



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

FIFTY-SEVENTH ANNUAL REPORT

FY 2017-2018

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FIFTY-SEVENTH ANNUAL REPORT
For the year ending June 30, 2018

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Central Business District

The Civic (Civic Centre Flats)

Location	Northeastern corner of Couch Drive and Lee Avenue
Developer	Colony Partners, Inc.
Project Cost	\$7.3 million
Public Funding	\$350,000 TIF
Jobs Created	Construction jobs
Uses	For-sale Attached Residential
Commenced	August 2015
Completed	October 2016 other than sales
Info	34 residential for sale units (20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units). There are 8 units left to sell.



Civic Centre Flats Location Before



Civic Centre Flats

Oklahoma City Municipal Court Building

Location	701 Couch Drive, northwest corner of Couch and Lee Ave
Developer	The City of Oklahoma City
Project Cost	\$20 million
Public Funding	Yes
Jobs Created	Current Court's Employee Relocation
Uses	Public
Commenced	July 2015
Completed	September 2017
Info	A previous surface parking lot was redeveloped into a new 70,602 sf, 3 level building for municipal court operations for the City of Oklahoma City. Oklahoma City purchased the property from the Oklahoma City Urban Renewal Authority for the building.



Completed Municipal Court Building

RFP for Land at NW 4th and Shartel Avenue

Location	Southeast corner of Shartel Avenue and Northwest 4 th Street
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	To be determined
Commenced	RFP released on June 1, 2018
Completed	RFP due on Monday, October 1, 2018
Info	On June 1, 2018, OCURA released an RFP for the development of a tract of land located at the southeast corner of Shartel Avenue and NW 4 th Street. The site consists of approximately 2.5 acres. OCURA is seeking a developer to construct a high-intensity, mixed use development on the site. Workforce or mixed-income housing is strongly preferred.

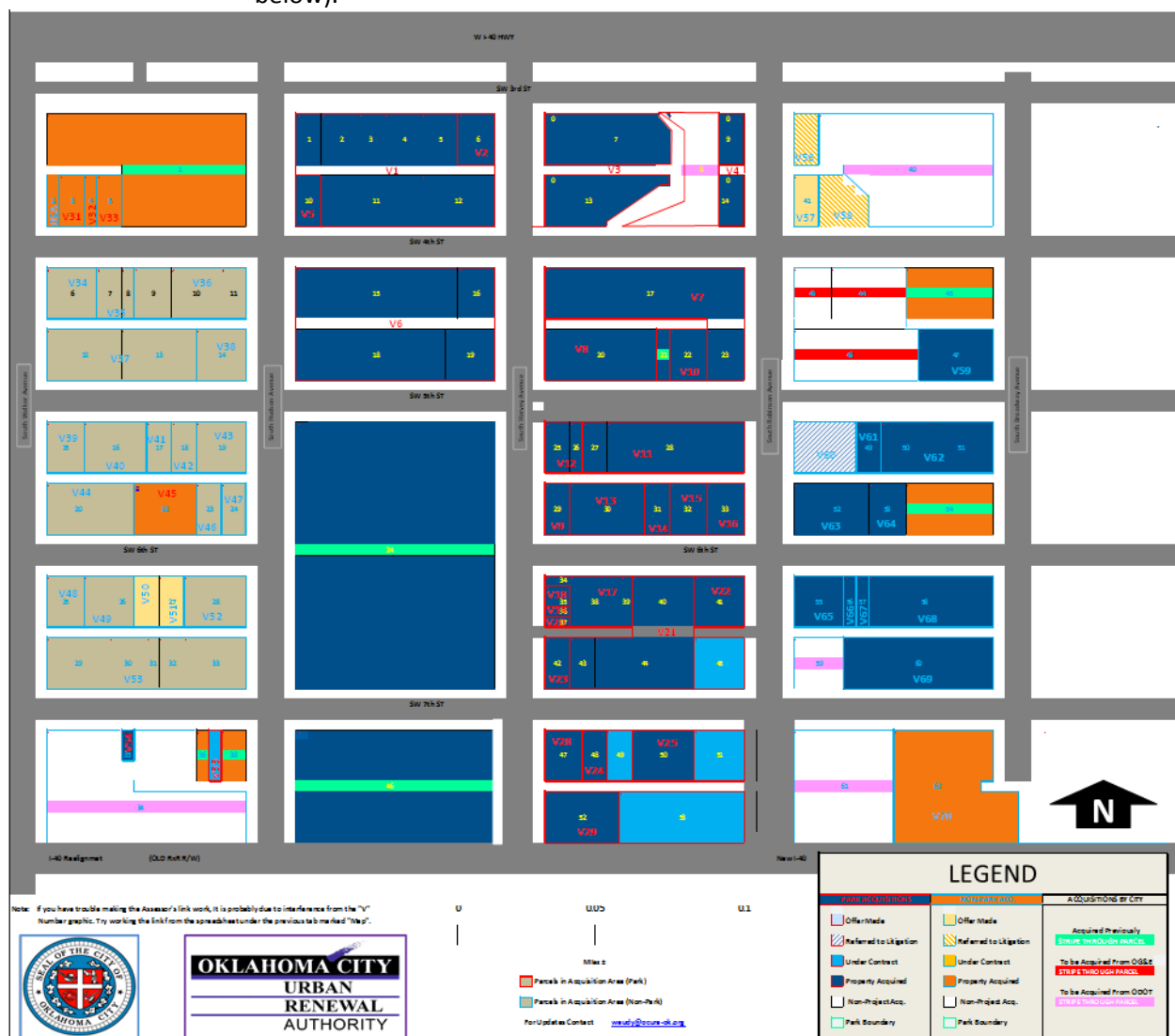


CNW 4th and Shartel Ave Site Map

Core-to-Shore Project Area

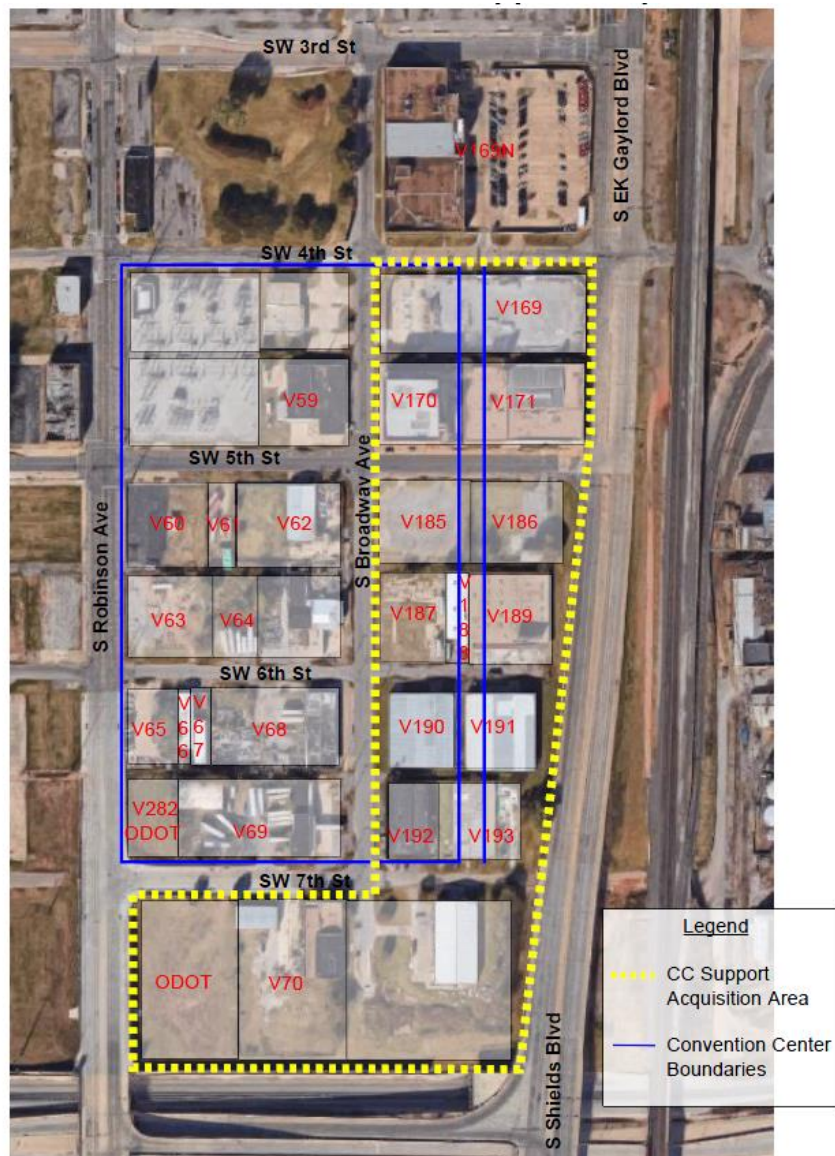
Land Acquisition for Area Surrounding the North Section of Scissortail Park

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, 3, 4, 5, 22, 27, 36, 38, 45, and 54 (See map below).



Convention Center Support Acquisition

Location	To the east and south of the Convention Center site.
Acquisition Budget	\$4.5 million
Uses	To promote and support the MAPS 3 Convention Center
Commenced	April 5, 2016
Completed	2017
Info	OCURA received \$4.5 million from TIF 2 for acquisition of parcels in the area mapped below, to support the MAPS 3 Convention Center



Convention Center Support Acquisition Site

Block 8 Acquisition – (Adjacent to the lower section of Scissortail Park)

Location	Between S. Walker Ave and S Harvey Ave between SW 10 th and SW 11th
Project Budget	\$1,190,000
Uses	Mixed use commercial
Commenced	Early 2017
Completed	Anticipated Fall of 2018
Info	OCURA is in the process of acquiring a block of land in SW Oklahoma City. An RFP will be issued for the property seeking a proposal to develop a mixed-use, commercial project on the property. The property borders the south portion of the new Scissortail Park.



Block 8 Acquisition Site

Omni Hotel

Location	Robinson Ave to Broadway Ave between SW 3 rd and SW 4 th
Project Budget	\$235 million
Uses	17 story, 605 room AAA Four Diamond hotel adjacent to new OKC Convention Center
Commenced	Redevelopment Agreement executed July 2017
Completed	Real estate closing anticipated August 2018. Construction expected to commence September 2018 and be completed late 2020
Info	OCURA acquired the land, helped to facilitate public contributions, negotiated the deal, and coordinated the design review. The project will consist of a pool and amenities deck that looks over the new Scissortail Park. It will also have several restaurants that are accessible to park patrons and the public.



Omni Hotel Looking East



Front View of the Omni Hotel



View from the Corner of S Robinson and the Oklahoma City Boulevard

Mixed-Use Development/Structured Parking Garage

Location	The Southwest corner of Oklahoma City Boulevard and Shields Boulevard
Developer	Rose Rock Development Partners
Project Cost	Approximately \$53 Million
Public Funding	To be determined
Uses	Mixed-use residential and commercial project
Commenced	Construction expected to commence summer 2019
Completed	To be determined
Info	On February 12, 2018, OCURA released an RFP seeking a developer for a mixed-use development at the southwest corner of Oklahoma City Boulevard and Shields Boulevard. Proposals were due on May 14, 2018. OCURA received four impressive and diverse proposals for the site. After much deliberation, the selection committee selected the Boulevard Place proposal from Rose Rock Development. The development will include housing, including affordable units, retail space along the OKC Boulevard, and a daycare. OCURA, Rose Rock Development Partners, and TAP Architecture are currently coordinating efforts to construct the mixed-use development on the site alongside a new city parking garage.



Blvd Place Apartments



Blvd Place Apartments Pool Deck

Fairfield Inn & Suites by Marriott

Location	SW 4 th Street and S Shields Blvd
Developer	OKCDT Enterprise, LLC
Project Budget	n/a
Uses	133 room hotel
Commenced	January 2018
Completed	Anticipated December 2018
Info	In October 2016, the OCURA Board of Commissioners, via resolution 5775, approved a contract for the sale of land and redevelopment of a property west of Shields Boulevard between SW 4 th Street and SW 5 th Street between OCURA and OKCDT Enterprise, LLC. The Fairfield Inn is a 133 room hotel under construction in the Core-to-Shore Urban Renewal area on land purchased from OCURA.

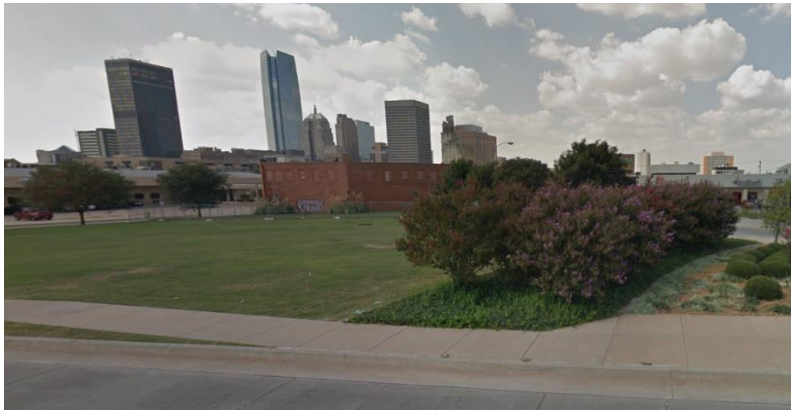


Fairfield Inn Rendering

Harrison Walnut Project Area

Flatiron Phase II

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



Flatiron Phase II Site Before



Flatiron Phase II as Proposed

The Hill at Bricktown

Location	220 Russell M. Perry Ave
Developer	The Hill at Bricktown, LLC
Project Cost	\$32 million to date
Public Funding	\$2 million TIF
Jobs Created	n/a
Uses	For-sale townhomes
Commenced	2009
Completed	Projected 2020
Info	83 townhomes complete (Buildings 1, 2A, 2B, 3, 4, 5, 6, 7, 8, and the town hall), 5 townhomes under construction (Building 12) and 66 additional units planned.



Completed Clubhouse



Units at The Hill

The Seven at Page Woodson Phase II

Location	The NE corner of NE 6 th Street and N Stonewall Avenue
Developer	PW Phase II Development, LLC
Project Cost	Approximately \$5.5 million
Public Funding	\$60,280 in TIF
Uses	7 Residential Buildings — Marketed towards OU Health Science Center students
Commenced	January 2017 — Commencement of Site Preparation April 2017 — Commencement of Vertical Construction on the first 7 buildings
Completed	Completed February 2018
Info	Redevelopment of a significant block of land north of historic Page Woodson School. 7 of the buildings have been completed and are approximately 80% occupied. The development was built on land owned by OCURA. OCURA also oversaw the design review process of the development.



Page Woodson Phase II

Page Woodson Phase IIB

Location	The NE corner of NE 6 th Street and N High Ave — Directly west of Phase II
Developer	PW Phase II Development, LLC
Project Cost	Approximately \$6 million
Public Funding	None for Phase IIB
Uses	8 Residential Buildings — Marketed towards OU Health Science Center students
Commenced	February 2018
Completed	Anticipated November 2018
Info	Phase IIB consists of 8 new buildings directly west of Phase II. They are similar in design to Phase II. There will be 44 total units: 20, 1-bedroom units; 20, 2-bedroom units; and 4, 4-bedroom units. The units are built on land acquired from OCURA and privately by the developer.



Page Woodson Phase IIB Under Construction

Page Woodson Phase III — COMING SOON

Extension of North Stonewall Avenue

Location	North Stonewall Avenue and NE 4 th Street
Developer	OCURA
Project Cost	\$605,037
Public Funding	CDBG Funds
Uses	Reconnecting N Stonewall Ave to NE 4 th Street
Commenced	May 2017
Completed	June 2018
Info	In May of 2017, OCURA sought bids for the extension and reconnection of N Stonewall Avenue onto NE 4 th Street to the south. As previously configured, N Stonewall Ave veered into a neighborhood to the East on NE 5 th Terrace. With the redevelopment of the Page Woodson School and increased traffic in the area, OCURA sought to prevent increased traffic into the adjoining neighborhoods by reconnecting N Stonewall Ave to NE 4 th Street.

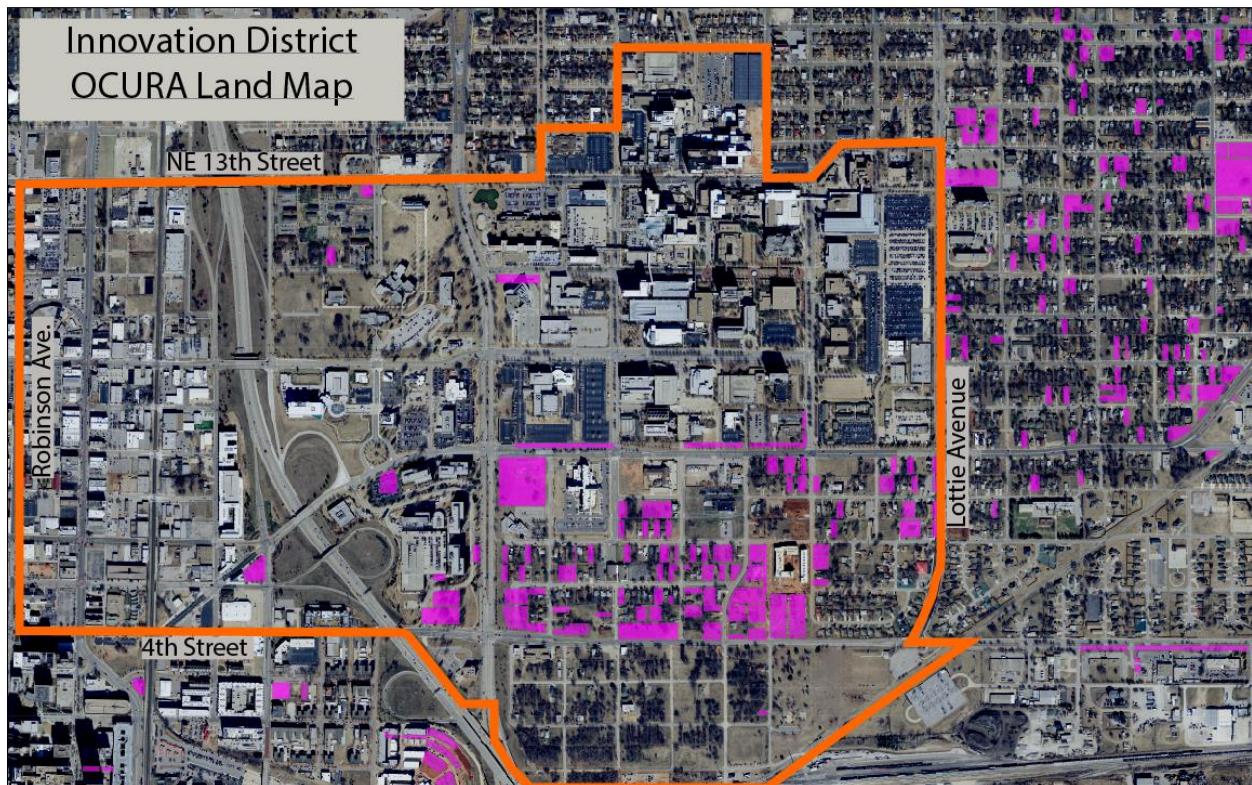


New N Stonewall Ave

University Medical Center (R-20) Project Area

Innovation District

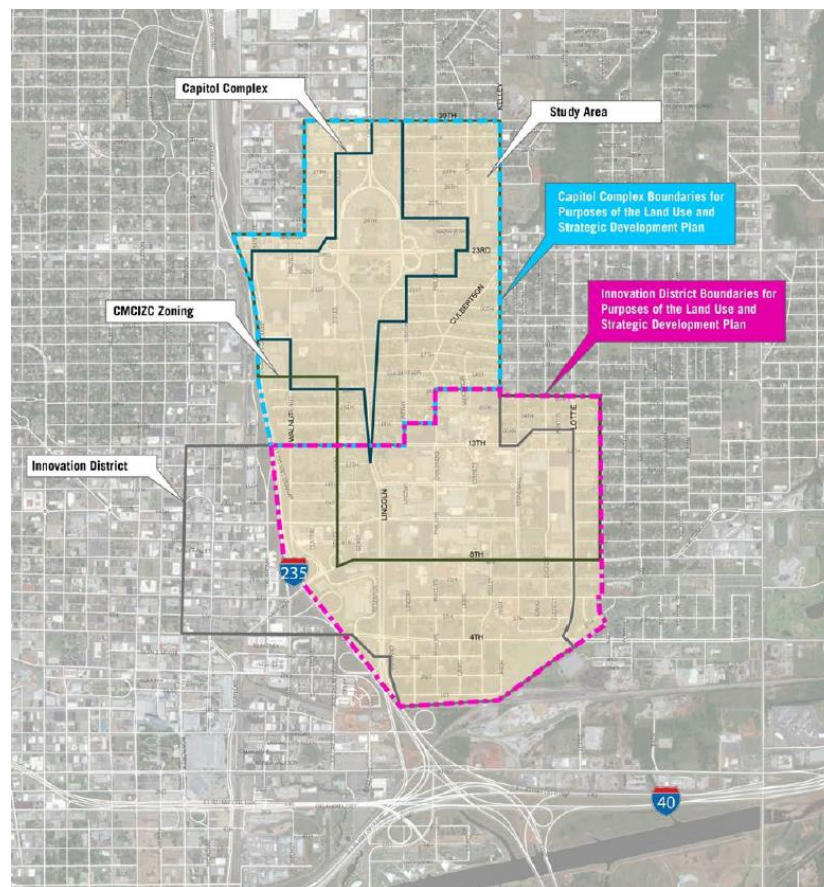
Location	University Medical Center Urban Renewal Area/Oklahoma Health Center, exact boundaries are not yet defined
Uses	Mixed-use innovation district
Commenced	Study commenced by the Brookings Institute and Project for Public Spaces in late 2015
Completed	Study completed April 2017
Info	<p>The study recommended four primary strategies for moving the Innovation District forward:</p> <ol style="list-style-type: none">1. Establish an Oklahoma Center for Energy and Health Collaboration2. Implement a technology-based economic development and entrepreneurship effort within the innovation district3. Create a denser, more active, and better-connected mixed-use urban environment in and around the innovation district4. Form a standing committee on diversity and inclusion



Innovation District Map

Innovation District Land Use and Strategic Development Plan

Location	NE Oklahoma City
Commenced	RFP Released October 2017
Completed	Anticipated completion in March 2019
Info	<p>In October of 2017, The Alliance for Economic Development of Oklahoma City released an RFP, searching for a consultant to produce an innovation district and capital environs land use and strategic development plan. The responses were due on December 7, 2017. The winning proposal was from the firm Perkins and Will. The firm will seek to create a dense, active, safe and well-connected mixed-use environment that accommodates future needs of entities and supports their missions, protects and strengthens existing and new neighborhoods in the area, integrates the Oklahoma Health Center and Capitol campuses harmoniously with neighborhoods, supports opportunities for investment and enterprise, and promotes a balanced mix of transportation modes, including transit, walking, automobiles and bicycles. They will also seek to identify opportunities for infrastructure and civic investments that support innovation in the study area, place making, new development and redevelopment, neighborhood stabilization, and growth of existing institutions within the area.</p>



Innovation District Map

Sports-Entertaining-Parking Project Area

The Steel Yard

Location	Lincoln and Sheridan
Developer	Bricktown Apt., L.L.C.
Project Cost	\$75 million (\$39 million for Phase I)
Public Funding	\$1.5 million Brownfields Grant, HUD NSP Grant, TIF
Jobs Created	30
Uses	250 unit apartment including 39 units of workforce housing (50-120% AMI); retail, parking structure
Commenced	March 2013 – Environmental Remediation August 2014 – Utility Relocation May 2015 – Construction Start
Completed	December 2017 — West Portion (Building A) Complete-190 Units and Parking Structure. Building B anticipated to be complete August 2018.
Info	There was approximately 17,300 square of retail in Phase I. Phase II will include 60 additional apartment units and approximately 7,700 square feet of additional retail space. This development was constructed on land purchased from OCURA. Land for Phase II of this development is still owned by OCURA and will be sold to the developer when they are ready to construct the building and design review is complete.



Completed Steelyard Apartment Building

East Bricktown Hotels – AC Hotel by Marriott and Hyatt Place

Location	Lincoln and Sheridan
Developer	Supreme Bright Bricktown II, L.L.C.
Project Cost	\$50 million
Jobs Created	30
Uses	AC by Marriott and Hyatt Place
Commenced	Summer 2016
Completed	December of 2017
Info	The new Hyatt Place Hotel consists of 134 hotel rooms. The AC by Marriott consists of 142 hotel rooms.



AC by Marriott Hotel



Hyatt Place Hotel

Staybridge Suites

Location	Lincoln and Reno
Developer	Shri Krishnapriya Hospitality, LLC
Project Cost	\$6 million
Jobs Created	40
Uses	Hotel
Commenced	June 2016
Completed	July 2018
Info	A new Staybridge Suites hotel consisting of 5 stories and 138 rooms. The hotel was partially built on land purchase from OCURA.



Staybridge Suites

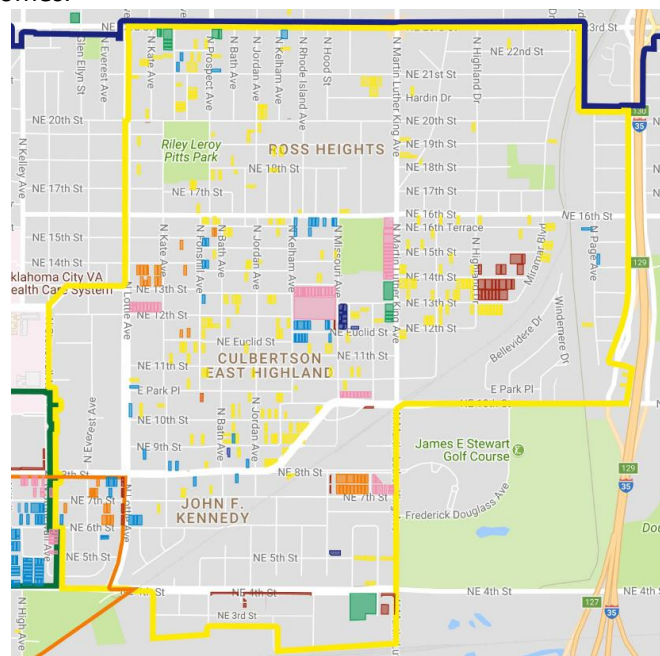
John F. Kennedy Project Area

RFP for Prospective Homeowners

Location	JFK Urban Renewal Area
Date Authorized	June 2015
Deadline	Open ended until further notice
Information	OCURA invites the submission of written proposals from prospective homeowners wishing to purchase an OCURA owned lot for the construction of their home.
Goal	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 and Real Estate Developers

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



Property Inventory for JFK Single Family RFPs

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

NE 23rd and Kelham Property

Location	SE Corner of NE 23 rd Street and Kelham Avenue
Developer	Pivot Project Development, LLC named Conditional Redeveloper on 4/19/17
Project Cost	Under Development
Jobs Created	To be determined
Uses	Commercial Use
Commenced	To be determined
Completed	To be determined
Info	On January 25, 2017, OCURA issued an RFP for land owned at the southeast corner of NE 23 rd Street and N Kelham Avenue. On Monday March 27, 2017, OCURA received one proposal from the developers, Pivot Project. Pivot Project owns the building adjacent to the OCURA parcel. They recently renovated it to become a new Centennial Health Clinic (pictured below). They have plans to construct and renovate several more buildings along NE 23 rd Street.



New Centennial Health Clinic at 1720 NE 23rd Street

Mu'Min OHFA (Oklahoma Housing Finance Agency) Award

Location	Fonshill Ave and NE 21 st Street
Developer	Mu'Min Development, LLC
Project Cost	n/a
Public Funding	OHFA Awards – revolving acquisition-rehabilitation/construction loan - \$250,000
Uses	Affordable Single Family Homes
Commenced	July 2015
Completed	To be determined
Info	Due to the developer of these properties being out of compliance on the construction of these homes, OHFA regained ownership of the homes. OCURA purchased the homes from OHFA and will now seek a contractor to complete the construction of the houses. One home is estimated to be approximately 30 percent complete and the other is estimated to be approximately 80 percent complete.



Lots Authorized to Mu'min for Residential Development



Mu'min Residential Development- NE 22nd



Interior of the Home on NE 21st Street

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

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Mitchford LLC (Kelvin Mitchell, David Lloyd, Ruth and Joe Barnes)
Project Cost	Current Phase (FY 2012-13) \$515,000 Plus \$200,000 in Infrastructure
Public Funding	Home Funds (Approx. 70% of Housing Cost) CBDG (10% of Total Costs)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing (Single-Family). 6 single-family homes. 3 affordable and 3 market rates.
Commenced	Existing Phased RDA Phase 1 Commenced in FY 2012-13
Completed	The project was partially completed. OCURA regained ownership of the additional unfinished home and undeveloped lot and issued an RFP in July of 2017 to find a developer to complete the project. The group Progress OKC was selected to finish the construction of homes on this block.



1745/1733/1729 NE Euclid (Complete)



1745 NE Euclid (Sold)

Progress OKC

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Progress OKC
Project Cost	n/a
Public Funding	Home Funds (Approx. 70% of Housing Cost), CBDG (10% of Total Costs)
Jobs Created	n/a (construction jobs only)
Uses	Residential Housing (Single-Family). 6 single-family homes. 3 affordable and 3 market rates.
Commenced	November 2017
Completed	April 2018
Info	In 2017, Progress OKC took over the development of the South Truman site that had not been completed by the previous developer. Progress OKC was charged with finishing the home at 1725 NE Euclid that had been left partially completed and took over construction of the remaining lots along Euclid. Progress OKC constructed 3 new affordable homes adjacent to the existing homes on Euclid. Progress OKC will construct 3 more affordable and 2 market rate houses to finish out the block.



1709 NE Euclid



1713 NE Euclid Street



1717 NE Euclid Street



1725 NE Euclid Street

Dodson Custom Homes — Four Lots

Location	1) 1316 NE 9 th Street 2) 1504 NE 9 th Street 3) Near the corner of NE 8 th Street and N Kate Ave. 4) Near the corner of NE 8 th Street and N Bath Ave.
Developer	Dodson Custom Homes 1, L.L.C.
Project Cost	\$700,000+
Jobs Created	n/a (Construction Jobs Only)
Uses	4 Individual Single-Family Homes
Commenced	Project 1 — 1504 NE 9 th Street- Commenced August 2016 Project 2 — 1316 NE 9 th Street- Commenced August 2017 Project 3 — Environmental issues are being worked through Project 4 — To be determined
Completed	Project 1 — 1504 NE 9 th Street- Completed April 2017 Project 2 — 1316 NE 9 th Street- Completed January 2018 Project 3 — To be determined Project 4 — To be determined
Info	Dodson Custom Homes has finished two homes for OCURA. One was a bungalow on NE 9 th Street. That home was completed and sold. They also finished a two story modern style home on NE 9 th Street. This home is still currently for sale. We are currently working through some environmental issues on project #3 and project #4 will begin soon.



Completed home at 1504 NE 9th Street

Neighborhood Housing Services of Oklahoma City Inc.

Location	Multiple locations (see map below)
Developer	Neighborhood Housing Services of Oklahoma City, Inc.
Project Cost	Under Development
Public Funding	n/a
Jobs Created	n/a (Construction Jobs Only)
Uses	5 Individual Single-Family Homes
Commenced	Project 1 — 1436 NE 13 th Street — July 2016 Project 2 — February 2018 Project 3-5 — To be determined
Completed	Project 1 — 1436 NE 13 th Street — Completed September 2017 Project 2 — Anticipated October 2018 Project 3-5 — To be determined
Info	NHS has completed and sold one of the homes built on OCURA land. Construction on the next two homes has begun. The houses will be affordable homes with income restrictions for the purchaser.



NHS Home Under Construction at NE 14th and Fonshill Ave

Short & Emery Townhomes

Location	At the corner of NE 6 th Street and Lottie Avenue
Developer	Monique Short and Erica Emery, individuals
Project Cost	\$700,000+
Public Funding	Approximately \$71,000 in Brownfields Remediation
Uses	Two separate townhouses
Commenced	Commenced construction April 2017
Completed	Completed in January of 2018
Info	Two sets of two townhomes were built on the site of a former candy factory. Due to its prior use as a factory, the soil under the townhomes was contaminated. Through the city's Brownfields program, Phase I and Phase II's were performed on the property. Approximately \$71,000 in remediation was done on the site and the \$780,000 development could proceed. All the units have been sold.



Completed Townhomes at NE 6th and Lottie Ave

K2 Design Build, LLC

Location	Two separate lots near the intersection of NE 8 th and N Bath Ave.
Developer	K2 Design Build, LLC
Project Cost	Under development
Public Funding	n/a
Uses	For sale residential units
Commenced	Project 1 — Commenced in November of 2017 Project 2 — To be determined
Completed	Project 1 — Completed in July of 2018 Project 2 — To be determined
Info	Two single family spec homes to be built near the intersection of NE 8 th Street and N Bath Ave. The first home (pictured below) will be completed in July of 2018 and already has a contract to be purchased.



Exterior of the Completed Home



Picture of the Kitchen

Eric Schmid and Jessica Cunningham

Location	Just east of N Stonewall Avenue on NE 6 th Street
Developer	Eric Schmid and Jessica Cunningham
Project Cost	Under development
Public Funding	n/a
Uses	Residential home
Commenced	To be determined
Completed	To be determined
Info	A single- family residence being built by the future homeowner. The site has some environmental issues present. OCURA is currently working with Oklahoma City's Brownfields program, DEQ and the Corporation Commission to determine a plan to clean the site so that it is developable for residential use.



Location of their lot

Rebuilding and Managing, LLC

Location	The NE corner of NE 21 st Street and N. Prospect Avenue
Developer	Rebuilding and Managing, LLC
Project Cost	Under Development
Public Funding	N/A
Uses	Residential home
Commenced	Anticipated January 2018
Completed	Anticipated January 2019
Info	A single- family residence that will be constructed on a lot bought from OCURA.



Rebuilding and Managing, LLC lot

Abigail and Tim Johnson

Location	Just south of NE 6 th on Everest Avenue
Developer	Abigail and Tim Johnson
Project Cost	Under development
Uses	Residential home
Commenced	November 2017
Completed	May of 2018
Info	A single- family residence was constructed by the homeowner for their personal residence. The home was built on an OCURA lot and was complete in May of 2018.



Home under construction



Completed Home

Alana House

Location	Just west of Lottie on NE 8 th Street
Developer	Alana House
Project Cost	Under development
Uses	Residential home
Commenced	November 2017
Completed	Anticipated September 2018
Info	A single- family residence is being constructed by the homeowner for their personal residence. The home is currently under construction but is anticipated to be complete in September 2018.



Rendering of the Home



Home Under Construction

Monarch Properties — Four (4) Single- Family Homes

Location	Just west of Lottie on NE 8 th Street
Developer	Monarch Properties
Project Cost	Under development
Uses	Residential home
Commenced	Project 1 — March 2018 Project 2 — July 2018 Project 3 — To be determined Project 4 — To be determined
Completed	Project 1 — September 2018 Project 2 — December 2018 Project 3 — To be determined Project 4 — To be determined
Info	Monarch Properties is under redevelopment agreement to develop four single-family homes in NE OKC. The first home is currently under construction and is expected to be complete in September 2018. The second home will begin construction in July 2018 and should be complete by mid-December 2018. The remaining two projects are still yet to be determined.



Home Under Construction

NE16 Development, LLC — Eight (8) Single- Family Homes

Location	Near NE 16 th and N Missouri Avenue
Developer	NE16 Development, LLC
Project Cost	Under Development
Uses	Residential
Commenced	Project 1-3 — July 2018 Projects 4-8 — To be determined
Completed	Projects 1-3 — January 2019 Projects 4-8 — To be determined
Info	NE16 Development, LLC is under a redevelopment agreement to construct 8 single family homes near the corner of NE 16 th and N Missouri Avenue. The first 3 homes have broken ground and are expected to be completed sometime in January of 2019. It has yet to be determined when the remaining homes will commence and complete construction.



Rendering of Home to Be Built

Groundroot Development, LLC — 2 Single- Family Lots

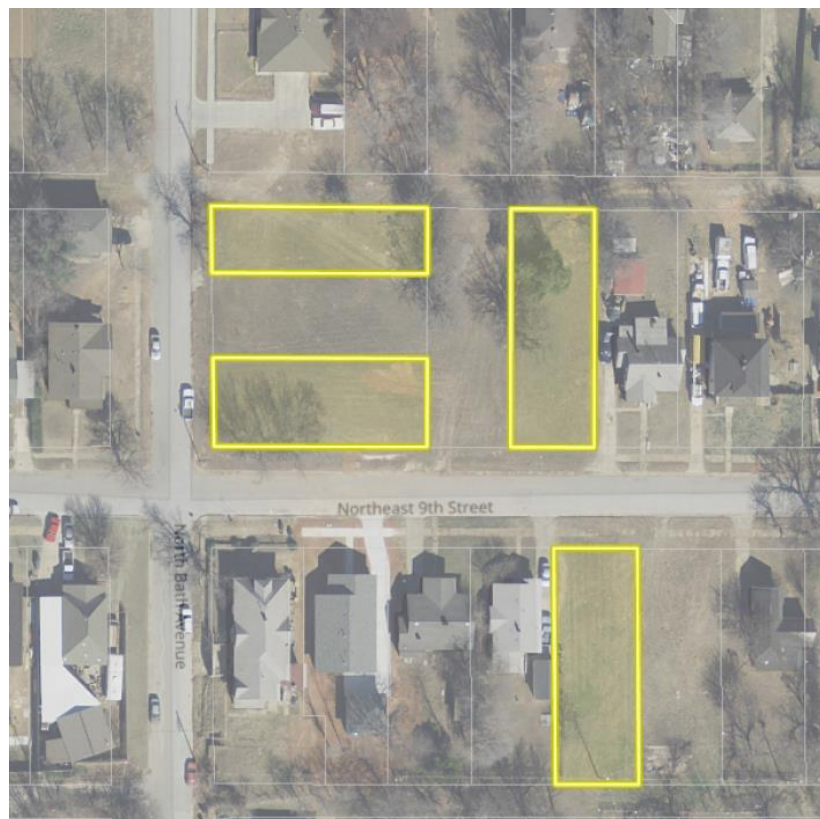
Location	NE 10 th and N Lottie Ave and East Park Place and N Lottie Ave
Developer	Groundroot Development, LLC
Project Cost	To be determined
Public Funding	n/a
Uses	Residential
Commenced	Currently in design review phase
Completed	To be determined
Info	Groundroot Development, LLC is under a redevelopment agreement with OCURA for two single- family residential lots. We are currently in the design review phase for these lots. Groundroot Development is considering a SPUD application to split the lot on NE 10 th and N Lottie Ave into two separate lots for two single- family homes.



Location of Homes to be Built

Epiphany Investments, LLC — Four (4) Single- Family Homes

Location	Near the intersection of NE 9 th Street and N Bath Ave
Developer	Epiphany Investments, LLC
Project Cost	n/a
Public Funding	n/a
Uses	Four single- family residential homes
Commenced	Currently in design review phase
Completed	To be determined
Info	Epiphany Investment, LLC is under a redevelopment agreement with OCURA for four single- family residential lots. We are currently in the design review phase for the first two homes to be built. The other two lots are currently undergoing further environmental testing. Construction should commence in the Fall of 2018.



Location of homes to be built

LaJuana Deline Duplex

Location NE 14th and Page Avenue

Developer LaJuana Deline

Project Cost n/a

Public Funding n/a

Uses A duplex

Commenced Currently in design review phase

Completed To be determined

Info Ms. Deline owned a property adjacent to other OCURA land near the intersection of NE 14th Street and N Highland Dr. When she went to build on that lot, it was discovered that the land was not served by City of Oklahoma City sanitary sewer. It would have been too expensive to construct on that lot so OCURA traded her lot for a comparable vacant lot owned by OCURA with access to sanitary sewer services. Ms. Deline went through the rezoning process to change the property from R-1 to R-2 to allow her to build a duplex for her and her mother. We are currently in the design review phase of this development.



Location of home to be built

1234 NE 8th Street

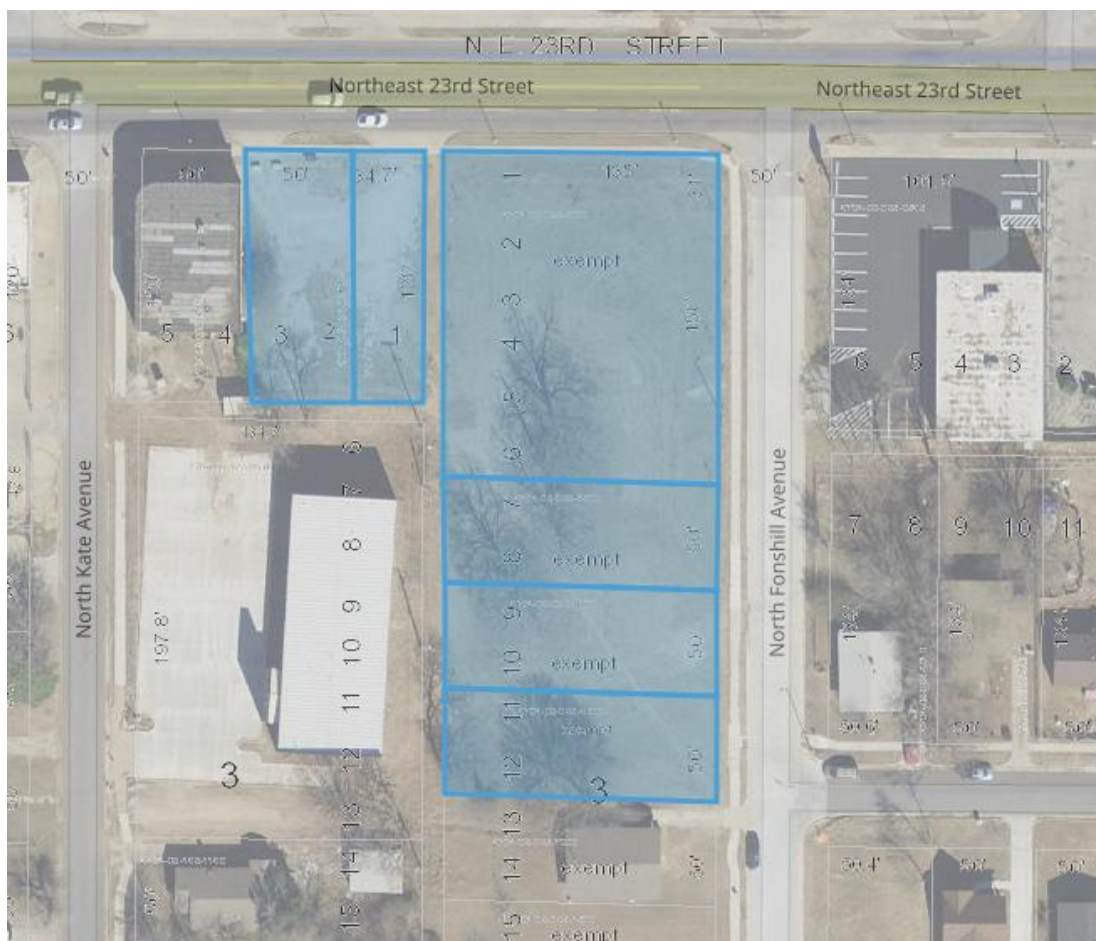
Location	1234 NE 8 th Street
Developer	The Oklahoma City Urban Renewal Authority
Project Cost	To be determined
Public Funding	n/a
Uses	Residential
Commenced	Purchased July 12, 2018
Completed	To be determined
Info	Mr. Terry approached OCURA to see if there was any interest in purchasing his home as OCURA has additional projects going on just west of his house. It was determined that OCURA was interested. OCURA purchased the property on July 12, 2018 and will be issuing an RFP seeking a general contractor to rehabilitate this home, along with two other partially completed homes that OCURA owns in the JFK Urban Renewal Area.



Home at 1234 NE 8th Street

Northeast 23rd Street and Fonshill Avenue RFP

Location	SW corner of NE 23 rd St and Fonshill Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use commercial, retail and residential
Commenced	RFP Released Monday, July 2, 2018
Completed	First RFP Due Date: Friday, September 28, 2018
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the southwest corner of NE 23 rd Street and Fonshill Avenue. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by September 28, 2018, the RFP will automatically renew and roll into the next quarter. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area, the NE 23 rd Street commercial corridor and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps .



Location of NE 23rd and Fonshill RFP

Northeast 23rd Street and Prospect Avenue RFP

Location	SE corner of NE 23 rd St and Prospect Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	RFP Released Monday, July 2, 2018
Completed	First RFP Due Date: Friday, September 28, 2018
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the southeast corner of NE 23 rd Street and Prospect Avenue. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by September 28, 2018, the RFP will automatically renew and roll into the next quarter. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area, the NE 23 rd Street commercial corridor and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps .



Location of NE 23rd and Prospect RFP

Northeast 16th Street and Martin Luther King Avenue

Location	SW corner of NE 16 th Street and Martin Luther King Avenue
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	RFP Released Monday, July 2, 2018
Completed	First RFP Due Date: Friday, September 28, 2018
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the southwest corner of NE 16 th Street and Martin Luther King Avenue. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by September 28, 2018, the RFP will automatically renew and roll into the next quarter. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps .



Location of NE 16th and MLK RFP

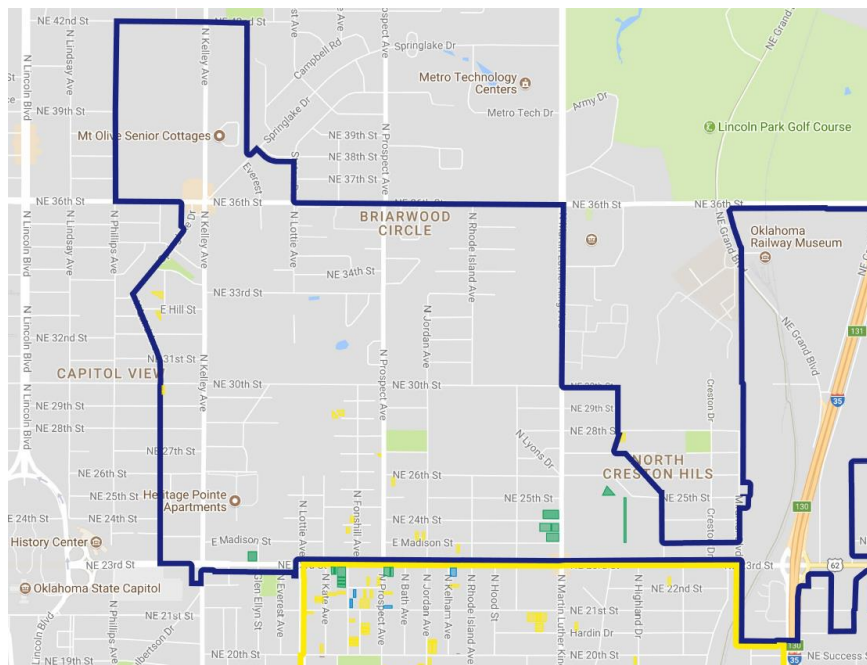
Northeast Renaissance

RFP for Prospective Homeowners

Location	Northeast Renaissance Urban Renewal Area
Date Authorized	March 2018
Deadline	Open until further notice
Information	OCURA invites the submission of written proposals from prospective homeowners wishing to purchase an OCURA owned lot for the construction of their home
Goal	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 and Real Estate Developers

Location	Northeast Renaissance Urban Renewal Area
Date Authorized	March 2018
Deadline	Open until further notice
Information	OCURA invites the submission of written proposals from qualified residential developers for the purchase and construction of single family, owner occupied homes on OCURA owned lots.
Goal	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

2445 N Martin Luther King Avenue — Former Convenience Store

Location	2445 N Martin Luther King Avenue
Developer	To be determined
Project Cost	\$145,000
Public Funding	Purchased with CDBG Funds
Jobs Created	To be determined
Uses	To be determined
Info	On September 21, 2016, the OCURA Board of Commissioners approved Resolution 5769, authorizing the acquisition of this parcel by OCURA. In April of 2017, OCURA purchased the former convenience store located near NE 24 th Street and Martin Luther King Avenue that had been sitting empty. OCURA has demolished the structure and will clean the site of any environmental issues once a feasible project is proposed. An RFP is currently out for this site.



2445 N Martin Luther King Ave

2425 N Martin Luther King Avenue — Car Wash

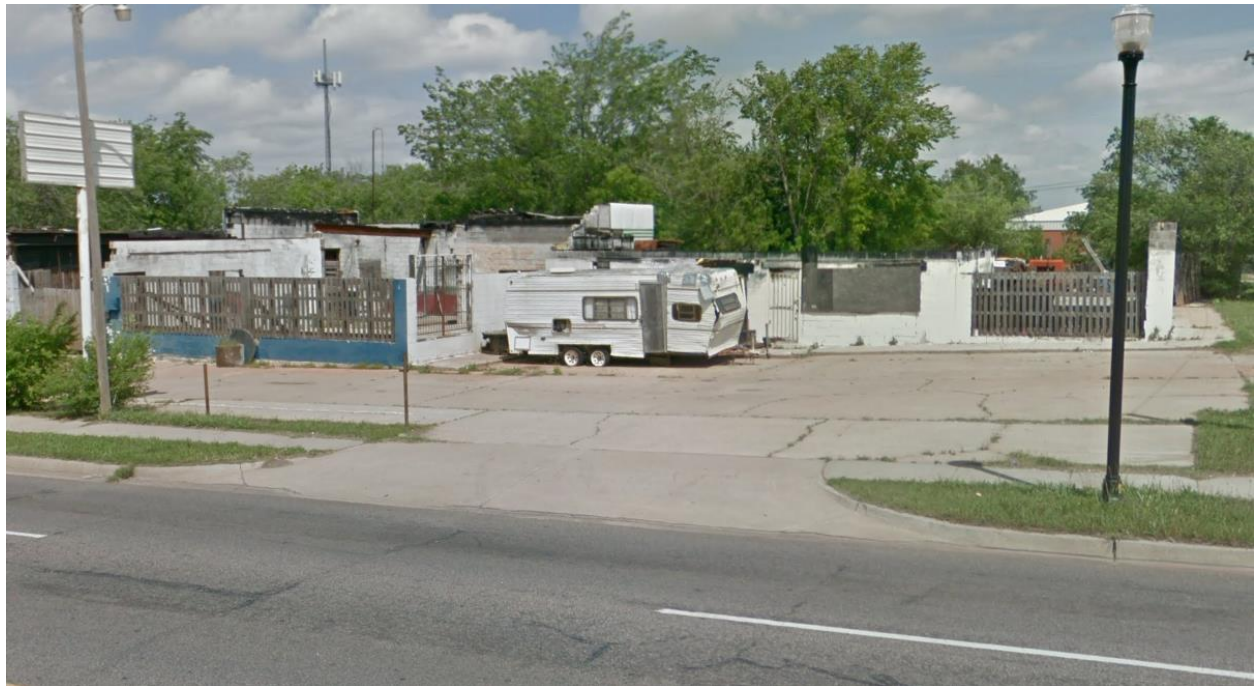
Location	2425 N Martin Luther King Avenue
Developer	To be determined
Project Cost	\$235,000
Public Funding	Purchased with CDBG Funds
Jobs Created	To be determined
Uses	To be determined
Info	On September 21, 2016, the OCURA Board of Commissioners approved Resolution 5769, authorizing the acquisition of this parcel by OCURA. On March 6, 2017, OCURA entered into a real estate purchase agreement with the owners of the Parcel. On September 18, 2017, OCURA purchased the building. OCURA has demolished the structure and will clean the site of any environmental issues once a feasible project is proposed. An RFP is currently out for this site.



2425 N Martin Luther King Ave

1151 NE 23rd Street

Location	1151 NE 23 rd Street
Developer	To be determined
Project Cost	\$125,000
Public Funding	Purchased with CDBG Funds
Jobs Created	To be determined
Uses	To be determined
Info	<p>On September 21, 2016, the OCURA Board of Commissioners approved Resolution 5769, authorizing the acquisition of this parcel by OCURA. On March 31, 2017, OCURA entered into a real estate purchase agreement with the owners of the parcel. The transaction closed on September 12, 2017. OCURA has demolished the structure and will clean the site of any environmental issues once a feasible project is proposed. An RFP is currently out for this site.</p>



1151 NE 23rd Street

1150 E Madison Street

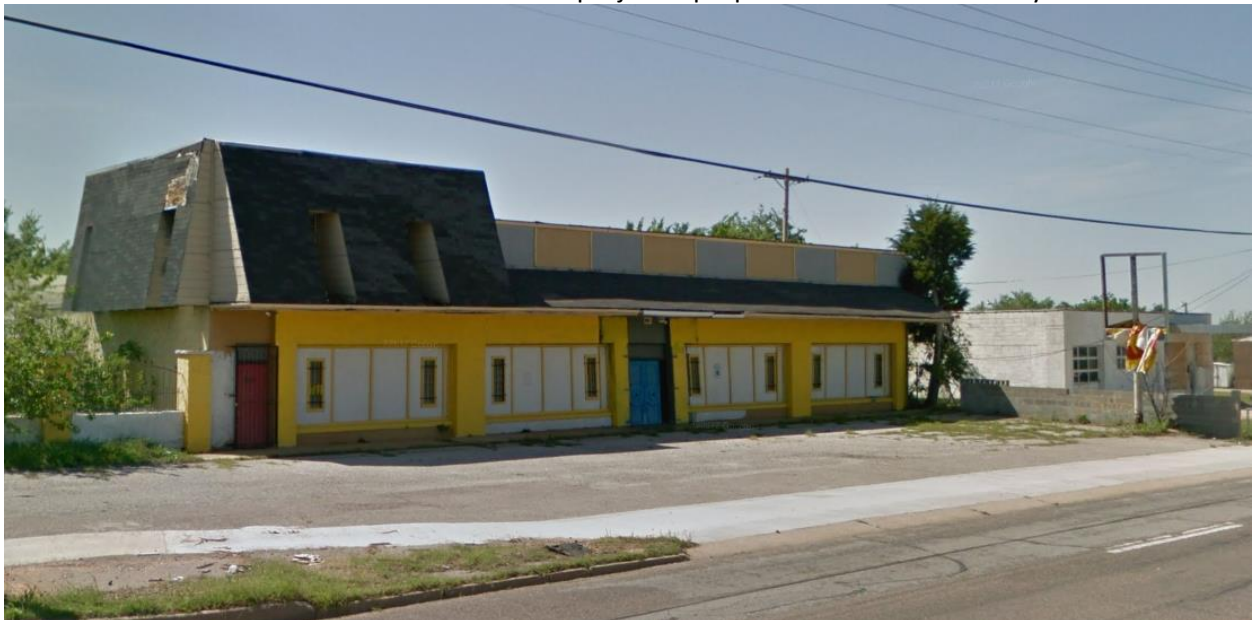
Location	1150 E Madison Street
Developer	To be determined
Project Cost	\$86,000
Public Funding	Purchased with CDBG Funds
Jobs Created	To be determined
Uses	To be determined
Info	On October 18, 2017, the OCURA Board of Commissioners approved Resolution 5821, authorizing the acquisition of this parcel by OCURA. On February 20, 2018, OCURA entered into a real estate purchase agreement with the owners of the parcel. The transaction closed on June 14, 2018. OCURA is in the process of cleaning up trash and debris from the site and will clean the site of any environmental issues once feasible project is proposed. An RFP is currently out for this site along with 1151 NE 23 rd Street to the south.



1150 E Madison Street

2501 N Martin Luther King Avenue

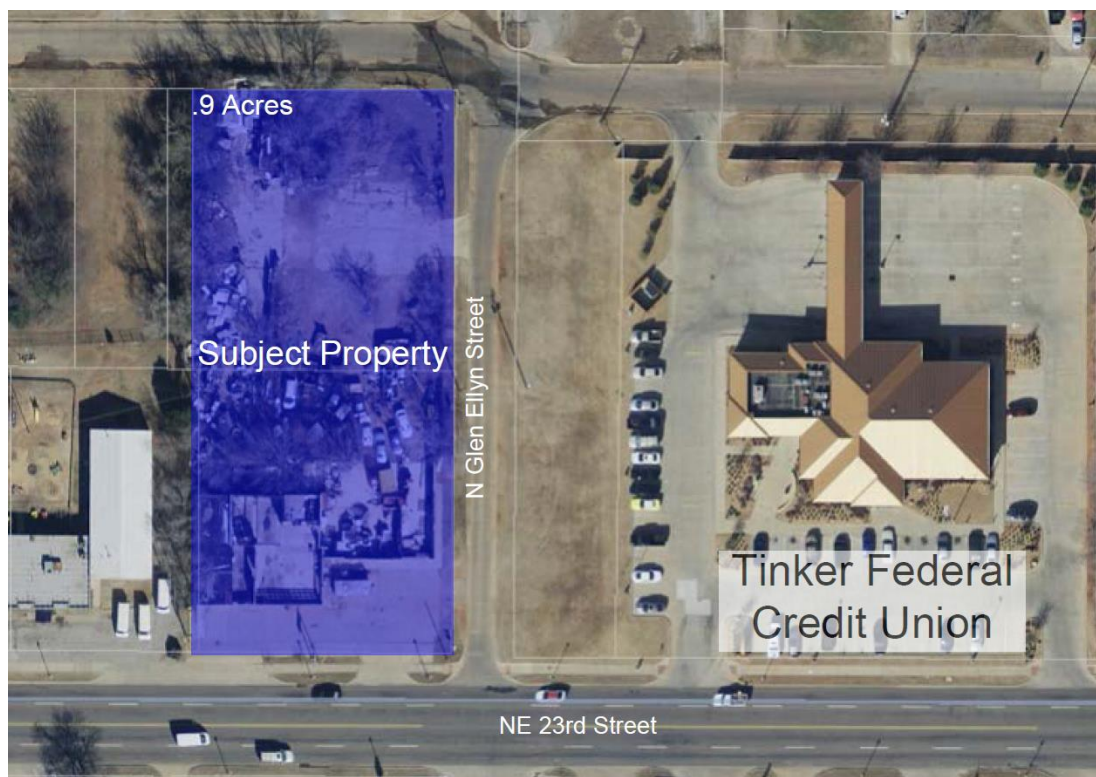
Location	2501 N Martin Luther King Avenue
Developer	To be determined
Project Cost	\$250,000
Public Funding	Purchased with CDBG Funds
Jobs Created	To be determined
Uses	To be determined
Info	On February 15, 2017, the OCURA Board of Commissioners approved Resolution 5786, authorizing the acquisition of this parcel by OCURA. On April 5, 2017, OCURA entered into a real estate purchase agreement with the owners of the parcel. The transaction closed on September 13, 2017. OCURA has demolished the structure and will clean the site of any environmental issues once a feasible project is proposed. An RFP is currently out for this site.



2501 N Martin Luther King Ave

Northeast 23rd Street and North Glen Ellyn Street

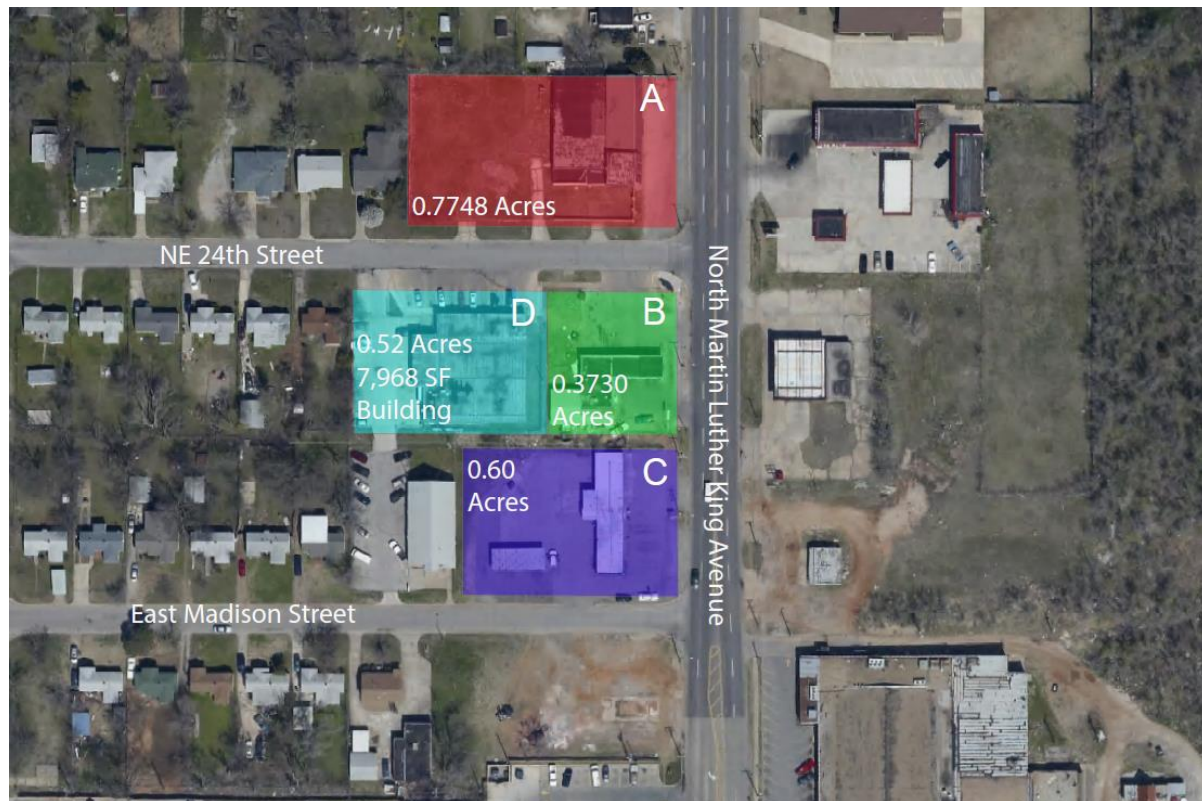
Location	NW corner of NE 23 rd St and N Glen Ellyn St
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial redevelopment
Commenced	RFP Released Monday, July 2, 2018
Completed	First RFP Due Date: Friday, September 28, 2018
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the northwest corner of NE 23 rd Street and N Glen Ellyn Street. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by September 28, 2018, the RFP will automatically renew and roll into the next quarter. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use or commercial development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. The RFP can be found at https://www.ocura-ok.org/rfps .



NE 23rd and N Glen Ellyn St RFP Site

Northeast 24th Street and Martin Luther King Avenue

Location	Near the intersection of NE 24 th St and Martin Luther King Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Mixed-use or commercial or residential development
Commenced	RFP Released Monday, July 2, 2018
Completed	First RFP Due Date: Friday, September 28, 2018
Info	On July 2, 2018, OCURA released an RFP for proposals for a piece of land located near the intersection of NE 24 th and Martin Luther King Ave. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by September 28, 2018, the RFP will automatically renew and roll into the next quarter. These new dates will be emailed out and posted on OCURA’s website. This particular site is being offered for mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. Interested persons may respond on one or all of the parcels shown below. The RFP can be found at https://www.ocura-ok.org/rfps .



NE 24th Street and N MLK Ave RFP Site

Northeast 24th Street and North Jordan Avenue

Location	NW Corner of NE 24 th St and N Jordan Ave
Developer	To be determined
Project Cost	To be determined
Public Funding	To be determined
Jobs Created	To be determined
Uses	Adaptive Reuse Mixed-use commercial or residential development
Commenced	RFP Released Monday, July 2, 2018
Completed	First RFP Due Date, Friday: September 28, 2018
Info	<p>On July 2, 2018, OCURA released an RFP for proposals for a piece of land located at the NW corner of NE 24th St and N Jordan Ave. The RFP was released on a “rolling” basis, meaning that if no proposal is either received or accepted by September 28, 2018, the RFP will automatically renew and roll into the next quarter. These new dates will be emailed out and posted on OCURA’s website. This particular site consists of a former school building, Marcus Garvey. The site is being offered for adaptive reuse, preferably mixed-use commercial or residential development that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. OCURA is interested in a creative proposal incorporating the existing building, which can serve as an example of redevelopment potential for other commercial developments and adaptive reuse projects in Northeast Oklahoma City. The RFP can be found at https://www.ocura-ok.org/rfps.</p>



NE 24th and N Jordan Ave RFP Site

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Twelve Months Ending June 30, 2018

	<u>Closeout</u>		<u>Core to Shore</u>			<u>Harrison-</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>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>Fund</u>	<u>Total</u>
Assets										
Cash	1,263,165	74,666	52,502	2,475,811	-	-	1,002,019	139,633	356,498	5,364,293
Investments	1,721,642	-	-	-	-	-	494,000	-	-	2,215,642
Accounts Receivable	-	41,796	-	-	-	-	-	-	-	41,796
Due from Other Governmental Entities	-	48,816	-	-	-	-	-	-	-	48,816
Due from (to) Other Funds	1,066,781	(165,218)	(61,881)	(171,277)	8,523	(676,929)	-	-	-	-
Total Assets	4,051,588	60	(9,379)	2,304,535	8,523	(676,929)	1,496,019	139,633	356,498	7,670,548
Liabilities and Fund Balances										
Accounts Payable	-	60	-	-	-	-	-	-	-	60
Deposits	1,700	-	-	-	-	-	-	-	-	1,700
Total Liabilities	1,700	60	-	-	-	-	-	-	-	1,760
Total Fund Balances	3,903,109	-	(13,198)	2,277,180	8,523	(220,913)	1,494,489	139,680	396,716	7,985,585
Total Liabilities and Fund Balances	3,904,809	60	(13,198)	2,277,180	8,523	(220,913)	1,494,489	139,680	396,716	7,987,345
Revenues										
Grant Revenues - CDBG	836,368	-	-	-	-	834,699	-	-	-	1,671,068
Grant Revenues - Other	344,976	-	-	-	-	-	-	-	-	344,976
Rentals	1,300	-	-	1,350	19,420	-	-	-	629,205	651,274
Real Estate Sales	354,960	-	-	-	-	-	-	-	-	354,960
Interest	33,006	-	-	291	-	-	-	348	-	33,645
Core to Shore MAPS 3 Project	-	-	123,149	-	-	-	-	-	-	123,149
Other	2,346	-	-	600,000	-	-	-	-	-	602,346
Total Revenues	1,572,956	-	123,149	601,641	19,420	834,699	-	348	629,205	3,781,418
Expenditures										
General and Administrative	282,735	-	65,700	182,532	(8,402)	210,792	1,210	2,572	69,917	807,056
Real Estate Acquisition	97,877	-	125,219	1,422,678	-	707,241	1,150	-	-	2,354,164
Property Disposition	507,503	-	-	297,028	3,800	4,800	-	-	-	813,131
Site Clearance/Improvements	761,177	-	-	31,825	-	28,160	-	-	7,298	828,460
Legal	111,681	-	2,098	69,637	8,843	7,935	2,890	-	-	203,083
Other Professional	16,128	-	50	300,870	-	371	26,000	-	-	343,418
Property Management	239,980	-	-	2,377	-	90,580	-	-	144,604	477,541
Payments to the City of OKC	154,410	-	-	-	-	-	-	-	370,890	525,300
Other	14,215	-	-	-	6,656	5,734	536	-	8,746	35,887
Total Expenditures	2,185,706	-	193,066	2,306,947	10,897	1,055,612	31,786	2,572	601,454	6,388,040
Changes in Fund Balance	(612,749)	-	(69,917)	(1,705,305)	8,523	(220,913)	(31,786)	(2,224)	27,750	(2,606,621)
Fund Balance, Beginning of Year	4,515,858	-	56,719	3,982,485	-	-	1,526,274	141,904	368,966	10,592,206
Fund Balance, Current	3,903,109	-	(13,198)	2,277,180	8,523	(220,913)	1,494,489	139,680	396,716	7,985,585