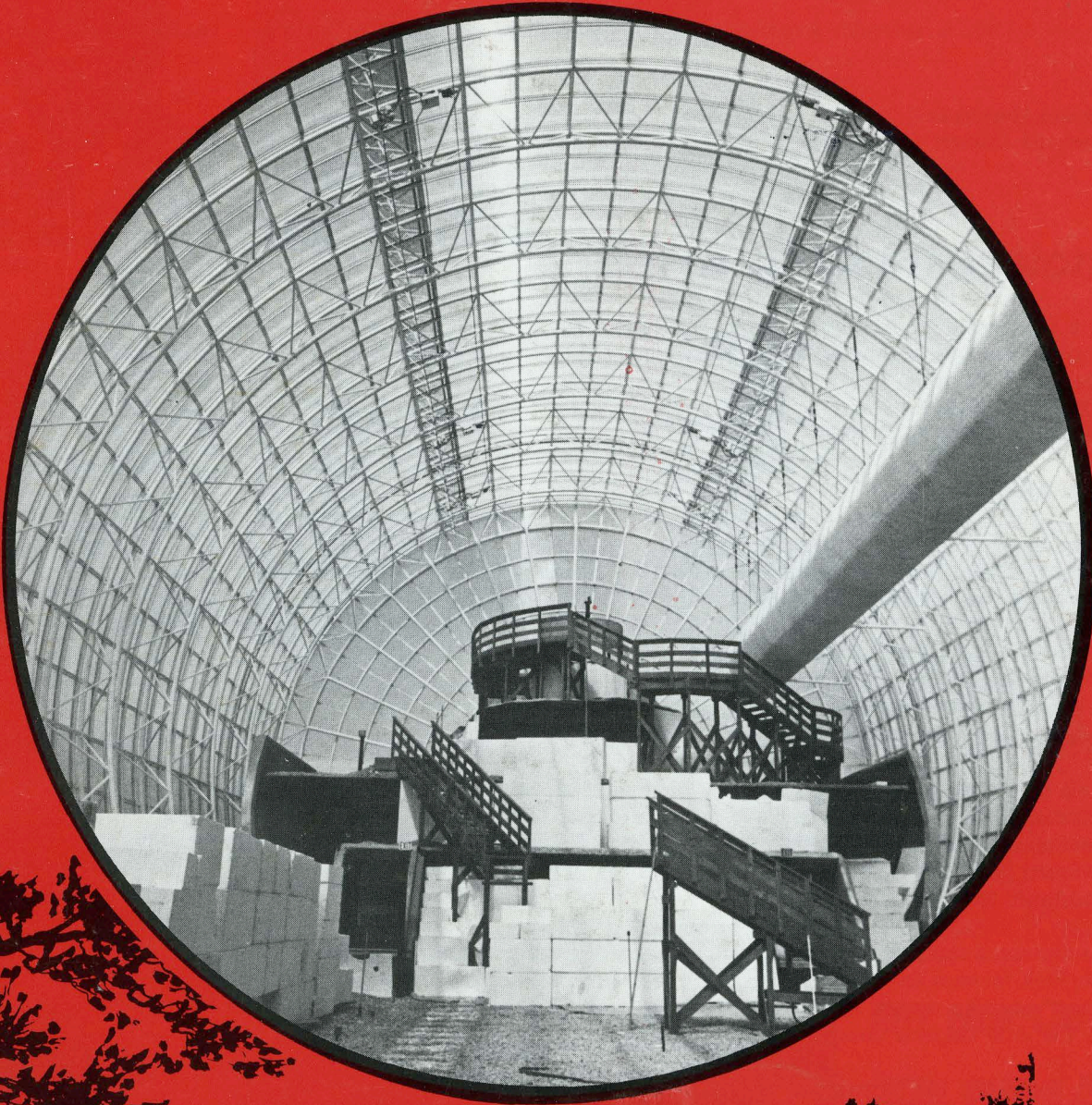


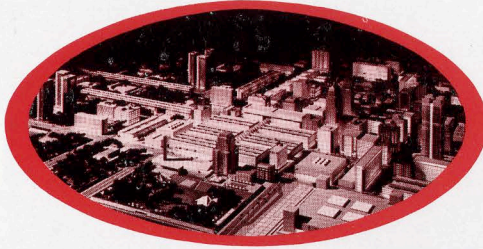
# OKLAHOMA CITY URBAN RENEWAL AUTHORITY



## *Twenty-Third Annual Report*

FOR THE YEAR ENDING JUNE 30, 1984





OKLAHOMA CITY

*Urban Renewal Authority*

301 N. HARVEY AVENUE • OKLAHOMA CITY, OKLAHOMA 73102 • TELEPHONE 235-3771

Horace Huskerson  
Executive Director

The Honorable Andy Coats  
Mayor, City of Oklahoma City  
Municipal Building  
200 North Walker Avenue  
Oklahoma City, OK 73102

Dear Mayor Coats:

Once again it is my privilege to present to you and the City Council the Annual Report of the Oklahoma City Urban Renewal Authority. This 23rd issue covers the fiscal year ended June 30, 1984.

With the opening of Leadership Square, and the completion of more than \$500 million in construction in the downtown urban renewal area, the Authority is devoting more and more attention to the redevelopment of the Harrison-Walnut neighborhood, along the corridor of the Central Expressway.

This important highway, coupled with continued growth of the Oklahoma Health Sciences Center and other facilities, has led to ever-increasing interest in the redevelopment of the John F. Kennedy and Medical Center areas. New homes are rising steadily between Northeast 4th and 8th Streets, and the JFK Industrial Park continues to expand.

At the same time, downtown redevelopment will remain a major priority. We look forward to working closely with the Mayor's Galleria Committee in seeking and, we hope, selecting during the coming year one or more developers to continue construction of the vital Galleria complex.

We appreciate the 23 years of assistance and support by the Mayor, City Council and staff of the City, and will work to merit your continuing cooperation.

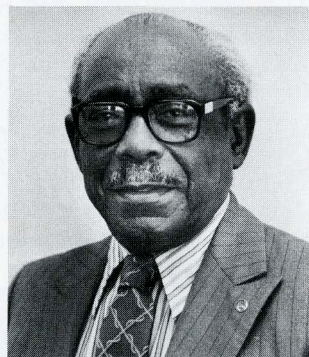
Sincerely,

JAMES E. STEWART  
Chairman

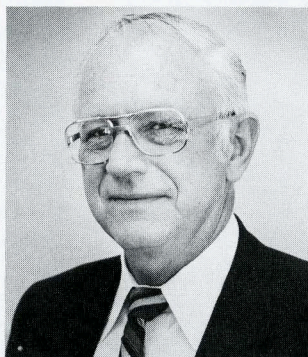


# Twenty-Third Annual Report

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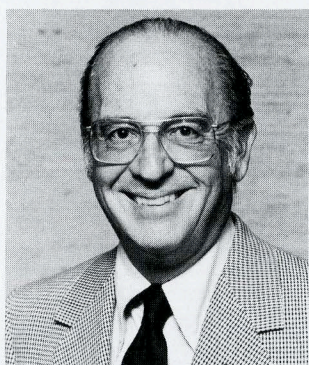


JAMES E. STEWART  
Chairman



D. A. LYON  
Vice Chairman

## ***Board of Commissioners***



STANTON L. YOUNG  
Secretary



L. DEAN HOYE  
Commissioner



DR. K. E. SMITH  
Commissioner



## ***On the Cover***

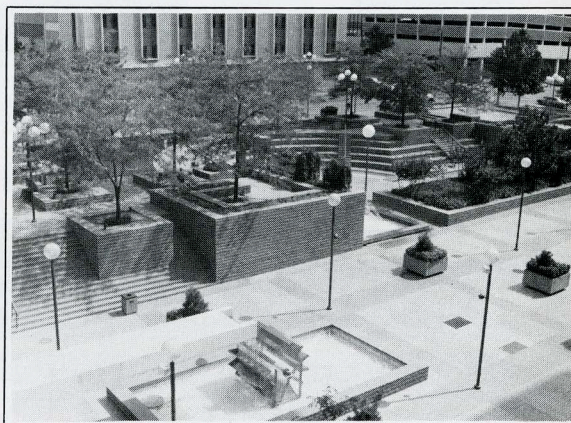
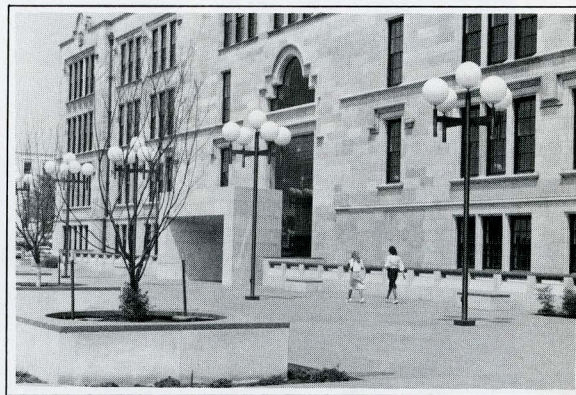
Acrylic panels of the new Hodges Botanical Bridge in the Myriad Gardens form a symmetrical pattern against the sky. Below it is a drawing of the Oklahoma City Housing Authority headquarters to be built in the John F. Kennedy Industrial Park.

**BACK COVER:** Sycamore Square, downtown's first condominiums.





Leadership Square (left), the largest single development in the downtown area, was completed this year. Southwestern Bell remodeled and moved into One Bell Central (below), the former Central High School. A somewhat different view of Robert S. Kerr Park (bottom) is from the 123 Park Avenue Building.



*With Leadership Square, Botanical Bridge:*

## Downtown Skyline Still Changing

**T**he completion of two major structures—one of them the most costly ever in the Central Business District—further changed the downtown Oklahoma City skyline this year.

Leadership Square, a \$95 million, twin-tower office complex in the heart of the CBD, officially opened in June with a concert by jazz trumpeter Al Hirt and a gala party to benefit the

Oklahoma Theater Center.

And three blocks to the south, the final acrylic panels were placed in the unique, cylindrical Hodges Botanical Bridge of the Myriad Gardens.

Leadership Square, two stair-stepped buildings sheathed in reflecting glass, occupies most of the area bounded by Park, Robinson, Robert S. Kerr and Harvey avenues. Containing nearly 800,000 square feet of of-

fice and retail space, the towers are connected by a four-story, all-glass atrium across what was once Couch Drive.

**L**eadership Bank NA and the E. F. Hutton Co. were the first two tenants of the building, which is a joint venture of Leadership Properties, Inc., Oklahoma City, and the Metropolitan Life Insurance Co.



Although only about 20,000 square feet is currently occupied, the building owners were reported doing space planning for prospective tenants of about 150,000 additional square feet.

Construction of the complex began in 1982, on land acquired from the Urban Renewal Authority, after the OCURA Board of Commissioners selected the Leadership design as the best of several submitted for the site.

The botanical gardens, or Crystal Bridge, as it has sometimes been called, is the \$5.4 million centerpiece of the Myriad Gardens. Seven stories tall and 240 feet in length, it spans the lake which traverses the gardens. Early this summer the Myriad Gardens Authority selected a horticulturist-director, whose task it will be to design the interior of the facility and select trees and plants from all over the world for inclusion in the exhibits.

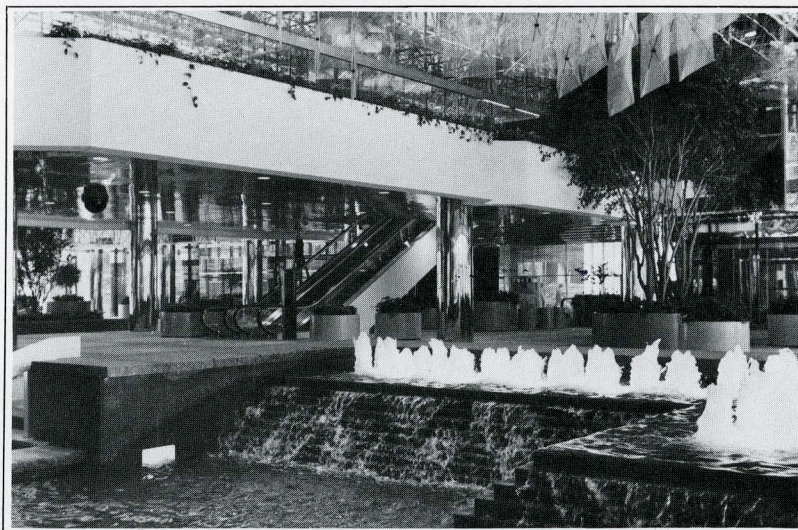
Late in March the federal government approved a \$5.2 million Urban Development Action Grant (UDAG) to assist with construction of a \$30 million Hilton Hotel in the northeast corner of the Myriad Gardens. Work on the 330-room hotel should be completed by 1988.

**T**he landscaping of all the Myriad Gardens west of the Hodges Bridge was completed during the summer. Although the gardens are not scheduled to be opened officially until next spring, already they are proving a popular spot for downtowners strolling the flower-bordered walkways along the shores of the lake.

Long-range plans for the four-block, city-owned facility call for restaurants, shops, a library and other cultural and entertainment attractions within the park.

Between the Myriad Gardens and Leadership Square is an almost four-block expanse of concrete, partially bordered on the north and east by office buildings and covered during the day by hundreds of cars. This is the Galleria site, to which the Urban Renewal Authority and other groups will be devoting considerable attention during the coming year.

Two recent office buildings—the 14-story American First Tower and 31-story First Oklahoma Tower—were the start of the Galleria, intended under the urban renewal plan as a



A fountain highlights the beautiful atrium of Leadership Square (top). A recent aerial view of downtown shows the Hodges Botanical Tube (lower right), the Galleria area (center), the stair-stepped Leadership Square and the Oklahoma Health Sciences Center (upper right).

Aerial photo by Ray Jacoby



## 23rd Annual Report



One of the many renovated downtown buildings is 123 Park Avenue, home of the new Park Avenue Bank (top). The Urban Renewal Authority this year rebuilt Park Avenue (below) and Robert S. Kerr Avenue in the Central Business District.



multi-use complex of office buildings, department stores, a hotel and retail shops, supported by nearly 3,000 parking spaces underground and in an integral parking garage. Only the two office towers and part of the parking facilities, however, have so far been constructed.

Mayor Andy Coats has appointed a 15-member Galleria Committee to seek developers of the retail and hotel portions of the Galleria. After months of planning and gathering data, and the publication this summer of a comprehensive informational brochure, the committee plans to acquaint prospective developers with the opportunities of participating in the redevelopment of Oklahoma City's Central Business District.

In July of this year, Oklahoma Gas and Electric Co. announced plans for a \$22 million expansion of its corporate headquarters at Harvey and Dean A. McGee avenues. A 16-story building will be constructed at McGee and Hudson Avenue and connected to the original building with a 78,000-square-foot structure. Total space in the new addition, which is scheduled to get under way by early 1985, will be about 207,000 square feet.

Included will be underground parking space for the company's motor pool.

The Urban Renewal Authority in 1983 and '84 continue the improvement of major streets and utilities in the CBD. The widening and

rebuilding of Hudson Avenue from Kerr to Southwest 3rd Street was completed in the spring, and a short time later work began on rebuilding Kerr and Park avenues on either side of Leadership Square. The Park Avenue work will extend from Robinson to Hudson and the Kerr project from Robinson to Harvey Avenue.

Although no major new construction was begun in the downtown area during the past year, extensive "face-lifting" was evident throughout the area. Remodeling and renovation of dozens of buildings was completed or undertaken, and landscaping of both public and private property received increasing emphasis.

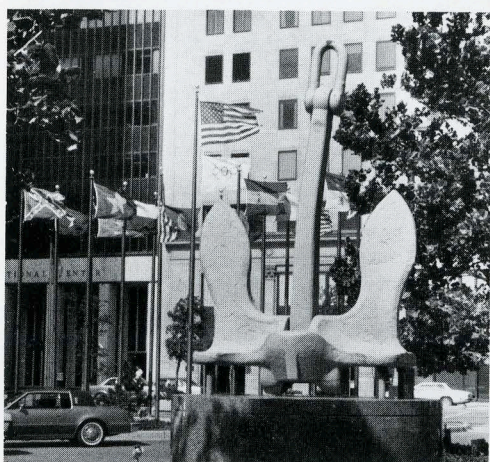
A second new bank, the Park Avenue Bank, opened in the newly remodeled 123 Park Avenue Building, while one of the city's older banks, City National, took the name of First City Bank NA. A \$5 million renovation of its headquarters, First City Place, is nearing completion. Southwestern Bell Telephone moved into the former Central High School, which it has restored and renovated as a historic structure at a cost of some \$14 million.

With a financial boost from the Downtown Now organization, extensive landscaping of the new bus terminal at Reno and E.K. Gaylord Boulevard got under way, while Leadership Square upgraded Robinson Avenue with a tree-studded plaza between Kerr and Park. Another beauty spot was created on Park, in front of the Skirvin Plaza Hotel, with the installation and lighting of the U.S.S. Oklahoma anchor monument, which had been moved from the Leadership Square site.





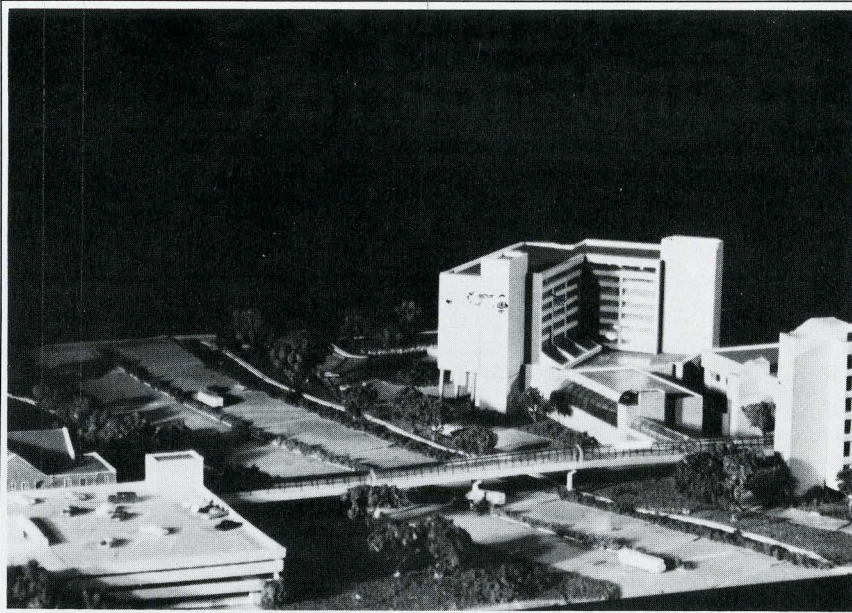
One of the most popular areas downtown is the Metro Conncourse (above), named for its originator, Jack Conn. The anchor from the USS Oklahoma (below) was moved from the Leadership Square site to this landscaped spot in front of the Skirvin Plaza Hotel



**A**t the other end of Leadership Square, the developers re-erected the 45th Division monument, a few feet west of its original site, and surrounded it with trees and ornamental paving.

The Metro Conncourse, Oklahoma City's underground and overhead pedestrian system, expanded some more as Leadership Square was tied in by tunnel with the Conncourse at Fidelity Bank. Plans are being finalized for a "skywalk" south from Leadership Square across Park Avenue to the First Oklahoma Tower.

This tower was sold earlier in the year by developer Vincent Carrozza to a Connecticut syndicate for a reported \$90 million, one of the largest real-estate transactions in the city's history.



Construction is planned in 1985 of the Presbyterian Hotel near Presbyterian Hospital (right), a walkway across Lincoln Boulevard and a parking garage (left).

## Developer Interest Growing in JFK, Harrison-Walnut

**T**he attention and efforts of the Urban Renewal Authority have turned increasingly this year to the city's near-northeast area and the Harrison-Walnut area immediately east of the Central Business District.

Bolstered by a \$4.5 million federal Urban Development Action Grant (UDAG), Harrison-Walnut's first major commercial venture is scheduled to be under construction this year south of Northeast 13th Street on both sides of Lincoln Boulevard. Presbyterian Hospital plans a 200-room hotel directly adjacent to the hospital on the east side of Lincoln, while on the west side of Lincoln will be an 825-car parking garage and 60,000-square-foot office building.



A second office structure is planned later.

The \$29 million development is the second major project in the Harrison-Walnut area. The Chaparral Townhouses were nearing completion this summer on a site immediately west of the Presbyterian development, in a four-block area bounded by Northeast 11th and 13th streets, Stiles and Walnut avenues. It contains 136 apartment units.

In August the OCURA Board of Commissioners gave preliminary approval to a proposal by HTB, Inc., Oklahoma City, to restore the historic Maywood Church near Northeast 9th and Stiles and incorporate it in an office complex of up to 150,000 square feet.

**D**evelopment of these sites, as well as of other projects now in the planning stages, will be carried out jointly by OCURA and the Harrison-Walnut Redevelopment Corporation, which was formed in 1980 to facilitate orderly development adjacent to the new Central Expressway through the Harrison-Walnut area. The freeway, now under construction, received a go-ahead only after a "mitigation plan" was approved to lessen the adverse effects of the highway on the surrounding neighborhoods. The Redevelopment Corporation was formed to administer this plan.

Property Company of America (formerly Lincoln Property Co.) is proposing development of up to 1,500 apartments and several office buildings in the Harrison-Walnut, according to David Bisbee, executive director of the Walnut-Harrison Redevelopment Corporation. The first of the dwelling units would be on the west side of Lincoln Boulevard between Northeast 8th and 10th streets, south of the Presbyterian development.

And a new financial institution, the Lincoln National Bank, received its charter a few months ago and has announced preliminary plans to construct its headquarters at Northeast 10th and Lincoln.

**T**he Harrison-Walnut neighborhood includes parts of two other urban renewal projects: the University Medical Center and John F. Kennedy areas. In both of these projects development has continued during the past year, with interest particularly high in both single-family and multi-family housing.

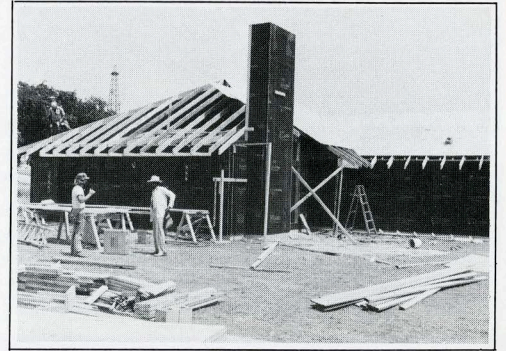
The Urban Renewal Board of Commissioners, at the recommendation and with the assistance of a Citizens Advisory Committee, last fall adopted a set of design criteria for single-family homes in the east-side residential areas. In May of this year it followed with similar criteria for multi-family housing—primarily for two- to four-family units. The standards, generally higher than those dictated by the city building code, include such requirements as large lots, masonry exteriors, landscaping, two-car driveways and homeowner warranties.

Builders have cooperated in meeting the new criteria, and about 15 homes have been completed or started in the last year in the Greenway Park Addition of the JFK area. Another 25 lots are under contract for sale, and a half-dozen developers have asked for more than 40 additional lots.

**T**o meet the anticipated demand for even more building sites, OCURA plans in the next year to replat and prepare for development an addition to the Greenway Park subdivision. The inclusion of this area will add 85 to 90 additional lots and extend the Greenway Park area from Eastern Avenue, between Northeast 4th and 8th streets, to Stonewall Avenue, between 4th and 6th streets.

In areas surrounding the Oklahoma Health Sciences Center, interest has been increasing in the development of duplexes, triplexes and quadruplexes. Although some properly zoned land is available for this type of development, other sites will require rezoning, which the renewal agency plans to seek this year.

Developer interest in the last year

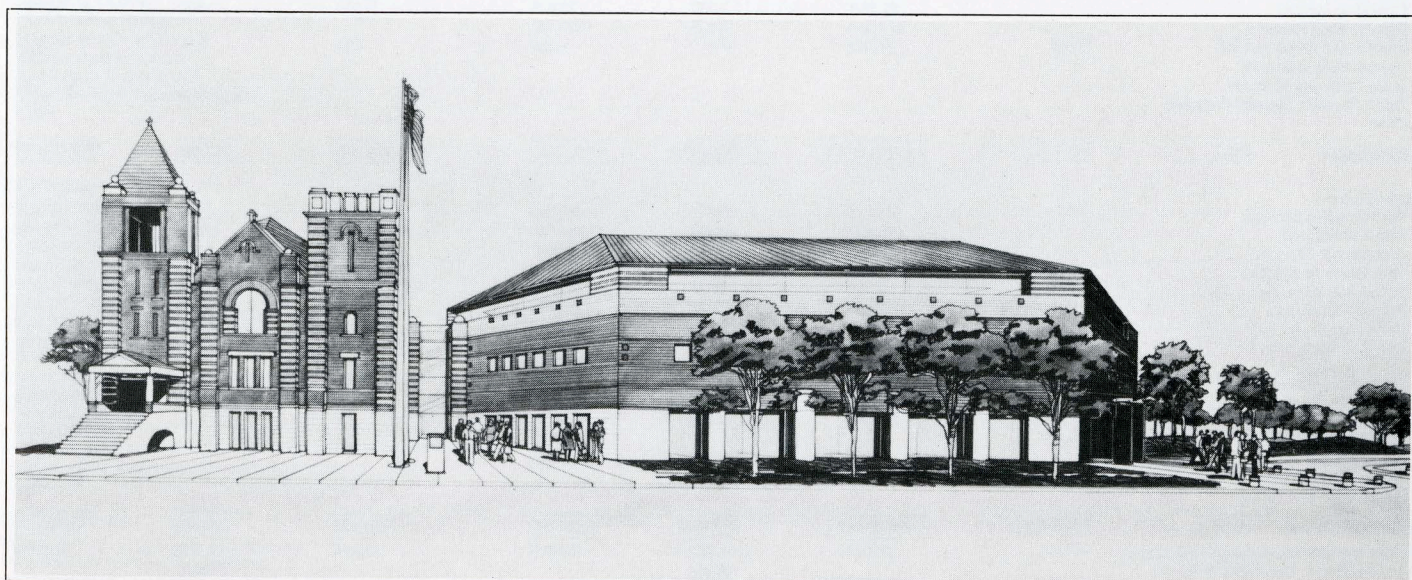
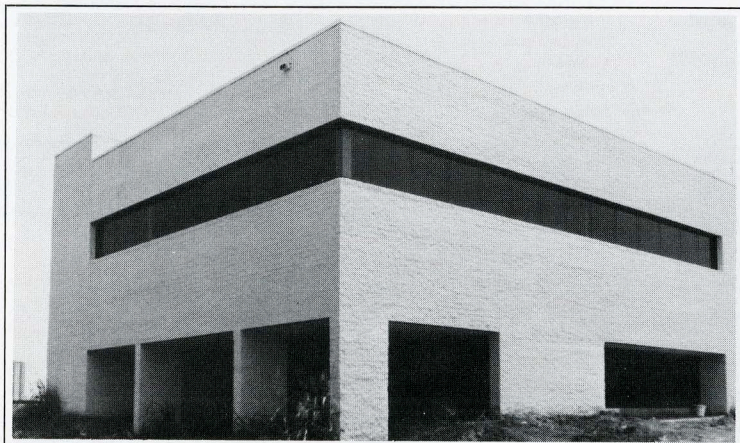






## Busy Near-Northeast Area

Development in the city's near-northeast neighborhoods ranges from new homes in the John F. Kennedy area to expansion of the Health Sciences Center (opposite page, top and center). The opening of the first section of the Central Expressway (left) will spur further development of such facilities as the Pan-Oklahoma Communications Building (center), the Todd Uniform Co. in the JFK Industrial Park (below) and the proposed Stiles Circle Office Development by HTB, Inc., utilizing the former Maywood Baptist Church (opposite page).





# INCOME & EXPENDITURES

For Fiscal Year Ending June 30, 1984

## OKLAHOMA R-20 UNIVERSITY MEDICAL CENTER

	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84
Receipts			
Community Development Block Grants	624,155	22,862	647,017
Real Estate Sales	266,134	150,878	417,012
Operating Income			
Rehabilitation Receipts			
Interest and Other Income	10,784	5,466	16,250
Interest Held in Escrow			
Local Cash Grants in Aid			
Down Payment Subsidy Program			
Other			
Total Receipts	901,073	179,206	1,080,279
Expenditures:			
Administrative Services	171,163	10,323	181,486
Activities Support	70,994	19,888	90,882
Professional Services	5,530	2,037	7,567
Real Estate Acquisition	56,724		56,724
Acquisition Expense	6,706	796	7,502
Property Operation	60,008	23,621	83,629
Relocation			
Site Clearance	53,287		53,287
Site Improvements	419,179		419,179
Utility Relocation			
Disposition Expense	31,748	6,592	38,340
Administration 312			
CDBG Refund	779	148,272	149,051
Rehabilitation			
Down Payment Subsidy			
Other			
Total Expenditures	876,118	211,529	1,087,647
Excess (deficit) receipts over expenditures	24,955	(32,323)	(7,368)
Fund Balance at Beginning of Period		24,955	
Fund Balance at End of Period	24,955	(7,368)	(7,368)

## OKLAHOMA R-30 CENTRAL BUSINESS DISTRICT

	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84
Receipts			
Community Development Block Grants	11,329,901	1,558,120	12,888,021
Real Estate Sales	2,974,597	241,437	3,216,034
Operating Income	749,263	277,044	1,026,307
Rehabilitation Receipts			
Interest and Other Income	13,391	199,294	212,685
Interest Held in Escrow	8,932	16,062	24,994
Local Cash Grants in Aid			
Down Payment Subsidy Program			
Other			
Total Receipts	15,076,084	2,291,957	17,368,041
Expenditures:			
Administrative Services	1,291,306	150,756	1,442,062
Activities Support	1,746,240	278,902	2,025,142
Professional Services	384,022	8,906	392,928
Real Estate Acquisition	3,990,775		3,990,775
Acquisition Expense	162,457	6,698	169,155
Property Operation	345,008	69,283	414,291
Relocation	438,739	20,414	459,153
Site Clearance	1,696,221	60,720	1,756,941
Site Improvements	4,463,024	1,468,834	5,931,858
Utility Relocation			
Disposition Expense	331,304	72,843	404,147
Administration 312			
CDBG Refund			
Rehabilitation			
Down Payment Subsidy			
Other			
Total Expenditures	14,849,096	2,137,356	16,986,452
Excess (deficit) receipts over expenditures	226,988	154,601	381,589
Fund Balance at Beginning of Period		226,988	
Fund Balance at End of Period	226,988	381,589	381,589

## OKLAHOMA R-35 JOHN F. KENNEDY

	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84
Receipts			
Community Development Block Grants	3,509,664	716,421	4,226,085
Real Estate Sales	339,012	36,951	375,963
Operating Income	26,288	3,390	29,678
Rehabilitation Receipts	378,088	16,659	394,747
Interest and Other Income	1,055		1,055
Interest Held in Escrow			
Local Cash Grants in Aid			
Down Payment Subsidy Program			
Other			
Total Receipts	4,254,107	773,421	5,027,528
Expenditures:			
Administrative Services	353,514	107,066	460,580
Activities Support	462,903	197,618	660,521
Professional Services	92,679	4,168	96,847
Real Estate Acquisition	290,869	10,750	301,619
Acquisition Expense	58,943	9,141	68,084
Property Operation	262,803	57,026	319,829
Relocation	145,098	8,597	153,695
Site Clearance	134,574	26,460	161,034
Site Improvements	1,543,724	455,138	1,998,862
Utility Relocation	288,877		288,877
Disposition Expense	116,296	67,384	183,680
Administration 312	376,067	10,807	386,874
CDBG Refund			
Rehabilitation	3,809	4,036	7,845
Down Payment Subsidy			
Other			
Total Expenditures	4,130,156	958,191	5,088,347
Excess (deficit) receipts over expenditures	123,951	(184,770)	(60,819)
Fund Balance at Beginning of Period		123,951	
Fund Balance at End of Period	123,951	(60,819)	(60,819)

## LINCOLN-BYERS

	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84
Receipts			
Community Development Block Grants	1,909,372	211,680	2,121,052
Real Estate Sales	280,148		280,148
Operating Income	11,076	1,800	12,876
Rehabilitation Receipts			
Interest and Other Income	600		600
Interest Held in Escrow			
Local Cash Grants in Aid			
Down Payment Subsidy Program			
Other			
Total Receipts	2,201,196	213,480	2,414,676
Expenditures:			
Administrative Services	175,507	8,677	184,184
Activities Support	19,479	17,862	37,341
Professional Services	10,718	1,200	11,918
Real Estate Acquisition	1,656,768		1,656,768
Acquisition Expense	79,810	17,828	97,638
Property Operation	319,829	1,139	320,968
Relocation	171,818	60,050	231,868
Site Clearance	8,163	87,884	96,047
Site Improvements			
Utility Relocation			
Disposition Expense	72,205	30,012	102,217
Administration 312			
CDBG Refund			
Rehabilitation			
Down Payment Subsidy			
Other			
Total Expenditures	2,211,824	224,652	2,436,476
Excess (deficit) receipts over expenditures	(10,628)	(11,172)	(21,800)
Fund Balance at Beginning of Period		(10,628)	
Fund Balance at End of Period	(10,628)	(21,800)	(21,800)



**HARRISON-WALNUT URBAN RENEWAL PROJECT  
AREA I**

	<b>Cumulative Balance 6-30-83</b>	<b>Year To Date</b>	<b>Cumulative Balance 6-30-84</b>
Receipts			
Community Development Block Grants	1,747,317	43,706	1,791,023
Real Estate Sales		200,000	200,000
Operating Income	587		587
Rehabilitation Receipts			
Interest and Other Income		50	50
Interest Held in Escrow			
Local Cash Grants in Aid			
Down Payment Subsidy Program			
Other			
<b>Total Receipts</b>	<b>1,747,904</b>	<b>243,756</b>	<b>1,991,660</b>
Expenditures:			
Administrative Services	54,596	193	54,789
Activities Support	92,565	396	92,961
Professional Services	30,858	1,080	31,938
Real Estate Acquisition	1,090,092	12,241	1,102,333
Acquisition Expense	116,629	541	117,170
Property Operation	1,785		1,785
Relocation	155,851	8,315	164,166
Site Clearance	115,820	21,153	136,973
Site Improvements			
Utility Relocation			
Disposition Expense	87,160	2,348	89,508
Administration 312			
CDBG Refund		200,000	200,000
Rehabilitation			
Down Payment Subsidy			
Other			
<b>Total Expenditures</b>	<b>1,745,356</b>	<b>246,267</b>	<b>1,991,623</b>
Excess (deficit) receipts over expenditures	2,548	(2,511)	37
Fund Balance at Beginning of Period		2,548	
<b>Fund Balance at End of Period</b>	<b>2,548</b>	<b>37</b>	<b>37</b>

**HARRISON-WALNUT PLANNING**

	<b>Cumulative Balance 6-30-83</b>	<b>Year To Date</b>	<b>Cumulative Balance 6-30-84</b>
	83,620	3,900	87,520
<b>Total Receipts</b>	<b>83,620</b>	<b>3,900</b>	<b>87,520</b>
Expenditures:			
Administrative Services	6,785	331	7,116
Activities Support	11,163	538	11,701
Professional Services	58,492	2,165	60,657
Real Estate Acquisition			
Acquisition Expense	3,453		3,453
Property Operation			
Relocation			
Site Clearance			
Site Improvements			
Utility Relocation			
Disposition Expense	3,099	2,266	5,365
Administration 312			
CDBG Refund			
Rehabilitation			
Down Payment Subsidy			
Other			
<b>Total Expenditures</b>	<b>82,992</b>	<b>5,300</b>	<b>88,292</b>
Excess (deficit) receipts over expenditures	628	(1,400)	(772)
Fund Balance at Beginning of Period		628	
<b>Fund Balance at End of Period</b>	<b>628</b>	<b>(772)</b>	<b>(772)</b>

**HARRISON-WALNUT URBAN RENEWAL PROJECT  
AREA II**

	<b>Cumulative Balance 6-30-83</b>	<b>Year To Date</b>	<b>Cumulative Balance 6-30-84</b>
Receipts			
Community Development Block Grants			
Real Estate Sales			
Operating Income			
Rehabilitation Receipts			
Interest and Other Income		1,160,832	1,160,832
Interest Held in Escrow			
Local Cash Grants in Aid			
Down Payment Subsidy Program			
Other			
<b>Total Receipts</b>		<b>1,160,832</b>	<b>1,160,832</b>
Expenditures:			
Administrative Services		55,636	55,636
Activities Support		109,132	109,132
Professional Services		12,795	12,795
Real Estate Acquisition		504,600	504,600
Acquisition Expense		49,160	49,160
Property Operation		351	351
Relocation		194,439	194,439
Site Clearance			
Site Improvements			
Utility Relocation			
Disposition Expense		2,384	2,384
Administration 312			
CDBG Refund			
Rehabilitation			
Down Payment Subsidy			
Other			
<b>Total Expenditures</b>		<b>928,497</b>	<b>928,497</b>
Excess (deficit) receipts over expenditures		232,335	232,335
Fund Balance at Beginning of Period			
<b>Fund Balance at End of Period</b>		<b>232,335</b>	<b>232,335</b>

**PRIVATE HOME IMPROVEMENT  
LOAN GUARANTY FUND**

	<b>Cumulative Balance 6-30-83</b>	<b>Year To Date</b>	<b>Cumulative Balance 6-30-84</b>
	250,679		250,679
<b>Total Receipts</b>	<b>294,756</b>	<b>1,738</b>	<b>296,494</b>
Expenditures:			
Administrative Services	84,666	4	84,670
Activities Support			
Professional Services			
Real Estate Acquisition			
Acquisition Expense			
Property Operation			
Relocation			
Site Clearance			
Site Improvements			
Utility Relocation			
Disposition Expense			
Administration 312			
CDBG Refund	190,090	6,734	196,824
Rehabilitation			
Down Payment Subsidy			
Other			
<b>Total Expenditures</b>	<b>274,756</b>	<b>6,738</b>	<b>281,494</b>
Excess (deficit) receipts over expenditures	20,000	(5,000)	15,000
Fund Balance at Beginning of Period		20,000	
<b>Fund Balance at End of Period</b>	<b>20,000</b>	<b>15,000</b>	<b>15,000</b>



# INCOME & EXPENDITURES

For Fiscal Year Ending June 30, 1984

	NON-FEDERAL FUND			OKLAHOMA CITY REDEVELOPMENT CORPORATION		
	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84
Receipts						
Community Development Block Grants				1,405,399		1,405,399
Real Estate Sales					6,600	6,600
Operating Income						
Rehabilitation Receipts				15,485	309,001	324,486
Interest and Other Income	9,896	3,313	13,209	258,286	70,006	328,292
Interest Held in Escrow						
Local Cash Grants in Aid	100,000		100,000			
Down Payment Subsidy Program						
Other						
Total Receipts	<u>109,896</u>	<u>3,313</u>	<u>113,209</u>	<u>1,679,170</u>	<u>385,607</u>	<u>2,064,777</u>
Expenditures:						
Administrative Services						
Activities Support						
Professional Services	18,663		18,663			
Real Estate Acquisition				1,239,159	329,419	1,568,578
Acquisition Expense	4,901		4,901		13,580	13,580
Property Operation						
Relocation						
Site Clearance						
Site Improvements						
Utility Relocation						
Disposition Expense						
Administration 312						
CDBG Refund						
Rehabilitation	7,208		7,208			
Down Payment Subsidy						
Other	41,113	4,889	46,002			
Total Expenditures	<u>71,885</u>	<u>4,889</u>	<u>76,774</u>	<u>1,239,159</u>	<u>342,999</u>	<u>1,582,158</u>
Excess (deficit) receipts over expenditures	<u>38,011</u>	<u>(1,576)</u>	<u>36,435</u>	<u>440,011</u>	<u>42,608</u>	<u>482,619</u>
Fund Balance at Beginning of Period		<u>38,011</u>			<u>440,011</u>	
Fund Balance at End of Period	<u>38,011</u>	<u>36,435</u>	<u>36,435</u>	<u>440,011</u>	<u>482,619</u>	<u>482,619</u>

	JFK NEIGHBORHOOD DEVELOPMENT CORPORATION		
	Cumulative Balance 6-30-83	Year To Date	Cumulative Balance 6-30-84
Receipts			
Community Development Block Grants	276,134	19,014	295,148
Real Estate Sales			
Operating Income			
Rehabilitation Receipts			
Interest and Other Income	29,771	12,638	42,409
Interest Held in Escrow			
Local Cash Grants in Aid			
Down Payment Subsidy Program		2,500	2,500
Other			
Total Receipts	<u>305,905</u>	<u>34,152</u>	<u>340,057</u>
Expenditures:			
Administrative Services			
Activities Support			
Professional Services			
Real Estate Acquisition			
Acquisition Expense	6,913	5,046	11,959
Property Operation			
Relocation			
Site Clearance			
Site Improvements			
Utility Relocation			
Disposition Expense			
Administration 312			
CDBG Refund	31,793		31,793
Rehabilitation			
Down Payment Subsidy		2,500	2,500
Other			
Total Expenditures	<u>38,706</u>	<u>7,546</u>	<u>46,252</u>
Excess (deficit) receipts over expenditures	<u>267,199</u>	<u>26,606</u>	<u>293,805</u>
Fund Balance at Beginning of Period		<u>267,199</u>	
Fund Balance at End of Period	<u>267,199</u>	<u>293,805</u>	<u>293,805</u>

## Note To Financial Statements:

The Authority uses the cash basis of accounting in recording the transactions which affect the various project funds.



# Statement of Assets & Liabilities From Cash Transactions

June 30, 1984

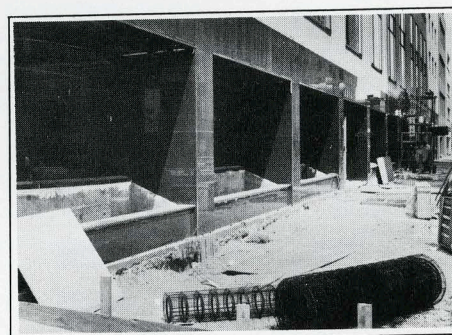
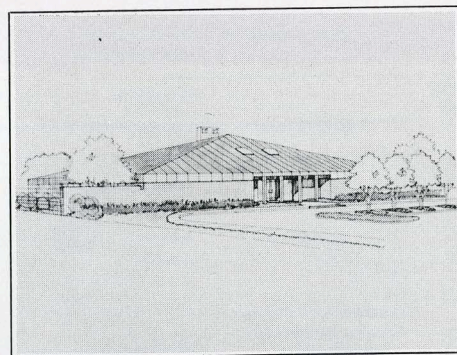
	Okla. R-20 University Medical Center	Okla. R-30 Central Business District	Okla. R-35 John F. Kennedy	Lincoln/ Byers Industrial Park	Harrison Walnut Urban Renewal Area I	Harrison Walnut Planning
ASSETS						
Cash	1,625	64,130	4,083	13	625	36
Bid/Good Faith Deposits	25	78,948	10,514			
Accounts Receivable:						
Revolving		117,315				
Other		150				
Notes Receivable						
Deposits held in Escrow		199,994				
Investments						
Total Assets	<u>1,650</u>	<u>460,537</u>	<u>14,597</u>	<u>13</u>	<u>625</u>	<u>36</u>
LIABILITIES and FUND BALANCE						
Accounts Payable:						
Revolving	8,993		64,877	21,813	588	808
Bid/Good Faith Deposits	25	78,948	10,514			
OCURA						
Other			25			
Fund Balance	<u>(7,368)</u>	<u>381,589</u>	<u>(60,819)</u>	<u>(21,800)</u>	<u>37</u>	<u>(772)</u>
Total Liabilities & Fund Balance	<u>1,650</u>	<u>460,537</u>	<u>14,597</u>	<u>13</u>	<u>625</u>	<u>36</u>

	Harrison/ Walnut Urban Renewal Area II	Private Home Improvement Loan Guaranty Fund	Non-Federal Fund	Oklahoma City Redevelopment Corporation	J.F.K. Neighborhood Development Corporation
ASSETS					
Cash	240,825		35,875	12,864	69,825
Bid/Good Faith Deposits					
Accounts Receivable:					
Revolving					
Other			560		
Notes Receivable					223,980
Deposits held in Escrow				820,272	
Investments		15,000		141,463	
Total Assets	<u>240,825</u>	<u>15,000</u>	<u>36,435</u>	<u>974,599</u>	<u>293,805</u>
LIABILITIES and FUND BALANCE					
Accounts Payable:					
Revolving	8,490				
Bid/Good Faith Deposits					
OCURA				491,980	
Other					
Fund Balance	<u>232,335</u>	<u>15,000</u>	<u>36,435</u>	<u>482,619</u>	<u>293,805</u>
Total Liabilities & Fund Balance	<u>240,825</u>	<u>15,000</u>	<u>36,435</u>	<u>974,599</u>	<u>293,805</u>





Another view of the Oklahoma Health Sciences Center (above) is from the top of the V.A. Hospital. An Early Childhood Development Center (upper right) will be built near Northeast 6th and Lottie. Extensive remodeling of First City Place (bottom right) is one of several major downtown renovation projects.



has not been confined to residential construction. In April the OCURA Board approved the sale to ChildCare Partners, Ltd., of a 1.2-acre site at Northeast 6th and Lottie for construction of an Early Childhood Development Center, to be operated by Dr. James Alexander and Dr. Wanda Draper. The center will care for up to 160 children.

In July the Board approved two developments in the JFK Industrial Park, south of 4th Street and west of Eastern. One will be a major expansion of the park: the construction of a new headquarters and service facilities for the Oklahoma City Housing Authority.

The \$1.5 million development will be east of James E. Stewart Center (named for the chairman of the OCURA Board) and west of Rhode Island. The housing authority plans

maintenance facilities and offices for its security force, in addition to its main headquarters, on the four-acre site.

**A**lso approved were an expansion of the Crown Paint manufacturing facility at Northeast 4th and Fonshill Avenue and additional landscaping of all the Crown Paint property.

Further north in the JFK area, at Northeast 14th and Lottie, the Ronald McDonald House was opened early in April. Constructed by Children's Tomorrow House with assistance from the McDonald Corporation and private donations, the home-away-from-home will be for families of children being treated at nearby hospitals. The \$500,000 structure has 11 bedrooms, a kitchen which can be used by four families at a time, laundry rooms, a chapel and other amenities.

South of the Harrison-Walnut neighborhood, in the area generally bisected by Reno Avenue, interest in the Lincoln-Byers Industrial District has picked up appreciably this year. Final design and platting of the 124-acre tract has been delayed, in fact, until the plans of several prospective developers are crystallized and their site requirements can be determined.

The Central Expressway, which opened this summer between Northeast 36th and 23rd streets, will traverse the Lincoln-Byers area before connecting with Interstates 35 and 40. Initial work on this interchange is expected to begin this year and continue through 1985. The link between the interchange and Northeast 16th Street, through the Harrison-Walnut area, is scheduled to get under way in 1986.





### *Letter from the Director*

As this report of the year's activity clearly demonstrates, the term "redevelopment" continues in intensity and importance in the City's urban renewal areas.

Two of Oklahoma City's most spectacular structures — Leadership Square and the Hodges Botanical Bridge in the Myriad Gardens — were completed this year in the Central Business District.

In many ways the two developments, both constructed on land purchased and cleared by the Urban Renewal Authority, are remarkably symbolic of downtown's 20-year, half-billion-dollar redevelopment program.

The private investment in Leadership Square, estimated at \$95 million, exceeds the \$92.2 million in federal funds allocated to the entire downtown renewal program. Throughout the CBD redevelopment area, each dollar of federal money has resulted in \$5.46 in new construction, or a total of \$504 million.

The Botanical Bridge is the centerpiece of the Myriad Gardens, which I. M. Pei, in his 1964 plan for downtown redevelopment, termed one of five key elements in the revitalization of the CBD. The others — all completed or in some stage of development — are an office and financial district, a retail core, downtown housing and convention facilities.

With the downtown becoming a showplace of Oklahoma, the renewal authority is devoting increased attention to the Harrison-Walnut area immediately east of the CBD, and John F. Kennedy neighborhood beyond it. Land is being cleared for a new hotel, office buildings and parking garage to be constructed adjacent to Presbyterian Hospital, and proposals for other major developments are under consideration.

In JFK new homes are going up at an accelerated rate, spurred by the issuance of low-interest bonds by the Oklahoma Housing Finance Agency and by the programs sponsored through both the City and renewal authority to assist in the construction and purchase of homes by lower-income families. Interest is growing also in the building of multi-family housing in both the JFK and University Medical Center areas.

To all who continue to support our activities — the City Council, City Administration and staff and our many other friends — we give special thanks. Our goal is to justify your continued support during the coming year.

*Horace Huskerson*

HORACE HUSKERSON  
Executive Director.



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