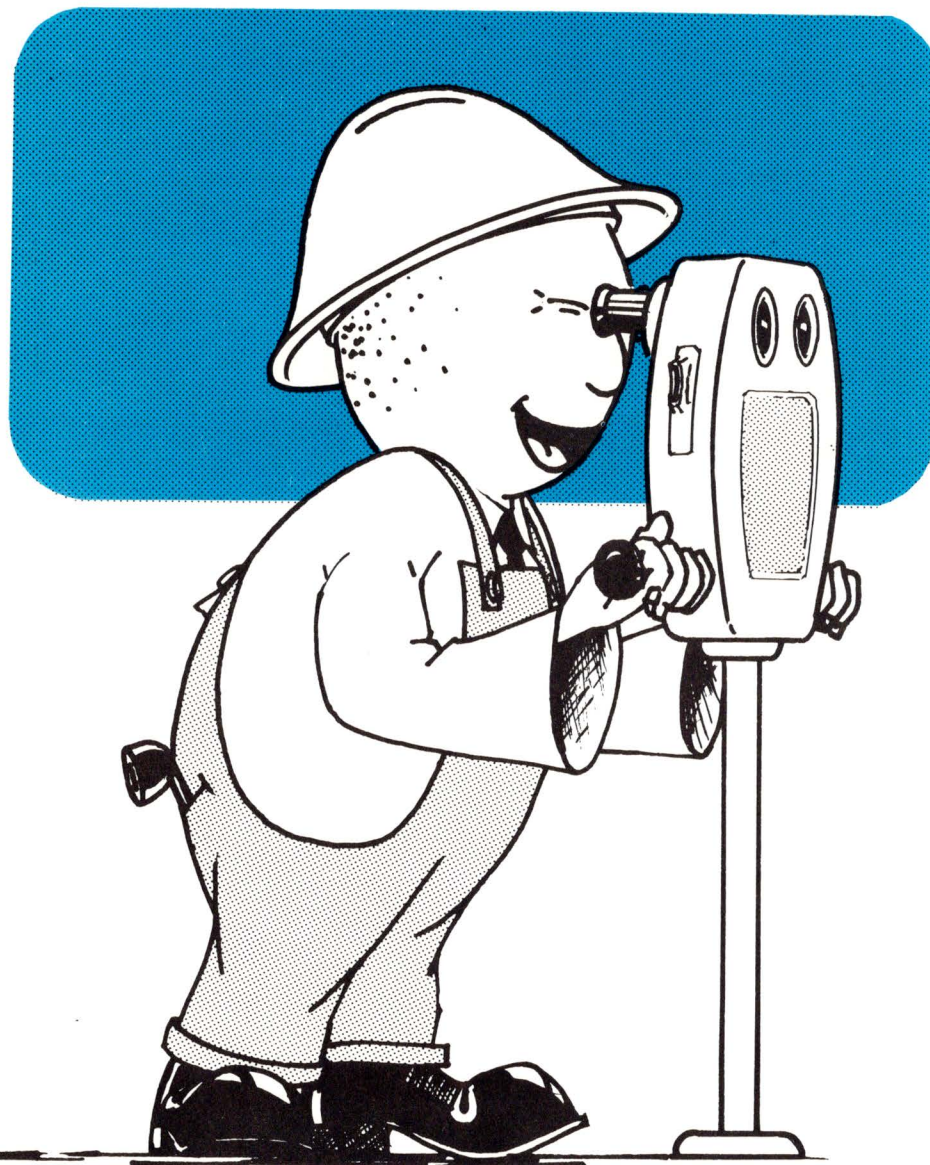


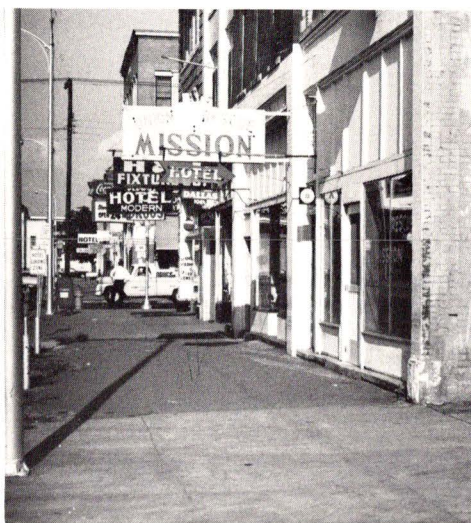
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
TENTH ANNUAL REPORT

FOR THE FISCAL YEAR ENDING JUNE 30, 1971

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The \$23 million Myriad Convention Center is rising today on land that ten years ago harbored a cluttered, dingy skid row (left).



Ten Years into Tomorrow

Casey O'Cura, the chubby, jovial namesake of the Oklahoma City Urban Renewal Authority, was born (or evolved, to be more precise) only a year ago. But his organization will be ten years old on November 2.

As he looked back over the decade, Casey found some areas of disappointment but much of which to be proud. Taking a deep pull on his old briar, he summed up his feelings this way:

"Sure, and in the way o' the total needs o' the community, we're just scratchin' the surface. But when you think now that the OCURA staff's actually been in the field only half of those ten years — the early days bein' taken up with organization and plannin' — there's lots for marvelin' at.

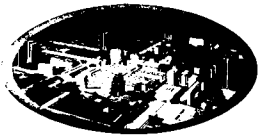
"In the three renewal areas — the Medical Center, John F. Kennedy and downtown Project 1-A — where there was nought but decayin' homes and businesses just five short years ago, you'll see better than \$150 million in new construction goin' on today.

It'll be hittin' \$200 million in the next year.

"Over in Med Center and JFK, where once few folks could afford to fix up their houses, we're approachin' the 1,000th home-re-modelin' job. Somethin' like 70 new houses been built in the area, too, with more goin' up as fast as the land can be cleared.

"Sure we've had problems. The Med Center ran out of money for a while, and except in downtown, lots o' things have moved a mite slower than we'd hoped. But that happens when you're dealin' with people, whether the people be the government or the residents you're workin' with. And we've not rushed anyone — not when by waitin' a spell they might be gettin' a bit nicer home or a few more o' the benefits they're entitled to.

"'Cause no matter how many big buildings come out o' the ground, it's the people you're tryin' to help. Each one of 'em's different, and each one of 'em counts. That's been the basis o' all our dealin's these past ten years, and begorra, it's gonna continue to be, or me name's not Casey O'Cura!"



OKLAHOMA CITY

Urban Renewal Authority

COLCORD BUILDING 15 NORTH ROBINSON OKLAHOMA CITY, OKLAHOMA 73102 TELEPHONE 235-3771

JAMES B. WHITE
EXECUTIVE DIRECTOR

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

Dear Mayor Latting:

The Board of Commissioners of the Oklahoma City Urban Renewal Authority takes pride in submitting to you and the City Council this Tenth Annual Report of the Authority, covering the fiscal year ending June 30, 1971.

During the year just past, and especially during the first decade of OCURA's existence, much has been accomplished. The commitment of \$65 million in federal funds to the three present renewal projects already has brought about the investment of \$150 million in private and public construction.

While the bulk of this amount — more than \$110 million — is in downtown Project 1-A, major construction in the University Medical Center area is just beginning to gain momentum. Within the next year up to \$64 million in new buildings should be under construction in the Oklahoma Health Center alone.

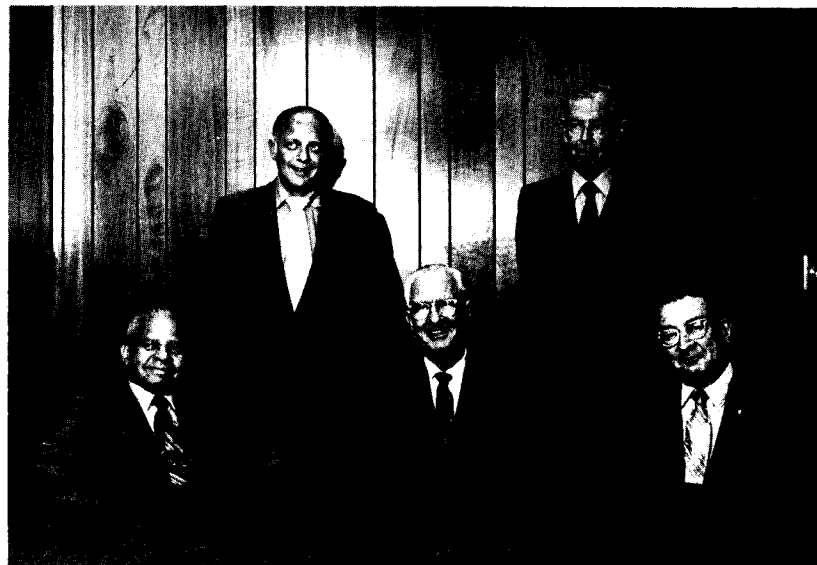
In the Medical Center and John F. Kennedy projects, property owners have invested more than \$4½ million in the renovation of more than 900 homes. Seventy new houses have been completed or are under way, with more being started each month.

Much remains to be done, both in the existing projects and in areas of the City not yet designated for urban renewal assistance. But with the continuing help and support of the City Council that we have enjoyed over the years, the next decade can show even greater progress than the one just past.

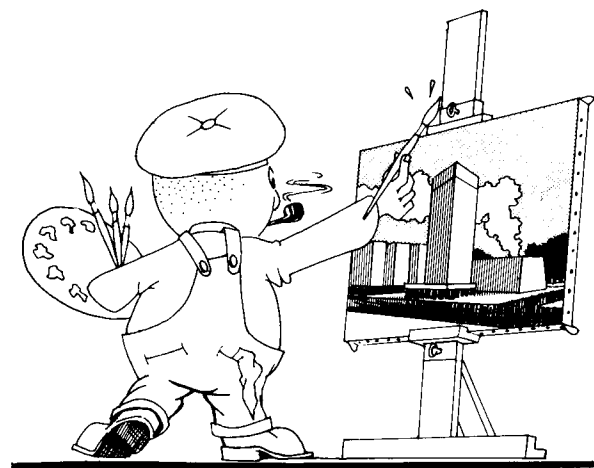
Sincerely,

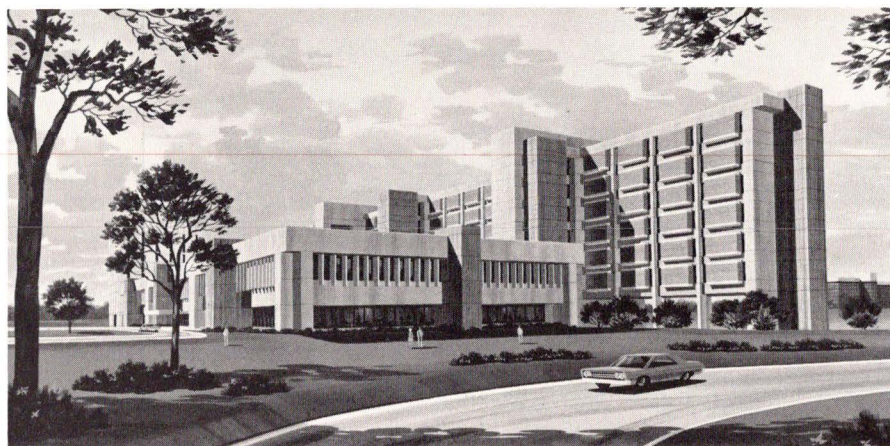
E. M. Jim Lookabaugh

E. M. Jim Lookabaugh
Chairman



OCURA's Board of Commissioners, left to right: Dr. F. D. Moon, vice chairman; R. A. Hunter, assistant secretary; Jim Lookabaugh, chairman; Harvey P. Everest; W. M. Harrison, secretary.





The Presbyterian Medical Center, to be built in the Oklahoma Health Center. (Rendering courtesy of Benham-Blair and Affiliates, Inc.)

Commissioner F. D. Moon (below) watches construction of the Health Center's central heating and cooling plant.



Med Center: "The Sleeping Giant"

Casey O'Cura settled his ample rear quarters on a stack of concrete blocks and waved a stubby briar pipe toward cranes and scaffolding rising above the nearby trees.

"The University Medical Center project," he announced. "Our first one, it was, and there's no doubt it's had its share o' problems. But lately it's been a sleepin' giant, and now the giant is startin' to wake up."

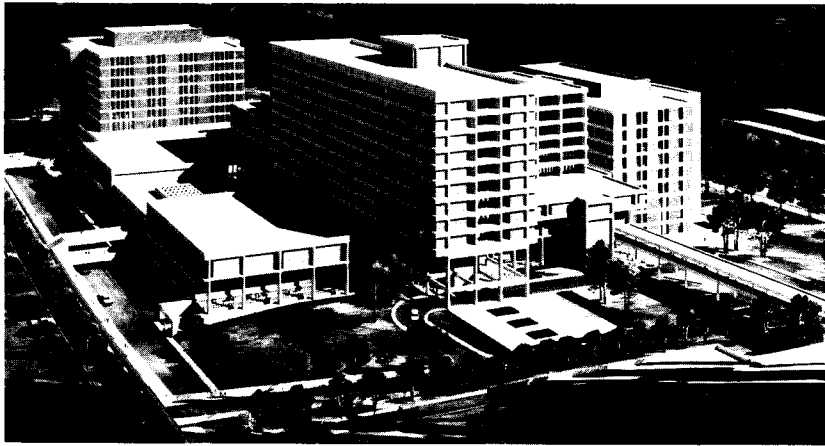
Named for the adjacent University of Oklahoma Medical Center, Casey explained, the original project provided "maybe 50 acres" for expansion of the center when the first work began early in 1966.

"But about the same time the idea of the 200-acre Oklahoma Health Center was born. 'Twill be one o' the grandest medical complexes in the nation when it's finished. But it meant we'd have to change the renewal plan."

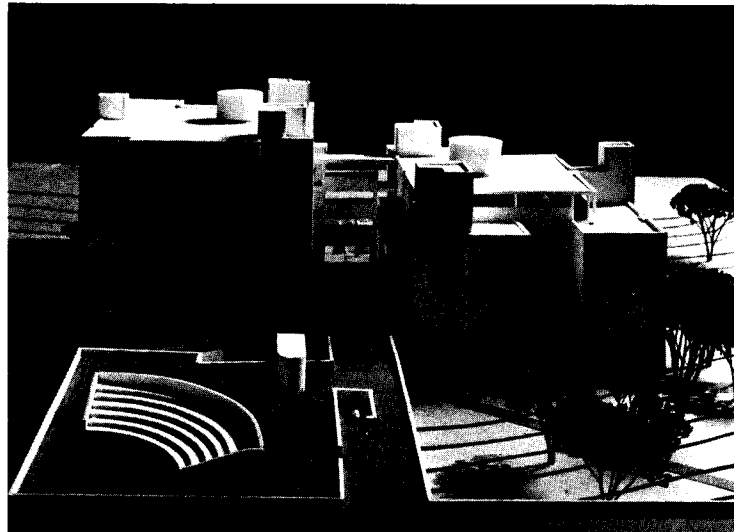
He pushed back his hard hat and, with a rueful smile, scratched his close-cropped head.

"Sure, now, we amended the plan, and we amended the amendment, tryin' to find somethin' Uncle Sam would okay. Then we started all over and did some more amendin'. Meanwhile the money had run out, and we were seekin' another \$9½ million. Finally, just this last year, the new plan got federal blessin' and we got \$6.6 million to carry us on a while. But look what's happenin' now."





The new University Hospital under construction in the Health Center. (Rendering courtesy of Frankfurt-Short-Emery-McKinley, Architects and Engineers)



Construction of this OU School of Health building is expected to begin this year. (Photo courtesy of Murray, Jones and Murray, Architects)

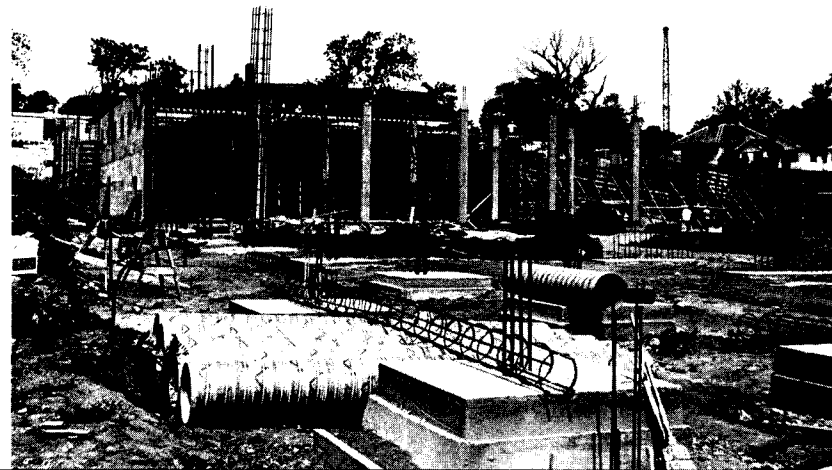
Concrete rises for the central steam and chilled water plant to serve the Health Center. See opposite page for artist's concept of completed plant.

He waved again toward the \$4½ million State Health Department building rising near Northeast 10th and Lottie. A few blocks to the west, the massive white concrete exterior of a \$4 million steam and chilled water plant projected from the ground. The plant will provide year-round temperature control for all the institutions in the Health Center that wish to utilize its service.

To the north, the first 214-bed unit of the new University Hospital, under construction at a cost of more than \$12 million, had reached its nine-story height beside the recently completed, \$4½ million Basic Sciences Education building.

"But for the Health Center, that's only the beginnin'," Casey said. "Pandin' the approval of federal matching funds, the University alone hopes to begin construction of up to \$40 million worth of buildings in the next year. And that's not countin' the \$24 million Presbyterian Hospital, which, the Lord and the donors willin', could be under way the first of the year."

Working drawings are ready, he explained, for a \$10 million School of Health headquarters in the central part of the Health Center. Funds have been approved for a \$1.7 million addition to the Basic Sciences building for the new School of Dentistry. Also approved are applications for federal matching funds for an \$11½ million Biomedical Science Building and a Health Sciences Library costing nearly \$5 million.



An application for federal assistance was filed in March for an \$11.8 million Dental Clinical Sciences Building, to be the home of the state's first dental school. Preliminary plans for the first two student dormitories also are in the mill, Casey added.

Shifting his gaze to the south, he relighted the briar and nodded toward Northeast 8th Street nearby.

"You could almost say the Med Center is really two projects," he commented. "There's the Oklahoma Health Center land north o' 8th and the private land, residential and commercial, to the south. You take that south part, now; despite the money problems, it's beginnin' to shape up the way a neighborhood ought to look.

"The Collins Gardens Apartments there, for example — and a pretty sight they are — were built by Avery Chapel Church. That cleared land on either side of 'em — that'll be sold for commercial use. There's about 35 new houses in the area now, and more than 70 families have remodeled their homes. The tykes at Woodson School are gettin' a bigger playground.

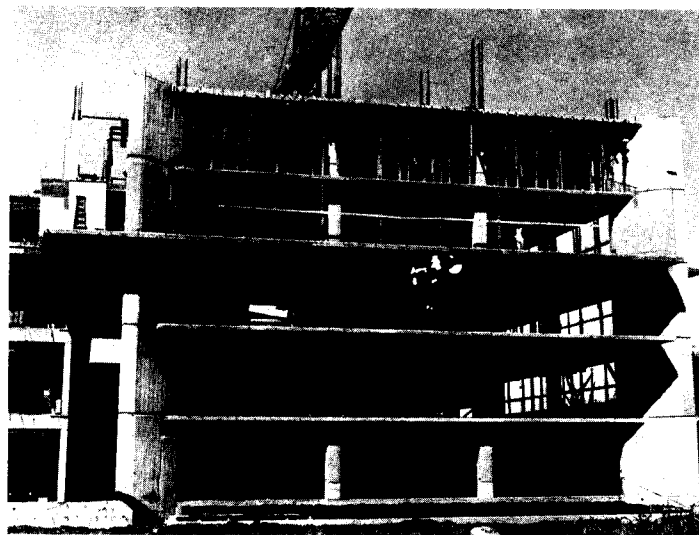
"Mind you, this is all in an area o' maybe 20 or 22 blocks, between 4th and 8th Streets.

"To be sure, there's much yet to be done. There's street work to come, and utilities and sidewalks and tree plantin' where needed. There's some old, abandoned houses still to come out and the land made ready for new homes.

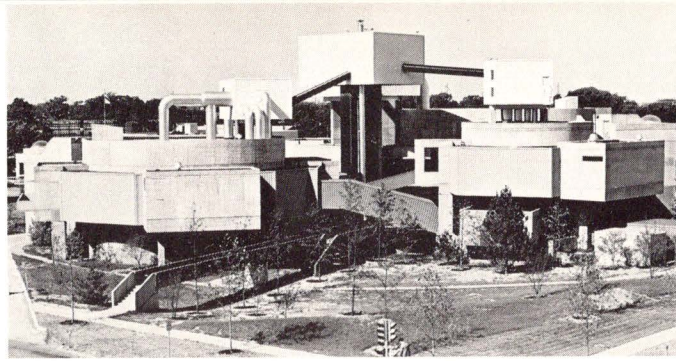
"But with a bit o' money once again with which to work, you'll be seein' most o' these jobs under way within the year."



Progressing rapidly is the new Oklahoma Department of Health building (below), which will look like the picture above when it is completed. (Rendering courtesy of Shaw and Shaw, Architects)



The Health Center's central heating and cooling plant as it will appear upon completion. (Rendering courtesy of Carnahan & Thompson, Engineers)



The ultra-functional Mummers Theatre, first building completed in Project 1-A, was landscaped this spring.

Project 1-A: "A 300% Return"

Perched precariously on one end of a street barricade, his hard hat tipped to the back of his head, Casey O'Cura watched construction and demolition progressing almost side by side in downtown Project 1-A.

But the new buildings, he noted with satisfaction, were bringing by far the greater change in the appearance of Oklahoma City's central business district.

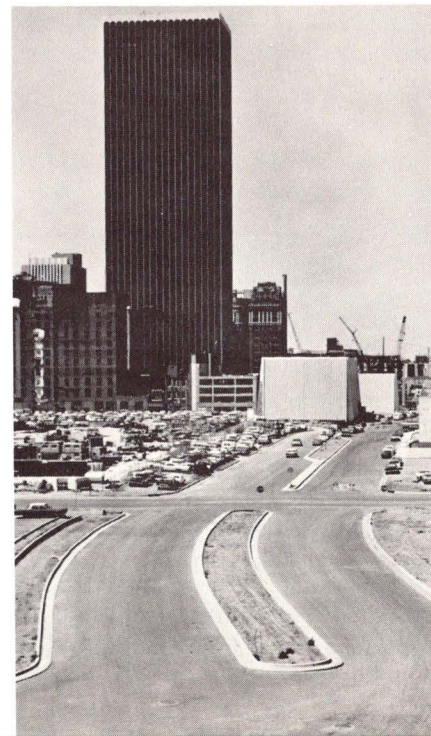
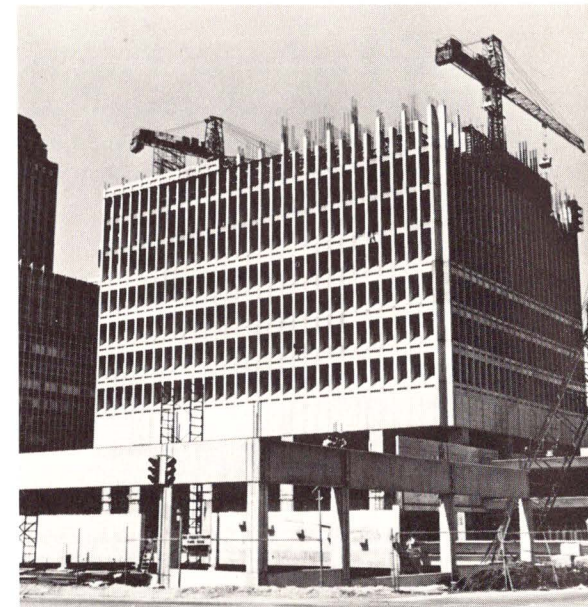
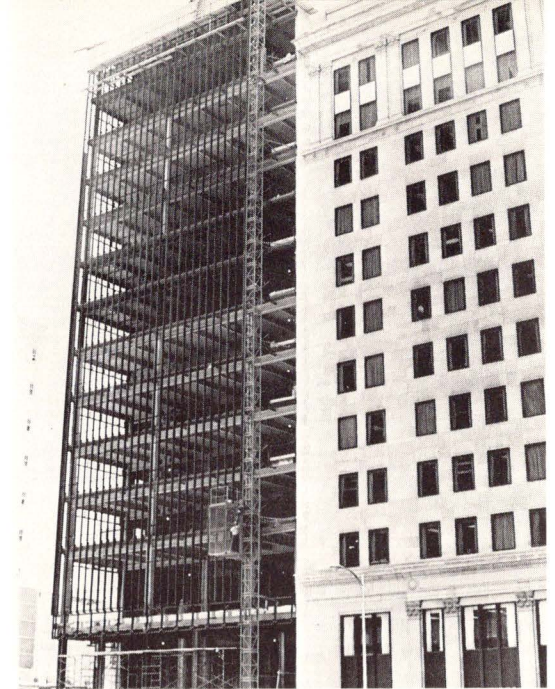
" 'Twas just a year ago," he said, "that the \$7 million addition to Southwestern Bell's buildin' was the only new work completed in this area. Now look at it. Thermal System's new central heatin' and coolin' plant is servin' its first customers; Mummers Theatre has completed its openin' season, and the Liberty Motor Bank is operatin' 24 hours a day. There's close to nine million dollars in new construction, right there."

He glanced skyward at the imposing, 35-story, \$22½ million Liberty Bank Tower getting the finishing touches. A couple of blocks to the northwest the \$9½ million Fidelity National Bank had topped out at its full 14 stories.

A block east of that bank, the \$20 million Kerr-McGee Center was nearing the midpoint of its 30-story height, with completion scheduled next summer. On Park Avenue and on Broadway, the L-shaped, \$12 million First National Center also was changing the skyline as the last girders were swung into place on its 14th floor.

Easing his bulk from the groaning sawhorse, Casey strolled east on Park Avenue, skirting equipment and workmen building a cul-de-sac at the east end of Park. Ahead were the columns of a six-story parking garage that will extend from Robert S. Kerr Avenue to Main Street.

Major construction under way downtown includes the 14-story First National Bank addition (upper right), the 30-story Kerr-McGee Center (lower right) and the 35-story Liberty Bank Tower rising near the new six-lane Santa Fe Avenue.



At Kerr and Broadway another six-story parking building was nearing completion. Together with a recently opened, one-block lot south of the Myriad convention center, the \$7½ million structures, built by the Central Oklahoma Transportation and Parking Authority, will accommodate more than 2,600 vehicles.

Casey turned south toward Sheridan, watching cars traveling along nearly completed sections of the \$1½ million Santa Fe Avenue. He paused to inspect new paving being laid on Reno and Sheridan beside the Myriad. Then he turned his attention to the spectacular, four-square-block convention center itself.

"They're closin' her in," he noted, pointing to the 15,000-seat arena, "and the last roof tresses are goin' up for the west exhibit area. Sure, and they'll make it yet for that first convention in the fall o' '72."

To the west and the north of the Myriad, cranes and loaders were clearing the last two major sites not under development in Project 1-A: the 11½ acres set aside for the first part of the 30-acre Myriad Gardens and the block between Broadway and Robinson, north of Sheridan.

"In this block," he said of the latter site, "the plan calls for a major hotel and a generous amount o' retail space. As yet we've not signed a developer, 'though lots o' the right folks are prickin' up their ears. Until one of 'em's ready to sign, we'll be leavin' most o' the major buildin's that're still occupied. But the way the Myriad's comin', we oughtta be seein' at least a hotel risin' here before long."



Dr. Earl Sneed (left), chairman of the Central Oklahoma Transportation and Parking Authority, presents a check for the sites of downtown parking garages to OCURA Board Chairman Jim Lookabaugh.

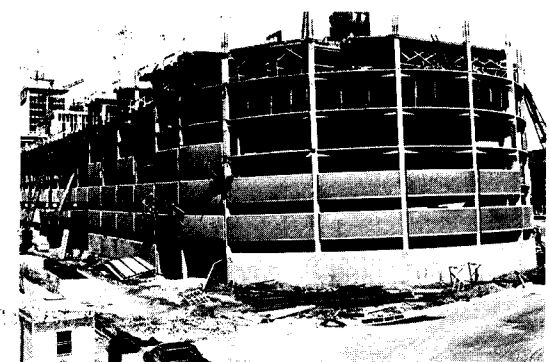
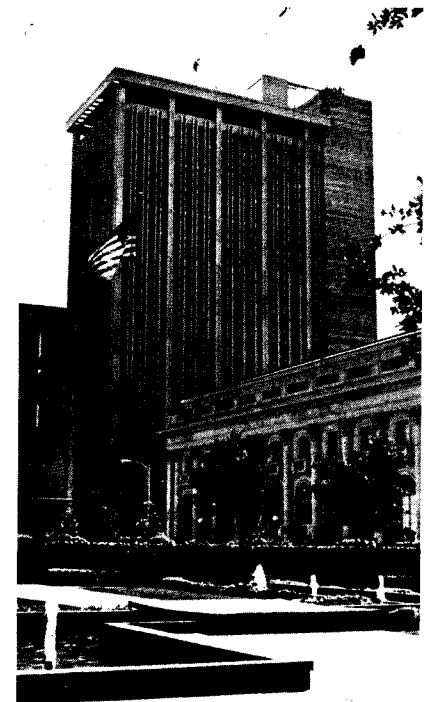


Beyond the pools of its Express Bank, the new 14-story Fidelity National Bank joins the Oklahoma City skyline.


The 15,000-seat Myriad Convention Center and its exhibit hall (lower left) move toward completion in 1972.

OCURA Commissioner R. A. (Dick) Hunter (lower center) points out a feature of The Myriad.

Parking Structure No. 1 (lower right). 885 spaces, takes shape on Robert S. Kerr Avenue at Broadway.





 The fast-developing City of Tomorrow is evident in this aerial photograph of downtown Oklahoma City. Visible are the \$23 million Myriad Convention Center (foreground), the 35-story Liberty Bank Tower (right), the newly completed Mummers Theater (extreme left), land cleared for the first section of the Myriad Gardens (left center), construction of the Fidelity National Bank, First National Bank addition, parking garages and other new developments.

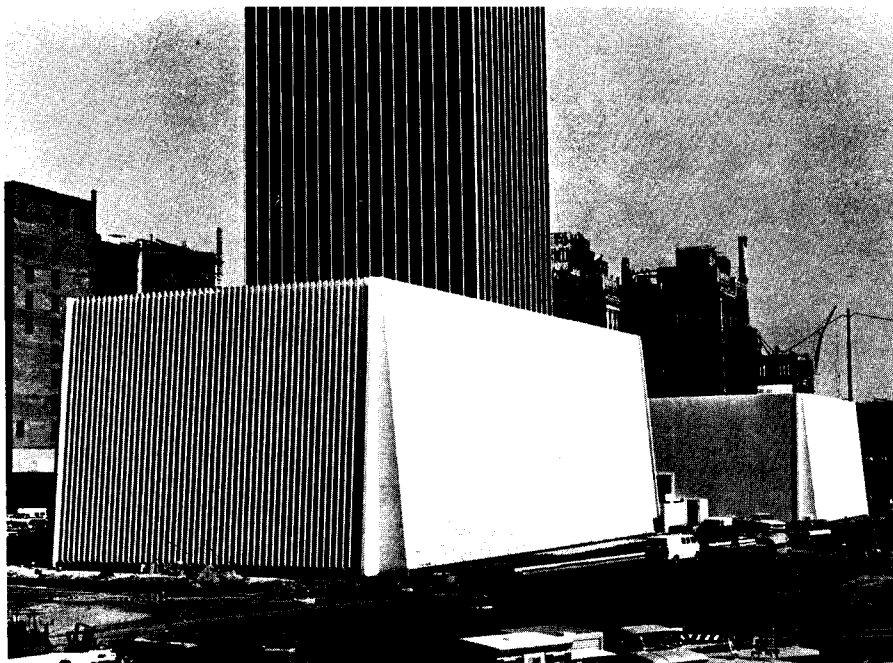




A cul-de-sac (far left) closing the east end of Park Avenue takes shape in front of the Skirvin Hotel.

Renewal Authority Commissioner W. M. Harrison (left) poses near some of the new downtown construction.

In operation is the new Thermal Systems central heating and air-conditioning plant (below) serving Project 1-A buildings.



Turning to the Myriad Gardens site, Casey watched dust clouds rise as the ancient buildings crumbled.

"Mr. (I. M.) Pei, who drew the general plan for the new downtown, called 'em the Oklahoma Tivoli Gardens," he said. "He figured that one day we'd have an attraction here rivalin' Copenhagen's Tivoli Gardens. And judgin' from some o' the development proposals the city's been studyin', I'd say we're goin' to have just that."

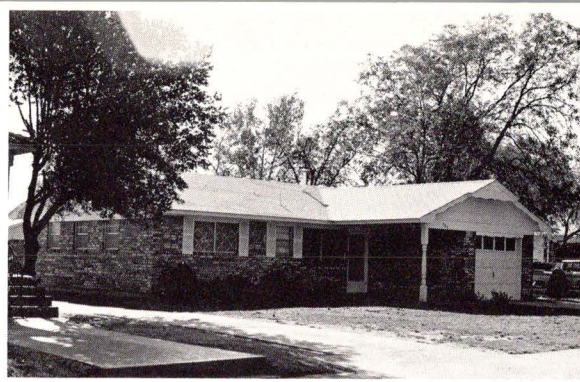
Visible a few blocks down the street, beyond the boundary of Project 1-A, were rows of decaying buildings that still must come out before Pei's plan for a City of Tomorrow can become reality.

"That's part o' what we're callin' Project 1-B," Casey said. "We've an application in to HUD for funds to do the detailed plannin' o' this project, as well as for more money — about \$11½ million — to complete 1-A.

"So far Uncle Sam's put about \$32½ million into this project and got better than a 300-per-cent return on his investment — over \$110 million in new construction goin' on, with more to come. On the other hand, what with HUD revisin' its policies and the government tightenin' up on the money, we weren't too hopeful o' gettin' additional funds very soon.

"But just today — the saints be praised! — we got word of approval o' \$3½ million o' that \$11½ million.

"So we figure that as long as we can show the kind o' progress we been showin', Uncle Sam is sure to remain interested in Oklahoma City."



This is one of many new homes completed or under construction in the JFK and Medical Center projects.



A row of recently rehabilitated homes on Northeast 18th Street awaits the resurfacing of the street.

JFK: "Something of Most Everything"

To tour the sprawling John F. Kennedy renewal project, Casey O'Cura squeezed behind the wheel of his miles-worn station wagon.

" 'Tis a huge project, this one," he drawled, "the biggest in area west o' the Mississippi. Almost too big, in some ways — 1,258 acres and containin' some 15,000 people. But if it's urban renewal in action you're wantin' to see, you'll find it here; it's got somethin' o' most everything."

He swung the car onto heavily commercial Northeast 23rd Street and slowed in dense traffic.

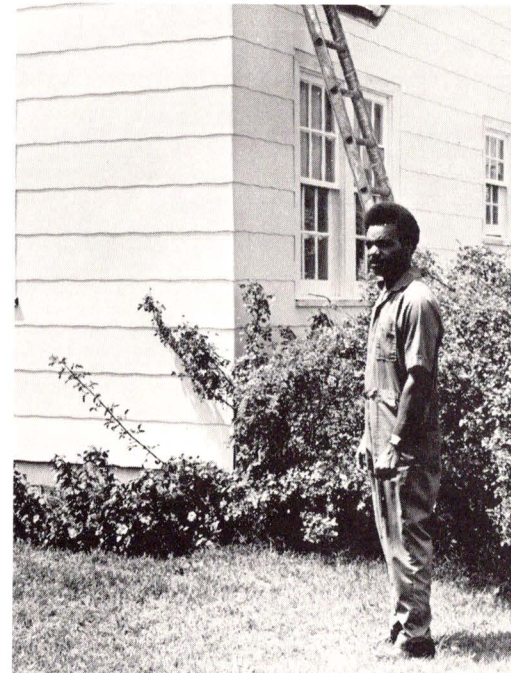
"Now you take this street," he said. "One day it will be widened, but for now the best we can do is to add parkin' space for the businesses and take as many cars as possible off the street. So we're buyin' property behind the stores for off-street parkin' areas.

"Some o' these merchants," he added, "have been relocated here from other parts o' the renewal project, with the help o' OCU's Business Research Center. 'Tis a fine service they provide, as virtually every businessman they've worked with will tell you."

Casey swung south along Prospect, slowing as he passed an open, tree-shaded area of more than two city blocks.

" 'Tis intended as the site of a new elementary school," he said, "but until the School Board gets its integration plans worked out to the court's satisfaction, they'll not be buildin'. So the city's takin' it over to develop as a neighborhood park until such time as the school can be built."

He cruised slowly along rough but pleasant tree-lined streets, bordered by neat homes and well-kept lawns. Only an occasional run-down house or empty space where one had stood marred the



Home owner Lloyd Brunson inspects the improvements nearing completion on his home at 1527 NE 20th Street, one of nearly 900 so far rehabilitated in JFK.





Painter Rufus Jones prepares to resume work on a house he is helping remodel at 2300 Hardin Drive.



symmetry of the neighborhood. And nearly every one of the vacant lots bore a sign announcing that a new home soon would be built on the site.

"The average person would not be picturin' this as an urban renewal project," he said, "but to me it represents one o' renewal's most valuable services. This north part o' JFK was just startin' t' go downhill. The houses wanted some fixin' here and there, and a few needed to come out to protect the value o' the property next door. The streets were goin' bad, and the sewer lines were overloaded.

"But most of the property owners were hard put to borrow money at 8 or 9 per cent interest for home improvements, and the city was lackin' funds for public works. So along comes urban renewal, with its low-interest loans and its budget for upgradin' public utilities. And it's savin' the neighborhood from comin' even close to turnin' into a slum."

He pointed to an entire block of recently remodeled homes, their fresh paint gleaming in the sun.

"Over 900 of 'em been rehabilitated, so far," he said, "but still somethin' like 2,000 to go. Ah, 'tis a big project, for sure!"

As the station wagon made its way southward, the character of the neighborhood gradually changed. More and more cleared lots or piles of rubble from recently demolished buildings came into view. Trucks filled with debris roared away from a block where huge loaders were attacking a row of boarded-up houses.

But at the end of the row other workmen were building a new brick home. And across the street, between two houses obviously marked for demolition, carpenters nailed siding to a newly remodeled dwelling.

Casey gestured out the window toward an imposing, 11-story structure nearing completion at Northeast 12th and Lottie.

"The Housin' Authority's buildin' 200 apartments for the elderly there," he said with a broad grin, "and it's bound to be a fine place for it's got a fine name: Marie Maguire Plaza."

He pointed out the site for the Oklahoma Health Center's student dormitories across Lottie to the west, then headed back east through the project area to Eastern Avenue. Along the way he passed other houses being cleared away for expansion and consolidation of the playgrounds at Truman Elementary and John F. Kennedy Junior High schools.

"Like the Med Center project," he said, "much o' the public works are still to be done. The streets'll be repaired and realigned as necessary, with many of 'em bein' closed or turned into pedestrian walkways to limit the auto traffic through the residential areas. Water and sewer lines'll be rebuilt, trees planted and sidewalks repaired."

At Northeast 8th and Eastern, Casey nodded toward the southwest corner.

"We're askin' approval of a plan change that'll create a neighborhood shoppin' center in a couple o' square blocks there," he said. "It'll serve the residential development that'll be in this area over here."

As he spoke he turned west on Northeast 6th Street. Ahead lay block after block of open land, cleared of all but a few buildings but still studded with trees.

"The Housin' Authority's plannin' a regular subdivision here," he said. "It'll have some duplexes on the east near Eastern and on the west near Lottie, but most o' the rest will be single-family homes. There'll be a large park, with a pedestrian greenway leadin' up to the shoppin' center. The Dunbar School playgrounds'll be expanded to form another park. Sure, it oughtta be a real nice area when it's completed."

"Fourth Street'll be the boundary o' the residential property," he added as he swung onto that thoroughfare, "and south o' Fourth, down to the 'Katy' tracks, will be a light industrial section, screened with shrubbery from property across the street."

"So that's the JFK project," he concluded, "lots doin' and lots more to come."

"Now let's go back to the office, pour a cup o' coffee, and I'll tell you a bit more o' the operation and what's yet to come."

Marie Maguire Plaza, 200 apartments for the elderly of low income, nears completion in the JFK project.



CONSOLIDATED BALANCE SHEET*

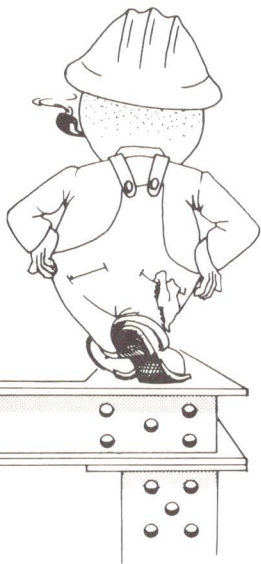
AS OF JUNE 30, 1971

ASSETS	Okla. R-20 University Medical Center	Okla. R-30 Central Business District 1-A	Okla. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
<i>Current Assets:</i>				
Cash on Hand	\$ 135,842.34	\$ 352,122.81	\$ 4,992,082.49	\$ 1,774.01
Accounts Receivable:				
Revolving Fund-Joint Activities	\$ 5,000.00	\$ 75,000.00	\$ 70,000.00	
Relocation Grants	163,697.42	108,405.18	142,789.62	
Rehabilitation Grants	3,493.64	—	.68	
Tenants	638.37	1,762.49	7,926.99	
Other	—	16,233.20	—	
Total Accounts Receivable	\$ 172,829.43	\$ 201,400.87	\$ 220,717.29	
Total Current Assets	\$ 308,671.77	\$ 553,523.68	\$ 5,212,799.78	\$ 1,774.01
<i>Investments Held:</i>				
U. S. Treasury Bills (At Cost)	\$ 989,574.50	\$ 1,483,346.16	—	\$14,859.60
<i>Project Costs to Date:</i>				
Total Item 1 Project Costs	\$ 9,063,851.41	\$31,843,309.82	\$12,961,524.53	
LESS: Sales Price of Land Sold	156,849.15	4,636,978.15	97,561.30	
Net Item 1 Project Costs	\$ 8,907,002.26	\$27,206,331.67	\$12,863,963.23	
Total Item 2 Project Costs	—	133,026.77	125,416.61	
Total Project Costs to Date	\$ 8,907,002.26	\$27,339,358.44	\$12,989,379.84	
<i>Relocation Payments</i>	\$ 587,785.42	\$ 1,607,984.18	\$ 2,201,600.42	
<i>Rehabilitation Grant Payments</i>	\$ 56,985.65	—	\$ 1,367,588.98	
TOTAL ASSETS	\$10,850,019.60	\$30,984,212.46	\$21,771,369.02	\$16,633.61

Note:

*The above Consolidated Balance Sheet is recorded and reported on the Cash Basis.

LIABILITIES & CAPITAL	Okla. R-20 University Medical Center	Okla. R-30 Central Business District 1-A	Okla. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
<i>Current Liabilities:</i>				
Accounts Payable	\$ 55,605.17	\$ 41,393.22	\$ 55,026.53	
Trust & Deposit Liabilities	401.34	10,307.54	2,756.15	
Total Current Liabilities	\$ 56,006.51	\$ 51,700.76	\$ 57,782.68	
<i>Accrued Interest Payable:</i>				
To Others	\$ 180,125.34	\$ 528,825.05	\$ 257,019.49	
<i>Advances & Loans Payable:</i>				
To Others	\$ 4,008,000.00	\$11,767,000.00	\$ 5,719,000.00	
Uncommitted Fund Balance				\$16,633.61
<i>Capital:</i>				
Cash Local Grants-in-Aid	\$ 510,373.69	\$ 433,258.70	\$ 141,682.94	
Noncash Local Grants-in-Aid	—	133,026.77	125,416.61	
Total Local Grants-in-Aid	\$ 510,373.69	\$ 566,285.47	\$ 267,099.55	
Project Capital Grant	\$ 5,450,744.00	\$16,462,417.00	\$11,954,554.00	
Relocation Grant	\$ 587,785.42	\$ 1,607,984.18	\$ 2,201,172.62	
Rehabilitation Grant	\$ 56,984.64	—	\$ 1,314,740.68	
Total Capital	\$ 6,605,887.75	\$18,636,686.65	\$15,737,566.85	
TOTAL LIABILITIES & CAPITAL	\$10,850,019.60	\$30,984,212.46	\$21,771,369.02	\$16,633.61



Meanwhile, Back at the Office...

Casey O'Cura tossed his hard hat on a stack of maps atop a filing cabinet, poured a cup of coffee from a nearby percolator and settled back in a creaking desk chair.

"Sure, and most folks never realize what a vast and complex thing is urban renewal," he said. "They see the old buildin's comin' down and the new ones goin' up, the streets bein' dug up for sewer lines and the houses bein' remodeled.

"But there's a lot the average person never sees: the community relations counselors goin' door to door, nights and Sunday included, to tell folks what'll be happenin' in their neighborhood and to try to learn their problems and how to help 'em. There's the relocation staff workin' with families and businesses that are bein' relocated, findin' 'em other places and helpin' 'em to move.

"There's the engineerin' necessary for repavin' miles n' miles of streets and for replacin' water and sewer lines that've been in the ground for maybe 50 years. Think o' the appraisals, the negotiations, the legal work and the financial transactions involved in buyin' 500 pieces o' real estate, worth four or five million dollars, every year.

"We use a lot o' methods — news stories, brochures, color slides, speeches, bus tours — to try to keep the public informed o' what we're doin'. Next year there'll be 3,000 sixth graders goin' on bus tours o' the projects, while another 3,000 will take walkin' tours o' downtown.

"And the plannin's never over. No matter how good a plan you have, it's got to allow for changin' times and conditions. There's

almost never a time when we don't have at least one amendatory application for each project pendin' with HUD, proposin' plan changes and generally seekin' more money."

He pointed to a map on the wall. It showed a large, shaded area linking downtown Project 1-A with the Medical Center project to the east and extending from Northeast 13th Street to the Rock Island Railroad near Southwest 7th Street. It encompassed the Harrison and Walnut Street areas and the central business district south of Interstate 40.

"That's the area where we're proposin' expansion o' the General Neighborhood Renewal Plan," he explained. "The GNRP is planners' talk meanin' a general, preliminary plan for a large neighborhood. If it's approved we can make some general studies leading toward new urban renewal projects where they're needed."

Casey settled back, tamped fresh tobacco into his stubby pipe and lighted it.

"We're hearin' much these days about ecology and the savin' and restorin' o' the environment," he said. "Well, urban renewal was one o' ecology's first movements, begorra! We can no more use up and abandon our cities than we can pollute our water and land and air, then move on to where it's still fresh and pure.

"We're runnin' out o' natural resources, and we're runnin' out o' urban resources. In both cases, we not only have to conserve what remains, we must restore what we've lost.

"And that in a nutshell is the story o' urban renewal."



To the Citizens of Oklahoma City:

The Oklahoma City Urban Renewal Authority marks its tenth anniversary this year. The first half of that decade was devoted to obtaining operating funds, building a staff and planning the first projects, so activities in the field actually have all taken place since 1966.

But even for a full ten-year period the accomplishments would be eyeopening. To anyone traveling through the central business district, the improvements are immediately evident. More than \$110 million in new construction is completed or under way; several major developments, amounting to millions of dollars more, are yet to come in Project 1-A alone. And 1-A is only the first stage of the redevelopment of the entire downtown area.

Progress in the two east-side areas, the University Medical Center and John F. Kennedy projects, until now has been less obvious. Redevelopment in Project 1-A is confined to a 138-acre area and, in fact, has been concentrated in about a dozen city blocks. The Medical Center and JFK projects together cover more than 1,500 acres, or well over two square miles.

And yet it is in these areas that new development should hit its full stride in the coming year, eventually having as great an impact on the lives and fortunes of Oklahoma City residents as the new downtown. The Medical Center project, in particular, is "where the action is."

Construction of the 200-acre Oklahoma Health Center, covering major parts of both projects, already is well under way. Buildings costing upwards of \$25 million are completed or under construction. Within the next year this figure will swell to somewhere between \$60 million and \$89 million, depending primarily upon the speed of release of federal matching funds.

Ultimately the Center, costing from \$185 to \$200 million, will be one of the largest and finest medical treatment, teaching and research facilities in the nation.

The benefits of this complex, in addition to the obvious one of improved medical care for all Oklahomans, will be widespread in Oklahoma City. Upwards of 5,000 new jobs will be created, including many for semi-skilled labor. A cadre of professional men and women will be attracted to the city, and additional money will flow into the community for patients coming here for treatment.

Meanwhile urban renewal activities on the east side include far more than making land available for the Health Center. As the huge public buildings begin to rise, the neighborhoods in the adjacent Medical Center and JFK renewal projects are changing from deteriorating areas to attractive, desirable places in which to live.

Largely through low-cost loans and urban renewal counseling, almost 1,000 property owners have spent or are spending nearly \$5 million in the rehabilitation of their homes. About 70 new houses are completed or going up in the area, and builders are asking for more lots as fast as they can be delivered.

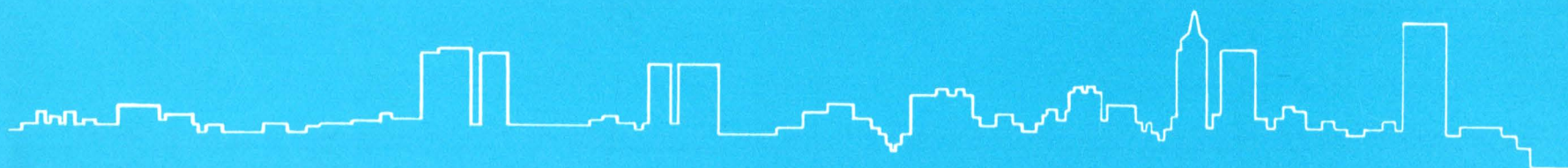
The coming year will see OCURA carrying out extensive improvements to streets, water and sewer lines, sidewalks and other public facilities. The Oklahoma City Housing Authority, already building high-rise apartments for the elderly on Lottie Avenue, plans to begin construction of numerous single-family homes and duplexes. Parks, tot lots and expanded school playgrounds will begin to take shape.

So for dramatic developments during the next year, look to the city's near-northeast side. As Casey O'Cura says, "'Tis a sleepin' giant!"

Sincerely,

James B. White
Executive Director

Oklahoma City Urban Renewal Authority
15 N. Robinson Oklahoma City, Oklahoma 73102 Phone 235-3771

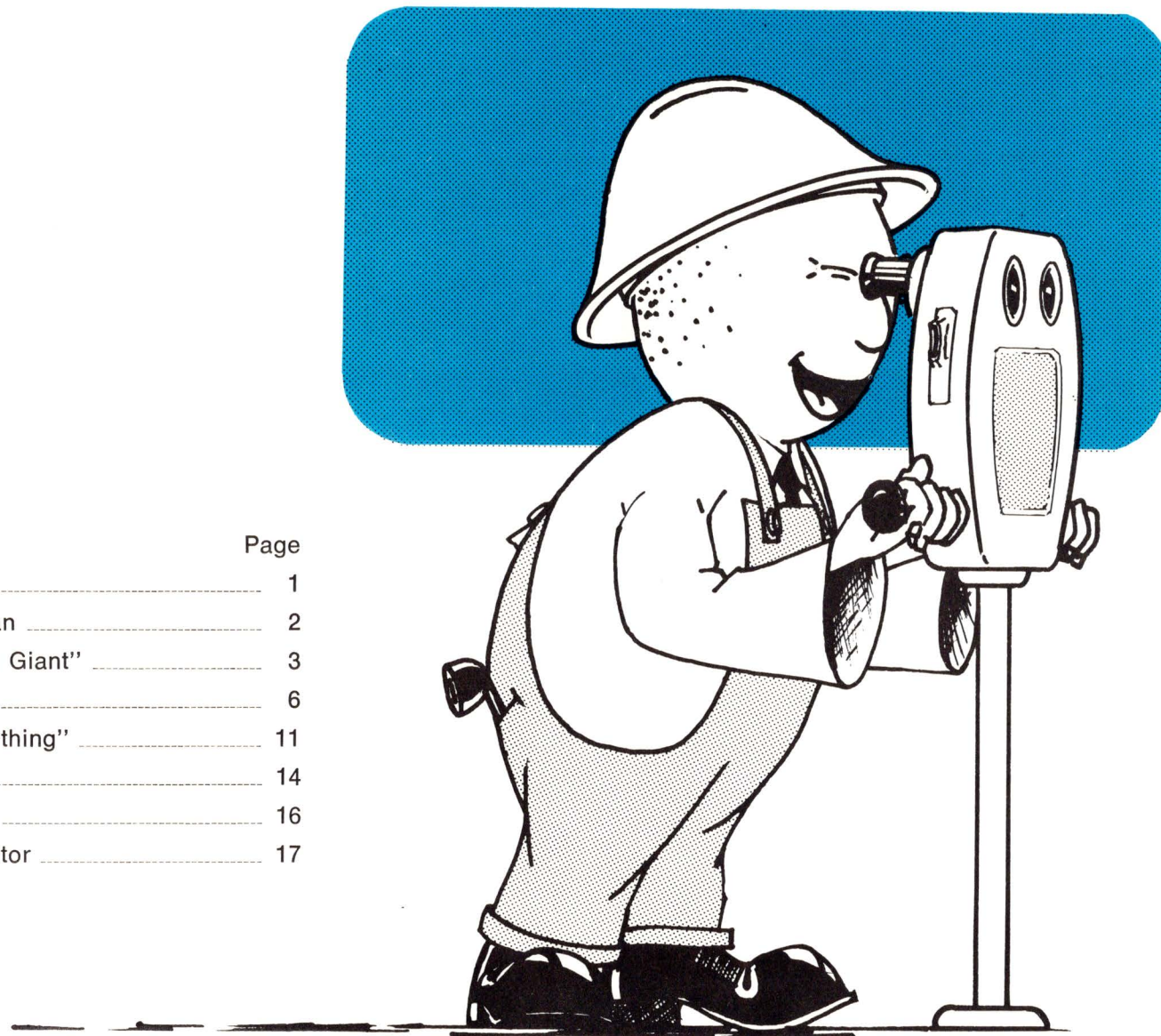


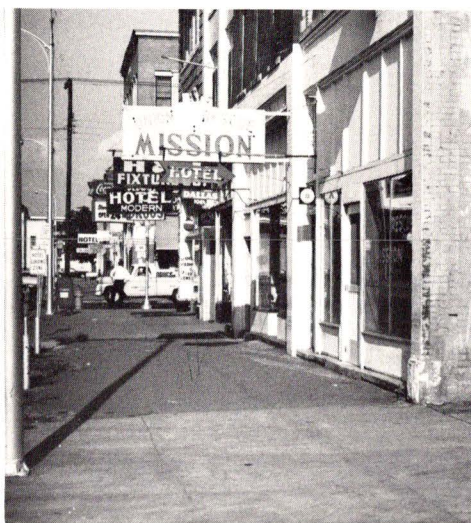
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
TENTH ANNUAL REPORT

FOR THE FISCAL YEAR ENDING JUNE 30, 1971

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The \$23 million Myriad Convention Center is rising today on land that ten years ago harbored a cluttered, dingy skid row (left).

Ten Years into Tomorrow

Casey O'Cura, the chubby, jovial namesake of the Oklahoma City Urban Renewal Authority, was born (or evolved, to be more precise) only a year ago. But his organization will be ten years old on November 2.

As he looked back over the decade, Casey found some areas of disappointment but much of which to be proud. Taking a deep pull on his old briar, he summed up his feelings this way:

"Sure, and in the way o' the total needs o' the community, we're just scratchin' the surface. But when you think now that the OCURA staff's actually been in the field only half of those ten years — the early days bein' taken up with organization and plannin' — there's lots for marvelin' at.

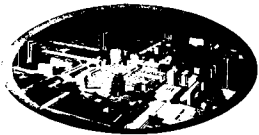
"In the three renewal areas — the Medical Center, John F. Kennedy and downtown Project 1-A — where there was nought but decayin' homes and businesses just five short years ago, you'll see better than \$150 million in new construction goin' on today.

It'll be hittin' \$200 million in the next year.

"Over in Med Center and JFK, where once few folks could afford to fix up their houses, we're approachin' the 1,000th home-re-modelin' job. Somethin' like 70 new houses been built in the area, too, with more goin' up as fast as the land can be cleared.

"Sure we've had problems. The Med Center ran out of money for a while, and except in downtown, lots o' things have moved a mite slower than we'd hoped. But that happens when you're dealin' with people, whether the people be the government or the residents you're workin' with. And we've not rushed anyone — not when by waitin' a spell they might be gettin' a bit nicer home or a few more o' the benefits they're entitled to.

"'Cause no matter how many big buildings come out o' the ground, it's the people you're tryin' to help. Each one of 'em's different, and each one of 'em counts. That's been the basis o' all our dealin's these past ten years, and begorra, it's gonna continue to be, or me name's not Casey O'Cura!"



OKLAHOMA CITY

Urban Renewal Authority

COLCORD BUILDING 15 NORTH ROBINSON OKLAHOMA CITY, OKLAHOMA 73102 TELEPHONE 235-3771

JAMES B. WHITE
EXECUTIVE DIRECTOR

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

Dear Mayor Latting:

The Board of Commissioners of the Oklahoma City Urban Renewal Authority takes pride in submitting to you and the City Council this Tenth Annual Report of the Authority, covering the fiscal year ending June 30, 1971.

During the year just past, and especially during the first decade of OCURA's existence, much has been accomplished. The commitment of \$65 million in federal funds to the three present renewal projects already has brought about the investment of \$150 million in private and public construction.

While the bulk of this amount — more than \$110 million — is in downtown Project 1-A, major construction in the University Medical Center area is just beginning to gain momentum. Within the next year up to \$64 million in new buildings should be under construction in the Oklahoma Health Center alone.

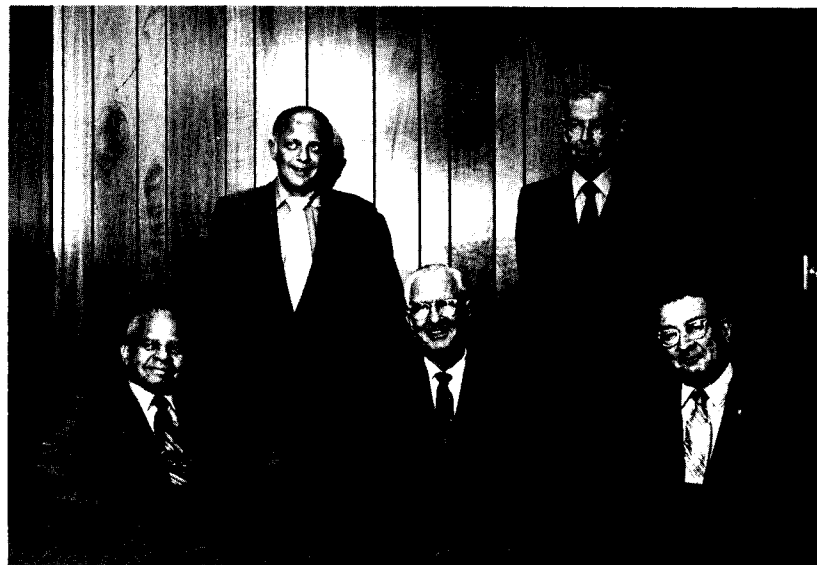
In the Medical Center and John F. Kennedy projects, property owners have invested more than \$4½ million in the renovation of more than 900 homes. Seventy new houses have been completed or are under way, with more being started each month.

Much remains to be done, both in the existing projects and in areas of the City not yet designated for urban renewal assistance. But with the continuing help and support of the City Council that we have enjoyed over the years, the next decade can show even greater progress than the one just past.

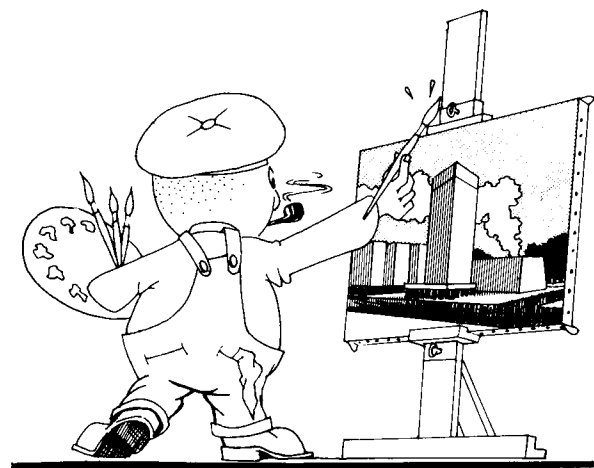
Sincerely,

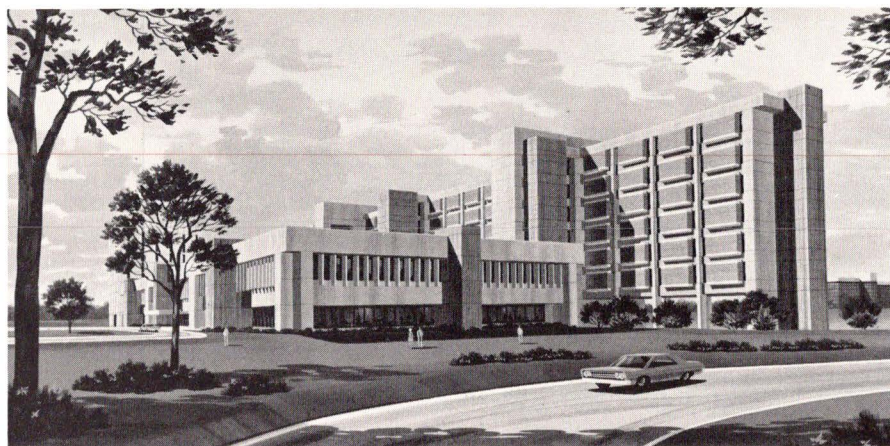
E. M. Jim Lookabaugh

E. M. Jim Lookabaugh
Chairman



OCURA's Board of Commissioners, left to right: Dr. F. D. Moon, vice chairman; R. A. Hunter, assistant secretary; Jim Lookabaugh, chairman; Harvey P. Everest; W. M. Harrison, secretary.





The Presbyterian Medical Center, to be built in the Oklahoma Health Center. (Rendering courtesy of Benham-Blair and Affiliates, Inc.)

Commissioner F. D. Moon (below) watches construction of the Health Center's central heating and cooling plant.



Med Center: "The Sleeping Giant"

Casey O'Cura settled his ample rear quarters on a stack of concrete blocks and waved a stubby briar pipe toward cranes and scaffolding rising above the nearby trees.

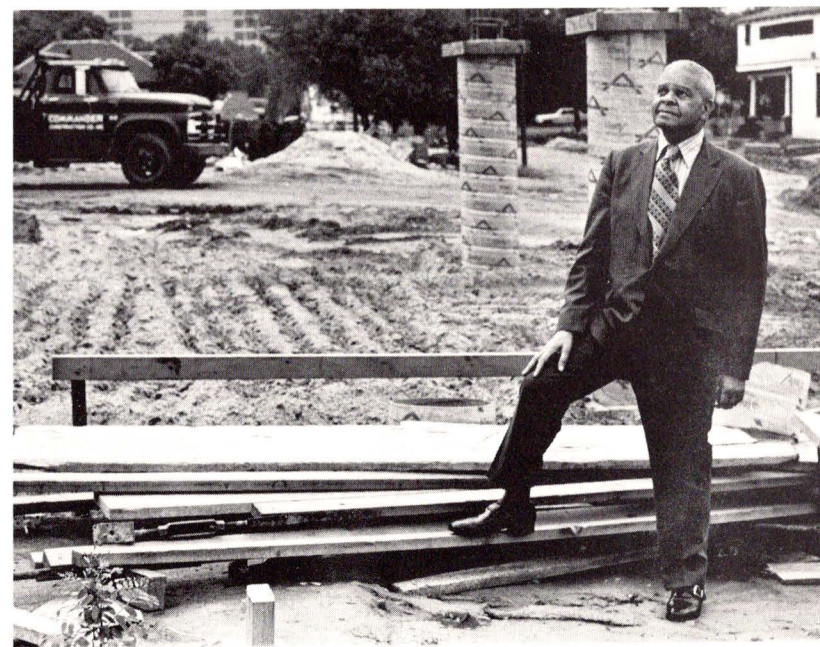
"The University Medical Center project," he announced. "Our first one, it was, and there's no doubt it's had its share o' problems. But lately it's been a sleepin' giant, and now the giant is startin' to wake up."

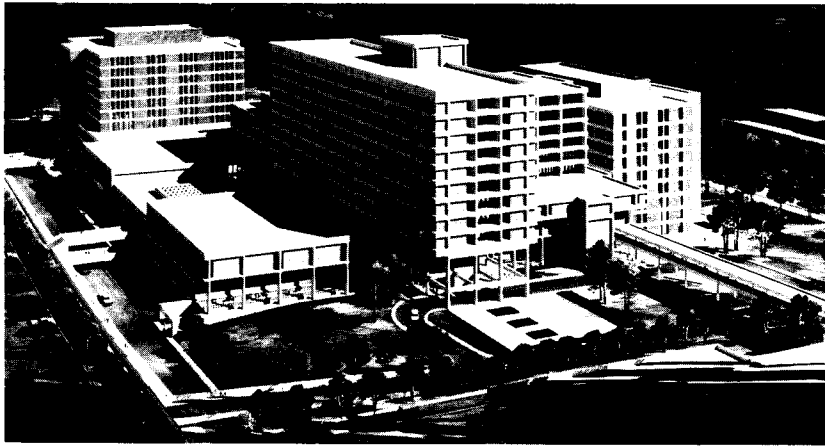
Named for the adjacent University of Oklahoma Medical Center, Casey explained, the original project provided "maybe 50 acres" for expansion of the center when the first work began early in 1966.

"But about the same time the idea of the 200-acre Oklahoma Health Center was born. 'Twill be one o' the grandest medical complexes in the nation when it's finished. But it meant we'd have to change the renewal plan."

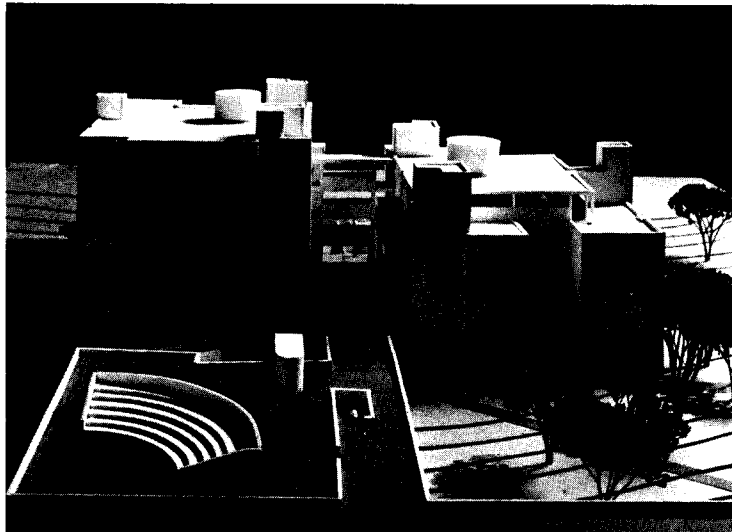
He pushed back his hard hat and, with a rueful smile, scratched his close-cropped head.

"Sure, now, we amended the plan, and we amended the amendment, tryin' to find somethin' Uncle Sam would okay. Then we started all over and did some more amendin'. Meanwhile the money had run out, and we were seekin' another \$9½ million. Finally, just this last year, the new plan got federal blessin' and we got \$6.6 million to carry us on a while. But look what's happenin' now."





The new University Hospital under construction in the Health Center. (Rendering courtesy of Frankfurt-Short-Emery-McKinley, Architects and Engineers)



Construction of this OU School of Health building is expected to begin this year. (Photo courtesy of Murray, Jones and Murray, Architects)

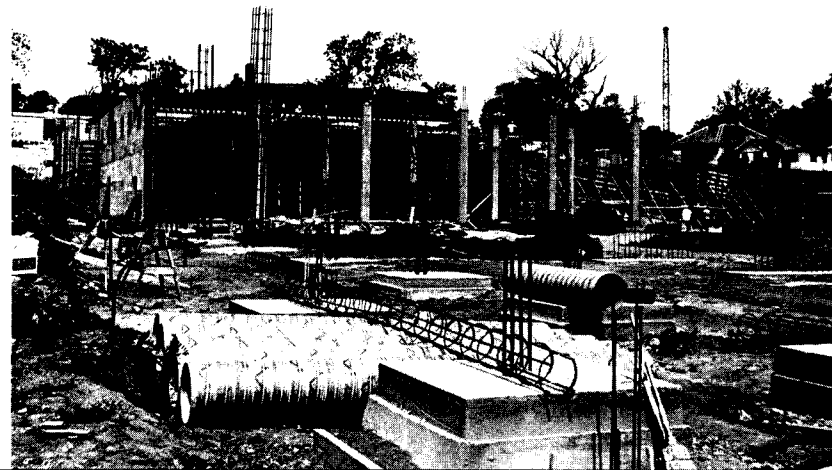
Concrete rises for the central steam and chilled water plant to serve the Health Center. See opposite page for artist's concept of completed plant.

He waved again toward the \$4½ million State Health Department building rising near Northeast 10th and Lottie. A few blocks to the west, the massive white concrete exterior of a \$4 million steam and chilled water plant projected from the ground. The plant will provide year-round temperature control for all the institutions in the Health Center that wish to utilize its service.

To the north, the first 214-bed unit of the new University Hospital, under construction at a cost of more than \$12 million, had reached its nine-story height beside the recently completed, \$4½ million Basic Sciences Education building.

"But for the Health Center, that's only the beginnin'," Casey said. "Pandin' the approval of federal matching funds, the University alone hopes to begin construction of up to \$40 million worth of buildings in the next year. And that's not countin' the \$24 million Presbyterian Hospital, which, the Lord and the donors willin', could be under way the first of the year."

Working drawings are ready, he explained, for a \$10 million School of Health headquarters in the central part of the Health Center. Funds have been approved for a \$1.7 million addition to the Basic Sciences building for the new School of Dentistry. Also approved are applications for federal matching funds for an \$11½ million Biomedical Science Building and a Health Sciences Library costing nearly \$5 million.



An application for federal assistance was filed in March for an \$11.8 million Dental Clinical Sciences Building, to be the home of the state's first dental school. Preliminary plans for the first two student dormitories also are in the mill, Casey added.

Shifting his gaze to the south, he relighted the briar and nodded toward Northeast 8th Street nearby.

"You could almost say the Med Center is really two projects," he commented. "There's the Oklahoma Health Center land north o' 8th and the private land, residential and commercial, to the south. You take that south part, now; despite the money problems, it's beginnin' to shape up the way a neighborhood ought to look.

"The Collins Gardens Apartments there, for example — and a pretty sight they are — were built by Avery Chapel Church. That cleared land on either side of 'em — that'll be sold for commercial use. There's about 35 new houses in the area now, and more than 70 families have remodeled their homes. The tykes at Woodson School are gettin' a bigger playground.

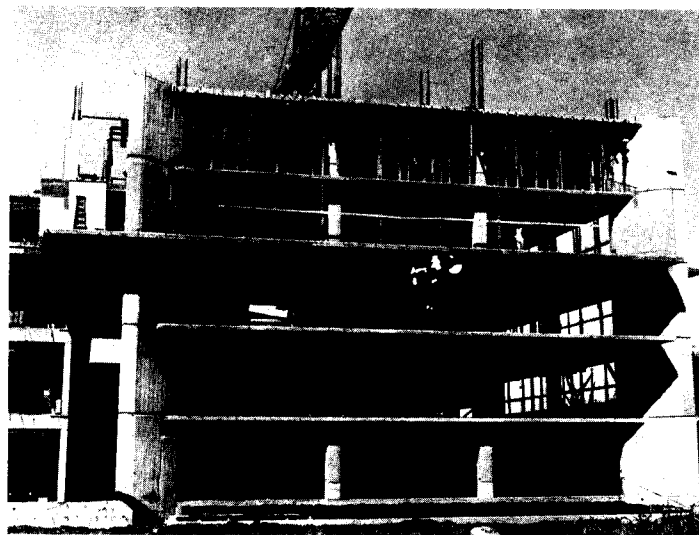
"Mind you, this is all in an area o' maybe 20 or 22 blocks, between 4th and 8th Streets.

"To be sure, there's much yet to be done. There's street work to come, and utilities and sidewalks and tree plantin' where needed. There's some old, abandoned houses still to come out and the land made ready for new homes.

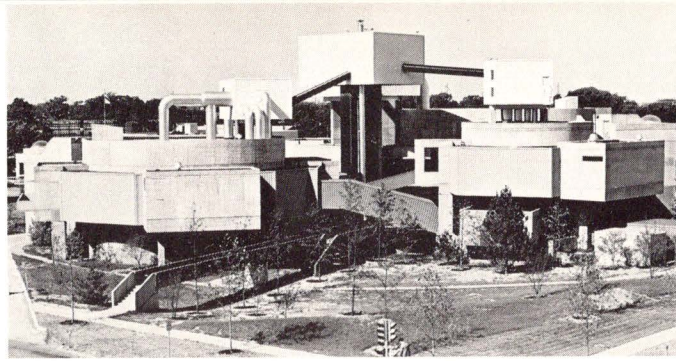
"But with a bit o' money once again with which to work, you'll be seein' most o' these jobs under way within the year."



Progressing rapidly is the new Oklahoma Department of Health building (below), which will look like the picture above when it is completed. (Rendering courtesy of Shaw and Shaw, Architects)



The Health Center's central heating and cooling plant as it will appear upon completion. (Rendering courtesy of Carnahan & Thompson, Engineers)



The ultra-functional Mummers Theatre, first building completed in Project 1-A, was landscaped this spring.

Project 1-A: "A 300% Return"

Perched precariously on one end of a street barricade, his hard hat tipped to the back of his head, Casey O'Cura watched construction and demolition progressing almost side by side in downtown Project 1-A.

But the new buildings, he noted with satisfaction, were bringing by far the greater change in the appearance of Oklahoma City's central business district.

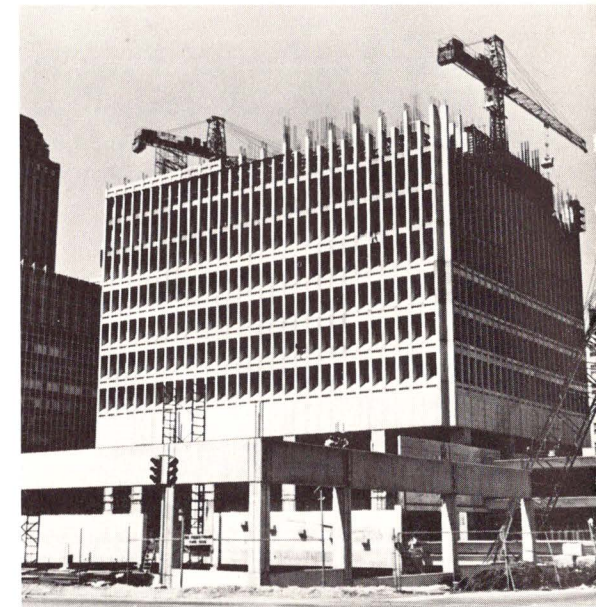
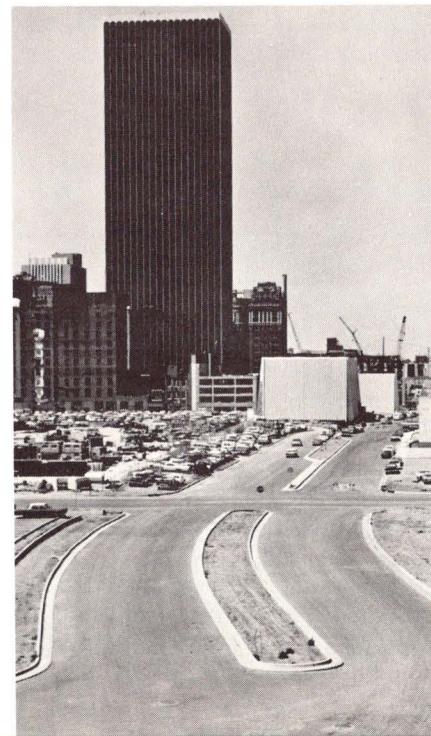
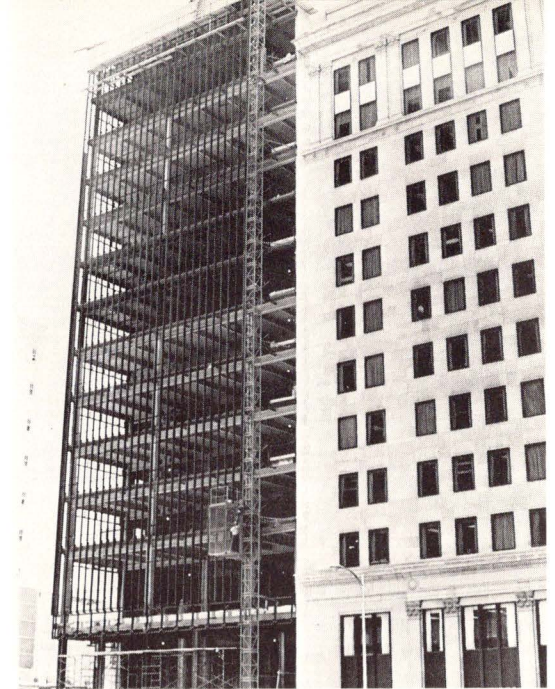
"'Twas just a year ago," he said, "that the \$7 million addition to Southwestern Bell's buildin' was the only new work completed in this area. Now look at it. Thermal System's new central heatin' and coolin' plant is servin' its first customers; Mummers Theatre has completed its openin' season, and the Liberty Motor Bank is operatin' 24 hours a day. There's close to nine million dollars in new construction, right there."

He glanced skyward at the imposing, 35-story, \$22½ million Liberty Bank Tower getting the finishing touches. A couple of blocks to the northwest the \$9½ million Fidelity National Bank had topped out at its full 14 stories.

A block east of that bank, the \$20 million Kerr-McGee Center was nearing the midpoint of its 30-story height, with completion scheduled next summer. On Park Avenue and on Broadway, the L-shaped, \$12 million First National Center also was changing the skyline as the last girders were swung into place on its 14th floor.

Easing his bulk from the groaning sawhorse, Casey strolled east on Park Avenue, skirting equipment and workmen building a cul-de-sac at the east end of Park. Ahead were the columns of a six-story parking garage that will extend from Robert S. Kerr Avenue to Main Street.

Major construction under way downtown includes the 14-story First National Bank addition (upper right), the 30-story Kerr-McGee Center (lower right) and the 35-story Liberty Bank Tower rising near the new six-lane Santa Fe Avenue.



At Kerr and Broadway another six-story parking building was nearing completion. Together with a recently opened, one-block lot south of the Myriad convention center, the \$7½ million structures, built by the Central Oklahoma Transportation and Parking Authority, will accommodate more than 2,600 vehicles.

Casey turned south toward Sheridan, watching cars traveling along nearly completed sections of the \$1½ million Santa Fe Avenue. He paused to inspect new paving being laid on Reno and Sheridan beside the Myriad. Then he turned his attention to the spectacular, four-square-block convention center itself.

"They're closin' her in," he noted, pointing to the 15,000-seat arena, "and the last roof tresses are goin' up for the west exhibit area. Sure, and they'll make it yet for that first convention in the fall o' '72."

To the west and the north of the Myriad, cranes and loaders were clearing the last two major sites not under development in Project 1-A: the 11½ acres set aside for the first part of the 30-acre Myriad Gardens and the block between Broadway and Robinson, north of Sheridan.

"In this block," he said of the latter site, "the plan calls for a major hotel and a generous amount o' retail space. As yet we've not signed a developer, 'though lots o' the right folks are prickin' up their ears. Until one of 'em's ready to sign, we'll be leavin' most o' the major buildin's that're still occupied. But the way the Myriad's comin', we oughtta be seein' at least a hotel risin' here before long."



Dr. Earl Sneed (left), chairman of the Central Oklahoma Transportation and Parking Authority, presents a check for the sites of downtown parking garages to OCURA Board Chairman Jim Lookabaugh.

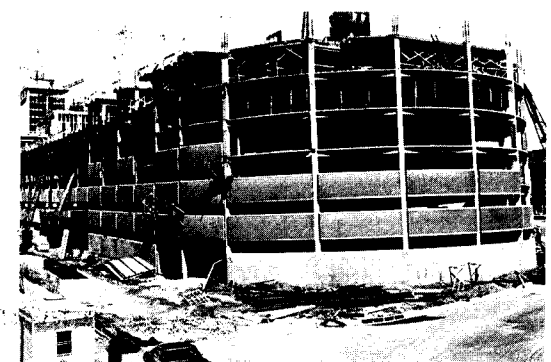
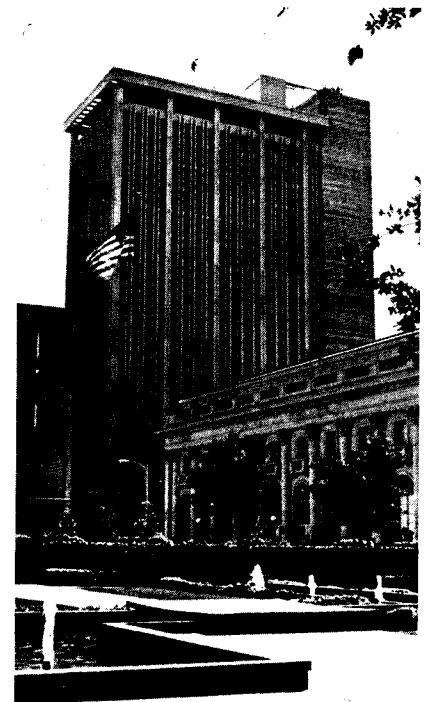


Beyond the pools of its Express Bank, the new 14-story Fidelity National Bank joins the Oklahoma City skyline.


The 15,000-seat Myriad Convention Center and its exhibit hall (lower left) move toward completion in 1972.

OCURA Commissioner R. A. (Dick) Hunter (lower center) points out a feature of The Myriad.

Parking Structure No. 1 (lower right). 885 spaces, takes shape on Robert S. Kerr Avenue at Broadway.





 The fast-developing City of Tomorrow is evident in this aerial photograph of downtown Oklahoma City. Visible are the \$23 million Myriad Convention Center (foreground), the 35-story Liberty Bank Tower (right), the newly completed Mummers Theater (extreme left), land cleared for the first section of the Myriad Gardens (left center), construction of the Fidelity National Bank, First National Bank addition, parking garages and other new developments.

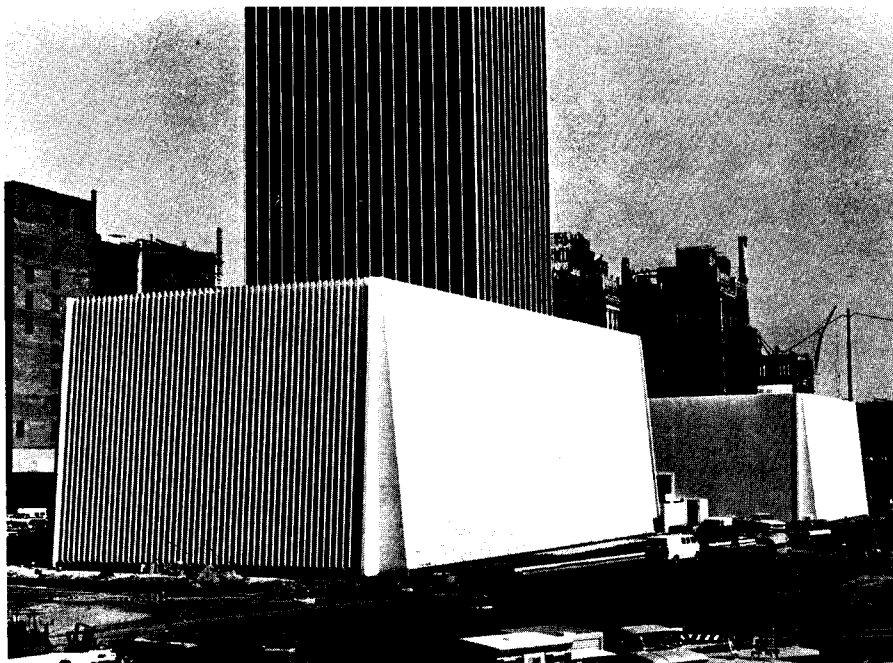




A cul-de-sac (far left) closing the east end of Park Avenue takes shape in front of the Skirvin Hotel.

Renewal Authority Commissioner W. M. Harrison (left) poses near some of the new downtown construction.

In operation is the new Thermal Systems central heating and air-conditioning plant (below) serving Project 1-A buildings.



Turning to the Myriad Gardens site, Casey watched dust clouds rise as the ancient buildings crumbled.

"Mr. (I. M.) Pei, who drew the general plan for the new downtown, called 'em the Oklahoma Tivoli Gardens," he said. "He figured that one day we'd have an attraction here rivalin' Copenhagen's Tivoli Gardens. And judgin' from some o' the development proposals the city's been studyin', I'd say we're goin' to have just that."

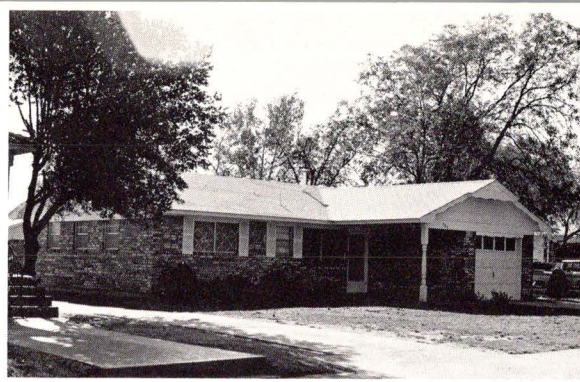
Visible a few blocks down the street, beyond the boundary of Project 1-A, were rows of decaying buildings that still must come out before Pei's plan for a City of Tomorrow can become reality.

"That's part o' what we're callin' Project 1-B," Casey said. "We've an application in to HUD for funds to do the detailed plannin' o' this project, as well as for more money — about \$11½ million — to complete 1-A.

"So far Uncle Sam's put about \$32½ million into this project and got better than a 300-per-cent return on his investment — over \$110 million in new construction goin' on, with more to come. On the other hand, what with HUD revisin' its policies and the government tightenin' up on the money, we weren't too hopeful o' gettin' additional funds very soon.

"But just today — the saints be praised! — we got word of approval o' \$3½ million o' that \$11½ million.

"So we figure that as long as we can show the kind o' progress we been showin', Uncle Sam is sure to remain interested in Oklahoma City."



This is one of many new homes completed or under construction in the JFK and Medical Center projects.



A row of recently rehabilitated homes on Northeast 18th Street awaits the resurfacing of the street.

JFK: "Something of Most Everything"

To tour the sprawling John F. Kennedy renewal project, Casey O'Cura squeezed behind the wheel of his miles-worn station wagon.

" 'Tis a huge project, this one," he drawled, "the biggest in area west o' the Mississippi. Almost too big, in some ways — 1,258 acres and containin' some 15,000 people. But if it's urban renewal in action you're wantin' to see, you'll find it here; it's got somethin' o' most everything."

He swung the car onto heavily commercial Northeast 23rd Street and slowed in dense traffic.

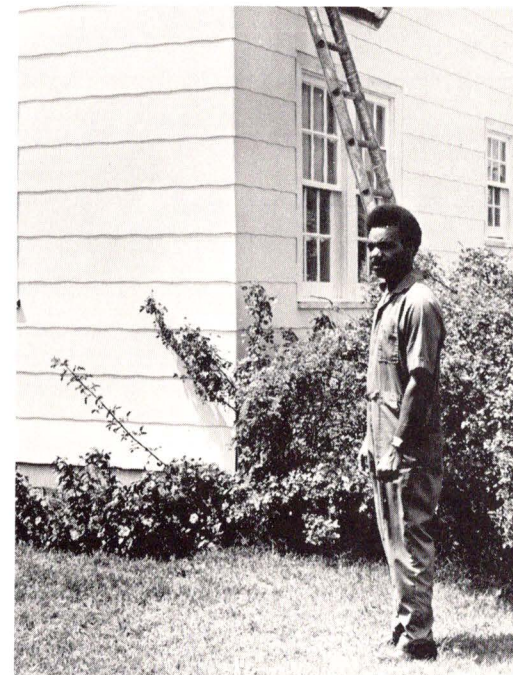
"Now you take this street," he said. "One day it will be widened, but for now the best we can do is to add parkin' space for the businesses and take as many cars as possible off the street. So we're buyin' property behind the stores for off-street parkin' areas.

"Some o' these merchants," he added, "have been relocated here from other parts o' the renewal project, with the help o' OCU's Business Research Center. 'Tis a fine service they provide, as virtually every businessman they've worked with will tell you."

Casey swung south along Prospect, slowing as he passed an open, tree-shaded area of more than two city blocks.

" 'Tis intended as the site of a new elementary school," he said, "but until the School Board gets its integration plans worked out to the court's satisfaction, they'll not be buildin'. So the city's takin' it over to develop as a neighborhood park until such time as the school can be built."

He cruised slowly along rough but pleasant tree-lined streets, bordered by neat homes and well-kept lawns. Only an occasional run-down house or empty space where one had stood marred the



Home owner Lloyd Brunson inspects the improvements nearing completion on his home at 1527 NE 20th Street, one of nearly 900 so far rehabilitated in JFK.





Painter Rufus Jones prepares to resume work on a house he is helping remodel at 2300 Hardin Drive.



symmetry of the neighborhood. And nearly every one of the vacant lots bore a sign announcing that a new home soon would be built on the site.

"The average person would not be picturin' this as an urban renewal project," he said, "but to me it represents one o' renewal's most valuable services. This north part o' JFK was just startin' t' go downhill. The houses wanted some fixin' here and there, and a few needed to come out to protect the value o' the property next door. The streets were goin' bad, and the sewer lines were overloaded.

"But most of the property owners were hard put to borrow money at 8 or 9 per cent interest for home improvements, and the city was lackin' funds for public works. So along comes urban renewal, with its low-interest loans and its budget for upgradin' public utilities. And it's savin' the neighborhood from comin' even close to turnin' into a slum."

He pointed to an entire block of recently remodeled homes, their fresh paint gleaming in the sun.

"Over 900 of 'em been rehabilitated, so far," he said, "but still somethin' like 2,000 to go. Ah, 'tis a big project, for sure!"

As the station wagon made its way southward, the character of the neighborhood gradually changed. More and more cleared lots or piles of rubble from recently demolished buildings came into view. Trucks filled with debris roared away from a block where huge loaders were attacking a row of boarded-up houses.

But at the end of the row other workmen were building a new brick home. And across the street, between two houses obviously marked for demolition, carpenters nailed siding to a newly remodeled dwelling.

Casey gestured out the window toward an imposing, 11-story structure nearing completion at Northeast 12th and Lottie.

"The Housin' Authority's buildin' 200 apartments for the elderly there," he said with a broad grin, "and it's bound to be a fine place for it's got a fine name: Marie Maguire Plaza."

He pointed out the site for the Oklahoma Health Center's student dormitories across Lottie to the west, then headed back east through the project area to Eastern Avenue. Along the way he passed other houses being cleared away for expansion and consolidation of the playgrounds at Truman Elementary and John F. Kennedy Junior High schools.

"Like the Med Center project," he said, "much o' the public works are still to be done. The streets'll be repaired and realigned as necessary, with many of 'em bein' closed or turned into pedestrian walkways to limit the auto traffic through the residential areas. Water and sewer lines'll be rebuilt, trees planted and sidewalks repaired."

At Northeast 8th and Eastern, Casey nodded toward the southwest corner.

"We're askin' approval of a plan change that'll create a neighborhood shoppin' center in a couple o' square blocks there," he said. "It'll serve the residential development that'll be in this area over here."

As he spoke he turned west on Northeast 6th Street. Ahead lay block after block of open land, cleared of all but a few buildings but still studded with trees.

"The Housin' Authority's plannin' a regular subdivision here," he said. "It'll have some duplexes on the east near Eastern and on the west near Lottie, but most o' the rest will be single-family homes. There'll be a large park, with a pedestrian greenway leadin' up to the shoppin' center. The Dunbar School playgrounds'll be expanded to form another park. Sure, it oughtta be a real nice area when it's completed."

"Fourth Street'll be the boundary o' the residential property," he added as he swung onto that thoroughfare, "and south o' Fourth, down to the 'Katy' tracks, will be a light industrial section, screened with shrubbery from property across the street."

"So that's the JFK project," he concluded, "lots doin' and lots more to come."

"Now let's go back to the office, pour a cup o' coffee, and I'll tell you a bit more o' the operation and what's yet to come."

Marie Maguire Plaza, 200 apartments for the elderly of low income, nears completion in the JFK project.



CONSOLIDATED BALANCE SHEET*

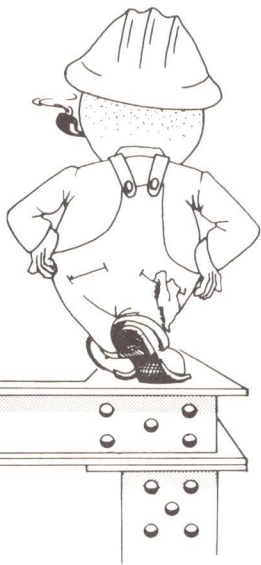
AS OF JUNE 30, 1971

ASSETS	Okla. R-20 University Medical Center	Okla. R-30 Central Business District 1-A	Okla. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
<i>Current Assets:</i>				
Cash on Hand	\$ 135,842.34	\$ 352,122.81	\$ 4,992,082.49	\$ 1,774.01
Accounts Receivable:				
Revolving Fund-Joint Activities	\$ 5,000.00	\$ 75,000.00	\$ 70,000.00	
Relocation Grants	163,697.42	108,405.18	142,789.62	
Rehabilitation Grants	3,493.64	—	.68	
Tenants	638.37	1,762.49	7,926.99	
Other	—	16,233.20	—	
Total Accounts Receivable	\$ 172,829.43	\$ 201,400.87	\$ 220,717.29	
Total Current Assets	\$ 308,671.77	\$ 553,523.68	\$ 5,212,799.78	\$ 1,774.01
<i>Investments Held:</i>				
U. S. Treasury Bills (At Cost)	\$ 989,574.50	\$ 1,483,346.16	—	\$14,859.60
<i>Project Costs to Date:</i>				
Total Item 1 Project Costs	\$ 9,063,851.41	\$31,843,309.82	\$12,961,524.53	
LESS: Sales Price of Land Sold	156,849.15	4,636,978.15	97,561.30	
Net Item 1 Project Costs	\$ 8,907,002.26	\$27,206,331.67	\$12,863,963.23	
Total Item 2 Project Costs	—	133,026.77	125,416.61	
Total Project Costs to Date	\$ 8,907,002.26	\$27,339,358.44	\$12,989,379.84	
<i>Relocation Payments</i>	\$ 587,785.42	\$ 1,607,984.18	\$ 2,201,600.42	
<i>Rehabilitation Grant Payments</i>	\$ 56,985.65	—	\$ 1,367,588.98	
TOTAL ASSETS	\$10,850,019.60	\$30,984,212.46	\$21,771,369.02	\$16,633.61

Note:

*The above Consolidated Balance Sheet is recorded and reported on the Cash Basis.

LIABILITIES & CAPITAL	Okla. R-20 University Medical Center	Okla. R-30 Central Business District 1-A	Okla. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
<i>Current Liabilities:</i>				
Accounts Payable	\$ 55,605.17	\$ 41,393.22	\$ 55,026.53	
Trust & Deposit Liabilities	401.34	10,307.54	2,756.15	
Total Current Liabilities	<u>\$ 56,006.51</u>	<u>\$ 51,700.76</u>	<u>\$ 57,782.68</u>	
<i>Accrued Interest Payable:</i>				
To Others	\$ 180,125.34	\$ 528,825.05	\$ 257,019.49	
<i>Advances & Loans Payable:</i>				
To Others	\$ 4,008,000.00	\$11,767,000.00	\$ 5,719,000.00	
Uncommitted Fund Balance				\$16,633.61
<i>Capital:</i>				
Cash Local Grants-in-Aid	\$ 510,373.69	\$ 433,258.70	\$ 141,682.94	
Noncash Local Grants-in-Aid	—	133,026.77	125,416.61	
Total Local Grants-in-Aid	<u>\$ 510,373.69</u>	<u>\$ 566,285.47</u>	<u>\$ 267,099.55</u>	
Project Capital Grant	\$ 5,450,744.00	\$16,462,417.00	\$11,954,554.00	
Relocation Grant	\$ 587,785.42	\$ 1,607,984.18	\$ 2,201,172.62	
Rehabilitation Grant	\$ 56,984.64	—	\$ 1,314,740.68	
Total Capital	<u>\$ 6,605,887.75</u>	<u>\$18,636,686.65</u>	<u>\$15,737,566.85</u>	
TOTAL LIABILITIES & CAPITAL	<u><u>\$10,850,019.60</u></u>	<u><u>\$30,984,212.46</u></u>	<u><u>\$21,771,369.02</u></u>	<u><u>\$16,633.61</u></u>



Meanwhile, Back at the Office...

Casey O'Cura tossed his hard hat on a stack of maps atop a filing cabinet, poured a cup of coffee from a nearby percolator and settled back in a creaking desk chair.

"Sure, and most folks never realize what a vast and complex thing is urban renewal," he said. "They see the old buildin's comin' down and the new ones goin' up, the streets bein' dug up for sewer lines and the houses bein' remodeled.

"But there's a lot the average person never sees: the community relations counselors goin' door to door, nights and Sunday included, to tell folks what'll be happenin' in their neighborhood and to try to learn their problems and how to help 'em. There's the relocation staff workin' with families and businesses that are bein' relocated, findin' 'em other places and helpin' 'em to move.

"There's the engineerin' necessary for repavin' miles n' miles of streets and for replacin' water and sewer lines that've been in the ground for maybe 50 years. Think o' the appraisals, the negotiations, the legal work and the financial transactions involved in buyin' 500 pieces o' real estate, worth four or five million dollars, every year.

"We use a lot o' methods — news stories, brochures, color slides, speeches, bus tours — to try to keep the public informed o' what we're doin'. Next year there'll be 3,000 sixth graders goin' on bus tours o' the projects, while another 3,000 will take walkin' tours o' downtown.

"And the plannin's never over. No matter how good a plan you have, it's got to allow for changin' times and conditions. There's

almost never a time when we don't have at least one amendatory application for each project pendin' with HUD, proposin' plan changes and generally seekin' more money."

He pointed to a map on the wall. It showed a large, shaded area linking downtown Project 1-A with the Medical Center project to the east and extending from Northeast 13th Street to the Rock Island Railroad near Southwest 7th Street. It encompassed the Harrison and Walnut Street areas and the central business district south of Interstate 40.

"That's the area where we're proposin' expansion o' the General Neighborhood Renewal Plan," he explained. "The GNRP is planners' talk meanin' a general, preliminary plan for a large neighborhood. If it's approved we can make some general studies leading toward new urban renewal projects where they're needed."

Casey settled back, tamped fresh tobacco into his stubby pipe and lighted it.

"We're hearin' much these days about ecology and the savin' and restorin' o' the environment," he said. "Well, urban renewal was one o' ecology's first movements, begorra! We can no more use up and abandon our cities than we can pollute our water and land and air, then move on to where it's still fresh and pure.

"We're runnin' out o' natural resources, and we're runnin' out o' urban resources. In both cases, we not only have to conserve what remains, we must restore what we've lost.

"And that in a nutshell is the story o' urban renewal."



To the Citizens of Oklahoma City:

The Oklahoma City Urban Renewal Authority marks its tenth anniversary this year. The first half of that decade was devoted to obtaining operating funds, building a staff and planning the first projects, so activities in the field actually have all taken place since 1966.

But even for a full ten-year period the accomplishments would be eyeopening. To anyone traveling through the central business district, the improvements are immediately evident. More than \$110 million in new construction is completed or under way; several major developments, amounting to millions of dollars more, are yet to come in Project 1-A alone. And 1-A is only the first stage of the redevelopment of the entire downtown area.

Progress in the two east-side areas, the University Medical Center and John F. Keennedy projects, until now has been less obvious. Redevelopment in Project 1-A is confined to a 138-acre area and, in fact, has been concentrated in about a dozen city blocks. The Medical Center and JFK projects together cover more than 1,500 acres, or well over two square miles.

And yet it is in these areas that new development should hit its full stride in the coming year, eventually having as great an impact on the lives and fortunes of Oklahoma City residents as the new downtown. The Medical Center project, in particular, is "where the action is."

Construction of the 200-acre Oklahoma Health Center, covering major parts of both projects, already is well under way. Buildings costing upwards of \$25 million are completed or under construction. Within the next year this figure will swell to somewhere between \$60 million and \$89 million, depending primarily upon the speed of release of federal matching funds.

Ultimately the Center, costing from \$185 to \$200 million, will be one of the largest and finest medical treatment, teaching and research facilities in the nation.

The benefits of this complex, in addition to the obvious one of improved medical care for all Oklahomans, will be widespread in Oklahoma City. Upwards of 5,000 new jobs will be created, including many for semi-skilled labor. A cadre of professional men and women will be attracted to the city, and additional money will flow into the community for patients coming here for treatment.

Meanwhile urban renewal activities on the east side include far more than making land available for the Health Center. As the huge public buildings begin to rise, the neighborhoods in the adjacent Medical Center and JFK renewal projects are changing from deteriorating areas to attractive, desirable places in which to live.

Largely through low-cost loans and urban renewal counseling, almost 1,000 property owners have spent or are spending nearly \$5 million in the rehabilitation of their homes. About 70 new houses are completed or going up in the area, and builders are asking for more lots as fast as they can be delivered.

The coming year will see OCURA carrying out extensive improvements to streets, water and sewer lines, sidewalks and other public facilities. The Oklahoma City Housing Authority, already building high-rise apartments for the elderly on Lottie Avenue, plans to begin construction of numerous single-family homes and duplexes. Parks, tot lots and expanded school playgrounds will begin to take shape.

So for dramatic developments during the next year, look to the city's near-northeast side. As Casey O'Cura says, "'Tis a sleepin' giant!"

Sincerely,

James B. White
Executive Director

Oklahoma City Urban Renewal Authority
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