



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

**SIXTY-SECOND ANNUAL REPORT
FY 2022-2023**

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
SIXTY-SECOND ANNUAL REPORT
For the year ending June 30, 2023

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OCURA Board of Commissioners

J. Larry Nichols – Chairman

Judy J. Hatfield

Russell M. Perry

Rev. Dr. Lee E. Cooper, Jr.

James R. Tolbert, III

Central Business District Urban Renewal Area

Muse (700 West)

Developer	Colony Partners, Inc.
Location	Southeast corner of NW 4th Street & N Shartel Avenue
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	July 2021
Completed	June 2023
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. The project consists of a five story, 302-unit residential building wrapped around a 3-story parking garage. Amenities include an athletic center, bike storage, dog area, BBQ stations, a pool and an outdoor lounge. Three of the units are live-work units. For the next 25 years, 72 rental units will remain affordable for individuals making no more than 80% AMI. Construction began in July 2021 and was completed June 2023.



Alley's End

Developer	Rose Rock Development Partners
Location	Southeast Corner of NW 4th Street & N EK Gaylord Boulevard
Project Budget	\$60,000,000
Public Funding	Anticipated \$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	Anticipated 2024
Completed	TBD
Uses	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 EK Gaylord Boulevard. In May 2023, OCURA entered into an Amended and Restated Redevelopment Agreement which contemplates two-phases. The first phase will consist of a mixed-use project called Alley's End and is anticipated to include 211 housing units, all of which are proposed to be affordable for individuals making 60% of AMI or less. Phase two will include a structured parking garage and an additional apartment building.



Core-to-Shore Urban Renewal Area

Boulevard Place

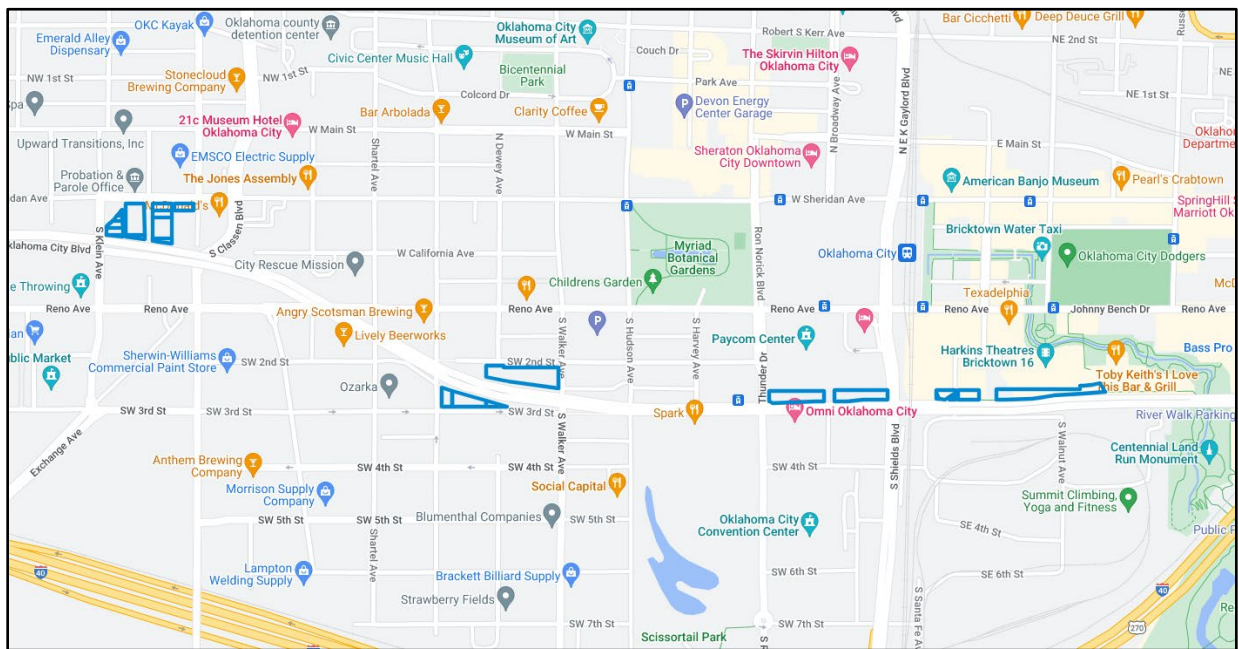
Developer	Rose Rock Development Partners
Location	Southwest corner of Oklahoma City Boulevard & S Shields Boulevard
Project Budget	\$83,000,000
Public Funding	Anticipated TIF for \$21.5M (95% of the ad valorem tax increment generated by the project for the first 15 years after completion and 70% of the ad valorem tax increment generated by the project thereafter)
RDA	July 2020; Amended September 2021, March 2022 and June 2023
Commenced	Anticipated late 2023
Completed	Anticipated 2025
Uses	Mixed-use residential and commercial project
Description	OCURA named Rose Rock Development Partners as the developers of a 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.



ODOT Oklahoma City Boulevard Excess Right-of-Way

Developer	TBD
Location	Multiple properties along Oklahoma City Boulevard declared excess right-of-way from removal of the old I-40 Highway
Project Budget	N/A
Public Funding	None
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	TBD

Description On October 12, 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 at no cost for purposes of carrying out an urban Renewal Plan. 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 \$2,591,134. The parcels are anticipated to be transferred to OCURA/OCRA by end of 2023.



Oklahoma Humane Society

Developer	Oklahoma Humane Society
Location	Bounded by S Walker Avenue & S Harvey Avenue between SW 10th Street & SW 11th Street
Project Budget	Minimum of \$15,000,000
Public Funding	None
RDA	Approved December 15, 2021
Commenced	TBD
Completed	TBD
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. On December 15, 2021 OCURA approved a Resolution Approving a Contract for Sale of Land and Redevelopment with Oklahoma Humane Society for the Redevelopment. 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. The purchase price contained in the Redevelopment Agreement for the property is determined to be not less than the fair value.



Harrison-Walnut Urban Renewal Area

Lyons/Luster Mansion (& Brockway Center) Phase II, Business Plan

Location 300 NE 3rd Street & 1440 N Everest Avenue

Authorized April 2021

Deadline TBD

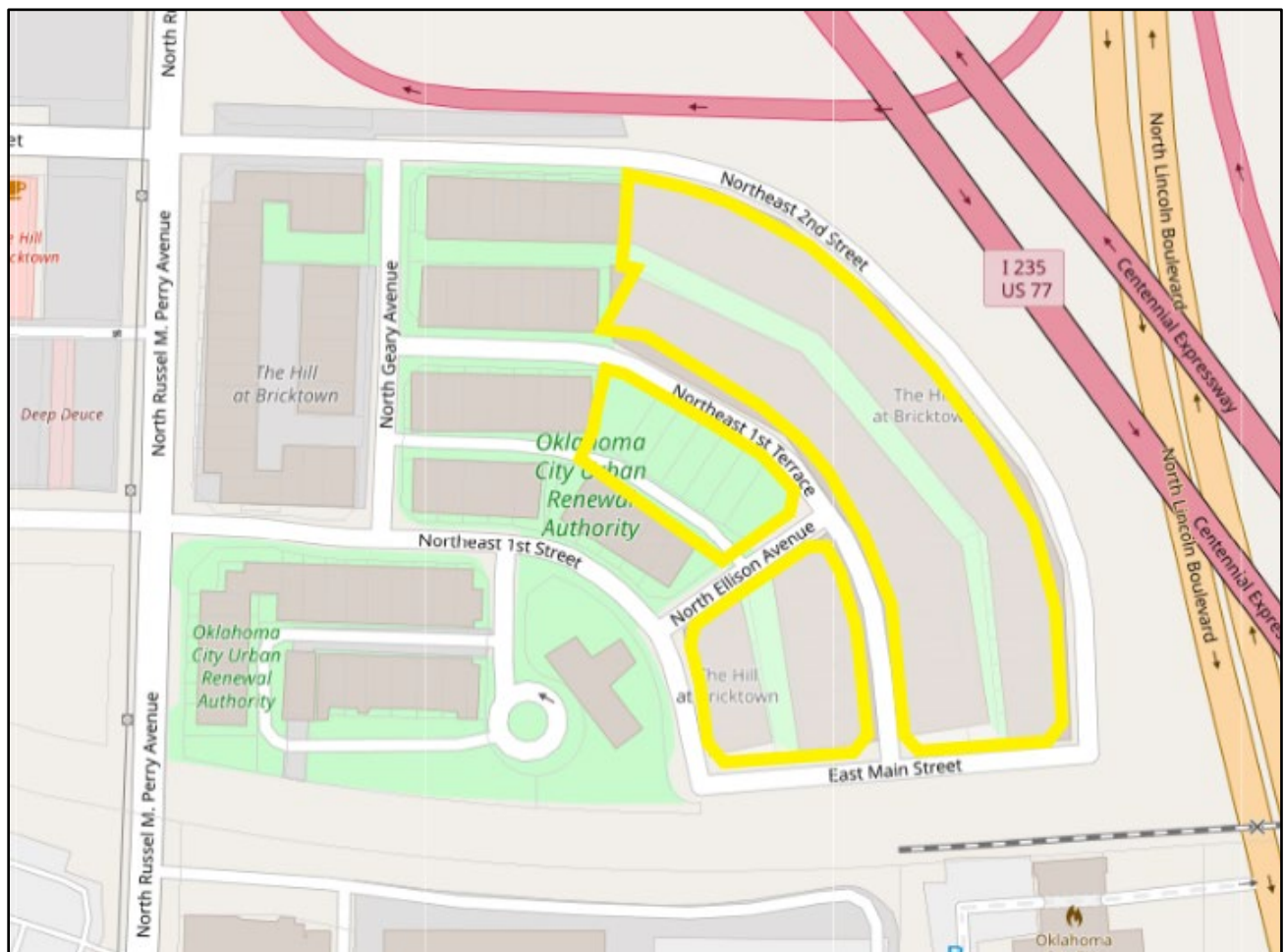
Information In July 2019, OCURA acquired the historic mansion at 300 NE 3rd Street. The mansion was built in 1926 as the home of Mr. S.D. Lyons and his renowned East India toiletries company. The property passed to Mr. Lyon's stepson, Mr. Melvin Luster, and remained in the Luster Family until acquisition by OCURA in June 2019. The residential structure is currently listed on the National Register of Historic Places.

OCURA 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. The planning grant was used to develop a report identifying the uses for the two historic properties. On December 15, 2021, OCURA approved a resolution authorizing and ratifying an agreement for professional services with Open Design Collective, Inc. for community engagement, feasibility assessment, and reuse recommendations for the Historic Brockway Center and Lyons Mansion. Open Design Collective is currently in the feasibility assessment phase of the project. OCURA plans to ensure future uses of the properties properly honors the history of Deep Deuce and Oklahoma City's African-American community. Phase II of the report, a study paid for by the National Register of Historic Preservation, will soon be under contract to develop a business plan based off the Open Design report.



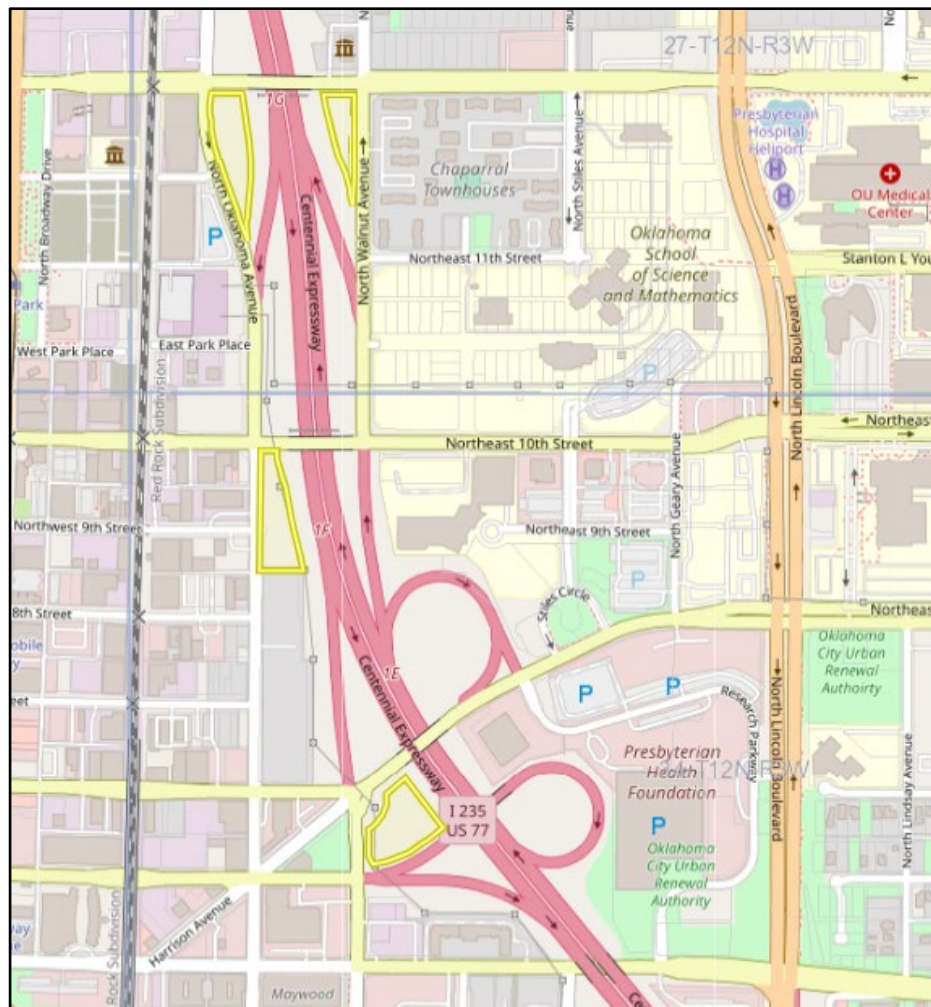
Final Plat of The Hill at Bricktown, Section 3 – Phase II

Developer	Burnett Equity
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
Project Budget	TBD
Public Funding	None
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	Residential
Description	In April of 2021, OCURA issued a request for proposals to complete the site with proposals due July 30th, 2021. OCURA received one proposal from Burnett Equity and entered into a conditional redevelopment agreement. Negotiations for a redevelopment agreement are ongoing.



ODOT I-235 Excess Right-of-Way

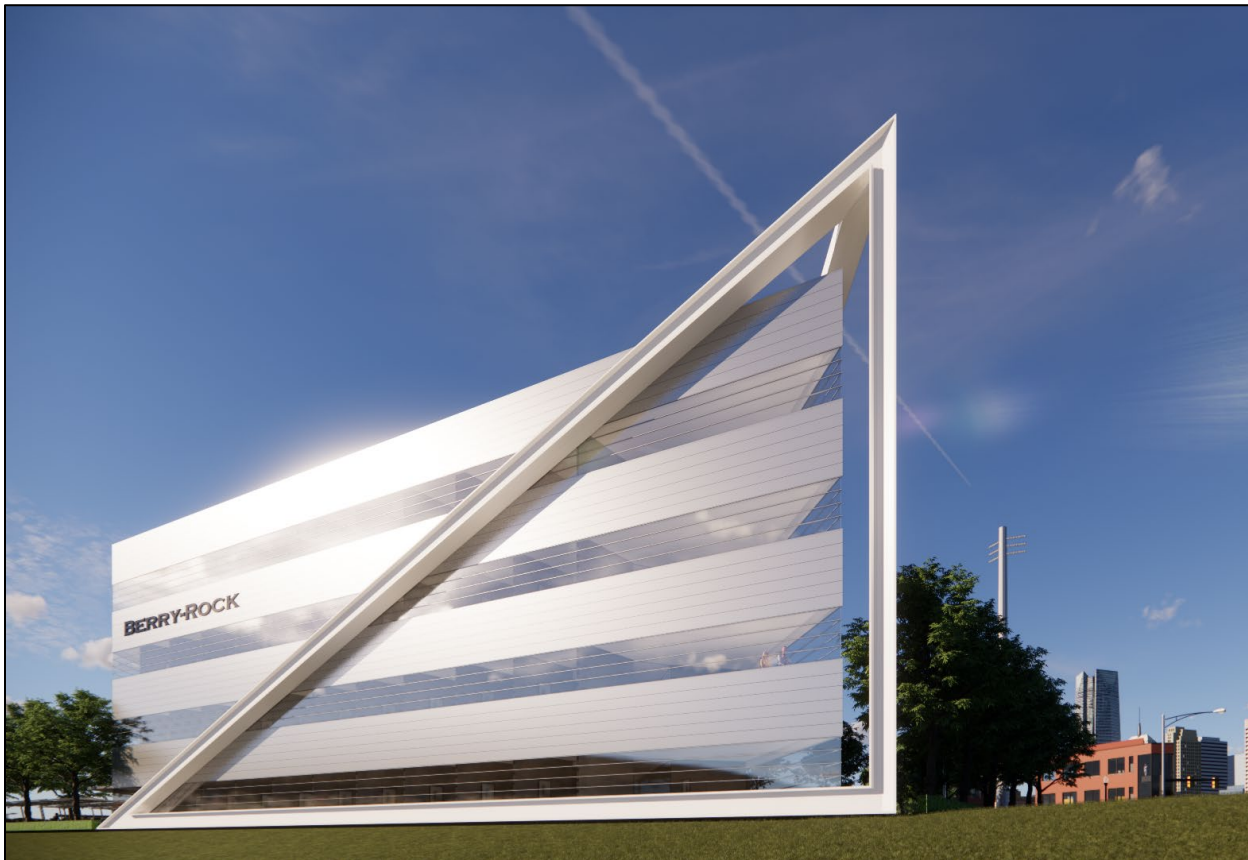
Developer	N/A
Location	Four Tracts: Tract 1 – Northeast 13 th Street and Oklahoma Avenue Tract 2 – Northeast 13 th Street and Walnut Avenue Tract 3 – Northeast 10 th Street and Oklahoma Avenue Tract 4 – Northeast 5 th Street and North Walnut Avenue
Project Budget	\$547,661.57 for acquisition
Public Funding	None
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	TBD
Description	On September 24, 2021, OCURA made an offer of \$547,661.57 for excess right-of-way parcels along I-235 from the Oklahoma Department of Transportation (ODOT). The four tracts are roughly 4.74 total acres and situated in key locations along the interstate. On January 7, 2022, ODOT executed a quit claim deed to convey the properties to OCURA. OCURA purchased the tracts in order to pursue developments on these properties. In July 2022, OCURA rezoned the properties west of I-235 to align with the current Downtown zoning.



RFP for Properties Located between NE 5th Street, Harrison Avenue, and Interstate-235 - Flatiron Phase II

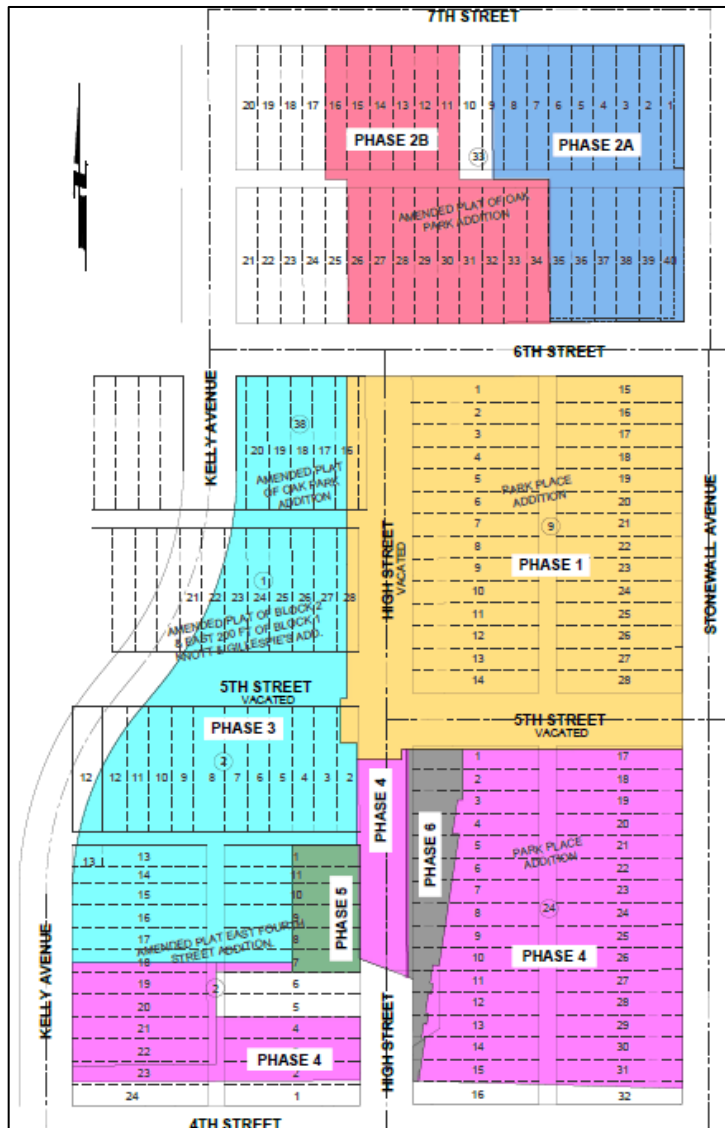
Developer	Berry Rock Management LLC
Location	Parcel A: 126 Harrison Avenue, Oklahoma City, OK 73104 Parcel B: 616 N Walnut Avenue, Oklahoma City, OK 73104
Project Budget	Anticipated \$23,231,000
Public Funding	None
RDA	N/A
Commenced	Parcel A: Anticipated September 2024 Parcel B: Anticipated December 2023
Completed	Parcel A: Anticipated April 2026 Parcel B: Anticipated June 2025
Uses	Commercial
Description	In September of 2021, OCURA acquired an additional 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 two parcels located at NE 5 th St. and Harrison Avenue either together or as separate developments. The site was offered for mixed-use or commercial developments that will encourage growth of downtown and offer better connections within the city. OCURA filed for rezoning of the properties to align with the Downtown Design District.

OCURA is currently undergoing negotiations for a redevelopment agreement designating Berry Rock Management LLC as the conditional redeveloper. The redevelopment agreement is for a phased development of commercial buildings beginning with Parcel B in September 2023 and Parcel A in September 2024.



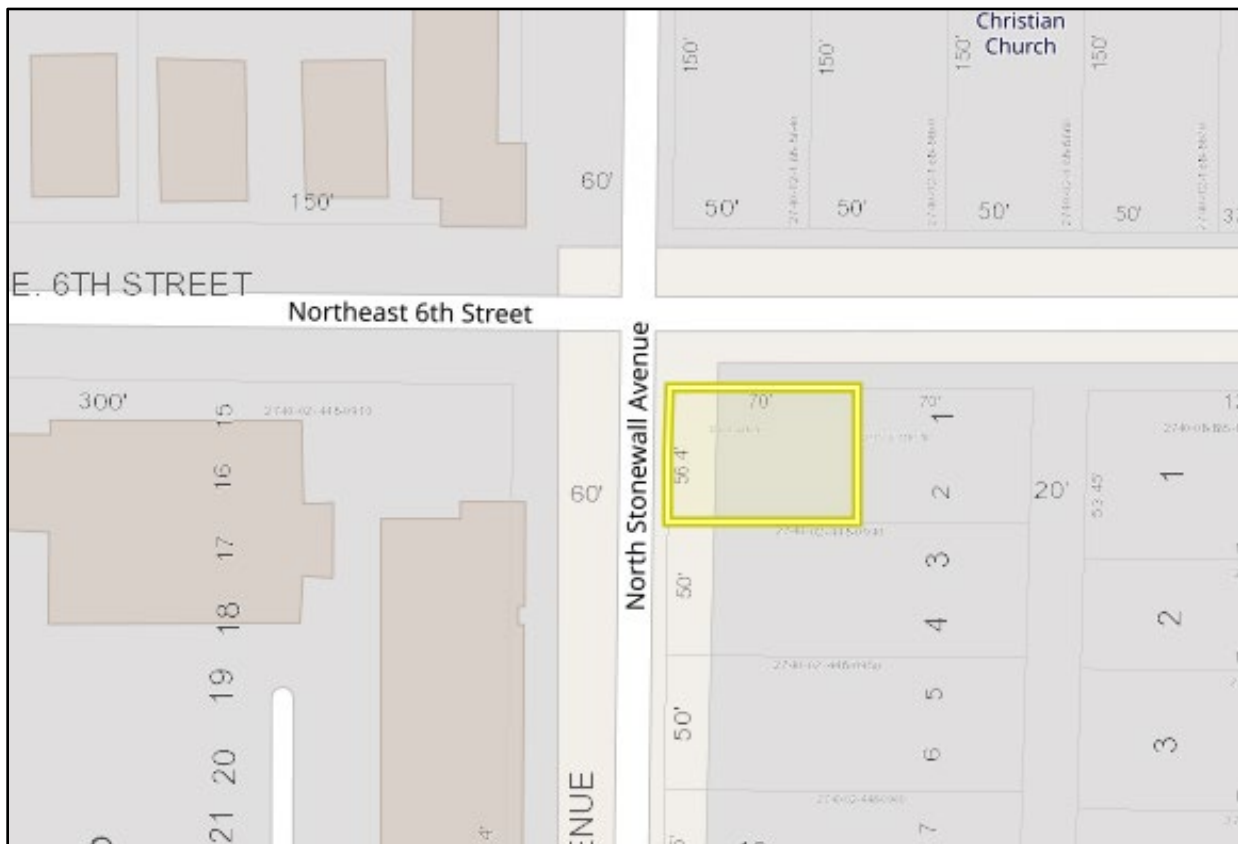
Page Woodson Phase IV, V, & VI

Developer	Colony – Page Woodson, LLC
Location	North of NE 4th St between N Kelley Avenue and N Stonewall Avenue
Project Budget	\$40,420,000
Public Funding	None
RDA	October 2015, as amended
Commenced	Anticipated September 2022
Completed	Phase IV – July 2024
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. Phases I-III have previously been completed. OCURA closed on Phase IV in September 2022. Phase IV development will consist of three new 3 & 5-story residential buildings for a total of 214 units (one and two-bedrooms) including fourteen live/work units. Two new phases (V, & VI) have been defined for this project and will consist of a public plaza and restaurant space. These phases will be subject to additional OCURA approvals at a later time.



Culture Coffee

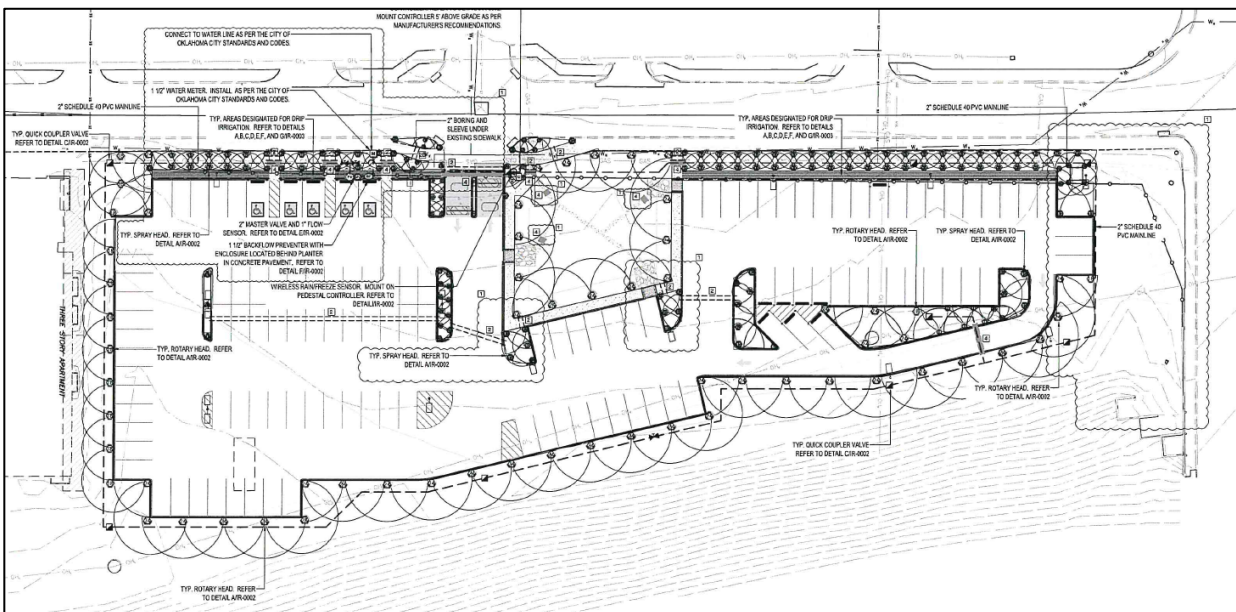
Developer	Culture Coffee LLC
Location	Southeast corner of NE 6th Street & N Stonewall Avenue
Project Budget	TBD
Public Funding	None
RDA	N/A, Ground Lease Agreement
Commenced	December 2022
Completed	November 2025
Uses	A temporary, public community area to serve as recreation space for eating and outdoor activities
Description	On December 9, 2021, Culture Coffee in partnership with Johnson & Associates and OCURA rezoned a parcel to expand Culture Coffee’s operations until new facilities are developed as part of one of the final phases for Page Woodson development. Improvements have started on the property and are slated to be completed by Fall 2023.



Public Strategies Parking Lot

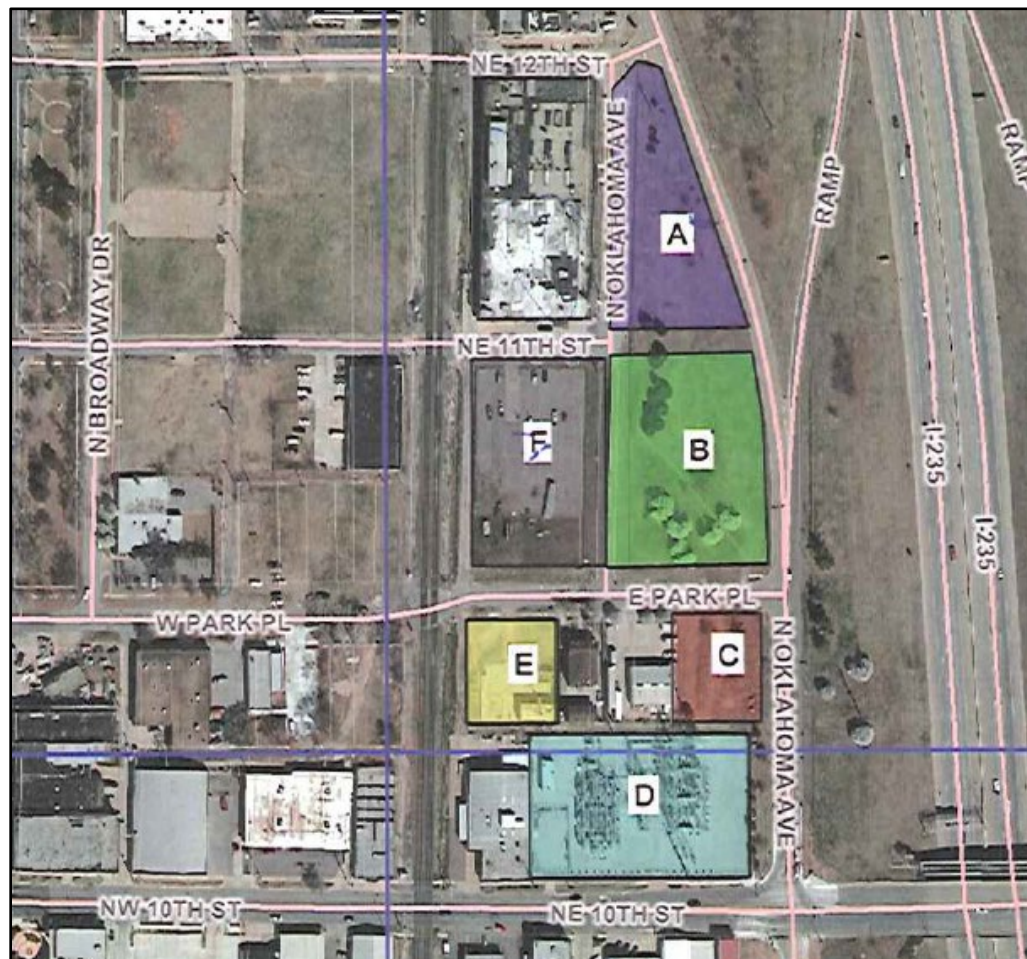
Developer: Public Strategies
Location: NE 9th Street and Oklahoma Avenue
Project: \$820,000
Public Funding: None
RDA: N/A, Ground Lease Agreement
Commenced: Anticipated July 2022
Completed: July 2023
Uses: Parking lot for office building headquarters for Public Strategies (NE 9th Street Development, LLC)

Description: Public Strategies is renovating two existing building into new office space. The office space will be used to relocate the Public Strategies staff from its current office building on NW 63rd to the downtown area which is close to its other ancillary operation. In December 2022, OCURA entered into a parking lot ground lease with NE 9th Street Development, LLC to provide adequate parking for office building staff and business customers. In March 2022, OCURA begin the process to close and vacate two alleyways and a portion of NE 9th Street located within the property boundaries to help facilitate future development on site. The vacation process should be completed in July 2023.



OG&E/ Neighbors/ ODOT/ OCURA SWAP

Developer	Oklahoma Gas & Electric Company
Location	NE 10 th Street and I-235
Project Budget	N/A
Public Funding	None
RDA	December 21, 2015
Commenced	TBD
Completed	TBD
Uses	Utilities, Easements, Future Development
Description	On December 21, 2015, OCURA entered into 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.



OCURA PROPERTY SWAP IN SOUTH OF 8th Street Area

Developer RVDLD, LLC, Garrett and Company, LLC and Ocean Investments Company LLC

Location Scattered Properties along NE 4th Street

Project Budget N/A

Public Funding None

RDA N/A

Commenced TBD

Completed TBD

Uses TBD

Description OCURA entered into a Real Estate Exchange Agreement to exchange properties with RVDLD, LLC, Garrett and Company, LLC and Ocean Investments Company LLC for lots in the Harrison-Walnut area on February 28, 2023. The acquisition of these properties increases the opportunity for redevelopment along NE 4th Street, as recommended by the South of 8th Street Study completed by Open Design Collective. The property OCURA will receive in the exchange from RVDLD, LLC, Garrett and Company, LLC and Ocean Investments Company LLC is comprised of approximately 0.3 acres of land.



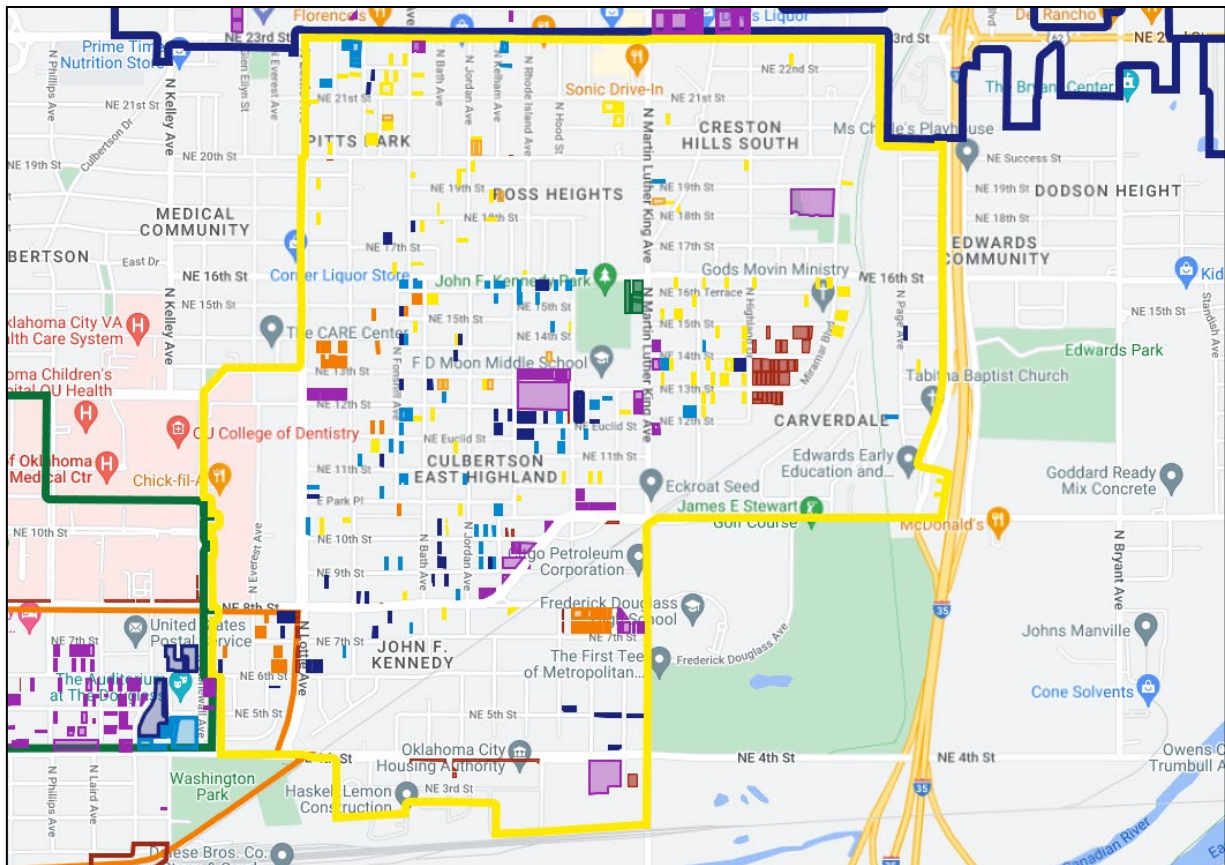
John F. Kennedy Urban Renewal Area

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

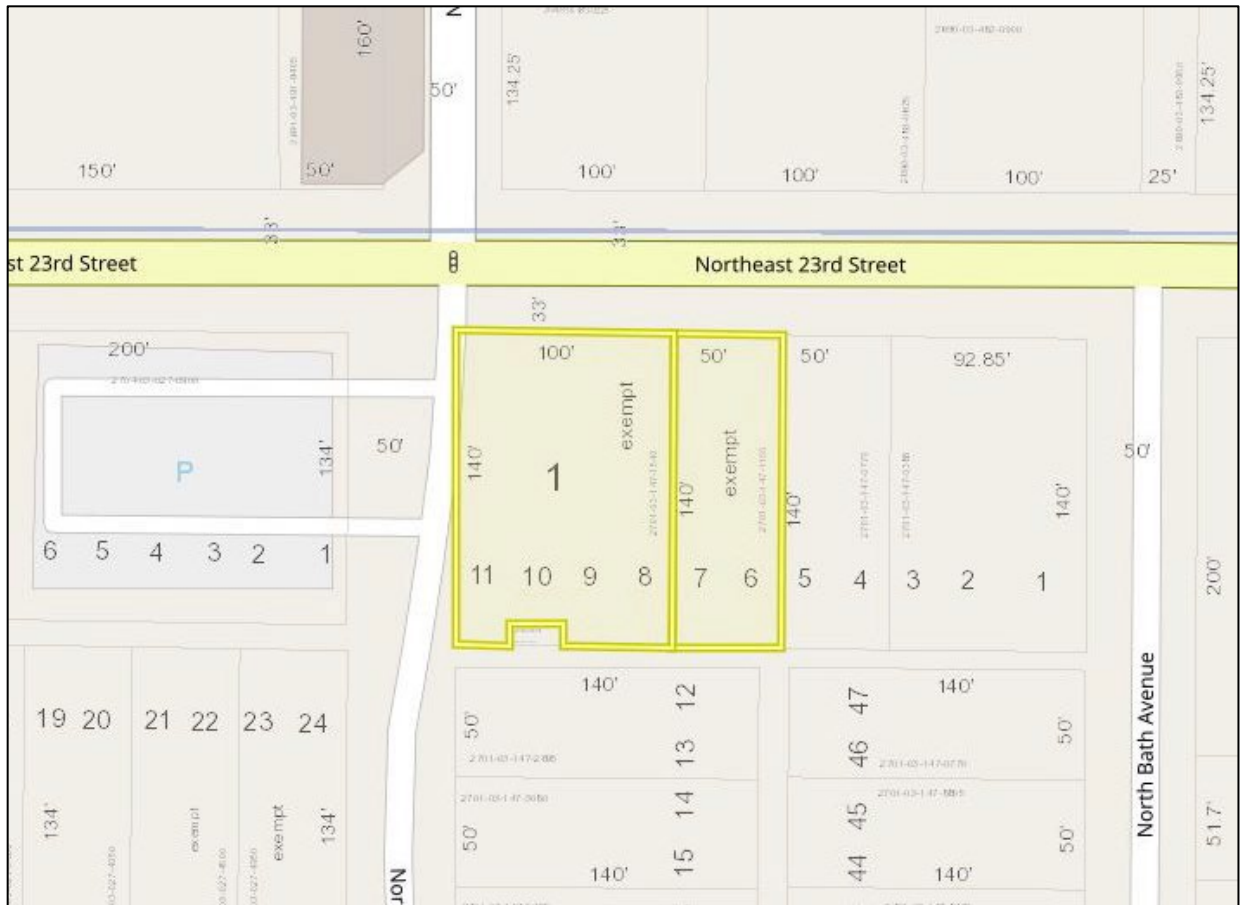
RFP for NE 16th Street & N Martin Luther King Avenue

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 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 15, 2023 for the eighth renewal.



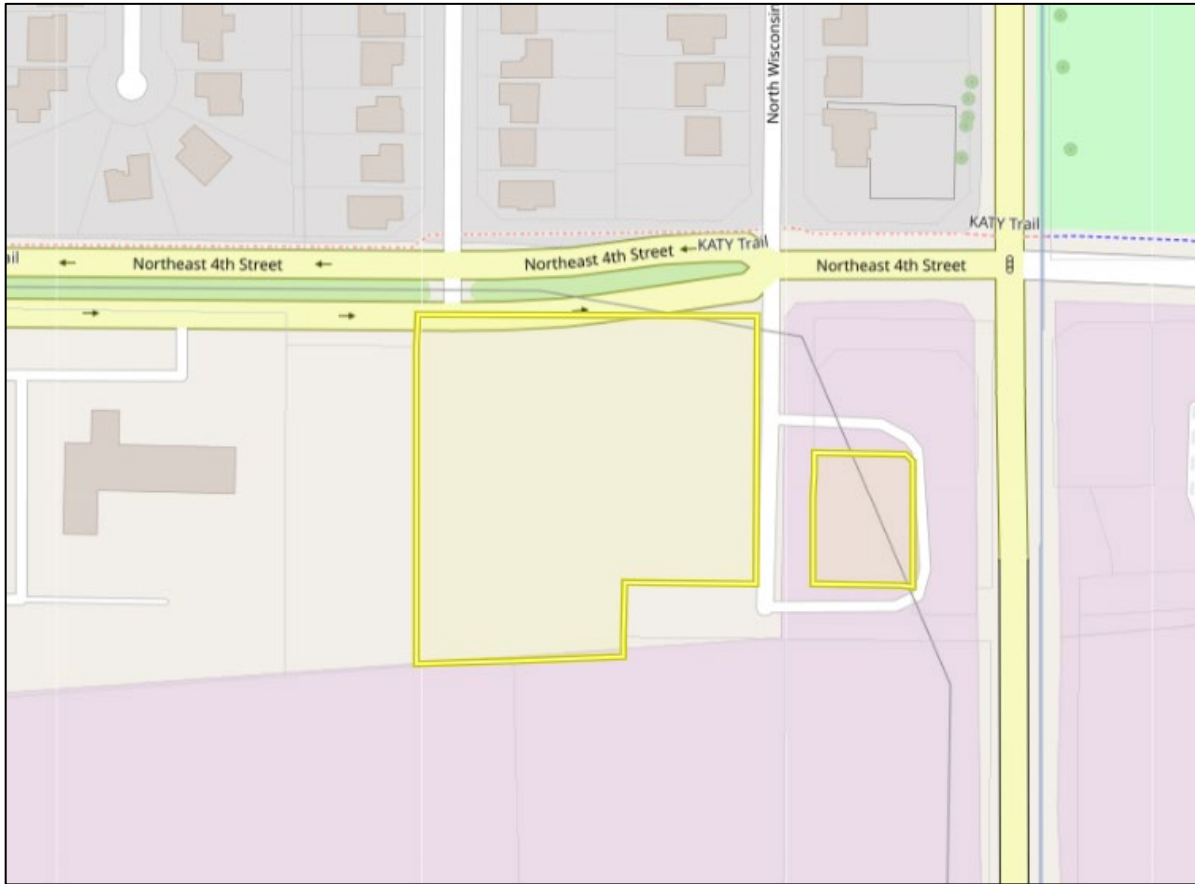
RFP for NE 23rd Street & Prospect Avenue

Location Southeast corner of NE 23rd St & Prospect Ave
Authorized June 2018
Deadline July 14th, 2022
Information 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. No proposals have been received and the submission period for the RFP has ended.



RFP for NE 4th Street & Wisconsin Avenue

Location	Southeast corner of NE 4th St & Wisconsin Ave
Authorized	June 2023
Deadline	August 25, 2023
Information	In June 2023, OCURA released request for proposals (RFP) for land located at the corner of NE 4th Street and Wisconsin Avenue. This site is being offered for affordable housing redevelopment that will contribute to the continued efforts to revitalize the project area and adjacent neighborhoods. Proposals are due back August 25, 2023.



NE 13th Street & N Martin Luther King Avenue

Developer	Oklahoma City Public Schools, Independent School District No. 89 of Oklahoma County, Oklahoma
Location	Northeast 13 th Street & North Martin Luther King Avenue
Project Budget	N/A
Public Funding	N/A
RDA	Anticipated July 2022
Commenced	Anticipated July 1, 2022
Completed	Anticipated August 1, 2025
Uses	Facilities for students and school uses
Description	On March 4, 2021, OCURA entered into a Public Property Redevelopment Agreement between OCURA and the Oklahoma City Public Schools, Independent School District No. 89 of Oklahoma County, Oklahoma. The purpose of the agreement is to expand and improve the school grounds at F.D. Moon Middle School. Under the agreement, OKCPS will improve the property or cause it to be improved to make it suitable for school use as playgrounds, playing fields, or other appropriate and desirable facilities for students. OCURA conveyed the property to Oklahoma City Public Schools on July 25, 2022. OCKPS completed improvements on the southern portion of the property.



Creston Hills School

Developer	TBD
Location	NE 19 th Street and Miramar Boulevard
Project Budget	TBD
Public Funding	TBD
RDA	N/A
Commenced	TBD
Completed	TBD
Uses	TBD
Description	OCURA received the property for the former Creston Hills School located near Northeast 19 th Street and Miramar Boulevard via a quit claim deed dated November 23, 2021 from the City of Oklahoma City. The City and OCURA entered into a professional services agreement to guide the redevelopment process of the Creston Hills School property. OCURA entered into an agreement with Neighborhood Alliance of Central Oklahoma to engage the community in redeveloping the property. As part of the community engagement process, OCURA removed three accessory buildings that were unsafe and in disrepair in the fall of 2022. In May 2023, OCURA received authorization to open the RFP for redevelopment of this site. OCURA will utilize the information from the community engagement report to help guide the issuance of an RFP for redevelopment.



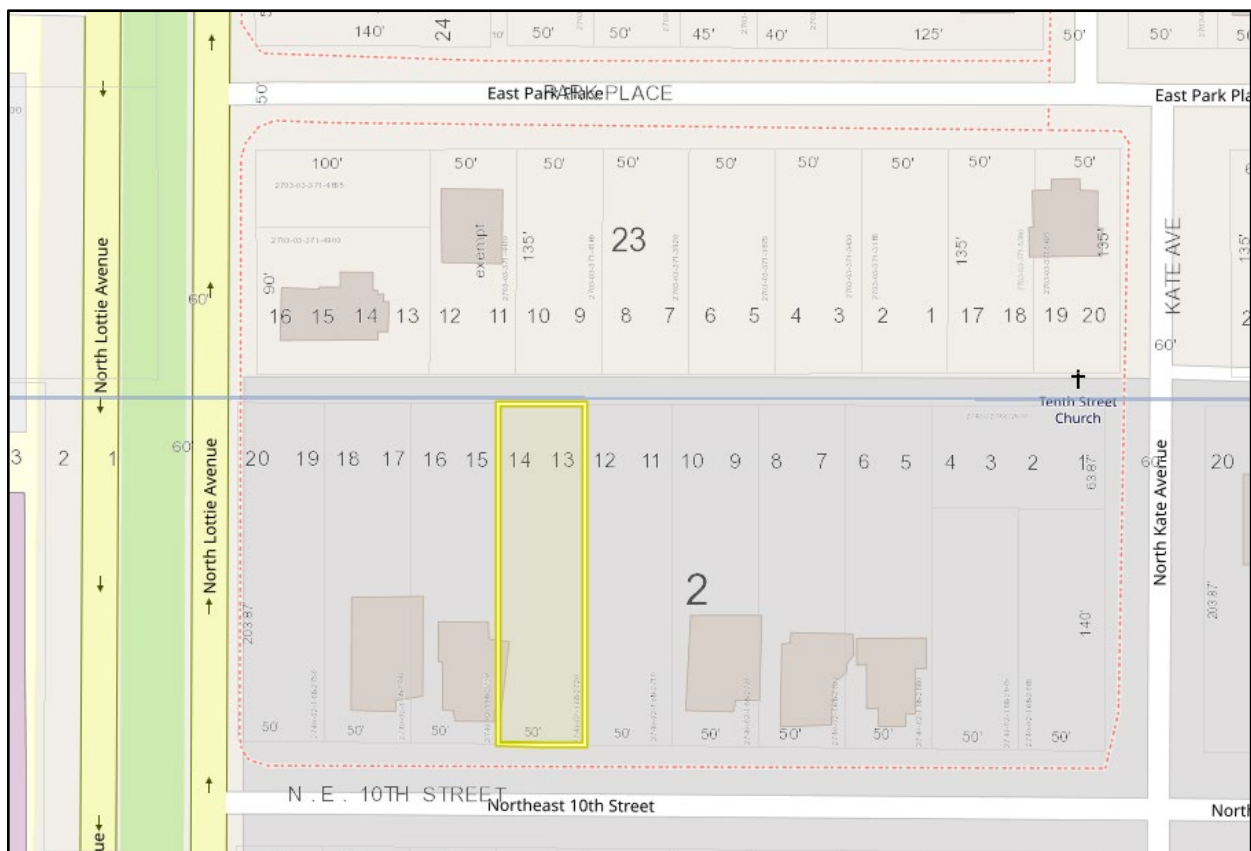
AE Silva Properties – 2022 Projects

Developer	AE Silva Properties, LLC
Location	Northeast 9 th Street & North Bath Avenue and Northeast 8 th Street & North Bath Avenue
Project Budget	\$207,000 per single-family residence
Public Funding	None
RDA	June 2022
Commenced	TBD
Completed	TBD
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. Due to rising construction costs, the project is currently on hold, but set to continue when possible.



An & Giang Vu

Developer An & Giang Vu
Location Near the intersection of N Lottie Avenue & NE 10th Street
Project Budget \$250,000
Public Funding None
RDA September 16, 2020
Commenced N/A
Completed N/A
Uses Single-Family Residential
Description On September 16, 2020, OCURA entered into a redevelopment agreement to construct a single-family home, and a Supplemental Amendment on March 4, 2021 to amend the timeline for the construction. After unanticipated delays, OCURA has issued a termination agreement effective March 6, 2023.



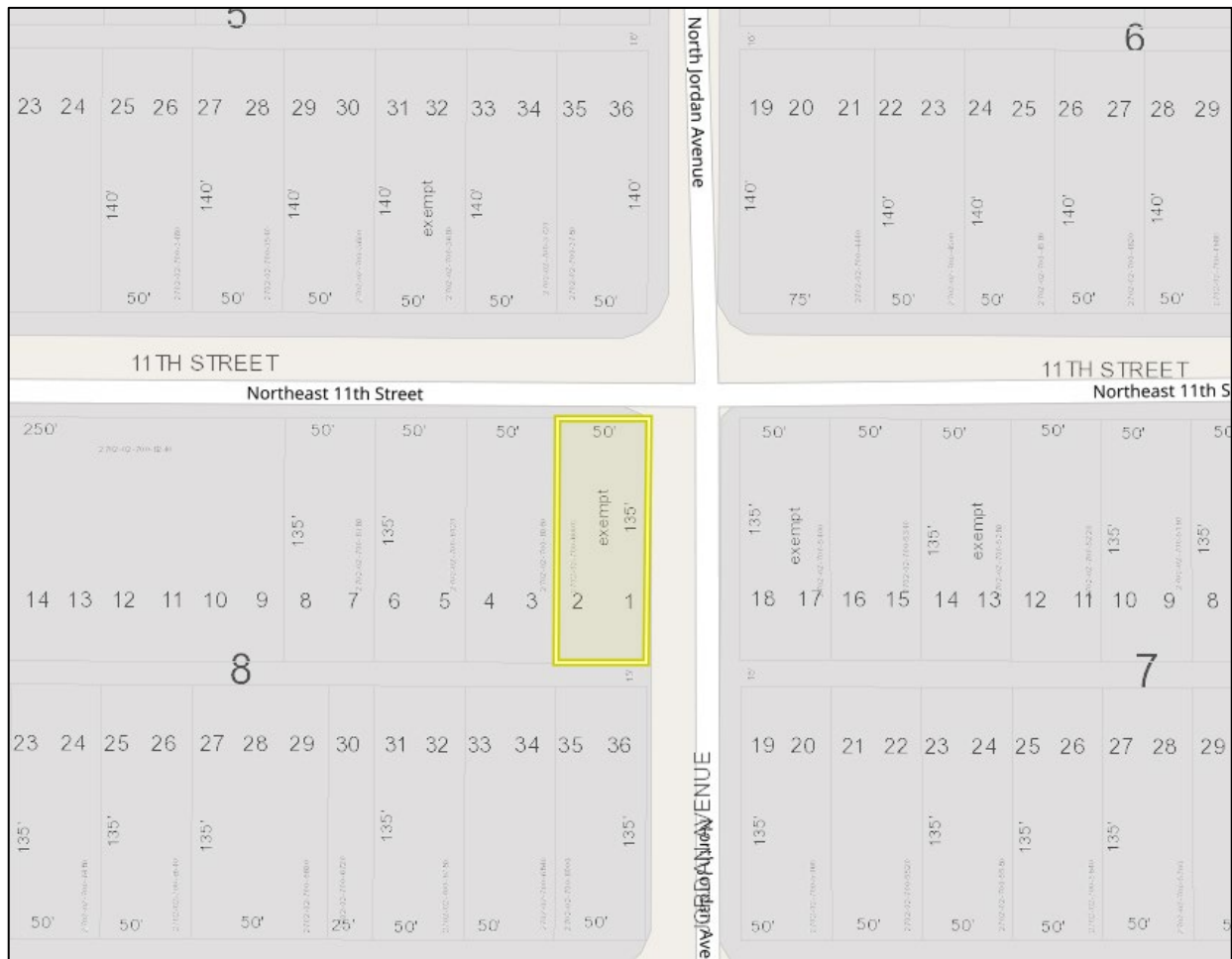
Angelia Hill

Developer	Angelia Hill
Location	Northeast 8 th Street and North Jordan Avenue Northeast 11 th Street and North Lottie Avenue
Project Budget	TBD
Public Funding	None
RDA	October 10, 2021
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (2)
Description	OCURA entered into a redevelopment agreement with Angelia Hill on October 10, 2021 to develop two single-family homes. It is currently planned to be constructed in two phases. Due to rising construction costs, the project is currently on hold, but set to continue when possible.



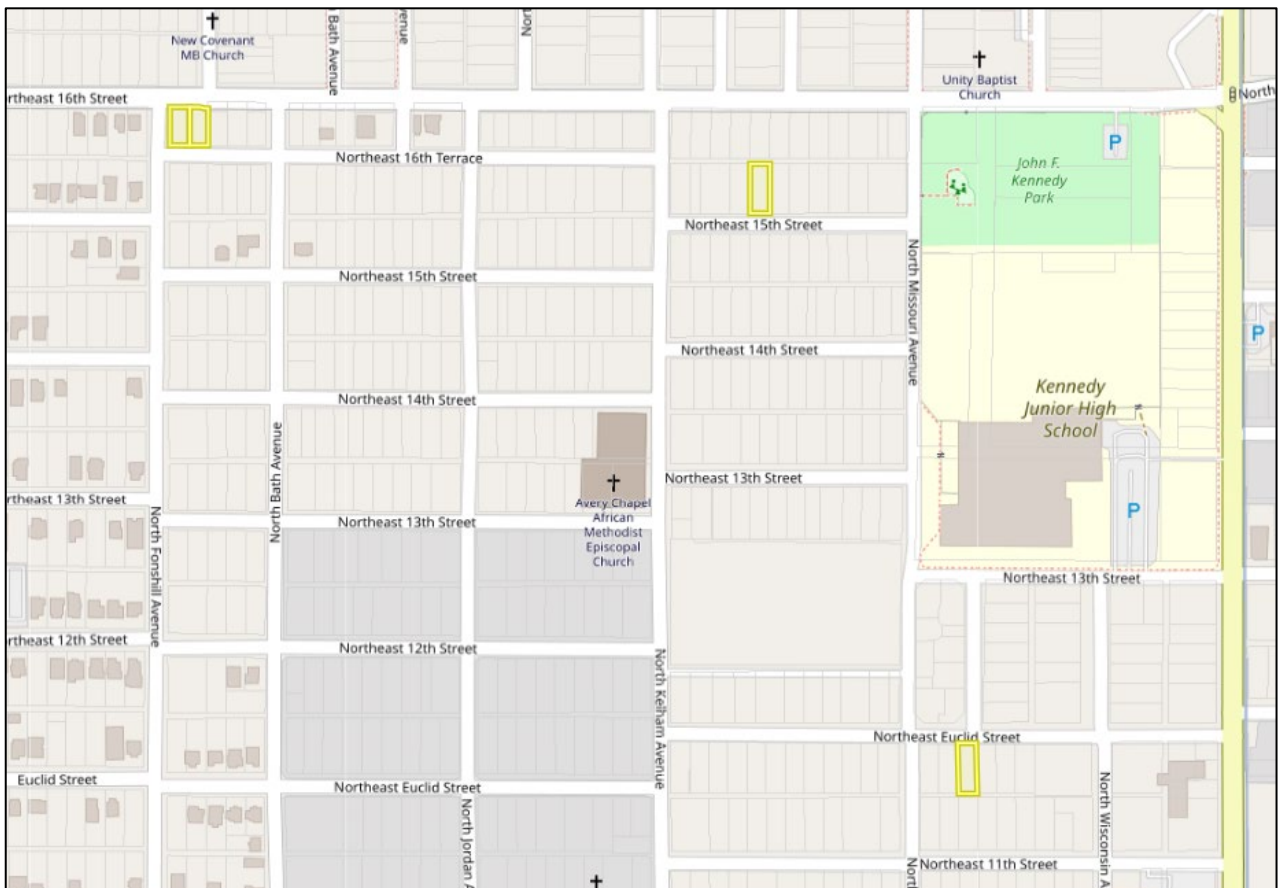
Arnulfo and Marian Garcia

Developer Arnulfo and Marian Garcia
Location Near the intersection of N Jordan Avenue & NE 11th Street
Project Budget \$299,990
Public Funding None
RDA September 21, 2022
Commenced April 2023
Completed Anticipated January 2024
Uses Single-Family Residential
Description On September 21, 2022, OCURA entered into a redevelopment agreement to construct a single-family home with Arnulfo and Marian Garcia. OCURA and Arnulfo and Marian Garcia amended the RDA in April 2023 to shift the construction timeline to April 2023 through January 2024. Construction began in April of 2023 and is anticipated to complete in January 2024.



Axiom Properties LLC

Developer	Axiom Properties LLC
Location	Phase I: NE 15th Street & N. Kelham Avenue and NE Euclid Street & N. Nebraska Avenue Phase II: NE 16 th Street & N. Fonshill Avenue
Project Budget	\$600,000
Public Funding	None
RDA	September 21, 2022
Commenced	Phase I: May 2023 Phase II: TBD
Completed	Phase I: October 2023 Phase II: TBD
Uses	Single-Family Residential
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 shift the construction timeline of Phase I to May 2023 through October 2023. Construction on Phase I began in May of 2023 and is anticipated to complete in October 2023.



Brian Baker Homes L.L.C.

Developer	Brian Baker Homes L.L.C.
Location	NE 13th St between N Bath Avenue & N Jordan Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2022
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (2)
Description	OCURA entered into a redevelopment agreement with Brian Baker Homes L.L.C. to construct two single-family residential homes. They plan to begin construction of the homes at the same time. OCURA has been working with the Oklahoma City Brownfields Program to conduct environmental Phase I, Phase II, and additional testing for the site. Redevelopment timeline will be contingent on remediation efforts for the site.



Evans Fine Homes

Developer	Evans Fine Homes, LLC
Location	Near the intersection of NE 17th/18th Street & N Prospect Avenue
Project Budget	\$495,600
Public Funding	None
RDA	June 2021
Commenced	September 2021
Completed	2 Homes on NE 17 th St. – November 2022, and 1 home on NE 18 th St. – April 2023
Uses	Single-Family Residential (3)
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. OCURA issued a Certificate of Completion in November 2022 for the two homes on NE 17 th St. The Certificate of Completion for the home on NE 18 th St. and N Prospect Avenue was issued in April 2023.



Farzaneh Downtown Development | Masjid Mu’Min

Developer	Farzaneh Downtown Development, LLLP Masjid Mu’Min, Inc.
Location	Southwest corner of NE 23rd Street and Fonshill Avenue
Project Budget	\$2,200,000
Public Funding	None
RDA	August 2020
Commenced	Phase 1 (retail): August 15, 2023 Phase 2 (mosque): May 1, 2024 Phase 3 (residential): May 1, 2026
Completed	Phase 1 (retail): Anticipated May 1, 2024 Phase 2 (mosque): Anticipated December 31, 2025 Phase 3 (residential): Anticipated December 31, 2027
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 entered into a redevelopment agreement with FarzanehDowntown Development & Masjid Mu’Min in August 2020. They proposed a 3-phase development that will include retail space along NE 23rd Street as phase 1, residential development in phase 2, and a mosque in phase 3. On July 21, 2021, OCURA approved an amendment to the original redevelopment agreement approving Schematic Design Studies for all three phases, and Design Development Documents, Construction Documents, Landscaping Plans, and Evidence of Financing for Phase I for the project. On June 15, 2022, OCURA approved a Resolution Approving a second amendment to the redevelopment agreement approving a cross access agreement with adjacent property necessary for the development.



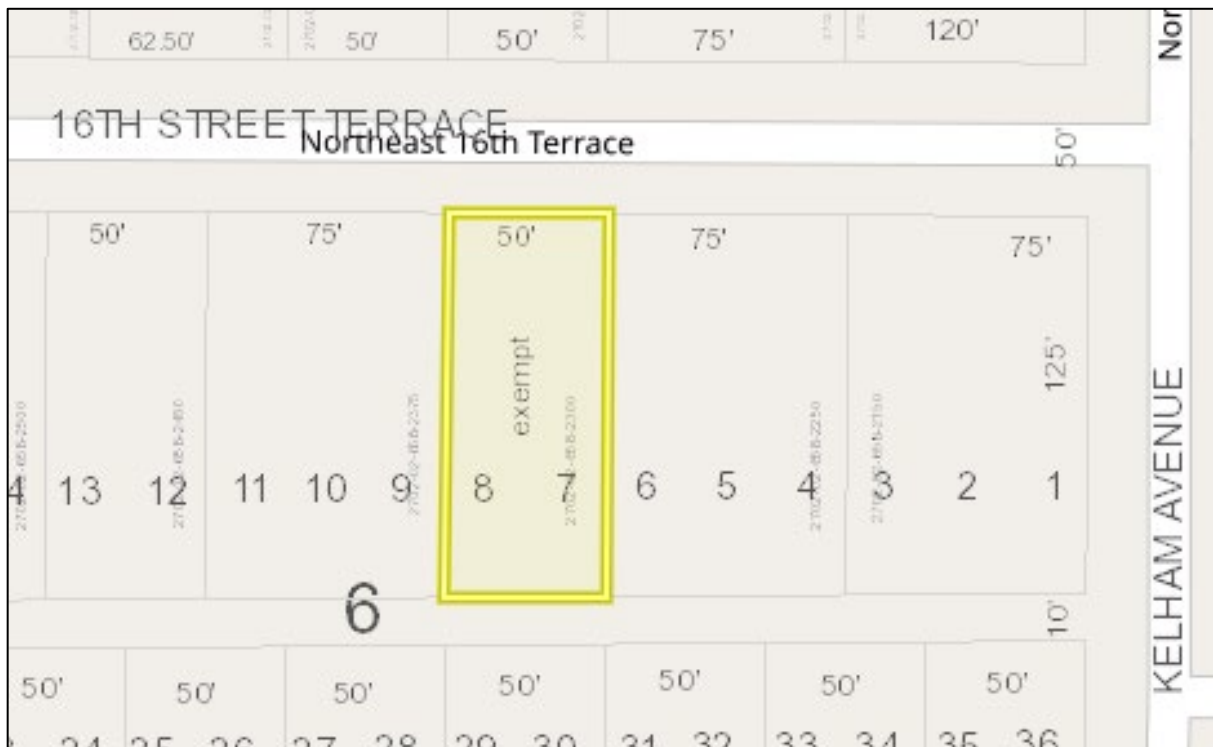
Farzaneh Family Foundation | Oklahoma City Homeless Alliance

Developer	Farzaneh Family Foundation
Location	Near the intersection of NE 21 st Street and N Kate Avenue
Project Budget	\$240,000 per duplex, \$480,000 total
Public Funding	None
RDA	February 2022
Commenced	Phase I: December 2022 Phase II: June 2023
Completed	Phase I: June 2023 Phase II: February 2024
Uses	Residential Duplexes (2)
Description	On February 16, 2022, OCURA entered into a redevelopment agreement with Farzaneh Family Foundation for two duplex residential homes that will provide housing via a partnership with the Homeless Alliance of Oklahoma City. They are building the two duplexes in two phases. The first duplex was completed in May of 2023. Construction for the second duplex is anticipated to begin in the second half of 2023 and be completed by the end of 2023.



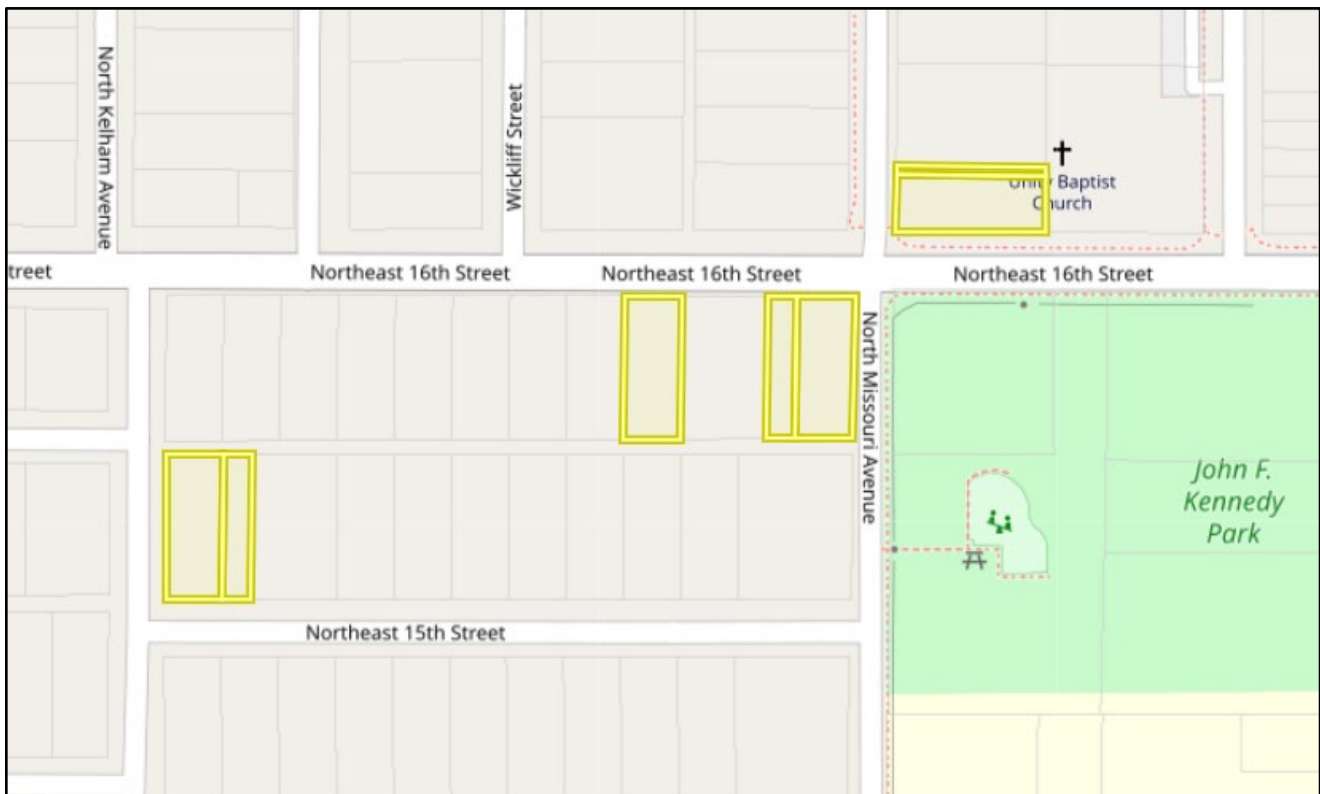
Fitzpatrick Properties LLP

Developer	Fitzpatrick Properties LLP
Location	NE 16 th Terrace & North Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2022
Commenced	TBD
Completed	TBD
Uses	Residential Duplex
Description	In June 2022, OCURA entered into a redevelopment agreement with Fitzpatrick Properties LLP, to build a duplex on the lot. The lot is currently located within an R-1 zoned 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.



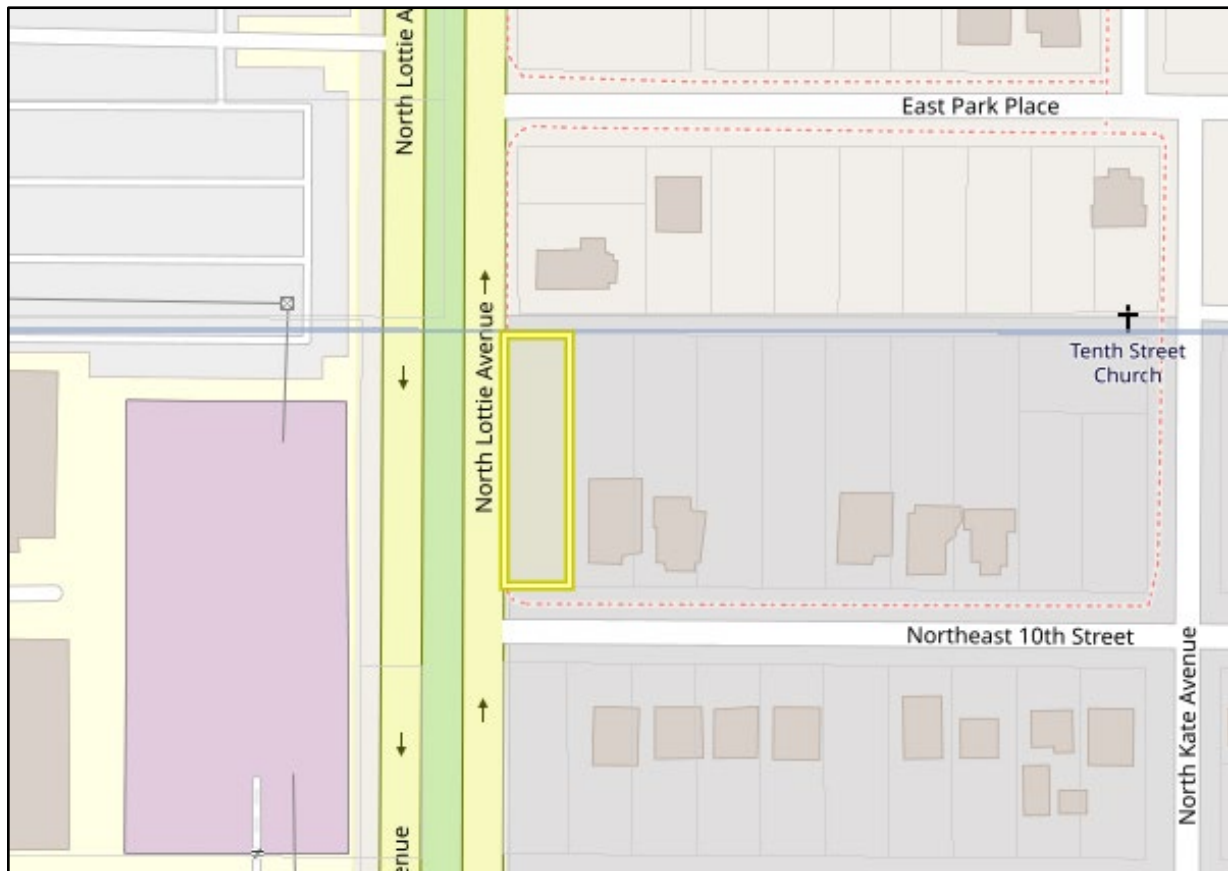
Garvey Development Group

Developer	Garvey Development Group
Location	NE 16 th Str. & N Missouri Avenue and NE 15 th St. & N Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	April 2022
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (1), Single-Family Attached (7 units)
Description	In April 2022, OCURA entered into a redevelopment agreement with Garvey Development Group, to build 8 units through the construction of seven single-family attached homes and one single-family detached home. The lot is currently located within an R-1 zoned area and will need to be rezoned in order to construct the single-family attached units. OCURA will support a rezoning application and if successful, construction would begin shortly after.



Ground Root Development – 2017 Projects

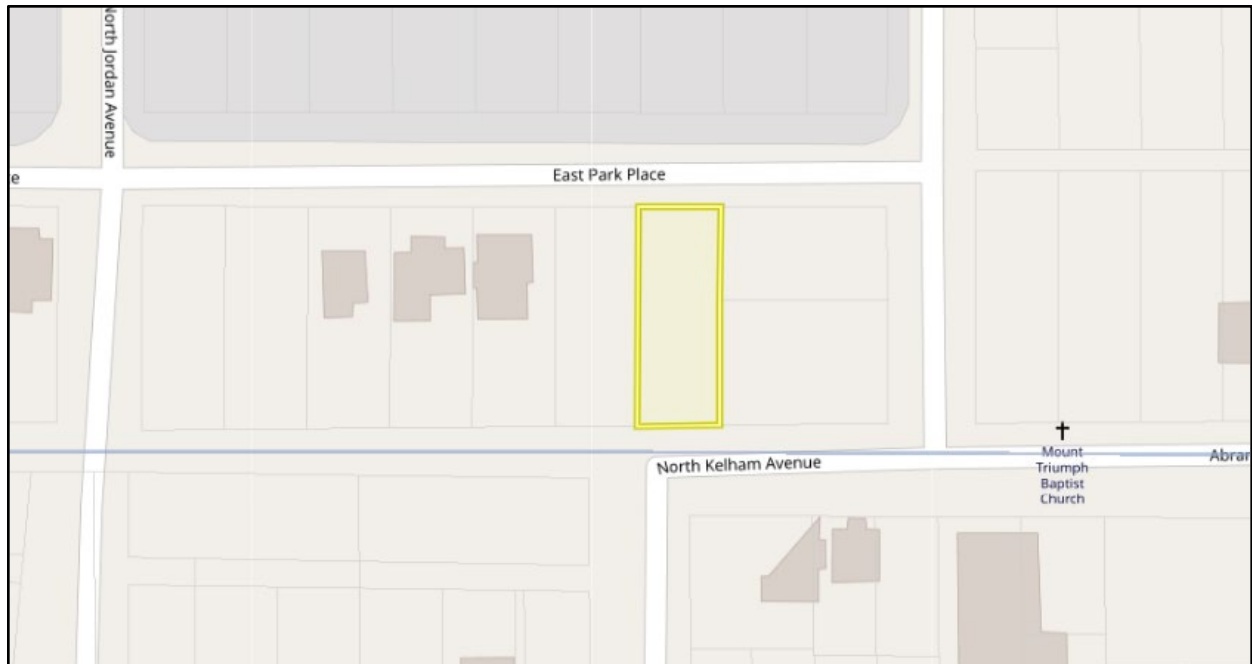
Developer	Ground Root Development, LLC
Location	NE 10 th Street & N Lottie Avenue
Project Budget	TBD
Public Funding	None
RDA	December 2017
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (3)
Description	In 2017, OCURA entered into a redevelopment agreement with Ground Root Development, LLC for a single-family residential lot. Ground Root Development has submitted an application for a simplified planned unit development (SPUD) for three single-family residences on the lot at the corner of Lottie and NE 10th Street which has been approved.



Ground Root Development – 2021 Projects

Developer	Ground Root Development, LLC
Location	E Park Place & N Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2021
Commenced	TBD
Completed	TBD
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 lots. OCURA & Ground Root Development amended the agreement in June 2023 to remove three of the four lots from the redevelopment agreement. The amended redevelopment agreement is for one single-family residence on E Park Place and N Kelham Avenue.



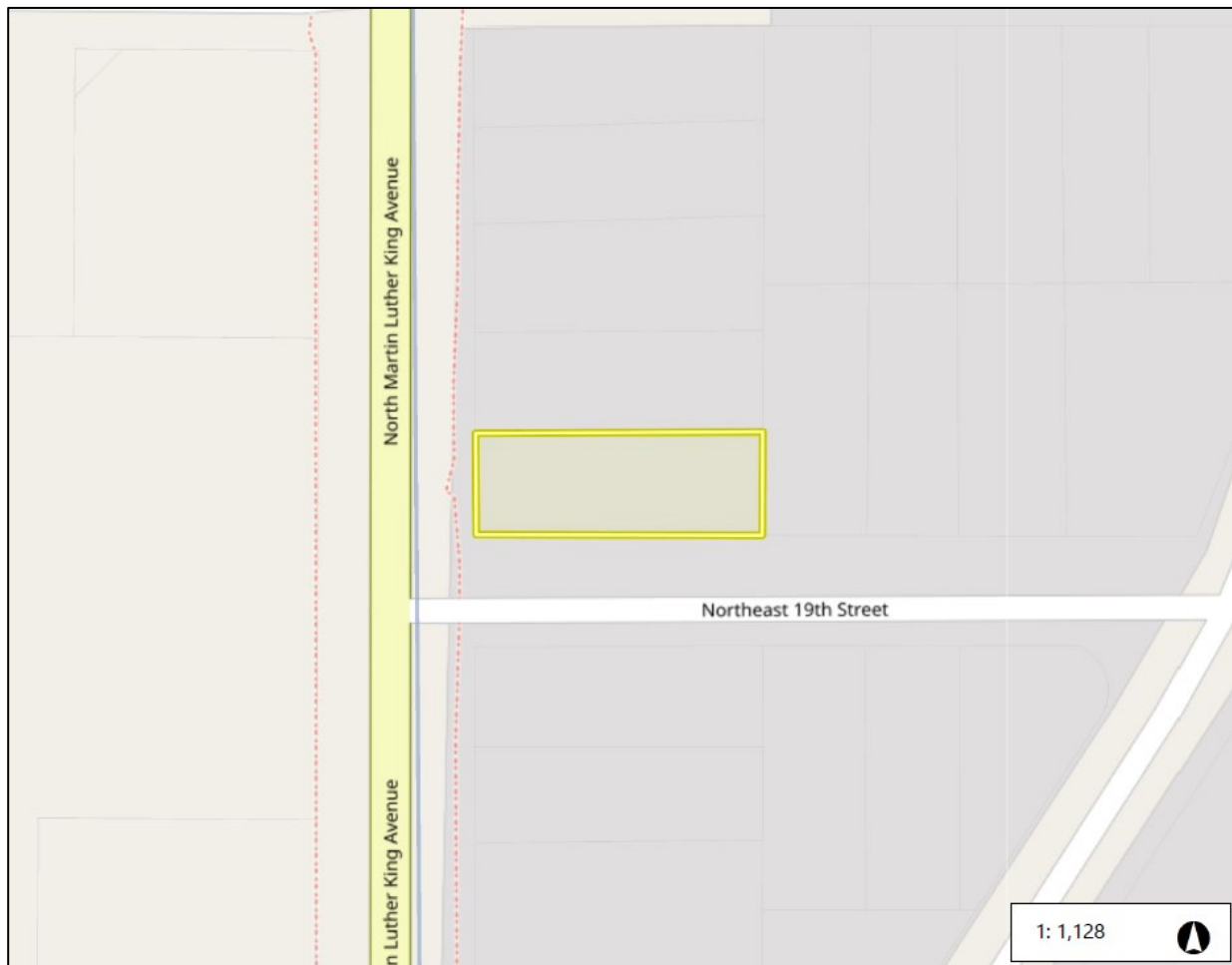
HHI Group

Developer	HHI Group, LLP
Location	N Nebraska Avenue, N Wisconsin Avenue near NE 6th Street
Project Budget	\$400,000
Public Funding	None
RDA	December 2020
Commenced	February 1, 2021
Completed	January 2023
Uses	Single-Family Residential (3)
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. Two of the homes were completed on December 12, 2021 and April 30, 2022. The third home construction was completed in January of 2023.



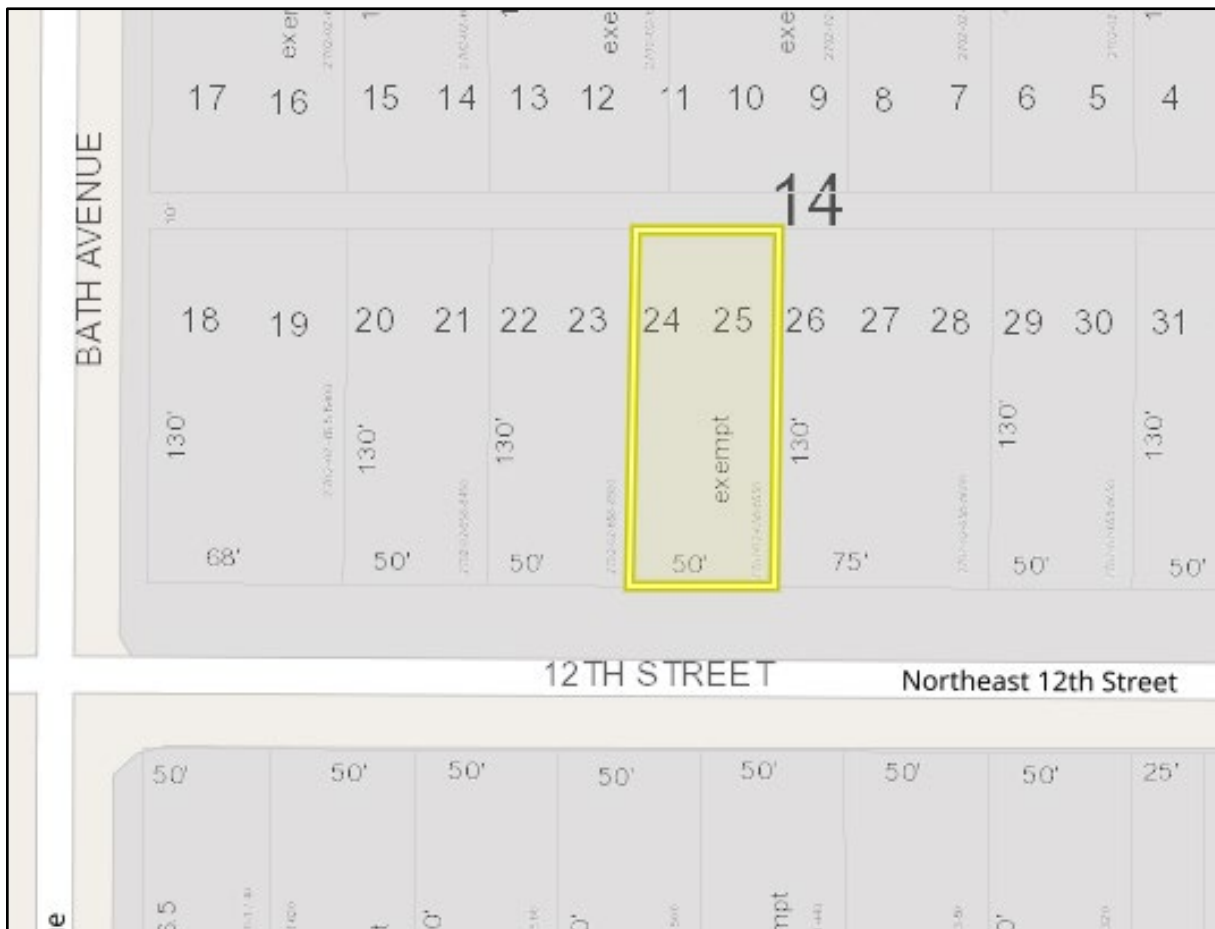
Ira Thomas and Audrea Thomas

Developer	Ira Thomas and Audrea Thomas
Location	Near the intersection of NE 19 th Street and North Martin Luther King Avenue
Project Budget	\$225,000
Public Funding	N/A
RDA	May 2023
Commenced	March 2024
Completed	March 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 in the area. The Thomases own the property abutting the OCURA parcel directly to the north and are intending to redevelop it into a family medical clinic. OCURA will work alongside the Thomases to submit a joint SPUD application for both parcels.



Javonte D. Baker

Developer	Javonte D. Baker
Location	NE 12 th Street and N Bath Avenue
Project Budget	\$225,000.00
Public Funding	None
RDA	June 2022
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential
Description	In June 2022, OCURA entered into a redevelopment agreement with Javonte D. Baker to construct a single-family residence. Mr. Baker will utilize the new home for his personal residential use.



Jaycie Rae REH LLC

Developer Jaycie Rae REH LLC
Location Near the intersection of N Kate Avenue & NE 11th Street
Project Budget \$250,000
Public Funding None
RDA May 8, 2023
Commenced Anticipated July 2023
Completed Anticipated December 2023
Uses Single-Family Residential
Description On May 8, 2023, OCURA entered into a redevelopment agreement to construct a single-family home with Jaycie Rae REH LLC. Construction is expected to begin by July 2023 and finish by December 2023.



Jefferson Park Neighbors Association – NE 14th Street

Developer	Jefferson Park Neighbors Association
Location	Near NE 14 th Street and N Jordan Avenue
Project Budget	\$440,000
Public Funding	\$440,000 in Home Funds
RDA	April 2022
Commenced	August 2022
Completed	April 2023
Uses	Single-Family, Affordable Residential (2)
Description	In April 2022, OCURA entered into a redevelopment agreement with JPNA to construct two single-family, affordable residential homes. Construction of the homes is slated to start in August 2022. HOME funds from the City of Oklahoma City will be utilized for funding, as a result the homes will be sold to income-qualified home buyers. The homes were completed in April of 2023.



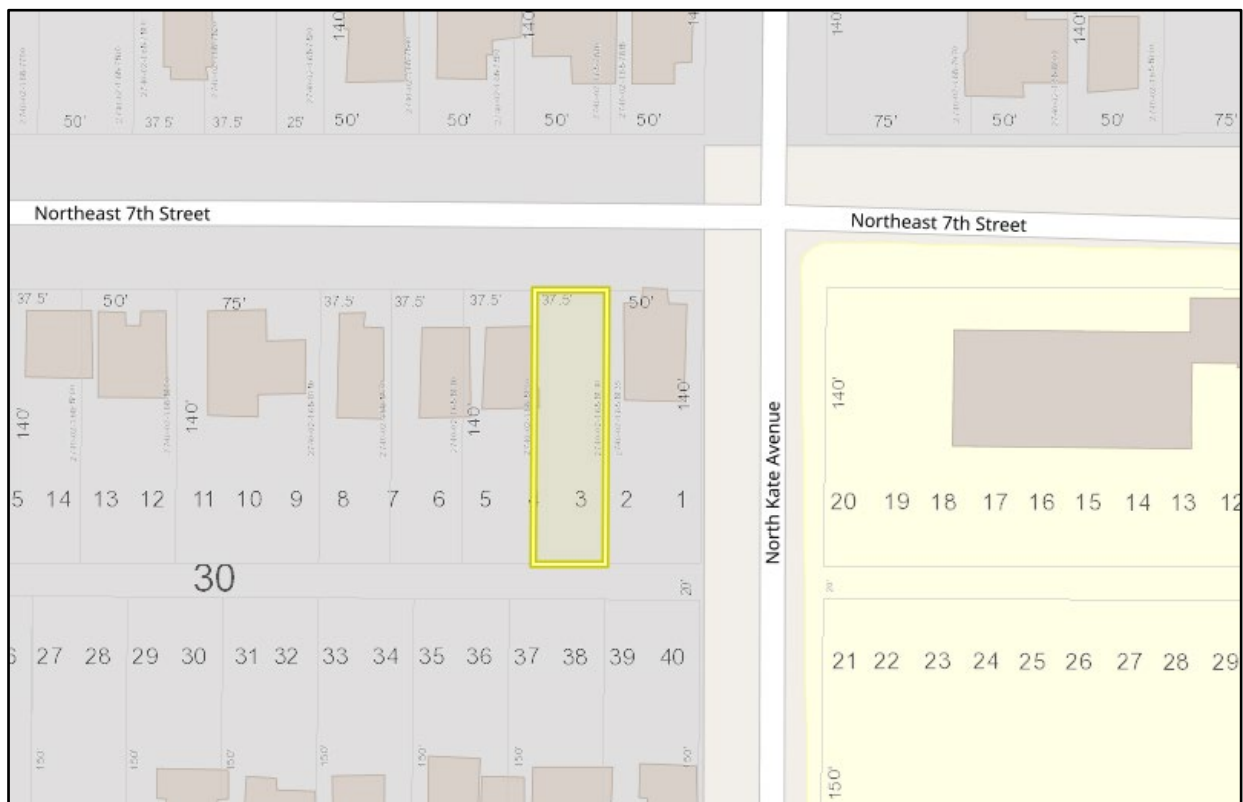
Jenny & Michael Haymore

Developer	Jenny & Michael Haymore
Location	NE 9th St between N Bath Avenue & N Jordan Avenue
Project Budget	\$215,000
Public Funding	None
RDA	June 2021
Commenced	January 2022
Completed	November 2022
Uses	Residential Duplex
Description	OCURA entered into a redevelopment agreement with Jenny & Michael Haymore to develop a residential duplex. Construction began in January 2022 and was completed in November of 2022.



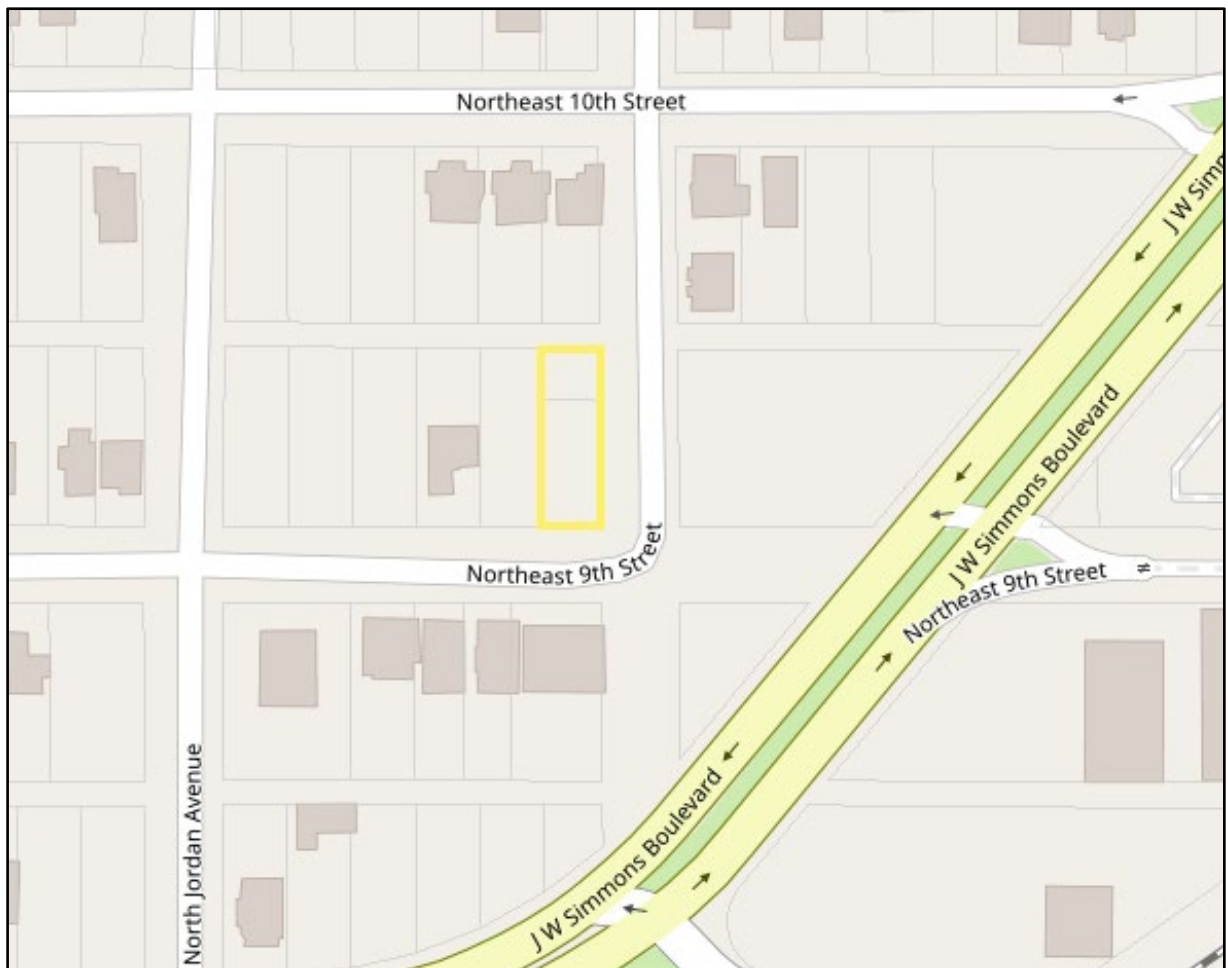
Joshua Cody Knight

Developer	Joshua Cody Knight
Location	NE 7 th Street and N Kate Avenue
Project Budget	\$180,000
Public Funding	None
RDA	February 2022
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential
Description	In February 2022, OCURA entered into a redevelopment agreement with Joshua Cody Knight to develop a single-family home. Due to rising construction costs, the project is currently on hold, but set to continue when possible.



Kingfish Investments, LLC

Developer	Kingfish Investments, LLC
Location	Northeast 9 th Street and North Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2022
Commenced	Anticipated July of 2023
Completed	TBD
Uses	Single-Family Residential
Description	In June 2022, OCURA entered into a redevelopment agreement with Kingfish Investments, LLC to construct two single-family homes. Kingfish Investments submitted a SPUD application in order to allow the construction of two homes in the SPUD area. In April 2022, the City Council approved the SPUD application. Construction is slated to begin in the second half of 2023.



Latasha Timberlake

Developer	Latasha Timberlake
Location	NE 10th St near the intersection of N Bath Ave
Project Budget	\$298,000
Public Funding	None
RDA	April 2021
Commenced	March 2022
Completed	Anticipated October 2022
Uses	Residential Duplex
Description	OCURA entered into a redevelopment agreement with Latasha Timberlake in April 2021 to construct an owner-occupied duplex in contemporary housing style. The project construction began in March 2022. After the start of construction, due to the rise in construction costs, Ms. Timberlake was no longer able to continue due to funding issues. Two Structures, Ms. Timberlake's home builder, worked with OCURA to assume the redevelopment agreement. The Certificate of Completion was issued in January 2022.



M. Elite Investments LLC

Developer	M. Elite Investments LLC
Location	Near NE 12 th St & North Irving St. and NE 14 th St. & North Irving St.
Project Budget	\$150,000 per home, \$600,000 total
Public Funding	N/A
RDA	June 2022
Commenced	Phase I: December 2022 Phase II: July 2023
Completed	Phase I: Anticipated July 2023 Phase II: Anticipated June 2024
Uses	Single-Family Residential (4)
Description	In June 2022, OCURA entered into a Redevelopment Agreement with M. Elite Investments LLC to construct four single-family homes. The homes will be constructed in sets in two phases. OCURA and M Elite Investments LLC amended the RDA in December 2022 to shift the construction timeline of the two phases. The first phase began in December 2022 with anticipated completion in July 2023. The second set of homes anticipate construction starting in July 2023 after most of the first phase has been completed.



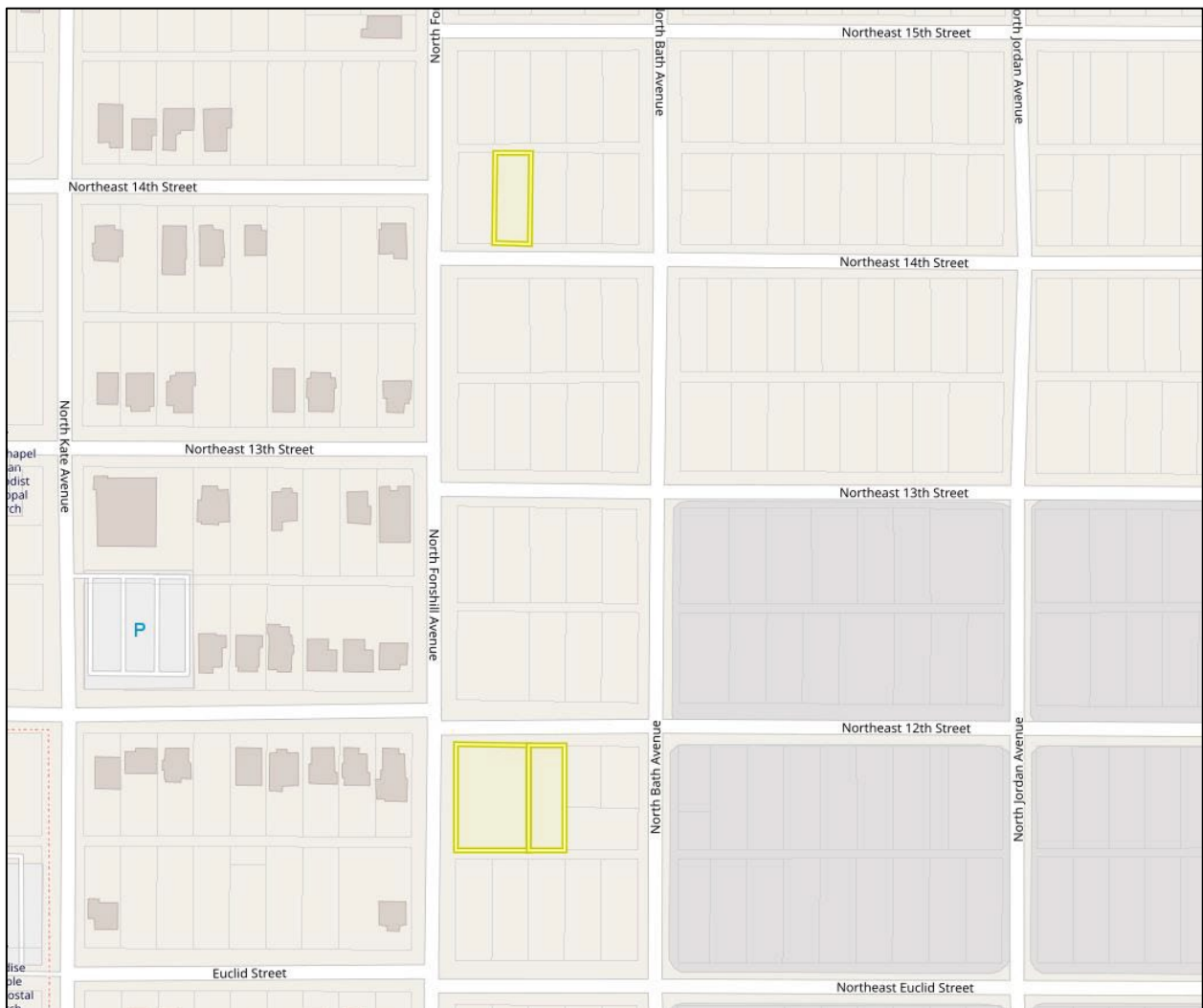
Monarch Property Group LLC – Phase III

Developer	Monarch Property Group, LLC
Location	Euclid Street & N Fonshill Avenue; NE 11th Street & N Fonshill Avenue; NE 8 th Street & N Kate Avenue
Project Budget	TBD
Public Funding	None
RDA	June 2019
Commenced	Phase I: June 2022 Phase II: TBD
Completed	Phase I: April 2023 Phase II: TBD
Use	Single-Family Residential (5)
Description	OCURA entered a redevelopment agreement with Monarch Property Group for the development of 6 single-family homes in Northeast Oklahoma City. Since then, Monarch requested to amend the redevelopment agreement to exclude one lot from the agreement to build 5 homes instead of 6. OCURA and Monarch amended the RDA in June 2022 to shift the construction timeline of Phase I to June 2022 through May 2023. The amendment shifted the commencement date of Phase II to November 2022, and the commencement date of Phase III to January 2023. The amendment also shifted the completion date of Phase II and Phase III to December 2023. In June of 2022, construction on the lot on NE 8 th Street and N Kate Avenue began and construction of the home was completed in April 2023.



Neighborhood Housing Services

Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Location	Southeast corner of N Fonshill Avenue & NE 12th Street and East of the corner of N Fonshill Avenue & NE 14th Street
Project Budget	TBD
Public Funding	HOME Funds
RDA	March 2020
Commenced	TBD
Completed	TBD
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 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 is awaiting to enter into an agreement for HOME Funds with the City of Oklahoma City to begin construction of the project.



New Boom Town Development Co., LLC

Developer	New Boom Town Development Co., LLC
Location	Near NE 10 th Street and North Kelham Avenue
Project Budget	TBD
Public Funding	None
RDA	April 2022
Commenced	TBD
Completed	TBD
Uses	Single-Family Residential (2)
Description	In April 2022, OCURA entered into a redevelopment agreement with New Boom Town Development Co., LLC for the development of two single-family residences. Additional work is being coordinated with the city and the developer to determine the feasibility to provide access to sewer and sanitary services for these homes and other private property along the north side of NE 10 th St. to encourage further development in the area.



Oasis 8680 LLC

Developer Oasis 8680 LLC
Location Near the intersection of NE 16th Street and North Kelham Avenue
Project Budget \$300,000 per parcel, \$1,200,000 total
Public Funding N/A
RDA April 2022
Commenced TBD
Completed TBD
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 16th Street. This project is currently on hold and expected to resume in August 2023.



Oluwatosin Akande

Developer	Oluwatosin Akande
Location	Near the intersection of NE 16 th Street and North Kelham Avenue
Project Budget	\$280,000.00
Public Funding	N/A
RDA	April 2022
Commenced	October 2022
Completed	May 2023
Uses	Single-Family Residential
Description	In April 2022, OCURA entered into a redevelopment agreement with Oluwatosin Akande to develop a single-family residential home in the area. OCURA and Akande amended the RDA in October 2022 to shift the construction timeline to November 2022 through September 2023. The home completed construction in May 2023. The Certificate of Completion has been issued.



Orbit Homes and Construction LLC

Developer	Orbit Homes and Construction LLC
Location	Near the intersection of NE 14 th Street & North Martin Luther King Avenue
Project Budget	\$150,000 per parcel, \$300,000 total
Public Funding	N/A
RDA	June 2022
Commenced	November 2022
Completed	Anticipated November 2023
Uses	Single-Family Residential (2)
Description	In June 2022, OCURA entered into a redevelopment agreement with Orbit Homes and Construction LLC to develop two single-family residential homes in the area. OCURA and Orbit Homes and Construction LLC amended the RDA in October 2022. Construction started on both homes in November 2022 and anticipated completion November 2023.



Progress OKC – 2021 Euclid Homes

Developer	Progress OKC
Location	Scattered lots surrounding NE Euclid Street
Project Budget	TBD
Public Funding	HOME Funds
RDA	October 21, 2020
Commenced	Phase I: January 2023 Phase II & III: TBD
Completed	Phase I: Anticipated June 2023 Phase II & III: TBD
Uses	Single-Family Residential (7); Residential Duplex (1)
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 enter into an agreement with the City of Oklahoma City for HOME funds. Construction began in January 2023 for the four homes in Phase I and is expected to be completed by June 2023.



Roc Pine Homes, LLC

Developer	Roc Pine Homes, LLC
Location	Southeast corner of N Bath Avenue & NE 13th Street
Project Budget	\$360,000
Public Funding	None
RDA	April 2022
Commenced	November 2022
Completed	Anticipated October 2023
Uses	Single-Family Residential (2)
Description	In April 2022, OCURA entered into a redevelopment agreement with the Roc Pine Homes, LLC construct two single-family homes. OCURA and Roc Pine Homes, LLC amended the RDA in October 2022 to shift the construction timeline to November 2022 through October 2023. The homes are anticipated to reach completion by October 2023.



Timber Ridge Custom Homes

Developer	Timber Ridge Custom Homes, LLC
Location	Southwest corner of the intersection of NE 14th Street & N Highland Drive
Project Budget	\$418,000
Public Funding	N/A
RDA	June 2021
Commenced	January 2022
Completed	November 2022
Uses	Single-Family Residential (3)
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. OCURA and Timber Ridge amended the RDA in November 2021 to shift the construction timeline to January 2022 through December 2023. Construction of the homes began in January 2022 and completed in November 2022. The Certificate of Completion has been issued.



Two Structures – 2021 Homes

Developer	Two Structures, LLC
Location	NE 11th Street & N Fonshill Avenue; NE 11th Street & N Jordan Avenue
Project Budget	\$346,000
Public Funding	None
RDA	April 2021
Commenced	September 2022
Completed	May 2023
Uses	Single-Family Residential
Description	Two-Structures and OCURA entered into a redevelopment agreement in April 2021 to construct two market-rate homes along NE 11th St. In June of 2022, Two Structures requested a partial termination of the redevelopment agreement to return the lot at NE 11 th St and N Jordan Ave. Construction on the remaining lot began in September 2022 and was completed in May 2023. The Certificate of Completion has been issued.



Two Structures – 2023 Home

Developer Two Structures, LLC
Location NE 11th Street & N Kate Avenue
Project Budget \$253,000
Public Funding None
RDA February 2023
Commenced June 2023
Completed Anticipated January 2024
Uses Single-Family Residential
Description Two-Structures and OCURA entered into a redevelopment agreement in February 2023 to construct one market-rate home along NE 11th St. OCURA and Two Structures LLC amended the RDA in May 2023 to shift the construction timeline to June 2023 through January 2024. Construction on the lot begin in June 2023 and be completed by January 2024.



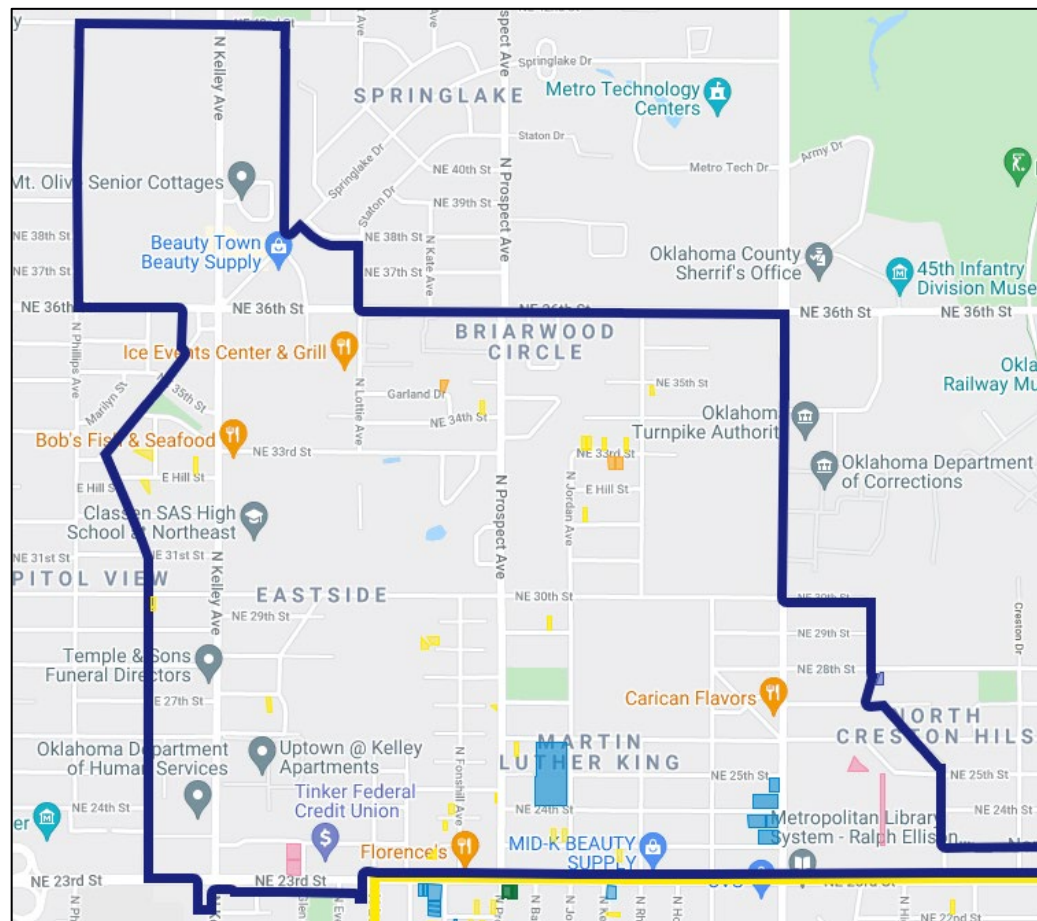
Northeast Renaissance Urban Renewal Area

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

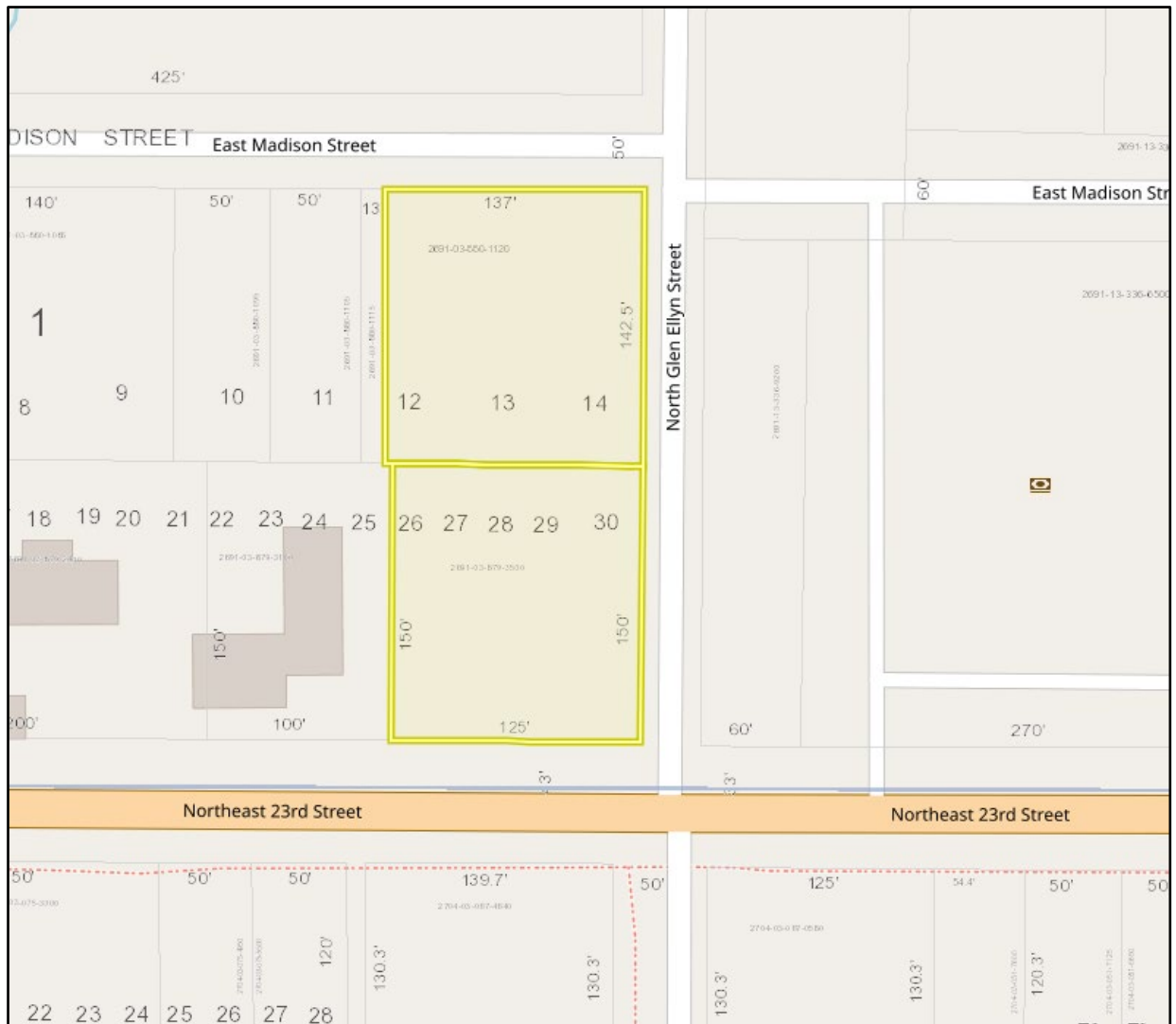
Location Northeast Renaissance Urban Renewal Area
Authorized March 2018
Deadline Open until further notice
Information OCURA issued a request for proposals from qualified residential developers for the purchase and construction of single-family, owner occupied homes on OCURA owned lots. OCURA owns many 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

RFP for NE 23rd Street & N Glen Ellyn Street

Location	Northwest corner of NE 23rd Street & N Glen Ellyn Street
Authorized	March 2022
Deadline	Rolling deadlines through June 3, 2022
Information	In 2018, OCURA released a rolling request for proposals (RFP) for commercial land located at the northeast corner of NE 23rd Street and N Glen Ellyn Street. The RFP was reissued in March of 2022. This site is being offered for proposals that provide services that benefit the community, complementing other existing services in the area. One proposal was received but was determined it did not satisfy all of the requirements.



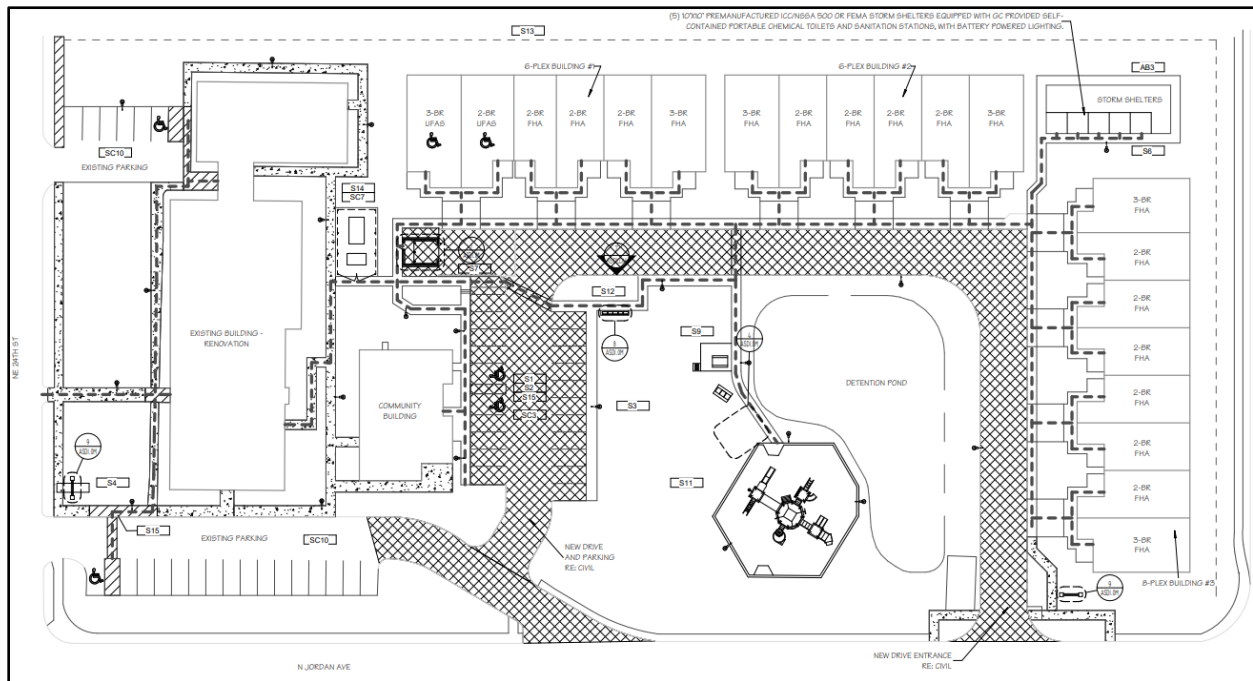
NE 23rd Street & N Martin Luther King Avenue Acquisition and Remediation

Location Northwest corner of NE 23rd Street & N Martin Luther King Avenue
Project Budget: \$5,000,000
Public Funding: MAPS 4 Beautification: \$5,000,000
Authorized: December 15, 2021
Deadline: Purchased property February 2023
Information: On December 15, 2021, OCURA approved a resolution authorizing the acquisition of certain real property generally located between NE 23rd St, NE 26th St, N Martin Luther King Ave and N Highland Dr. On April 20, 2022, OCURA approved a joint resolution transferring \$5,000,000 of MAPS 4 Beautification funding to OCURA for land acquisition and remediation of the northeast corner of NE 23rd Street and Martin Luther King Ave.



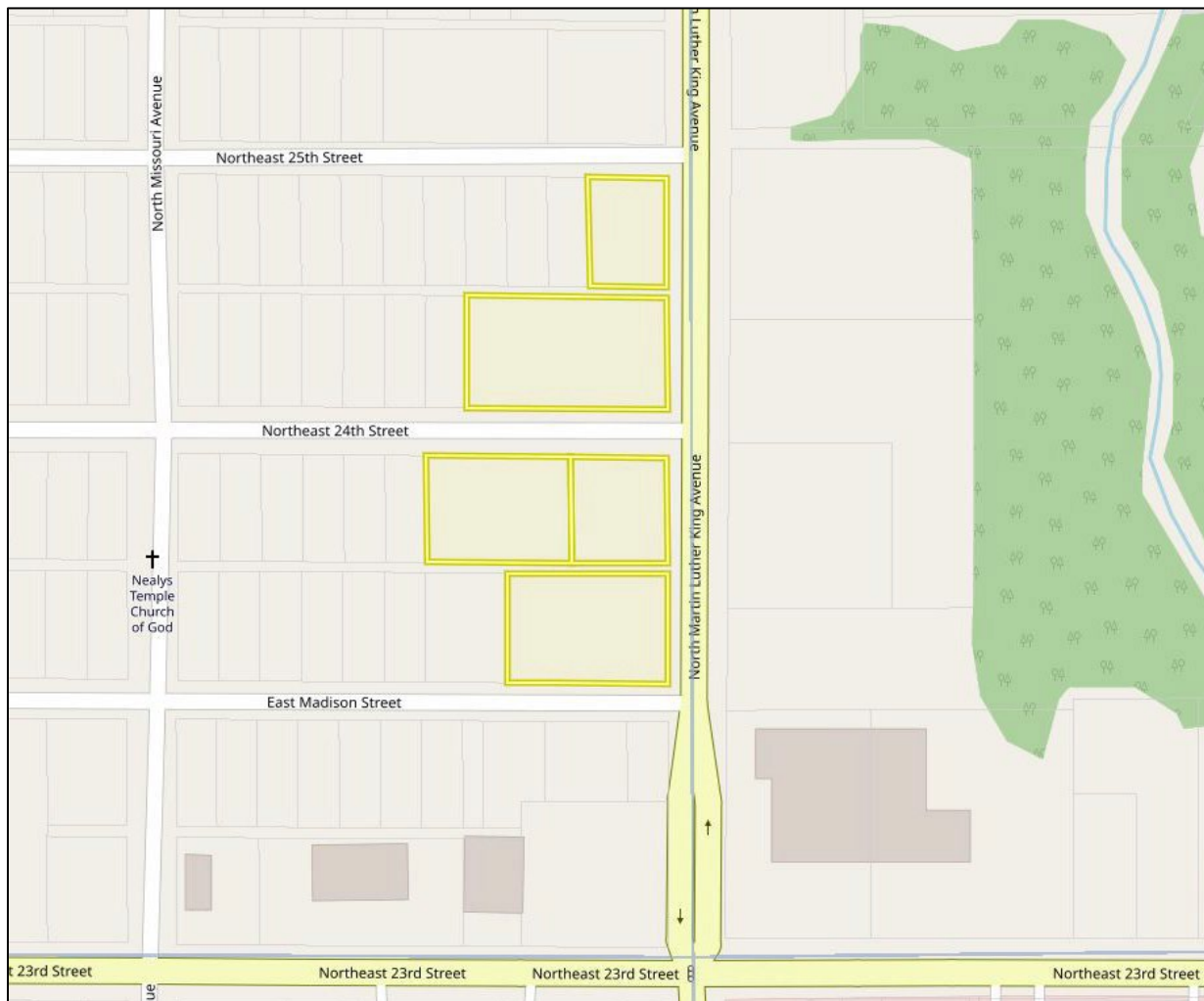
Marcus Garvey/Harmony Senior Housing

Developer One Red Oak, LLC.
Location Northwest corner of NE 24th St & N Jordan Ave
Project Budget \$10,900,000
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 Anticipated December 2023
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 on June 29, 2022, construction is well under way and is anticipating to be complete by end of 2023.



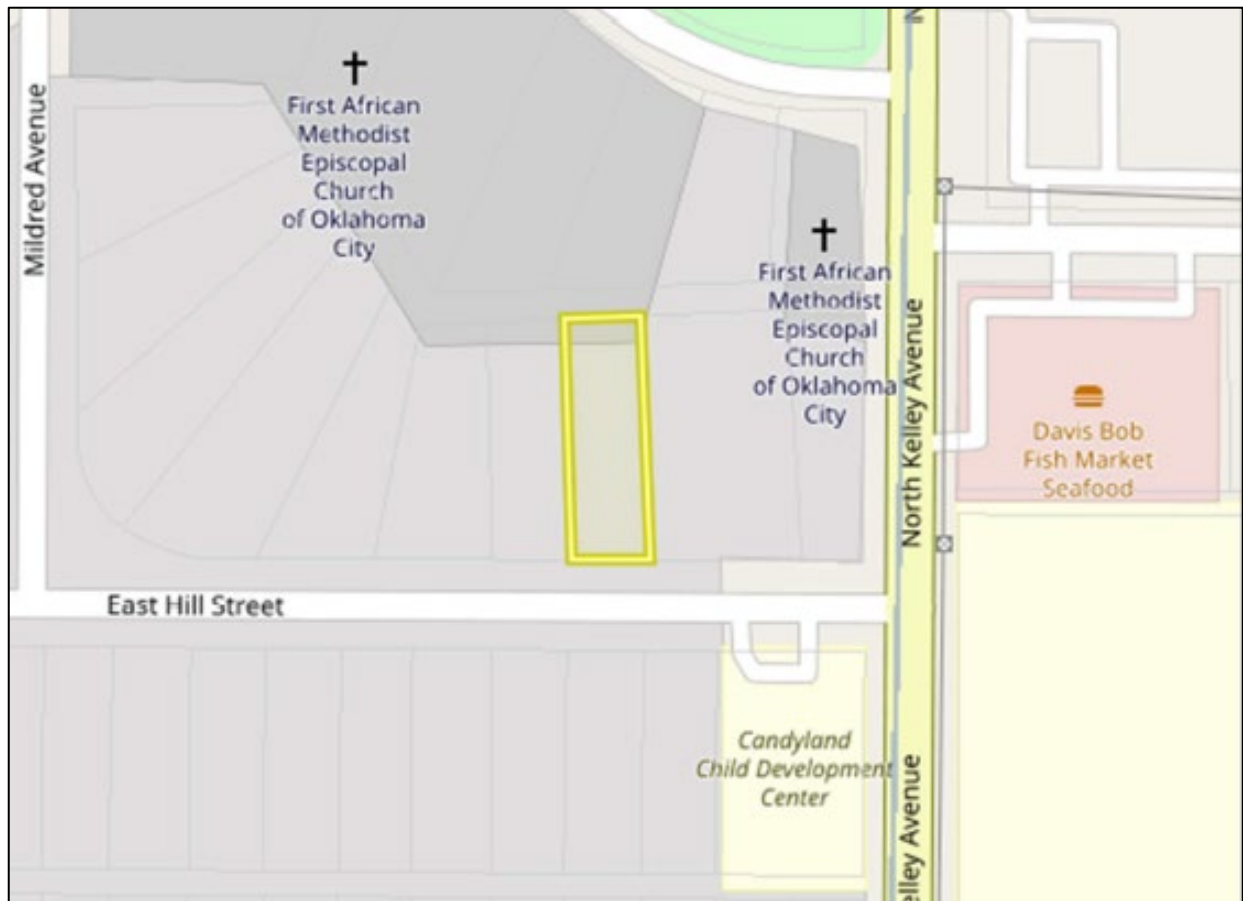
South of Freedom Center

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. OCURA has engaged StanTech, LLC. to work with the Oklahoma Corporation Commission to complete clean-up.



E=MC2 Investments LLC

Developer	E=MC2 Investments LLC
Location	E. Hill St. & N. Kelly Ave.
Project Budget	\$150,000
Public Funding	None
RDA	June 2023
Commenced	September 2023
Completed	January 2024
Uses	Single-Family Residential
Description	OCURA entered into a redevelopment agreement with E=MC2 Investments LLC in June 2023 to construct a single-family home in the Northeast Renaissance Urban Renewal Area.

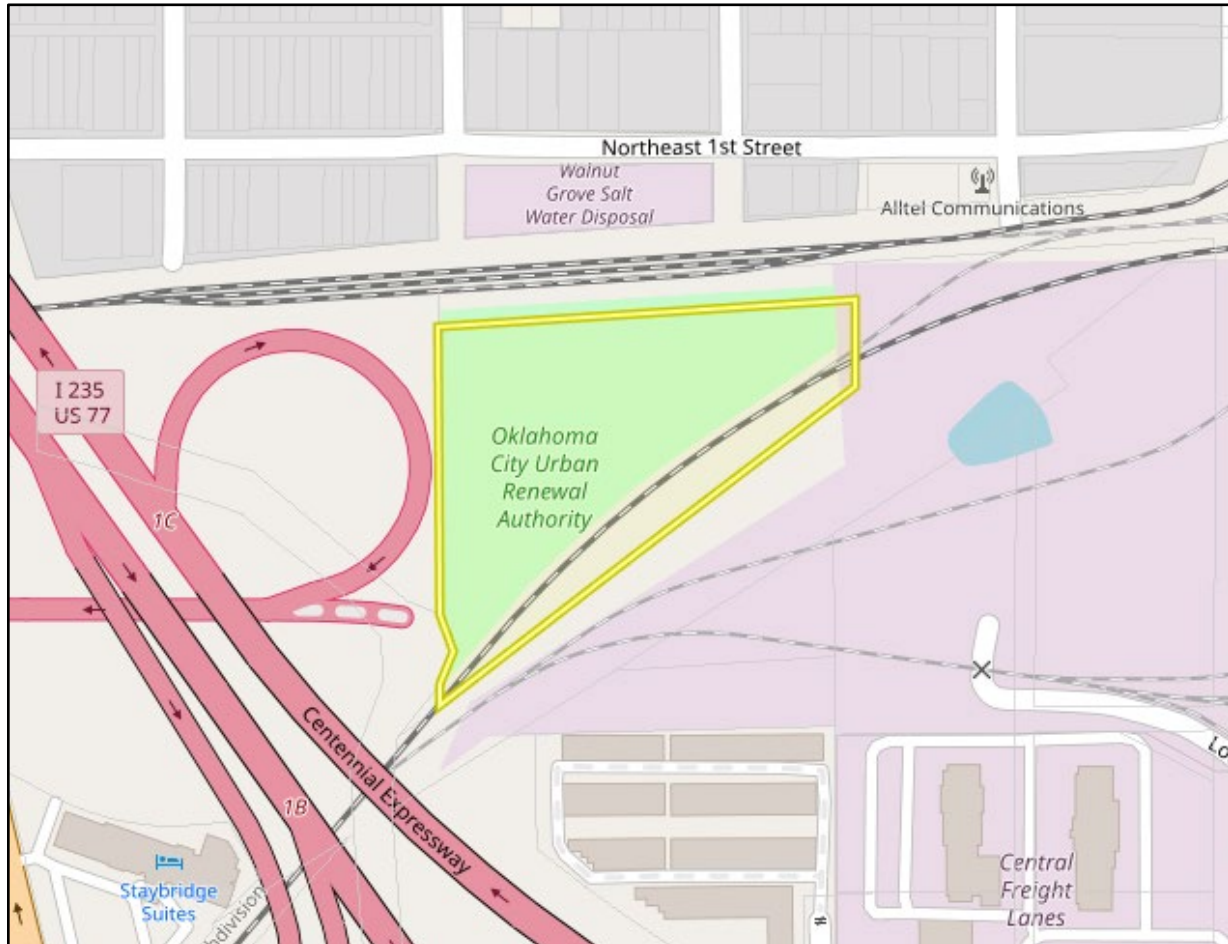


Sports-Entertainment-Parking Urban Renewal Area

RFP for NE 1st Street & Interstate-235

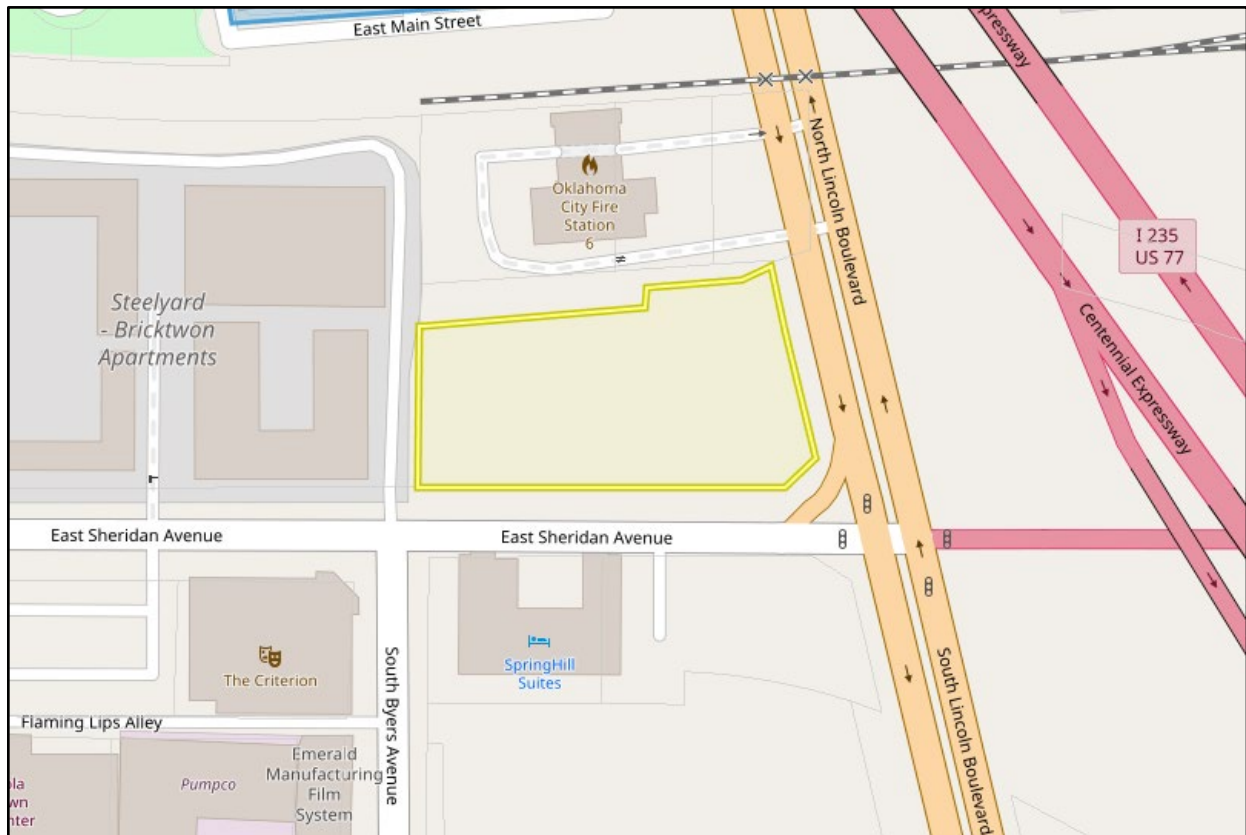
Location Near NE 1st St & I-235
Authorized June 2021
Deadline July 23rd, 2021
Information In June 2021, the OCURA board authorized the release of an RFP for the commercial development of a parcel near NE 1st Street and I-235. OKC Zero Campus, LLC (OZC) submitted the only response to the RFP. On September 15, 2021, OCURA designated OKC Zero Campus, LLC (OZC) as conditional redeveloper to begin to conduct negotiations to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions and enter into a redevelopment agreement.

During environmental review it was determined that this site would take extensive clean-up. Due to the timing and budget for the project, the conditional redevelopers are no longer considering this property for the project. OCURA is still in conversations with the Oklahoma City Brownfield office to determine how to remediate the site for future use.



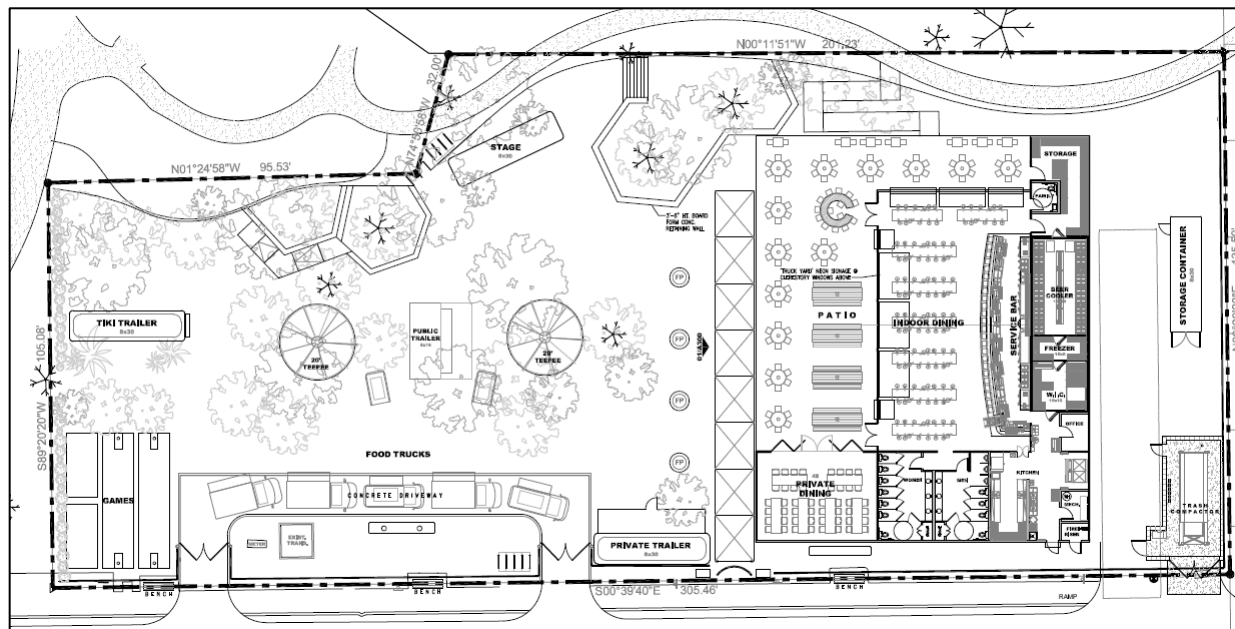
Bricktown Apartments, LLC and Bricktown East Sheridan Holdings

Developer	Bricktown East Sheridan Holdings, LLC
Location	E Sheridan Avenue and Lincoln Boulevard
Project Budget	TBD
Public Funding	TBD
RDA	September 19, 2012 (amended by First Amendment dated July 9, 2014, Second Amendment dated March 12, 2015, Third Amendment dated December 19, 2018, and Fourth Amendment dated August 18, 2021)
Commenced	TBD
Completed	TBD
Uses	Primarily Residential, Mixed-Use Commercial
Description	Phase I and Phase II are complete. The third phase of the redevelopment agreement will consist of a multifamily rental housing development with supporting retail or commercial uses on the ground floor. The site is under a consent order with ODEQ. Third phase is on hold due to current economic challenges.



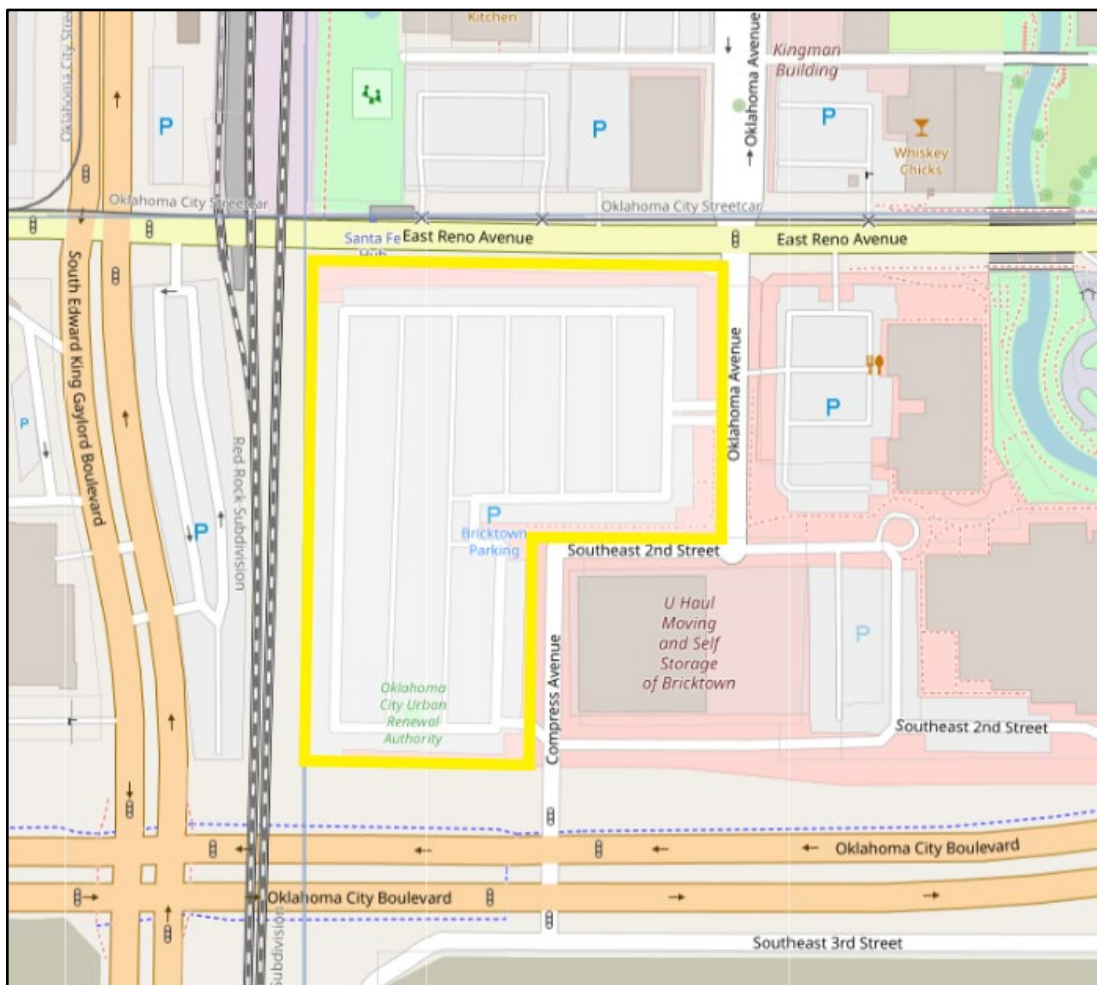
Truck Yard

Developer	Bricktown Entertainment, L.L.C.
Location	South of Oklahoma City Boulevard, West of I-40
Project Budget	TBD
Public Funding	N/A
RDA	1998, as Amended; October 20, 2021 – Amendment to the Development Plan (including phasing plan),
Commenced	June 2023
Completed	Spring 2024
Uses	Commercial (outdoor restaurant)
Description	In 1998, OCURA entered into a redevelopment agreement with Bricktown Entertainment, LLC under the MAPS-Sports-Entertainment Parking Support Redevelopment Plan as amended. The redevelopment agreement provided for the redeveloper to purchase property south of then Interstate 40 right-of-way and east of the southern extension of the Bricktown Canal for a third phase of the Bricktown Entertainment Center. The developer has proposed an outdoor eating establishment alongside the Bricktown Canal. Design review has been completed by OCURA. In December 2022, OCURA closed on the property with Bricktown Entertainment, LLC. In May 2023, OCURA entered into a Partial Assignment and Assumption of Redevelopment Agreement with Bricktown Entertainment LLC, Cadet 23 LLC and Brain Storm Shelter, LLC. Construction began June 2023.



The Boardwalk – Compress Parking Lot Redevelopment

Developer	Bricktown Entertainment, LLC
Location	SW Corner of Reno Avenue and Oklahoma Avenue
Project Budget	Anticipated \$736,000,000
Public Funding	Anticipated not to exceed \$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	Anticipated Summer 2024
Completed	Anticipated Summer 2026
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 of approximately 900 units, 59,000 square feet of retail space, structured parking and a hotel Bricktown. In August 2021, the parcel was rezoned to SPUD-1326. The Alliance and City staff meet regularly to review projections on the project and have started the process for consideration of TIF allocation.




UMC Urban Renewal Area

Oil and Gas Acquisition

- Location:** 4 oil well locations located along and adjacent to Lincoln Blvd and between NE 4th and NE 10th Streets
- Authorized:** February 16, 2022
- Deadline:** On-going negotiations
- Information:** There are four oil wells within the Lincoln Blvd. corridor that are inhibiting the redevelopment of OCURA and Innovation District property. By acquiring these wells and reclaiming the land, redevelopment within this vital commercial and business corridor will become possible. OCURA is currently engaged in ongoing negotiations.



 Oil Wells to be Acquired

OCURA Fund Financials 2022-2023

Oklahoma City Urban Renewal Authority
 Combining Balance Sheet and
 Statement of Revenues, Expenditures and Changes in Fund Balance
 as of and for the One Month Ending June 30, 2023

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>
Assets									
Cash	1,214,821	14,365	51,491	-	-	250,617	182,759	684,785	2,398,839
Investments	1,969,368	-	-	-	-	490,000	-	-	2,459,368
Accounts Receivable	-	15,866	-	-	-	-	-	-	15,866
Due from Other Governmental Entities	246,525	60,081	-	-	-	-	-	-	306,606
Due from (to) Other Funds	139,312	(90,312)	(49,000)	-	-	-	-	-	-
Total Assets	3,570,027	-	2,491	-	-	740,617	182,759	684,785	5,180,679
Liabilities and Fund Balances									
Accounts Payable	100	-	-	-	-	-	-	-	100
Deposits	900	-	25,000	-	30,000	-	-	-	55,900
Total Liabilities	1,000	-	25,000	-	30,000	-	-	-	56,000
Total Fund Balances	3,569,027	-	(22,509)	-	(30,000)	740,617	182,759	684,785	5,124,679
Total Liabilities and Fund Balances	3,570,027	-	2,491	-	-	740,617	182,759	684,785	5,180,679
Revenues									
Grant Revenues - CDBG	315,544	-	-	-	539	-	-	-	316,083
Grant Revenues - Other	-	-	-	-	-	-	-	-	-
Lease Revenues	50	-	-	-	-	-	-	52,434	52,484
Real Estate Sales	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	1,051	182	56	1,290
Other	55,250	-	-	-	-	-	-	-	55,250
Total Revenues	370,844	-	-	-	539	1,051	182	52,490	425,106
Expenditures									
General and Administrative	43,008	-	2,626	4,841	12,847	44	-	-	63,366
Real Estate Acquisition	-	-	-	-	-	-	-	-	-
Real Estate Disposition	3,341	-	-	-	438	-	-	-	3,778
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-
Legal	12,783	-	5,194	2,613	6,201	-	-	1,135	27,925
Other Professional	1,820	-	-	-	-	16,500	-	-	18,320
Property Management	21,030	-	2,616	-	1,641	-	-	12,628	37,915
Payments to the City of OKC	-	-	-	-	-	-	-	-	-
Other	(11,034)	-	-	-	-	-	-	-	(11,034)
Total Expenditures	70,948	-	10,436	7,453	21,126	16,544	-	13,763	140,270
Changes in Fund Balance	299,896	-	(10,436)	(7,453)	(20,587)	(15,493)	182	38,727	284,836
Fund Balance, Beginning of Period	3,744,075	-	(101,059)	(124,978)	(262,941)	756,110	182,577	646,059	4,839,843
Transfers In (Out)	(474,944)	-	88,986	132,431	253,528	-	-	-	-
Fund Balance, Current	3,569,027	-	(22,509)	-	(30,000)	740,617	182,759	684,785	5,124,679