



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

FIFTY-SECOND ANNUAL REPORT

FY 2012-2013

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FIFTY-SECOND ANNUAL REPORT
For the year ending June 30, 2013

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Central Business District

Devon World Headquarters

Location	333 West Sheridan Avenue
Developer	Devon
Project Cost	\$750 million
Public Funding	n/a
Jobs Created	n/a (1,200 construction jobs)
Uses	50 floor office tower, six-story rotunda and podium, plaza/park, and parking structure
Commenced	October 2009
Completed	September 2012
Info	Redevelopment of 244,536 sf of Galleria Parking into a corporate headquarters



Image 1: Devon Energy Site Location Before



Image 2: Devon Energy After

Arts District Parking Garage (COTPA)

Location	West Main Street between Walker and Hudson Ave
Developer	COTPA (Central Oklahoma Transportation & Parking Authority)
Project Cost	\$20 million
Public Funding	\$20 million
Jobs Created	n/a
Uses	10 level parking garage with 830 parking spaces, 20,000 sf retail space, and potential to develop office/retail in air space rights on 10 th floor
Commenced	April 2013
Completed	Projected Mid 2014
Info	Redevelopment of a surface parking lot into a parking structure



Image 3: Arts District Parking Garage Location Before



Image 4: Garage Mid-Construction

Cultural District

John W. Rex Elementary School

Location	500 West Sheridan Avenue
Developer	Maps for KIDS
Project Cost	\$14.4 million
Public Funding	TIF, Maps for KIDS
Jobs Created	35
Uses	Downtown public charter elementary school
Commenced	May 2013
Completed	Projected August 2014
Info	Will serve 500 students, pre-K through 6 th grade. Redevelopment of surface parking lot into an elementary school for downtown OKC



Image 5: John Rex Elementary Location Before



Image 6: John Rex Elementary School Design

Core-to-Shore Project Area

North Park Acquisition

Location	Old I-40 Highway, New I-40 Highway, S Robinson Ave, & S Hudson Ave
Budget	\$18,432,000 (Land Acquisition & Site Prep)
Uses	For development of the upper central park (40 acres)
Commenced	August 2010
Completed	Ongoing
Info	All land parcels have been acquired, under contract, or referred for litigation for the upper park

Buffer Acquisition

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

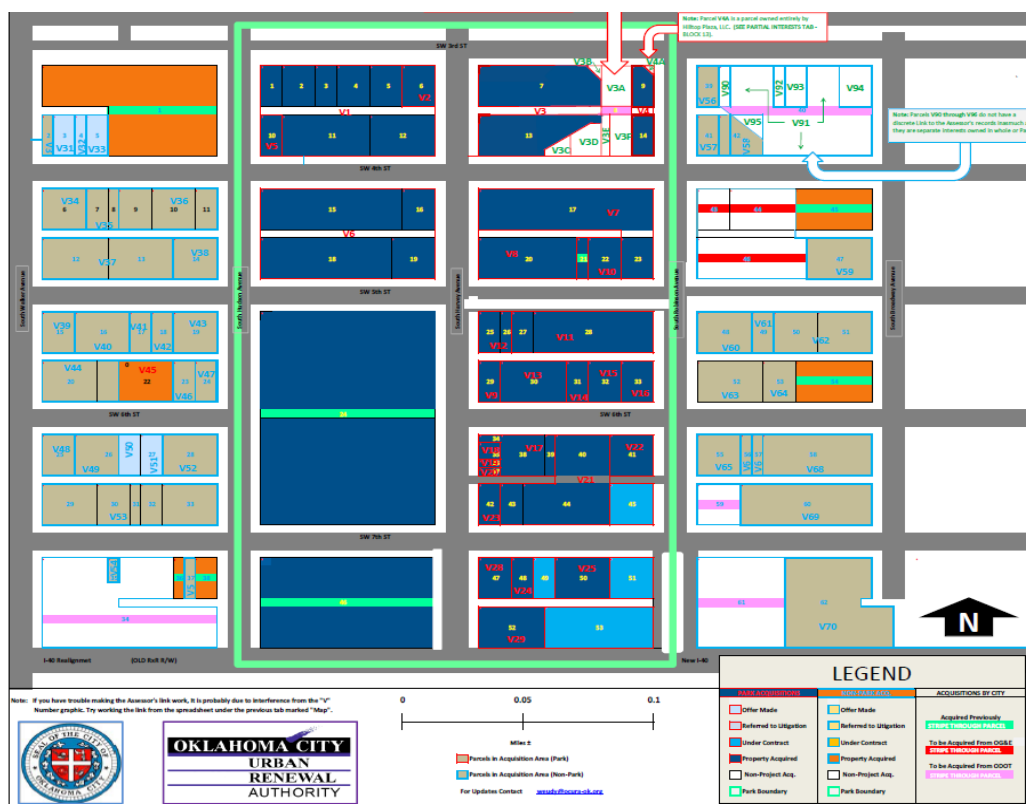


Image 7: Acquisition Map for Upper Park and Buffer

Location	New I-40 Highway, SW 15 th Street, S Robinson Ave, & S Harvey Ave (or S Walker Ave at the north section of the lower park)
Budget	\$13,470,000 (Land Acquisition & Site Prep)
Uses	For development of the lower central park (30 acres)
Commenced	April 2013
Completed	Ongoing
Info	Acquisition has not begun for the lower park.

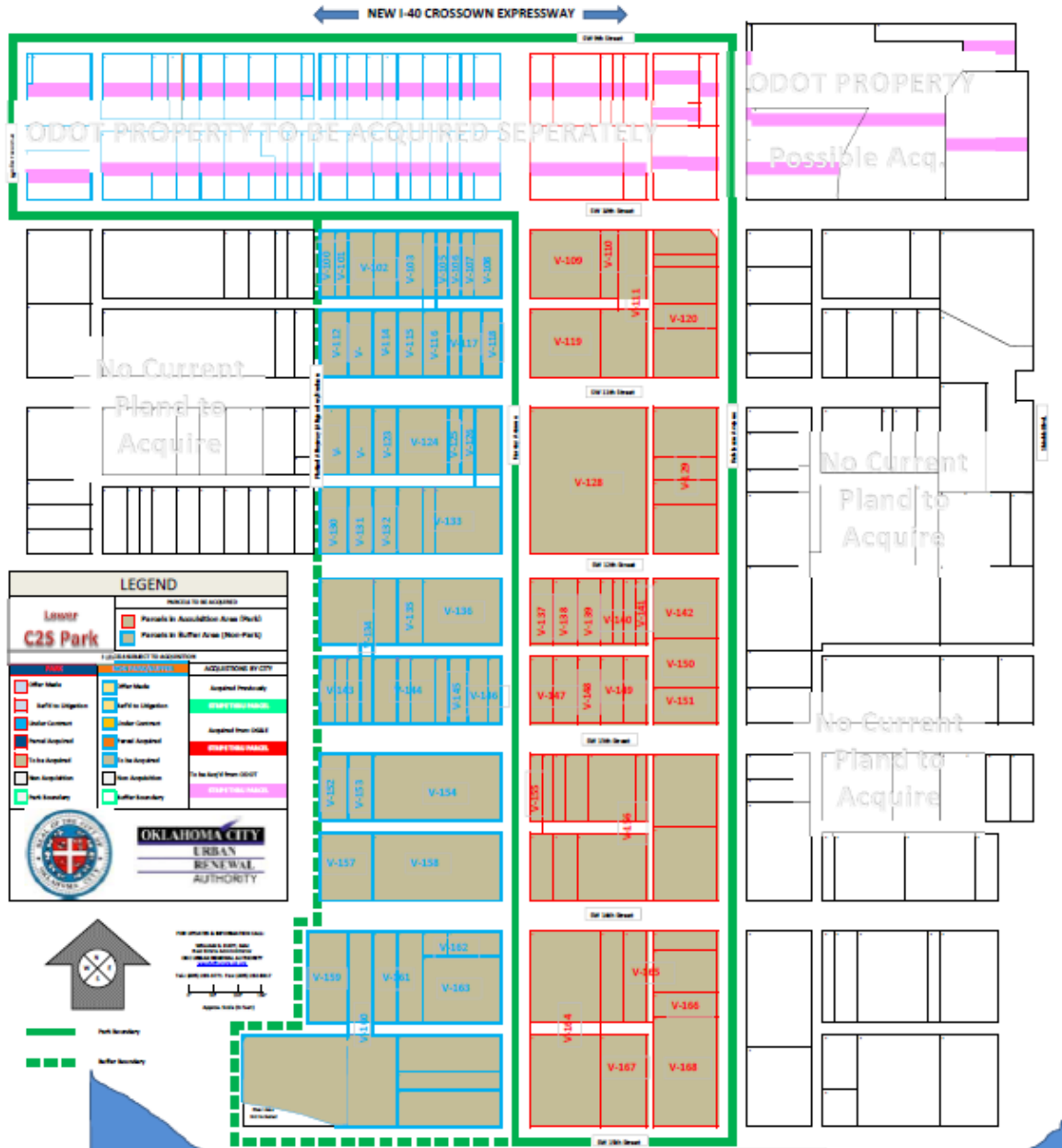


Image 8: Acquisition Map for Lower Park and Buffer

Midtown Project Area

The Edge

Location	13 th and Walker
Developer	Gary Brooks
Project Cost	\$36 million
Public Funding	TIF
Jobs Created	30
Uses	250 unit rental apartments
Commenced	Fall 2012
Completed	Late 2014
Info	Previous Mercy Hospital site in Midtown, 7,840 sf of retail, parking garage, designed to LEED Standard



Image 9: The Edge Apartments Site Location Before



Image 10: The Edge Mid-Construction

Urban Renewal Midtown Plan Update

Boundaries	13 th Street, 4 th Street, BNSF Railroad Tracks, Classen Boulevard
Goal	The plan is a blueprint for the future development in Midtown and had widespread agreement from many distinct and different perspectives
Originally Adopted	June 23, 1998
Updated and Adopted	Adopted by the Oklahoma Urban Renewal Authority – July 17, 2013; Up for Oklahoma City Planning Commission Approval Sept 12, 2013 Up for Oklahoma City Council Approval Sept 27, 2013
Info	This Midtown Urban Renewal Plan (“Plan”) amends and restates the North Downtown Redevelopment Plan. It recognizes the changes that have occurred in the Renewal Area since the Original Plan and its amendments, the new and proposed developments in the Renewal Area, and the need for enhanced public space and amenities.



Image 11: Updated Midtown Urban Renewal Plan

Harrison Walnut Project Area

Aloft Hotel

Location	209 North Walnut Avenue
Developer	New Century Investments
Project Cost	\$18 million
Public Funding	TIF
Jobs Created	40
Uses	135 room boutique hotel, retail space, signature bar and VIP lounge, rooftop terrace, meeting and event space
Commenced	2001
Completed	Estimated November 2013
Info	7 story



Image 12: Aloft Hotel Site Location Before



Image 13: Aloft Mid-Construction

Oklahoma Independent Petroleum Association (OIPA)

Location	500 NE 4th Street
Developer	OIPA
Project Cost	\$5.1 million
Public Funding	n/a
Jobs Created	12
Uses	23,000 sf Class A office space serving Oklahoma Energy Resources Board and Oklahoma Independent Petroleum Association
Commenced	Fall 2011
Completed	February 2013
Info	3 story



Image 14: OIPA Site Location Before



Image 15: OIPA After

The Hill at Bricktown

Location	220 Russell M. Perry Ave
Developer	The Hill at Bricktown, LLC
Project Cost	n/a
Public Funding	\$2 million TIF
Jobs Created	n/a
Uses	For-sale townhomes
Commenced	2009
Completed	Projected 2018
Info	Phase I (Buildings 4 and 8) completed with 32 units; Phase II (Buildings 3, 2-B, and 6) under construction with 25 units; Phase III (Buildings 5 and 7) planned for 12 units.



Image 16: The Hill at Bricktown Site Location Before



Image 17: The Hill After

Maywood Apartments

Location	425 North Oklahoma Avenue
Developer	The Hill at Bricktown, LLC
Project Cost	\$12 million
Public Funding	\$1 million TIF
Jobs Created	n/a
Uses	139 unit rental apartment complex, fitness center, parking garage, commercial space
Commenced	June 2012
Completed	Projected Fall 2013
Info	4 story

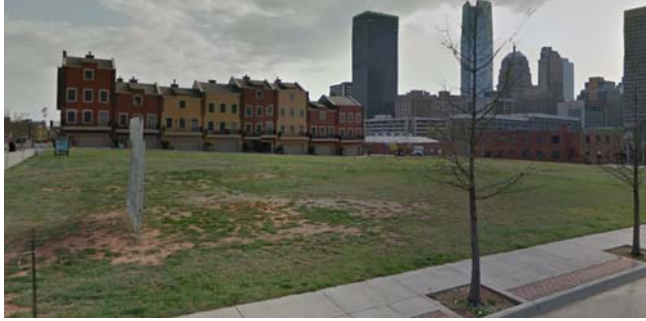


Image 18: Maywood Apartments Site Location Before



Image 19: Maywood Apartments After

University Medical Center (R-20) Project Area

OK Kids Korral

Location	920 N.E. 8th Street
Developer	Toby Keith Foundation
Project Cost	\$8.5 million
Public Funding	n/a
Jobs Created	16
Uses	Medical housing for youth with cancer
Commenced	Mid 2012
Completed	Projected Fall 2013
Info	25,000 sf building with 12 suites

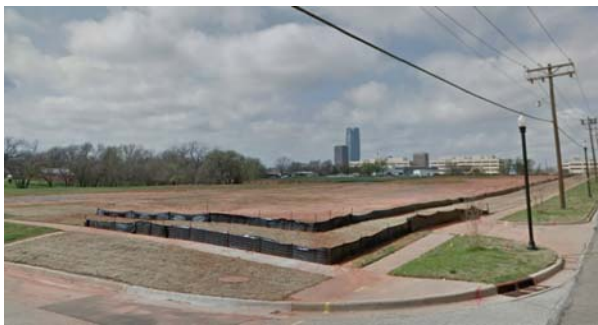


Image 20: OK Kids Korral Site Location Before



Image 21: OK Kids Korral Mid-Construction

OU E-Suites

Location	920 N.E. 8th Street
Developer	REHCO OUES, LLC
Project Cost	\$30 million
Public Funding	NMTC, Section 108 HUD Revolving Loan
Jobs Created	50
Uses	194 room hotel with conference center
Commenced	July 2013 - Site has been cleared and fenced
Completed	Projected Spring 2015
Info	6 floors, business center, banquet room, indoor pool, restaurant, bar, lounge



Image 22: OU E-Suites Site Location Before



Image 23: OU E-Suites Hotel Design

PHF/OU Transaction

Location	PHF Research Park, 755 Research Pkwy
Involved Parties	The University of Oklahoma, Presbyterian Health Foundation, Oklahoma City Urban Renewal Authority /Oklahoma City Redevelopment Authority
Purchase Cost	\$85 million
Purchase Agreement	OU to acquire from PHF: <ul style="list-style-type: none">-Research Park Property – 6 buildings-Properties located bt NE 6th & 8th St and Lindsay and Laird Ave – OU Embassy Suites, OK Kids Korral, and 6 vacant PHF lots-Rights to OCURA/OCRA properties and interests – 3 undeveloped sites and parking garage in Research Park and OCURA Lots within Block 35
Uses	+700,000 sf of modern biomedical research lab and office space
Announced	November 2012
Completed	TBD
Goal	to further biomedical research, encourage commercialization of equipment and technologies, and grow jobs in Oklahoma while advancing health care



Image 24: PHF to OU Transaction Map

Sports-Entertaining-Parking Area Project Area

KD's Southern Cuisine Restaurant

Location	308 Johnny Bench Drive
Developer	Stonegate/Hogan
Project Cost	\$2 million
Public Funding	n/a
Jobs Created	40
Uses	10,000 sf restaurant
Commenced	October 2012
Completed	Projected December 2013
Info	Will seat 320 people with additional private dining rooms.



Image 25: KD's Restaurant Site Location Before



Image 26: KD's Restaurant Mid-Construction

East Bricktown

Location	Lincoln and Sheridan
Developer	Gary Brooks/Andy Burnett
Project Cost	\$75 million (\$39 million for Phase I)
Public Funding	TIF, Brownfields grant, NSP Grant
Jobs Created	30
Uses	250 unit apartment with 39 units of workforce housing; retail, parking structure
Commenced	March 2013 – Environmental Remediation
Completed	Summer 2014
Info	25,000 sf building with 12 suites,



Image 27: East Bricktown Site Location Before



Image 28: East Bricktown Site Cleared

Mideke (Mercantile)

Location	108 E. Main Street
Developer	Andy Burnett/Marva Ellard
Project Cost	\$5.95 million
Public Funding	TIF, CDBG, Historic Tax Credits
Jobs Created	n/a
Uses	30 unit apartment with 12 market-rate subsidized units
Commenced	July 2013
Completed	Summer 2014
Info	Renovation of top 3 upper floors in warehouse apartments



Image 29: Mideke Building Facade



Image 30: Mideke Interior Before

John F. Kennedy Project Area

Ron Walters Homes

Location	John F. Kennedy Addition (Various Lots)
Developer	Ron Walters Homes LLC
Project Cost	Current Phase(s) (FY 2012-13): Est. Cost. \$560,000 (Retail)
Public Funding	Private & Home Funds
Jobs Created	n/a
Uses	Residential Housing (Five Single-Family Homes)
Commenced	FY 2012-13
Completed	FY 2012-13 and FY 2013-14
Info	Completed: 516 Bath Circle (Home Funds), 513 Bath Ave (Home Funds), and 500 Fonshill (Market Rate). Under Construction: 501 Bath Ave. Plan Approved 500 Bath Ave (Home Funds).



Image 31: 500 N. Fonshill



Image 32: 1529 NE 6th Street

Ron Walters SNI

Location	NE Euclid & Nebraska
Developer	Ron Walters
Project Cost	Current Phase(s) (FY 2012-13): Est. \$512,000 Plus \$200,000 Site Improvements & Infrastructure. Future Phases Estimated at \$500,000
Public Funding	Home Funds (Approx. 43% of entire project)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential housing, Seven (7) Single-Family Homes (4 in Current Phase)
Commenced	June 2013
Completed	Projected Completion date 2013 for Phase 1 (includes 4 homes) Projected completion date 2014 for Phase 2 (includes 3 homes)
Info	Project includes 7 for-sale residential units, 3 affordable plus 4 market rate. Phase 1 includes 1300 N. Missouri (Home Funds), 1309 N. Nebraska (Home Funds), 1317 N. Nebraska (Home Funds), and 1324 N. Missouri (Market Rate)

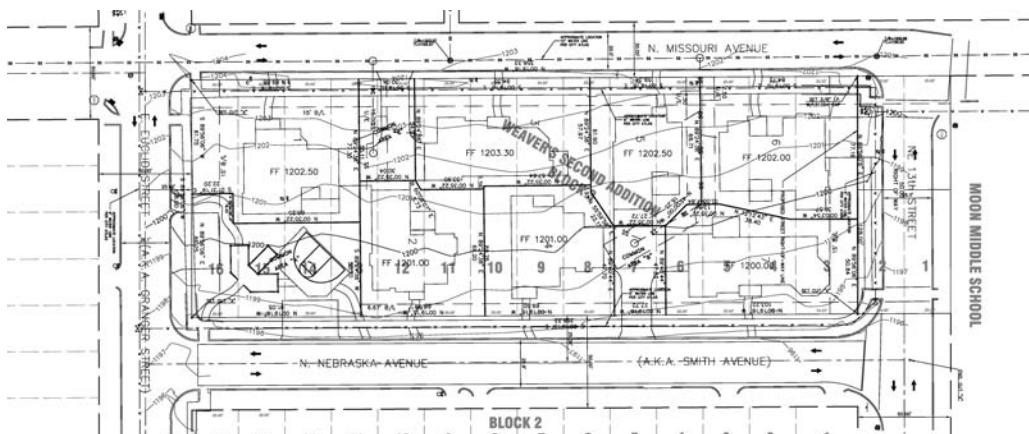


Image 33: Site Plan

JazKo, LLC Student Housing

Location	Various Lots West of Lottie Between NE9th & NE 14 th
Developer	JazKo, LLC (Gerard Jazzar, Johnny Jazzar, Rudy Khouri)
Project Cost	Current Phase \$260,000 (Follow-On Phases est. \$1.74 Million)
Public Funding	n/a (Market Rate)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing Duplex (Student Housing Rental Property OUHSC)
Commenced	Redevelopment Agreements Negotiated May and July 2013
Completed	Projected 2014 (Initial Phase) Projected FY 2015-16 (Subsequent Phases)
Info	Initial Phase of 2 Duplexes with follow-on phases of up to 10 Duplexes. Follow on phases on hold to allow redeveloper to acquire additional land & to obtain agreement with well operator & owner of mineral interests.

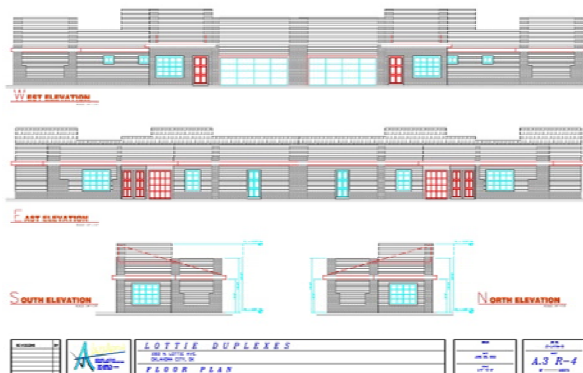


Image 34: Typical Elevation

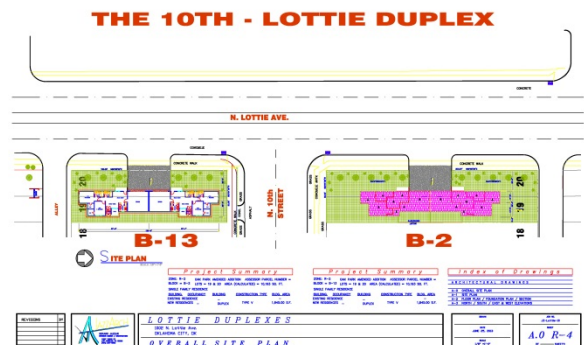


Image 35: Typical Floor/Site Plan

Fairhaven

Location	Fairhaven Addition (A replat of Block 25 John F. Kennedy Addition)
Developer	Ron Walters Construction Services, Inc.
Project Cost	Current Phase (FY 2012-13): \$173,000 + \$151,300 + 158,600 = \$482,900
Public Funding	n/a (Market Rate)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing Three (3) Single-Family Homes (De Minimus P.U.D.)
Commenced	Redevelopment Agreement Negotiated July, 2013
Completed	Three homes Started and Two (2) Completed
Info	Completed: 1721 NE 7 th and 1717 NE 7 th . Under Construction: 1709 NE 7 th



Image 36: Fairhaven (Under Construction)



Image 37: Fairhaven Completed

Mitchford SNI Housing

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Mitchford LLC (Kelvin Mitchell, David Lloyd, Ruth and Joe Barnes)
Project Cost	Current Phase (FY 2012-13) \$550,000 Plus \$200,000 in Infrastructure
Public Funding	Home Funds (Approx. 70% of Housing Cost) CBDG (10% of Total Costs)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing (Single-Family)
Commenced	Red. Agreement & Funding Approved/Proj. Const. Late 2013 (Phase1)
Completed	Phase I Projected: 2014. Future Phases Projected FY: 2014-15
Info	Future Phases Will Boost Est. Total Costs to Approx. \$1.92 Million

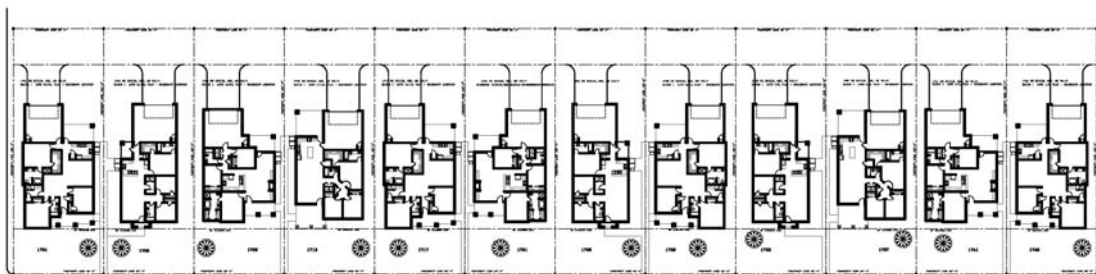


Image 38: Typical Floor/Site Plan

Habitat for Humanity SNI

Location	NE 13 th St. between Kelham & Missouri (Block 1, East View Addition)
Developer	Central Oklahoma Habitat for Humanity
Project Cost	Current Phase (FY 2012-13) \$315,000, Plus Infrastructure of \$150,000
Public Funding	No Dedicated Public Funding (Private Charity – Affordable Housing)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing (Single-Family)
Commenced	Redevelopment Agreement Approved 2013
Completed	Phase 1 Projected FY 2013-14. Future Phases Projected FY 2015-16

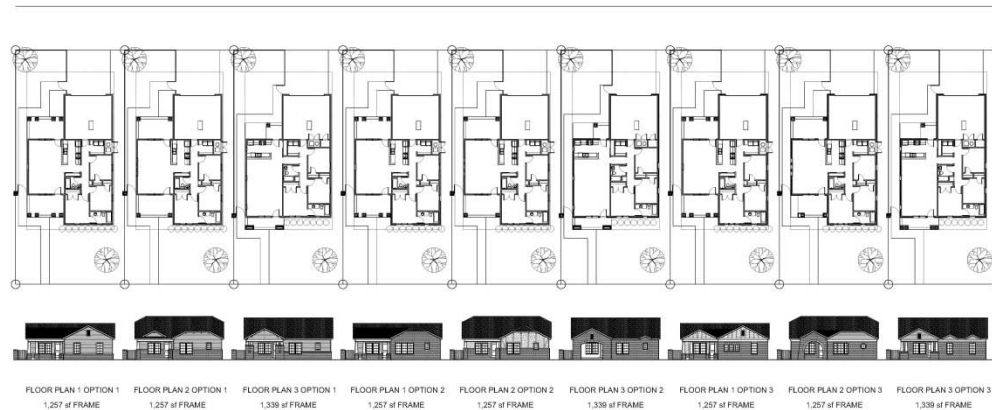


Image 39: Typical Elevations, Floor Plan, and Site Plan

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance - Cash Basis
as of and for the Period Ending June 30, 2013

	<u>Closeout</u>		<u>Core to Shore</u>			<u>Harrison-</u>			<u>General</u>	<u>Bass Pro</u>	
	<u>Project</u>	<u>Revolving</u>	<u>MAPS 3</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>		<u>Fund</u>	<u>Shop</u>	
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>	<u>OCRC</u>	<u>Total</u>	<u>Fund</u>	<u>Total</u>
Assets											
Cash	1,935,033	64,096	-	1,856,763	-	60,588	501,823	263,292	4,681,595	171,279	4,852,874
Investments	3,675,000	-	-	-	-	-	490,000	-	4,165,000	245,000	4,410,000
Note Receivable	-	-	-	-	-	-	-	-	-	82,292	82,292
Due from Other Governmental Entities	-	-	-	-	-	3,512	-	-	3,512	-	3,512
Due from/(to) Other Funds	420,284	(67,595)	(194,749)	-	(108,320)	(76,817)	160,445	-	133,248	-	133,248
Total Assets	6,030,318	(3,499)	(194,749)	1,856,763	(108,320)	(12,718)	1,152,268	263,292	8,983,355	498,571	9,481,926
Liabilities and Fund Balances											
Withholdings	-	(3,499)	-	-	-	-	-	-	(3,499)	-	(3,499)
Deposits	-	-	-	-	-	55,000	-	-	55,000	-	55,000
Total Liabilities	-	(3,499)	-	-	-	55,000	-	-	51,501	-	51,501
Total Fund Balances	6,030,318	-	(194,749)	1,856,763	(108,320)	(67,718)	1,152,267	263,292	8,931,854	498,571	9,430,425
Total Liabilities and Fund Balances	6,030,318	(3,499)	(194,749)	1,856,763	(108,320)	(12,718)	1,152,267	263,292	8,983,355	498,571	9,481,926
Revenues											
Federal Grant Revenues	785,954	-	-	-	-	22,954	-	-	808,908	-	808,908
Rentals	123,232	-	-	-	-	-	-	-	123,232	681,638	804,871
Real Estate Sales	1,258,970	-	-	-	-	132,834	127,252	-	1,519,056	-	1,519,056
Interest	13,582	-	-	184	-	-	2,258	375	16,399	5,985	22,384
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-	-
Other	319	-	-	2,340,000	-	-	-	-	2,340,319	-	2,340,319
Total Revenues	2,182,057	-	-	2,340,184	-	155,788	129,510	375	4,807,914	687,623	5,495,537
Expenditures											
General and Administrative	439,814	-	28,292	28,649	10,970	44,174	205,440	-	757,339	55,873	813,212
Real Estate Acquisition	9,416	-	-	428,183	-	950	-	-	438,549	-	438,549
Property Disposition	76,200	-	-	-	7,350	98	-	-	83,649	-	83,649
Site Clearance/Improvements	1,000	-	-	-	-	-	-	-	1,000	172,509	173,509
Legal and Professional	345,512	-	-	26,589	90,000	47,472	-	11,926	521,500	-	521,500
Property Management	284,661	-	-	-	-	7,096	-	-	291,757	165,261	457,019
Payments to the City of OKC	225,401	-	-	-	-	132,814	-	-	358,215	364,752	722,967
Other	108,272	-	-	-	-	-	18,171	-	126,442	-	126,442
Total Expenditures	1,490,276	-	28,292	483,421	108,320	232,605	223,611	11,926	2,578,452	758,395	3,336,847
Changes in Fund Balance	691,781	-	(28,292)	1,856,763	(108,320)	(76,817)	(94,101)	(11,552)	2,229,462	(70,772)	2,158,690
Fund Balance, Beginning of Year	5,338,537	-	(166,457)	-	-	9,100	1,246,368	274,844	6,702,392	569,343	7,271,735
Fund Balance, Current	6,030,318	-	(194,749)	1,856,763	(108,320)	(67,718)	1,152,267	263,292	8,931,854	498,571	9,430,425