

The Alliance for Economic Development of Oklahoma City, Inc.
President's Report
Fourth Quarter Fiscal Year 2023 – 24
April 1, 2024 through June 30, 2024

I. ARPA

- The Alliance continued to process applications for **Technical Assistance, Façade and Storefront Improvement**, and **Pandemic Mitigation** under the OKC Rescue Program. Awarded \$5,800,000 in funding to over 360 small business and nonprofit applications.
- **SNI Storefront Program** launched January 8 for MLK, Metro Park, and Capitol Hill and the application closed on March 3. We received 37 applications and have approved 21 for funding.
- **Storefront Improvement Program (Round 3)** opened applications on April 1, 2024. Applicants are required to submit estimates with application. We received 289 applications and have approved 137 thus far. Application closed July 5.
- The following districts received awards from the **Business District Capacity Building Program**: Asian District, Capitol Hill Calle Dos Cinco, Auto Alley, Midtown, West Village, Plaza, Stockyards, and WesTen.
- 125 minority owned small businesses have been approved for services through the **Minority Supplier Program**, which assists minority-owned businesses with obtaining and executing competitive procurement opportunities. Services are provided by Urban League, Hispanic Chamber, and REI Oklahoma.
- Accelerator Programs:
 - The **Real Deal Accelerator** continued to service graduates through the alumni programs. The Real Deal program began recruitment of its third and final cohort, which begins August 2024.
 - **StitchCrew Latino Accelerator** completed its third cohort (of four) in April of 2024. The fourth and final cohort will occur in Fall 2024.
 - **OMFA (OKC Minority Founder Accelerator)** completed its third cohort and began its fourth cohort. The Alliance amended the OMFA agreement to conduct a fifth cohort in Fall 2024.
 - **ProgressOKC** completed its second ARPA-funded cohort of the Generation Impact Accelerator Program with 16 businesses at the end of April. The Alliance amended the ProgressOKC agreement to conduct a third cohort in Fall 2024
 - The Alliance contracted with Oklahoma Visual Arts Council (OVAC) to conduct the **Artist Entrepreneurship Program**, which is an accelerator specifically for artists and creatives. Applications opened in May. There will be one cohort of programming, which will begin in August.
 - The Alliance contracted with the Real Deal program to conduct the **Real Deal Food and Beverage Program**, a cohort of the Real Deal specifically for brick-and-mortar food and beverage establishments. (This will be in addition to their already scheduled, industry-agnostic cohort.) Applications for the Real Deal Food and Beverage Program opened in June. The cohort will begin programming in August.
 - The Alliance contracted with Synergy Restaurant Group to operate the **Food Truck Accelerator Program**. Synergy is a national food and beverage consultancy. Synergy offers a blended

program (some components in-person, some online) for food trucks and mobile food vendors. Synergy will operate one cohort of the program that will begin in September.

- **Workforce Development Programs:**
 - **OKCoders** started its second cohort of their part-time software development boot camp. Participants will complete the bootcamp in September.
 - **Curbside Apparel** completed its second cohort of programming (8 participants) and continued providing employment support for individuals to transition out of homelessness (14 participants).
 - The Alliance amended the agreement with **Regional Food Bank and TEEM** to serve individuals from recovery programs, in addition to individuals who are justice involved. RFBO/TEEM completed the fourth cohort of culinary training and started the fifth cohort. Warehouse and Inventory Control and Food Manufacturing programs continued to serve individuals.
 - 114 individuals have been qualified for services in the **It's My Community Initiative (IMCI)** program. 14 individuals completed training and 30 individuals received one-on-one coaching sessions.
 - In the **ReMerge** program, 74 participants have been approved for career readiness services and Catalyst Cookies culinary training. 9 participants enrolled in Digital Skills training.
 - **RestoreOKC** served over 30 participants in the WellSpring Cleaning hospitality training program. The Alliance amended its agreement to expand services to two other RestoreOKC Programs, the Market at Eastpoint and Eastside Eatery.
 - Students from **Rose State** and **Mid-America Christian University (MACU)** who are enrolled in eligible cybersecurity, IT, and data analytics courses receive scholarships and supportive services.
 - The Alliance contracted with the **Center for Employment Opportunities (CEO)** to fund their work crew training program for individuals who have been justice involved. 50 participants have been approved for the program.
 - The Alliance contracted with **gener8tor** to conduct virtual training in project management and customer service representative skills. 21 participants were approved for the first cohorts of programming that began July 1.
- The **Small Business LBP/RRP Program** provides reimbursement for eligible fees associated with becoming or maintaining DEQ certification to do lead abatement work. The program is designed to help the City of Oklahoma City, which struggles to find enough certified workers to conduct lead remediation and abatement on residential projects.
- The Alliance contracted with **Accenture** to conduct a program evaluation of the ARPA small business and workforce development programs. Additionally, Accenture will make recommendations to the Alliance about sustaining and funding future programs.

II. **Homeland Grocery Store**

- MAPS 3 Senior Wellness Center opened December 2023.
- Tesla charging stations are operational.

III. **Job Creation/OIA**

- Closure of Douglas Blvd. approved by the City Council on January 4, 2022. Closure of Douglas approved by ODOT. Closure of Douglas approved by County Commissioners May 16, 2022.

Awaiting final action by District Court placed on-hold until resolution of negotiations with Air Force to purchase the MROTC facility. The state legislature approved \$35 million in ARPA funding to relocate a sixty (60) inch water main along Douglas, along with additional infrastructure needs due to the base mission expansion. Completion of relocation of the water line is anticipated to be early 2026.

- Funding for the acquisition of the MROTC facility and adjacent lands (approximately 130 acres) for the B-21 Bomber Base, by the Air Force, has been approved by Congress (\$30M) and signed by the President on December 23, 2022. Final determination of value is being discussed by Air Force and OIA staff. The hangers and adjacent land have been appraised by the Corps of Engineers and are awaiting further review by the Air Force.
- A PEAK substation lease agreement with OG&E has been approved by the OIA board. The PEAK substation will provide additional energy resources to Tinker in the event of interrupted service. Sale of the PEAK substation site to the Air Force utilizing funds provided by the Oklahoma Military Planning Commission and a co-pay of 10% by the Air Force will complete this transaction. It is anticipated to be finalized in July 2024.
- Tinker mission support and aerospace strategy enhanced by acquisition of approximately 180 additional acres of land on the East side of Douglas Blvd near the MROTC facility. Portions of this land are earmarked for use by the Air Force for new missions assigned to the base such as a new entry gate for the base and the OG&E peak station, which is a joint project between OIA, the Air Force, the Oklahoma Military Planning Commission, and OG&E. Approximately 80 acres is reserved for OIA to develop for industrial/office uses to support these new missions. Discussions with aerospace firms associated with the proposed Bomber Base work program are on-going along with other firms that will assist with Tinker mission support.
- I-240 & Eastern large industrial site – acquired from CLO June 28, 2021. The development group OKC 577 was selected by OIA board to be the developer of the industrial park. The development plan has been received and approved by the OIA Board. The State legislature approved \$8 million in ARPA funding to extend water and sewer lines to the site. Engineering firm CEC was selected through a competitive selection process to implement the ARPA water and sewer line extensions. Bids were advertised for both water and sewer projects, estimating construction to commence this summer and be completed this Fall for the waterline and Spring 2025 for the sewer projects. Initial sale of land totaling about 124 acres approved by OCEDT and OIA boards in February and March 2023, closing in July and September 2023. In March 2024, a 7.34-acre tract of land was sold to On-Cue for a truck stop type convenience store.
- I-240 & Air Depot – OIA completed the acquisition of land owned by the City Water Trust on behalf of Pratt and Whitney to build a \$255 million Sustainment and Training Center. Purchase and Sales agreement approved by the City and Water Trust and Purchase and Sales agreement with defense contractor signed in January 2023. Final purchase by Pratt & Whitney is completed and groundbreaking was held in June 2023. The final construction date is end of 2024.
- Implementation of C-PACE financing program to support economic development project. Resolution authorizing the C-PACE program was passed by the Board of County Commissioners on November 1, 2021. Program Guidelines were approved by the BOCC on March 21, 2022, and the first two C-PACE projects were approved by the BOCC on April 4, 2022. Oklahoma County Commissioners have approved six (6) C-PACE Assessment Contracts for developers totaling \$42,232,106. The C-PACE Assessment Contract for the Convergence Innovation District project was approved in June 2023 by the BOCC. Financing approximately \$28.395 million in eligible conservation type building upgrades for the project. This is the largest C-PACE Assessment

Contract in State history. An Oklahoma C-PACE webinar was held December 7, 2023 for interested companies.

- City wide search for available large industrial parcels continues. Investigating additional land acquisitions on the West and East sides of Oklahoma City to ensure an adequate supply of large industrial sites is available for industrial recruitment. One site in Western Oklahoma City near and including portions of CE Page Airport has been identified as a potential candidate for a large industrial land site. The OKCI&C Trust has moved forward with several option agreements and land sale purchases to make this site viable.
- Numerous responses to RFPs for industrial recruitment continue to flow through the Alliance and its partners in the City Chamber and State Department of Commerce. With the newly acquired lands near CE Page the recruitment process has become more meaningful and robust.

IV. NE OKC Redevelopment and Revitalization

- Redevelopment and Revitalization
 - Lyons Mansion and the Brockway Center Reuse Study funded by National Trust for Historic Preservation's African American Cultural Heritage Action Fund
 - Open Design completed Phase I of the study on February 2023
 - Phase II will be a business plan using a \$50,000 per property award from the William R. Kenan, Jr. Charitable Trust (the "Kenan Trust"). Contract has been executed by the National Trust. AEA Consulting out of NY is beginning stakeholder interviews.
 - The Feasibility Report is complete.
- Page Woodson – Phase 4 under construction, anticipated completion Jan 2025; fundraising underway for the African American Commemorative Plaza
- JFK & NER Area – worked with several developers and individuals interested in single-family homes or duplexes -
 - Under Redevelopment Agreements: 67 units (5 affordable & 62 market)
 - Currently Under Construction: 12 units (2 affordable & 10 market)
 - Recently Completed: 7 units (4 affordable & 3 market)
- Marcus Garvey School – construction underway, completion anticipated end of 2024
- 23rd and Fonshill – Building permit has been issued and construction has started on the retail space. Construction should be complete within 6-8 months. Phase II of the project will be the Mosque and Phase III will be housing.
- 23rd and MLK – MAPS 4 funding used to purchase the property. Working with the City on potential grant.
- Clara Luper Civil Rights Center – Appraisal is complete, working on transferring 4 OCURA parcels to MAPS 4 office.
 - 24th and MLK - Post Office on 24th Street has been demolished for additional environmental remediation to take place.
- Innovation District
 - Convergence
 - Construction complete December 2024 with the opening January 2025
 - Monthly Board Meetings, coordination of meetings with staff of ID and Chamber
 - Assessing viability of creating a business improvement district
 - TIF Education Committee – Committee met and has drafted resolution setting out priorities
- "South of Eighth Street" study implementation strategy ongoing
- Creston Hills School – vetting project viability with proposal team

V. Development Projects

- The Hill – Entered into redevelopment agreement in June 2024 to complete the development
- Boulevard Place mixed-use development – Developer seeking financing options
- I-235 and NE 1st Street
 - Reuse Assessment Geotechnical Study complete and will be utilized to open an RFP
- Citizen Building (OCICFT) located at NW corner of NW 5th and Robinson – completion of the 12-story building anticipated August 2024
- Truck Yard – under construction, completion anticipated Aug/Sept 2024
- ODOT Excess Boulevard ROW Parcels – final Bricktown deeds to go before City Council in July
- Producers Co-op – managing coordination with developer, city and soccer team; \$30M TIF allocation approved to increase stadium funding
- Boardwalk Development (Lower Bricktown Compress Parking Lot) – Anticipate commencement by end of 2024
- Central Oklahoma Humane Center- SW 8th OCURA property. New Executive Director and the board are in discussions about the project's viability
- Alley's End at 4th and Gaylord – anticipating project closing by end of summer with construction to follow
- Northeast 5th and Harrison/Walnut (Flat Iron RFP) – Entered into redevelopment agreement and economic development agreement with developer in June 2024.
- 4th and Wisconsin – RFP for development closed. Received 1 proposal which is being reviewed.
- NW 10th Street – drafting agreement with City for OIA to take ownership and issue an RFP
- The Hub (NW corner of 13th and Broadway) – 7 story office tower for Core Bank and 290+ apartments. TIF incentives approved by OCRA. Alleys vacated in March
- 900 N Klein – on behalf of OKCPS, OCRA is negotiating a redevelopment agreement
- The Pulse – Project under construction
- The Harlow – Project is under construction
- Alley North (NE corner of 13th and Broadway) – closed on private financing and the land in March 2024, permits have been submitted, anticipating demo of the existing building to start in August and horizontal infrastructure to start in September
- Gold Dome – assessing proposal for conversion to a concert/event venue
- 8th/9th and Hudson – 303 units of apartments. Beginning process of considering TIF assistance

Progress OKC

- Construction of four affordable homes (a total of nine homes are planned with two/three of the remaining five to be market rate) in NE OKC is completed. The homes are built in the Culbertson /East Highland neighborhood. At present, two of the four have been sold; The Euclid property closed on February 15, 2024, and the property at 1719 NE 11 closed on March 22, 2024. Potential buyers are being qualified to purchase the homes as we're seeing renewed interest. POKC was awarded HOME funds through the City of OKC of \$550,000 and will use funds generated from previous homes constructed and sold to round out the cost of construction.
- POKC was awarded \$250,000 through OK County ARPA funds directed to affordable housing. POKC partnered with Neighborhood Housing Services (NHS) for the RFP and will partner with them on the construction of a duplex in NE OKC. County ARPA regulations require the property to

be rented and for potential tenants' income at 60%AMI. POKC ED served on an affordable housing panel for District 1 County Commissioner Town Hall. Looking toward continuing efforts of partnering with NHS, Progress OKC and NHS have formalized our relationship through the creation of an LLC, Pro-Housing with the intention of continuing to seek opportunities for further housing construction throughout the City and County.

- Progress OKC completed its fifth cohort serving 16 ARPA supported businesses with Pitch Night held April 30, 2024, at Metro Technology Center. Applications are open for our sixth Generation Impact cohort serving micro/small BIPOC business founders with classes commencing September 4, 2024. POKC was awarded funds through ARPA to work with small businesses in their development while providing support through technical assistance and non-dilutive grants. The cohort will meet for 12 weeks (about 3 months), 4-6 hours per week as Founders will meet on Tuesday and Thursday 6-8pm and two Saturdays per month for directed work on their business plan. Saturday sessions are held at the Downtown Library through partnership with the Metropolitan Library System.
- Bank of America grant of \$50,000 will be directed toward Economic Mobility and Small Business Development. These funds will allow POKC to further incentivize small business founders with business support services as part of Cohort III, Generation Impact. Business founders receive technical assistance from business professionals in Legalities/Compliance, Finance/Budgeting, Marketing and social media.
- **HB Foster Minority Business Center** continues through the City of OKC MAPS4 process with task 1 submittal (preliminary designs) submitted on July 9, 2024. Review and comments are due back to the City on August 1, 2024. Plans are for the comments to be incorporated in the design plans for discussion at the August Consortium meeting. The consortium is comprised of Progress OKC, Metro-Tech, NE Renaissance, and the Small Business Development Center. Superintendent of Metro-Tech, Aaron Collins, will serve as the consortium liaison to negotiate contracts with the City of OKC and the named operator.

VI. Other

- Adventure District – Consideration of TIF district in Adventure District
- Classen/TOD TIF has been established
- Working with the Planning Department to consider other areas for TIF
- Investigating the use of Defense Community Infrastructure Program (DCIP) grants to enhance property uses around Tinker Air Force Base