



MEMORANDUM

Council Agenda
Item No. XI. M
6/21/2022

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution authorizing City Staff to submit an Application for a Certificate of Approval from the Downtown Design Review Committee to demolish the Old City Jail, 200 North Shartel Avenue. Ward 6.

Deferred from December 8 and 22, 2020, January 5, and December 21, 2021.

Request deferral to December 20, 2022.

Location:

200 North Shartel Avenue

Background:

The Old City Jail Facility ("Jail Facility"), located at 200 North Shartel Avenue, was built following the issuance of City and County bonds that were approved in 1935, together with a federal matching grant, which were also used to construct the Civic Center Auditorium, City Hall and Oklahoma County Courthouse.

The six story Jail Facility is comprised of approximately 41,310 square feet with a partial half basement, two elevators, only one of which may be operable, with floor plates equaling 6,885 square feet. The floor heights vary in the Jail Facility as floors 1-2 have at least eight feet of ceiling clearance and floors 3-6 only have a clearance of 6'10", rendering it difficult and expensive to rehabilitate.

On July 1, 1997 (Item VIII.I 1. and 2.) The City entered into a Jail Services Agreement with the Board of County Commissioners of Oklahoma County and Sheriff of Oklahoma County, effective July 1, 1997 to house prisoners that were arrested on City charges at the Oklahoma County Jail. After July 1, 1997, the Old City Jail was no longer used to house persons arrested on City charges, however the City Marshall's Office did continue to occupy office space in part of the Jail Facility until June 14, 2013. From June 2013 until present the Old City Jail Facility has been abandoned, sat vacant and has fallen into further disrepair becoming a home to pigeons and others, and would most likely be considered dilapidated.

On June 20, 2017, a Request for Proposals (RFP) was advertised to redevelop the Old City Jail, which resulted in only one proposal being submitted by Gator Industrial, LLC, even though eighty-nine potential proposers viewed the RFP online. On November 7, 2017, the City Council rejected the proposal from Gator Industrial, LLC for the redevelopment of the Old City Jail and authorized

staff to re-advertise the Request for Proposals.

In response, a redevelopment group called Allied Redevelopment L.L.C., headed by local developer, Marva Ellard, submitted a response.

Subsequently, a Review Committee consisting of representatives from the Planning, Police, Finance, and Public Works Departments, along with representatives from the City Manager's Office and Municipal Counselor's Office reviewed the proposal and submitted follow-up questions to the prospective developer regarding the developer's plans for the Old City Jail. After much review and deliberation, the Review Committee recommended designating Marva Ellard as the conditional redeveloper of the Old City Jail. It was conditioned on Ms. Ellard submitting a reasonable redevelopment proposal. On April 10, 2018 (Item VII.AI.) City Council approved a Resolution to conditionally designate Marva Ellard, owner of Allied Redevelopment L.L.C., as a potential and conditional redeveloper of the Old City Jail, subject to the final determination and approval of the final proposed development by the Mayor and Council. The Resolution also authorized and directed the City Manager or his designee(s) to conduct negotiations with the conditionally designated redeveloper for a period of ninety (90) days in an attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions, and if satisfactory, present an economic development contract for sale of land and the redevelopment of the Old City Jail to the Mayor and Council for review and consideration.

On August 13, 2019, at the request of City Council, demolition of the Old City Jail was placed on hold, and the City Manager and City staff were directed to work with Marva Ellard, as the conditional developer who expressed an interest in redeveloping the Old City Jail into some viable and economically feasible use (Item No. VII.AR.).

After almost two years of discussion and negotiations City staff has been unable to reach an agreement with Marva Ellard to redevelop the Old City Jail.

While the structural condition of the Old City Jail may be considered by some as fair, there are significant environmental and mechanical issues with the structure, including the existence of asbestos, along with failing or failed water, sewer, and electrical systems that all need to be replaced and there are numerous other issues with the building as well. Over the years the Old City Jail has been allowed to fall into further disrepair and has not been used for any significant purpose since 2013.

The construction of the new Municipal Court Building and the new Oklahoma City Police Headquarters caused the loss of at least 235 parking spaces for the City's public safety campus, which also served the public doing business with Municipal Court. There is a critical need for parking to support the City's five building public safety campus, consisting of the Communications/911 Center, Municipal Court/Criminal Justice Center, Police Headquarters, Police Property Facility and Police Forensic Laboratory. The demolition of the Old City Jail would provide an opportunity to increase the number of surface parking spaces available to the public.

Funding has previously been set aside to demolish the structures replaced by the new Police Headquarters and the Municipal Court Building and the Old City Jail.

City staff, based on a recent appraisal of the property with the Old City Jail, and based on information previously provided by Marva Ellard, as to the costs of redevelopment, find that redevelopment of the Old City Jail into a viable and economically feasible use is not possible without significant economic development incentives in the form of land and cash that would most likely come from the City's general fund. Therefore City staff, based on its analysis of the condition of the Old City Jail, the needed economic development incentives needed to make redevelopment possible, and in consideration of the need for additional parking, recommends that City Council determine that it is time to proceed with demolition of the Old City Jail. A resolution directing staff to apply for a Certificate of Approval for Demolition has been prepared for Council consideration.

Review:

Finance – Economic Development

Recommendation: Resolution be adopted.