



MEMORANDUM

OCPPA Agenda
Item No. PPA B
2/25/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Amended and Restated Operation and Easement Agreement with 36th & Lincoln, LLC, HLD Grocery, LLC and The City of Oklahoma City, the common use and operations of the property at the northeast corner of NE 36th Street and North Lincoln Boulevard. Ward 7.

Location:

Near NE 36th and Lincoln Boulevard

Background:

In December of 2019, the City purchased an 8-acre property located at N.E. 36th and Lincoln Boulevard ("Property") on which the City intended to construct a MAPS 3 Wellness Center. The intent was additionally to find a developer to also construct and operate a grocery store on the Property and parking suitable for both the Wellness Center and the grocery store. The area of town had previously been designated as a "food desert", therefore, development of a grocery store was of importance.

The grocery store developer that was selected, was made up in part by the Alliance for Economic Development of Oklahoma City. In September of 2020, the City, OCPPA, and the grocery store developer, 36th and Lincoln, LLC, entered into an Operations and Easement Agreement ("OEA"), which was intended to set forth the obligations and rights of the various parties with regard to construction, easements for each of the parties, maintenance and repairs of buildings and infrastructure, signage on the Property, insurance requirements, etc.

Part of the Property is now being sold to a developer, made up of the members of the grocery store developer, to construct a fueling station on the Property. The fueling station is expected to draw additional customers to the grocery store and increase revenue. Therefore, it is necessary to amend the OEA to take into account the addition of a new developer and update the obligations and rights associated with all the parties.

Review:

Finance

Recommendation: Agreement be approved.