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OKLAHOMA CITY

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SIXTY-FOURTH ANNUAL REPORT

For the year ending June 30, 2025

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OCURA Board of Commissioners

J. Larry Nichols, Chairman

Lee E. Cooper, Jr., Commissioner

Judy J. Hatfield, Commissioner

Kevin S. Perry, Commissioner

Claudia San Pedro, Commissioner

Business District Urban Renewal Area

SUMMARY: Throughout the 2024–2025 fiscal year, OCURA worked on five projects located within the Central Business District Renewal Area. Some are currently under construction and moving forward efficiently. Others are still in the planning and pre-construction stages, while one project was cancelled. Please see below for detailed updates on each project.

Alley's End

Project Budget \$60,000,000

Developer	Rose Rock Development Partners
Location	Southeast Corner of NW 4 th Street & N EK Gaylord Boulevard
Public Funding	\$2.7M in Federal and \$1.225M in State Affordable Housing Tax Credits and \$2M in Oklahoma City Affordable Housing Funds
RDA	December 2020 Amended March 2023
Commenced	November 2024
Completed	Anticipated November 2026
Uses	Affordable Residential rental housing
Description	In December 2020, OCURA entered into a Redevelopment Agreement with Rose Rock Development Partners for a tract of land located at the southeast corner of NW 4th Street and E.K. Gaylord Boulevard. In March 2023, the parties executed an Amended and Restated Redevelopment Agreement outlining a two-phase re-development plan. Phase I will consist of a mixed-use project called Alley's End, which includes 214 housing units, all of which are proposed to be affordable for individuals making 60% of AMI or less. The scope of Phase II will be determined at a later date; in the interim, the Phase II site will be maintained under a ground lease. Alley's End closed in November 2024, with construction commencing immediately thereafter.



Clara Luper Statuary Plaza

Project Budget \$4,000,000

Developer	Clara Luper Statuary Plaza Foundation
Location	Southeast Corner of NW 4 th Street & N EK Gaylord Boulevard
RDA	March 2025
Commenced	Anticipated July 2025
Completed	Anticipated July 2026
Uses	Public Plaza
Description	OCURA was approached by The Clara Luper Statuary Plaza Foundation to purchase and install a permanent art exhibit to honor Ms. Clara Luper and her revolutionary contributions to Oklahoma City. In March 2025, OCURA entered into an agreement to sell a portion of the public plaza to the Foundation. Construction is anticipated to commence in July 2025 and be completed before July 2026.



Boulevard Place

Project Budget \$83,000,000

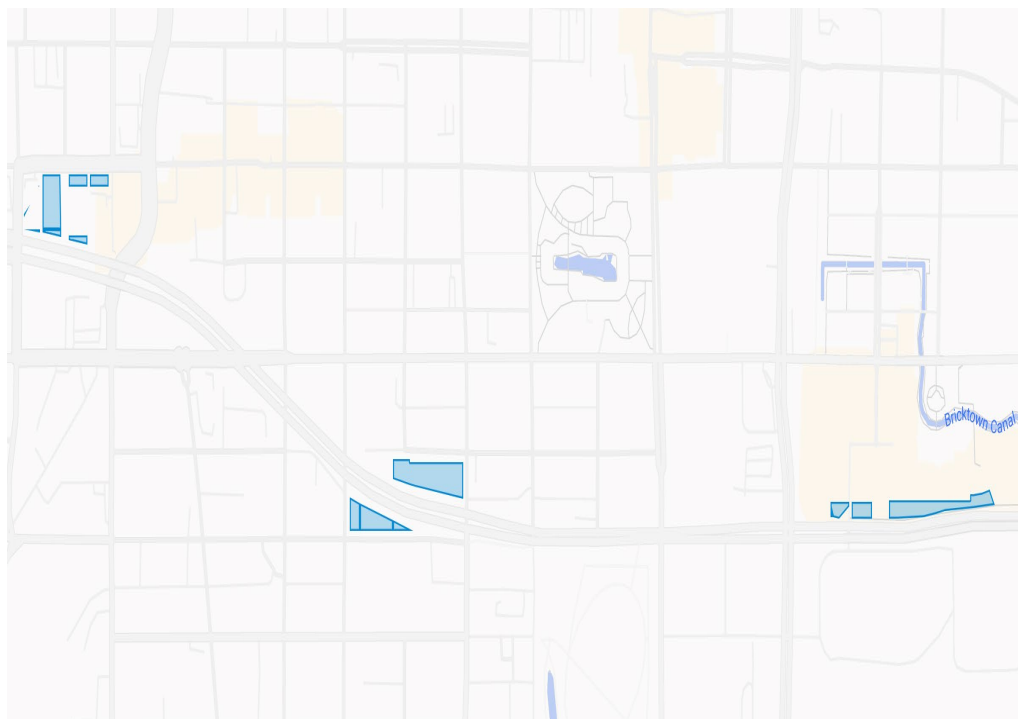
Developer	Rose Rock Development Partners
Location	Southwest corner of Oklahoma City Boulevard & S Shields Boulevard
Public Funding	Anticipated TIF for \$21.5M (95% of the ad valorem tax increment generated by the project for the first 15 years after completion and 70% of the ad valorem tax increment generated by the project thereafter)
RDA	July 2020 Amended September 2021, March 2022 and June 2023
Commenced	Anticipated Q2 2026
Completed	Anticipated Q2 2028
Uses	Mixed-use residential
Description	OCURA named Rose Rock Development Partners as the redevelopers of a parcel located on the southwest corner of Oklahoma City Boulevard and Shields Boulevard and north of the convention center parking garage. The proposed 7-story mixed-use project called Boulevard Place will feature 260 residential units (38 units offered to 80-120% AMI) and ground-floor amenities. Other proposed apartment amenities will include central courtyard, and every unit will feature a private balcony. An amended redevelopment agreement is being negotiated.



ODOT Oklahoma City Boulevard Excess Right-of-Way

Project Budget TBD

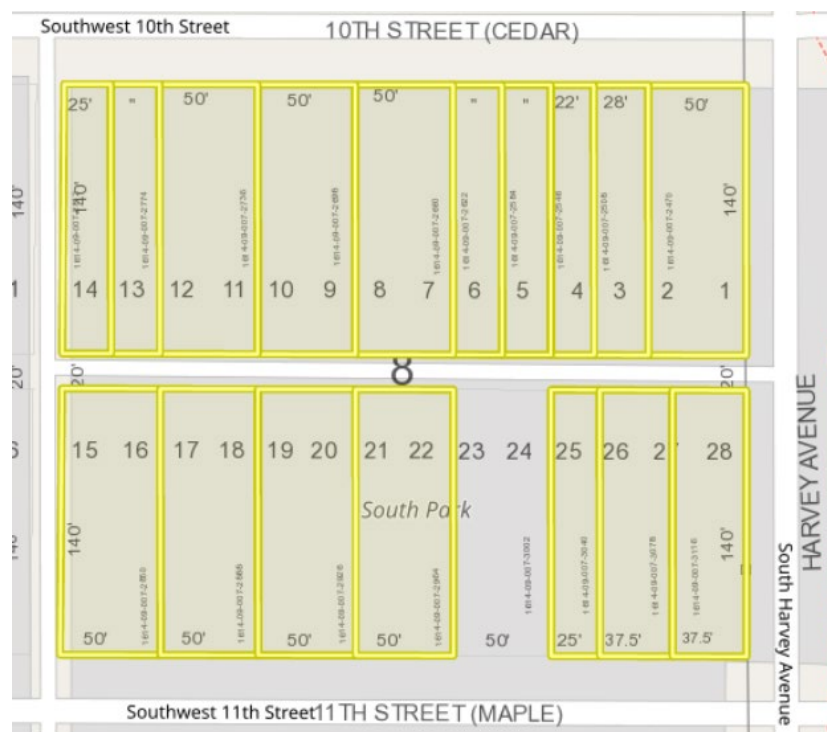
Parties	Oklahoma Department of Transportation (ODOT), the City of Oklahoma City, OCURA
Location	Multiple properties along Oklahoma City Boulevard declared excess right-of-way from removal of the old I-40 Highway
Public Funding	None
Agreement	October 2021 Amended March 2025
Completed	TBD
Uses	TBD
Description	On October 2021, a Real Estate Acquisition Agreement was executed in which the City of Oklahoma City is to convey to OCURA (and OCRA) excess Oklahoma Department of Transportation (ODOT) right-of-way parcels located along Oklahoma City Boulevard. In March 2025, the Agreement was Amended and Restated to remove the parcel formerly known as "Thunder Alley". As part of the conveyance of the property to OCURA, OCURA agrees to pay to the City of Oklahoma City the net proceeds OCURA (and OCRA) receives from the future sale of each parcel for redevelopment, not to exceed \$71,134. The City of Oklahoma City conveyed the parcels to OCURA (and OCRA). OCURA (and OCRA) plans on publishing a request for proposals for the parcels.



Oklahoma Humane Society

Terminated

Developer	Oklahoma Humane Society
Location	Bounded by S Walker Avenue & S Harvey Avenue between SW 10 th Street & SW 11 th Street
Public Funding	None
RDA	December 2021
Commenced	Cancelled
Completed	Cancelled
Uses	Animal adoption campus
Description	In March 2019, OCURA designated the Oklahoma Humane Society as conditional developer for a block of land in SW Oklahoma City that will border the planned lower Scissortail Park. In December 2021, OCURA approved a Resolution Approving a Contract for Sale of Land and Redevelopment with Oklahoma Humane Society for Redevelopment. Originally, the project was intended to create a new adoption center, animal care facilities, administrative office space, a community area, and retail space. Due to a challenging fundraising climate and the high land cost, Oklahoma Humane Society and OCURA mutually terminated the redevelopment agreement in March 2025. OCURA and its partner entities are providing assistance to identify a new location for the headquarters.



Harrison -Walnut Urban Renewal Area

SUMMARY: Throughout the 2024–2025 fiscal year, OCURA worked on five projects located within the Harrison – Walnut Urban Renewal Area. These include the repurposing of the historic Lyson/Luster Mansion, the rehabilitation of Page Woodson School, and the construction of new developments in Oklahoma City. Please see below for more information about these projects.

Lyons/Luster Mansion & Brockway Center Phase II Business Plan

Location	300 NE 3 rd Street & 1440 N Everest Avenue
Authorized	April 2021
Information	<p>In July 2019, OCURA acquired the historic mansion at 300 NE 3rd Street, originally constructed in 1926 as the residence of Mr. S.D. Lyons and the headquarters of his renowned East India Toiletries Company. The property was later passed to Mr. Lyons' stepson, Mr. Melvin Luster, and remained in the Luster family until its acquisition by OCURA. The mansion is currently listed on the National Register of Historic Places. OCURA received a planning grant from the National Trust for Historic Preservation to support both the Lyons/Luster Mansion which funded a report outlining potential uses for the site. In December 2021, OCURA approved an agreement for professional services with Open Design Collective to lead community engagement, conduct a feasibility assessment, and provide recommendations for the adaptive reuse of these historic buildings. Following the completion of Phase I in 2022, Phase II began in September 2023 and was led by AEA Consulting and Public Works Partners in collaboration with Open Design Collective. Commissioned by the National Trust for Historic Preservation's African American Cultural Heritage Action Fund, this second phase concluded in 2024, refining the initial concepts and detailing the financial and operational requirements for realizing the community's vision. OCURA is currently collaborating with community partners to build interest in redeveloping the property. The next step will be the development of an RFP for the adaptive reuse of this historic site.</p>



Final Plat of the Hill at Bricktown Section 3 – Phase I

Project Budget Ant. \$22,720,617

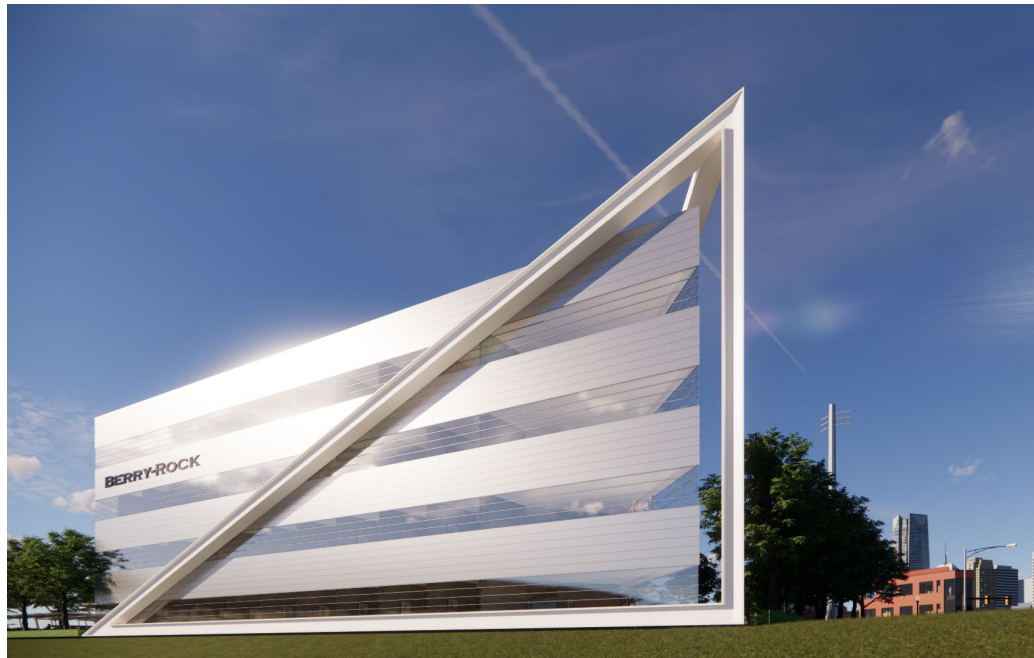
Developer	Bison Hill, LLC
Location	Property located between Russell M. Perry Street, Main Street, NE 1 st Street, and NE 2 nd Street, plated pursuant to the Final Plat of The Hill at Bricktown, Section 3
Public Funding	None
RDA	June 2024
Commenced	June 2025 Phase I: June 2025 / Phase II: March 2026 / Phase III: March 2027 / Phase IV: March 2028 / Phase V: March 2029
Completed	Anticipated August 2030 Phase I: March 2027 / Phase II: August 2027 / Phase III: August 2028 / Phase IV: August 2029 / Phase V: August 2030
Uses	Residential
Description	In April of 2021, OCURA issued a request for proposals to complete development of the site. OCURA received one proposal and entered into a conditional redevelopment agreement with Bison Hill, LLC. Construction on Phase I of the development (12 housing units) started in June 2025 and is expected to be completed by March of 2027. Completion of the final phase is anticipated to be in August of 2030.



Flatiron Phase II- 5th and Walnut

Project Budget \$39,549,000

Developer	5ANDWAL LLC
Location	Parcel A: 126 Harrison Avenue, Oklahoma City, OK 73104
Parcel B:	616 N Walnut Avenue, Oklahoma City, OK 73104
Public Funding	Anticipated \$2,710,354 in TIF
RDA	June 2024
Commenced	Anticipated July 2025
Completed	Anticipated July 2027
Uses	Commercial
Description	In September of 2021, OCURA acquired a tract of land from the Oklahoma Department of Transportation adjacent to the Flatiron Block across North Walnut Avenue. On March 1, 2022, OCURA released an RFP for the development of two parcels located at NE 5 th St. and Harrison Avenue either together or as separate developments. The RFP sought mixed-use or commercial developments that would encourage the growth of downtown and the Innovation District. OCURA filed for rezoning of the properties to align with the Downtown Design District. In June 2024, OCURA entered into a redevelopment agreement with 5ANDWAL LLC for the development of a 4-story office building with approximately 60,000 square feet of Class-A office space on Parcel B. Construction is expected to begin in July 2025 and be completed by July 2027.



Page Woodson - Phase IV, V and VI

Project Budget \$40,420,000

Developer	Colony – Page Woodson LLC
Location	North of NE 4 th St between N Kelley Avenue and N Stonewall Avenue
Public Funding	None
RDA	October 2015, as amended
Commenced	Phase IV (residential): August 2022 Phase V (commercial): May 2025 Phase VI (plaza): Anticipated March 2027
Completed	Phase IV: March 2025 Phase V: June 2025 Phase VI: Anticipated September 2028
Uses	Market rate residential housing and live-work units
Description	Since 2014, OCURA has been working with Colony Partners on the rehabilitation of the Page Woodson School and the development of the surrounding area into

residential apartments. Phases I-III have been completed. Construction of Phase IV commenced in August 2022 and was completed March 2025. The development includes three new residential buildings, ranging from 3-5 stories, comprising a total of 214 one and two-bedroom units, including fourteen live/work units. In June 2025, OCURA finalized the closing of the Phase VI parcel with the African American Hope Plaza Foundation. The site has been initially improved with a landscaped grassy area, street trees, and pedestrian lighting. These enhancements serve as the first step toward the development of a full commemorative public plaza in the future. Phase V, the commercial component of the development is anticipated to commence in March 2027.

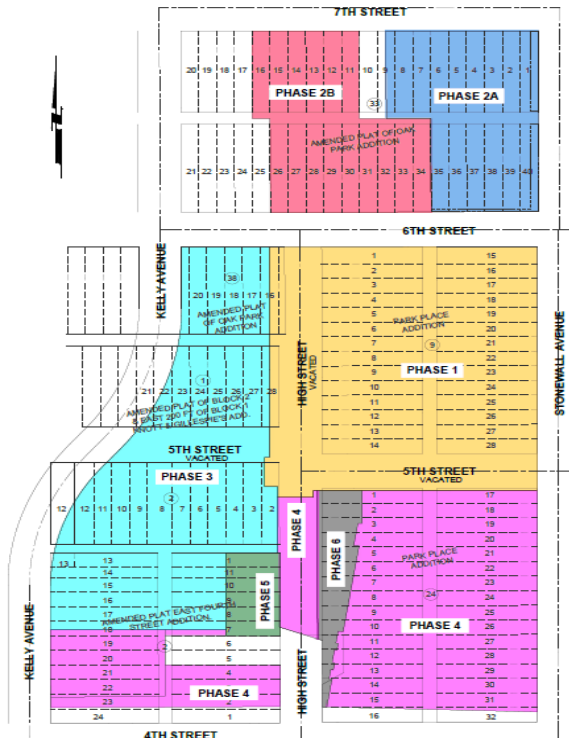


Photo Credit: Willowbrook

OG&E/ Neighbors/ ODOT / OCURA SWAP

Project Budget N/A

Developer	Oklahoma Gas & Electric Company
Location	NE 10 th Street and I-235
Public Funding	None
RDA	December 21, 2015
Commenced	TBD
Completed	TBD
Uses	Utilities, Easements, Future Development
Description	<p>On December 21, 2015, OCURA entered a Contract for Sale of Land and Redevelopment among OCURA, Oklahoma Gas and Electric Company (OG&E), and Neighbors Holdings, LLC (Neighbors). The agreement facilitated the relocation of existing utilities, construction of a parking lot on Parcel A for the benefit of Neighbors, conveyance of Parcel F to OG&E, and decommission, demolition and remediation of Park Place Substation by OG&E (Parcel D). In November 2022, OG&E conveyed Parcels C, D and E to Neighbors for future development. Per the Redevelopment Agreement, any future development of Parcels C, D, and E would be subject to OCURA's review and approval prior to the commencement of any construction activities. In January 2025, the Neighbors' parcels sold. A demolition plan has been submitted to OCURA for review and approval.</p>



John F. Kennedy Urban Renewal Area

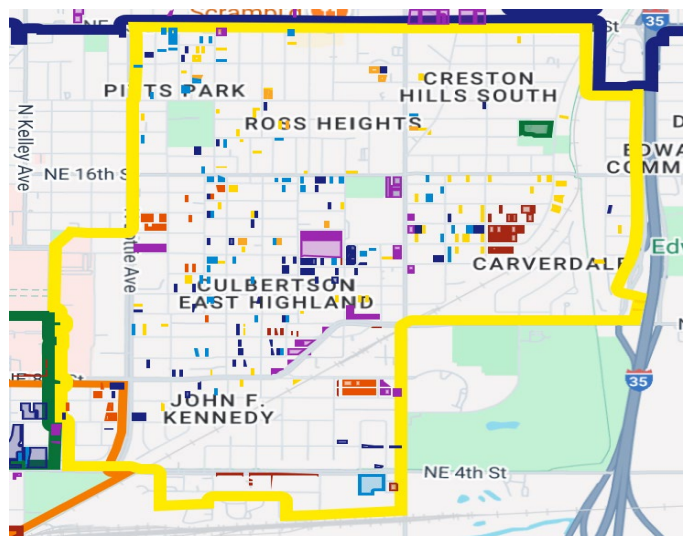
SUMMARY: Throughout the 2024–2025 fiscal year, OCURA maintained an open RFP for Prospective Homeowners and Builders & Real Estate developers that are interested in redevelopments in the JFK area. Additionally, OCURA worked on approximately 34 projects located within the John F. Kennedy Urban Renewal Area. Most of these projects have been going on for a few months while others are new ones. Please see below for more information about these projects.

RFP for Prospective Homeowners

Location	JFK Urban Renewal Area
Authorized	June 2015
Deadline	Open ended until further notice
Description	OCURA issued an RFP for prospective homeowners interested in purchasing an OCURA-owned parcel for the purpose of constructing a new residence. OCURA owns a variety of vacant, scattered residential lots and seeks to revitalize neighborhoods by encouraging owner-occupied, well-designed infill housing. The RFP is publicly available. All proposals should be submitted to Project Manager Melva Franklin. Applicants are strongly encouraged to schedule a pre-submission meeting with the Project Manager prior to submitting their proposal. Following approval, OCURA provides continued consultation and support during the implementation phase of the project.

RFP for Builders & Real Estate Developers

Location	JFK Urban Renewal Area
Authorized	June 2015
Deadline	Open ended until further notice
Information	OCURA issued an RFP for builders and real estate developers interested in purchasing an OCURA-owned parcel for the purpose of constructing a new residence. OCURA owns a variety of vacant, scattered residential lots and seeks to revitalize neighborhoods by encouraging owner-occupied, well-designed infill housing. The RFP is publicly available. All proposals should be submitted to Project Manager Melva Franklin. Applicants are strongly encouraged to schedule a pre-submission meeting with the Project Manager prior to submitting their proposal. Following approval, OCURA provides continued consultation and support during the implementation phase of the project.



Copies of all OCURA RFPs and the current OCURA land inventory map can be found at www.ocura-ok.org

RFP for Creston Hills School

Project Budget: \$24,000,000

Developer	TBD
Location	NE 19 th Street and Miramar Boulevard
Public Funding	TBD
RDA	Anticipated August 2025
Commenced	Anticipated March 2026
Completed	Anticipated September 2027
Uses	Affordable Housing
Description	OCURA acquired the former Creston Hills School property, located near Northeast 19th Street and Miramar Boulevard, through a quit claim deed from the City of Oklahoma City dated November 23, 2021. The City and OCURA entered into a professional services agreement to guide the redevelopment process of the Creston Hills School property. OCURA issued an RFP in September of 2023 and designated Cohen-Esrey, LLC as the conditional redeveloper in March 2025 to convert the old school into affordable housing and construct additional affordable housing on the site. A redevelopment agreement is being negotiated.



AE Silva Properties (2022)

Project Budget \$621,000

Developer	AE Silva Properties, LLC
Location	NE 8 th and 9 th Street & N Bath Avenue
Public Funding	None
RDA	June 2022
Commenced	October 2024
Completed	Anticipated August 2025
Uses	Single-Family Residential (3)
Description	In June 2022, OCURA entered into a redevelopment agreement with AE Silva Properties, LLC to develop 3 single-family residences. The timeline is in the process of being amended. Construction commenced in October 2024 and is anticipated to be completed in August 2025.



Americana Home Builders (2022)

Project Budget \$185,000

Developer	Americana Home Builders LLC
Location	Near the intersection of N Missouri Avenue & NE 14th Street
Public Funding	None
RDA	July 2022 Amended December 2023
Commenced	February 2024
Completed	November 2024
Uses	Single-Family Residential
Description	On July 20, 2022, OCURA entered into a redevelopment agreement to construct a single-family home with Americana Home Builders LLC. The timeline was amended in December 2023. Construction commenced in February 2024 and was completed in November of 2024.



Ameriana Home Builders (2024)

Terminated

Developer	Americana Home Builders LLC
Location	Northwest corner of NE 22 nd Street and N Prospect Avenue Southeast corner of NE 21 st Street and N Lottie Avenue NE 18 th Street between N Lottie Avenue and N Kate Avenue Northwest corner of NE 20 th Street and N Kate Avenue
Public Funding	None
RDA	June 2024 cancelled June 2025
Commenced	Cancelled
Completed	Cancelled
Uses	Single-Family Residential (4)
Description	In June 2024, OCURA and Americana Homebuilders entered into a redevelopment agreement to construct four market-rate single-family homes in the JFK Urban Renewal Area. Construction was supposed to begin in September 2024. However, in June 2025, the redevelopment agreement was mutually terminated, resulting in the cancellation of the project.



Axiom Properties, LLC

Project Budget \$600,000

Developer	Axiom Properties LLC
Location	Phase I: NE 15 th Street & N Kelham Avenue & NE Euclid Street & N Nebraska Avenue Phase II: NE 16 th Street & N Fonshill Avenue
Public Funding	None
RDA	September 2022 Amended May 2023
Commenced	Phase I: May 2023 Phase II: June 2023 (per original Agreement)
Completed	Phase I: July 2024 (NE Euclid) and October 2024 (NE 15 th St) Phase II: December 2023 (per original Agreement)
Uses	Single-Family Residential (4)
Description	On September 21, 2022, OCURA entered into a redevelopment agreement to construct 4 single-family homes with Axiom Properties LLC in a two-phase development. OCURA and Axiom Properties LLC amended the RDA in May 2023 to extend the construction timeline of Phase I. Construction on Phase I began in May 2023 and was completed in July and October 2024. The redevelopment agreement will need to be amended to update the timelines for Phase II.



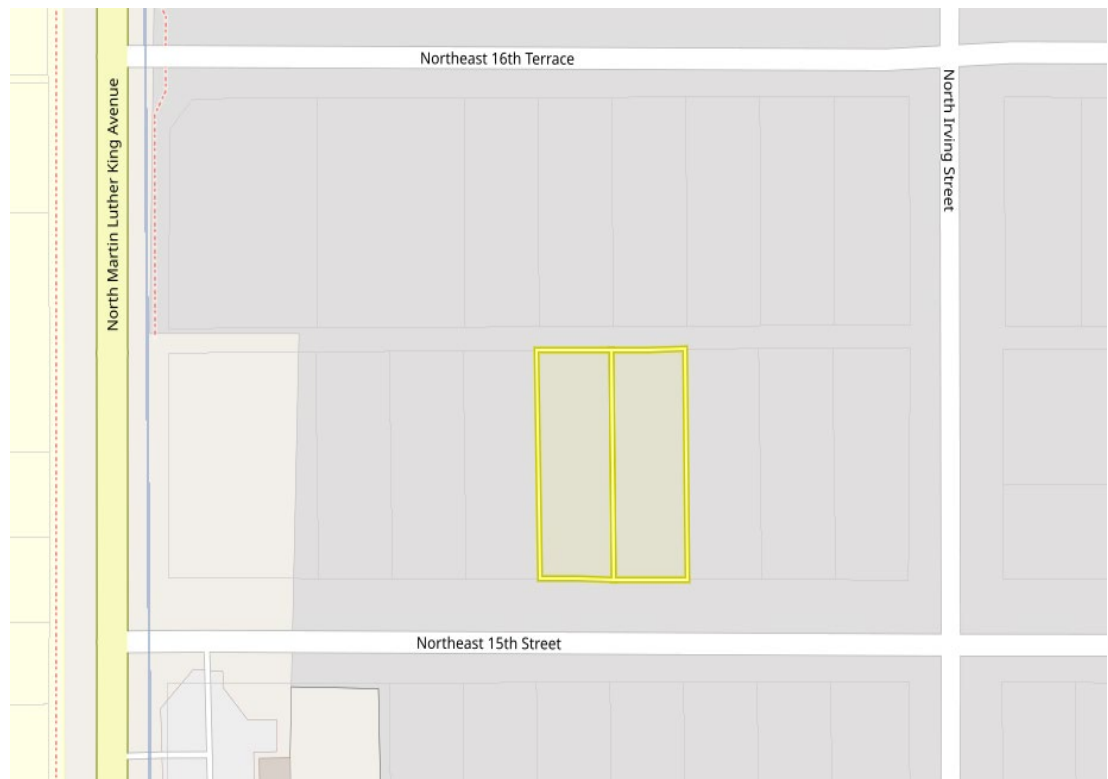
Phase 1



Banging Enterprises, LLC

Project Budget \$590,000

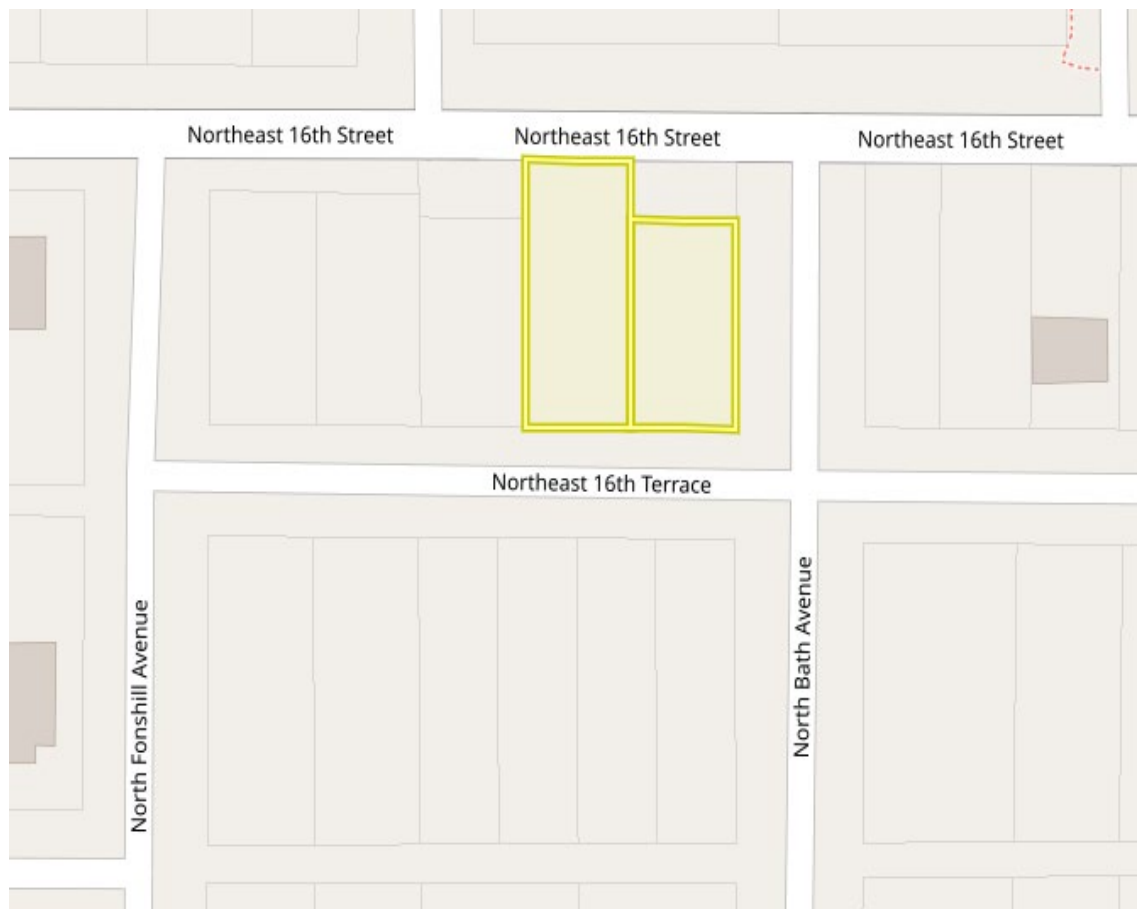
Developer	Banging Enterprises, LLC
Location	NE 15 th Street between N Martin Luther King Avenue and N Irving Street
Public Funding	None
RDA	June 2024
Commenced	June 2025
Completed	Anticipated January 2026
Use	Single-Family Residential (2)
Description	In June 2024, OCURA entered into a redevelopment agreement with Banging Enterprises, LLC for the development of two single-family residences along Northeast 15 th Street. Construction commenced in June 2025 and is scheduled for completion January 2026.



Brian Baker Homes, LLC

Project Budget TBD

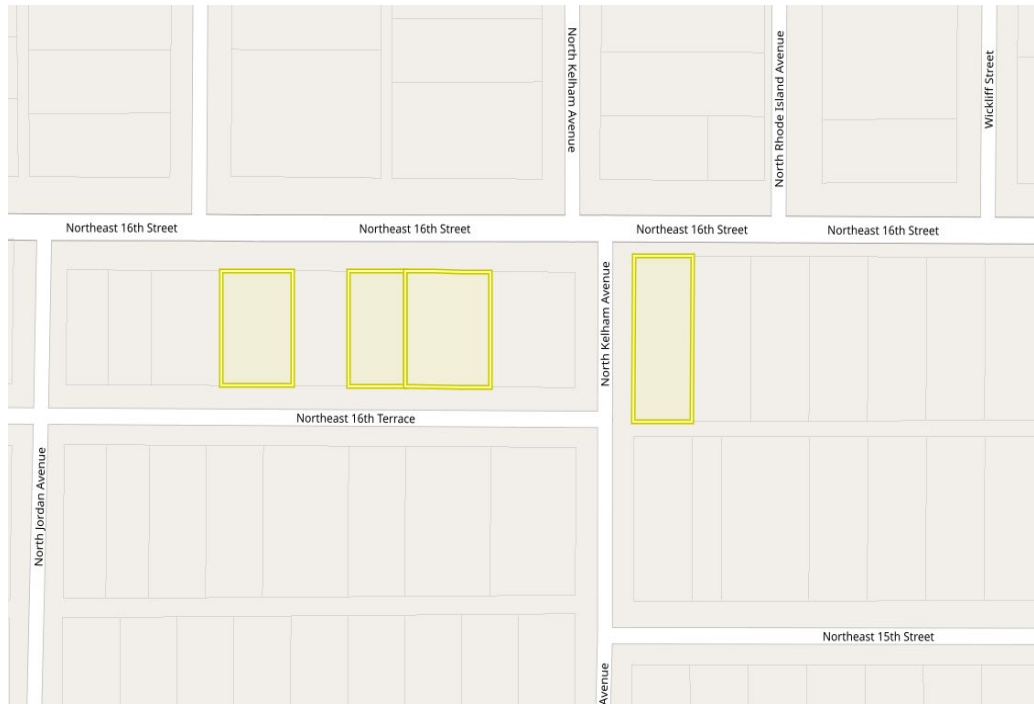
Developer	Brian Baker Homes, LLC.
Location	NE 13 th St between N Bath Avenue & N Jordan Avenue
Public Funding	None
RDA	June 2022
Commenced	August 2022 (per original agreement) August 2023 (per original agreement)
Uses	Single-Family Residential (2)
Description	OCURA entered into a redevelopment agreement with Brian Baker Homes LLC to construct two single-family residential homes. Due to site constraints, the redeveloper submitted a re-zoning application to construct two 3-bedroom multi-family units, which was approved in May 2025. Project is currently in early-stage design review and approval. The redevelopment agreement will need to be amended to update the timelines.



DES, LLC (Assignment from Oasis 8680 LLC)

Project Budget \$1,200,000

Developer	Oasis 8680 LLC
Location	Near the intersection of NE 16 th Street and North Kelham Avenue
Public Funding	None
RDA	April 2022 Amended July 2024
Commenced	September 2022 (per original agreement)
Completed	August 2023 (per original agreement)
Uses	Single-Family Residential (4)
Description	In April 2022, OCURA entered into a redevelopment agreement with Oasis 8680 LLC to develop four single-family residential homes along NE 16 th Street. In May 2024 the redeveloper requested the agreement to be assigned to DES LLC. The assignment and amendment of the redevelopment agreement was executed July 2024. The developer rezoned the property in December 2024 to allow for single-family attached housing to be built on the lots west of N. Kelham Ave. The redevelopment agreement will need to be amended to update the timelines.



E=MC2 Investments, LLC (2024)

Project Budget \$211,000

Developer	E=MC2 Investments LLC
Location	East Park Place, between N Jordan Avenue and N Kelham
Funding	None
RDA	January 2024 Amended May 2024
Commenced	June 2024
Completed	January 2025
Uses	Single-Family Residential
Description	In January 2024, OCURA entered into a redevelopment agreement with E=MC2 Investments LLC to construct a single-family home in the JFK Urban Renewal Area. The timeline was amended in May 2024 and construction started in June of 2024. Construction was completed in January 2025.



Farzaneh Downtown Development (Masjid Mu'Min)

Project Budget \$2,200,000

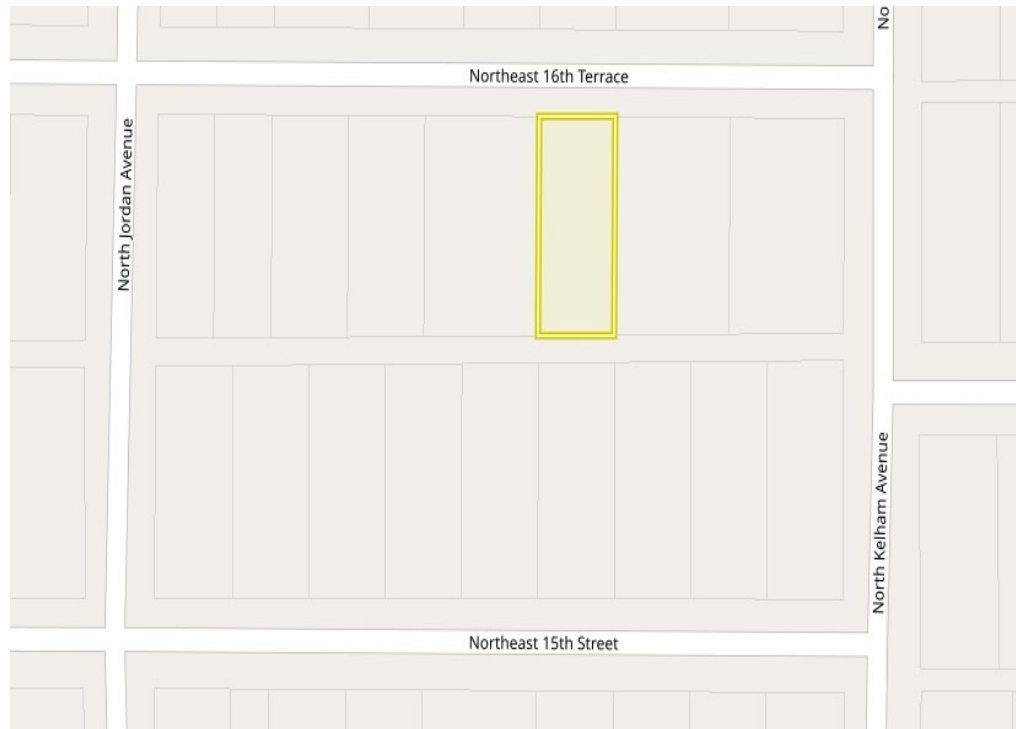
Developer	Farzaneh Downtown Development, LLLP Masjid Mu'Min, Inc.
Location	Southwest corner of NE 23 rd Street and N Fonshill Avenue
Project Budget	\$2,200,000
Public Funding	None
RDA	August 2020
Commenced	Phase I (retail): March 2024 Phase II (Prayer Hall): TBD / Phase III (Residential): TBD
Completed	Phase I (retail): Anticipated July 2025 Phase II (Prayer Hall): TBD / Phase III (Residential): TBD
Uses	Mixed-use—retail, residential, and place of worship
Description	In 2019, OCURA issued a request for proposals for a piece of land located at the southwest corner of NE 23 rd Street and Fonshill Avenue. OCURA entered into a redevelopment agreement with Farzaneh Downtown Development & Masjid Mu'Min in August 2020. They proposed a 3-phase development that will include retail space along NE 23 rd Street as phase 1, a prayer hall in phase 2, and residential development in phase 3. On July 21, 2021, OCURA approved an amendment to the original redevelopment agreement approving Schematic Design Studies for all three phases, Design Development Documents, Construction Documents, Landscaping Plans, and Evidence of Financing for Phase I for the project. On June 15, 2022, OCURA approved a second amendment to the redevelopment agreement providing a cross-access agreement with adjacent property necessary for the development. Construction on phase 1 began in March of 2024 and is expected to be completed by July 2025.



Fitzpatrick Properties, LLP (2022)

Project Budget \$124,000

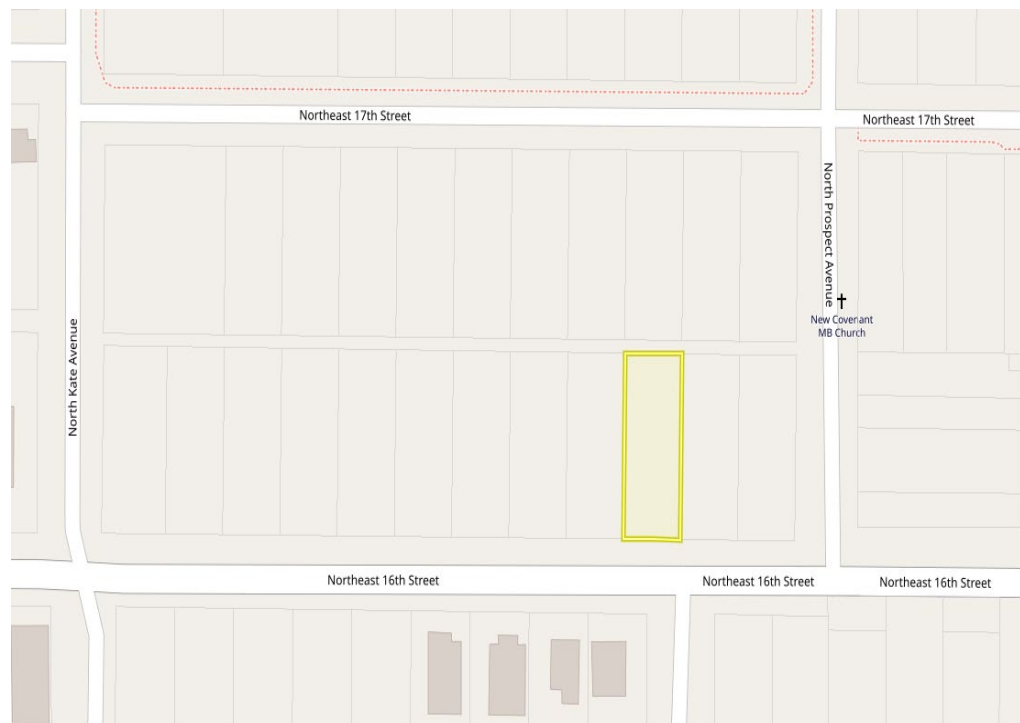
Developer	Fitzpatrick Properties LLP
Location	NE 16 th Terrace & N Kelham Avenue
Public Funding	None
RDA	June 2022
Commenced	November 2023
Completed	Anticipated August 2025
Uses	Single-Family Residential
Description	In June 2022, OCURA entered into a redevelopment agreement with Fitzpatrick Properties LLP, to build a duplex on the lot. Prior to submitting a rezoning application, Fitzpatrick Properties LLP requested to amend the agreement to build a single-family home instead and commenced construction November 2023. Construction is anticipated to be completed in August 2025.



Fitzpatrick Properties, LLP (2024)

Project Budget TBD

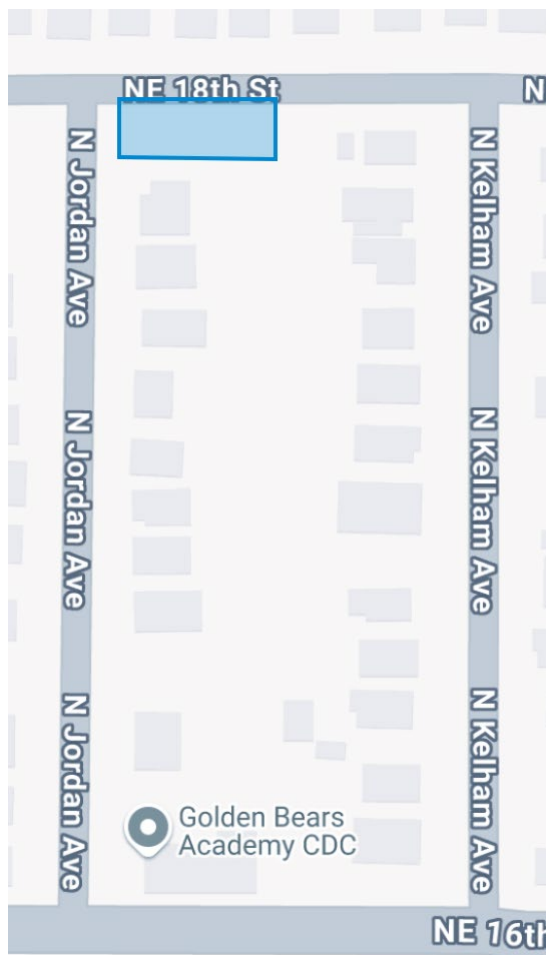
Developer	Fitzpatrick Properties LLP
Location	NE 16 th Street between N Kate Avenue and N Prospect Ave
Public Funding	None
RDA	April 2024
Commenced	June 2024 (per original agreement)
Completed	January 2025 (per original agreement)
Uses	Residential Duplex
Description	In April 2024, OCURA entered into a redevelopment agreement with Fitzpatrick Properties LLP, to build a duplex on a lot. The lot is currently located within an R-1 zone area and will need to be rezoned in order to construct a duplex. OCURA will support a rezoning application and if successful, construction would begin shortly after. The redevelopment agreement will need to be amended to update the timelines.



Fortune Enterprises, LLC

Project Budget \$200,000

Developer	Fortune Enterprises, LLC
Location	N Jordan and NE 18 th Street
Public Funding	None
RDA	November 2024
Commenced	April 2025
Completed	Anticipated January 2026
Uses	Single-family residential
Description	In November 2024, OCURA entered into a redevelopment agreement with Fortune Enterprises, LLC. The project was rezoned and conveyed for construction in April 2025. Construction completion is anticipated in January 2026.



Garvey Development Group

Project Budget \$600,000

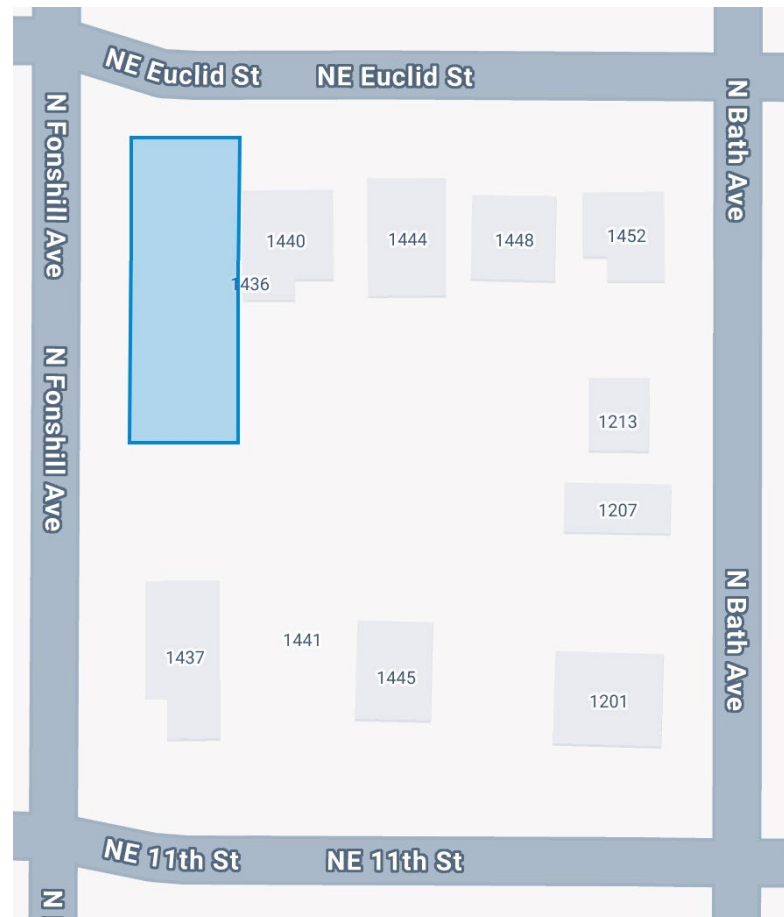
Developer	Garvey Development Group
Location	NE 16 th Street & N Missouri Avenue and NE 15 th St. & N Kelham Avenue
Public Funding	None
RDA	April 2022 Amended August 2024
Commenced	Phase I – September 2024 – One single-family residence Phase II – February 2024 (per amended agreement) – Two multi-family (duplexes)
Completed	Phase I – Anticipated August 2025 Phase II – Anticipated December 2025 (per amended agreement)
Uses	Single-Family Residential (1), Duplex (2)
Description	In April 2022, OCURA entered into a redevelopment agreement with Garvey Development Group to build 8 units through the construction of four single-family and two duplex residences. In August 2024 developers entered into an amended agreement reducing the project to three parcels for construction of one single-family residence (Phase I) and two multi-family duplexes (Phase II). The developer pursued re-zoning which was approved in March 2025 for Phase II parcels. Construction for the single-family home commenced in September 2024 with completion anticipated August 2025. Design review is currently underway for Phase II. The redevelopment agreement for Phase II will need to be amended to update the timelines.



Onyx Venture Group, LLC

Project Budget \$253,000

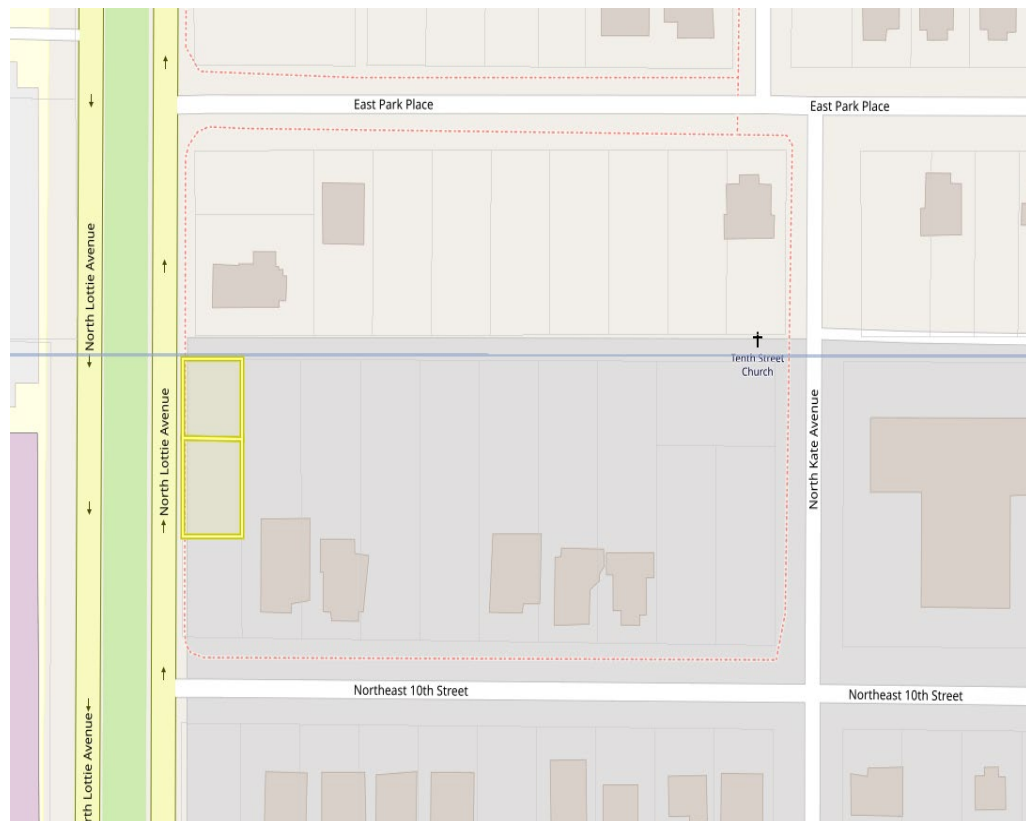
Developer	Onyx Venture Group, LLC
Location	NE Euclid Street between Fonshill and Bath Avenues
Public Funding	None
RDA	September 2024
Commenced	June 2025
Completed	May 2026
Uses	Single-family residential
Description	In September 2024, OCURA entered into a redevelopment agreement with Onyx Venture Group, LLC, to develop one single-family residential unit. The parcel was conveyed to Onyx LLC in May 2025, with construction commencing in June 2025. Project completion is anticipated May 2026.



Ground Root Development (2017)

Project Budget \$650,000

Developer	Ground Root Development, LLC
Location	N Lottie Avenue, between NE 10 th Street and E Park Place
Public Funding	None
RDA	December 2017 Amended November 2023
Commenced	February 2025
Completed	Anticipated February 2026
Uses	Single-Family Residential (2)
Description	In 2017, OCURA entered into a redevelopment agreement with Ground Root Development LLC for the development of a two-family residence. In January 2022, a rezoning application that would allow the development of 3 single family homes was approved by City Council and the parcel was divided into 3 lots in September 2023. In November 2023, OCURA and GRD amended the redevelopment agreement for the development of 3 single-family homes and assigned a portion of the agreement to a prospective homeowner, Kimberly Mackall (see following project). Construction commenced in February 2025 on one of the two remaining lots with completion anticipated February 2026.



Ground Root Development – Kimberly Mackall Assignment (2017)

Project Budget \$355,000

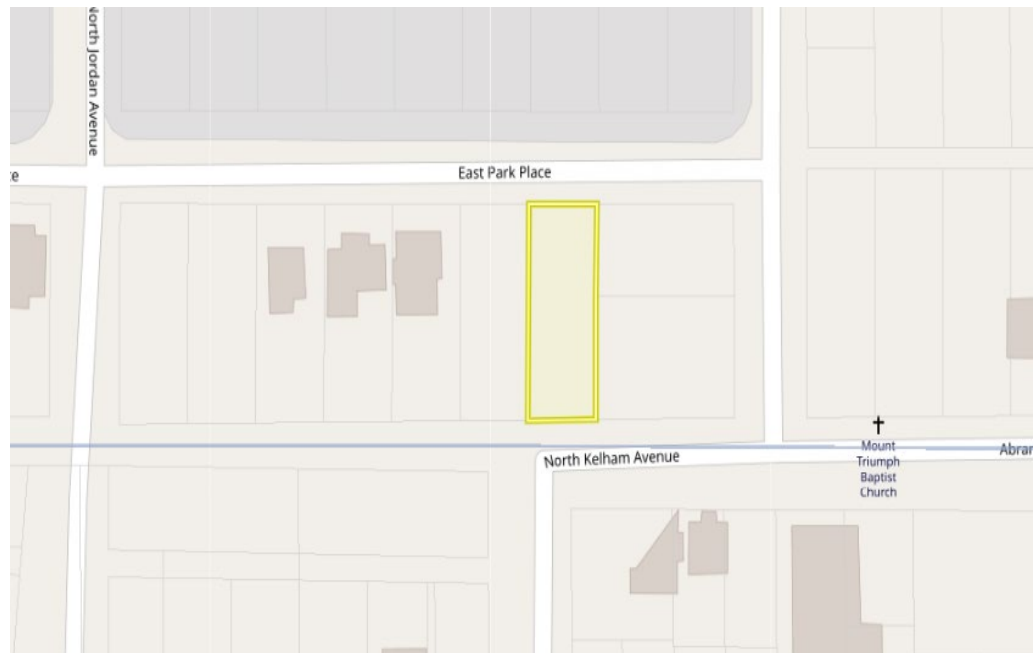
Developer	Ground Root Development, LLC & Kimberly Mackall & Eagle Contractors, LLC
Location	NE 10 th Street & N Lottie Avenue
Public Funding	None
RDA	December 2017 Assigned November 2023
Commenced	March 2024
Completed	April 2025
Uses	Single-Family Residential
Description	In November 2023, Kimberly Mackall, a prospective homeowner, was assigned a portion of redevelopment agreement from Ground Root Development, LLC for the southernmost lot (see previous project). Construction on the single-family home began in March 2024 and was completed in April 2025.



Ground Root Development (2021)

Project Budget TBD

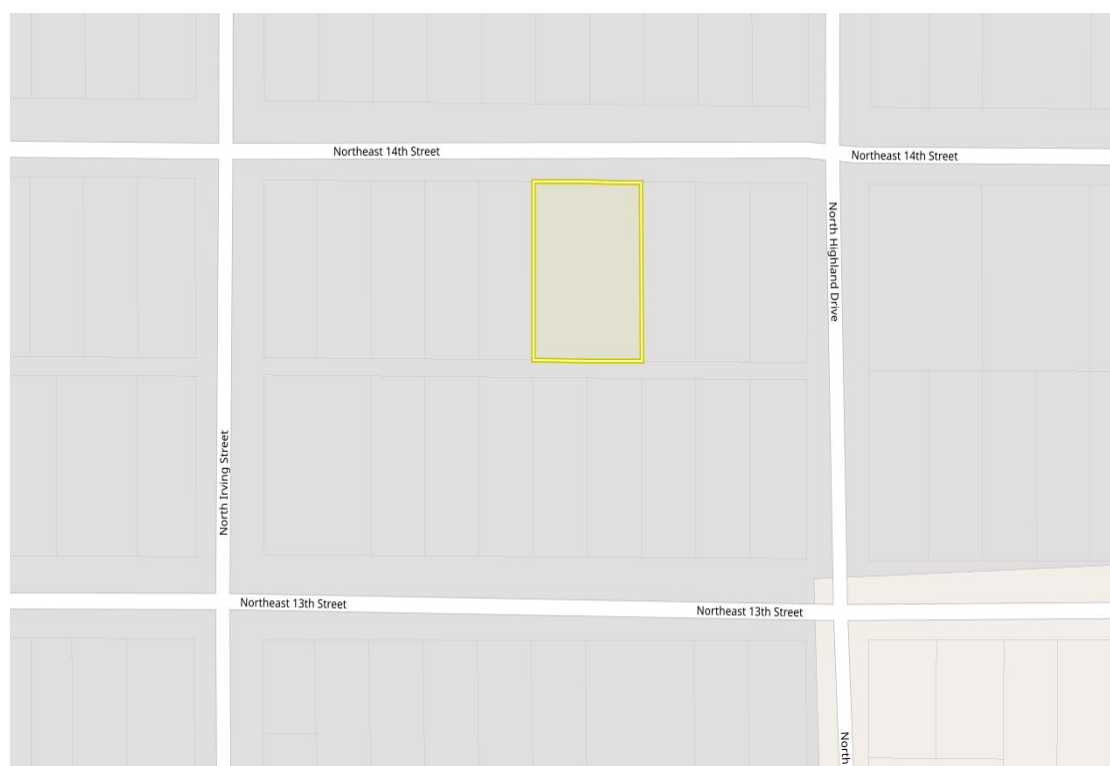
Developer	Ground Root Development, LLC
Location	E Park Place & N Kelham Avenue
Public Funding	None
RDA	June 2021 Amended June 2023
Commenced	October 2021 (per original agreement)
Completed	May 2022 (per original agreement)
Uses	Single-Family Residential (1)
Description	In 2021, OCURA entered into a redevelopment agreement with Ground Root Development, LLC for three single-family residences and a duplex residence on (4) four parcels. OCURA & Ground Root Development amended the agreement in June 2023 to remove three of the four parcels from the redevelopment agreement. The amended redevelopment agreement contemplates the development of one single-family residence on E Park Place and N Kelham Avenue. The redevelopment agreement will need to be amended to update the timelines.



Happy Jam, LLC

Project Budget \$344,000

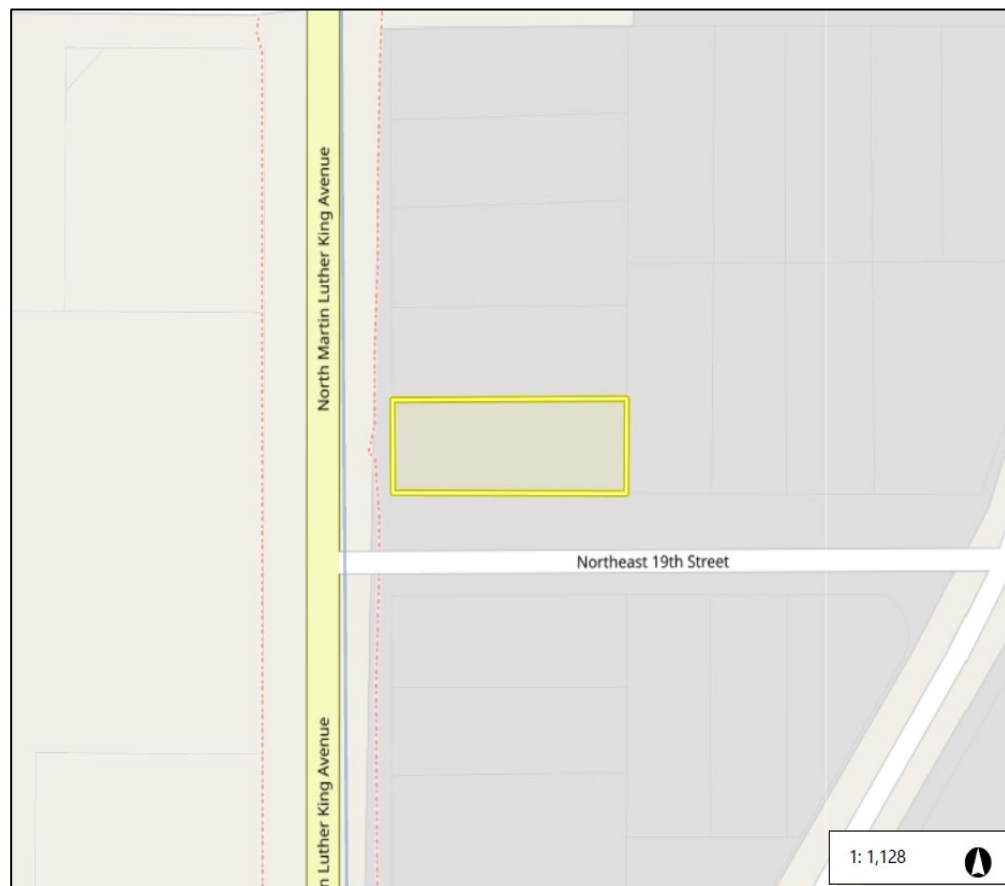
Developer	Happy Jam, LLC (D/B/A Jabali Homes)
Location	NE 14 th Street between N Irving Street and N Highland Avenue
Public Funding	None
RDA	April 2024
Commenced	August 2025
Completed	Anticipated August 2026
Uses	Single-Family Residential (2)
Description	In April 2024, OCURA entered into a redevelopment agreement with Happy Jam, LLC for the development of two single-family residences. Closing on the purchase of two parcels is anticipated in July 2025, with construction of two three-bedroom single-family homes expected to begin in August 2025. Completion is anticipated for August 2026.



Ira Thomas and Audrea Thomas

Terminated

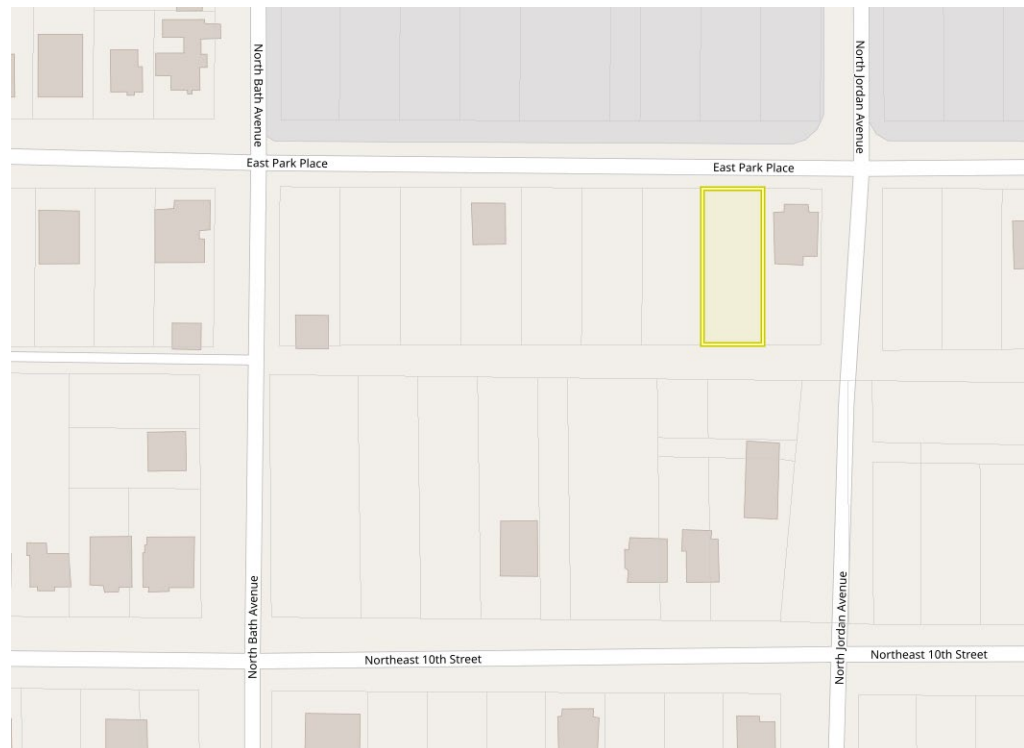
Developer	Ira Thomas and Audrea Thomas
Location	Northeast corner of NE 19 th Street and N Martin Luther King Avenue
Public Funding	N/A
RDA	May 2023 Amended April 2024
Terminated	January 15, 2025
Uses	Single-Family Residential
Description	In May 2023, OCURA entered into a redevelopment agreement with Ira Thomas and Audrea Thomas to develop a single-family residential home. The Thomases own the property abutting the OCURA parcel directly to the north and are intending to redevelop their property into a family medical clinic. The agreement was mutually terminated in January 2025 due to a shift of focus to develop a family medical clinic.



Jaycie Rae REH, LLC – 2024 Home

Terminated

Developer	Jaycie Rae REH LLC
Location	East Park Place, between North Bath Avenue and North Jordan Avenue
Public Funding	None
RDA	April 2024
Terminated	June 2025
Uses	Single-Family Residential
Description	In April 2024, OCURA entered into a redevelopment agreement to construct a single-family home with Jaycie Rae REH LLC. Due to challenging market conditions, the agreement was mutually terminated in June 2025.



Joshua Cody Knight

Terminated

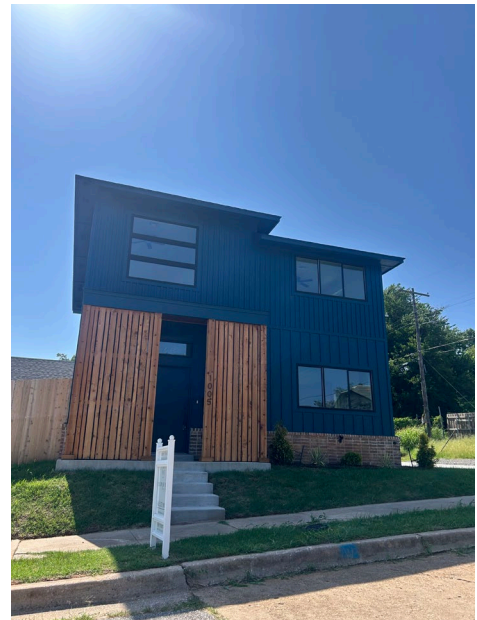
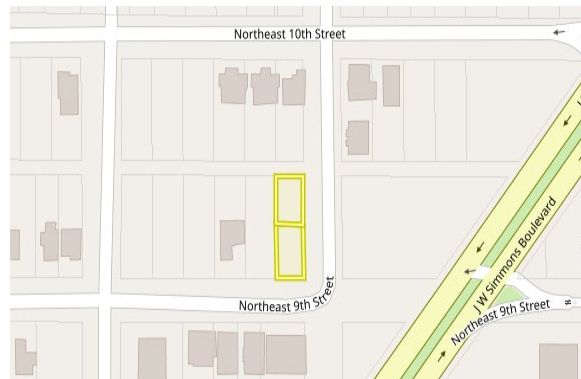
Developer	Joshua Cody Knight
Location	NE 7 th Street near N Kate Avenue
Public Funding	None
RDA	February 2022
Terminated	December 2024
Uses	Single-Family Residential
Description	In February 2022, OCURA entered into a redevelopment agreement with Joshua Cody Knight to develop a single-family home. This project was mutually terminated in December 2024.



Kingfish Investments, LLC

Project Budget \$502,965

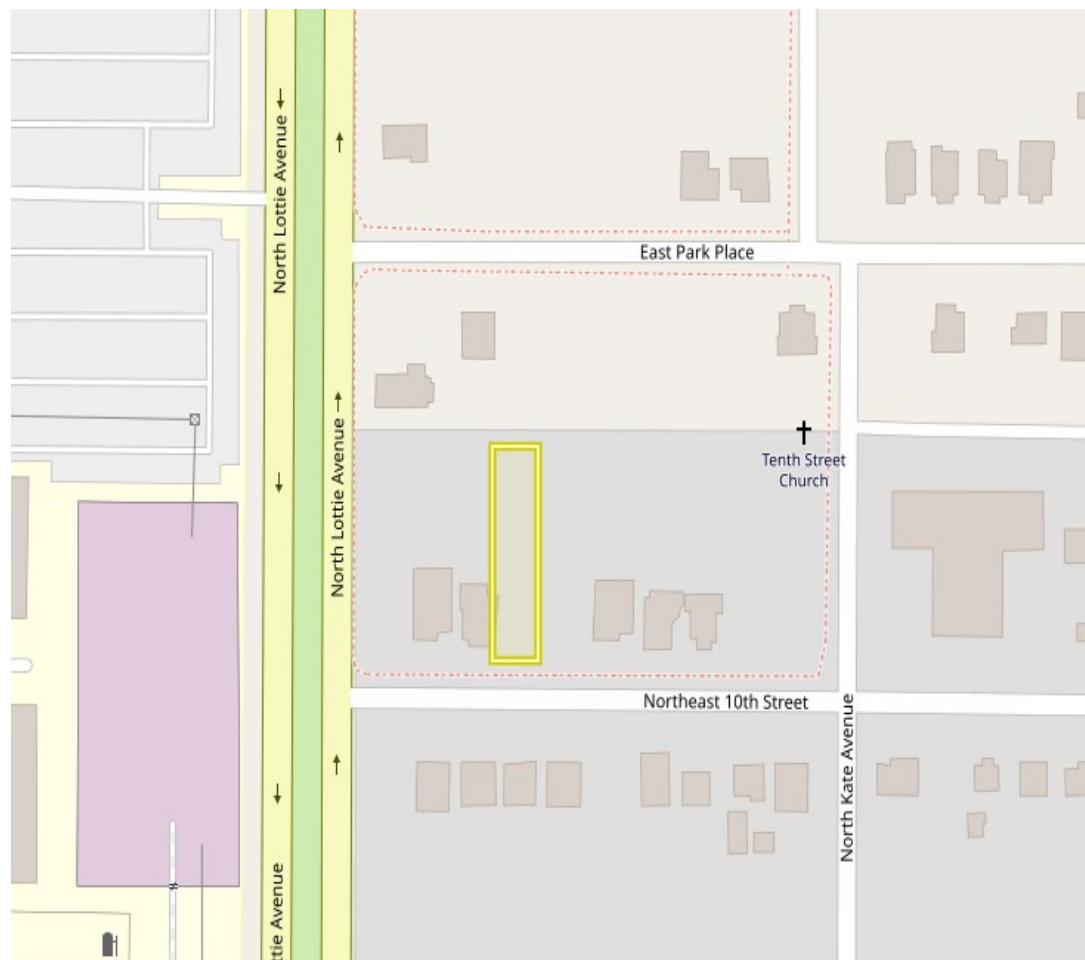
Developer	Kingfish Investments, LLC
Location	Northeast 9 th Street and North Kelham
Public Funding	None
RDA	June 2022 Amended October 2023
Commenced	January 2024
Completed	Anticipated July 2025
Uses	Single-Family Residential (2)
Description	In June 2022, OCURA entered into a redevelopment agreement with Kingfish Investments, LLC to construct two single-family homes. The project timeline was amended in October 2023, and construction commenced in January 2024 and is anticipated to be completed in July 2025.



Live United Construction & Real Estate, LLC

Terminated

Developer	Live United Construction and Real Estate, LLC
Location	NE 10 th Street between N Lottie Avenue and N Kate Avenue
Public Funding	None
RDA	December 2023
Terminated	December 2024
Uses	Single-Family Residential
Description	In December 2023, OCURA entered into a redevelopment agreement with Live United Construction & Real Estate LLC for the development of one single-family residence. The project was mutually terminated in December 2024.



M. Elite Investments, LLC (2023)

Project Budget \$400,000

Developer	M. Elite Investments LLC
Location	Home I: Southeast corner of N Jordan Avenue and NE 20 th street Home II: Southwest corner of N Highland Drive and NE 20 th street
Public Funding	None
RDA	January 2024 Amended February 2024
Commenced	March 2024
Completed	1600 NE 20 th – Completed September 2024 2140 NE 20 th – Completed June 2024
Uses	Single-Family Residential (2)
Description	In January 2024, OCURA entered into a Redevelopment Agreement with M. Elite Investments LLC to construct two single-family homes. OCURA and M. Elite Investments LLC amended the RDA in February 2024 to start construction in March 2024. The homes were completed June 2024 and September 2024.



M. Elite Investments, LLC (2024)

Project Budget \$360,000

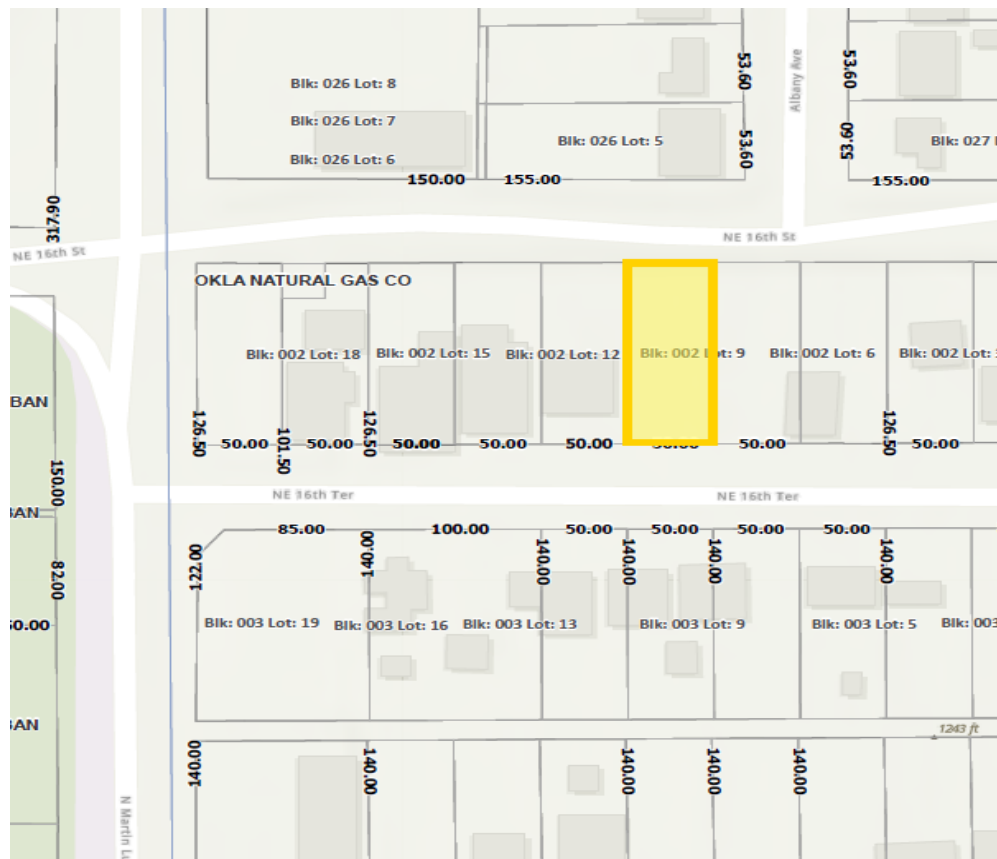
Developer	M. Elite Investments LLC
Location	Parcel 1: NE 16 th Terrace and Irving; Parcel 2: NE 21 st Street between N Prospect Avenue and N Bath Avenue
Public funding	None
RDA	July 2024
Commenced	October 2024
Completed	2000 block of 16 th Terrace – December 2024; 1500 block 21 st Street – March 2025
Uses	Single-family residential
Description	In July 2024, OCURA entered into a redevelopment agreement with M. Elite Investments LLC for the development of two single-family residences. Construction commenced on two single-family homes in July 2024, with certificates of completion issued on one home located north Irving Street and NE 16th Terrace in January 2025 and the second located near N Prospect Avenue and NE 21st Street in March 2025.



M. Elite Investments, LLC (2025)

Project Budget \$400,000

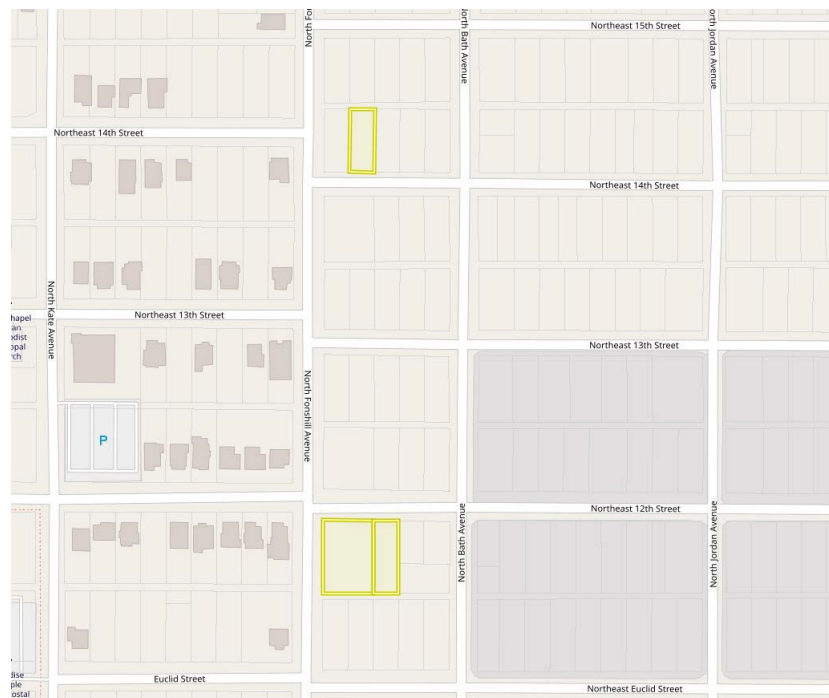
Developer	M. Elite Investments LLC
Location	2000 block of NE 16 th Terrace and the 1400 block of NE 22 nd Street
Public funding	None
RDA	May 2025
Commenced	May 2025 (per the Agreement)
Completed	April 2026 (per the Agreement)
Uses	Single-family residential
Description	In May 2025, OCURA entered into a redevelopment agreement with M. Elite Investments LLC to construct two 3-bed, two-bath single family homes in the 2000 block of NE 16 th Terrace and the 1400 block of NE 22 nd Street. The Developer has requested to remove the lot in the 1400 block of NE 22 nd Street. The redevelopment agreement will need to be amended to update the partial termination and construction timelines.



Neighborhood Housing Services

Project Budget \$720,000

Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Location	Southeast corner of N Fonshill Avenue & NE 12 th Street and East of the corner of N Fonshill Avenue & NE 14 th Street
Project Budget	Anticipated \$720,000
Public Funding	HOME Funds
RDA	March 2020 Amended April 2021
Commenced	Phase I: December 2024 (one single-family home) Phase II: September 2021 (per Amended Agreement) Completed Phase I: Anticipated January 2026 (total of two single family homes) Phase II: March 31, 2022 (per Amended Agreement)
Uses	Single-Family, Affordable Residential (4)
Description	OCURA continued its working partnership with Neighborhood Housing Services of Oklahoma City (NHS) to create affordable housing through infill development. In 2020, OCURA entered into a redevelopment agreement with NHS for three single-family homes at the southeast corner of N Fonshill Avenue and NE 12 th Street and one new single-family home east of the corner of N Fonshill Avenue and NE 14 th Street. The redevelopment agreement was amended in April 2021. Approval of HOME funds with the City of OKC was delayed and not approved until April 2024, causing a change in the construction planning and timeline. NHS began construction of one single-family residence in December 2024 which should be completed in September 2025. Plans are to commence construction of the second residence in Phase I in December 2025 to be completed by December 2026. The redevelopment agreement will need to be amended to update the timelines for Phase II.



Olive Tree Homes, LLC

Project Budget: \$407,000

Developer	Olive Tree Homes, LLC
Location	Home I: N Kate Avenue between NE 21 st Street and NE 23 rd Street Home II: N Fonshill Avenue between NE 21 st Street and NE 23 rd Street
Public Funding	None
RDA	June 2024
Commenced	August 2024
Completed	April 2025
Uses	Single-Family Residential (2)
Description	In June 2024, OCURA entered into a redevelopment agreement with Olive Tree Homes, LLC for the development of two single-family residences. The construction of the two homes began in August 2024. Construction of both homes were completed in April 2025.



Orbit Homes and Construction, LLC (2023)

Project Budget \$310,000

Developer	Orbit Homes and Construction LLC
Location	Northeast 21 st Street between North Hood Street and North Martin Luther King Avenue
Public Funding	N/A
RDA	December 2023 Amended June 2024
Commenced	June 2024
Completed	December 2025
Uses	Single-Family Residential (2)
Description	In March 2024, OCURA entered into a redevelopment agreement with Orbit Homes and Construction LLC to develop two single-family residential homes along the 1900 Block of Northeast 21 st Street. OCURA and Orbit Homes and Construction LLC amended the RDA in June 2024. Construction started in June 2024 and was completed in December 2025.



Progress OKC – Euclid Homes (2021)

Project Budget Phase I: \$827,000.00

Phase II: Terminated

Phase III: Terminated

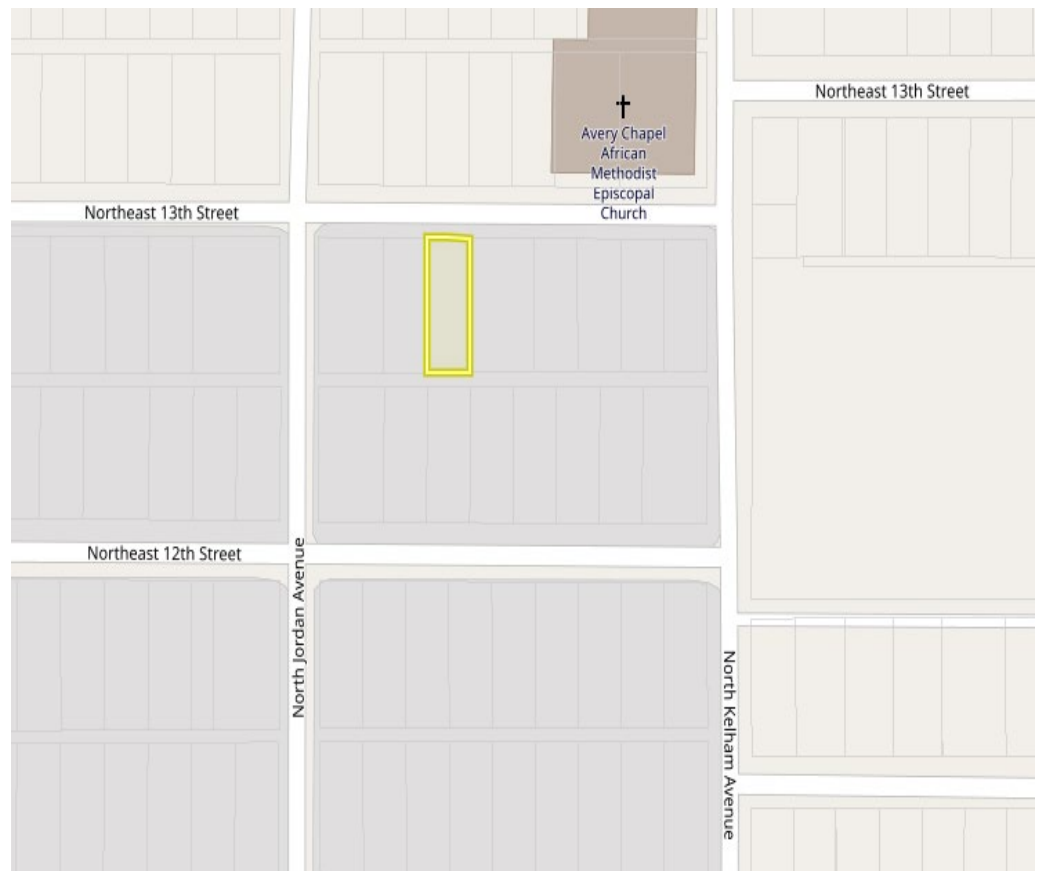
Developer	Progress OKC
Location	Scattered lots surrounding NE Euclid Street
Public Funding	HOME Funds
RDA	October 21, 2020
Commenced	Phase I: December 2022 Phase II: Terminated Phase III: Terminated
Completed	Phase I: December 2023 Phase II: Terminated Phase III: Terminated
Uses	Single-Family Residential (7 units), Duplex (2 units)
Description	OCURA and Progress OKC entered into a redevelopment agreement in October 2020 to develop 7 single-family homes and a duplex in three phases. Progress OKC was awarded HOME Funds from the City of Oklahoma City in August 2022 for the construction of four homes. Phase 1 was completed in October 2023. Phase II and III of the redevelopment agreement was terminated June 2025.



Two Structures (2024)

Project Budget \$263,000

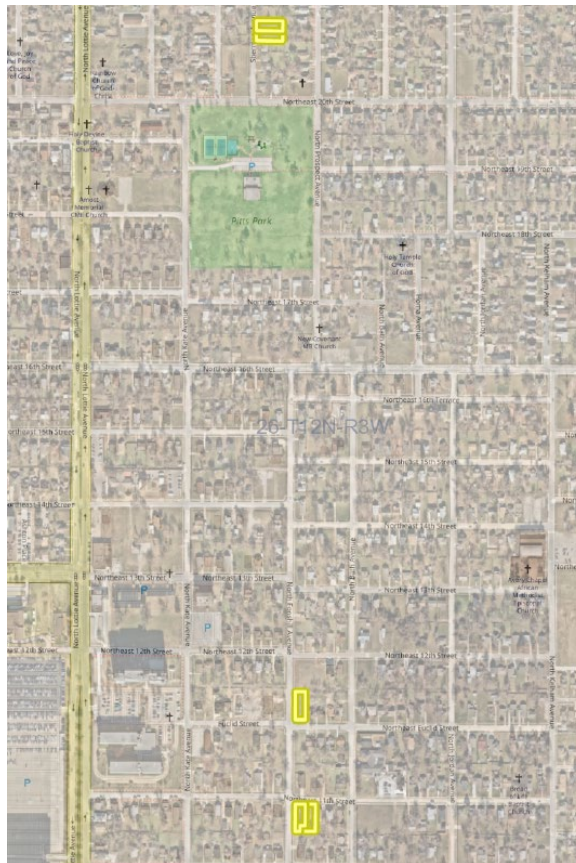
Developer	Two Structures, LLC
Location	NE 13 th Street between N Jordan Avenue and N Kelham Avenue
Public Funding	None
RDA	June 2024
Commenced	September 2024
Completed	March 2025
Uses	Single-Family Residential
Description	Two Structures submitted a proposal to construct one single-family home on NE 13 th Street between North Jordan Avenue and North Kelham Avenue. Two Structures and OCURA entered into a redevelopment agreement for the home in June 2024. Construction commenced in September 2024 and was completed March 2025.



Two Structures (2024)

Project Budget \$728,786

Developer	Two Structures, LLC
Location	Two- parcels – at the corner of NE 11 th Street and N Fonshill Ave and two parcels on N Sherman Ave between NE 20 and NE 21 st Streets
Public Funding	OHFA Housing Stability Program
RDA	August 2024
Commenced	January 2025
Completed	Anticipated October 2025
Uses	Single-Family Residential (5)
Description	Two Structures submitted a proposal to construct five single-family homes and entered into a redevelopment agreement with OCURA in August 2024. The purchase of one parcel was placed on hold due to environmental concerns. The project is partially funded through the OHFA Housing Stability Program. To date, four of the five parcels have been conveyed, with the fifth parcel still pending. Closing on the four parcels took place in December 2024 and construction began in January 2025. Project completion is anticipated by October 2025.



Zymplisity Houzz, LLC

Project Budget \$588,000.00

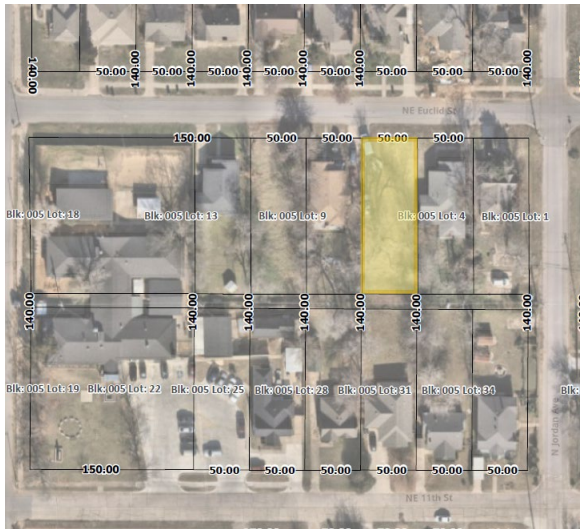
Developer	Zymplisity Houzz LLC
Location	Phase I: NE 12 th Street between N Bath Avenue and N Jordan Avenue Phase II: Southwest corner of Euclid Street & N Fonshill Avenue
Public Funding	None
RDA	April 2024 Amended June 2024
Commenced	Phase I: June 2024 Phase II: December 2024
Completed	Phase I: January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



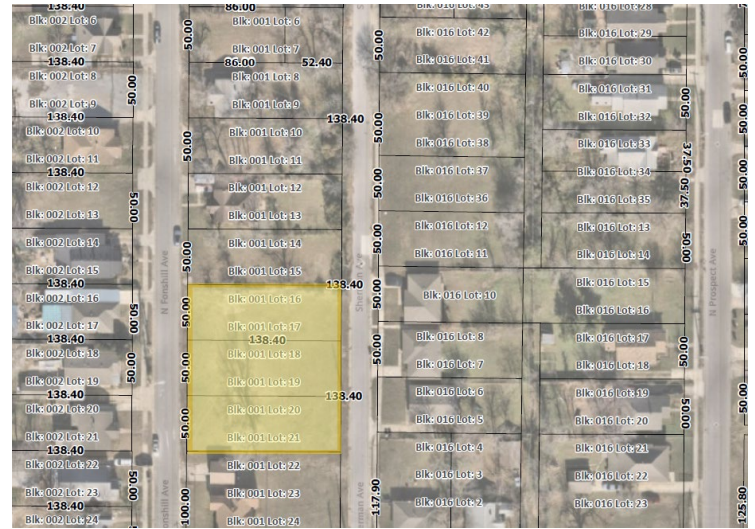
Zymplisity Houzz, LLC (2025)

Project Budget \$1,250,000

Developer	Zymplisity Houzz LLC
Location	Phase I: NE Euclid between N Fonshill and N Kate; NE 18 th Street between N Prospect Ave and Homa Ave Phase II: N Fonshill between NE 20 th and NE 21 st Streets (3-parcels)
Public Funding	None
RDA	April 2025
Commenced	Phase I: Anticipated July 2025 Phase II: Anticipated September 2025
Completed	Phase I: Anticipated June 2026 Phase II: Anticipated August 2026
Uses	Single-Family Residential (4)
Description	In April 2025 OCURA entered into a redevelopment agreement with Zymplisity Houzz LLC for the development of four single-family residences in two phases. The construction commencement for Phase I is anticipated July 2025 with completion anticipated June 2026. Phase II is expected to commence September 2025 and be completed anticipated August 2026.



Phase I



Phase II

Northeast Renaissance Urban Renewal Area

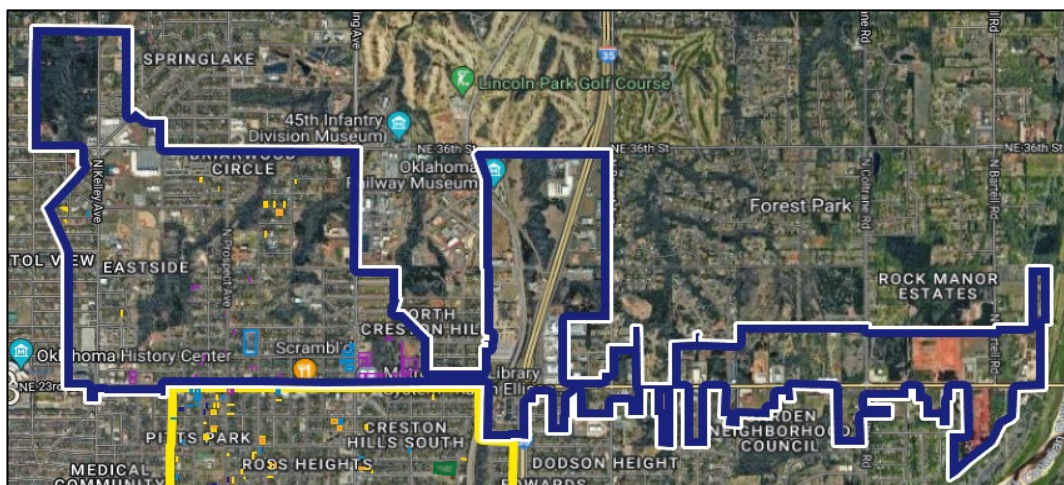
SUMMARY: Throughout the 2024–2025 fiscal year, the RFPs for Prospective Homeowners and Builders & Real Estate Developers remained open in the Northeast Renaissance Urban Renewal Area. Additionally, OCURA worked on approximately 4 projects located within the Northeast Renaissance Urban Renewal Area. Some are new, while others are ongoing. Please see below for more information about these projects.

RFP for Prospective Homeowners

Location	Northeast Renaissance Urban Renewal Area
Authorized	March 2018
Deadline	Open until further notice
Information	OCURA issued an RFP for prospective homeowners interested in purchasing an OCURA-owned parcel for the purpose of constructing a new residence. OCURA owns a variety of vacant, scattered residential lots and seeks to revitalize neighborhoods by encouraging owner-occupied, well-designed infill housing. The RFP is publicly available. All proposals should be submitted to Project Manager Melva Franklin. Applicants are strongly encouraged to schedule a pre-submission meeting with the Project Manager prior to submitting their proposal. Following approval, OCURA provides continued consultation and support during the implementation phase of the project.

RFP for Builders & Real Estate Developers

Location	Northeast Renaissance Urban Renewal Area
Authorized	March 2018
Deadline	Open until further notice
Information	OCURA issued an RFP for builders and real estate developers interested in purchasing an OCURA-owned parcel for the purpose of constructing a new residence. OCURA owns a variety of vacant, scattered residential lots and seeks to revitalize neighborhoods by encouraging owner-occupied, well-designed infill housing. The RFP is publicly available. All proposals should be submitted to Project Manager Melva Franklin. Applicants are strongly encouraged to schedule a pre-submission meeting with the Project Manager prior to submitting their proposal. Following approval, OCURA provides continued consultation and support during the implementation phase of the project.



Copies of all OCURA RFPs and the current OCURA land inventory map can be found at www.ocura-ok.org

Marcus Garvey/Harmony Senior Housing

Project Budget \$10,900,000

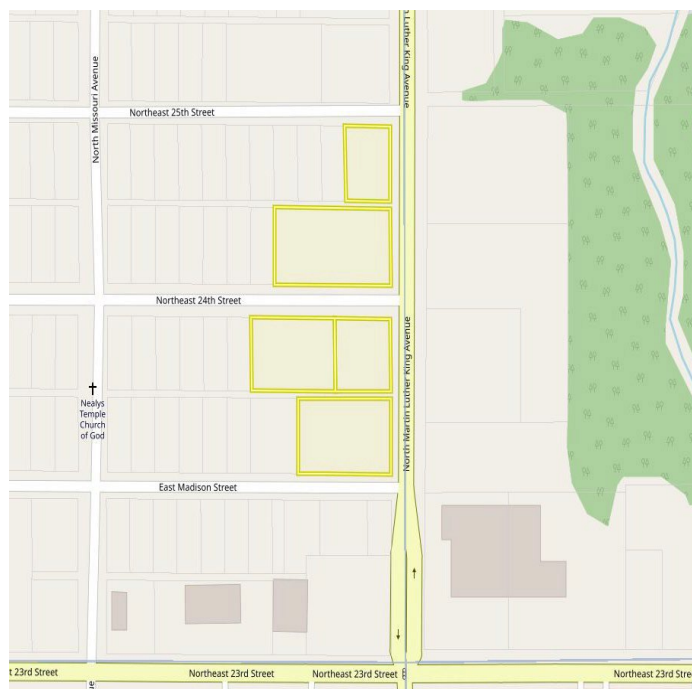
Developer	One Red Oak, LLC.
Location	Northwest corner of NE 24 th Street & N Jordan Avenue
Public Funding	TIF (\$200,000), Affordable Housing GOLT funding (\$1,100,000), HOME funds, Low Income Housing Tax Credits (LIHTC), and Federal and State Historic Tax Credits
RDA	June 2019
Commenced	July 2022
Completed	March 2025
Uses	Senior affordable housing
Description	In 2018, the City of Oklahoma City deeded OCURA an old school building, which operated under the names the Marcus Garvey School and Harmony Elementary School at different points. The 100-year-old school building sits on a 4-acre site at the corner of NE 24th St and N Jordan Ave. OCURA issued a request for proposals and received one proposal from One Red Oak, LLC for 40 units of senior, affordable housing (20 units of new duplex townhomes and 20 units in the renovated school building) for individuals making 50, 60% and 80% AMI or below. OCURA entered into a redevelopment agreement with One Red Oak in June 2019. One Red Oak was able to secure financing through multiple public funding opportunities (outlined above). OCURA closed on the property with One Red Oak in June 2022 and construction was completed in March 2025.



MAPS 4 Clara Luper Civil Rights Center

Project Budget TBD

Developer	MAPS4, the Clara Luper Civil Rights Center, and the Freedom Center
Location	N Martin Luther King Avenue between E Madison Street & NE 25 th Street
Public Funding	\$26,000,000 in Maps 4 Funding \$200,000 Brownfields Cleanup Revolving Loan CDBG Funding
RDA	TBD
Commenced	Anticipated Summer 2025
Completed	TBD
Uses	Civil rights museum and community gathering place
Description	OCURA is coordinating with the Freedom Center and MAPS 4 on the redevelopment of the Freedom Center and the creation of the Clara Luper Civil Rights Center. This project will utilize five OCURA parcels along N MLK Avenue between E Madison Street and NE 25th Street. The development will be funded with \$25 million in MAPS4 funding. OCURA engaged StanTech, LLC to work with the Oklahoma Corporation Commission to complete clean-up related to the removal of underground storage tanks. In May 2025, OCURA entered into a Real Estate Acquisition Agreement with the City of Oklahoma City. 2425, 2445, and 2501 N MLK Ave were purchased using CDBG funding. Since the proposed development does not meet a CDBG-eligible purpose, OCURA held a change of use public meeting in June 2025 as required to move forward with the planned redevelopment for the MAPS 4 Clara Luper Civil Rights Center. The change of use is anticipated to be approved by the OCURA board in July 2025. Closing on the parcels will follow shortly thereafter.



E=MC2 Investments, LLC (2023)

Project Budget \$211,000

Developer	E=MC2 Investments LLC
Location	E Hill Street & N Kelly Ave
Public Funding	None
RDA	July 2023
Commenced	September 2023 (per original agreement)
Completed	January 2024 (per original agreement)
Uses	Single-Family Residential
Description	OCURA entered into a redevelopment agreement with E= MC2 Investments LLC in July 2023 to construct a single-family home in the Northeast Renaissance Urban Renewal Area. OCURA is working on resolving title issues and construction is expected to begin upon resolution of title issues. The redevelopment agreement will need to be amended to update the timelines.



Orbit Homes and Construction (2024)

Project Budget \$201,500

Developer	Orbit Homes and Construction, LLC
Location	1441 NE 34 TH ST
Public Funding	None
RDA	November 2024 Amended June 2025
Commenced	Anticipated August 2025
Completed	Anticipated February 2026
Uses	Single-Family Residential
Description	In November 2024, OCURA entered into a redevelopment agreement with Orbit Homes and Construction LLC to construct two single-family homes in the Northeast Renaissance Urban Renewal Area. Due to title issues on one of the parcels, both parties mutually agreed to remove that parcel from the agreement and proceed with development on the remaining parcel. In June 2025, the redevelopment agreement was amended to revise the commencement and completion dates. Closing on the land is anticipated in August 2025.



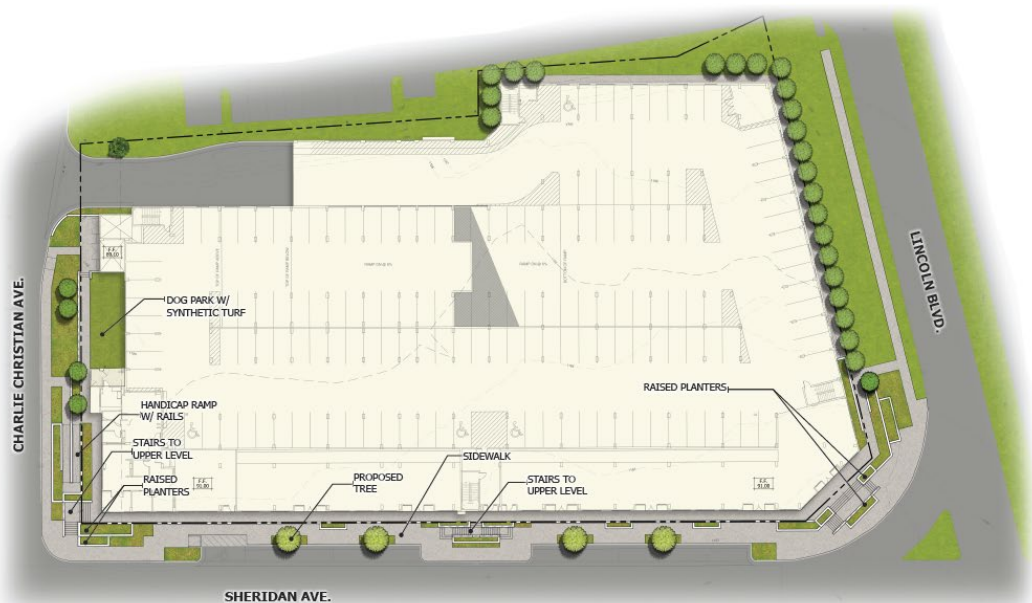
Sports Entertainment Parking Urban Renewal Area

SUMMARY: During the 2024-2025 fiscal year, OCURA worked on three different projects. These were Steel Yard Phase II, TruckYard Phase III & The Boardwalk-Compress Parking Lot Redevelopment. Please see below for more information about each project.

Steel Yard Phase II - East Parcel

Project Budget \$51,000,000 anticipated

Developer	Bricktown East Sheridan Holdings, LLC; Bricktown Apartments, LLC
Location	E Sheridan Avenue and Lincoln Boulevard
Public Funding	HUD Financing
RDA	September 19, 2012 Amended July 2014, March 2015, December 2018, August 2021, September 2022 and March 2024
Commenced	TBD
Completed	TBD
Uses	Primarily Residential, Mixed-Use Commercial
Description	Phase I is complete. The next phase of the redevelopment agreement will consist of a multifamily rental housing development. The housing development is expected to include 182 apartments with one to three bedrooms each. Other amenities include a two-level parking garage, a coffee lounge, conference rooms, a dog spa, a kitchenette or bar, retail space and two courtyards. The timeline was amended in March 2024 with construction originally scheduled to begin April 2025. However, due to rising construction costs and interest rates, additional considerations are now being evaluated.



TruckYard Phase III

Project Budget \$10,000,000

Developer	Brainstorm Shelter, L.L.C, Cadet 23, LLC
Location	Oklahoma City Boulevard, East of Bricktown Canal
Public Funding	N/A
RDA	1998 Amended October 2021
Commenced	June 2023
Completed	February 2025
Uses	Commercial (outdoor restaurant/bar)
Description	In October 2021, the redevelopment of tract B-1 of the Bricktown Development Plan was assigned to Brainstorm Shelter, LLC and Cadet 23, LLC. for the development of TruckYard bar and restaurant. The project would have have food trucks, a covered patio, and a stage that can be used for events or entertainment. People of all ages, and dogs, are welcome to visit TruckYard. Construction on the project commenced in June 2023 and was completed February 2025.



The Boardwalk – Compress Parking Lot Redevelopment

Project Budget Ant. at least \$736,000,000

Developer	Matteson Capital
Location	SW Corner of Reno Avenue and Oklahoma Avenue
Public Funding	\$200 million in TIF and \$5,500,000 in reimbursement of the City's 2% non-dedicated sales and use tax increment generated by construction
RDA	N/A
Commenced	Phase I: Anticipated Winter 2025
Completed	TBD
Uses	Commercial and Residential Uses
Description	The current use of the site is a parking lot that serves the Bricktown district. The developer plans to construct three residential towers, retail space, structured parking, a hotel, restaurant space, and other features for residents. In August 2021, the parcel was rezoned to SPUD-1326. The Developer is working on other necessary approvals and entitlements.



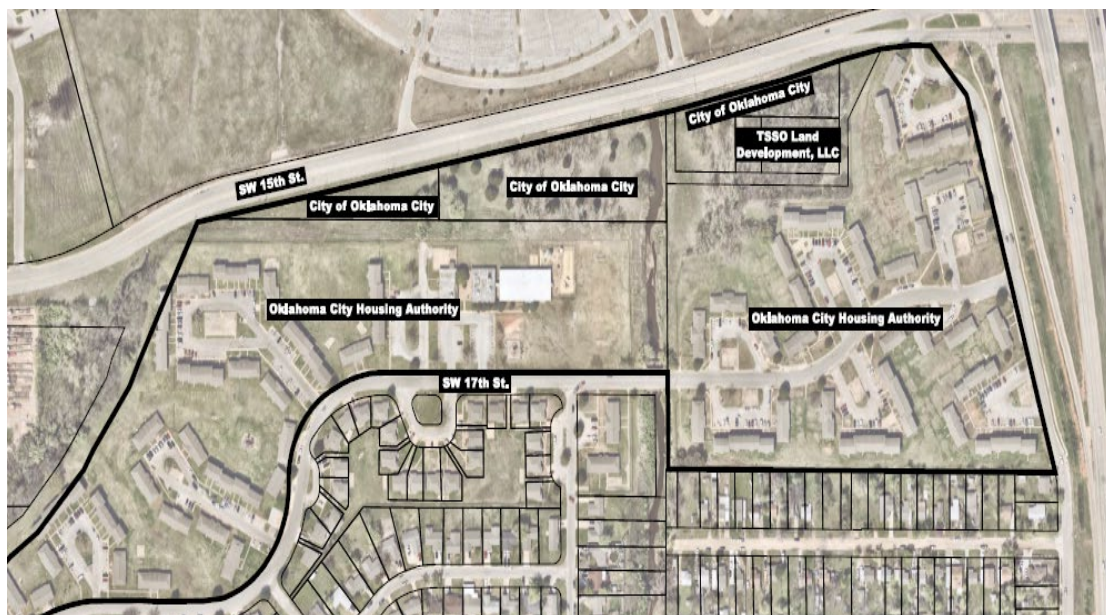
Oklahoma Riverfront Development Plan

SUMMARY: OCURA is working alongside the Oklahoma City Housing Authority & City of Oklahoma City to facilitate a land transaction that will allow OCHA to expand one of its affordable housing properties known as Oak Grove. Please see below for more information.

Oak Grove Development

Project Budget \$66,000,000

Prev. Owner	City of Oklahoma City
Developer	Oklahoma City Housing Authority (OCHA)
Location	Adjacent to 3301 SW 17 th Street, south of the Dell OKC Campus
Purchase price	\$150,000
Public Funding	\$1,500,000 in TIF
Agreements	Agreement with the City of Oklahoma City: March 2024 Agreement with the Oklahoma City Housing Authority: March 2024
Uses	Affordable housing
Description	OCURA is assisting the City of Oklahoma City and the Oklahoma City Housing Authority (OCHA) to facilitate a land transaction that will allow OCHA to expand one of its affordable housing properties known as Oak Grove. OCURA will acquire the land from the City of OKC and will thereafter sell the land to OCHA for a fair market value of \$150,000 through simultaneous closing. OCHA plans on renovating 270 housing units, constructing 18 new housing units, expanding the community center and improving the infrastructure and landscaping for a total of \$66 million. OCURA will also assist OCHA with the closing and vacation of streets and alleys needed for development.



OCURA Fund Financials 2024-2025

OCURA is in the process of finalizing its financial report, which will be provided as a supplement in the near future.