



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

**SIXTIETH ANNUAL REPORT
FY 2020-2021**

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
SIXTIETH ANNUAL REPORT
For the year ending June 30, 2021

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OCURA Board of Commissioners (left to right):

**J. Larry Nichols – Chairman
James R. Tolbert, III
Rev. Dr. Lee E. Cooper, Jr.
Russell M. Perry
Not Pictured: Judy J. Hatfield**



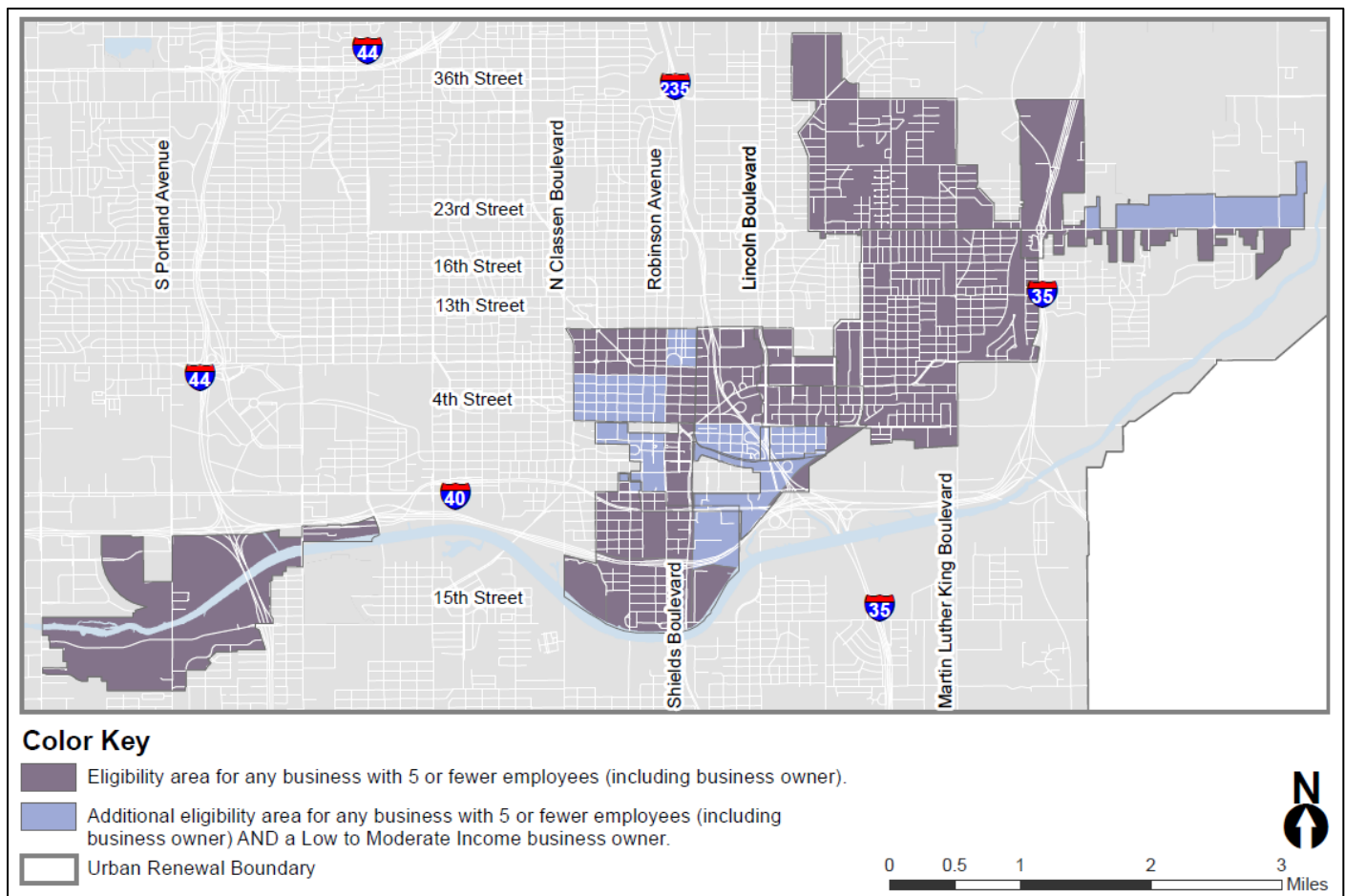
As a result of the COVID-19 Pandemic, many development efforts were disrupted. Despite these challenges, OCURA and (re)development partners made significant progress this Fiscal Year.

All available OCURA Annual Reports are in the process of being digitized to be available for viewing at <https://www.ocura-ok.org/annual-report>.

OCURA Small Business Grant Program

Summary

Location	OCURA Urban Renewal Areas
Project Budget	\$400,000
Public Funding	Community Development Block Grant (CDBG)
Commenced	May 2020
Completed	June 2021
Purpose	The OCURA Small Business Grant Program was created with the intention to provide support for existing microbusiness enterprises (small businesses with 5 or less employees) located in an Urban Renewal Area designated by City of Oklahoma City Council. Priorities for this program were small businesses directly impacted by the City of Oklahoma City's March 2020 declaration of emergency that interrupted, changed or altered their business services due to the COVID-19 pandemic. Other priorities include businesses owned by a Low to Moderate Income person(s) (as defined by HUD), minority owned businesses and women owned businesses.
Results	33 awarded businesses; \$261,700 in funds awarded.



Central Business District Urban Renewal Area

700 West

Developer	Colony Partners, Inc
Location	Southeast corner of NW 4th St & N Shartel Ave
Project Budget	\$55,000,000
Public Funding	\$2,155,000 in TIF and \$2,000,000 in Oklahoma City Affordable Housing Funds
RDA	February 2020
Commenced	Expected November 2021
Completed	Expected June 2024
Uses	Mixed-use rental housing
Description	OCURA entered into a redevelopment agreement with Colony Partners for a 2.5-acre site located on the southeast corner of Shartel Avenue and NW 4th Street. Colony Partners submitted a proposal for a project called 700 West. The project features a five story, 302-unit residential building wrapped around a 3-story parking garage, an athletic center, bike storage, dog area, BBQ stations, a pool and an outdoor lounge. 3 of the units will be live-work units. 72 rental units will be made affordable for individuals making no more than 80% AMI for 25 years.



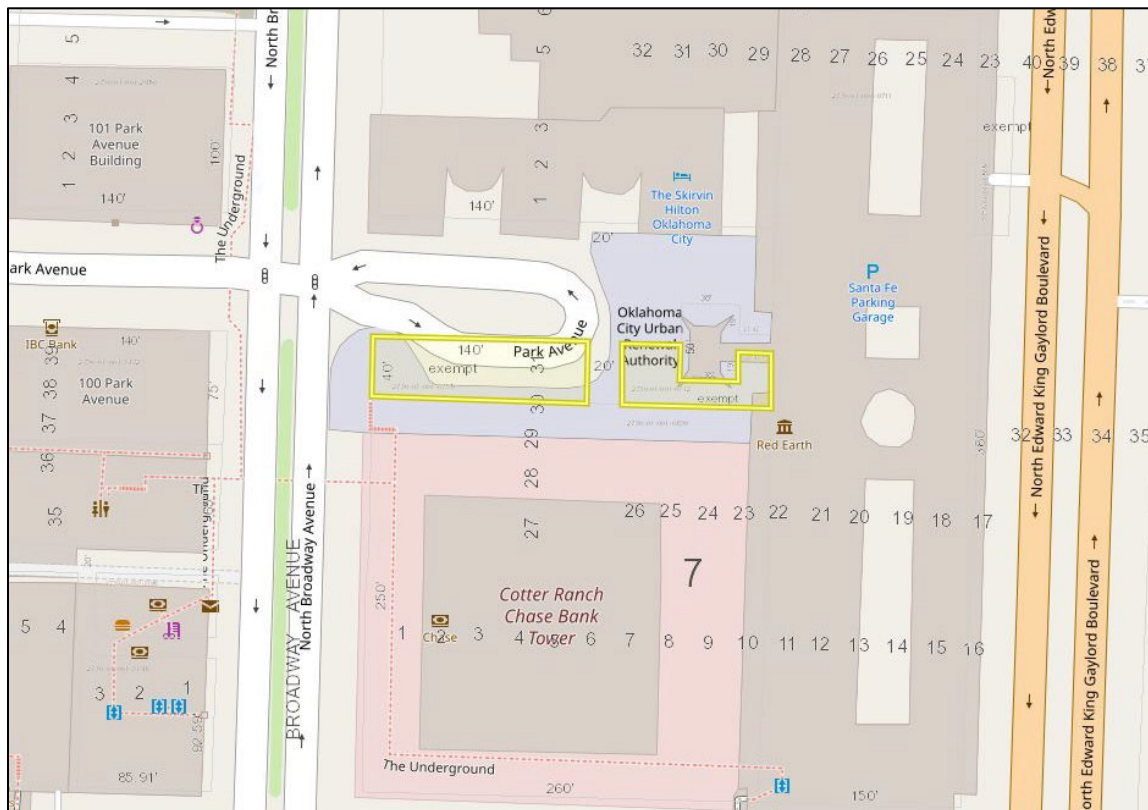
Alley's End

Developer	Rose Rock Development Partners
Location	Southeast Corner of NW 4th St & N EK Gaylord Blvd
Project Budget	\$60,000,000
Public Funding	\$2 Million Affordable Housing Funds. Anticipated submitting an application to OHFA for 4% Federal tax credits.
RDA	December 2020
Commenced	Expected January 2022
Completed	Expected January 2024
Uses	Mixed-use rental housing and ground floor commercial retail
Description	In April 2020, OCURA named Rose Rock Development Partners the conditional developer for a tract of land located at the southeast corner of NW 4th Street and EK Gaylord Boulevard. The mixed-used development will be called Alley's End and is anticipated to include 314 housing units, all of which are proposed to be affordable for individuals making 60% of AMI or less. Alley's End will also include structured parking, 3,000 square feet of retail space, courtyards, a safe room, community space, and a performance plaza with public art.



BancFirst Tower Plaza

Developer	BF Tower, LLC
Location	N Broadway Ave between Skirvin Hotel & BancFirst Tower
Project Budget	N/A
Public Funding	N/A
RDA	July 2020
Commenced	September 2019
Completed	October 2020
Uses	Public plaza and open space
Description	The OCURA board agreed to sell an undevelopable parcel of land between the Skirvin Hotel and the new BancFirst Tower (formerly Cotter Tower) for hardscape, lighting and landscape improvements. This disposition will facilitate the \$63,000,000 renovation of the BancFirst Tower by rehabilitating a public plaza and open space between the two historic Oklahoma City skyscrapers. The BancFirst Tower redevelopment will leverage these OCURA parcels to spur downtown development and increase commercial occupancy.



The Civic

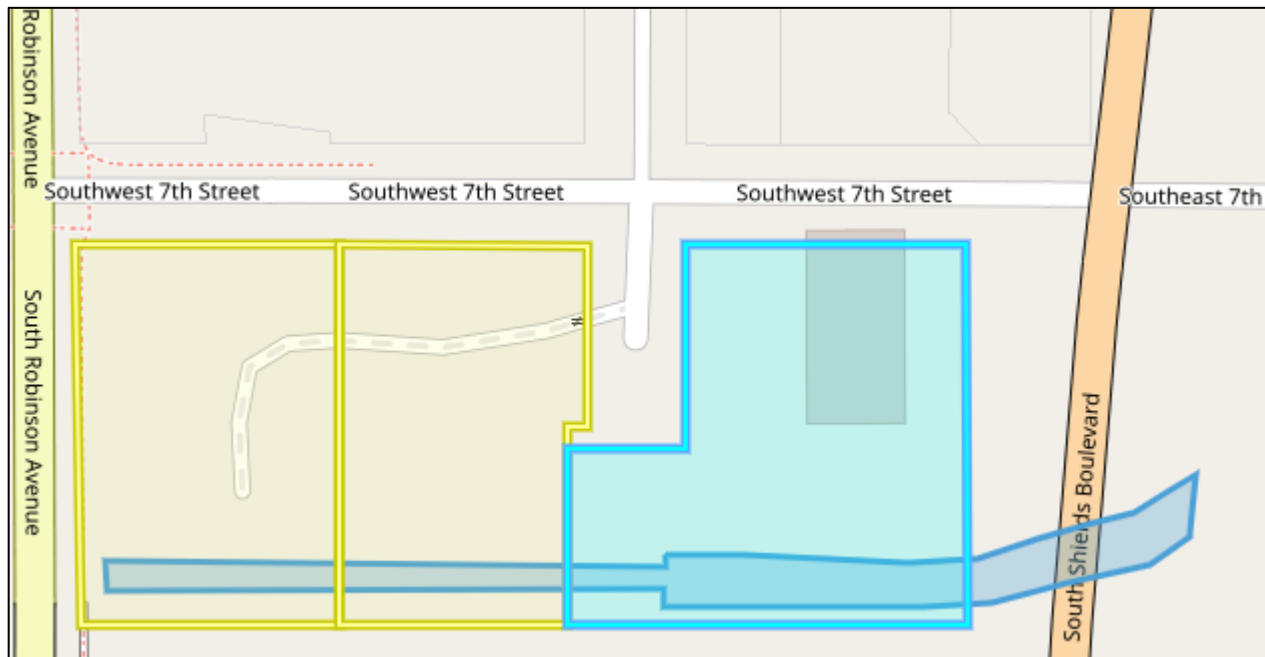
Developer	Colony Partners, Inc.
Location	Northeastern corner of Couch Dr & Lee Ave
Project Budget	\$7,300,000
Public Funding	\$350,000 in TIF
RDA	July 2014
Commenced	August 2015
Completed	October 2016 (other than sales)
Uses	For-sale attached residential
Description	Colony Partners built 34 for-sale units in the heart of Oklahoma City's downtown. Completed in October 2016, the project included 20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units. Units N-11, N-16 and N-17 remain to be sold. Certificates of Completion will be issued by OCURA upon the sale of those units.



Core-to-Shore Urban Renewal Area

BNSF Railroad Right-of-Way

Developer	N/A
Location	Near intersection of SW 7th St & S Shields Blvd
Project Budget	\$600,000
Public Funding	N/A
RDA	N/A
Commenced	N/A
Completed	N/A
Uses	TBD
Description	A BNSF Railroad right-of-way runs across two OCURA properties (shown below in yellow) and one private property (shown below in blue). The Oklahoma City Redevelopment Authority, a public trust, has received an offer from BNSF to purchase the right-of-way for \$600,000, which it intends to convey to OCURA for the purpose of assembling a site for future redevelopment consistent with the Urban Renewal Plan, including the portion located within the bounds of the private property to the east and continuing on as shown.



Boulevard Place

Developer	Rose Rock Development Partners
Location	Southwest corner of Oklahoma City Blvd & S Shields Blvd
Project Budget	\$71,000,000
Public Funding	Anticipated TIF for \$1.5M reimbursement of qualified environmental remediation expenses and 69.7% annual rebate of ad valorem taxes, over 10 years (not to exceed \$575,000 annually)
RDA	July 2020
Commenced	Expected April 2022
Completed	Expected December 2023
Uses	Mixed-use residential and commercial project
Description	OCURA has named Rose Rock Development Partners as the developers of the parcel located on the southwest corner of Oklahoma City Boulevard and Shields Boulevard and north of the convention center parking garage. The 8-story mixed-use project called Boulevard Place will feature 265 apartments, including 36 workforce units (80-120% AMI), and 5,000 square feet of restaurant space along the OKC Boulevard. Other apartment amenities include a rooftop deck and terrace fitness center, outdoor kitchens, and a ground-floor courtyard with pool.



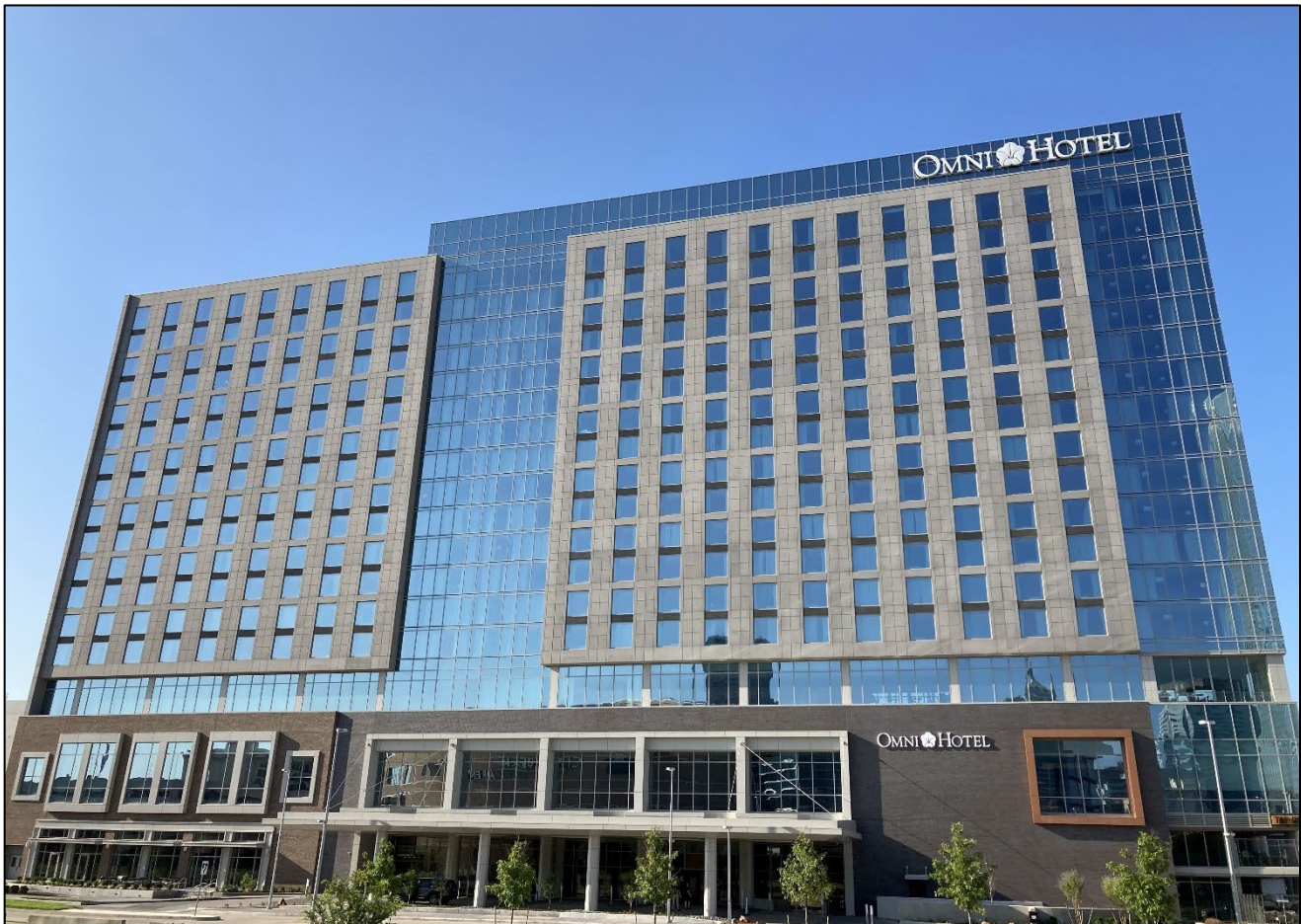
Oklahoma Humane Society

Developer	Oklahoma Humane Society
Location	Between S Walker Ave & S Harvey Ave between SW 10th St & SW 11th St
Project Budget	No less than \$15 million
Public Funding	None
RDA	Expected late 2021
Commenced	Expected July 2022
Completed	Expected July 2024
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. Originally, the project intended to create a new adoption center, animal care facilities, administrative office space, a community area, and retail space. The project will contain 26,000 square feet with 5,700 of space accessible by the public, an engaging front porch, first floor retail and outdoor animal engagement and event space.



Omni Hotel

Developer	Omni Hotels & Resorts
Location	Robinson Ave to Broadway Ave between SW 3rd St & SW 4th St
Project Budget	\$235,000,000
Public Funding	\$85,400,000 in various public incentives
Jobs Created	Estimated 2,455 local construction jobs and 674 local jobs
RDA	July 2017
Commenced	September 2018
Completed	January 2021
Uses	17 story, 605 room AAA Four Diamond hotel adjacent to new Convention Center
Description	OCURA has been a lead facilitator in the development of the Omni Hotel and Core to Shore area. The project consists of 605 hotel rooms, a pool, an amenities deck that overlooks the new Scissortail Park. The hotel has several restaurants, bars, and a coffee shop—Basin Bar, Catbird Seat, Double Double, Bob’s Steak & Chop House, OKC Tap House, Seltzer’s, and Park Grounds—that are accessible to park patrons and the public. OCURA acquired the land, helped to facilitate public contributions, negotiated the deal, and coordinated the design review of the Omni Hotel. OCURA hired GSB architects to serve as project managers to coordinate the various construction and development projects in the area, including the Omni Hotel, the convention center, parking garage, Scissortail Park, and Boulevard Place. These coordination activities have helped to save time and money with the OmniHotel and surrounding development projects. The hotel officially opened January 2021.



Structured Parking Garage

Developer	Central Oklahoma Transportation and Parking Authority (COTPA)
Location	NW corner of Oklahoma City Blvd & S EK Gaylord Blvd
Project Budget	\$27,000,000
Public Funding	N/A
RDA	N/A
Commenced	August 2019
Completed	October 2020
Uses	Parking garage
Description	OCURA helped facilitate the construction of a six-level parking structure on the southern portion of the former OG&E site. The public parking garage is owned and operated by COTPA. It serves the new OKC Convention Center, Scissortail Park, Omni Hotel, and will serve future project development in the area. It includes an above grade bridge access from the parking garage to the 2nd level of the Convention Center. The garage has 1,106 total parking spaces. Around 230 spaces are reserved for the Omni Hotel and an anticipated additional 266 spaces reserved for the residents of Boulevard Place. The ground level has 3,000 square feet of administrative offices for COTPA. Three of the walls of the garage feature public art by Martin Donlin titled “What Is The City But The People,” made possible through the City of Oklahoma City’s 1% for Art initiative.



Thunder Alley

Developers	The Professional Basketball Club, LLC & Hogan Consulting, LLC
Location	Oklahoma City Blvd between S Robinson Ave & S Shields Blvd
Project Budget	TBD
Public Funding	TBD
RDA	TBD
Commenced	TBD
Completed	TBD
Uses	OKC Thunder themed entertainment block
Description	OCURA has selected the Professional Basketball Club, LLC as the conditional developer for two sites located along the north side of the Oklahoma City Boulevard between Robinson Ave. and S. Shields Ave, adjacent to the Chesapeake Energy Arena. The original timeline was complicated by the COVID-19 pandemic and other land factors. Still, the proposed development intends to create an OKC Thunder themed entertainment block called Thunder Alley. The development will include a plaza with seating, a life-size basketball sculpture, and an indoor/outdoor restaurant. The east part of the site will serve as controlled surface level parking and will be redeveloped in Phase II.



V-77 W Arena Parcel

Developer	REHCO
Location	S Robinson Ave between W Reno Ave & SW 2nd St
Project Budget	N/A
Public Funding	N/A
RDA	N/A
Constructed	N/A
Completed	N/A
Uses	Private development
Description	In June 2020, the OCURA board agreed to dispose of vacant land located at the Southwest corner of W Reno Avenue and S Robinson Avenue and entered into a Purchase and Sale Agreement with REHCO. REHCO owns the entire rest of the block and is planning a large mixed-used development. The western half of the parcel (0.42 acres) was sold to REHCO for the fair market value of \$1,060,000 in December 2020. The eastern half (0.09 acres), which sits underneath Robinson Boulevard, was deeded back to the city in February 2021.



Harrison-Walnut Urban Renewal Area

RFP for Professional Services Lyons/Luster Mansion (& Brockway Center)

Location 300 NE 3rd St | 1440 N Everest Ave

Authorized April 2021

Deadline June 30, 2021

Information In July 2019, OCURA acquired the historic mansion at 300 NE 3rd Street. The mansion was built in 1926 as the home of Mr. S.D. Lyons and his renowned East India toiletries company. The property passed to Mr. Lyon's stepson, Mr. Melvin Luster, and has remained in the Luster Family until acquisition by OCURA in June 2019. The residential structure is currently listed on the National Register of Historic Places. OCURA has received a planning grant from the National Trust for Historic Preservation for both the Lyons/Luster Mansion & the nearby Brockway Center, a property of similar historic significance not directly held by OCURA. Through this RFP, the planning grant will be used to determine the best uses for the two historic properties. OCURA received three proposals that will be interviewed in August. The contract for professional services is planned to be executed by October 2021. OCURA plans to ensure the future use properly honors the history of Deep Deuce and Oklahoma City's African-American community. Both properties are waiting to undergo mothballing for future use preservation to this end.



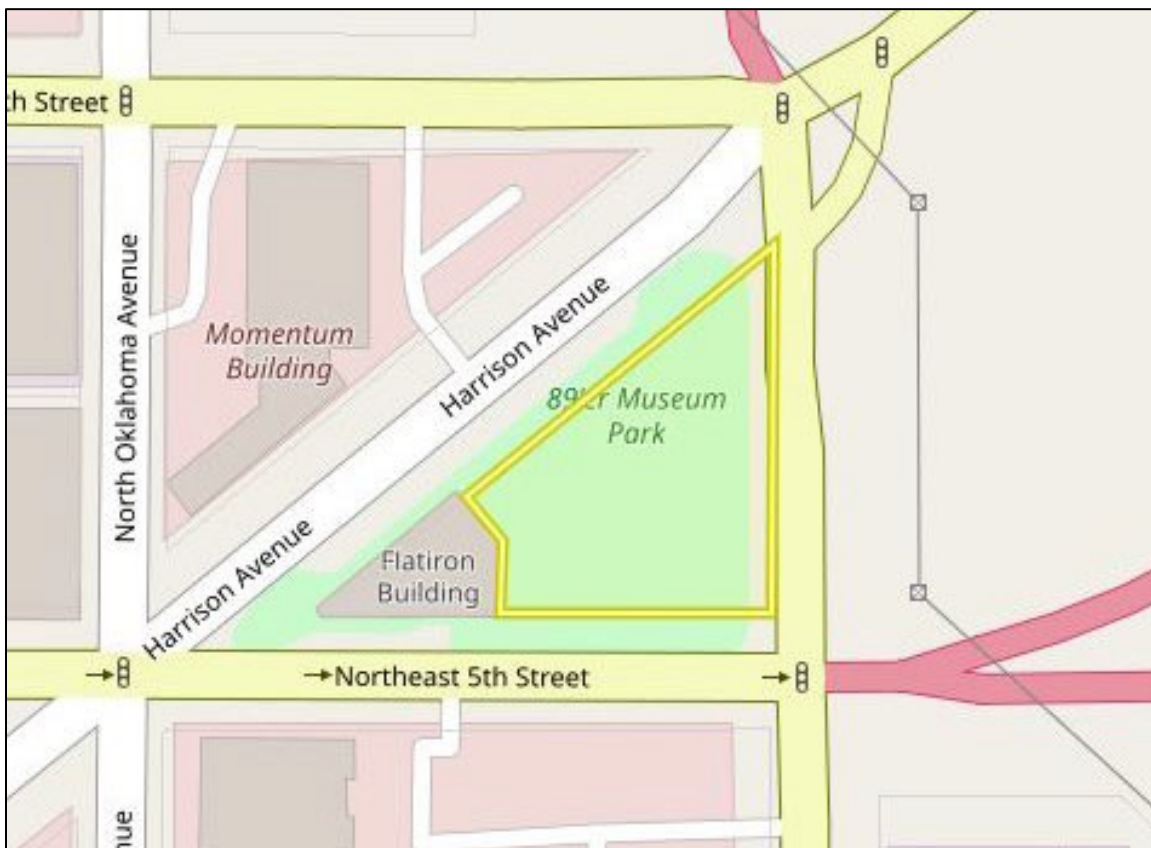
RFP for the Final Plat of The Hill at Bricktown, Section 3

Location	Property located between Russell M. Perry Street, Main Street, NE 1st Street, and NE 2nd Street, platted pursuant to the Final Plat of The Hill at Bricktown, Section 3
Authorized	March 2021
Deadline	July 30th, 2021
Information	Since 2006, OCURA has worked with developer The Hill at Bricktown, LLC on the development of townhomes in the historic Deep Deuce area. The Hill completed 88 for-sale townhomes: Buildings 1, 2A, 2B, 3, 4, 5, 6, 7, 8, 12, and the town hall. In February 2020, OCURA approved an amended and restated redevelopment agreement with the developer for completion of The Hill at Bricktown development. OCURA also approved plans for Building 11, which would have included 7 additional townhomes. Development did not occur pursuant to the amended and restated redevelopment agreement, so it was cancelled in December 2020. In April of 2021, OCURA issued a request for proposals to complete the site with proposals due July 30th, 2021.



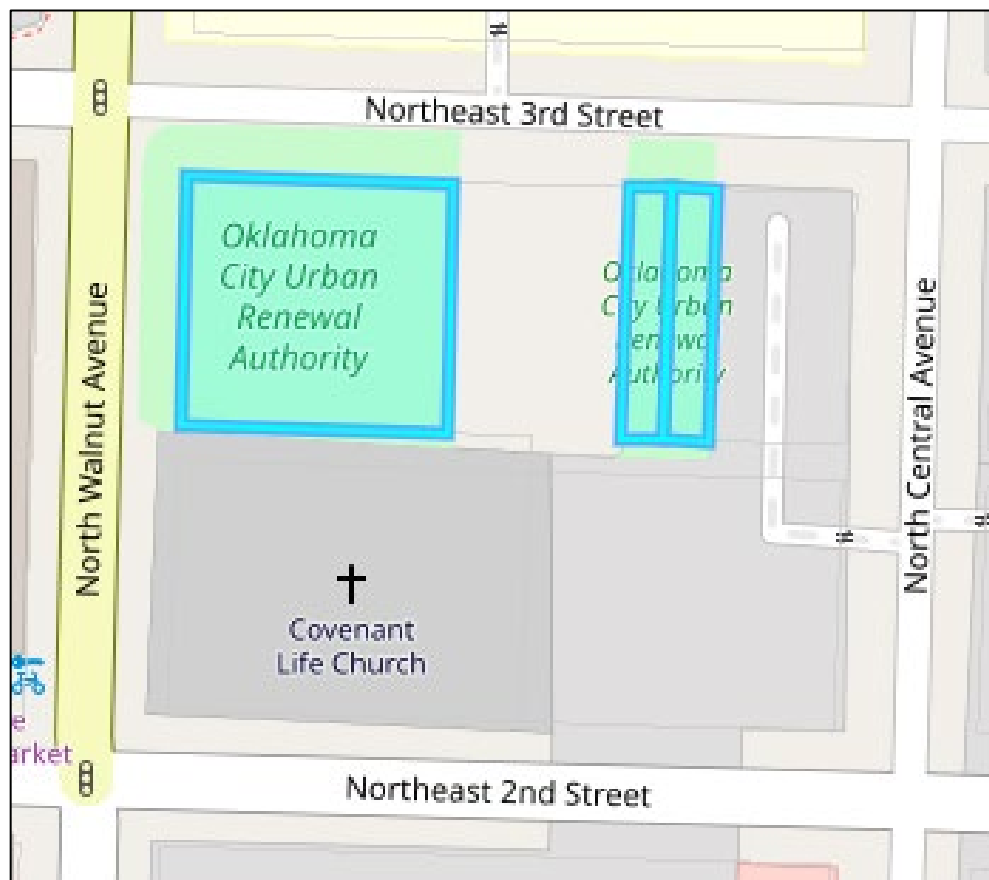
Flatiron Phase II

Developer	N/A
Location	Intersection of Harrison Ave & N Walnut Ave
Project Budget	N/A
Public Funding	None
RDA	August 2014
Commenced	N/A
Completed	N/A
Use	Office space
Description	OCURA unsuccessfully worked with the developer on the project to create a 5-story, 65,000 sf of Class A office space with 3 levels of parking adjacent to the Flatiron building. OCURA canceled the redevelopment agreement in July 2020 with Ainsworth Triangle LLC. OCURA is working with ODOT to potentially acquire additional property east of Walnut Ave, after which OCURA will issue a request for proposals. In the meantime, OCURA leases parking to PLICO, Inc. on the Phase II property.



NE 3rd Street & N Walnut Ave

Developer	N/A
Location	NE 3rd St between N Walnut Ave & N Central Ave
Project Budget	N/A
Public Funding	N/A
RDA	TBD
Commenced	N/A
Completed	N/A
Uses	N/A
Description	In July 2019, OCURA issued a request for proposal and received one proposal from City Center Development. In February 2020, OCURA named City Center Development as the conditional developer for two parcels along NE 3rd Street between N Walnut Avenue and N Central Avenue. The intention was to construct apartments with the project name being LEVEL East. The project has gained no traction, so the RFP will be reissued soon for other developers to make proposals.



Page Woodson Phase III

Developer	Colony Partners, Inc
Location	Southwest corner of NE 6th St & N Kelley Ave
Project Budget	\$10,000,000
Public Funding	Not to exceed \$710,000 in TIF and \$950,000 in Oklahoma City Affordable Housing funds
RDA	October 2015
Commenced	April 2019
Completed	March 2021
Uses	Market rate and affordable rental housing
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. Construction has been completed on Phase III, to be known as New Page West, consisting of 4 new buildings directly west and southwest of the historic Page Woodson/Douglass school. Phase III contains 116 rental units, 82 at market rate, 8 for individuals with incomes of no more than 70% AMI, 26 for those with incomes up to 80% AMI. The units are built on land acquired from OCURA. Phases IV and V are upcoming.



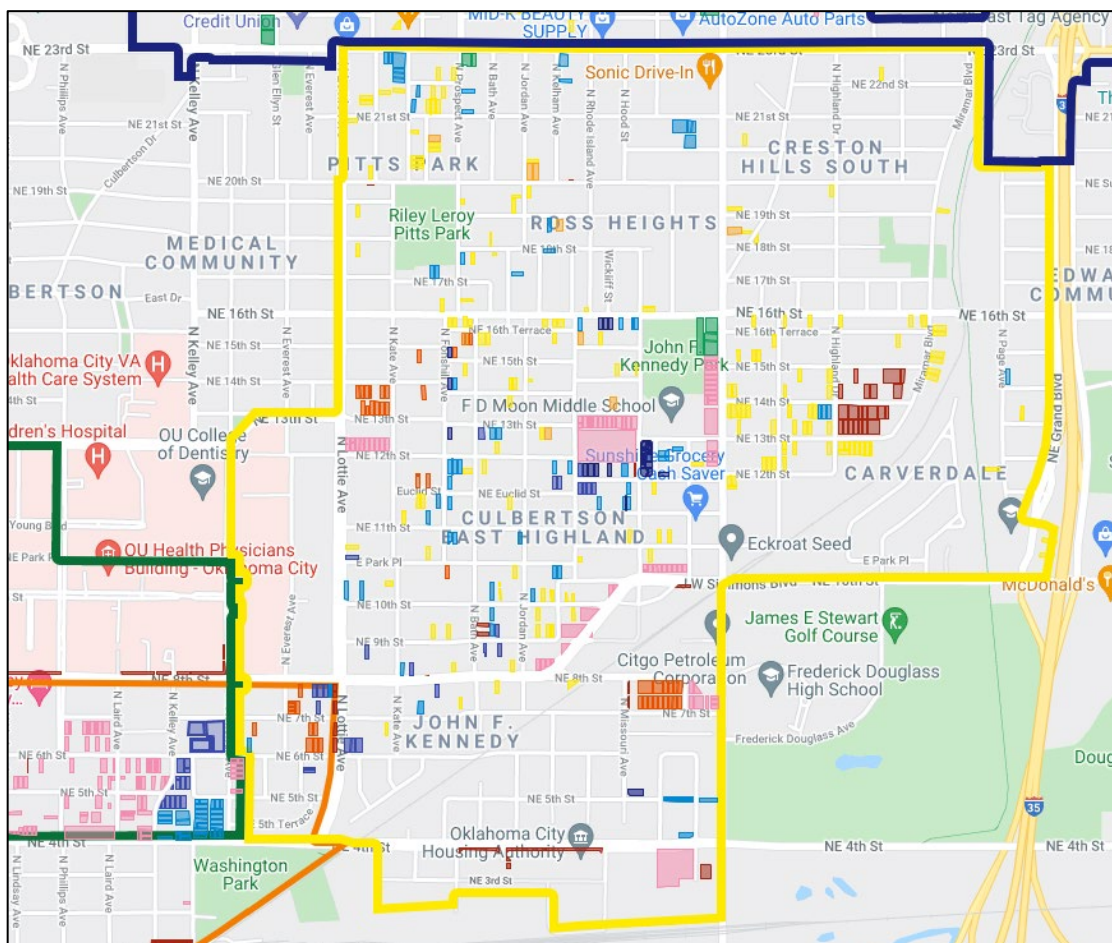
John F. Kennedy Urban Renewal Area

RFP for Prospective Homeowner

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

RFP for Builders & Real Estate Developers

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



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

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

Location	Southwest corner of NE 16th St & N Martin Luther King Ave
Authorized	June 2021
Deadline	Rolling deadlines through October 2023
Information	In June 2021, OCURA adopted a resolution to release a rolling request for proposals (RFP) for commercial land located at the southeast corner of NE 16th Street & N Martin Luther King Avenue. This site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the area. The RFP can be found at https://www.ocura-ok.org/rfps . The rolling RFP is set to be released July 2021.



RFP for NE 23rd Street & Prospect Avenue

Location	Southeast corner of NE 23rd St & Prospect Ave
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Authorized June 2018

Deadline Rolling deadlines through July 14th, 2022

Information	<p>In 2018, OCURA released a rolling request for proposals (RFP) for commercial land located at the southeast corner of NE 23rd Street and Prospect Avenue. This site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the NE 23rd Street commercial corridor and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps. No proposals have been received so far. If none are received, the rolling RFP is to be reissued in July 2021.</p>
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1234 NE 8th Street

Developer Robin's Nest, LLC

Location 1234 NE 8th St

Project Budget \$350,000

Public Funding None

RDA May 2019

Commenced August 2019

Completed June 2021

Uses Single-family residential rehabilitation

Description A private homeowner approached OCURA to see if there was any interest in purchasing the home built in 1905. OCURA determined that it had interest in rehabilitating the home to support additional projects just west of the home. In July 2018, OCURA purchased the property and issued a request for proposals to seek a buyer to rehabilitate this home. OCURA received one proposal from Robin's Nest Properties, LLC and entered into a redevelopment agreement. Robin's Nest Properties acquired the house in May 2019 and successfully renovated the home by June 2021, listing the property thereafter for sale at \$419,900.



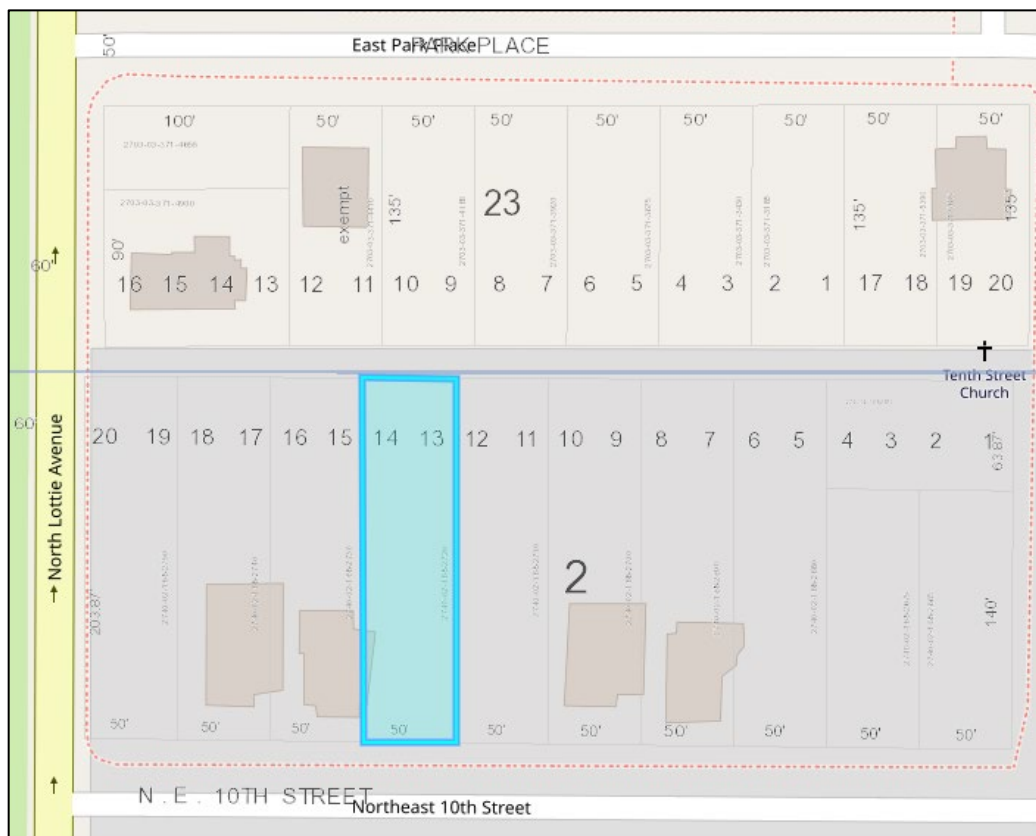
AE Silva Properties

Developer	AE Silva Properties, LLC
Location	NE 7th St across from Dunbar Commons
Project Budget	TBD
Public Funding	None
RDA	June 2020
Commenced	April 2021
Completed	Expected Oct. 2021
Uses	Residential duplex
Description	In June 2020, OCURA entered a redevelopment agreement with AE Silva Properties to develop a duplex on a large site across from the former Dunbar School on NE 7th Street. Construction began in April 2021.



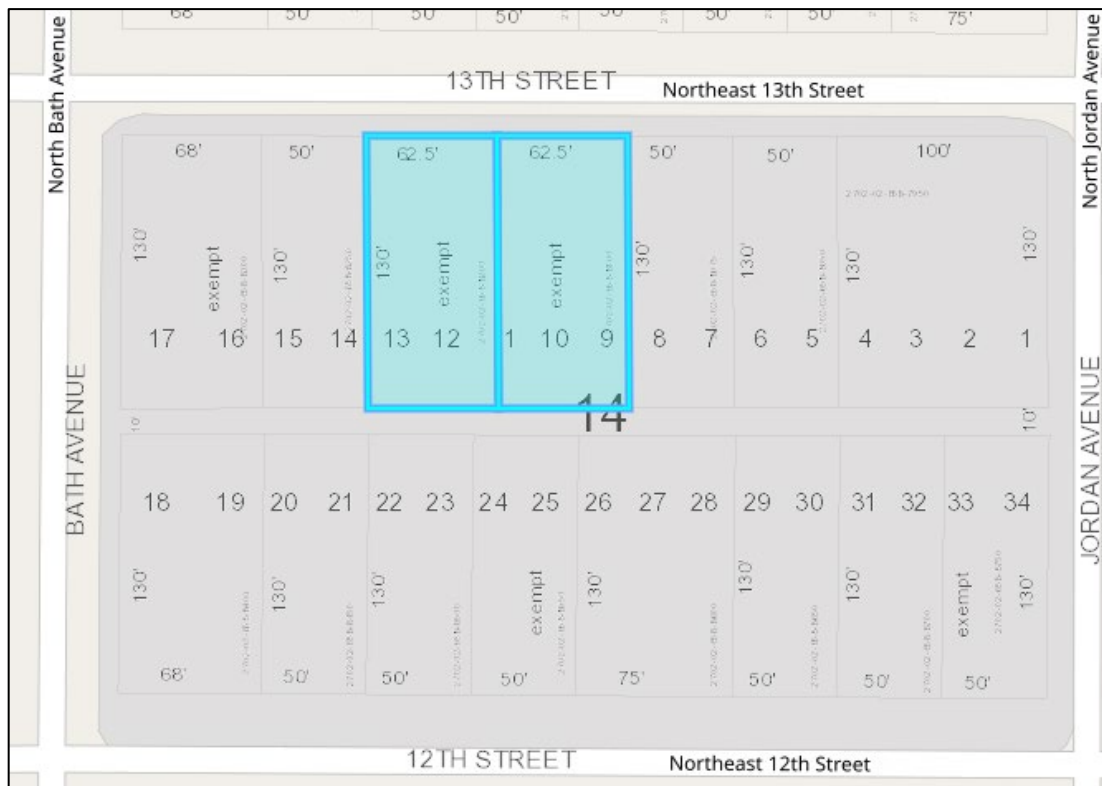
An & Giang Vu

Developer	An & Giang Vu
Location	Near the intersection of N Lottie Ave & NE 10th St
Project Budget	\$250,000
Public Funding	None
RDA	May 2021
Commenced	TBD
Completed	Expected June 2022
Uses	Single-family residence
Description	In August 2020, the Vu family submitted a proposal to construct a 4-bedroom, 3-bathroom single-family home with a garage at the back of the house. Their intended design partnership is with Avimore Design. The project is currently on hold, but set to continue when possible.



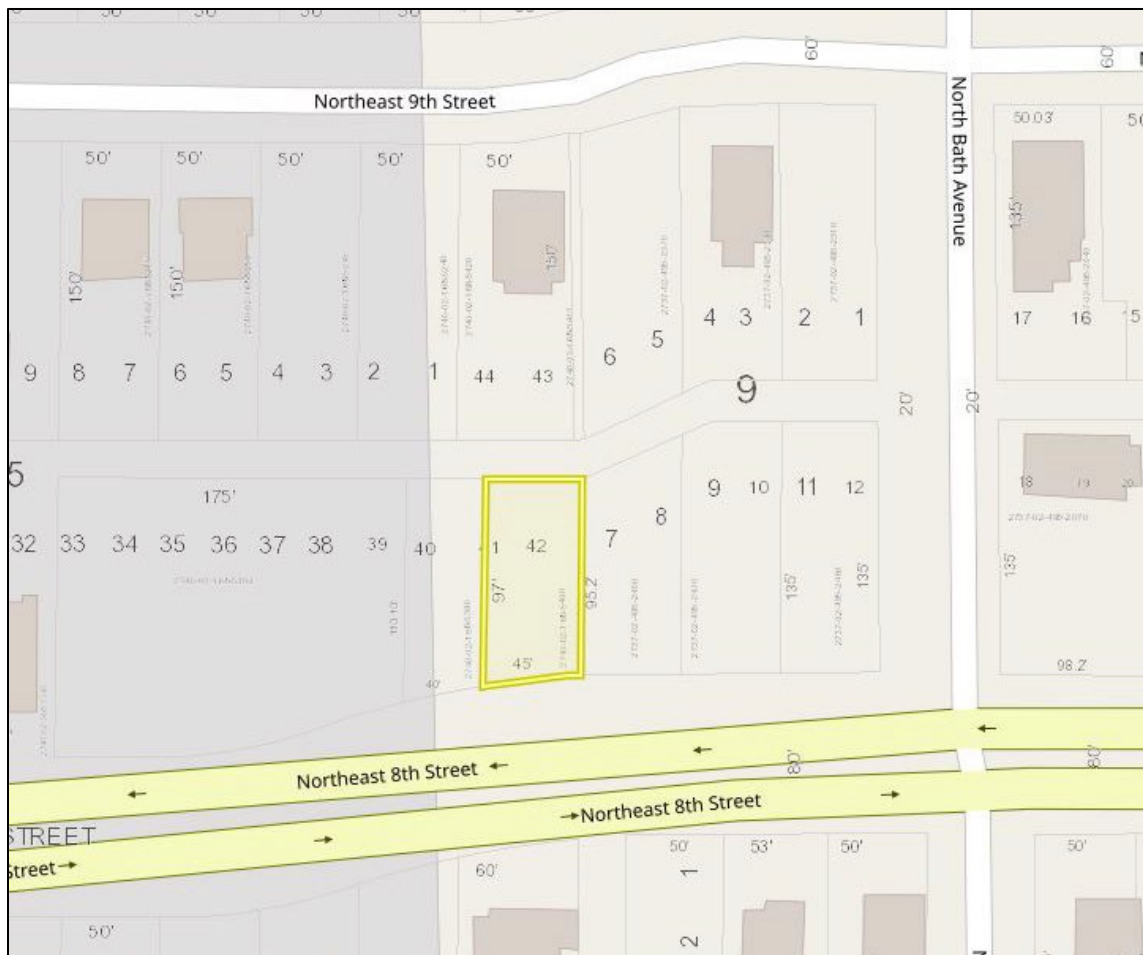
Bret & Alyssa Haymore

Developer	Bret & Alyssa Haymore
Location	NE 13th St between N Bath Ave & N Jordan Ave
Project Budget	\$500,000
Public Funding	None
RDA	June 2021
Commenced	Phase I – Expected December 2021 Phase II – Expected December 2022
Completed	Phase I – Expected December 2022 Phase II – Expected December 2023
Uses	Two residential duplexes
Description	OCURA entered into a redevelopment agreement with Bret & Alyssa Haymore to construct two duplexes in partnership with Two Structures, LLC. They plan to construct them in one-year phases.



Cathy Menefee

Developer	Cathy Menefee
Location	NE 8th St near the intersection of N Bath Ave
Project Budget	N/A
Public Funding	N/A
RDA	November 2019
Commenced	N/A
Completed	N/A
Uses	Single-family residential
Description	In November 2019, OCURA entered a redevelopment agreement with Cathy Menefee to construct a single-family residential home on a lot on NE 8th Street between N Bath Avenue and N Kate Avenue. After signing the redevelopment agreement in November 2019, OCURA has been unable to get in contact with the developer, as a result OCURA issued a letter to cure. The developer failed to cure and the agreement was terminated in July of 2020. The land is available for redevelopment once more.



CG Properties

Developer	CG Properties, LLC
Location	Along NE 12th St near the intersection with N Kelham Ave
Project Budget	N/A
Public Funding	N/A
RDA	February 2020
Commenced	N/A
Completed	N/A
Uses	N/A
Description	In February 2020, OCURA signed a redevelopment agreement with CG Properties, LLC for the construction of two single-family homes on sites located along NE 12th Street near the intersection with N Kelham Avenue. The agreement was terminated in February 2021 after rising material costs made it difficult to make progress. The properties have now both been marked for development by Jefferson Park Neighbors Association.



Evans Fine Homes

Developer	Evans Fine Homes, LLC
Location	Near the intersection of NE 17th/18th Sts. & N Prospect Ave
Project Budget	TBD
Public Funding	None
RDA	June 2021
Commenced	Expected September 2021
Completed	Expected December 2022
Uses	Single-family residential (3 homes)
Description	Evans Fine Homes and OCURA have entered into a redevelopment agreement on the proposal to develop three single-family homes near Riley Leroy Pitts Park. This infill development will contribute significantly to the near-completion of these blocks.



Eric Schmid & Jessica Cunningham

Developer	Eric Schmid and Jessica Cunningham
Location	East of N Stonewall Ave on NE 6th St
Project Budget	\$210,000
Public Funding	None
RDA	May 2017
Commenced	June 2020
Completed	Expected July 2021
Uses	Single-family residential
Description	In May 2017, OCURA entered into a redevelopment agreement with Eric Schmid and Jessica Cunningham for a single-family residential parcel. OCURA worked with Oklahoma City's Brownfields program for a solution to unanticipated environmental issues on the site, as a result OCURA granted a project extension to the developer. The developer has been required to install a vapor mitigation barrier during construction of the home. The lot was purchased from OCURA to begin construction in March 2020.



Farzaneh Downtown Development | Masjid Mu'Min

Developer	Farzaneh Downtown Development, LLLP Masjid Mu'Min, Inc.
Location	Southwest corner of NE 23rd St and Fonshill Ave
Project Budget	\$2,200,000
Public Funding	None
RDA	August 2020
Commenced	September 2021
Completed	December 2022
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 23rd Street and Fonshill Avenue. OCURA has entered into a redevelopment agreement with Farzaneh Downtown Development & Masjid Mu'Min as of August 2020. They have proposed a 3-phase development that will include retail space along NE 23rd Street as phase 1, a residential development in phase 2, and a mosque in phase 3. The original timeline is in the process of being adjusted. Designs are currently being submitted and approved.



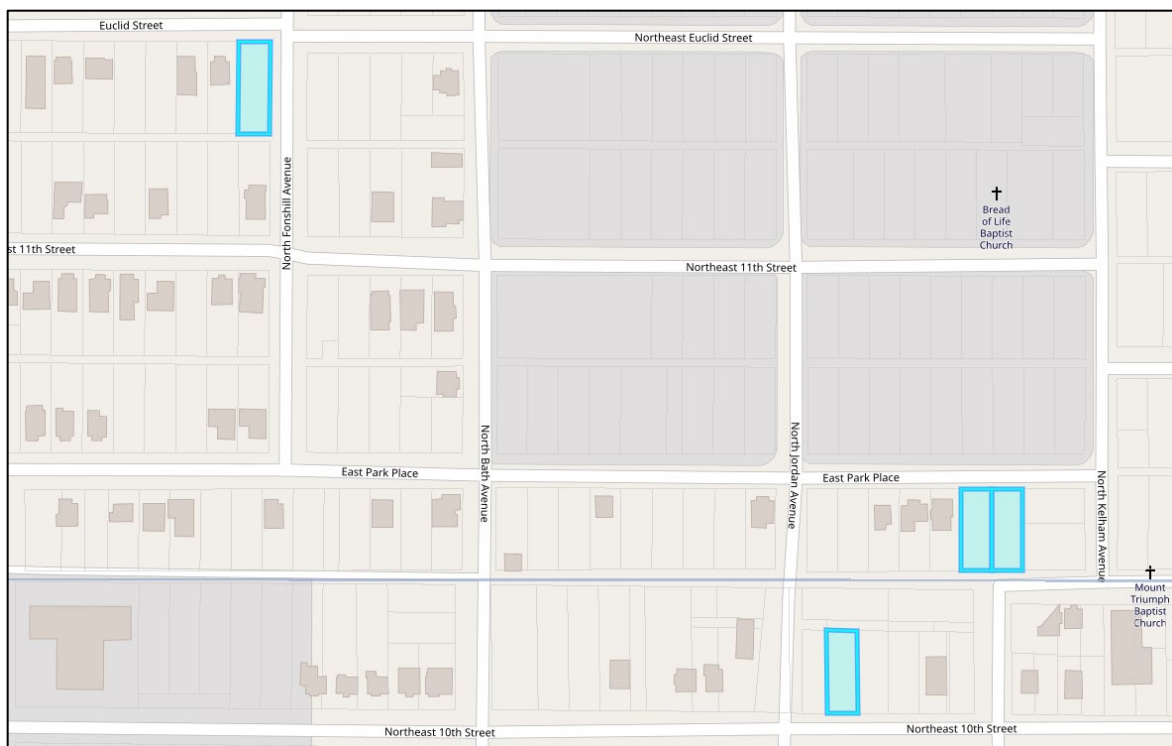
Ground Root Development – 2017 Projects

Developer	Ground Root Development, LLC
Location	NE 10th & N Lottie Ave E Park Place & N Lottie Ave
Project Budget	TBD
Public Funding	None
RDA	NE 10th and Lottie—October 2017 E Park and Lottie—December 2017
Commenced	NE 10th and Lottie—TBD E Park and Lottie—January 2020
Completed	NE 10th and Lottie—TBD E Park and Lottie—February 2021 (pictured below)
Uses	Single-family residential
Description	In 2017, OCURA entered into two separate redevelopment agreements with Ground Root Development, LLC for two single-family residential lots. Ground Root Development started construction on the site at the corner of Lottie and E Park. It was completed in February 2021. Ground Root Development is close to submitting an application for a simplified planned unit development (SPUD) for three single-family residences on the other lot at the corner of Lottie and NE 10th Street.



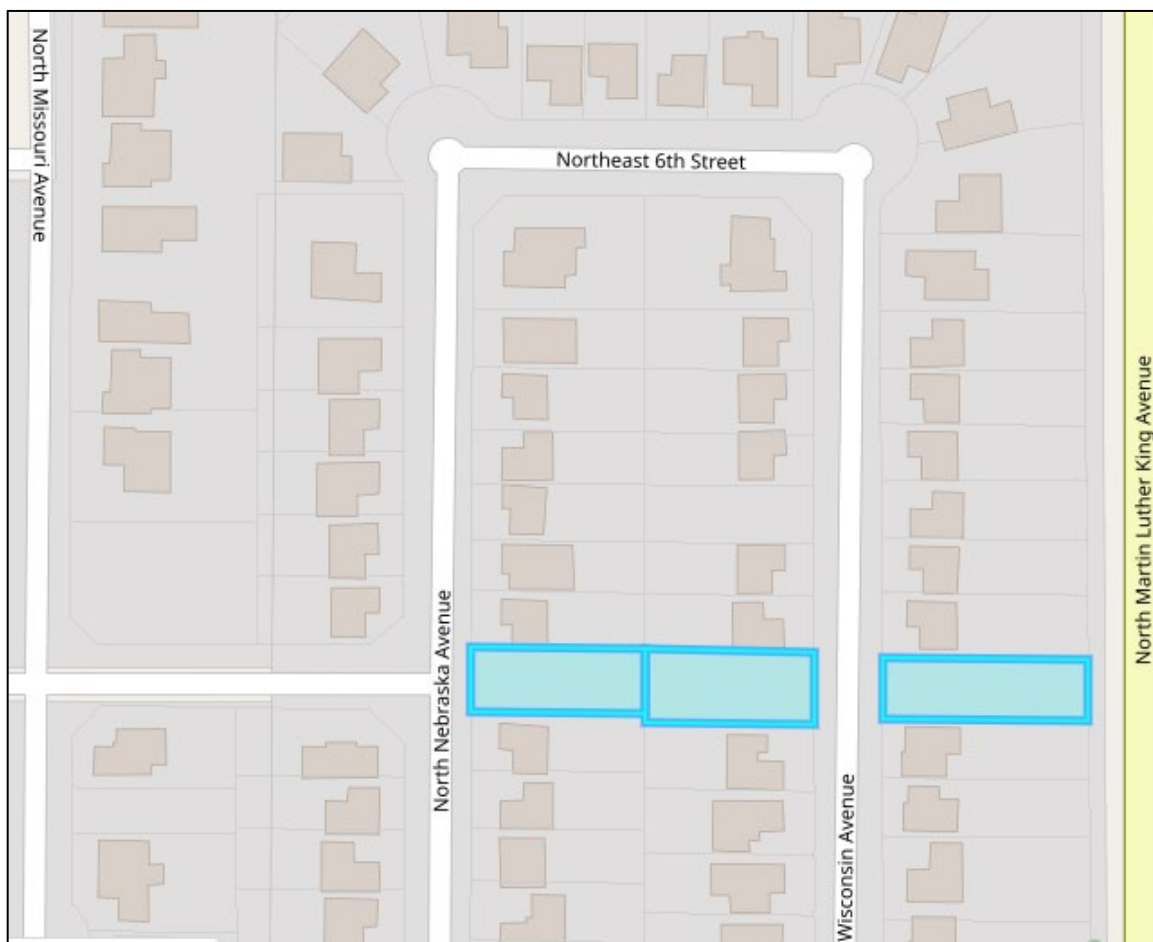
Ground Root Development – 2021 Projects

Developer	Ground Root Development, LLC
Location	Euclid St & N Fonshill Ave, NE 10th St & N Jordan Ave, and N Kelham Ave & E Park Pl
Project Budget	TBD
Public Funding	None
RDA	June 2021
Commenced	Expected August 2021
Completed	Expected May 2022
Uses	Single-family residences (3), Duplex (1)
Description	Ground Root Development and OCURA have entered into a redevelopment agreement to construct three single-family residences ranging from 800-2,400 sq. ft. and one duplex that will be approximately 800-1,000 sq. ft. with each having an attached garage. All will be market rate.



HHI Group

Developer	HHI Group, LLP
Location	N Nebraska Ave, N Wisconsin Ave near NE 6th St
Project Budget	\$120-140,000
Public Funding	None
RDA	December 2020
Commenced	May 2021
Completed	Expected April 2022
Uses	Single-family residence (3 homes)
Description	Alana House and Melvin Haynes, forming HHI Group, LLP, have partnered together with OCURA to construct three single-family residences. Two will be for sale, and one will be the home of Mr. Haynes. Alana has successfully partnered with OCURA for residential redevelopment previously.



Jefferson Park Neighbors Association – NE 12th Street

Developer	Jefferson Park Neighbors Association
Location	NE 12th St near the intersection of N Kelham Ave
Project Budget	\$290,000
Public Funding	\$290,000 in HOME funds
RDA	September 2020
Commenced	Expected July 2021
Completed	Expected May 2022
Uses	Single-family, affordable residential
Description	In September 2020, OCURA entered into a redevelopment agreement with Jefferson Park Neighbors Association (JPNA), a Community Housing Development Organization, to construct two single-family, affordable residential homes. Environmental complications with the original lots they had chosen led to a return and reselection of the lots mentioned above. Closing on the new property is anticipated to take place in July 2021, and construction soon after. The two houses they plan to build are approximately 1000 square feet and will sell around \$145,000.00 with down payment assistance.



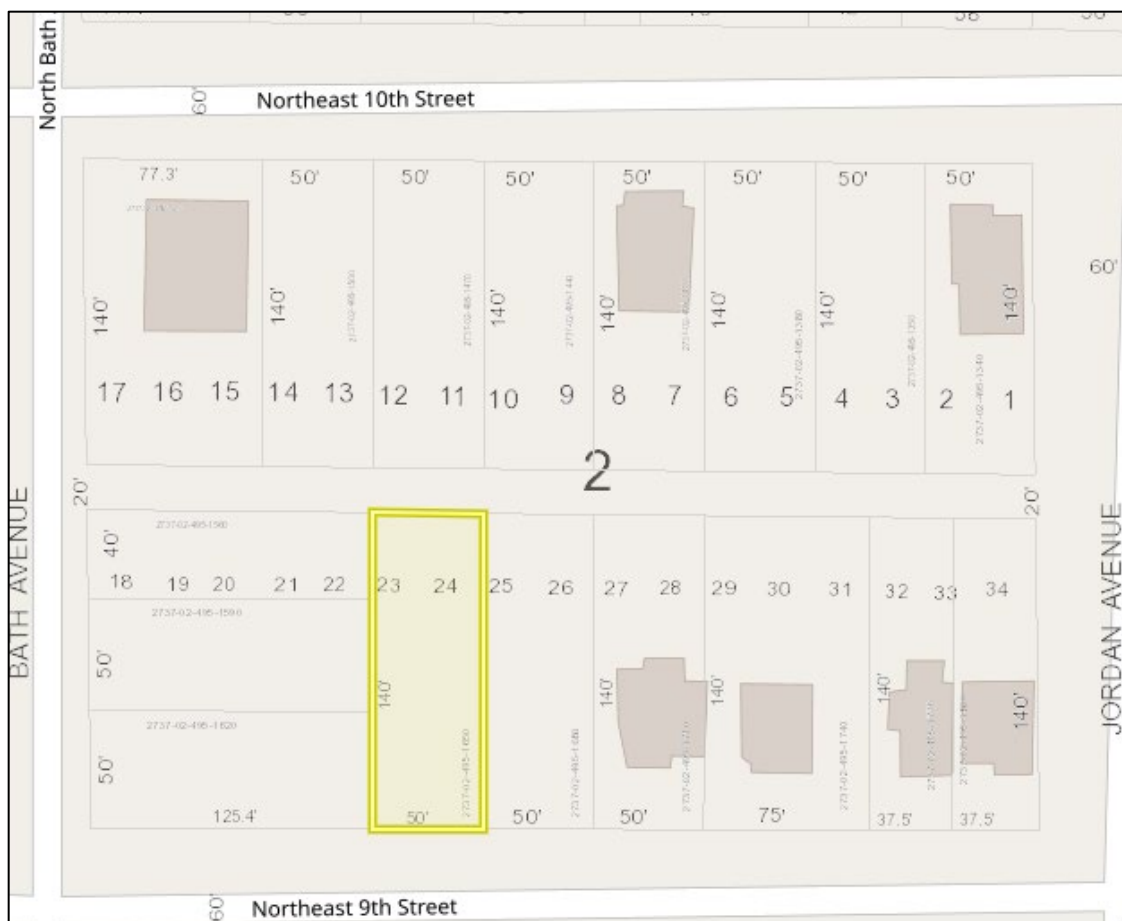
Jefferson Park Neighbors Association – NE Euclid Street

Developer	Jefferson Park Neighbors Association
Location	NE Euclid St near the intersection of N Kelham Ave
Project Budget	\$334,000
Public Funding	\$334,000 in HOME funds
RDA	February 2020
Commenced	June 2020
Completed	May 2021
Uses	Single-family, affordable residential (2 homes)
Description	In February 2020, OCURA entered into a redevelopment agreement with JPNA to construct two adjacent single-family, affordable residential homes. Construction of the homes was completed in May 2021. HOME funds from the City of Oklahoma City were utilized for construction, as a result the homes were sold to income-qualified home buyers.



Jenny & Michael Haymore

Developer	Jenny & Michael Haymore
Location	NE 9th St between N Bath Ave & N Jordan Ave
Project Budget	\$215,000
Public Funding	None
RDA	June 2021
Commenced	Expected October 2021
Completed	Expected October 2022
Uses	Residential duplex
Description	OCURA entered into a redevelopment agreement with Jenny & Michael Haymore to develop a residential duplex. The construction of the duplex is welcomed infill development, especially the greater density.



Kimberly Simms

Developer	Kimberly Simms; Two Structures, LLC
Location	NE 10th St near the intersection of N Bath Ave
Project Budget	TBD
Public Funding	None
RDA	November 2019
Commenced	April 2021
Completed	Expected July 2021
Uses	Single-family residential
Description	In November 2019, OCURA entered into a redevelopment agreement with Ms. Simms to construct a single-family, owner-occupied home. To help navigate the development process, Ms. Simms partnered with Two Structures, LLC. OCURA worked with Ms. Simms and Two Structures to design a house that met her desired tastes and conforms to the existing architectural pattern in the surrounding neighborhood. The home is expected to be completed by the end of July 2021.



LaJuana Deline

Developer	LaJuana Deline
Location	NE 14th St and N Page Ave
Project Budget	N/A
Public Funding	None
RDA	September 2017
Commenced	July 2020
Completed	Expected July 2021
Uses	Residential duplex
Description	Ms. Deline owned a property adjacent to other OCURA land near the intersection of NE 14th Street and N Highland Drive which is not served by City of Oklahoma City sanitary sewer. Due to costs constraints to extend sanitary sewer, OCURA entered into a redevelopment agreement with Ms. Deline to swap her property for another OCURA lot that is served by sanitary sewer. Ms. Deline rezoned the OCURA property to construct a duplex at the corner of N Page Avenue and NE 14th Street. OCURA and Ms. Deline exchanged properties in February 2020. After encountering a few unexpected site issues, construction began in 2020. The duplex should be finished by July 2021.



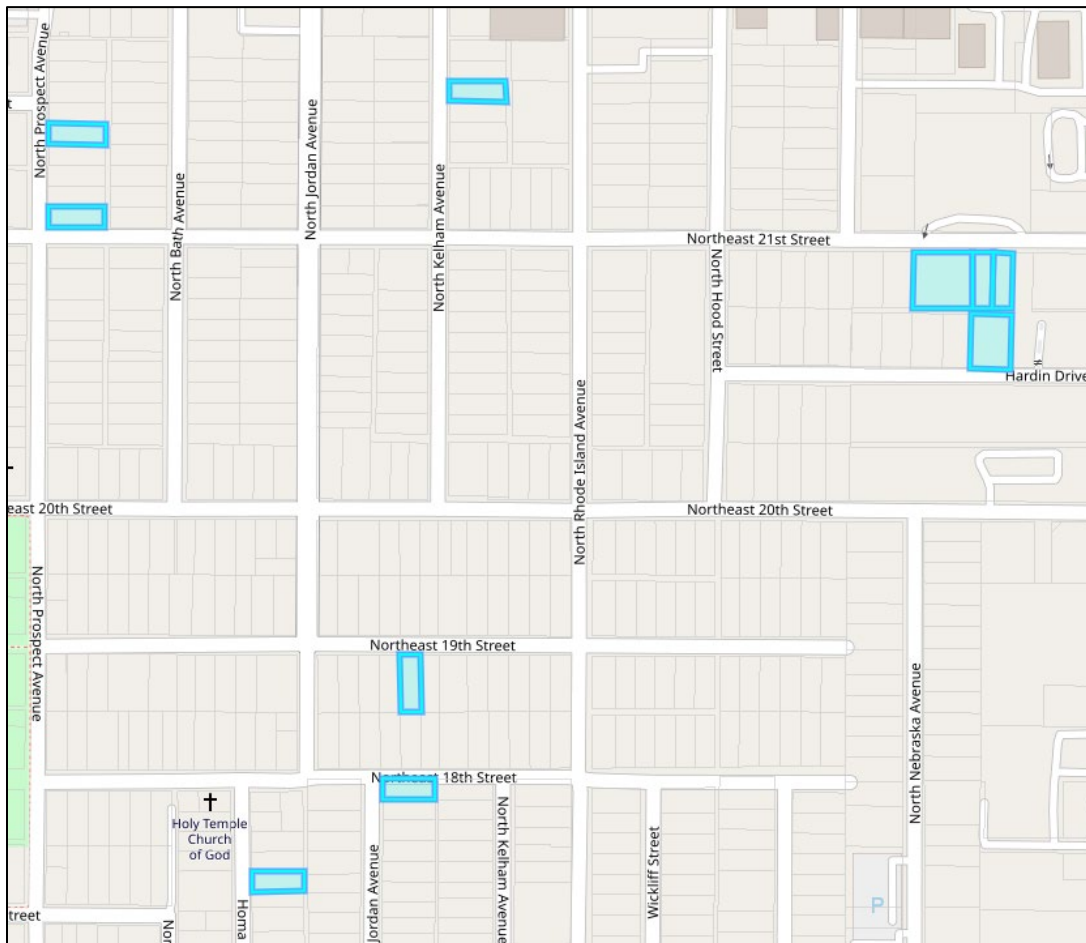
Latasha Timberlake

Developer	Latasha Timberlake
Location	NE 10th St near the intersection of N Bath Ave
Project Budget	\$220,000
Public Funding	None
RDA	April 2021
Commenced	Expected October 2021
Completed	Expected April 2022
Uses	Residential duplex
Description	OCURA entered into a redevelopment agreement with Latasha Timberlake in April 2021 on her proposal to construct a duplex in contemporary housing style. The project is currently in the design review process and construction is expected to begin in October 2021.



Lincoln Park

Developer	Lincoln Park, LLC
Location	Scattered lots east of N Prospect Ave
Project Budget	N/A
Public Funding	N/A
RDA	December 2020
Commenced	N/A
Completed	N/A
Uses	N/A
Description	Lincoln Park, LLC intended to construct housing on several scattered lots in the JFK Urban Renewal Area. They entered into a redevelopment agreement with OCURA in December of 2020, but were unable to secure Low-Income Housing Tax Credit funding to support the project. Due to this, Lincoln Park, LLC and OCURA have terminated the redevelopment agreement as of June 2021.



Monarch Properties – Phase II

Developer	Monarch Property Group, LLC
Location	NE 8th St near the intersection of Lottie Ave & Kate Ave
Project Budget	1224 NE 8th —\$334,950; 1220 NE 8th —\$346,000; 1223 NE 7th St—\$361,000; 1409 NE 8th St—\$379,000
Public Funding	None
RDA	July 2017
Commenced	1224 NE 8th St—March 2018 1220 NE 8th St—July 2018 1223 NE 7th St—October 2018 1409 NE 8th St—September 2019
Completed	1224 NE 8th St—November 2018 1220 NE 8th St—July 2019 1223 NE 7th St— December 2019 1409 NE 8th St—December 2020
Uses	Single-family residential (4 homes)
Description	In 2017, OCURA entered a redevelopment agreement with Monarch Properties for four single-family residential homes. The first home located at 1224 NE 8th Street was completed and sold in November 2018. The second home at 1220 NE 8th Street was sold in July 2019. 1223 NE 7th Street was sold in December 2019. The final home at 1409 NE 8th Street was sold in December of 2020 and is pictured below.



Monarch Properties – Phase III

Developer	Monarch Property Group, LLC
Location	Euclid St & N Fonshill Ave; NE 11th & N Fonshill Ave
Project Budget	TBD
Public Funding	None
RDA	June 2019
Commenced	TBD
Completed	Expected December 2021
Use	Single-family residential (4 homes)
Description	OCURA entered another redevelopment agreement with Monarch Properties for the development of 6 more single-family homes in Northeast Oklahoma City. Since then, Monarch Properties requested to exclude two lots from the redevelopment agreement and build 4 homes instead of 6. Neither closing nor construction have begun yet as progress is made to that end.



NE16 Development

Developer	NE16 Development, LLC
Location	Near NE 16th St & N Missouri Ave
Project Budget	1716 NE 16th—\$239,900; 1724 NE 16th—\$253,000; 1718 NE 16th—\$244,900
Public Funding	None
RDA	September 2017
Commenced	Projects 1-3—July 2018 Projects 4-6—Late 2021
Completed	Projects 1-3—January 2019 Projects 4-6—TBD
Uses	Single-family residential (6 homes)
Description	In 2017, OCURA originally entered into a redevelopment agreement with NE16 Development, LLC for the construction of 8 single-family homes near the corner of NE 16th Street and N Missouri Avenue. The first 3 homes have been completed and all have sold. Two lots have now been removed from the redevelopment agreement with OCURA. An updated timeline is in the works on the remaining 3 homes.



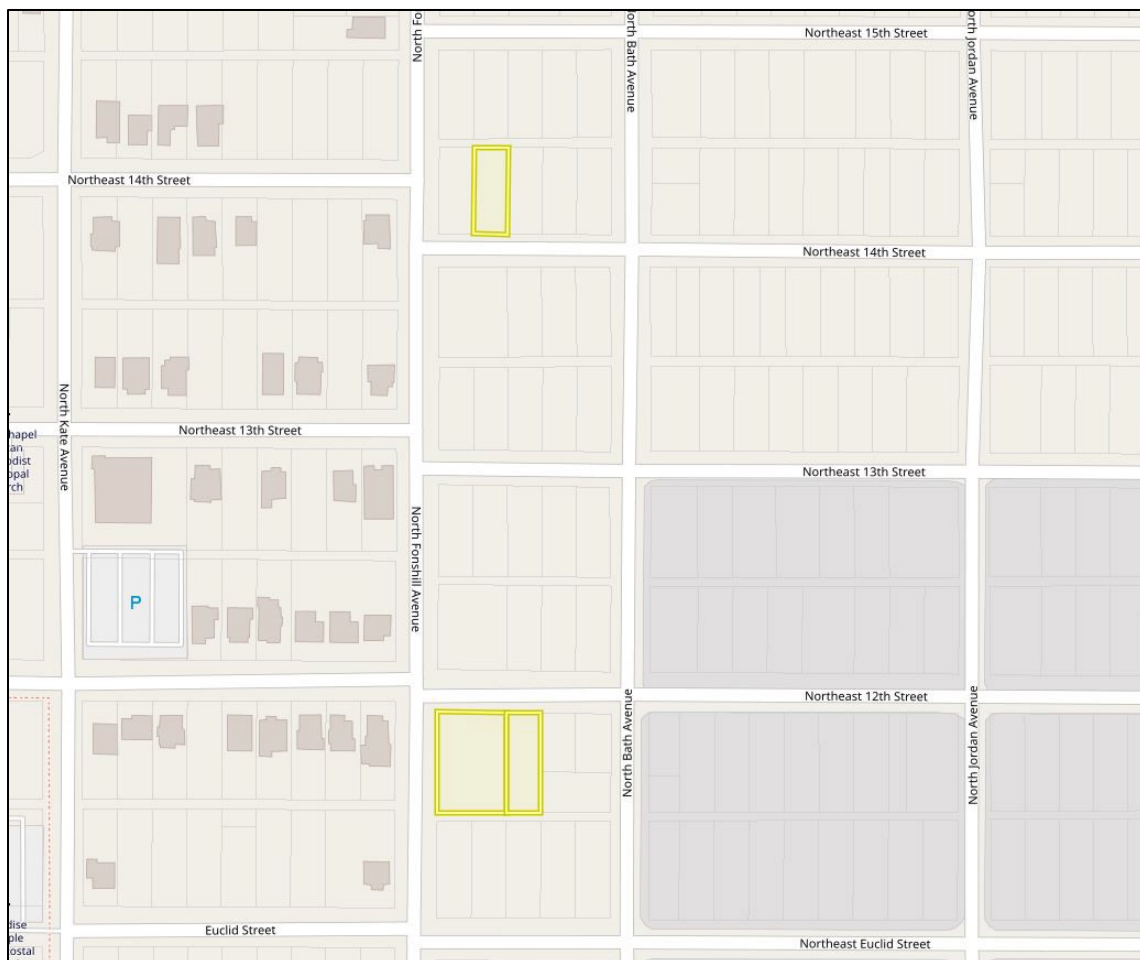
NE 23rd Street & Kelham Avenue

Developer	N/A
Location	Southeast corner of NE 23rd St & Kelham Ave
Project Budget	TBD
Public Funding	None
RDA	TBD
Commenced	TBD
Completed	TBD
Use	Commercial use
Description	<p>In 2017, OCURA issued a request for proposal for land owned at the southeast corner of NE 23rd Street and N Kelham Avenue. OCURA named Pivot Project, who owns the building adjacent to the OCURA parcel, the conditional redeveloper of the property. Pivot Project has developed the adjacent property and has leases with Centennial Health, an optometrist, office tenants, a coffee shop, several restaurant concepts, and more. Pivot Project has been working to develop a vibrant commercial district along NE 23rd Street. On the site, Pivot originally proposed a 4,000 square foot commercial building, but this idea was abandoned and the site is now temporarily leased for parking that serves the new Market at EastPoint and the other occupants in the commercial strip.</p>



Neighborhood Housing Services

Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Location	Southeast corner of N Fonshill Ave & NE 12th St and East of the corner of N Fonshill Ave & NE 14th St
Project Budget	TBD
Public Funding	Home Funds (waiting to start once received)
RDA	March 2020
Commenced	Phase I - R033635966 – July 2021 Phase II - R033633116 & R027002400 – Expected Oct 2021
Completed	Both – Expected March 2022
Uses	Single-family residential (4 homes)
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 new single-family homes at the Southeast corner of N Fonshill Avenue and NE 12th Street and one new single-family home East of the corner of N Fonshill Avenue and NE 14th Street. NHS and OCURA are addressing environmental concerns and working design review of the first two homes.



Progress OKC – 2017 Euclid Homes

Developer	Progress OKC
Location	NE Euclid St between N Kelham Ave & Missouri Ave
Project Budget	\$1,400,000
Public Funding	HOME Funds (Approx. 70% of Housing Cost), CBDG (10% of Total Costs)
RDA	February 2013/October 2017
Commenced	November 2017
Completed	2020
Uses	Single-family residential
Description	In 2017, Progress OKC took over the development of the South Truman site that had not been completed by the previous developer. In 2018, Progress OKC finished its first four affordable homes in the development (1709 NE Euclid, 1713 NE Euclid, 1717 NE Euclid, and 1725 NE Euclid). In 2020, the remaining affordable homes (1704 NE Euclid, 1708 NE Euclid and 1712 NE Euclid) and two market rate homes, (1700 NE Euclid and 1701 NE Euclid) were completed and sold.



Progress OKC – 2021 Euclid Homes

Developer	Progress OKC
Location	Scattered lots surrounding NE Euclid St
Project Budget	TBD
Public Funding	HOME Funds
RDA	December 2020
Commenced	Expected 2nd Quarter 2021
Completed	Expected 2023
Uses	Single-family residential
Description	In a continued close partnership, OCURA and Progress OKC signed a redevelopment agreement in October 2020 to develop 9 housing units in 3 phases with the intention to create a larger pool of affordable housing for Oklahoma City. Progress OKC will be entering into an agreement with the City of Oklahoma City for HOME funds. Designs have been approved and OCURA is ready to close on 4 lots once funding is secured



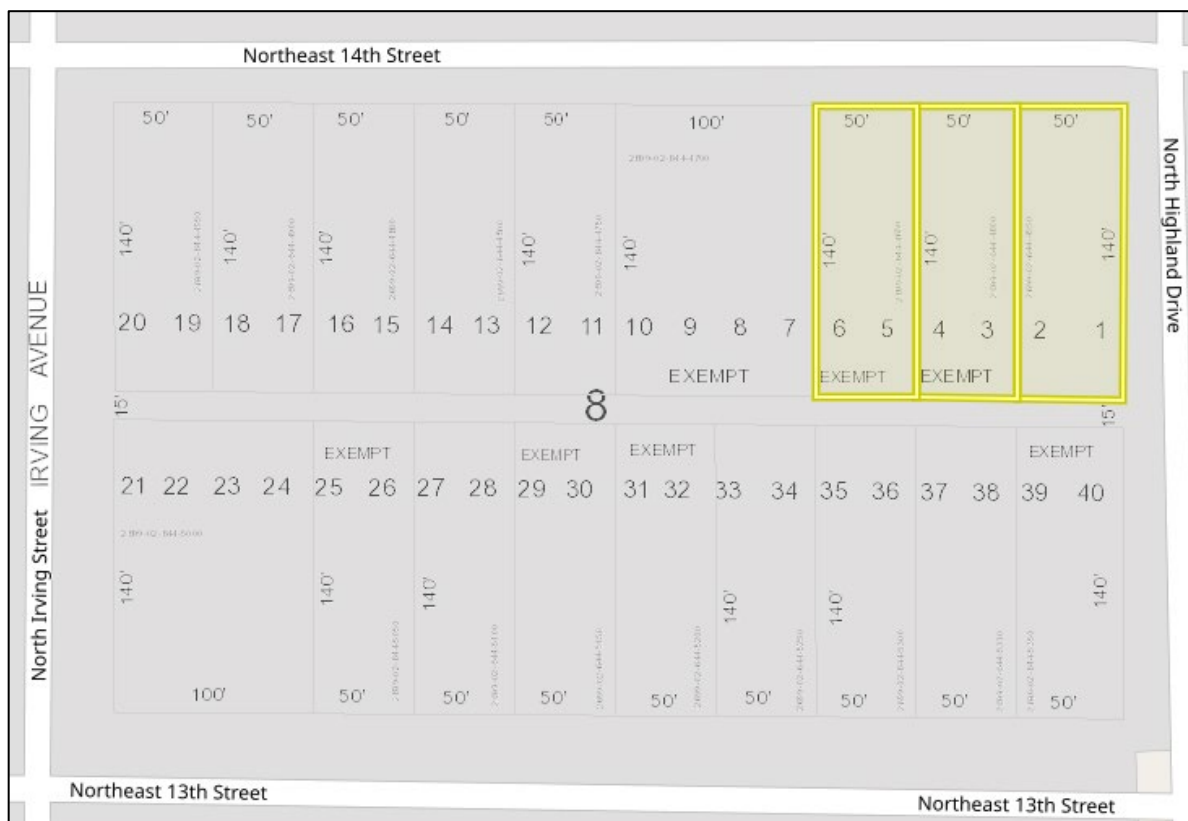
Sier Family

Developer	Sier Family
Location	Southeast corner of N Bath Ave & NE 13th St
Project Budget	TBD
Public Funding	None
RDA	April 2020
Commenced	August 2020
Completed	December 2020
Uses	Single-family residential
Description	In April 2020, OCURA entered into a redevelopment agreement with the Sier family to build a single-family, owner-occupied home on the corner of N Bath Avenue and NE 13th Street. The Sier family began construction in August 2020 and completed construction in December 2020.



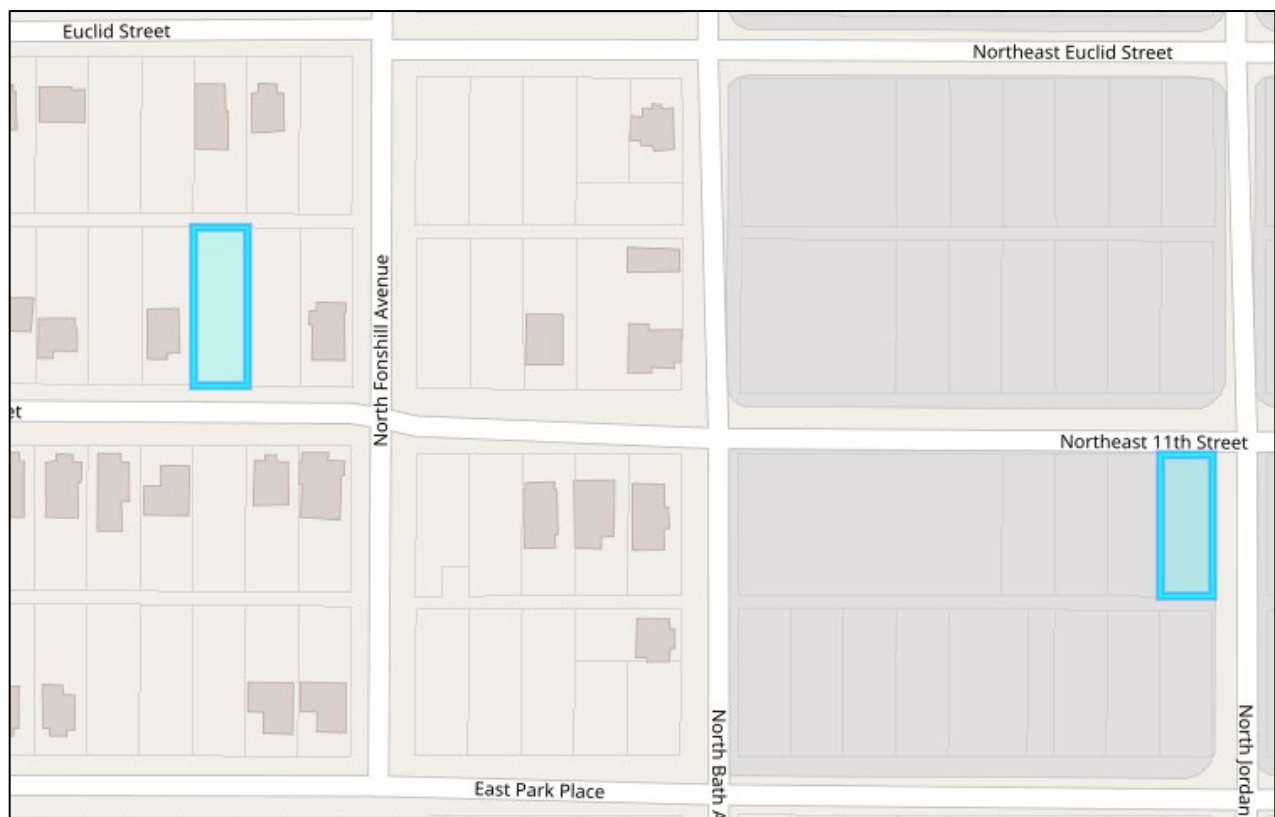
Timber Ridge Custom Homes

Developer	Timber Ridge Custom Homes, LLC
Location	SW corner of the intersection of NE 14th St & N Highland Dr
Project Budget	\$418,000
Public Funding	N/A
RDA	June 2021
Commenced	Expected October 2021
Completed	Expected October 2022
Uses	Single-family residential (3 homes)
Description	OCURA and Timber Ridge Custom Homes entered into a redevelopment agreement to build three market-rate homes at the intersection of NE 14th St & N Highland Dr. As of the end of this FY, OCURA is performing design review with construction anticipated to start on time.



Two Structures – 2021 Homes

Developer	Two Structures, LLC
Location	NE 11th St & N Fonshill Ave; NE 11th St & N Jordan Ave
Project Budget	\$346,000
Public Funding	None
RDA	April 2021
Commenced	Expected October 2021
Completed	Expected April 2022
Uses	Single-family residential (2 homes)
Description	In continued partnership between Two-Structures and OCURA, a redevelopment agreement was executed in April 2021 to construct two market-rate homes along NE 11th St. Review of designs is set to begin shortly.



Two Structures – Eulane’s Home

Developer	Two Structures, LLC
Location	Northeast corner of NE 4th St & N Wisconsin Ave
Project Budget	\$171,245
Public Funding	None
RDA	November 2019
Commenced	April 2021
Completed	Expected July 2021
Uses	Single-family residential
Description	In November 2019, OCURA entered into a redevelopment agreement with Two Structures, LLC for the development of a single-family residence on a lot at the corner of NE 4th Street and N Wisconsin Avenue. Construction has begun and should be completed by the end of July 2021.



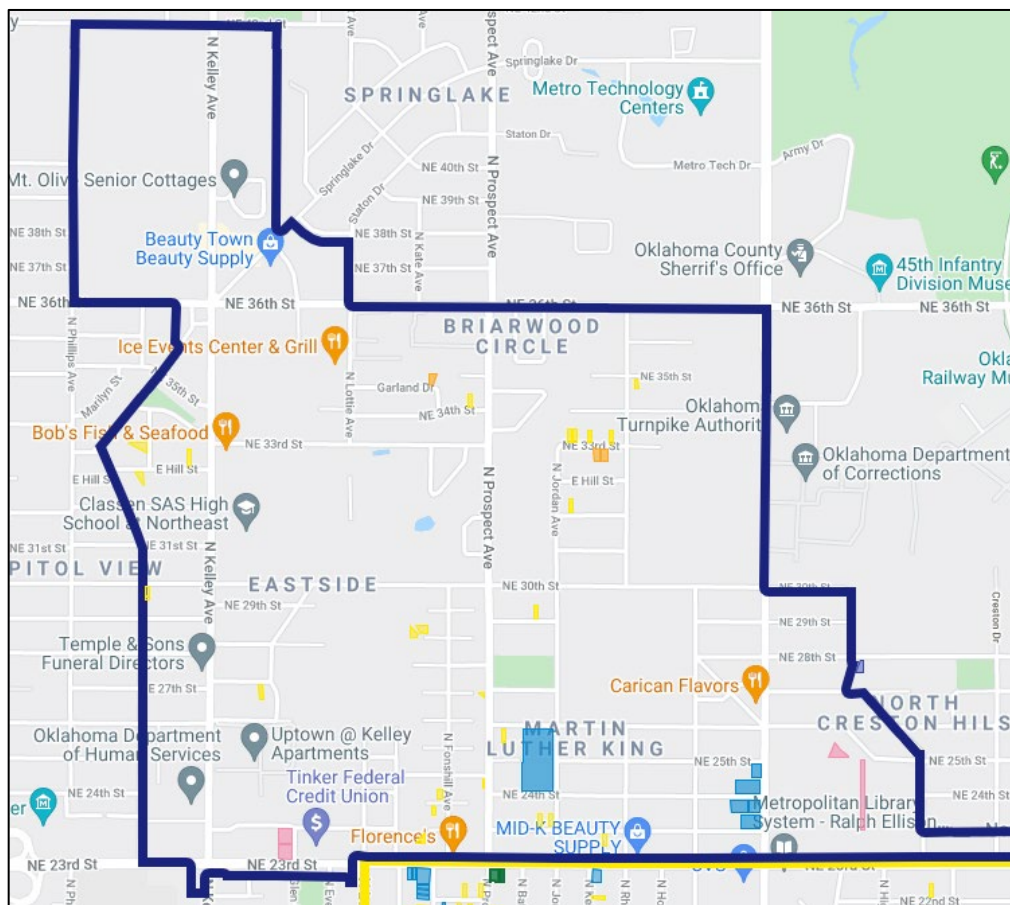
Northeast Renaissance Urban Renewal Area

RFP for Prospective Homeowners

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

RFP for Builders & Real Estate Developers

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



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

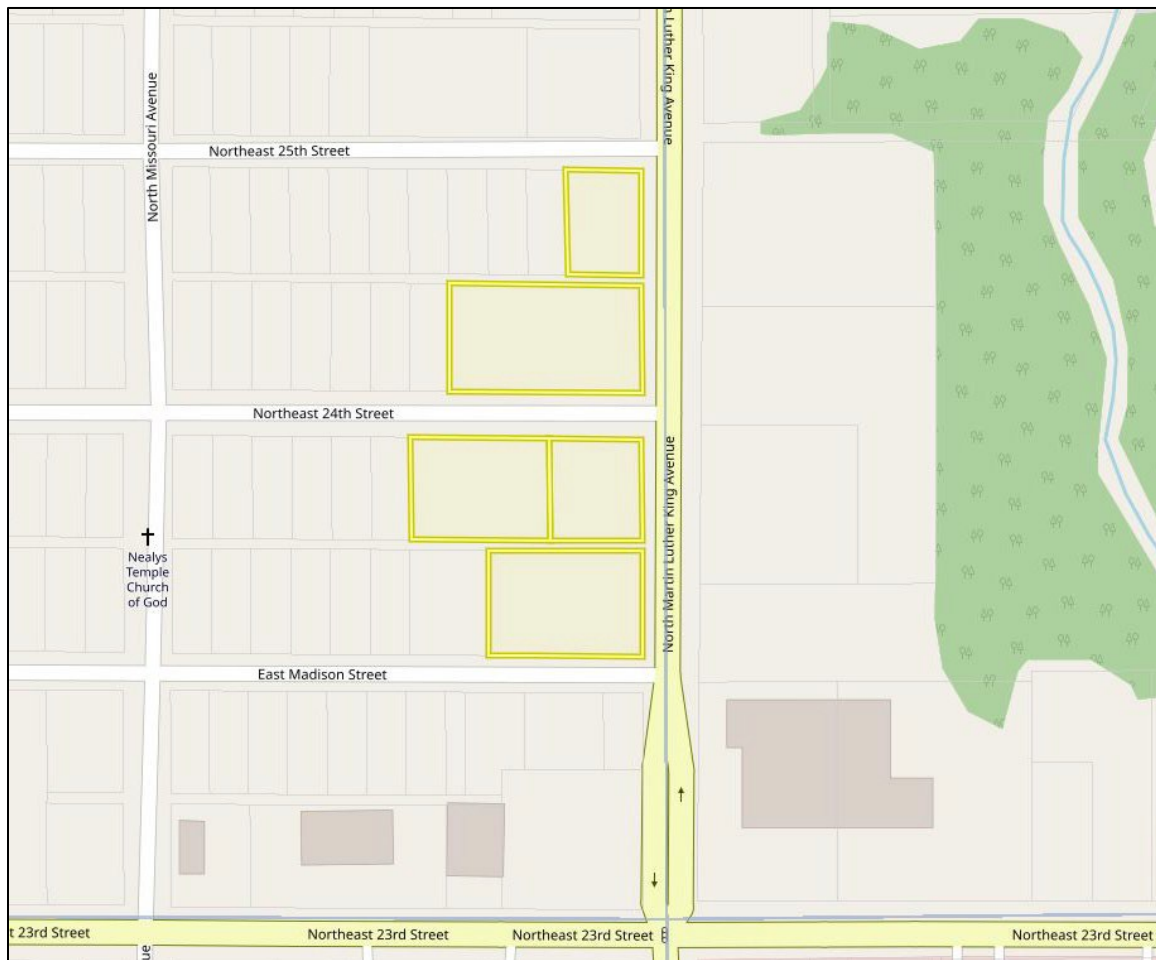
Marcus Garvey/Harmony Senior Housing

Developer	One Red Oak, LLC.
Location	Northwest corner of NE 24th St & N Jordan Ave
Project Budget	\$9,200,000
Public Funding	Seeking \$1,000,000 in Oklahoma City Affordable Housing funds, \$200,000 in TIF, \$5,197,200 in federal and state LIHTC, and \$1,116,258 in federal and state historic tax credits
RDA	June 2019
Commenced	TBD
Completed	TBD
Uses	Senior affordable housing
Description	In 2018, the 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 60% AMI or below. OCURA entered into a redevelopment agreement with One Red Oak in June 2019. Red Oak is qualified to receive Oklahoma City Affordable Housing funds and TIF financing from the City of Oklahoma City, and has applied for (Low-Income Housing Tax Credits (LIHTC) and Historic tax credit financing.



South of Freedom Center

Developer	MAPS4, the Clara Luper Civil Rights Center, and the Freedom Center
Location	N Martin Luther King Ave between E Madison St & NE 25th St
Project Budget	TBD
Public Funding	TBD
RDA	TBD
Commenced	TBD
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 MAPS 4 funding. OCURA has been working to remove the underground gasoline storage tanks at the former gas station facilities at 2445 and 2523 N Martin Luther King Avenue to facilitate redevelopment.



Sports-Entertainment-Parking Urban Renewal Area

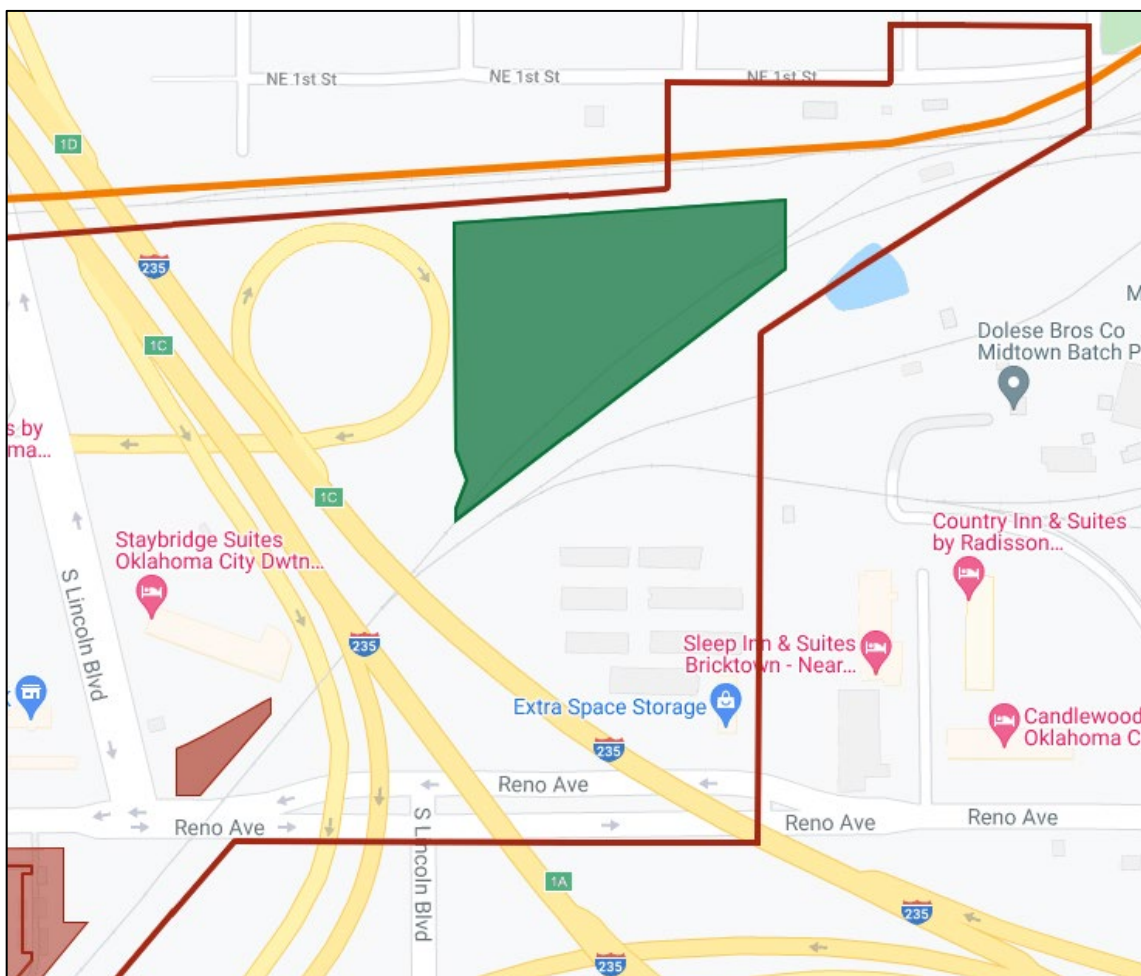
RFP for NE 1st Street & Interstate-235

Location Near NE 1st St & I-235

Authorized June 2021

Deadline July 23rd, 2021

Information In June 2021, the OCURA board authorized the release of an RFP for the commercial development of a parcel near NE 1st St and I-235. Desired uses for this project include commercial, office, and job creation. It is suitably located near Bricktown and across the interstate from Bass Pro Shops. The RFP is set to close July 23rd, 2021.



OCURA Fund Financials 2020-2021

Oklahoma City Urban Renewal Authority Combining Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balance as of and for the Month Ending June 30, 2021

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to</u> <u>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>2020-21</u>
Assets										
Cash	1,747,660	231,470	710,941	-	-	738,533	181,263	628,853	4,238,719	
Investments	245,000	-	-	-	-	245,000	-	-	490,000	
Accounts Receivable	-	9,036	-	-	-	-	-	-	9,036	
Due from Other Governmental Entities	528,330	29,091	-	-	-	-	-	-	557,421	
Due from (to) Other Funds	282,756	(269,607)	(13,149)	-	-	-	-	-	-	
Total Assets	2,803,745	(10)	697,792	-	-	983,533	181,263	628,853	5,295,176	
Liabilities and Fund Balances										
Accounts Payable	100	(10)	-	-	-	-	-	-	90	
Deposits	900	-	25,000	-	-	-	-	-	25,900	
Total Liabilities	1,000	(10)	25,000	-	-	-	-	-	25,990	
Total Fund Balances	2,802,745	-	672,792	-	-	983,533	181,263	628,853	5,269,186	
Total Liabilities and Fund Balances	2,803,745	(10)	697,792	-	-	983,533	181,263	628,853	5,295,176	
Revenues										
Grant Revenues - CDBG	792,045	-	-	-	460,756	-	-	-	1,252,801	1,400,000
Grant Revenues - Other	-	-	-	-	-	37,500	-	-	37,500	-
Lease Revenues	5,675	-	525	19,420	100	-	-	629,205	654,924	655,000
Real Estate Sales	1,998,662	-	6	-	-	-	-	-	1,998,668	4,950,000
Interest	20,014	-	67	-	-	7,934	37	-	28,053	40,000
Other	118,078	-	-	-	-	25,477	-	-	143,556	-
Total Revenues	2,934,474	-	599	19,420	460,856	70,911	37	629,205	4,115,502	7,045,000
Expenditures										
General and Administrative	595,714	-	71,611	(18,338)	83,908	5,188	-	116,031	854,113	1,000,000
Real Estate Acquisition	106,531	-	850	-	-	423,712	-	-	531,093	150,000
Real Estate Disposition	470,585	-	-	-	3,479	57,635	-	-	531,700	300,000
Site Clearance/Improvements	-	-	-	-	425,959	-	-	-	425,959	400,000
Legal	118,449	-	24,415	8,560	61,900	1,498	-	1,675	216,496	300,000
Other Professional	20,268	-	36,267	-	-	12,500	4,397	-	73,432	200,000
Property Management	308,301	-	10,828	-	90,246	-	-	136,348	545,723	450,000
Payments to the City of OKC	2,250	-	-	-	-	-	-	389,286	391,536	300,000
Other	214,280	-	-	8,947	63,335	50	-	10,479	297,091	60,000
Total Expenditures	1,836,378	-	143,971	(831)	728,828	500,582	4,397	653,820	3,867,145	3,160,000
Changes in Fund Balance	1,098,095	-	(143,372)	20,251	(267,972)	(429,671)	(4,359)	(24,615)	248,357	3,885,000
Fund Balance, Beginning of Year	2,048,823	-	719,712	-	-	1,413,204	185,622	653,468	5,020,829	
Transfers In (Out)	(344,173)	-	96,452	(20,251)	267,972	-	-	-	-	
Fund Balance, Current	2,802,745	-	672,792	-	-	983,533	181,263	628,853	5,269,186	

Unaudited - For Management Use Only