



The City of  
**OKLAHOMA CITY**

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# **Oklahoma City Public Property Authority Budget**

**FY 2023**

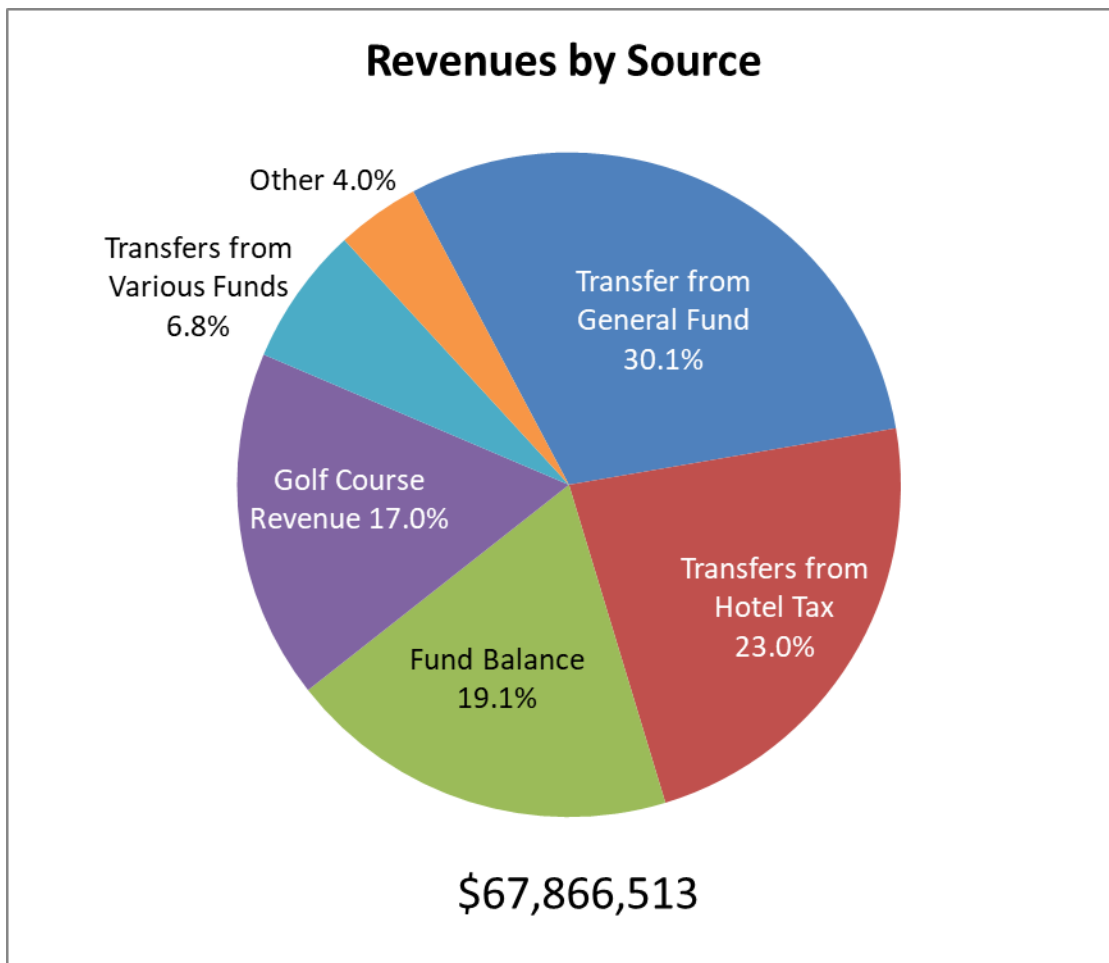
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## Oklahoma City Public Property Authority Revenue and Expense Summary

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.

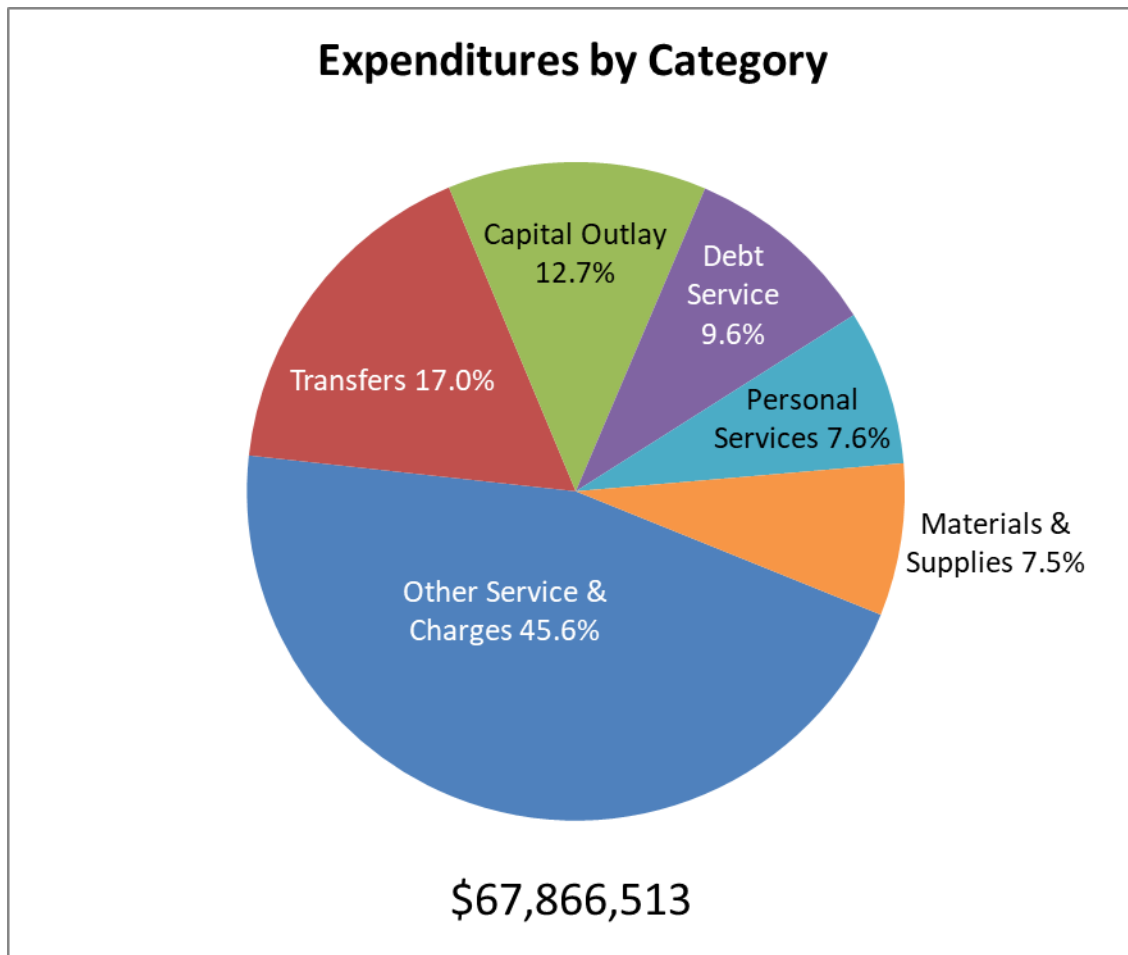
### Revenues by Source

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 \$2,415,977 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.



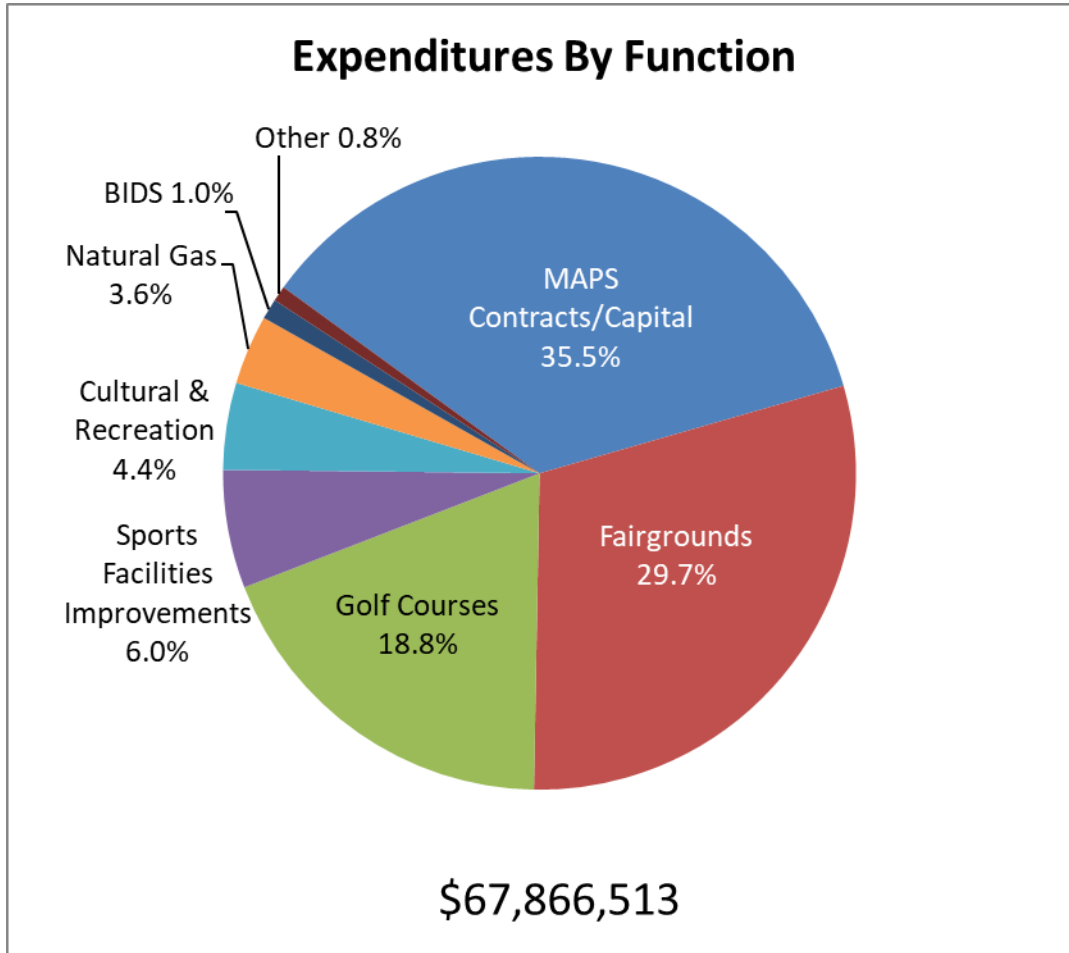
### Expenditures by Category

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 \$31.0 million (45.6%) 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 \$11.5 million (17.0%) of the budget, includes the Fairgrounds and Golf transfers. Capital Outlay totals \$8.6 million (12.7%) of expenditures and includes Fairgrounds improvements and MAPS related projects. Debt Service is \$6.5 million (9.6%) 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 \$24.1 million (35.5%). The second largest category is Fairgrounds at \$20.1 million (29.7%), primarily composed of debt service of revenue bonds by the Hotel Tax. Golf Courses are the third largest at \$12.8 million (18.8%). Sports facilities 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 2023 Proposed Budget Summary by Activity

### Revenues

<b>Fund</b>	<b>FY21 Actual</b>	<b>FY22 Budget</b>	<b>FY23 Budget</b>
Business Improvement Districts	454,454	867,463	707,300
Civic Center Activities	1,226,965	2,985,767	3,013,523
Economic Development	2,688,747	3,667,605	151,332
Fairgrounds Development (Hotel Tax)	9,658,710	16,959,794	19,954,749
Fairgrounds Operations	16,585	242,447	233,447
General Purpose	300,973	558,638	380,440
Golf Courses	11,835,611	10,947,832	12,792,824
MAPS Related Contracts / Capital	19,762,579	22,601,258	24,117,171
Natural Gas Contract Transfers	674,911	1,076,016	2,415,977
Sports Facilities Improvements	303,819	2,849,595	4,099,750
<b>Total Revenues</b>	<b>46,923,352</b>	<b>62,756,415</b>	<b>67,866,513</b>

### Expenses

<b>Fund</b>	<b>FY21 Actual</b>	<b>FY22 Budget</b>	<b>FY23 Budget</b>
Business Improvement Districts	201,440	867,463	707,300
Civic Center Activities	1,215,616	2,985,767	3,013,523
Economic Development	59,936	3,667,605	151,332
Fairgrounds Development (Hotel Tax)	10,287,961	16,959,794	19,954,749
Fairgrounds Operations	10,560	242,447	233,447
General Purpose	202,527	558,638	380,440
Golf Courses	10,843,758	10,947,832	12,792,824
MAPS Related Contracts / Capital	19,234,633	22,601,258	24,117,171
Natural Gas Contract Transfers	684,457	1,076,016	2,415,977
Sports Facilities Improvements	160,353	2,849,595	4,099,750
<b>Total Expenses</b>	<b>42,901,240</b>	<b>62,756,415</b>	<b>67,866,513</b>

# Oklahoma City Public Property Authority

Fiscal Year 2023

Proposed Budget

## Summary of Revenues and Expenditures

### Revenues

Revenue Expense Category	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	16,463,616	12,957,441
Interest	181,940	114,776	135,291
Tax Increment Financing	70,926	70,102	71,448
Ballpark Ticket Fees	0	44,785	190,000
Golf Course Revenue	10,546,870	9,701,561	11,546,553
Miscellaneous Revenue	1,822,478	1,158,114	1,174,372
Refunds and Reimbursements	107,786	272,732	370,000
Rental / Lease Income	209,507	270,056	785,000
Sale of Surplus Property	27,725	0	20,000
Transfer from BIDS	0	207,500	207,500
Transfer from Capital Improvement	4,143,901	2,400,000	700,000
Transfer from COTPA	123,158	198,439	415,266
Transfer from Fleet Services	14,543	33,719	169,211
Transfer from General Fund	15,837,169	17,004,963	20,396,528
Transfer from Hotel Tax Fund	9,618,405	12,409,794	15,628,879
Transfer from Internal Service Funds	78,472	4,698	86,419
Transfer from OKC Airport Trust	72,357	111,576	207,301
Transfer from OKC Economic Dev Trust	2,313,000	0	0
Transfer from OKC Municipal Facilities	0	400,000	0
Transfer from OKC Water Utility Trust	53,799	76,751	173,946
Transfer from OKC Zoological Trust	55,551	77,026	188,984
Transfer from the Stormwater Drainage Utility	1,011,477	1,517,909	2,038,440
Transfers from OCEAT	131,468	213,349	392,895
Transfers from Other OCPPA Accounts	502,819	4,949	11,039
<b>Total Revenues</b>	<b>46,923,352</b>	<b>62,756,415</b>	<b>67,866,513</b>

### Expenses

Revenue Expense Category	FY21 Actual	FY22 Budget	FY23 Budget
Personal Services	4,088,362	4,488,106	5,175,764
Other Services & Charges	23,609,843	29,785,960	30,966,426
Materials & Supplies	2,569,792	4,523,512	5,070,722
Capital Outlay	76,704	9,759,874	8,637,212
Debt Service	6,844,885	6,501,937	6,506,153
Transfers	5,711,655	7,697,026	11,510,236
<b>Total Expenses</b>	<b>42,901,240</b>	<b>62,756,415</b>	<b>67,866,513</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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	160,163	0
Interest	9,694	4,000	4,000
Transfers from BIDS	0	207,500	207,500
Transfers from General Fund	444,760	495,800	495,800
<b>Total Revenues</b>	<b>454,454</b>	<b>867,463</b>	<b>707,300</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	201,440	867,463	707,300
<b>Total Expenses</b>	<b>201,440</b>	<b>867,463</b>	<b>707,300</b>

### Fund Balance

Beginning Fund Balance	843,782	1,096,796	1,198,946 *
Additions/(Reductions) to Fund Balance	253,014	102,150 *	0 **
<b>Ending Fund Balance</b>	<b>1,096,796</b>	<b>1,198,946 *</b>	<b>1,198,946 **</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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	2,102,592	2,138,822
Interest	23,077	33,175	24,701
Civic Center Foundation	430,396	0	0
Transfers from General Fund	773,500	850,000	850,000
Transfers from OCPPA	(9)	0	0
<b>Total Revenues</b>	<b>1,226,965</b>	<b>2,985,767</b>	<b>3,013,523</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	785,220	2,885,767	908,523
Supplies	0	50,000	0
Capital Outlay	0	50,000	2,105,000
Debt Service	430,396	0	0
<b>Total Expenses</b>	<b>1,215,616</b>	<b>2,985,767</b>	<b>3,013,523</b>

### Fund Balance

Beginning Fund Balance	2,108,903	2,120,252	2,142,003 *
Additions/(Reductions) to Fund Balance	11,348	21,751 *	(2,142,003) **
<b>Ending Fund Balance</b>	<b>2,120,252</b>	<b>2,142,003 *</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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	3,556,503	76,384
Interest	26,687	41,000	3,500
Tax Increment Financing	70,926	70,102	71,448
Transfer from OKC Economic Dev Trust	2,313,000	0	0
Transfers from General Fund Contingency	278,134	0	0
<b>Total Revenues</b>	<b>2,688,747</b>	<b>3,667,605</b>	<b>151,332</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	78	40,500	31,018
Capital Outlay	0	3,518,531	0
Transfers	59,859	108,574	120,314
<b>Total Expenses</b>	<b>59,936</b>	<b>3,667,605</b>	<b>151,332</b>

### Fund Balance

Beginning Fund Balance	100,576	2,729,386	79,688 *
Additions/(Reductions) to Fund Balance	2,628,810	(2,649,698) *	(76,384) **
<b>Ending Fund Balance</b>	<b>2,729,386</b>	<b>79,688 *</b>	<b>3,304 **</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 2007, 2011 and 2015. 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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	4,550,000	4,300,010
Interest	40,305	0	25,860
Transfers from Hotel/Motel Tax Fund	9,618,405	12,409,794	15,628,879
<b>Total Revenues</b>	<b>9,658,710</b>	<b>16,959,794</b>	<b>19,954,749</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	579,589	706,465	206,465
Supplies	106,475	350,000	125,000
Capital Outlay	70,809	3,500,000	4,000,210
Debt Service	6,376,306	6,461,387	6,465,603
Transfers	3,154,782	5,941,942	9,157,471
<b>Total Expenses</b>	<b>10,287,961</b>	<b>16,959,794</b>	<b>19,954,749</b>

### Fund Balance

Beginning Fund Balance	9,599,793	8,970,542	9,304,693 *
Additions/(Reductions) to Fund Balance	(629,251)	334,151 *	(4,300,010) **
<b>Ending Fund Balance</b>	<b>8,970,542</b>	<b>9,304,693 *</b>	<b>5,004,683 **</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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	125,119	125,119
Interest	2,504	10,924	11,924
Refunds and Reimbursements	14,081	30,000	20,000
Sale of Surplus Property	0	76,404	76,404
<b>Total Revenues</b>	<b>16,585</b>	<b>242,447</b>	<b>233,447</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	10,560	135,324	126,324
Capital Outlay	0	107,123	107,123
<b>Total Expenses</b>	<b>10,560</b>	<b>242,447</b>	<b>233,447</b>

### Fund Balance

Beginning Fund Balance	240,049	246,075	246,384 *
Additions/(Reductions) to Fund Balance	6,026	309 *	(125,119) **
<b>Ending Fund Balance</b>	<b>246,075</b>	<b>246,384 *</b>	<b>121,265 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.

# Oklahoma City Public Property Authority

## General Purpose

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

### Revenues

Description	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	118,638	203,850
Interest	(1,563)	0	750
Transfer from Internal Service Funds	75,840	0	75,840
Transfer from OKC Municipal Facilities	0	400,000	0
Transfers from General Fund	226,687	40,000	100,000
Transfers from OCPPA	9	0	0
<b>Total Revenues</b>	<b>300,973</b>	<b>558,638</b>	<b>380,440</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	202,527	448,638	270,161
Supplies	0	10,000	20,000
Capital Outlay	0	100,000	90,279
<b>Total Expenses</b>	<b>202,527</b>	<b>558,638</b>	<b>380,440</b>

### Fund Balance

Beginning Fund Balance	54,705	153,151	201,417 *
Additions/(Reductions) to Fund Balance	98,446	48,266 *	(201,152) **
<b>Ending Fund Balance</b>	<b>153,151</b>	<b>201,417 *</b>	<b>265 **</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 2, 2021 meeting.*

### Revenues

Description	FY21 Actual	FY22 Budget	FY23 Budget
Interest	661	100	300
Concessions	1,144,147	1,236,432	1,386,716
Driving Range	961,587	792,022	878,531
Facility and Equipment Rentals	2,294	22,500	25,000
Golf Car / Locker Rental	3,136,294	2,649,546	3,563,667
Golf Course Revenue	5	0	0
Green Fees	3,925,088	3,737,095	4,219,572
Miscellaneous	7,438	13,609	10,049
Refunds and Reimbursements	0	240	0
Sale of Surplus Property	820	0	0
Surcharges	1,367,810	1,200,017	1,387,518
Transfers Between Courses	2,090	700	700
Transfers from Courses Admin Fee	91,295	81,100	94,900
Transfers from General Fund	1,288,741	1,246,271	1,246,271
Transfers from General Fund	726	0	200
Transfers from Golf Equipment Fund	186,618	381,550	362,550
Transfers from Golf Marketing Fund	5,000	0	25,000
Transfers from Op Reserve to Surcharge	0	50,000	75,000
Less Transfers Between Golf Funds	(285,002)	(463,350)	(483,150)
<b>Total Revenues</b>	<b>11,835,611</b>	<b>10,947,832</b>	<b>12,792,824</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Personal Services	4,088,362	4,488,106	5,175,764
Other Services and Charges	2,793,111	2,877,720	2,790,472
Supplies	1,921,193	1,804,649	2,525,987
Capital Outlay	5,895	297,004	305,100
Debt Service	38,183	40,550	40,550
Transfers	2,282,016	1,903,153	2,438,101
Less Transfers Between Golf Funds	(285,002)	(463,350)	(483,150)
<b>Total Expenses</b>	<b>10,843,758</b>	<b>10,947,832</b>	<b>12,792,824</b>

# Oklahoma City Public Property Authority

## Golf Courses

### Fund Balance

Beginning Fund Balance	876,950	2,158,234	3,563,872 *
Additions/(Reductions) to Fund Balance	<u>1,281,284</u>	<u>1,405,638 *</u>	<u>0 **</u>
<b>Ending Fund Balance</b>	<b><u>2,158,234</u></b>	<b><u>3,563,872 *</u></b>	<b><u>3,563,872 **</u></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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	3,647,905	3,689,606
Interest	51,724	11,351	38,456
Arena Naming Rights	619,194	496,958	508,396
Miscellaneous	6,000	9,752	14,572
Other Fees	691,888	500,000	500,000
Rentals and Leases	102,262	0	450,000
Sale of Surplus Property	27,725	0	20,000
Transfers from Capital Improvement	4,143,901	2,400,000	0
Transfers from General Fund	12,619,886	14,035,292	16,896,141
Transfers from OCPPA	500,000	0	0
Transfers from the Stormwater Drainage Utility	1,000,000	1,500,000	2,000,000
<b>Total Revenues</b>	<b>19,762,579</b>	<b>22,601,258</b>	<b>24,117,171</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	18,239,500	19,771,039	22,266,795
Supplies	495,133	2,009,863	1,770,376
Capital Outlay	0	820,356	80,000
Transfers	500,000	0	0
<b>Total Expenses</b>	<b>19,234,633</b>	<b>22,601,258</b>	<b>24,117,171</b>

### Fund Balance

Beginning Fund Balance	3,483,243	4,011,189	8,437,919 *
Additions/(Reductions) to Fund Balance	527,946	4,426,730 *	(3,689,606) **
<b>Ending Fund Balance</b>	<b>4,011,189</b>	<b>8,437,919 *</b>	<b>4,748,313 **</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	FY21 Actual	FY22 Budget	FY23 Budget
Interest	1,643	0	0
Transfer from Internal Service Funds	2,632	4,698	10,579
Transfer from OKC Airport Trust	72,357	111,576	207,301
Transfer from OKC Water Utility Trust	53,799	76,751	173,946
Transfer from the Stormwater Drainage Utility	11,477	17,909	38,440
Transfers from COTPA	123,158	198,439	415,266
Transfers from General Fund	205,462	337,600	808,316
Transfers from General Services	14,543	33,719	169,211
Transfers from OCEAT	131,468	213,349	392,895
Transfers from OCZT	55,551	77,026	188,984
Transfers from Other OCPPA Accounts	2,819	4,949	11,039
<b>Total Revenues</b>	<b>674,911</b>	<b>1,076,016</b>	<b>2,415,977</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	684,457	1,076,016	2,415,977
<b>Total Expenses</b>	<b>684,457</b>	<b>1,076,016</b>	<b>2,415,977</b>

### Fund Balance

Beginning Fund Balance	43,082	33,535	90,272 *
Additions/(Reductions) to Fund Balance	(9,546)	56,737 *	0 **
<b>Ending Fund Balance</b>	<b>33,535</b>	<b>90,272 *</b>	<b>90,272 **</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	FY21 Actual	FY22 Budget	FY23 Budget
Fund Balance	0	2,202,696	2,423,650
Interest	27,869	14,326	26,100
Ballpark Ticket Fees	0	44,785	190,000
Building Rental	107,245	134,056	135,000
Miscellaneous	75,000	75,000	75,000
Refunds and Reimbursements	93,705	242,732	350,000
Rentals and Leases	0	136,000	200,000
Transfer from Capital Improvement	0	0	700,000
<b>Total Revenues</b>	<b>303,819</b>	<b>2,849,595</b>	<b>4,099,750</b>

### Expenses

Description	FY21 Actual	FY22 Budget	FY23 Budget
Other Services and Charges	113,361	977,028	1,243,391
Supplies	46,992	299,000	629,359
Capital Outlay	0	1,366,860	1,949,500
Transfers	0	206,707	277,500
<b>Total Expenses</b>	<b>160,353</b>	<b>2,849,595</b>	<b>4,099,750</b>

### Fund Balance

Beginning Fund Balance	2,419,865	2,563,331	2,827,434 *
Additions/(Reductions) to Fund Balance	143,466	264,103 *	(2,423,650) **
<b>Ending Fund Balance</b>	<b>2,563,331</b>	<b>2,827,434 *</b>	<b>403,784 **</b>

\* Estimated.

\*\* Assumes budgeted revenues and expenditures.