



MEMORANDUM

Council Agenda
Item No. IX. AT
2/25/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Agreement with HLD Fueling, LLC for development of a fueling station, NE 36th Street and Lincoln Boulevard, revenue of \$85,000; and granting Quit Claim Deed. Ward 7.

Location:

Near NE 36th Street and Lincoln Boulevard

Background:

In December of 2019, the City of Oklahoma City (City) purchased an 8-acre parcel of land from the Oklahoma Industries Authority for \$2,070,000, for the construction of a MAPS 3 Senior Health and Wellness Center (Wellness Center), Homeland grocery store, Homeland headquarters and parking for the customers/employees of each of the three facilities. The Homeland headquarters development did not come to fruition, but the Wellness Center and grocery store were constructed and have been opened to the public.

In May of 2020, the Oklahoma City Economic Development Trust approved a contract with a developer (of whom the Alliance for Economic Development of Oklahoma City is a member) to provide an upfront incentive of \$3,500,000 to the developer to construct a \$10,000,000 grocery store. The developer was also required to construct parking improvements on the property which the City was later required to purchase from the developer for \$1,994,000 with the developer contributing \$130,000.

The developer now wishes to purchase and install a fueling station on part of the parking lot to draw additional customers to the grocery store and increase revenue. The City spent approximately \$4,000,000 on the entire 8-acre land purchase plus 5 acres of parking lot improvements and the developer will now purchase the fueling station site from the City for the appraised amount of \$85,000.

Revenue:

1491-MAPS 3 SALES TAX > OCITY > 149X > RESTRICTED > GENERAL REVENUE >
SALE OF LAND (1491 > REV1700 > 44150004): \$51,510.00

ED OPERATIONS-RSTR > OCEDT > OC ECONOMIC DEVELOPMENT TRUST > SALE
OF LAND (7301 > REV3900 > 44150004): \$33,490.00

Review:
Finance

Recommendation: Agreement be approved; and Quit Claim deed be granted.