



**OKLAHOMA CITY**

**URBAN**

**RENEWAL**

**AUTHORITY**

**FIFTY-SIXTH ANNUAL REPORT**

**FY 2016-2017**

**OKLAHOMA CITY URBAN RENEWAL AUTHORITY**  
**FIFTY-SIXTH ANNUAL REPORT**  
For the year ending June 30<sup>th</sup>, 2017

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<b>Central Business District .....</b>	<b>4</b>
The Civic (Civic Centre Flats) .....	4
RFP for Land at NW 4 <sup>th</sup> and North E.K. Gaylord Blvd. ....	5
Oklahoma City Municipal Court .....	6
<b>Core-to-Shore Project Area .....</b>	<b>7</b>
Land Acquisition for North Section of Scissortail Park.....	7
Land Acquisition for Area Surrounding the North Section of Scissortail Park .....	8
Convention Center Support Acquisition .....	9
Land Acquisition for South Section of Scissortail Park.....	10
MAPS 3 Convention Center Site.....	11
Convention Center Hotel Site .....	11
<b>Harrison Walnut Project Area .....</b>	<b>12</b>
Flatiron Phase II.....	12
General Electric Global Research Oil and Gas Technology Center .....	13
The Hill at Bricktown .....	14
Page Woodson Property .....	15
Page Woodson Phase II.....	16
<b>University Medical Center (R-20) Project Area .....</b>	<b>17</b>
Innovation District .....	17
<b>Sports-Entertaining-Parking Support Project Area .....</b>	<b>18</b>
The Steelyard .....	18
East Bricktown Hotels – AC Hotel by Marriott and Hyatt Place.....	19
Staybridge Suites.....	20
<b>John F. Kennedy Project Area .....</b>	<b>21</b>
RFP for Prospective Homeowners .....	21
RFP for Builders and Real Estate Developers.....	21
NE 23 <sup>rd</sup> and Kelham Property.....	22
Dr. Barnes OHFA (Oklahoma Housing Finance Agency) Award .....	23

Mu’Min OHFA (Oklahoma Housing Finance Agency) Award .....	24
Ron Walters Construction Services, Inc. – Fair Havens Addition .....	25
Mitchford SNI – Single-Family Infill Housing in Partnership with the City of Oklahoma City .....	26
Dodson Custom Homes- Four Lots .....	27
Neighborhood Housing Services of Oklahoma City Inc. ....	28
Short & Emery Duplexes .....	29
Ron Walters- Northeast 8 <sup>th</sup> .....	30
James Williams- NE 5 <sup>th</sup> and Missouri .....	31
Ron Walters- Two (2) Single Family Home.....	32
K2 Design Build, LLC .....	33
Eric Schmid and Jessica Cunningham.....	34
Rebuilding and Managing, LLC.....	35
Abigail and Tim Johnson .....	36
<b>Northeast Renaissance.....</b>	<b>37</b>
Northeast Shopping Center Project .....	37
2445 N Martin Luther King Avenue- Former Convenience Store .....	38
2425 N Martin Luther King Avenue .....	39
1151 NE 23 <sup>rd</sup> Street .....	40
2501 N Martin Luther King Avenue .....	41
<b>OCURA Financials .....</b>	<b>42</b>

# Central Business District

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## The Civic (Civic Centre Flats)

<b>Location</b>	Northeast corner of Couch Drive and Lee Avenue
<b>Developer</b>	Colony Partners, Inc.
<b>Project Cost</b>	\$7.3 million
<b>Public Funding</b>	\$350,000 TIF
<b>Jobs Created</b>	Construction jobs
<b>Uses</b>	For Sale Residential
<b>Commenced</b>	August 2015
<b>Completed</b>	October 2016
<b>Info</b>	34 residential for sale units (20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units). 24 units have sold.



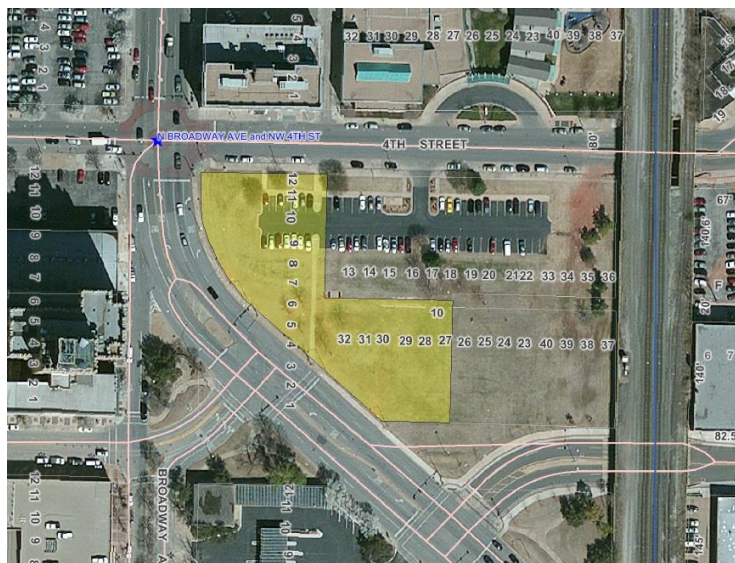
Civic Centre Flats Location (before)



Civic Centre Flats

## RFP for Land at NW 4<sup>th</sup> and North E.K. Gaylord Blvd.

<b>Location</b>	At the southeast corner of NW 4 <sup>th</sup> and North E.K. Gaylord
<b>Developer</b>	Times Square, LLC was designated conditional redeveloper on September 21 <sup>st</sup> , 2016
<b>Project Cost</b>	Under development
<b>Public Funding</b>	No award at this time
<b>Jobs Created</b>	To be determined
<b>Uses</b>	Proposed residential, commercial/retail
<b>Commenced</b>	May 9 <sup>th</sup> , 2016- Request for Proposals released July 8 <sup>th</sup> , 2016- One proposal response received
<b>Completed</b>	n/a
<b>Info</b>	OCURA issued an RFP for development proposals for a parcel of land at NW 4 <sup>th</sup> and Gaylord Blvd. One proposal was submitted to OCURA by Times Square, LLC, the owners of the land adjacent to OCURA's parcel. The proposal consists of a 17-story residential tower, a 1 to 2 story commercial/retail building, and a 712 space parking garage. Discussions are ongoing regarding the redevelopment agreement.



Location of OCURA's land at NW 4th and EK Gaylord

## Oklahoma City Municipal Court

<b>Location</b>	701 Couch Drive, northwest corner of Couch and Lee Ave
<b>Developer</b>	The City of Oklahoma City
<b>Project Cost</b>	\$22.8 million
<b>Public Funding</b>	The new Municipal Court building received General Obligation Bond funds
<b>Jobs Created</b>	Construction jobs
<b>Uses</b>	Public
<b>Commenced</b>	July 2015
<b>Completed</b>	Anticipated August 2017
<b>Info</b>	A previous surface parking lot that was sold to Oklahoma City by OCURA, is being redeveloped into a new 70,602 sf, 3 level building for municipal court operations for the City of Oklahoma City.



Municipal Court Building Location (before)



Municipal Court Building (nearing completion)

# Core-to-Shore Project Area

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## Land Acquisition for North Section of Scissortail Park

<b>Location</b>	S.W. 3 <sup>rd</sup> Street, New I-40 Highway, S Robinson Ave, & S Hudson Ave
<b>Budget</b>	\$18,432,000 (Land Acquisition & Site Prep)
<b>Uses</b>	For development of the upper park (40 acres)
<b>Commenced</b>	August 2010
<b>Completed</b>	Acquisition Complete
<b>Info</b>	The Scissortail Park groundbreaking ceremony was held on June 29 <sup>th</sup> , 2017; The Park is scheduled to open in April 2019

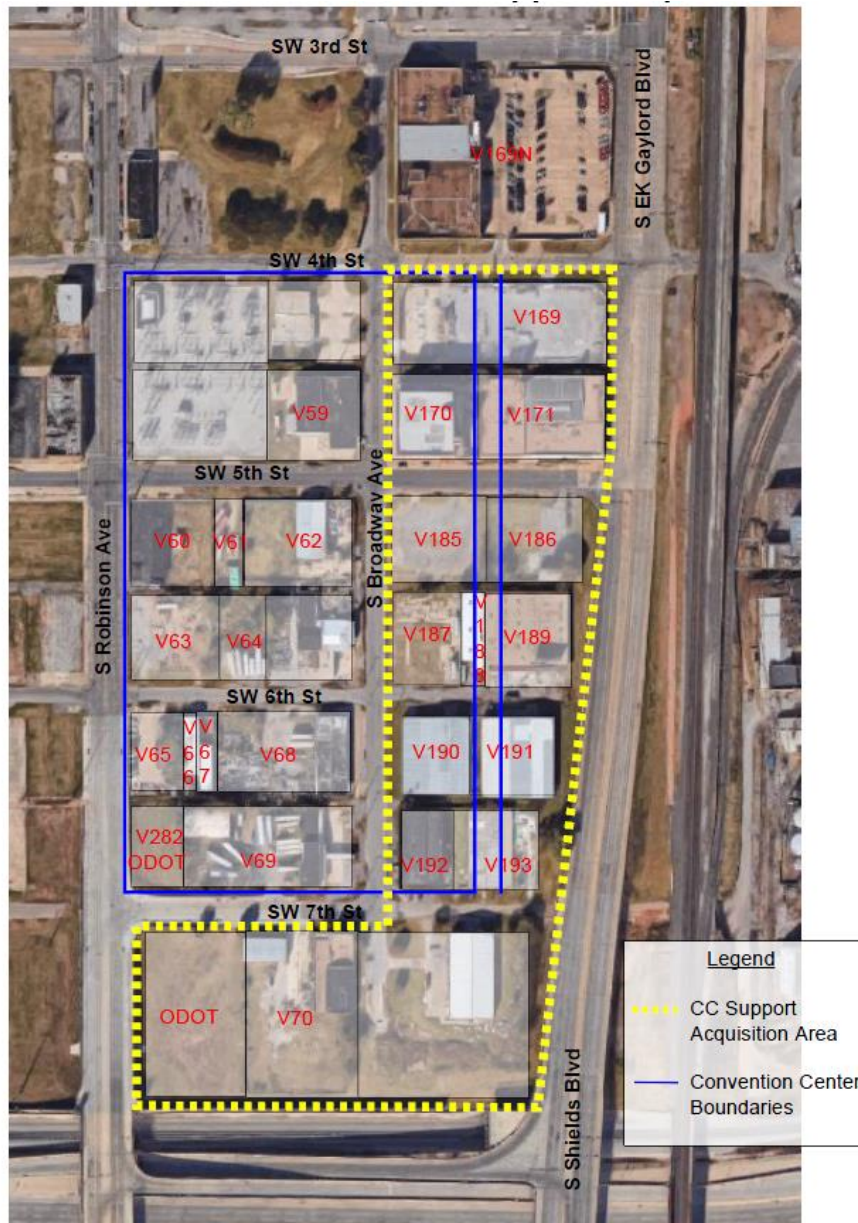


<b>Location</b>	East (S Robinson to S Broadway) and West (S Hudson to S Walker) side of the park
<b>Acquisition Budget</b>	\$2.2 million
<b>Uses</b>	For development of key catalyst sites along park buffer to spur private investment
<b>Commenced</b>	August 2012
<b>Completed</b>	Ongoing
<b>Info</b>	Owned/Acquired – Buffer Parcels 1, 3, 4, 5, 22, 27, 36, 38, 45, and 54 (See map below).



## Convention Center Support Acquisition

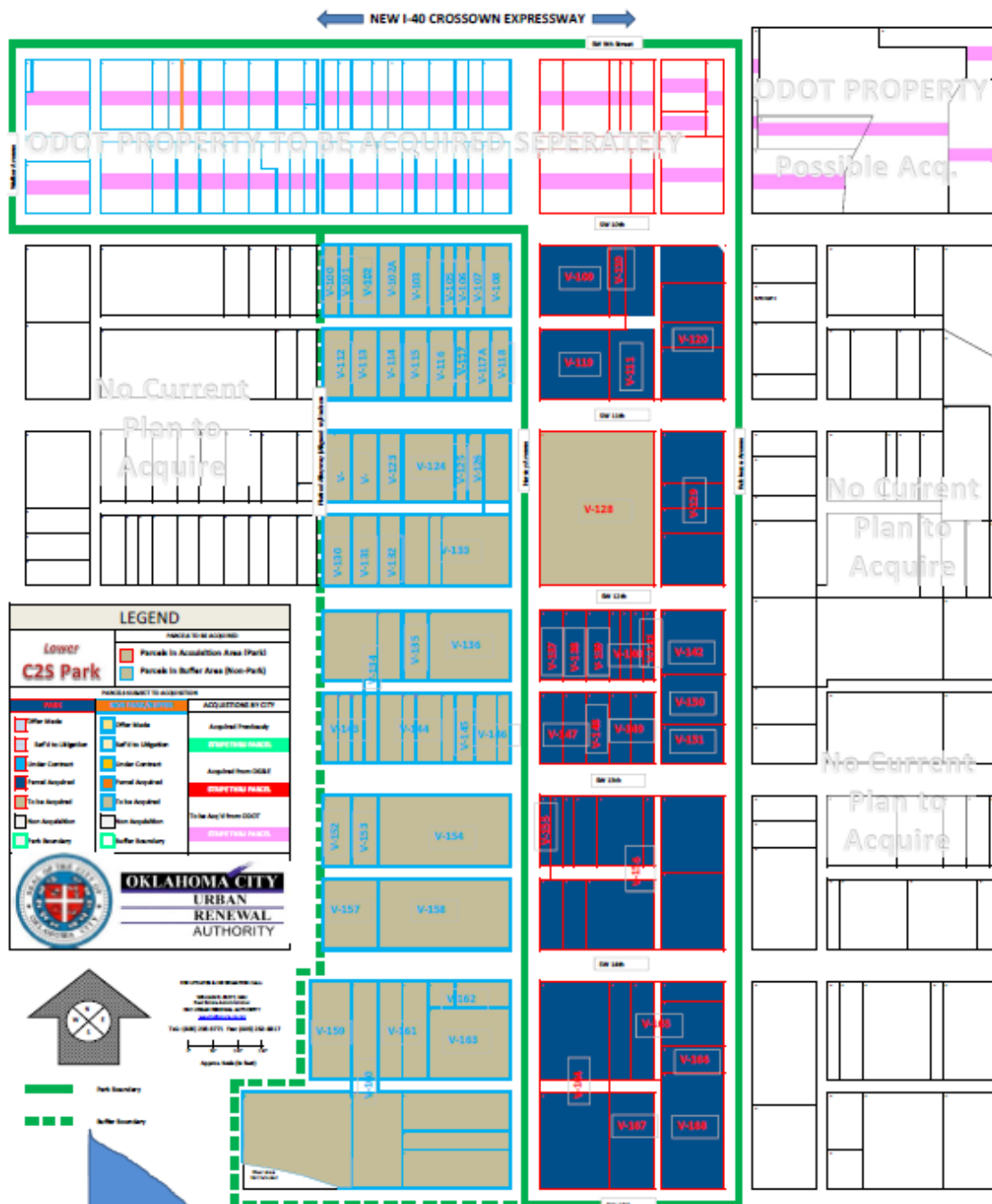
<b>Location</b>	To the east and south of the MAPS 3 Convention Center site
<b>Acquisition Budget</b>	\$4.5 million
<b>Uses</b>	To promote and support the MAPS 3 Convention Center
<b>Commenced</b>	April 5 <sup>th</sup> , 2016
<b>Completed</b>	2017
<b>Info</b>	OCURA received \$4.5 million from TIF 2 for acquisition of parcels in the area mapped below, to support the MAPS 3 Convention Center. A new Fairfield Inn Hotel will be located on parcels V169 and V171. Broadway Avenue will be relocated to the east of the Convention Center boundaries outlined below.



Convention Center Support Acquisition Site

## Land Acquisition for South Section of Scissortail Park

<b>Location</b>	New I-40 Highway, SW 15 <sup>th</sup> Street, S Robinson Ave, & S Harvey Ave (or S Walker Ave at the north section of the lower park)
<b>Budget</b>	\$13,470,000 (Land Acquisition & Site Prep)
<b>Uses</b>	For development of the lower MAPS 3 park (30 acres)
<b>Commenced</b>	April 2013
<b>Completed</b>	June 2017
<b>Info</b>	South section of park anticipated completion 2021



## MAPS 3 Convention Center Site

<b>Location</b>	Robinson Ave to Broadway Ave between SW 4 <sup>th</sup> and SW 7 <sup>th</sup>
<b>Project Budget</b>	\$287 million
<b>Uses</b>	For development of the MAPS 3 convention center
<b>Commenced</b>	Anticipated commencement March 2018
<b>Completed</b>	Anticipated completion in July 2020
<b>Info</b>	Acquisition of the property for the new MAPS 3 convention center is complete

## Convention Center Hotel Site

<b>Location</b>	Robinson Ave to Broadway Ave between SW 3 <sup>rd</sup> and SW 4 <sup>th</sup>
<b>Project Budget</b>	\$4,115,800
<b>Uses</b>	For development of the convention center headquarters hotel
<b>Commenced</b>	Anticipated hotel commencement January 2019
<b>Completed</b>	Anticipated hotel completion in July 2021
<b>Info</b>	Acquisition completed by July 2017. Redevelopment agreement with OMNI Hotels and Resorts for 600 room hotel approved by City Council on July 18 <sup>th</sup> , 2017

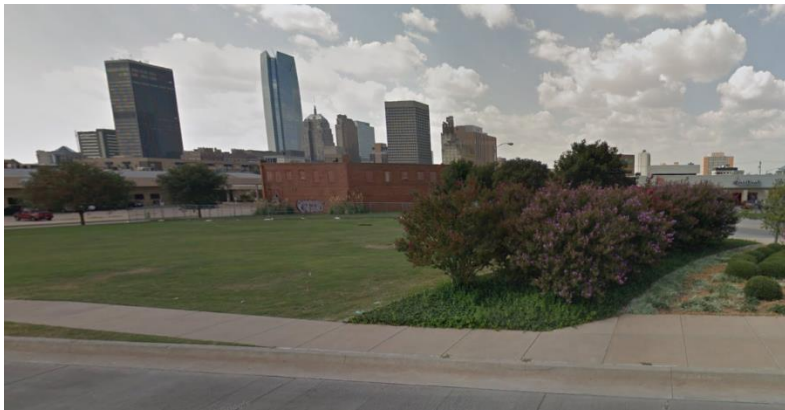


# Harrison Walnut Project Area

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## Flatiron Phase II

<b>Location</b>	Harrison Ave & N Walnut Ave
<b>Developer</b>	Ainsworth Company
<b>Project Cost</b>	Final design and costs still ongoing
<b>Public Funding</b>	n/a
<b>Jobs Created</b>	n/a
<b>Uses</b>	Class A Office Space
<b>Commenced</b>	Still early in the design stage; trying to coordinate with ODOT to acquire excess right-of-way
<b>Completed</b>	n/a
<b>Info</b>	Anticipated 5 story, 65,000 sf of Class A office space, 3 levels of parking



Flatiron Phase II Site (before)



Flatiron Phase II (as proposed)

## General Electric Global Research Oil and Gas Technology Center

<b>Location</b>	NE 10 <sup>th</sup> and Walnut
<b>Developer</b>	General Electric Company
<b>Project Cost</b>	\$53 million
<b>Public Funding</b>	TIF, EDA Grant
<b>Jobs Created</b>	130
<b>Uses</b>	Office, research and development
<b>Commenced</b>	April 2014
<b>Completed</b>	October 2016
<b>Info</b>	95,000 sf office, research and development center with structured parking.



Under Construction



GE Research Center Completed

## The Hill at Bricktown

<b>Location</b>	220 Russell M. Perry Ave
<b>Developer</b>	The Hill at Bricktown, LLC
<b>Project Cost</b>	\$32 million to date
<b>Public Funding</b>	\$2 million TIF
<b>Jobs Created</b>	n/a
<b>Uses</b>	For-sale townhomes
<b>Commenced</b>	2009
<b>Completed</b>	Projected 2020
<b>Info</b>	76 townhomes complete (Buildings 1, 2A, 2B, 3, 4, 5, 6, 8, and the town hall); 12 townhomes under construction (Buildings 7 & 12) and 68 additional units planned



Completed Clubhouse



The Hill – Phase I

## Page Woodson Property

<b>Location</b>	Generally bounded by NE 7th Street, N Kelley Avenue, NE 4th Street, and N. Stonewall Avenue
<b>Developer</b>	New Page, LLC
<b>Project Cost</b>	\$25 million
<b>Public Funding</b>	\$9,150,000 TIF
<b>Jobs Created</b>	n/a
<b>Uses</b>	Residential and/or mixed-use redevelopment
<b>Commenced</b>	November 11 <sup>th</sup> , 2014 – New Page, LLC was designated Conditional Redeveloper; Construction has commenced on: Building A (Historic Page Woodson School)- 68 units of affordable housing and Building B (New Construction)- 68 units of affordable housing
<b>Completed Info</b>	June 2017 Redevelopment of a significant block of land adjacent to historic Page Woodson School; Phase 2 is underway; Phases 3-5 are planned on adjacent OCURA property



Entrance to the auditorium



Former Page Woodson School

## Page Woodson Phase II

<b>Location</b>	The NE corner of NE 6 <sup>th</sup> Street and N Stonewall Avenue
<b>Developer</b>	New Page, LLC
<b>Project Cost</b>	n/a
<b>Public Funding</b>	TIF- Not to exceed \$100,000
<b>Jobs Created</b>	n/a
<b>Uses</b>	15 Residential Buildings- Marketed towards OU Health Science Center students
<b>Commenced</b>	January 2017- Commencement of Site Preparation April 2017- Commencement of Vertical Construction on the first seven buildings
<b>Completed</b>	Anticipated completion in November 2017
<b>Info</b>	Redevelopment of a significant block of land north of historic Page Woodson School; Seven buildings are currently being constructed; Eight more buildings will commence construction soon



Page Woodson Phase II Under Construction



# University Medical Center (R-20)

## Project Area

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### Innovation District

<b>Location</b>	University Medical Center Urban Renewal Area/Oklahoma Health Center, exact boundaries are not yet defined
<b>Uses</b>	Mixed-use innovation district
<b>Commenced</b>	Studies and planning commenced by the Brookings Institute in late 2015
<b>Completed</b>	Innovation District Study completed April 2017
<b>Info</b>	<p>The study by the Brookings Institute recommended four primary strategies for moving the Innovation District forward:</p> <ol style="list-style-type: none"><li>1. Establish an Oklahoma Center for Energy and Health Collaboration</li><li>2. Implement a technology-based economic development and entrepreneurship effort within the innovation district</li><li>3. Create a denser, more active, and better-connected mixed-use urban environment in and around the innovation district</li><li>4. Form a standing committee on diversity and inclusion</li></ol>

The Oklahoma City Urban Renewal Authority was one of the funding entities of the Brookings Institute study. Catherine O'Connor, Executive Director of OCURA, chaired the place making committee and also currently serves on the Governance Taskforce for the Innovation District.

# Sports-Entertaining-Parking Support Project Area

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## The Steelyard

<b>Location</b>	Lincoln and Sheridan
<b>Developer</b>	Bricktown Apt., L.L.C.
<b>Project Cost</b>	\$75 million (\$39 million for Phase I)
<b>Public Funding</b>	\$1.5 million Brownfields Grant, HUD NSP Grant, TIF
<b>Jobs Created</b>	30
<b>Uses</b>	250 unit apartment including 39 units of workforce housing; retail, parking structure
<b>Commenced</b>	March 2013 – Environmental Remediation August 2014 – Utility Relocation May 2015 – Construction Start
<b>Completed Info</b>	Anticipated move in to begin September 1 <sup>st</sup> , 2017 17,300 sf of retail in Phase I. Phase II will include 146 apartment units with 7,700 sf of retail.



The Steelyard Site Location before



The Steelyard Site Under Construction

## East Bricktown Hotels – AC Hotel by Marriott and Hyatt Place

<b>Location</b>	Lincoln and Sheridan
<b>Developer</b>	Supreme Bright Bricktown II, L.L.C.
<b>Project Cost</b>	\$50 million
<b>Public Funding</b>	\$1.5 million Brownfields Grant, HUD NSP Grant, TIF
<b>Jobs Created</b>	30
<b>Uses</b>	AC by Marriott and Hyatt Place
<b>Commenced</b>	Summer 2016
<b>Completed</b>	Anticipated June 2018
<b>Info</b>	Hyatt Place to feature 135 hotel rooms; AC by Marriott to feature 138 hotel rooms



AC and Hyatt Place Hotel Sites



AC and Hyatt Place Hotel Sites (Under Construction)

## Staybridge Suites

<b>Location</b>	Lincoln and Reno
<b>Developer</b>	Shri Krishnapriya Hospitality, LLC
<b>Project Cost</b>	\$6 million
<b>Public Funding</b>	n/a
<b>Jobs Created</b>	40
<b>Uses</b>	Hotel
<b>Commenced</b>	June 2016
<b>Completed</b>	Anticipated December 2017
<b>Info</b>	138 room, 5 story hotel built on OCURA Land



Staybridge Suites Site Location (before)

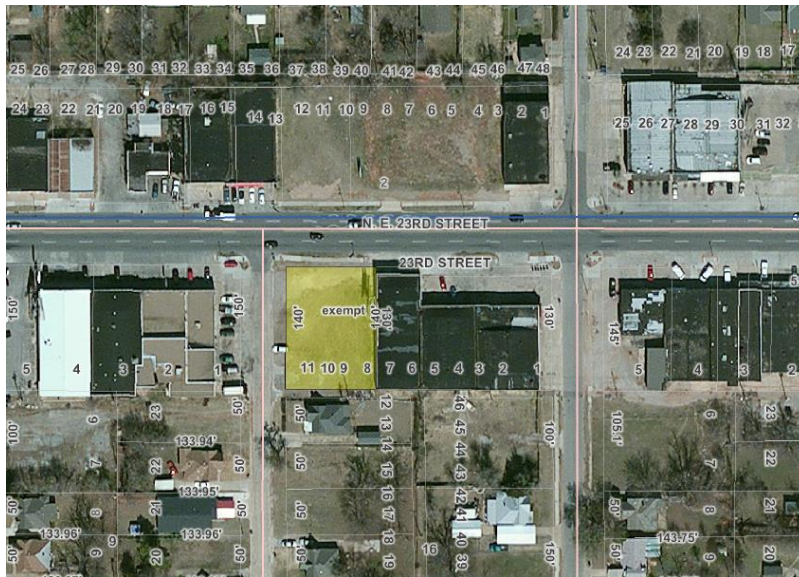


Staybridge Suites (under construction)



## NE 23<sup>rd</sup> and Kelham Property

<b>Location</b>	SE Corner of NE 23 <sup>rd</sup> Street and Kelham Avenue
<b>Developer</b>	Pivot Project Development named Conditional Redeveloper on 4/19/17
<b>Project Cost</b>	Under Development
<b>Public Funding</b>	To be determined
<b>Jobs Created</b>	To be determined
<b>Uses</b>	Commercial Use
<b>Commenced</b>	To be determined
<b>Completed</b>	To be determined
<b>Info</b>	On January 25 <sup>th</sup> , 2017, OCURA issued an RFP for land owned at the southeast corner of NE 23 <sup>rd</sup> Street and N Kelham Avenue. On Monday March 27 <sup>th</sup> , 2017, OCURA received one proposal from the developers, the Pivot Project. The Pivot Project owns land adjacent to the OCURA parcel. They plan to construct and redevelop several commercial buildings on their land, combined with the OCURA parcel, to house several new commercial uses along NE 23 <sup>rd</sup> Street. Discussions are ongoing regarding the redevelopment agreement



## Dr. Barnes OHFA (Oklahoma Housing Finance Agency) Award

<b>Location</b>	Kate Ave and NE 11 <sup>th</sup> Street
<b>Developer</b>	RJCB and OSAF Collaborative Foundations Affordable Housing Projects
<b>Project Cost</b>	n/a
<b>Public Funding</b>	OHFA Awards – revolving acquisition-rehabilitation/construction loan - \$300,000
<b>Jobs Created</b>	n/a
<b>Uses</b>	Affordable Single Family Homes
<b>Commenced</b>	First home commenced in 2015 Second and third homes- The homes have not been started. The developer is currently out of compliance
<b>Completed</b>	First home completed in August of 2016 Second and third homes- Developer out of compliance
<b>Info</b>	For the construction of 3 single-family houses on scattered lots owned by OCURA in the JFK Urban Renewal Project Area; sale of the homes will be restricted to low-and-moderate-income buyers who meet eligibility criteria set by OHFA.



Lots Authorized to Dr. Barnes for Residential Development



Construction Underway on Home

## Mu'Min OHFA (Oklahoma Housing Finance Agency) Award

<b>Location</b>	Fonshill Ave and NE 21 <sup>st</sup> Street
<b>Developer</b>	Mu'Min Development, LLC
<b>Project Cost</b>	n/a
<b>Public Funding</b>	OHFA Awards – revolving acquisition-rehabilitation/construction loan - \$250,000
<b>Jobs Created</b>	n/a
<b>Uses</b>	Affordable Single Family Homes
<b>Commenced</b>	July 2015
<b>Completed</b>	Both homes are partially complete but the developer is out of compliance
<b>Info</b>	Construction of 2 single-family houses on scattered lots owned by OCURA in the JFK Urban Renewal Project Area; The sale of the homes will be restricted to low-and-moderate-income buyers who meet eligibility criteria set by OHFA



Lots Authorized to Mu'min for Residential Development



Mu'min Residential Development (Nearing Completion)

## Ron Walters Construction Services, Inc. – Fair Havens Addition

<b>Location</b>	Fair Havens Addition (A replat of Block 25 John F. Kennedy Addition)
<b>Developer</b>	Ron Walters Construction Services, Inc.
<b>Project Cost</b>	\$630,000
<b>Public Funding</b>	n/a
<b>Jobs Created</b>	n/a (Construction Jobs Only)
<b>Uses</b>	Residential Housing
<b>Commenced</b>	2009
<b>Completed</b>	Completed 2016
<b>Info</b>	Fair Havens is a mix of 24 living units (all market rate) built on OCURA property; 10 duplex units (5 buildings total), 1 triplex unit and 11 single family homes; All are complete; The single family homes have sold from \$122,000 - \$180,000



1709 NE 6<sup>th</sup> (Fair Havens Addition) Completed & Sold



Completed Homes (Fair Havens Addition)

## Mitchford SNI – Single-Family Infill Housing in Partnership with the City of Oklahoma City

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Mitchford LLC (Kelvin Mitchell, David Lloyd, Ruth and Joe Barnes)
Project Cost	Current Phase (FY 2012-13) \$515,000 Plus \$200,000 in Infrastructure
Public Funding	Home Funds (Approx. 70% of Housing Cost) CBDG (10% of Total Costs)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing (Single-Family); 6 single-family homes; 3 affordable and 3 market rates
Commenced	Existing Phased RDA Phase 1 Commenced in FY 2012-13
Completed	The project was partially completed; OCURA is regaining ownership of the additional unfinished lots and will issue an RFP in July of 2017 to find a developer to complete the project
Info	<p>1721 E Euclid – sold \$155,000, market rate</p> <p>1725 E Euclid – partially completed, affordable home- completion deadline missed. OCURA is cancelling the agreement</p> <p>1729 E Euclid – sold \$108,000, affordable</p> <p>1733 E Euclid – sold \$119,700, affordable</p> <p>1737 E Euclid – OCURA to regain ownership due to missed deadline</p> <p>1741 E Euclid – sold \$140,400, market rate</p>



1745/1733/1729 NE Euclid (Complete)



1745 NE Euclid (Sold)

## Dodson Custom Homes- Four Lots

Location	<ol style="list-style-type: none"> <li>1) Near the corner of NE 8<sup>th</sup> Street and N Kate Ave.</li> <li>2) Near the corner of NE 9<sup>th</sup> Street and N Kate Ave.</li> <li>3) Near the corner of NE 8<sup>th</sup> Street and N Bath Ave.</li> <li>4) Near the corner of NE 9<sup>th</sup> Street and N Bath Ave.</li> </ol>
Developer	Dodson Custom Homes 1, L.L.C.
Project Cost	\$700,000+
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	4 Individual Single-Family Homes
Commenced	Project 1- Commenced August 2016 Project 2- Commenced August 2016 Project 3- To be determined Project 4- To be determined
Completed	Project 1- NE 9 <sup>th</sup> and Bath- completed April 2017 Project 2- Under construction. Located at 1316 NE 9 <sup>th</sup> St. Currently for sale Project 3- To be determined Project 4- To be determined
Info	(3) two story contemporary homes (pictured below) and (1) craftsman cottage home; Built on land that the developer acquired from OCURA



1504 NE 9<sup>th</sup> Street



1316 NE 9<sup>th</sup> Street

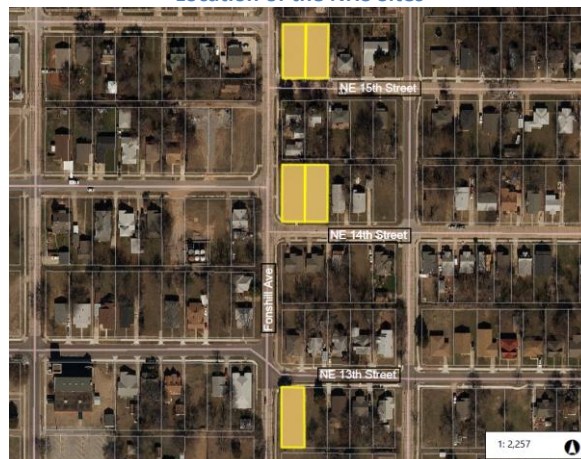
## Neighborhood Housing Services of Oklahoma City Inc.

Location	Multiple locations
Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Project Cost	Under Development
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	5 Individual Single-Family Homes
Commenced	Project 1- July 2016 Project 2-5- To be determined
Completed	Project 1- Nearing Completion Project 2-5- To be determined
Info	The remaining projects will be built in phases; Built on land that the developer acquired from OCURA



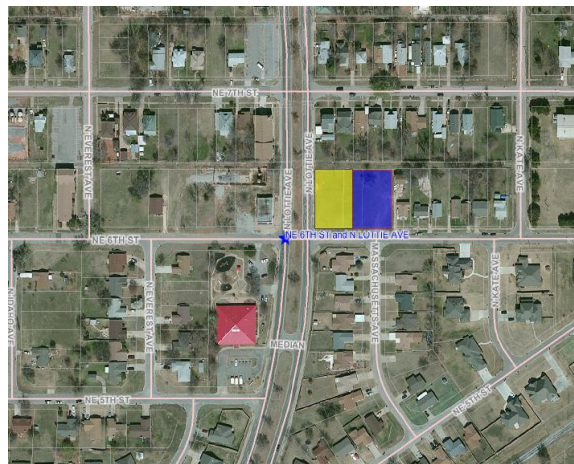
NHS Project #1 Under Construction

Location of the NHS Sites



## Short & Emery Duplexes

Location	At the corner of NE 6 <sup>th</sup> Street and Lottie Avenue
Developer	Monique Short and Erica Emery, individuals
Project Cost	Under development
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	Two separate duplexes.
Commenced	Commenced construction April 2017
Completed	Anticipated completion October 2017
Info	The individuals are each constructing a duplex and will occupy one unit and rent or sell the other unit; Built on land that the developer acquired from OCURA



Location of the homes



Homes under construction

## Ron Walters- Northeast 8<sup>th</sup>

Location	NE 8 <sup>th</sup> Street and Lottie Avenue
Developer	Ron Walters Homes, L.L.C.
Project Cost	±\$240,000
Public Funding	n/a
Jobs Created	n/a (construction only)
Uses	Single family residential home
Commenced	July 2016
Completed	Completed November 2016
Info	A custom single family contemporary style home approximately 2,040 square feet that has been sold; Built on land that the developer acquired from OCURA



Construction of home on NE 8<sup>th</sup> and Lottie Ave.



Finished home on NE 8<sup>th</sup> and Lottie Ave.

## James Williams- NE 5<sup>th</sup> and Missouri

Location	NE 5 <sup>th</sup> Street and Missouri Ave.
Developer	James M. Williams & Associates, Inc.
Project Cost	Under development
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	Single family residential home
Commenced	March 1 <sup>st</sup> , 2016
Completed	Completed January 2017
Info	A single family spec home on the corner of NE 5 <sup>th</sup> and Missouri Ave. The home is approximately 2,300 square feet and has sold; Built on land that the developer acquired from OCURA



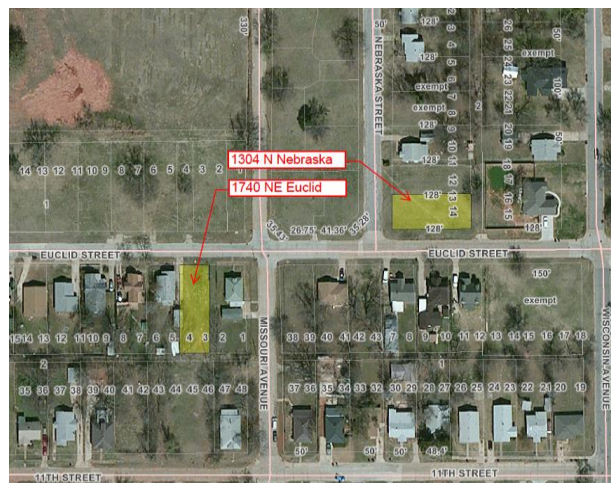
Lot Location



Completed Home

## Ron Walters- Two (2) Single Family Home

Location	Near the corner of Euclid Street and Nebraska Street
Developer	Ron Walters Homes, L.L.C.
Project Cost	Under development
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	Single Family Residential
Commenced	Commencement in September 2016 for first home Redevelopment agreement has been canceled for second home on Euclid
Completed	First home Completed June 2017 Second home has been canceled
Info	The home at 1304 N Nebraska is finished. The redevelopment agreement for the home on NE Euclid has been canceled; Built on land that the developer acquired from OCURA



Location of one the two developments



Completed home

## K2 Design Build, LLC

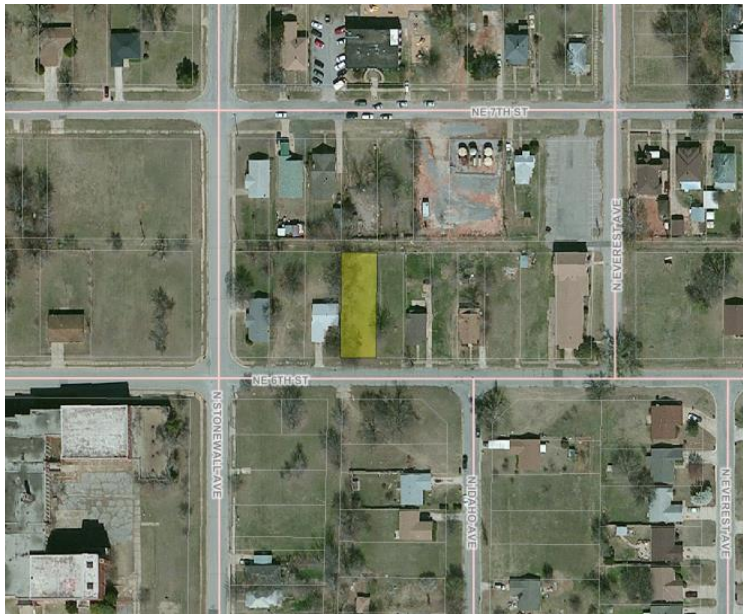
<b>Location</b>	Two separate lots near the intersection of NE 8 <sup>th</sup> and N Bath Ave.
<b>Developer</b>	K2 Design Build, LLC
<b>Project Cost</b>	Under development
<b>Public Funding</b>	n/a
<b>Jobs Created</b>	Construction jobs only
<b>Uses</b>	For sale residential units
<b>Commenced</b>	Anticipated November 2017
<b>Completed</b>	Anticipated November 2018
<b>Info</b>	Two single family spec homes to be built near the intersection of NE 8 <sup>th</sup> Street and N Bath Ave; To be built on land that the developer will acquire from OCURA



Location of the two developments

## Eric Schmid and Jessica Cunningham

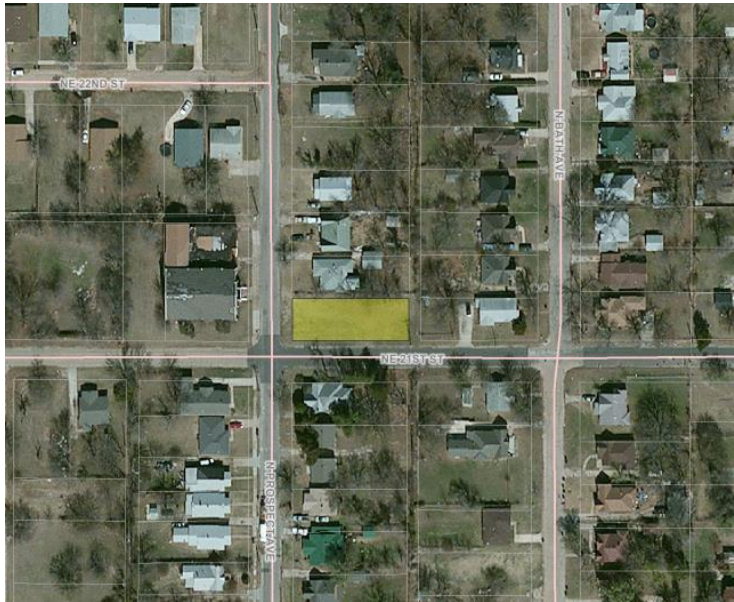
<b>Location</b>	Just east of N Stonewall Avenue on NE 6 <sup>th</sup> Street
<b>Developer</b>	Eric Schmid and Jessica Cunningham
<b>Project Cost</b>	Under development
<b>Public Funding</b>	n/a
<b>Jobs Created</b>	Construction jobs only
<b>Uses</b>	Residential home
<b>Commenced</b>	Anticipated November 2017
<b>Completed</b>	Anticipated November 2018
<b>Info</b>	A single family residence being built by the future homeowner; To be built on land that the developer will acquire from OCURA



Location of lot

## Rebuilding and Managing, LLC

<b>Location</b>	The NE corner of NE 21 <sup>st</sup> Street and N. Prospect Avenue
<b>Developer</b>	Rebuilding and Managing, LLC
<b>Project Cost</b>	Under Development
<b>Public Funding</b>	N/A
<b>Jobs Created</b>	Construction jobs only
<b>Uses</b>	Residential home
<b>Commenced</b>	Anticipated January 2018
<b>Completed</b>	Anticipated January 2019
<b>Info</b>	A single family spec home to be built at the corner of NE 21 <sup>st</sup> and Prospect Ave; To be built on land that the developer will acquire from OCURA



Rebuilding and Managing, LLC lot

<b>Location</b>	Just south of NE 6 <sup>th</sup> on Everest Avenue
<b>Developer</b>	Abigail and Tim Johnson
<b>Project Cost</b>	Under development
<b>Public Funding</b>	n/a
<b>Jobs Created</b>	Construction jobs only
<b>Uses</b>	Residential home
<b>Commenced</b>	Anticipated November 2017
<b>Completed</b>	Anticipated November 2018
<b>Info</b>	A single family residence being built by the future homeowner; To be built on land that the developer will acquire from OCURA



# Northeast Renaissance

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## Northeast Shopping Center Project

<b>Location</b>	1138 NE 36 <sup>th</sup> Street
<b>Developer</b>	Rick Brown
<b>Project Cost</b>	\$7 million
<b>Public Funding</b>	Up to \$2,060,000 in TIF assistance
<b>Jobs Created</b>	n/a
<b>Uses</b>	Retail & Commercial
<b>Commenced</b>	February 2016
<b>Completed</b>	Completed November 2016
<b>Info</b>	96,000 SF retail and Neighborhood Service Center; 25,200 SF Grocery Store- Save-A-Lot Coming Soon



NE Shopping Center

## 2445 N Martin Luther King Avenue- Former Convenience Store

<b>Location</b>	2445 N Martin Luther King Avenue
<b>Developer</b>	To be determined
<b>Project Cost</b>	\$145,000
<b>Public Funding</b>	To be determined
<b>Jobs Created</b>	To be determined
<b>Uses</b>	To be determined
<b>Info</b>	On September 21, 2016, the OCURA Board of Commissioners approved Resolution 5769, authorizing the acquisition of this parcel by OCURA. In April of 2017, OCURA purchased a former convenience store located near NE 24 <sup>th</sup> Street and Martin Luther King Avenue that had been sitting empty. OCURA will demolish the structure and clean the site of any environmental issues. At this time, an end use for the project is not known



Former Convenience Store Structure at NE 24<sup>th</sup> and MLK

## 2425 N Martin Luther King Avenue- Car Wash

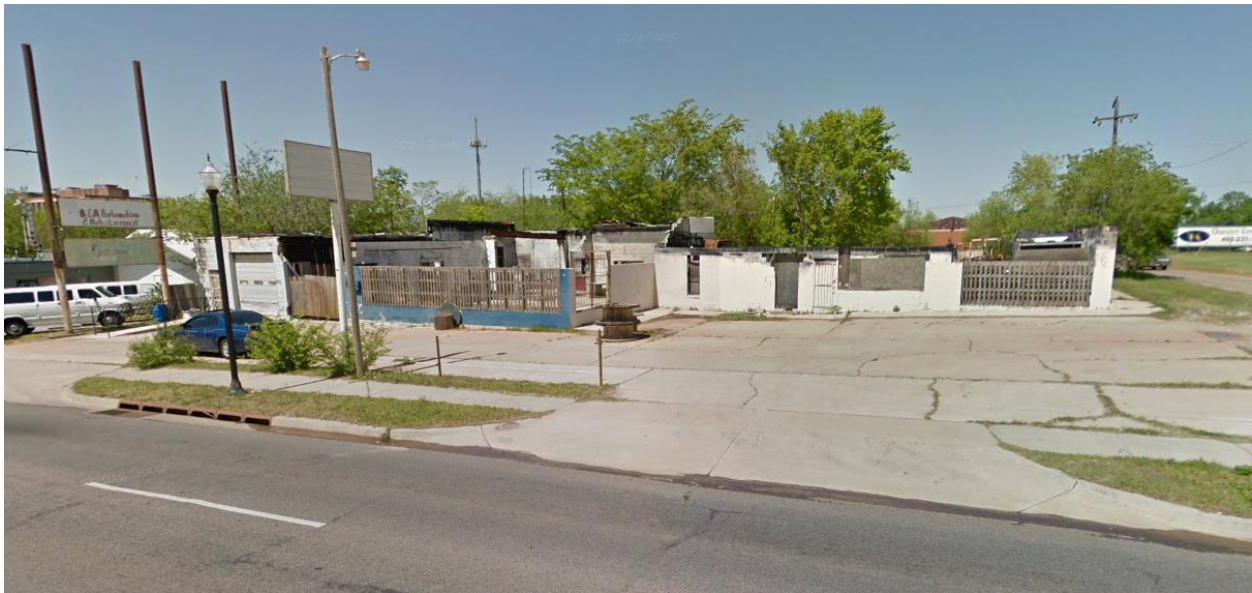
<b>Location</b>	2425 N Martin Luther King Avenue
<b>Developer</b>	To be determined
<b>Public Funding</b>	To be determined
<b>Jobs Created</b>	To be determined
<b>Uses</b>	To be determined
<b>Info</b>	On September 21, 2016, the OCURA Board of Commissioners approved Resolution 5769, authorizing the acquisition of this parcel by OCURA. On March 6, 2017, OCURA entered into a real estate purchase agreement with the owners of the parcel. The transaction is expected to close early in the 2017-2018 fiscal year.



Car Wash Structure near NE 24<sup>th</sup> and MLK

## 1151 NE 23<sup>rd</sup> Street

<b>Location</b>	1151 NE 23 <sup>rd</sup> Street
<b>Developer</b>	To be determined
<b>Public Funding</b>	To be determined
<b>Jobs Created</b>	To be determined
<b>Uses</b>	To be determined
<b>Info</b>	On September 21, 2016, the OCURA Board of Commissioners approved Resolution 5769, authorizing the acquisition of this parcel by OCURA. On March 31, 2017, OCURA entered into a real estate purchase agreement with the owners of the parcel. The transaction is expected to close early in the 2017-2018 fiscal year.



Building at 1151 NE 23<sup>rd</sup> Street

## 2501 N Martin Luther King Avenue

<b>Location</b>	2501 N Martin Luther King Avenue
<b>Developer</b>	To be determined
<b>Public Funding</b>	To be determined
<b>Jobs Created</b>	To be determined
<b>Uses</b>	To be determined
<b>Info</b>	On February 15, 2017, the OCURA Board of Commissioners approved Resolution 5786, authorizing the acquisition of this parcel by OCURA. On April 5, 2017, OCURA entered into a real estate purchase agreement with the owners of the parcel. The transaction is expected to close early in the 2017-2018 fiscal year.



Building at 2501 N Martin Luther King Avenue

Oklahoma City Urban Renewal Authority  
Combining Balance Sheet and  
Statement of Revenues, Expenditures and Changes in Fund Balance  
as of and for the Twelve Months Ending June 30, 2017

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Budget</u> <u>2016-17</u>
Assets											
Cash	1,024,253	102,604	56,719	4,051,582	-	-	1,320,118	141,904	368,966	7,066,145	
Investments	3,214,462	-	-	-	-	-	-	-	-	3,214,462	
Accounts Receivable	-	42,839	-	-	-	-	-	-	-	42,839	
Due from Other Governmental Entities	-	19,538	-	-	-	-	-	-	-	19,538	
Due from (to) Other Funds	687,967	(164,971)	(62,663)	(82,375)	34,609	(635,124)	222,557	-	-	-	
Total Assets	4,926,682	9	(5,944)	3,969,207	34,609	(635,124)	1,542,675	141,904	368,966	10,342,984	
Liabilities and Fund Balances											
Accounts Payable	-	9	-	-	-	-	-	-	-	9	
Deposits	2,700	-	-	-	-	-	-	-	-	2,700	
Total Liabilities	2,700	9	-	-	-	-	-	-	-	2,709	
Total Fund Balances	4,923,982	-	(5,944)	3,969,207	34,609	(635,124)	1,542,675	141,904	368,966	10,340,275	
Total Liabilities and Fund Balances	4,926,682	9	(5,944)	3,969,207	34,609	(635,124)	1,542,675	141,904	368,966	10,342,984	
Revenues											
Grant Revenues - CDBG	425,107	-	-	-	-	-	-	-	-	425,107	1,398,673
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	2,200	-	-	2,000	19,420	1,125	-	-	629,205	653,949	700,000
Real Estate Sales	129,258	-	-	1,397,834	-	110,334	106,645	-	-	1,744,071	5,000,000
Interest	35,263	-	-	1,345	-	-	-	174	-	36,782	35,000
Core to Shore MAPS 3 Project	-	-	618,918	-	-	-	-	-	-	618,918	900,000
Other	-	-	-	4,500,000	-	-	73	-	-	4,500,073	9,900,000
Total Revenues	591,828	-	618,918	5,901,178	19,420	111,459	106,718	174	629,205	7,978,901	17,933,673
Expenditures											
General and Administrative	299,175	-	62,663	90,790	(31,941)	308,890	26,185	15,068	104,257	875,087	823,000
Real Estate Acquisition	19,800	-	319,182	7,790,835	-	159,391	-	-	-	8,289,207	10,250,000
Property Disposition	54,737	-	65,489	-	-	32,258	-	-	-	152,484	1,500,000
Site Clearance/Improvements	-	-	-	-	-	-	-	-	81,043	81,043	500,000
Legal	128,480	-	2,934	180,266	8,494	36,516	-	-	1,973	358,663	325,000
Other Professional	42,246	-	16,014	215,472	-	26,594	-	30,000	-	330,327	500,000
Property Management	185,264	-	-	10,486	-	123,240	-	-	148,614	467,604	479,500
Payments to the City of OKC	111,750	-	-	-	-	86,034	-	-	229,119	426,903	-
Other	11,944	-	-	-	8,258	9,248	-	37,757	10,140	77,346	50,000
Total Expenditures	853,398	-	466,282	8,287,849	(15,189)	782,170	26,185	82,825	575,144	11,058,664	14,427,500
Changes in Fund Balance	(261,570)	-	152,636	(2,386,671)	34,609	(670,711)	80,534	(82,650)	54,060	(3,079,763)	3,506,173
Fund Balance, Beginning of Year	5,185,552	-	(158,580)	6,355,877	-	35,588	1,462,142	224,554	314,905	13,420,037	
Fund Balance, Current	4,923,982	-	(5,944)	3,969,207	34,609	(635,124)	1,542,675	141,904	368,966	10,340,275	

Unaudited - For Management Use Only