

# OKLAHOMA CITY URBAN RENEWAL AUTHORITY Twentieth Annual Report

## \$57 million twin business towers going up

By Jon Denton

Leadership Properties won approval today for development of \$57 million twin business towers in downtown Oklahoma City's Leadership Square.

The Oklahoma City firm received unanimous approval from the Oklahoma City Urban Renewal Authority after Don W. Hasselbroek, Leadership executive vice president, requested final approval of the project, pending for more than a year.

The project, to be located at Couch and Robinson, will produce twin connected towers north and south of Couch Drive. The buildings will be the first of four towers ranging in height from 13 to 31 floors in a stairstep pattern.

The complex will contain 671,000 square feet of floor space and the stairstepped exterior will be used to create terraced gardens. Building exteriors will be mirror glass, double-paned insulated windows and will be energy efficient. Construction costs are budgeted at \$57 million.

Other costs, including land, financing, ar-

chitectur, engineering and general administrative costs, could add \$18 million to the final figure.

The project also will include a 26,000-square-foot atrium and an underground, two-level parking garage.

"The Oklahoma City same on a brook, we al

Gre begin Phase park first tower Drive skyw. Two const tain feet. I will a tower Drive

A under join to the Bank tion 399.0

The was s other west Spaul

By J. Landis Fleming

Journal Record Staff Reporter

The Oklahoma City Urban Renewal staff has accepted a bid from Shell Construction Co. to rebuild Hudson Ave. between Sheridan Ave. and Park Ave., along the west side of the Myriad Gardens and the Galleria Parking complex.

The project is expected to be completed in the spring. The bid, which must be approved by Urban Renewal commissioners next week, was for \$543,490, which was far below the engineer's estimate of \$850,000.

The project involves the complete rebuilding of the street, and widening it to

## Action Expected on Redevelopment

The Oklahoma City Council is expected to take action today on a resolution encouraging the Oklahoma City Urban Renewal Authority to work with architect Afton Gille and take action on his plans in the Harrison-Walnut neighborhood.

The resolution requests that the authority take prompt action on developing two blocks bounded by NE 13, NE 11, Stiles and Geary. The two blocks are part of a six-block redevelopment area bounded by NE 11, NE 13, Walnut and Lincoln.

Gille has told the authority he will

trade land he owns in the 200 block of NE 13 for land in the two-block area and has proposed building a 100-unit hotel on the site.

Gille had submitted a bid to build on a four-block portion of the property which is part of the redevelopment plan, but was turned down by the authority.

Dr. Frank Cox, who has proposed building the Chaparral Townhouses, was chosen by the authority to develop the site. The council approved the authority's decision last week.



Photo — Page 9

By Paul Scott Malone

Developers are still attempting to reach an agreement with one hold-out property owner, but an Oklahoma City Urban Renewal Authority official says demolition work on the proposed Couch Drive redevelopment project should begin in October.

And construction on the first phase of the four-tower office complex, which will include property on both sides of Couch between Robinson and Harvey, is expected to begin soon after the first of the year, said a spokesman for the development company, Leadership Properties Inc.

Leadership officials and Oklahoma City lawyer Phil Daugherty said they are trying to reach an agreement to buy the Lawyers Building, an 80-year-old, four-story structure at 219 Couch owned by Daugherty.

Daugherty has been hesitant to sell the building, but said he thinks complications

authority to advertise for bids for receive proposals and get board lition contract, Huskerson s-

Before a contract can Leadership must have Daugherty and must the project.

The Leadership has secured of the project company.

For The Year Ending  
June 30, 1981

## Condominium Plans OK'd

The Oklahoma City Urban Renewal Authority board of commissioners on Wednesday approved plans by the developer of the proposed Sycamore Square downtown condominium project to reorganize the development corporation and then assigned rights to the company to build the project.

The action came after officials of Shartel and Walker Corp. presented a letter of credit for \$5.7 million

## Ga garage opened

By Andy Rieger

A firm foundation for downtown Oklahoma City — physically and in spirit — was dedicated by elected and appointed city leaders today in ceremonies opening the 1,982-space Galleria Parking Garage.

As a concrete truck spilled its load on an adjacent street and workers pounded

beams into place 20 floors above, the two-level parking structure at Hudson and Sheridan was officially opened to downtown commuters, several hundred of whom had ventured into the cavern-like building hours earlier.

Mayor Patience Latting, who signed her name along the north side of the structure, finished painting a parking stripe along



---

# Twentieth Annual Report

---

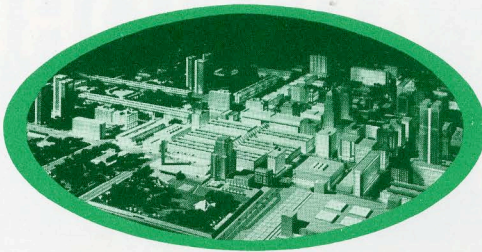


**BOARD OF COMMISSIONERS** — Grouped around Chairman Jim Lookabaugh (center) are the other commissioners of the Urban Renewal Authority. From left: D. A. Lyon, secretary; Stanton Young, L. Dean Hoye and Jimmy Stewart, vice chairman.

---



JIM LOOKABAUGH, CHAIRMAN  
JAMES E. STEWART, VICE CHAIRMAN  
D. A. LYON, SECRETARY  
STANTON L. YOUNG, COMMISSIONER  
L. DEAN HOYE, COMMISSIONER



OKLAHOMA CITY

*Urban Renewal Authority*

200 N. HARVEY - SUITE 200 • OKLAHOMA CITY, OKLAHOMA 73102 • TELEPHONE 235-3771

Horace Huskerson  
Executive Director

The Honorable Patience Latting  
Mayor, City of Oklahoma City  
Municipal Building  
Oklahoma City, OK 73102

Dear Mayor Latting:

It is my pleasure to present to you and the rest of the City Council the twentieth Annual Report of the Oklahoma City Urban Renewal Authority.

The city's redevelopment activities during the past year, as outlined in this report, reflect the continuing and increasingly close cooperation between our agency and the various branches of City government. With the start of construction of Sycamore Square, all phases of the city's 1965 General Neighborhood Renewal Plan (the Pei Plan) are now under way. The Oklahoma Health Center, located primarily in the University Medical Center renewal area, continues its spectacular growth, and a growing number of new homes and industries are rising in the John F. Kennedy neighborhood.

Action by the City Council this year also made possible a small but significant renewal program which will result in the construction of a new apartment complex in the Harrison-Walnut area.

The success of all these programs is graphic testimony to the vision shown by members of the City Council from the mid-1960's through the present day. Your continued interest and support are greatly appreciated.

Sincerely,

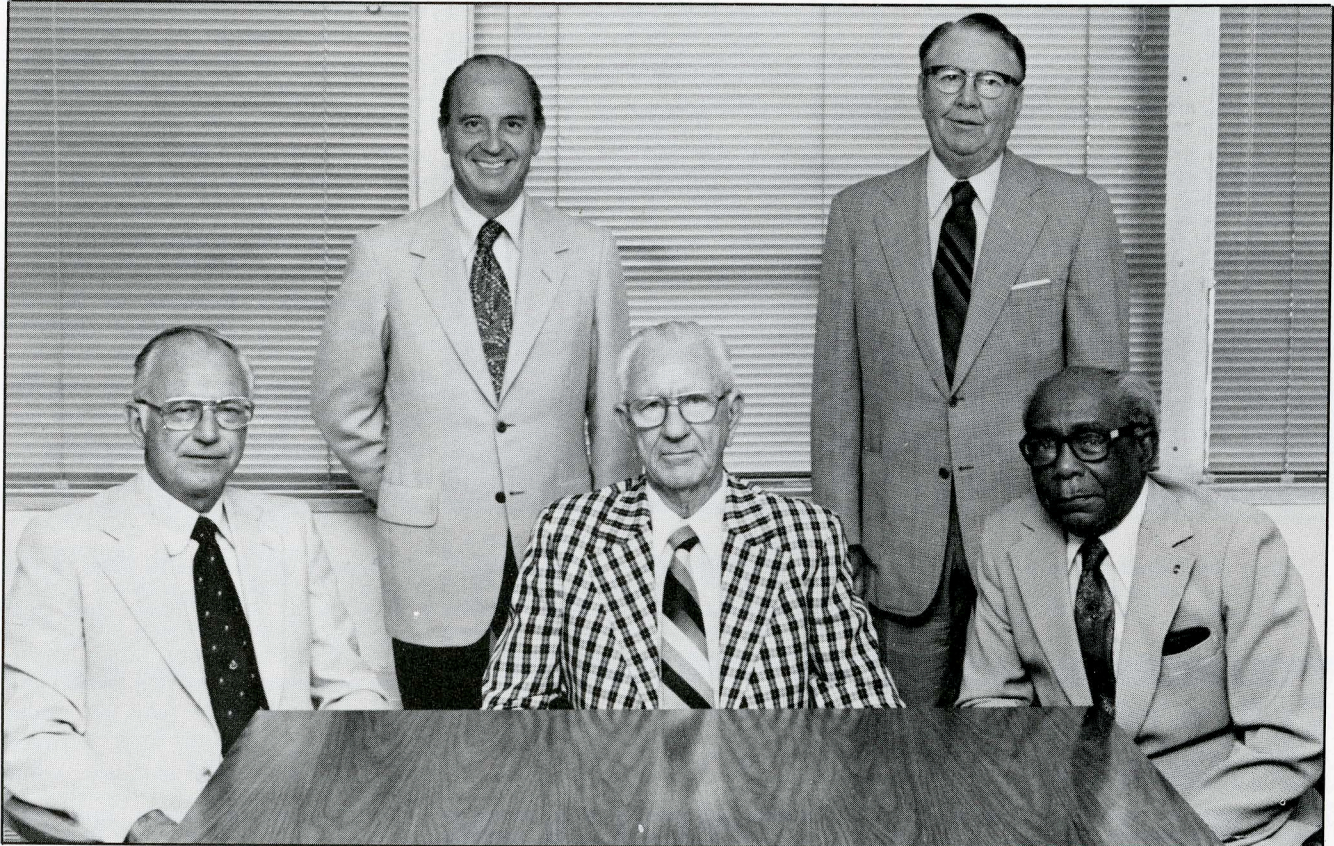
E.M. "JIM" LOOKABAUGH  
Chairman  
Board of Commissioners



---

# Twentieth Annual Report

---



*BOARD OF COMMISSIONERS* — Grouped around Chairman Jim Lookabaugh (center) are the other commissioners of the Urban Renewal Authority. From left: D. A. Lyon, secretary; Stanton Young, L. Dean Hoye and Jimmy Stewart, vice chairman.

---



# Tree Grows in Downtown OKC

*First housing in almost 30 years goes up in CBD*

*Galleria parking adds 2,000 downtown spaces*

Another major milestone in Oklahoma City's downtown redevelopment program was reached this summer, when civic dignitaries helped plant a leafy sycamore tree in a wide expanse of vacant land north of the Civic Center Music Hall.

The ceremony marked the beginning of construction of Sycamore Square, the first housing to be built in the central business district in almost 30 years. Downtown housing was one of five major elements of the 25-year redevelopment plan drawn by I.M. Pei in 1964.

Construction in other phases of the plan also advanced significantly during the past year, and the business district was far from the only urban renewal area in which development was moving ahead. New homes and industries were going up in the John F. Kennedy neighborhood, and \$88 million in building was under way in the Okla-

homa Health Sciences Center, most of which lies within the University Medical Center renewal project.

Land was being acquired for development of the Lincoln-Byers industrial district, southeast of downtown, and for the first time the Urban Renewal Authority moved into the Harrison-Walnut area with a small but important project that will see the construction of a 136-unit apartment complex near Northeast 13th Street and Lincoln Boulevard.

Sycamore Square is being developed by Sycamore Square Ltd., a limited partnership with the Shartel & Walker Corp. as general partner. Late in 1980 plans for the housing complex were upgraded to reflect luxurious condominiums in a richly landscaped garden setting.

Phase I will have 118 units in the two-block area bounded by Robert S. Kerr, Dewey, Lee and Northwest 4th Street. The second phase, probably including an office tower and high-rise "condos," will get under way in 1982 in the area between Walker and Dewey avenues, while the third phase, west of Lee to Shartel, is scheduled to begin in 1983. It will include additional dwelling units and recreation facilities.

This entire complex will be surrounded by earthen berms to provide privacy and screen out traffic noise.

In the downtown Galleria, another major element of the Pei Plan, the 294,000-square-foot American First Tower (formerly One Galleria) was completed and occupied during the year. Construction of Two Galleria got under way, and the tower was nearing its full 31-story height by mid-summer.

At the same time the Central Oklahoma Transportation and

**SYCAMORE SQUARE** — Mayor Patience Latting (center) and OCURA Board Chairman Jim Lookabaugh (right of tree) were among the dignitaries who helped plant a sycamore tree to mark the construction of the Sycamore Square housing development.





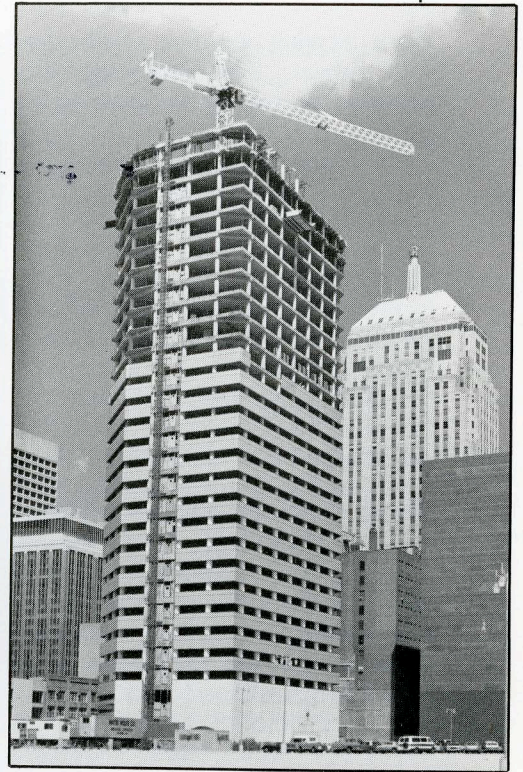
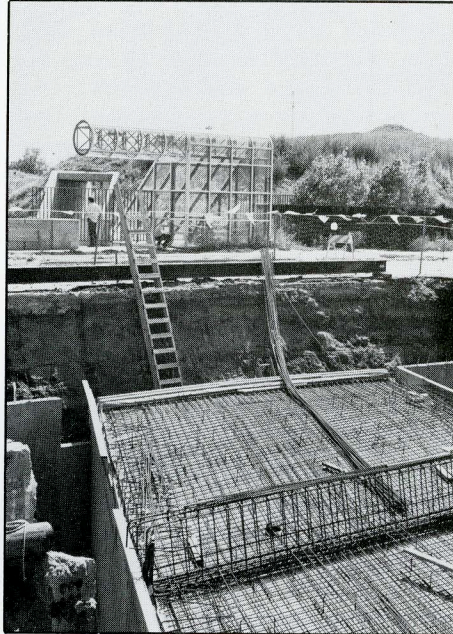
## *Gardens and Galleria Heart of Downtown*

Parking Authority opened the first phase of the Galleria parking garage, providing nearly 2,000 additional parking spaces for downtown workers and visitors. About 750 of these are on the vast concrete slab which will form the floor of the retail portion of the four-block Galleria, when it is developed. The remainder are underground or on the first two floors of what eventually will be a nine-story garage at the southwest corner of the complex. The ultimate parking capacity will be about 3,600 vehicles.

**T**he other three components of I.M. Pei's original plan were an office and financial district (which already has far exceeded his 1964 projections), convention facilities (represented by the Myriad Convention Center, the new Sheraton Hotel and other hotels expected in the near future) and cultural and recreational facilities.

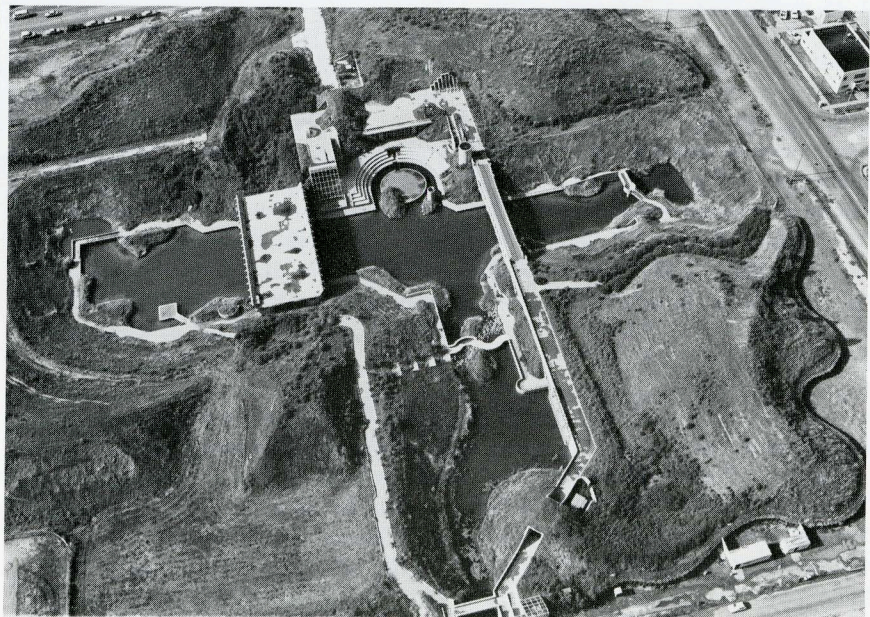
The last are embodied in the Myriad Gardens, across Sheridan Avenue to the south of the Galleria. Here the park's basic facilities — lakes, hills, walkways, bridges, an amphitheater and other features — were completed during the year. Opening of the gardens, however, has been delayed to permit landscaping of the four-block park and completion by OCURA of the rebuilding of Sheridan and Hudson adjacent to the gardens. The park is expected to open early in 1982.

The \$8 million so far spent on the gardens included construction of the base for the Botanical Gardens, a 70-foot diameter, 340-foot-long cylinder that will span the lake. Completion of this facility, the "crown jewel" of the park, is expected to cost another \$8.5 million. To finance the construction, a private subscription drive was launched in the spring by Dean A. McGee, chairman of the



**CONNECTION** — A pedestrian tunnel beneath Sheridan Avenue was under construction this summer to link the Myriad Gardens (background) with the Galleria, where the second office tower (right) also was under way. The 31-story building has been named the First Oklahoma Tower.

**AWAITING CROWDS** — Expected to be one of the most popular spots downtown is the Myriad Gardens with its spring-fed lake, amphitheater and Botanical Gardens, the base of which is the white slab to the left of the amphitheater. Construction of the Botanical Gardens will begin early in 1982.





## STORES, OFFICES LINE CONCOURSE

city's Myriad Gardens Authority, and others. The campaign was reported in July to be close to its goal.

To connect the gardens with the Galleria — and ultimately with the rest of the Metro Concourse — construction began this summer of a tunnel beneath Sheridan.

From its south end it will offer a panoramic view, through a clear water curtain, of the Myriad Gardens' upper and lower lakes.

Attention was focused this spring on another site, immediately north of the Galleria, along Park Avenue, Couch Drive and Robert S. Kerr between Robinson and Harvey avenues. For the development of a major office complex in this area, the OCURA Board of Commissioners approved the proposal by Leadership Properties, Inc.

To be known as Leadership Square, the \$57 million development will feature two-mirror-glassed towers, one on either side of Couch Drive. The south building will be stair-stepped in height from 9 to 17 stories, while the north tower will range from 14 to 21 floors. A glass-enclosed, four-story atrium across Couch will connect the two buildings, and to the south a skyway spanning Park Avenue will link the complex to the Two Galleria Tower.

**U**nder Couch Drive (and the office towers) will be a two-level parking garage for 322 vehicles. The surface of Couch will carry out the architectural theme of the newly expanded Kerr Park, immediately across Robinson to the east.

This park expansion, west from Broadway along that block of Couch Drive got under way in the spring and was opened in September, 1981.

Clearing of land for Leadership Square began in the fall of 1981, and construction is to start early in 1982. Completion is scheduled 30 months later.

In addition to the skyway across

Park Avenue, Leadership Square will be connected to the north, via a tunnel beneath Kerr Avenue, with the downtown's steadily lengthening Metro Concourse pedestrian system. The most recent extensions of the Concourse link the new, 19-story Mid-America Tower with the Liberty National Bank on the north and the Sheraton Century Center to the west.

**I**ncluding arcades within the buildings, the Concourse now provides more than one and one-third miles of all-weather pedestrian access to 21 major downtown buildings. An overhead connection between the First National Bank and American First Tower was given City Council approval in August.

Shops, restaurants and other stores and professional offices line the ground-level and underground passageways, which are utilized by tens of thousands of persons daily. Additional commercial space is being opened up almost weekly; the latest under construction is a shopping mall in the basement of the Skirvin Plaza Hotel.

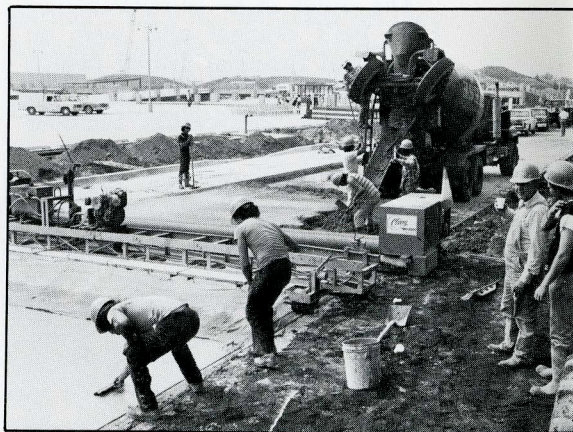
Since the downtown redevelopment program began in 1968, approximately \$365 million in new construction has taken place in the Central Business District, and another \$300 million or more is in the planning stage. The building boom in turn has greatly increased the value of older downtown buildings, many of which were vacant and considered unsalable only a few years ago.

Within the last three years more than \$31 million has been invested by the private sector in the refurbishing and restoration of such landmarks as the Leonhardt Building (now known as Court Plaza), the Black Hotel (now Myriad Tower), Harbour-Longmire Building (Main Place), Colcord Building, Oil and Gas Building, the former Oklahoma Electric Supply Building, Woodmansee-Abbott Piano Co. and numerous others.

Work is still under way on many of these, as well as on the former Montgomery-Ward Building, the Quality Inn and many smaller structures.

Plans were announced in July for doubling the size of the Continental Federal Savings Building, Park Avenue and Broadway, from 14 to 28 stories and increasing its capacity from 169,000 to 356,000 square feet. Although the building has been sold to an Enid company, Continental Federal is going ahead with the construction of a drive-in facility across the street, at Broadway and Robert S. Kerr.

Except for the Quality Inn, all of the newly renovated buildings will be used for offices, reflecting the phenomenal demand for office



**WIDENING** — Hudson Avenue was being widened and Sheridan Avenue rebuilt this summer by the Urban Renewal Authority. In background is the Galleria parking area.

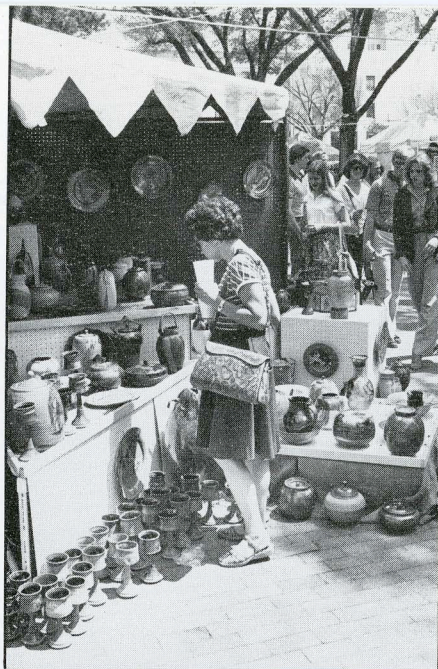
space in Oklahoma City. Nearly 1.3 million square feet of new space is under construction downtown or has been opened within the last year, and Leadership Square will bring this total to almost 2 million. And yet the vacancy rate in downtown office buildings remains at between 1 and 2 per cent.

In the other renewal areas on the city's near-northeast side — the JFK, Medical Center and new Harrison-Walnut projects — progress during the year has been equally as significant, if not as spec-





**CONVERSION** — Once the abandoned Black Hotel, Myriad Tower is taking shape as one of downtown's most attractive office buildings. In foreground is Galleria parking garage.



**DIVERSION** — An estimated 100,000 people attended this year's Spring Arts Festival in the Civic Center Plaza area, making it one of the Southwest's top art shows.



**TO START IN '82** — Leadership Square, a \$57 million office complex along Park and Kerr avenues west of Robinson, is scheduled to get under way early next year. A four-story, glass-enclosed atrium will link buildings on either side of Couch Drive.

tacular, as in the booming downtown.

After lagging for years, interest in new housing in the JFK area has picked up dramatically. Under a construction loan program sponsored by the Renewal Authority, one builder, Braswell Enterprises, has built eight new homes and is starting five more.

Northeast Metro Homes purchased 20 lots from OCURA and has developed them with single-family residences to be rented under

the federal Section 8 program to low- and moderate-income families.

The Oklahoma City Housing Authority plans 19 new single-family homes in JFK, built on 13 sites acquired from OCURA in the fall and 6 purchased several years ago. A private developer also has expressed interest in buying lots for the construction of modular homes.

Helping to spur interest in the new homes, especially in the Greenway Park Addition north of

Northeast 4th Street, is the continued development of the first phase of the Central City Industrial Park on the south side of 4th between Eastern and Lottie avenues.

Oklahoma City Northeast, Inc., a non-profit development corporation participating in the development of the 15-acre initial phase, presently is constructing a 30,000-square-foot light industrial building at Northeast 4th and Kate. It is designed to accommodate industries which will provide job opportunities for residents of the area.

The building is the second for OC Northeast. Last year it opened the James E. Stewart Industrial Center, 1500 Northeast 4th, housing the Corporation's headquarters, as well as the Oklahoma Business Development Center, which provides assistance and consultation services to minority contractors. The intersection. Similar work will be and other offices also are located in the building.

Continuing the upgrading of public facilities in the area, the Renewal Authority has carried out a number of contracts during the year, and more will soon be let. Dozens of badly deteriorated structures have been removed, and large areas of land were cleared of dead trees and other debris throughout the JFK project.

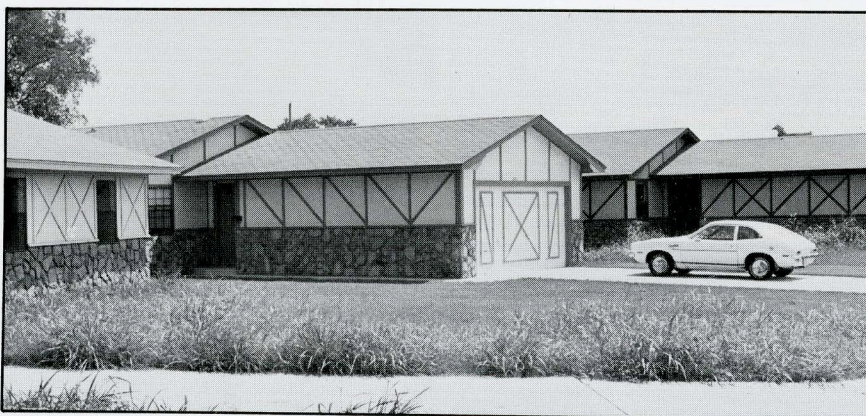
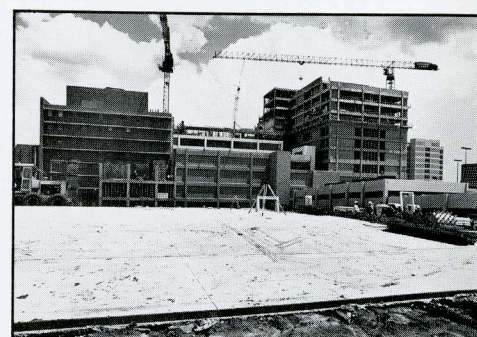
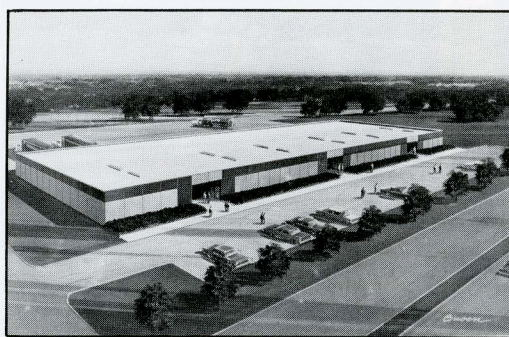
Bids were opened in August for the replacement of sidewalks, curbs and gutters and storm drainage basins on both sides of Eastern from 7th to 23rd Street. Sloping ramps for the handicapped will be installed at nearly every intersection. Similar work will be carried out south and east of the Marie McGuire and Wyatt F. Jeltz centers for the elderly at Lottie and 11th Street.

The widening and rebuilding of Northeast 16th Street from Lottie to Eastern is to start early in 1982. This contract will include resurfacing,



## \$260 MILLION HEALTH CENTER STILL GROWING

*Complex boasts 12 agencies, daily population of 22,000*



**SIGNS OF PROGRESS** — An uniform system of lighted direction signs (left) is being installed in the Health Sciences Center under an OCURA contract. Going up in the JFK Industrial Park is a 30,000-square-foot light

industrial building (upper left). An addition to Oklahoma Memorial Hospital (upper right) takes shape beyond a newly installed heliport. New homes (below), financed under an OCURA construction-loan program, take shape in JFK.

curbs and gutters and some storm sewer work and new sidewalks.

Other projects on the drawing boards include construction of sidewalks, street and storm-sewer improvements around Truman School; the straightening of Northeast 8th between Bath and Kate; construction of cul-de-sacs on Tower Court behind the Ralph Ellison Library and on Northeast 18th at Creston Hills Park, and water-line improvements generally along Missouri Avenue, as needed, between Northeast 9th and 16th streets.

**A**n area that closely rivals downtown in the amount and visibility of new construction is the burgeoning Oklahoma Health Sciences Center, where the University Medical Center urban renewal project made possible the start of today's sprawling medical research, treatment and teaching facility.

Robert Hardy, Executive Director of the Oklahoma Health Sciences Foundation, estimates that more than \$260 million has been invested in the center since the first development plan for the area was drawn in 1968.

At that time, Hardy said, the medical center consisted of four institutions (the University, Children's and VA hospitals and Oklahoma Medical Research Foundation) occupying eight buildings. Medical students numbered 980.

Today the complex includes 12 institutions in 30 buildings, with a student body of 3,000. An estimated 9,000 to 10,000 persons, from parking lot attendants to surgeons, are permanently employed at the center, and the average daytime population of the area, including patients and visitors, is estimated at 22,000.

More than \$20 million in construction has been completed during

the past year, Hardy said, and another \$88 million is under way. It includes a five-story wing for Oklahoma Memorial (formerly University) Hospital, a three-story addition to the main building, a \$30 million expansion of the VA Hospital, \$10 million in improvements at Presbyterian Hospital, renovation of the College of Health Building and expansion of the central heating and cooling plant.

**I**n 1968 it was expected that full development of the center would cost \$185 million. Today, counting facilities completed, under construction or on the drawing boards, the investment is estimated at \$400 million. Among major additions scheduled to get under way soon is a \$7.5 million College of Pharmacy and a large parking garage.

Although the Medical Center officially was closed out in 1978 as a





*Public improvements under way, more planned in JFK area*

*New project to add townhouses in Harrison-Walnut neighborhood*

**HOUSING SITE** — The city's newest urban renewal area is this site south of Northeast 13th (at left) and west of Lincoln Boulevard (top) in the Harrison-Walnut area. The Chaparral Townhouses will occupy the four blocks in the foreground.

federally funded urban renewal project, OCURA is still completing public improvements in the area. Chief among these are the installation of a street-lighting system, which was turned over to the city this spring, and of an elaborate network of design-coordinated directional and informational signs throughout the Health Sciences Center campus.

The Authority also has both residential and commercial property still available for redevelopment in the area.

To the south and west of the Medical Center project is the Lincoln-Byers Industrial District, another phase of the Central City industrial development program. In recent months considerable interest has been expressed by several prospective developers in constructing new facilities in this area.

A significant portion of the land, however, is tied up in legal proceedings involving the clearing of titles, which often require months to resolve.

Lying on both sides of Reno Avenue southeast of the Central Business District, the Lincoln-Byers area is served by Lincoln Boulevard, Interstate 40 and several railroad spurs, making it highly desirable for industrial development.

While progress was slow in this area, however, a new urban renewal project was set up in record time during the spring in the Harrison-Walnut neighborhood. The City Council approved the 6½-block renewal area in April, and in May the OCURA Board of Commissioners gave Dr. Frank Cox the nod to develop his 136-unit Chaparral Townhouses on four blocks of the site. Considered as Phase I, the development will occupy the area bounded by Northeast 11th and

13th streets, Stiles and Walnut avenues.

Phase II of the project extends from Stiles another block east to Lincoln Boulevard, with most of the additional area designated for commercial development.

The Harrison-Walnut neighborhood will be bisected by the planned Central Expressway, linking the Broadway Extension at Northwest 36th Street with I-40 and I-35 near their junction southeast of downtown. Because of the expected impact of the highway on the neighborhood, Oklahoma City was required to develop a plan to mitigate the ill effects on residents of the area.

Mitigation planners and the Harrison-Walnut Neighborhood Association hailed the proposed townhouse development as a positive step in carrying out the mitigation plan.



# INCOME & EXPENDITURES

FOR FISCAL YEAR ENDING JUNE 30, 1981

## OKLAHOMA R-20 UNIVERSITY MEDICAL CENTER

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:			
Community Development Block Grant	508,887	53,391	562,278
Economic Development Administration			
Real Estate Sales	227,667	24,463	252,130
Operating Income			
Local Cash Grants In Aid			
Rehabilitation Receipts — CDBG			
Interest & Other Income	342	880	1,222
Total Receipts	736,896	78,734	815,630
Expenditures			
Administrative Services	159,111	11,260	170,371
Activities Support	43,379	9,751	53,130
Professional Services	3,273	1,887	5,160
Real Estate Purchases	33,032	23,692	56,724
Acquisition Expenses	1,516	893	2,409
Temporary Operation of Acquired Property	21,711	6,555	28,266
Relocation			
Site Clearance	46,203	5,484	51,687
Site Improvements	328,901	34,949	363,850
Disposition Expenses	14,583	4,727	19,310
Rehabilitation			
CDBG Refund		386	386
Site Improvements-EDA			
Other			
Administration-312			
Total Expenditures	651,709	99,584	751,293
Excess (deficit) receipts over expenditures	85,187	(20,850)	64,337
Fund Balance Beginning of Period	—	85,187	—
Fund Balance End of Period	85,187	64,337	64,337

## OKLAHOMA R-30 CENTRAL BUSINESS DISTRICT

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:			
Community Development Block Grant	3,639,811	3,397,492	7,037,303
Economic Development Administration			
Real Estate Sales	265,453	261,289	526,742
Operating Income	95,528	239,897	335,425
Local Cash Grants In Aid			
Rehabilitation Receipts — CDBG			
Interest & Other Income			
Total Receipts	4,000,792	3,898,678	7,899,470
Expenditures			
Administrative Services	524,346	502,022	1,026,368
Activities Support	472,765	435,274	908,039
Professional Services	131,314	221,598	352,912
Real Estate Purchases	2,060,175	1,855,000	3,915,175
Acquisition Expenses	49,575	22,771	72,346
Temporary Operation of Acquired Property	66,699	168,018	234,717
Relocation	52,235	115,814	168,049
Site Clearance	196,584	589,589	786,173
Site Improvements	146,476	513,112	659,588
Disposition Expenses	59,691	22,270	81,961
Rehabilitation			
CDBG Refund			
Site Improvements-EDA			
Other			
Administration-312			
Total Expenditures	3,759,860	4,445,468	8,205,328
Excess (deficit) receipts over expenditures	240,932	(546,790)	(305,858)
Fund Balance Beginning of Period	—	240,932	—
Fund Balance End of Period	240,932	(305,858)	(305,858)

## OKLAHOMA R-35 JOHN F. KENNEDY

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:			
Community Development Block Grant	772,988	601,660	1,374,648
Economic Development Administration	17,810		17,810
Real Estate Sales	12,784	178,874	191,658
Operating Income	7,569	10,326	17,895
Local Cash Grants In Aid			
Rehabilitation Receipts — CDBG	95,829	220,600	316,429
Interest & Other Income	1,055		1,055
Total Receipts	908,035	1,011,460	1,919,495
Expenditures			
Administrative Services	79,454	66,632	146,086
Activities Support	45,449	61,646	107,095
Professional Services	21,786	65,030	86,816
Real Estate Purchases	31,470	143,850	175,320
Acquisition Expenses	9,413	14,256	23,669
Temporary Operation of Acquired Property	18,941	37,519	56,460
Relocation	55,600	32,242	87,842
Site Clearance	93,396	93,575	186,971
Site Improvements	186,328	36,274	222,602
Disposition Expenses	28,548	11,637	40,185
CDBG Refund			
Site Improvements-EDA	5,700	28,080	33,780
Other	(155,632)		(155,632)
Administration-312	152,767	152,451	305,218
Total Expenditures	573,220	743,192	1,316,412
Excess (deficit) receipts over expenditures	334,815	268,268	603,083
Fund Balance Beginning of Period	—	334,815	—
Fund Balance End of Period	334,815	603,083	603,083

## LINCOLN/BYERS

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:			
Community Development Block Grant	554,815	7,882	562,697
Economic Development Administration			
Real Estate Sales	280,148		280,148
Operating Income	7,858	152	8,010
Local Cash Grants In Aid			
Rehabilitation Receipts — CDBG			
Interest & Other Income			
Total Receipts	842,821	8,034	850,855
Expenditures			
Administrative Services	159,226	5,326	164,552
Activities Support		4,670	4,670
Professional Services	2,915	4,331	7,246
Real Estate Purchases	519,716	10,275	529,991
Acquisition Expenses	32,687	13,872	46,559
Temporary Operation of Acquired Property	13,285	30	13,315
Relocation	46,112	7,496	53,608
Site Clearance	3,013	2,575	5,588
Site Improvements			
Disposition Expenses	4,937	8,223	13,160
CDBG Refund			
Site Improvements-EDA			
Other			
Administration-312			
Total Expenditures	781,891	56,798	838,689
Excess (deficit) receipts over expenditures	60,930	(48,764)	12,166
Fund Balance Beginning of Period	—	60,930	—
Fund Balance End of Period	60,930	12,166	12,166



# EDA INDUSTRIAL PARK

# JAMES E. STEWART INDUSTRIAL CENTER

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:						
Community Development Block Grant						
Economic Development Administration	540,000		540,000	599,000		599,000
Real Estate Sales						
Operating Income						
Local Cash Grants In Aid	283,853	28,080	311,933			
Rehabilitation Receipts — CDBG						
Interest & Other Income						
Total Receipts	823,853	28,080	851,933	599,000	—	599,000
Expenditures						
Administrative Services	15		15		2,950	2,950
Activities Support						
Professional Services	79,200		79,200	49,197	4,485	53,682
Real Estate Purchases						
Acquisition Expenses						
Temporary Operation of Aquired Property						
Relocation						
Site Clearance						
Site Improvements	735,968	27,110	763,078	642,516	105,376	747,892
Disposition Expenses						
Rehabilitation						
CDBG Refund						
Site Improvements-EDA						
Other						
Administration-312						
Total Expenditures	815,183	27,110	842,293	691,713	112,811	804,524
Excess (deficit) receipts over expenditures	8,670	970	9,640	(92,713)	(112,811)	(205,524)
Fund Balance Beginning of Period	—	8,670	—	—	( 92,713)	—
Fund Balance End of Period	8,670	9,640	9,640	(92,713)	(205,524)	(205,524)

# PRIVATE HOME IMPROVEMENT LOAN GUARANTY FUND

# NON-FEDERAL FUND

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:						
Community Development Block Grant	85,089		85,089			
Economic Development Administration						
Real Estate Sales						
Operating Income						
Local Cash Grants In Aid				100,000		100,000
Rehabilitation Receipts — CDBG						
Interest & Other Income	193,234	10,454	203,688	729		729
Total Receipts	278,323	10,454	288,777	100,729	—	100,729
Expenditures						
Administrative Services	84,666		84,666			
Activities Support						
Professional Services				18,140	523	18,663
Real Estate Purchases						
Acquisition Expenses				3,572		3,572
Temporary Operation of Aquired Property						
Relocation						
Site Clearance						
Site Improvements						
Disposition Expenses						
Rehabilitation				7,160	(56)	7,104
CDBG Refund		175,156	175,156			
Site Improvements-EDA						
Other				37,836	571	38,407
Administration-312						
Total Expenditures	84,666	175,156	259,822	66,708	1,038	67,746
Excess (deficit) receipts over expenditures	193,657	(164,702)	28,955	34,021	(1,038)	32,983
Fund Balance Beginning of Period	—	193,657	—	—	34,021	—
Fund Balance End of Period	193,657	28,955	28,955	34,021	32,983	32,983



# INCOME & EXPENDITURES

FOR FISCAL YEAR ENDING JUNE 30, 1981

## 312 REHABILITATION ESCROW FUND

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:			
Community Development Block Grant		7,500	7,500
Economic Development Administration			
Real Estate Sales			
Operating Income			
Local Cash Grants In Aid			
Rehabilitation Receipts — CDBG	7,278,915	504,518	7,783,433
Interest & Other Income			
Total Receipts	7,278,915	512,018	7,790,933
Expenditures			
Administrative Services			
Activities Support			
Professional Services			
Real Estate Purchases			
Acquisition Expense			
Temporary Operation of Acquired Property			
Relocation			
Site Clearance			
Site Improvements			
Disposition Expenses			
Rehabilitation	6,916,838	752,733	7,669,571
CDBG Refund			
Site Improvements-EDA			
Other			
Total Expenditures	6,916,838	752,733	7,669,571
Reduction of 312 Loan Payable			
Excess (deficit) receipts over expenditures	362,077	(240,715)	121,362
Fund Balance Beginning of Period	—	362,077	—
Fund Balance End of Period	362,077	121,362	121,362

## COMMUNITY DEVELOPMENT BLOCK GRANT REHABILITATION GRANT

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Community Development Block Grant		48,825	48,825
Economic Development Administration			
Real Estate Sales			
Operating Income			
Local Cash Grants In Aid			
Rehabilitation Receipts — CDBG			
Interest & Other Income			
Total Receipts	—	48,825	48,825
Expenditures			
Administrative Services			
Activities Support			
Professional Services			
Real Estate Purchases			
Acquisition Expense			
Temporary Operation of Acquired Property			
Relocation			
Site Clearance			
Site Improvements			
Disposition Expenses			
Rehabilitation		24,381	24,381
CDBG Refund		79	79
Site Improvements-EDA			
Other		41	41
Total Expenditures	—	24,501	24,501
Reduction of 312 Loan Payable			
Excess (deficit) receipts over expenditures	—	24,324	24,324
Fund Balance Beginning of Period	—	—	—
Fund Balance End of Period	—	24,324	24,324

## OKLAHOMA CITY REDEVELOPMENT CORPORATION

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Receipts:			
Community Development Block Grant			
Economic Development Administration			
Real Estate Sales		116,620	116,620
Operating Income			
Local Cash Grants In Aid			
Rehabilitation Receipts			
Interest & Other Income			
Interest held in Escrow	40,328	42,402	82,730
Total Receipts	40,328	159,022	199,350
Expenditures			
Administrative Services			
Activities Support			
Professional Services			
Real Estate Purchases		109,752	109,752
Acquisition Expenses			
Temporary Operation of Acquired Property			
Relocation			
Site Clearance			
Site Improvements			
Disposition Expenses			
Rehabilitation			
CDBG Refund			
Site Improvements-EDA			
Other			
Administrative-312			
Total Expenditures	—	109,752	109,752
Excess (deficit) receipts over expenditures	40,328	49,270	89,598
Fund Balance Beginning of Period	—	40,328	—
Fund Balance End of Period	40,328	89,598	89,598

## JOHN F. KENNEDY REDEVELOPMENT CORPORATION

	Cumulative Balance 6-30-80	Year to Date	Cumulative Balance 6-30-81
Community Development Block Grant		231,934	231,934
Economic Development Administration			
Real Estate Sales			
Operating Income			
Local Cash Grants In Aid			
Rehabilitation Receipts			
Interest & Other Income		573	573
Interest held in Escrow			
Total Receipts	—	232,507	232,507
Expenditures			
Administrative Services			
Activities Support			
Professional Services			
Real Estate Purchases			
Acquisition Expenses		2,733	2,733
Temporary Operation of Acquired Property			
Relocation			
Site Clearance			
Site Improvements			
Disposition Expenses			
Rehabilitation			
CDBG Refund			
Site Improvements-EDA		31,773	31,773
Other			
Administrative-312			
Total Expenditures	—	34,506	34,506
Excess (deficit) receipts over expenditures	—	198,001	198,001
Fund Balance Beginning of Period	—	—	—
Fund Balance End of Period	—	198,001	198,001



# Statement Of Assets And Liabilities Arising From Cash Transactions

June 30, 1981

	OKLA. R-20 UNIVERSITY MEDICAL CENTER	OKLA. R-30 CENTRAL BUSINESS DISTRICT	OKLA. R-35 JOHN F. KENNEDY	LINCOLN/BYERS INDUSTRIAL IMPROVEMENTS	EDA INDUSTRIAL PARK CENTER	JAMES E. STEWART INDUSTRIAL CENTER
ASSETS						
Cash	5,379	216,393	49,770	148	9,640	4,605
Accounts Receivable:						
Revolving	63,490		339,020			
Joint Fund			9,660	22,014		
Other-EDA			210,128			
Other			997			
Deposits held in Escrow						
Investments						
Total	68,869	216,393	609,575	22,162	9,640	4,605
LIABILITIES AND FUND BALANCES						
Accounts Payable:						
Revolving Fund		456,277		9,996		
Bid/Good Faith Deposits	4,532	34,300	6,492			
Joint Fund		31,674				
Loan Fund held for others						
OCURA						
Other						210,129
Fund Balance	64,337	(305,858)	603,083	12,166	9,640	(205,524)
Total-Liabilities & Fund Balance	68,869	216,393	609,575	22,162	9,640	4,605

	PRIVATE HOME IMPROVEMENT LOAN GUARANTY FUND	NON-FEDERAL FUND	312 REHABILITATION ESCROW FUND	CDBG REHABILITATION GRANT	OKLAHOMA CITY REDEVELOPMENT CORPORATION	JOHN F. KENNEDY REDEVELOPMENT CORPORATION
ASSETS						
Cash		5,037	121,362	24,324	6,868	1
Accounts Receivable:						
Revolving						
Joint Fund						
Other-EDA						
Other						198,000
Deposits held in Escrow					574,710	
Investments	28,955	27,946				
Total	28,955	32,983	121,362	24,324	581,578	198,001
LIABILITIES AND FUND BALANCES						
Accounts Payable:						
Revolving Fund						
Bid/Good Faith Deposits						
Joint Fund						
Loan Fund held for others						
OCURA					491,980	
Other						
Fund Balance	28,955	32,983	121,362	24,324	89,598	198,001
Total-Liabilities & Fund Balance	28,955	32,983	121,362	24,324	581,578	198,001

## NOTES TO FINANCIAL STATEMENTS:

- The Authority uses the cash basis of accounting in recording the transactions which affect the various project funds.
- Financial activity reported on financial statements are cumulative from project closeout date (R-20, R-30 & R-35).
- Adjustments were recorded during the fiscal year ended June 30, 1981 which were applicable to the fiscal year ended June 30, 1980, and in accordance with June 30, 1980 audited financial report:

	Project			
	OKLA. R-20 UNIVERSITY MEDICAL CENTER	R-30 CD CENTRAL BUSINESS DISTRICT	OKLA. R-35CD JOHN F. KENNEDY	TOTAL
Fund balance at June 30, 1980, as previously reported	\$ 64,748	425,903	170,283	660,934
Retroactive adjustment	20,439	(184,971)	164,532	—
Fund balance at June 30, 1980 as retroactively adjusted	\$ 85,187	240,932	334,815	660,934
(\$155,632) recorded in R-35 CD represents funds expended before closeout from R-35 and to be refunded.				

- Funds allocated to Oklahoma City Urban Renewal Authority but not requested at 6-30-81:

R-20	\$ 62,347
R-30	\$ 13,115,044
R-35	\$ 5,675,031
Lincoln Byers	\$ 1,766,885



## 'Rehab' Record: 1,800 Improved Houses



**OLD HOME MADE NEW** — Probably among the last rehabilitation projects in the JFK area is the Leonard Hamilton home, 1316 NE 11th Street, which was remodeled

inside and out with one of the last 3-per-cent, Sec. 312 loans to be approved in Oklahoma City. The federal program was suspended in March 1981.

**T**he Urban Renewal Authority's home-rehabilitation program, which over the last 14 years has resulted in the improvement of more than 1,800 dwellings in Oklahoma City, appeared by the summer of 1981 to be drawing to a close.

On March 4 the federal government suspended funds for its Sec 312, 3-per-cent rehabilitation loans, the mainstay of the home-improvement program. Congress, by the end of July, had not appropriated any new money for the coming year and appeared unlikely to do so.

In the eight months from July 1980 until the loans were halted in March, 33 Oklahoma City property owners borrowed more than

\$562,000 for home rehabilitation. During the last year work was begun on 31 houses and completed on 38 others. (Some of this work was financed through loans approved before July of last year.)

As the workload diminished, OCURA's rehabilitation staff was reduced accordingly, and by the end of July numbered only two persons. About a dozen rehabilitation jobs remained to be completed.

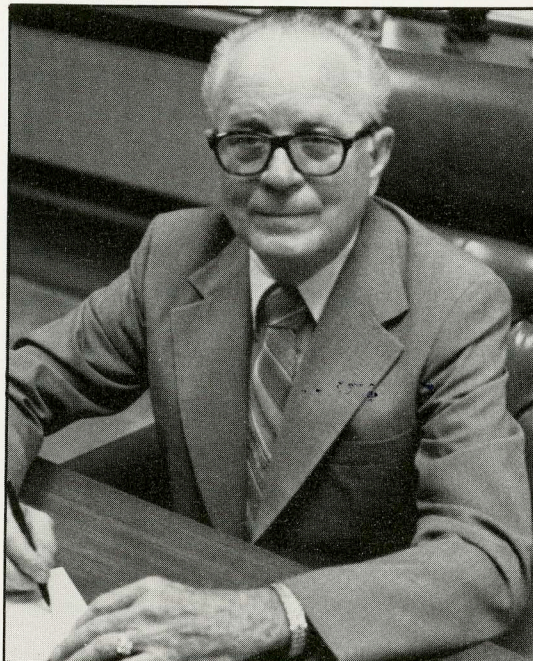
The renewal agency began processing the federal loans in the John F. Kennedy and University Medical Center areas in 1967. In 1975 the City Council began expanding the Sec. 312 program to other areas of the city, until at one time property owners in 12 neigh-

borhoods (provided they met certain income restrictions) were eligible for the low-interest loans.

But the Department of Housing and Urban Development later withdrew approval of several neighborhoods, and funds were increasingly restricted even before the final cut-off in the spring of this year.

At one time the program also included direct federal grants to low-income property owners in urban renewal projects. Since 1967 more than \$15 million in loans and grants has been disbursed by OCURA to bring homes within designated areas up to city standards.





### *Letter from the Director*

With this Annual Report, the Urban Renewal Authority looks back on twenty years of activity which, both directly and indirectly, has changed the face of Oklahoma City.

From the Central Business District north and east through the Oklahoma Health Center and into the John F. Kennedy area, new office towers, banks, hospitals and other buildings have drastically altered the skyline from that of even a decade ago.

Development in the renewal areas is approaching \$700 million, and projects on the drawing board will bring the total to more than one billion dollars. Most of the new construction is a direct result of the urban renewal program; it consists of facilities built in conformity with urban renewal plans on land purchased, cleared and then resold by the Urban Renewal Authority to the various redevelopers.

But beyond even this extensive development is the ever-widening evidence of the "ripple effect" of successful renewal programs. Old properties on the periphery of the Central Business District, considered virtually unsalable as few as five years ago, are today being snapped up at premium prices and renovated at costs running into the millions. In the heart of downtown, both within the urban renewal project and adjacent to it, such restoration has amounted to more than \$30 million in the last two years alone.

The same is true of areas surrounding the Health Center. The Harrison-Walnut neighborhood, west of Lincoln Boulevard, is attracting increasing attention as the city's next major "hot spot" for new development. Bordered on the east by the medical complex and on the west by downtown, it soon will be bisected by the planned Central Expressway. Work is under way on a master plan for the redevelopment of this area. Among the first new construction will be an apartment complex to be built on land acquired by the renewal authority between Northeast 11th and 13th streets.

Oklahoma City's healthy economy and strong, continuing demand for office space and related facilities are, of course, major contributors to the boom in construction and structural renovation. But the concentration of this type of activity, in ever-widening circles around urban renewal areas, demonstrates the success of the renewal programs in revitalizing not only the project areas themselves, but the surrounding neighborhoods as well.

It is also a perfect example of a partnership between federal/local government and the private sector. We are happy to have played a major role in the revitalization of Oklahoma City.

*Herace Hersherson*

Executive Director



**Oklahoma City Urban Renewal Authority**  
**Park-Harvey Center, 200 N. Harvey, Suite 200**  
**Oklahoma City, OK 73102 - (405) 235-3771**

## 31-Story Galleria Building Named

The 31-story office building under construction in the downtown Galleria has been named First Oklahoma Tower, the developer, Carrozza Properties, announced Saturday.

A principal tenant, the First Oklahoma

Trust Co. The bank will remain in the First National Center.

The 635,000-square-foot building project on Park west of N Robinson had been designated Two Galleria Tower.

The Galleria One

**By Gail Mitchell**

A permit to build a pedestrian bridge over Robinson Avenue to connect the financial district with the Galleria complex in downtown Oklahoma City was approved Tuesday by the Oklahoma City Council.

The council granted the revocable permit to Carrozza Properties to construct the walkway with the provision that in four weeks the council may consider amending the permit to include attaching the bridge to the Oil and Gas Building.

Under the application submitted to the council, the walkway will connect One Galleria Tower north to the

## More spaces greet parkers

Downtown commuters having trouble finding a place to park may begin to see relief this week as the city's parking authority takes applications for about 1,200 spaces in phase

period for its second phase. Pattillo said capacity of the two structures will be about 3,500.

Pattillo said monthly parkers will pose no immediate block to

## Parking garage planned

**Bus station area picked**

**By Mike Ward**

Plans for a \$5.5 million parking garage designed as a keystone of proposed redevelopment in the city's Union Bus Station area were announced today.

John "Terry" Pattillo, Central Oklahoma Transportation and Parking Authority executive director, said the seven-story garage at Sheridan and Walker will be the first multi-story, above-ground parking structure built by the agency since the Santa Fe garage was finished in 1972.

"We have retained a bond counsel and a financial consultant, and expect the project to get off the ground very shortly."

"The Galleria garage will eventually have several stories above ground, but only the below-ground levels have been built so far."

Plans call for the garage to hold 980 vehicles, and have 1,500 feet of retail space for lease on the first floor.

"There is a demand for parking in that sec-

## Garage

**Continued**

monthly parkers with the others available for transient parkers.

Parking director Jerry Miller said the garage's opening raises the number of city-owned spaces to about 6,000. "But it's still not enough," he said.

Mrs. McLaughlin called the structure a "firm foundation" for the city since the retail area will be built on the site and the garage will provide parking spaces for downtown commut-

## Office Complex Slated

Four office towers with mirror-glass walls will be added to the downtown Oklahoma City skyline.

Oklahoma City Urban Renewal Authority has authorized the development in the 200 blocks of Park Avenue, Couch Drive and Robert S. Kerr Avenue.

Leadership Properties Inc. will be the developer.

The four towers will add 588,000 sq. ft. of leasable space to the downtown office market. Completion of the towers is projected in 1984.

Total cost is estimated at \$57,000,000. The first \$20,500,000 in construction financing will be supplied by Liberty National Bank.

Site cost is expected to run about \$1,375,000. The developer will pay urban renewal \$675,640 — about \$8.89 per square foot —

for the cleared, site.

Purchase of The Lawyers Bldg at 219 Couch Drive is being negotiated. It is on a 40-ft. lot running 100 ft. between Couch Drive and Kerr Avenue.

The Otis Elevator Bldg., next door west, has been purchased from the Daon Corp. It is on a 25-ft. lot. Revenue stamps indicate \$200,000.

Yet to be acquired is the Couch Drive right-of-way that will be the site for a central atrium to tie the project together.

The four office towers will feature a stair-step design ranging from 12 to 20 stories.

Construction of the first two

**By J. Landis Fleming**

*Journal Record Staff Reporter*

A contract was let Wednesday to construct a pedestrian tunnel under Sheridan Ave. to connect the Myriad Gardens with the Galleria Mall and parking complex.

The low bid was from Lippert Bros. Inc. for \$557,394.

The bid was for \$577,260 from J. J. Cook Construction Co. The contract was let by the Oklahoma City Urban Renewal Authority.

The pedestrian tunnel will connect the two big downtown urban renewal projects, covering eight blocks, from Reno Ave. to Park Ave. and from Robinson Ave. to Hudson Ave.

A temporary structure is being built at the Galleria end of the tunnel by the Cen-

