114,489.14

ADD: Deposits made - 7-1-63 through 6-30-64 \$155,340.72

DEDUCT: Check vouchers outstanding
7-1-63 \$ 3,352.09

Check vouchers written and
presented for payment during
current period. 217,412.21

Outstanding check vouchers -
6-30-64: (Itemized listing
below) 2,443.57

TOTAL DEDUCTIONS 223,207.87

NET CASH REDUCTION DURING PERIOD 67,867.15

CASH BALANCE PER BOOKS AS OF JUNE 30, 1964 \$ 46,621.99

OUTSTANDING CHECK VOUCHERS AS OF JUNE 30, 1964:

<u>DATE</u>	<u>VOUCHER NO.</u>	<u>PAYEE</u>	<u>AMOUNT</u>
4-28-64	1460	Eliot H. Stanley	\$ 3.20
6-9-64	1526	Business Mgmt. Magazine	6.00
6-30-64	1543	Robert Keating Hagmann	104.87
6-30-64	1544	Helen R. Moore	149.39
6-30-64	1545	Theodore W. Oberndorf	424.43
6-30-64	1546	Peggy Pryor	130.36
6-30-64	1547	Eliot H. Stanley	185.01
6-30-64	1548	Donald F. Sullivan	432.83
6-30-64	1549	Lloyd L. Wright	356.98
6-30-64	1550	James T. Yeilding	635.08
6-30-64	1551	Lowana Friday	<u>15.42</u>

TOTAL OUTSTANDING CHECK VOUCHERS AT 6-30-64 \$2,443.57

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY

UNIVERSITY MEDICAL CENTER
OKLA. R-20

PROJECT COSTS
FOR PERIOD ENDING 6-30-64

<u>SURVEY & PLANNING COSTS</u>	<u>CUMULATIVE COSTS AS OF 6-30-63</u>	<u>COSTS FOR THIS PERIOD</u>	<u>CUMULATIVE COSTS AS OF 6-30-64</u>
Salaries & Wages	\$ 3,506.74	\$ 42,693.75	\$ 46,200.49
Travel Expense	387.18	4,328.99	4,716.17
Retirement Contributions:			
F.I.C.A. & Hospital Insurance	126.28	1,357.19	1,483.47
Administrative Overhead & Services	310.00	15,104.04	15,414.04
Legal Fees & Services	-0-	3,854.14	3,854.14
Project Inspection Fees	1,344.00	403.00	1,747.00
Interest Expense	147.58	6,646.71	6,794.29
Survey and Planning Expense	-0-	67,156.00	67,156.00
Appraisals for Acquisition	-0-	65,420.00	65,420.00
Relocation Expense	-0-	15,800.00	15,800.00
Office Furniture & Equipment	<u>-0-</u>	<u>4,483.02</u>	<u>4,483.02</u>
 TOTAL PROJECT COSTS	 <u>\$5,821.78</u>	 <u>\$227,246.84</u>	 <u>\$233,068.62</u>

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY

BALANCE SHEET
As of June 30, 1964

(Funds received from the City of Oklahoma City on December 11, 1962.)

ASSETS

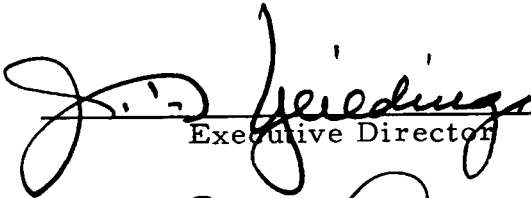
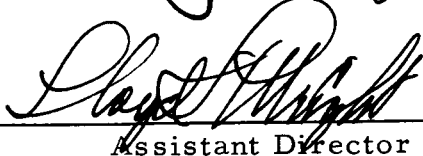
Current Assets:

Cash on Hand - Fidelity National Bank and Trust Company	\$ 422.17
 TOTAL ASSETS	 \$ 422.17 <u> </u>

LIABILITIES

Uncommitted Fund Balance	\$ 422.17
 TOTAL LIABILITIES	 \$ 422.17 <u> </u>

CERTIFIED TO BE CORRECT

 Executive Director
 Assistant Director

BANK RECONCILIATION
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

FIDELITY NATIONAL BANK & TRUST COMPANY
OKLAHOMA CITY, OKLAHOMA
JULY 1, 1963 THROUGH JUNE 30, 1964

(Funds received from the City of Oklahoma City on December 11, 1962.)

Cash Balance per Books - July 1, 1963	\$1,074.06
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<u>ADD:</u> Deposits made - 7-1-63 through 6-30-64	\$ 966.91
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<u>DEDUCT:</u> Check vouchers written and presented for payment during current period.	<u>1,618.80</u>
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Net Cash Reduction During Period	<u>651.89</u>
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CASH BALANCE PER BOOKS AS OF JUNE 30, 1964	<u><u>\$ 422.17</u></u>
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OKLAHOMA CITY URBAN RENEWAL AUTHORITY

BOARD OF COMMISSIONERS

GRANVILLE TOMERLIN

Chairman

F. D. MOON

Vice Chairman

C. KENNETH WOODARD

Secretary

REUBEN G. MARTIN

RALPH L. BOLEN

JAMES T. YEILDING

Executive Director