



The City of  
**OKLAHOMA CITY**

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# **Oklahoma City Public Property Authority Budget**

**FY 2024**

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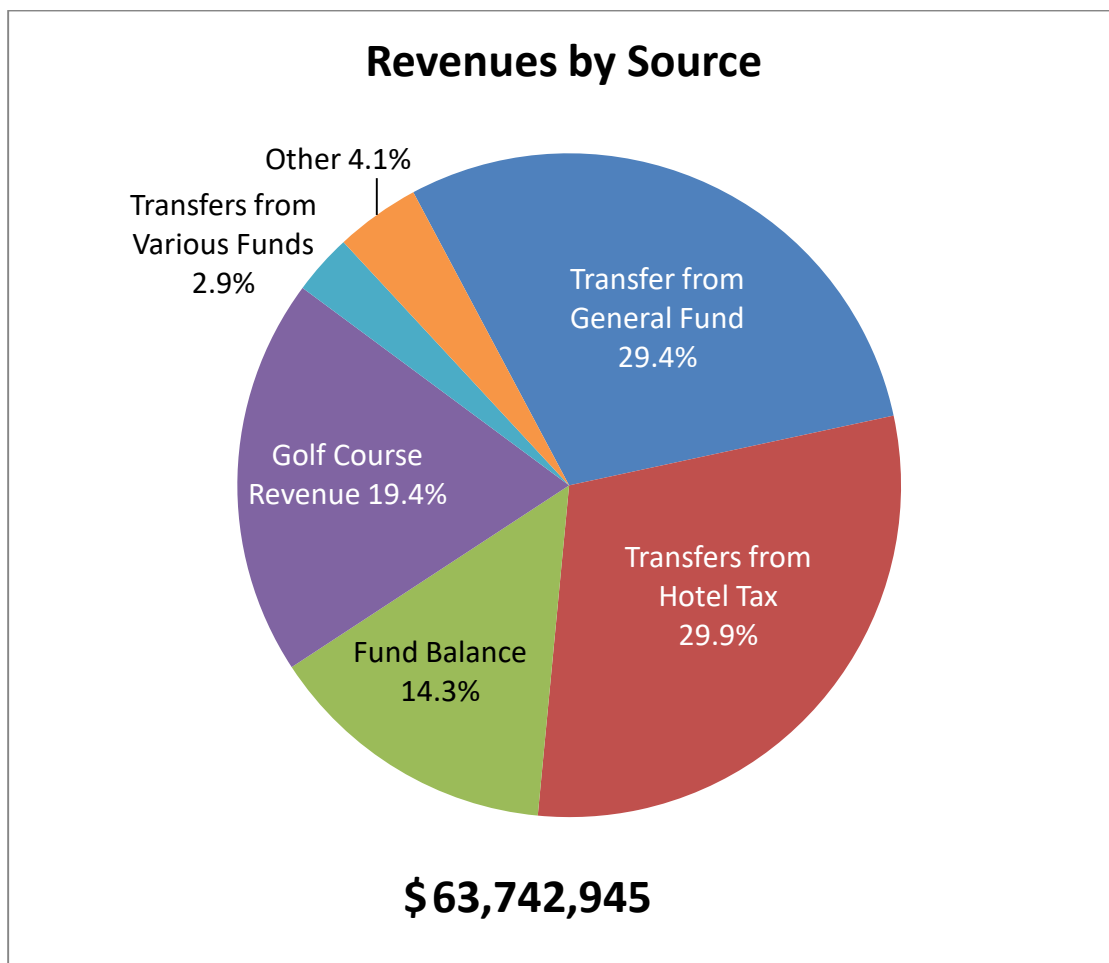
## Oklahoma City Public Property Authority Revenue and Expense Summary

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The Oklahoma City Public Property Authority (OCPPA) provides a funding mechanism for building renovations, economic development, fairgrounds redevelopment, golf courses, MAPS related contracts and capital, natural gas contract management, sports facilities improvements, and OCPPA capital reserves. Funding these activities through the OCPPA allows the City, the sole beneficiary of the authority, to benefit from multi-year contracts with vendors and allows for the maintenance of adequate reserves.

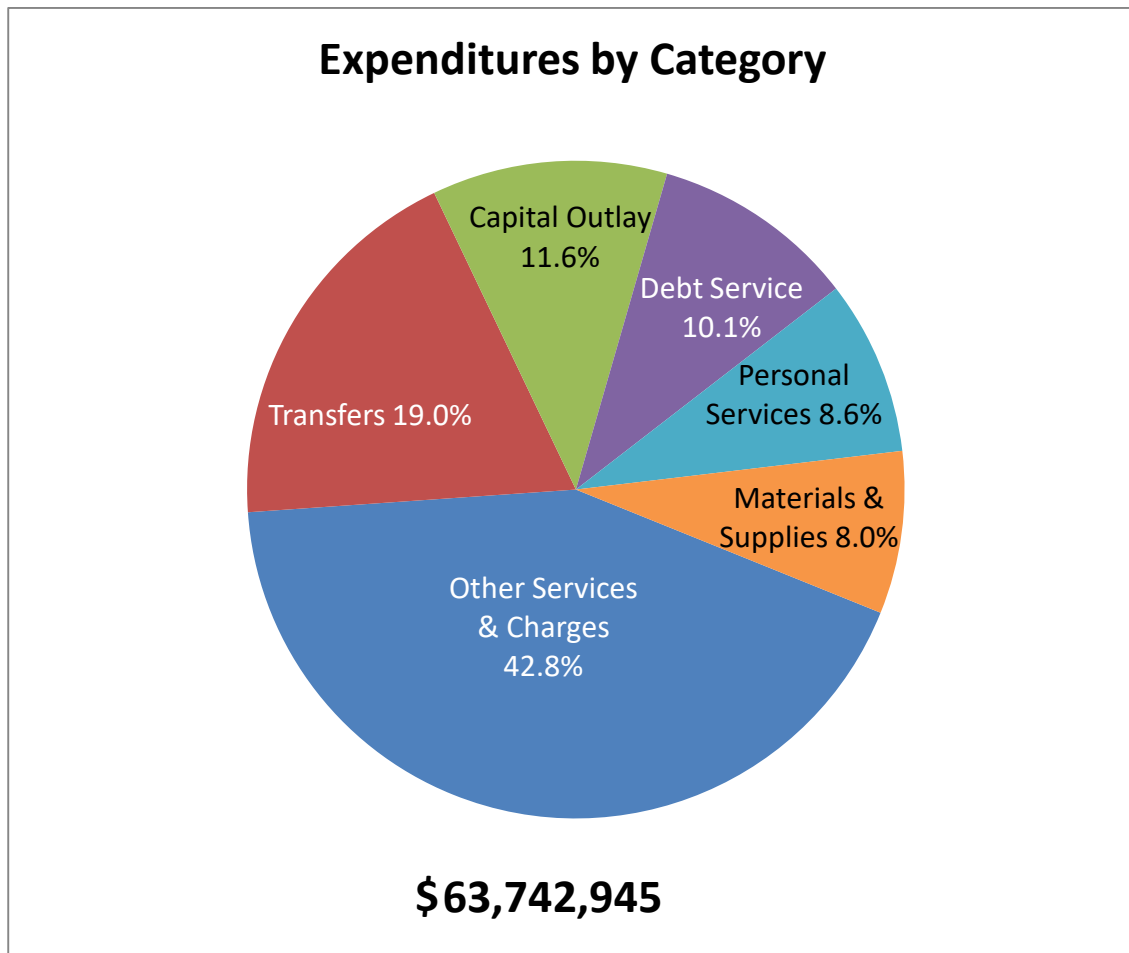
### Revenues by Source

The revenue to support activities in the OCPPA is derived from various sources. In some cases, revenue is transferred from other City and Trust funds including the General Fund. An example of a revenue transfer would be the \$1,568,323 in revenue budgeted in the Natural Gas Contract operating unit that will be transferred in from various City and Trust funds for expenses recorded in the OCPPA for Natural Gas. Some revenues, such as Golf System revenues, are deposited directly in the OCPPA. An overview of revenue by source is provided below.



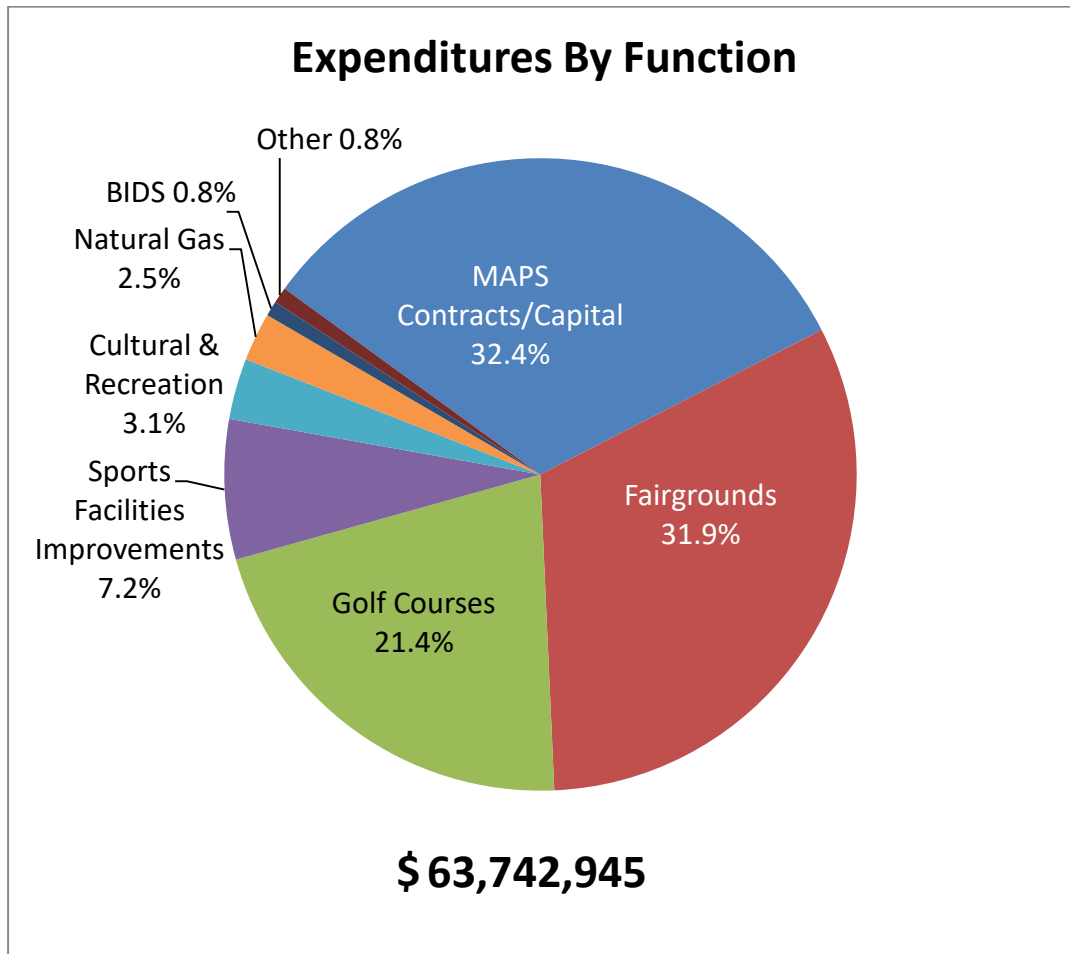
### Expenditures by Category

The chart below provides an overview of expenditures by category. As previously mentioned, the benefit of using the OCPPA to fund certain activities is the ability to secure multi-year contracts and establish reserves. The primary expenditure categories by function are Other Service and Charges, Transfers, and Capital Outlay. Other Services and Charges at \$27.3 million (42.8%) of expenditures includes the management contract with ASM for Paycom Center, Prairie Surf Studios, and the Oklahoma City Convention Center; as well as various activities for the Fairgrounds and Golf Courses. Transfers, which comprises \$12.1 million (19.0%) of the budget, includes the Fairgrounds and Golf transfers. Capital Outlay totals \$7.4 million (11.6%) of expenditures and includes Fairgrounds improvements and MAPS related projects. Debt Service is \$6.4 million (10.1%) of the budget and is primarily related to Fairgrounds revenue bond debt paid from the Hotel Tax and Golf Course revenue bonds. Materials and Supplies, and Personal Services categories make up the remaining portion of the overall budget.



### Expenditures by Function

The OCPPA budget is presented here by functions to group similar activities. Within most of the functions there are separate operating units to account for revenues and expenses for specific activities. For example, each golf course has a separate operating unit.



As indicated in the chart, MAPS Related Contracts/Capital makes up the largest category by function at \$20.7 million (32.4%). The second largest category is Fairgrounds at \$20.3 million (31.9%), primarily composed of debt service of revenue bonds by the Hotel Tax. Golf Courses are the third largest at \$13.6 million (21.4%). Sports facilitates improvements, culture and recreation, natural gas, Business Improvement Districts and general purpose functions make up the remaining activities.

### Budget Summaries

Summaries of the OCPPA budget in total and by sub-fund are provided on the following pages.

# Oklahoma City Public Property Authority

## Fiscal Year 2024 Proposed Budget Summary by Activity

### Revenues

<b>Fund</b>	<b>FY22 Actual</b>	<b>FY23 Budget</b>	<b>FY24 Budget</b>
Business Improvement Districts	342,105	707,300	499,800
Civic Center Activities	867,938	3,013,523	1,986,838
Economic Development	74,309	151,332	155,414
Fairgrounds Development (Hotel Tax)	14,837,706	19,954,749	20,086,694
Fairgrounds Operations	15,199	233,447	223,197
General Purpose	229,000	380,440	366,463
Golf Courses	13,242,906	12,792,824	13,618,022
MAPS Related Contracts / Capital	19,719,279	24,117,171	20,677,974
Natural Gas Contract Transfers	1,433,276	2,415,977	1,568,323
Sports Facilities Improvements	2,050,059	4,099,750	4,560,220
<b>Total Revenues</b>	<b>52,811,776</b>	<b>67,866,513</b>	<b>63,742,945</b>

### Expenses

<b>Fund</b>	<b>FY22 Actual</b>	<b>FY23 Budget</b>	<b>FY24 Budget</b>
Business Improvement Districts	414,126	707,300	499,800
Civic Center Activities	882,451	3,013,523	1,986,838
Economic Development	2,652,272	151,332	155,414
Fairgrounds Development (Hotel Tax)	15,976,008	19,954,749	20,086,694
Fairgrounds Operations	14,368	233,447	223,197
General Purpose	183,804	380,440	366,463
Golf Courses	12,282,321	12,792,824	13,618,022
MAPS Related Contracts / Capital	17,947,301	24,117,171	20,677,974
Natural Gas Contract Transfers	1,307,075	2,415,977	1,568,323
Sports Facilities Improvements	645,854	4,099,750	4,560,220
<b>Total Expenses</b>	<b>52,305,580</b>	<b>67,866,513</b>	<b>63,742,945</b>

# Oklahoma City Public Property Authority

Fiscal Year 2024

Proposed Budget

## Summary of Revenues and Expenditures

### Revenues

Revenue Expense Category	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	12,957,441	9,093,056
Interest	139,346	135,291	174,752
Tax Increment Financing	71,502	71,448	76,878
Ballpark Ticket Fees	323,820	190,000	200,000
Catering and Event Services	57	0	0
Golf Course Revenue	11,718,369	11,546,553	12,355,676
Miscellaneous Revenue	1,175,373	1,174,372	1,260,500
Refunds and Reimbursements	502,565	370,000	410,000
Rental / Lease Income	995,189	785,000	491,075
Sale of Surplus Property	62,161	20,000	20,000
Transfer from BIDS	0	207,500	0
Transfer from Capital Improvement	2,421,949	700,000	700,000
Transfer from COTPA	314,110	415,266	411,149
Transfer from Fleet Services	32,285	169,211	35,751
Transfer from General Fund	18,484,488	20,396,528	18,748,938
Transfer from Hotel Tax Fund	14,806,916	15,628,879	19,036,160
Transfer from Internal Service Funds	82,143	86,419	83,147
Transfer from OKC Airport Trust	121,470	207,301	125,784
Transfer from OKC Municipal Facilities	75,240	0	40,000
Transfer from OKC Water Utility Trust	96,444	173,946	103,193
Transfer from OKC Zoological Trust	103,380	188,984	97,158
Transfer from Special Purpose	2,990	0	0
Transfer from the Stormwater Drainage Utility	1,023,807	2,038,440	14,945
Transfers from OCEAT	249,435	392,895	264,783
Transfers from Other OCPPA Accounts	8,738	11,039	0
<b>Total Revenues</b>	<b>52,811,776</b>	<b>67,866,513</b>	<b>63,742,945</b>

# Oklahoma City Public Property Authority

Fiscal Year 2024

Proposed Budget

## Summary of Revenues and Expenditures

### Expenses

<b>Revenue Expense Category</b>	<b>FY22 Actual</b>	<b>FY23 Budget</b>	<b>FY24 Budget</b>
Personal Services	4,426,578	5,175,764	5,469,411
Other Services & Charges	24,234,260	30,966,426	27,274,151
Materials & Supplies	3,131,581	5,070,722	5,094,599
Capital Outlay	3,332,294	8,637,212	7,373,375
Debt Service	6,416,152	6,506,153	6,412,670
Transfers	10,764,715	11,510,236	12,118,739
<b>Total Expenses</b>	<b>52,305,580</b>	<b>67,866,513</b>	<b>63,742,945</b>

## Oklahoma City Public Property Authority

### Business Improvement Districts

*This budget provides for the management of contracts for the Downtown Business Improvement District.*

#### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Interest	9,010	4,000	4,000
Transfers from BIDS	0	207,500	0
Transfers from General Fund	333,095	495,800	495,800
<b>Total Revenues</b>	<b>342,105</b>	<b>707,300</b>	<b>499,800</b>

#### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	414,126	707,300	499,800
<b>Total Expenses</b>	<b>414,126</b>	<b>707,300</b>	<b>499,800</b>

#### Fund Balance

Beginning Fund Balance	1,096,796	1,024,775	1,088,808 *
Additions/(Reductions) to Fund Balance	(72,021)	64,033 *	0 **
<b>Ending Fund Balance</b>	<b>1,024,775</b>	<b>1,088,808 *</b>	<b>1,088,808 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.



# Oklahoma City Public Property Authority

## Civic Center Activities

*This budget is used for the Civic Center management agreement with the Civic Center Foundation and continuing capital maintenance of the facility.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	2,138,822	1,067,625
Interest	17,938	24,701	29,213
Transfers from General Fund	850,000	850,000	890,000
<b>Total Revenues</b>	<b>867,938</b>	<b>3,013,523</b>	<b>1,986,838</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	841,601	908,523	1,295,687
Capital Outlay	40,850	2,105,000	691,151
<b>Total Expenses</b>	<b>882,451</b>	<b>3,013,523</b>	<b>1,986,838</b>

### Fund Balance

Beginning Fund Balance	<b>2,120,252</b>	2,105,739	1,071,262 *
Additions/(Reductions) to Fund Balance	<b>(14,513)</b>	(1,034,477) *	(1,071,262)**
<b>Ending Fund Balance</b>	<b>2,105,739</b>	<b>1,071,262 *</b>	<b>0 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## Economic Development

*This budget provides for various activities related to economic development projects. Most activities have been moved to the Oklahoma City Economic Development Trust.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	76,384	78,536
Interest	2,806	3,500	0
Tax Increment Financing	71,502	71,448	76,878
<b>Total Revenues</b>	<b>74,309</b>	<b>151,332</b>	<b>155,414</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	82	31,018	13,356
Capital Outlay	2,591,134	0	78,536
Transfers	61,056	120,314	63,522
<b>Total Expenses</b>	<b>2,652,272</b>	<b>151,332</b>	<b>155,414</b>

### Fund Balance

Beginning Fund Balance	<b>2,729,386</b>	151,423	140,930 *
Additions/(Reductions) to Fund Balance	<b>(2,577,963)</b>	(10,493) *	(78,536)**
<b>Ending Fund Balance</b>	<b>151,423</b>	<b>140,930 *</b>	<b>62,394 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

## Oklahoma City Public Property Authority

### Fairgrounds Development (Hotel Tax)

*This budget provides for Fairgrounds redevelopment projects. Funding is provided by the sale of Revenue Bonds sold in 2011, 2015 and 2018. Funds are transferred in from the Hotel Tax to pay the debt service on those revenue bonds and to provide for other capital improvements. Hotel Tax revenue that exceeds the debt service requirements is transferred back to the Hotel Tax Fund.*

#### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	4,300,010	1,003,534
Interest	30,790	25,860	47,000
Transfers from Hotel/Motel Tax Fund	14,806,916	15,628,879	19,036,160
<b>Total Revenues</b>	<b>14,837,706</b>	<b>19,954,749</b>	<b>20,086,694</b>

#### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	366,886	206,465	347,434
Supplies	190,436	125,000	300,000
Capital Outlay	700,310	4,000,210	3,403,000
Debt Service	6,377,969	6,465,603	6,375,620
Transfers	8,340,408	9,157,471	9,660,640
<b>Total Expenses</b>	<b>15,976,008</b>	<b>19,954,749</b>	<b>20,086,694</b>

#### Fund Balance

Beginning Fund Balance	8,970,542	7,832,239	7,467,842 *
Additions/(Reductions) to Fund Balance	(1,138,302)	(364,398) *	(1,003,534)**
<b>Ending Fund Balance</b>	<b>7,832,239</b>	<b>7,467,842 *</b>	<b>6,464,308 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## Fairgrounds Operations

*This budget includes the payment for utilities at the Fairgrounds for Parks and Recreation Department storage and arts facilities, and maintenance at City-operated Fair buildings.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	125,119	125,119
Interest	2,067	11,924	11,674
Refunds and Reimbursements	13,132	20,000	10,000
Sale of Surplus Property	0	76,404	76,404
<b>Total Revenues</b>	<b>15,199</b>	<b>233,447</b>	<b>223,197</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	14,368	126,324	116,074
Capital Outlay	0	107,123	107,123
<b>Total Expenses</b>	<b>14,368</b>	<b>233,447</b>	<b>223,197</b>

### Fund Balance

Beginning Fund Balance	<b>246,075</b>	246,905	251,266 *
Additions/(Reductions) to Fund Balance	<b>831</b>	4,361 *	(125,119)**
<b>Ending Fund Balance</b>	<b>246,905</b>	<b>251,266 *</b>	<b>126,147 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## General Purpose

*This budget is used for any general purpose and miscellaneous OCPA activities, such as audits, and the Land Run monument project.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	203,850	150,683
Interest	(1,080)	750	300
Refunds and Reimbursements	0	0	50,000
Transfer from Internal Service Funds	75,840	75,840	75,480
Transfer from OKC Municipal Facilities	75,240	0	40,000
Transfers from General Fund	79,000	100,000	50,000
<b>Total Revenues</b>	<b>229,000</b>	<b>380,440</b>	<b>366,463</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	177,445	270,161	270,543
Supplies	0	20,000	15,000
Capital Outlay	0	90,279	80,920
Transfers	6,359	0	0
<b>Total Expenses</b>	<b>183,804</b>	<b>380,440</b>	<b>366,463</b>

### Fund Balance

Beginning Fund Balance	153,151	198,347	167,160 *
Additions/(Reductions) to Fund Balance	45,196	(31,187) *	(161,333)**
<b>Ending Fund Balance</b>	<b>198,347</b>	<b>167,160 *</b>	<b>5,827 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## Golf Courses

*The City's golf course budget is presented below which reflects revenues that are received directly by the individual golf courses and expended out of the OCPPA. The Oklahoma City Golf Commission recommended approval of the budget at their June 7, 2023 meeting.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Interest	305	300	616
Building Rental	17,351	0	16,075
Catering and Event Services	57	0	0
Concessions	1,418,237	1,386,716	1,496,027
Driving Range	988,853	878,531	1,004,802
Facility and Equipment Rentals	13,592	25,000	27,000
Golf Car / Locker Rental	3,465,628	3,563,667	3,757,243
Golf Course Revenue	(2)	0	0
Green Fees	4,227,385	4,219,572	4,560,779
Miscellaneous	22,881	10,049	9,807
Miscellaneous Revenue	148	0	0
Sale of Surplus Property	12,561	0	4,961
Surcharges	1,468,929	1,387,518	1,419,241
Transfers Between Courses	(75)	700	20,266
Transfers from Courses Admin Fee	95,438	94,900	206,234
Transfers from General Fund	1,505,782	1,246,271	1,246,271
Transfers from General Fund	0	200	200
Transfers from Golf Equipment Fund	168,320	362,550	429,705
Transfers from Golf Marketing Fund	12,400	25,000	0
Transfers from Op Reserve to Surcharge	100,000	75,000	75,000
Transfers from Other OCPPA Accounts	1,200	0	0
Less Transfers Between Golf Funds	(276,082)	(483,150)	(656,205)
<b>Total Revenues</b>	<b>13,242,906</b>	<b>12,792,824</b>	<b>13,618,022</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Personal Services	4,426,578	5,175,764	5,469,411
Other Services and Charges	3,257,258	2,790,472	3,064,354
Supplies	2,362,423	2,525,987	2,578,579
Capital Outlay	0	305,100	324,051
Debt Service	38,183	40,550	37,050
Transfers	2,473,961	2,438,101	2,800,782
Less Transfers Between Golf Funds	(276,082)	(483,150)	(656,205)
<b>Total Expenses</b>	<b>12,282,321</b>	<b>12,792,824</b>	<b>13,618,022</b>

# Oklahoma City Public Property Authority

## Golf Courses

### Fund Balance

Beginning Fund Balance	2,158,234	3,430,361	3,909,228 *
Additions/(Reductions) to Fund Balance	1,272,127	478,867 *	0 **
<b>Ending Fund Balance</b>	<b>3,430,361</b>	<b>3,909,228 *</b>	<b>3,909,228 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## MAPS Related Contracts / Capital

*This budget is used to administer the contract for the management of the Film Studio, Downtown Arena, and the Oklahoma City Convention Center; the water taxi contract; the dredging of the Oklahoma River; and contracts for use of the Distributed Antenna System at the Downtown Arena.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	3,689,606	3,763,959
Interest	48,401	38,456	50,945
Arena Naming Rights	381,708	508,396	525,000
Miscellaneous	6,000	14,572	37,956
Other Fees	637,517	500,000	546,140
Refunds and Reimbursements	23,583	0	0
Rentals and Leases	597,667	450,000	175,000
Sale of Surplus Property	62,161	20,000	20,000
Transfer from Capital Improvement	687,864	0	0
Transfers from Capital Improvement	1,034,085	0	0
Transfers from General Fund	15,240,292	16,896,141	15,558,974
Transfers from the Stormwater Drainage Utility	1,000,000	2,000,000	0
<b>Total Revenues</b>	<b>19,719,279</b>	<b>24,117,171</b>	<b>20,677,974</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	17,479,977	22,266,795	18,943,980
Supplies	467,325	1,770,376	1,435,900
Capital Outlay	0	80,000	298,094
<b>Total Expenses</b>	<b>17,947,301</b>	<b>24,117,171</b>	<b>20,677,974</b>

### Fund Balance

Beginning Fund Balance	<b>4,011,189</b>	5,783,166	5,891,584 *
Additions/(Reductions) to Fund Balance	<b>1,771,977</b>	108,418 *	(3,763,959)**
<b>Ending Fund Balance</b>	<b>5,783,166</b>	<b>5,891,584 *</b>	<b>2,127,625 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.



# Oklahoma City Public Property Authority

## Natural Gas Contract Transfers

*This budget is used to consolidate transfers from the General Fund, Oklahoma City Airports Trust, Oklahoma City Water Utilities Trust, the Oklahoma City Zoological Trust, the Fleet Services Internal Services Funds, the Central Oklahoma Transit and Parking Authority, the OCPPA (Golf) Fund, and the Stormwater Drainage Utility Fund to pay for natural gas under a master contract for the large natural gas usage facilities.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Interest	2,186	0	0
Transfer from Internal Service Funds	6,303	10,579	7,667
Transfer from OKC Airport Trust	121,470	207,301	125,784
Transfer from OKC Water Utility Trust	96,444	173,946	103,193
Transfer from the Stormwater Drainage Utility	23,807	38,440	14,945
Transfers from COTPA	314,110	415,266	411,149
Transfers from General Fund	476,319	808,316	507,893
Transfers from General Services	32,285	169,211	35,751
Transfers from OCEAT	249,435	392,895	264,783
Transfers from OCZT	103,380	188,984	97,158
Transfers from Other OCPPA Accounts	7,538	11,039	0
<b>Total Revenues</b>	<b>1,433,276</b>	<b>2,415,977</b>	<b>1,568,323</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	1,307,075	2,415,977	1,568,323
<b>Total Expenses</b>	<b>1,307,075</b>	<b>2,415,977</b>	<b>1,568,323</b>

### Fund Balance

Beginning Fund Balance	33,535	159,736	241,371 *
Additions/(Reductions) to Fund Balance	126,201	81,635 *	0 **
<b>Ending Fund Balance</b>	<b>159,736</b>	<b>241,371 *</b>	<b>241,371 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## Sports Facilities Improvements

*This budget provides for various activities related to Sports Facilities Improvements. The facilities include the Downtown Arena, NBA Practice Facility, Softball Hall of Fame and Bricktown Ballpark.*

### Revenues

Description	FY22 Actual	FY23 Budget	FY24 Budget
Fund Balance	0	2,423,650	2,903,600
Interest	27,228	26,100	31,620
Ballpark Ticket Fees	323,820	190,000	200,000
Building Rental	80,434	135,000	100,000
Miscellaneous	150,000	75,000	75,000
Refunds and Reimbursements	465,850	350,000	350,000
Rentals and Leases	299,737	200,000	200,000
Transfer from Capital Improvement	700,000	700,000	700,000
Transfer from Special Purpose	2,990	0	0
<b>Total Revenues</b>	<b>2,050,059</b>	<b>4,099,750</b>	<b>4,560,220</b>

### Expenses

Description	FY22 Actual	FY23 Budget	FY24 Budget
Other Services and Charges	375,442	1,243,391	1,154,600
Supplies	111,398	629,359	765,120
Capital Outlay	0	1,949,500	2,390,500
Transfers	159,014	277,500	250,000
<b>Total Expenses</b>	<b>645,854</b>	<b>4,099,750</b>	<b>4,560,220</b>

### Fund Balance

Beginning Fund Balance	<b>2,563,331</b>	3,266,488	3,680,756 *
Additions/(Reductions) to Fund Balance	<b>703,157</b>	414,268 *	(2,903,600)**
<b>Ending Fund Balance</b>	<b>3,266,488</b>	<b>3,680,756 *</b>	<b>777,156 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.