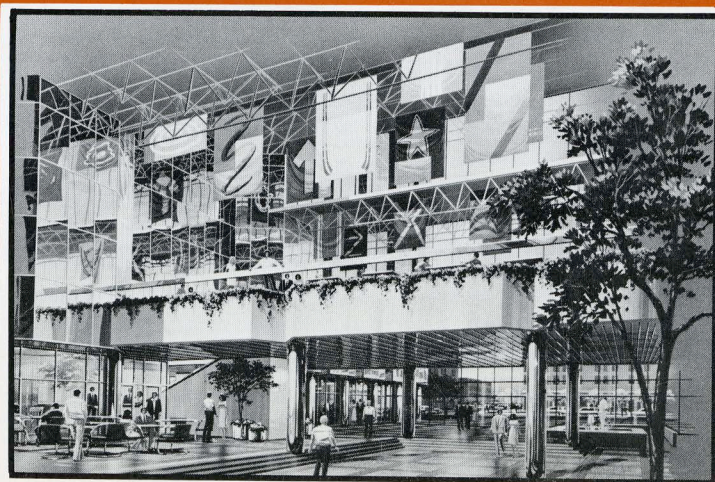


# Oklahoma City Urban Renewal Authority 21st Annual Report

For the Year Ending June 30, 1982





JAMES E. STEWART, CHAIRMAN  
D. A. LYON, VICE CHAIRMAN  
STANTON L. YOUNG, SECRETARY  
L. DEAN HOYE, COMMISSIONER  
DR. K. E. SMITH, COMMISSIONER



OKLAHOMA CITY

*Urban Renewal Authority*

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

HORACE HUSKERSON  
EXECUTIVE DIRECTOR

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

Dear Mayor Latting:

It is my pleasure, on behalf of the Board of Commissioners, to present you with this twenty-first Annual Report of the Oklahoma City Urban Renewal Authority.

As the Authority "comes of age" we can look back on many significant accomplishments, most of which are summed up in the figure of one billion dollars in redevelopment completed or planned as the result of urban renewal efforts. But we look forward with even greater enthusiasm to events leading to Oklahoma City's Centennial in 1989.

We anticipate full completion of the Galleria, along with Leadership Square, Sycamore Square and other downtown developments. With the acceptance of the American City Plan for the Harrison-Walnut neighborhood, it is our desire to be moving forward soon with additional activities in support of the Mitigation Plan for this area.

None of this progress would have been possible without the support and assistance of the Mayor and City Council. We are grateful for your cooperation and will do everything possible to merit your continued confidence in OCURA.

Sincerely,

James E. Stewart  
*Chairman*

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**COVER PHOTOS:** Front cover—Leadership Square, as it will appear from the northeast, with Robinson Avenue in the foreground, and details of the four-story glass atrium. Back cover—work under way on Leadership Square and Downtown, 1982, as viewed from the south.

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# Twenty-First Annual Report



NOTING RESULTS of some of their work are members of the OCURA Board of Commissioners, watching construction at the Leadership Square site. From left are Stanton L. Young, secretary; D. A. Lyon, vice chairman; James E. Stewart, chairman; L. Dean Hoyer and Dr. K. E. Smith.



E.M. "Jim" Lookabaugh

## *In Memoriam*

The State of Oklahoma, its capital city and the Oklahoma City Urban Renewal Authority shared a painful loss in May 1982 with the death of E.M. "Jim" Lookabaugh, Chairman of the OCURA Board of Commissioners since July 7, 1970.

A member of the Board for almost 17 years, Jim Lookabaugh could claim a sizeable share of the credit for all of urban renewal's accomplishments.

From the beginning of the University Medical Center project in

1966, which led to today's multi-million-dollar Oklahoma Health Center, to the redevelopment of the John F. Kennedy area and the half-billion-dollar renovation of downtown, he provided the dedication, thoughtful judgment and firm but ever-compassionate leadership which marked his many civic endeavors.

In grateful recognition of his guidance, wisdom and friendship, OCURA's twenty-first Annual Report is dedicated to the memory of Jim Lookabaugh.



# 1982 Sees Beginning Of Leadership Square

**T**he start of construction of Leadership Square, a major office complex, was the highlight of downtown redevelopment activities during the past year.

Work on the \$86 million project began late in June, even as the last of the old buildings on the site fell to the demolition contractor's low-yield explosives. By July the pouring of concrete piers and walls for the two-level parking garage beneath the complex was well under way.

The two glass-walled, stair-stepped buildings will rise between Robinson and Harvey avenues, one fronting on Park Avenue and the other on Robert S. Kerr Avenue. They will be joined across Couch Drive by a four-story, all-glass atrium. Late in July the developer announced that the former Local Federal Savings Building at Park and Robinson probably will be replaced by a tree-studded plaza, and the north building will be expanded to give the complex a total of 780,000 square feet. Construction is expected to take 20 months.

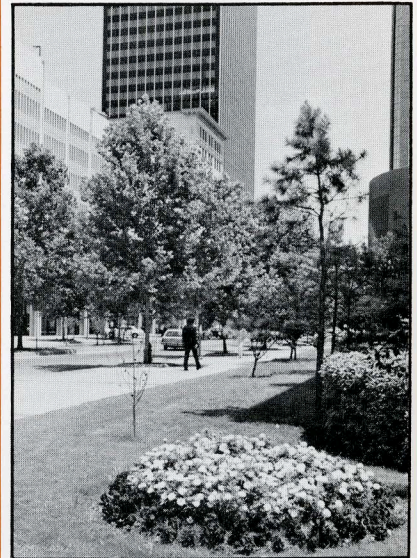
The complex will be connected across Park Avenue to the south, via an overhead pedestrian walkway, with the 31-story First Oklahoma Tower, which also was completed during the year. To the north, an underground passage beneath Kerr Avenue will link Leadership Square with another section of the Metro Conncourse. (The all-weather pedestrian system has been named for one of its originators, banker Jack Conn.)

Work on Leadership Square was not the only construction under way by the summer of '82. Less than three blocks to the west, the first condominiums of Sycamore Square were nearing completion. The 118 apartments comprise the initial phase of a six-block development which will bring the first new

residential units to downtown in about 30 years.

A concentrated sales campaign on the luxury-type units is planned this fall by the developer, Sycamore Square, Ltd. The initial phase of the complex, two 59-unit clusters of elaborately landscaped, three-story dwellings, is bounded by Kerr, Northwest 4th Street, Lee and Dewey avenues. Later phases — east to Walker and west to Shartel — may include recreational facilities and possibly an office building and parking garage, in addition to more "condos."

**S**ycamore Square also is to be connected to the Conncourse. The first link will be constructed this



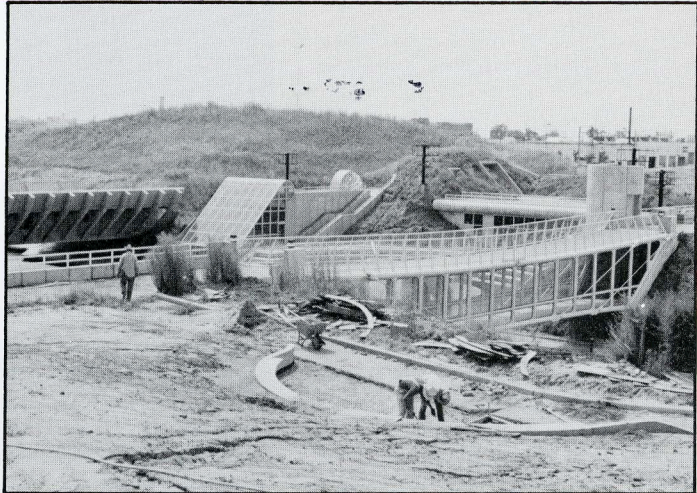
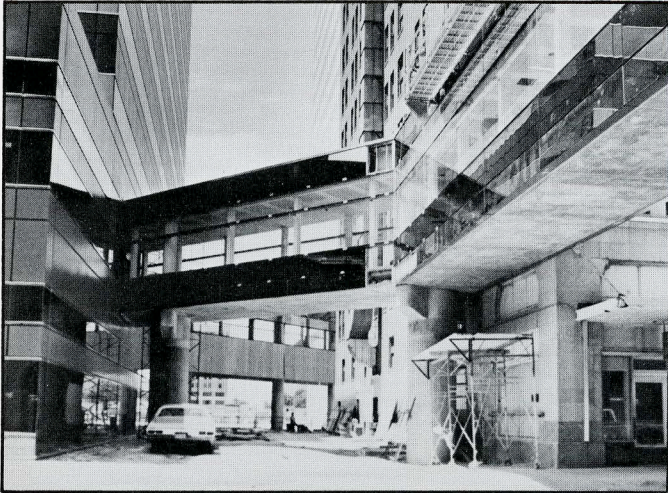
**DOWNTOWN BEAUTY** is increasing almost daily with the landscaping of streets and private property and the growth of trees, shrubbery and flowers planted in early phases of the renewal program.



**NEARING COMPLETION** is the first phase of Sycamore Square, 118 luxury condominiums immediately north of the Civic Center Music Hall (upper right). Later stages will fill in the areas on both sides of the apartments.



PLACES FOR PEOPLE are increasingly in evidence downtown, as a skyway addition to the Metro Conncourse (upper left) nears completion across Robinson from the First National Building to the American First Tower (left) and then on to the First Oklahoma Tower (background). Workmen install a pedestrian rest area (upper right) as part of the landscaping of the Myriad Gardens, while a new underground connection to the Conncourse (below) links the Gardens with the Galleria.



**Landscaping, lowering of berms open up Myriad Gardens for more intensive use.**

year, as part of an Urban Renewal Authority contract for improvements to Hudson Avenue. The tunnel will extend west under Hudson from the Metro Parking Garage at Hudson and Kerr.

The same contract will include a tunnel beneath South Hudson near California Avenue, another area of concentrated activity this summer. The east end of the underground passage will connect with the Myriad Gardens, where a million-dollar landscaping project got underway when heavy spring rains ended this year. On the west, the tunnel will provide access to the Oklahoma Theater Center and to the former Central Fire Station, which is expected to be taken over and remodeled by the Arts Council of Oklahoma City.

During the past year the tall berms in the western portion of the Gardens were lowered to permit the landscaping and clear larger areas for recreational activities. The change will provide a more open atmosphere for the Gardens and will include a second entrance from the west on Hudson Avenue. The same type of treatment — lowering of the berms to open up the Gardens — is scheduled later for the east side of the park.

This project, however, will be delayed pending construction of the Gardens' main focal point, the Botanical Gardens. Work on the seven-stories-tall, 275-foot-long cylinder spanning the lake is expected to begin this fall. About \$5 million of the \$8.5 million cost of the botanical "tube" has been raised through private subscription, and the remainder is scheduled to come from federal revenue-sharing funds.

The Myriad Gardens Authority recently enlisted the services of Paul Strasbaugh, executive director of the city's 1989 Centennial Celebration, to direct planning and development of the four-block Myriad Gardens. Long-range plans for the park, in addition to the Botanical Gardens and facilities already in place, include a new Arts Council headquarters, museums, shops, restaurants, a central library and other improvements.

**W**hen the Gardens finally are opened, one of the main entries will be through a pedestrian tunnel completed by OCURA this year beneath Sheridan Avenue from the Galleria complex. Carpeted and brightly decorated, the concourse offers a view of the Gardens through a water



curtain covering a large window at the south end of the tunnel. To the north, it will provide a link with the rest of the Metro Conncourse through the Galleria.

From the east side of the Galleria, another extension of the Conncourse was nearing completion this summer. An overhead skyway connects the Galleria's first two office buildings — the First Oklahoma Tower and the American First Tower — then extends across Robinson Avenue to the First National Bank.

**T**hroughout the rest of downtown, construction also was much in evidence. Hudson Avenue was rebuilt and widened between Park and Sheridan avenues, and plans are nearing completion to extend this project both to the north and to the south. Sheridan also was rebuilt from Robinson to Walker, and in July work began under a joint City-OCURA contract to resurface and improve Reno Avenue from Western Avenue to E.K. Gaylord Boulevard.

At Walker and Sheridan — behind the newly renovated 500 Main Plaza — the Central Oklahoma Transportation and Parking Authority is building an eight-story, 1,100-car garage to help relieve downtown's parking problems. COTPA also is preparing to construct a \$400,000 semi-permanent bus transfer station south of the Myriad convention center between Broadway and Gaylord.

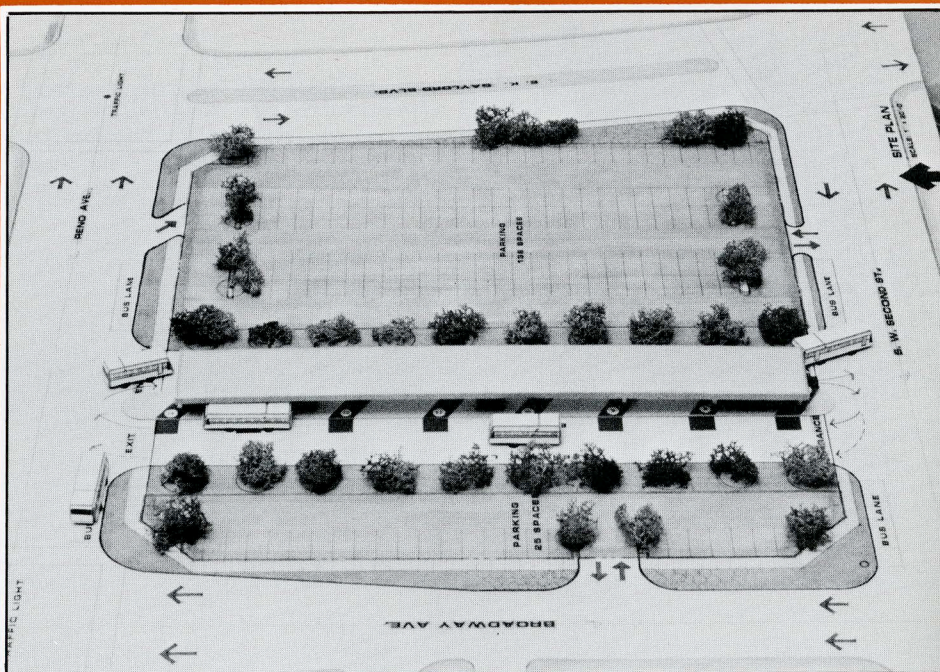
Meanwhile the renovation of older buildings continued

throughout the central business district, despite a softening of the office market due mainly to a spring slowdown in oil and gas activities.

The \$3.1 million renovation of the former Quality Inn was completed, and the refurbished structure opened its doors as the Downtown Holiday Inn. The Harbour-Longmire Building, renamed Main Place, and the old Montgomery Ward Building, remodeled and now known as 500 Main Plaza, are accepting tenants. Numerous other buildings are being remodeled, expanded or, at the least, completely redecorated.

Another recent renovation resulted in the construction of Skirvin Place, a collection of restaurants and shops, on the Conncourse in the basement of the Skirvin Plaza Hotel. The hotel itself continued a refurbishing program that has seen the historic structure restored to its original grandeur. Another hotel, the Sheraton Century, has announced plans for a \$3 million renovation program to be completed by early in 1983.

Several major downtown developments are in the planning stage, although their timing is

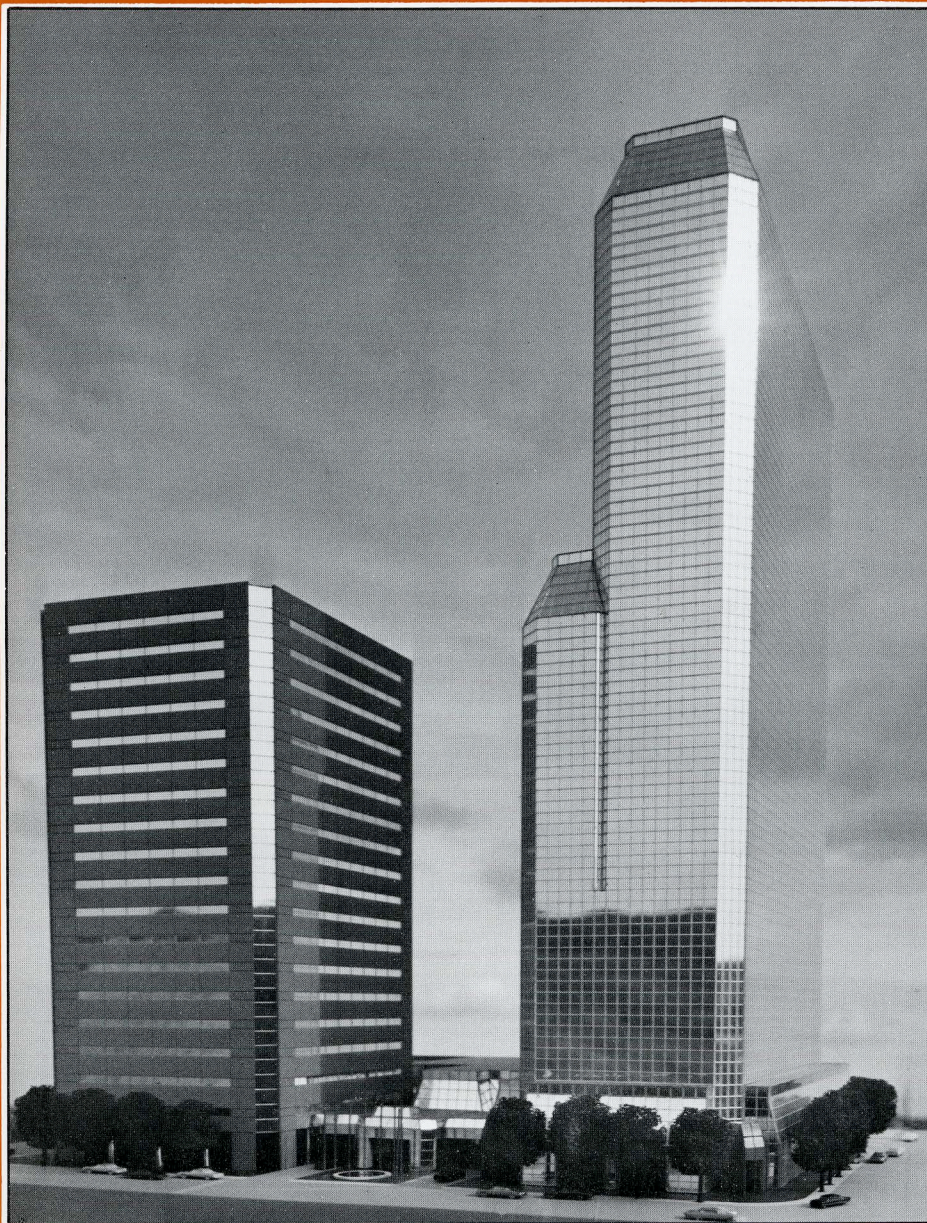


**BUS CONNECTIONS** to all of Oklahoma City will be possible at the new terminal and transfer point to be constructed on Reno Avenue immediately south of the Myriad convention center.



**LATEST ADDITION** to the downtown retail scene is Skirvin Place, a collection of shops and restaurants on the Metro Conncourse at the lower level of the Skirvin Plaza Hotel.





TOMORROW AND TODAY are represented in these photos of the 31-story Mid-America Plaza hotel and office tower planned immediately south of the Mid-America Building (at left) and of the lobby of the newly refurbished 500 Main Plaza (below), formerly the Montgomery Ward Building.

awaiting an upturn in economic conditions.

Owners of the Continental Federal Building at Broadway and Park Avenue have "put on hold" plans to double the size of the building, from 14 to 28 stories. Another developer, DPI, has announced plans for a 21-story Oklahoma Commerce Tower at Harvey and Robert S. Kerr avenues, with construction expected to begin in the next few months.

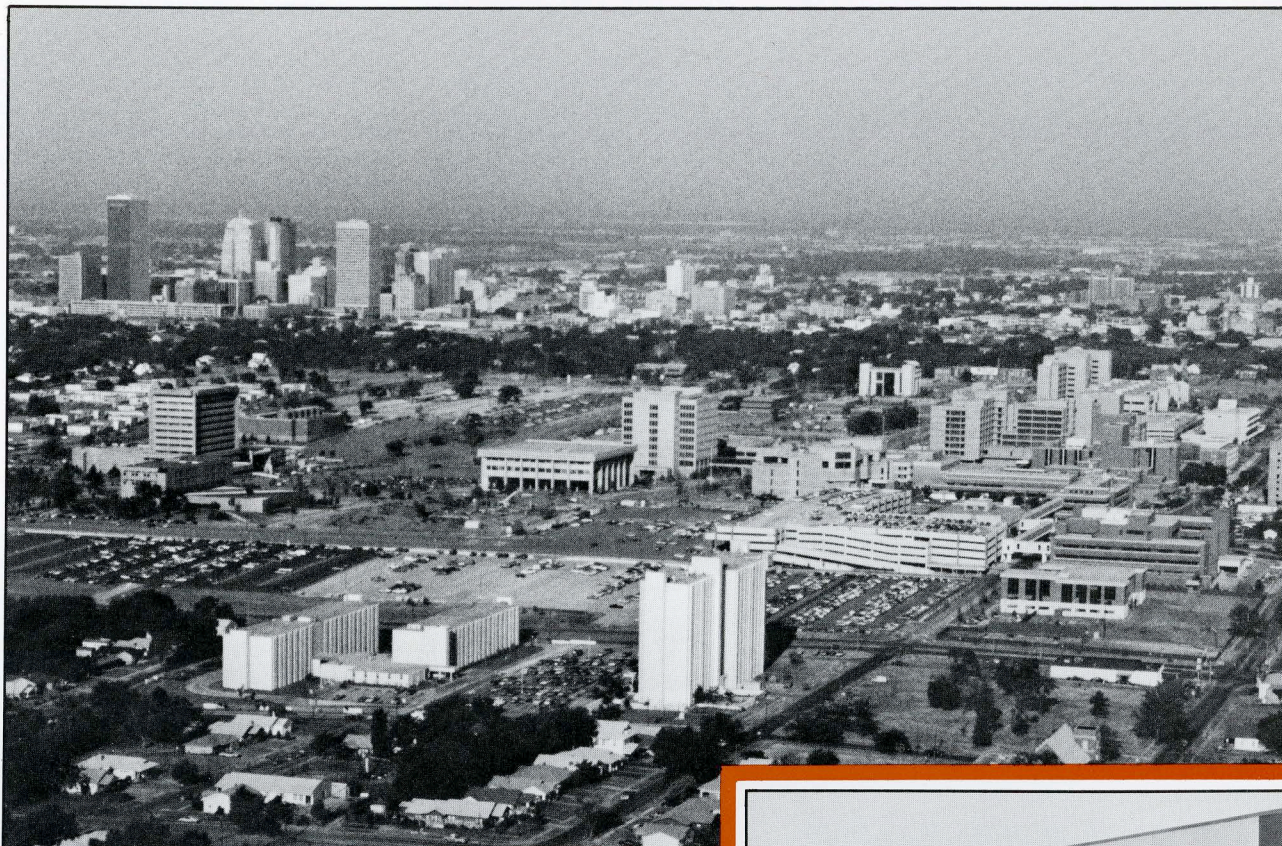
The Urban Renewal Authority this summer won a years-long condemnation suit over the former Melton Building near Main Street and Broadway, clearing the way for yet another major project: Construction of the Mid-America Hotel at Broadway and Sheridan and an adjacent parking facility. The Mid-America developer, Vincent Carrozza, was asked by the OCURA Board of Commissioners to set a timetable for construction of the hotel immediately south of the Mid-America Tower.

The Board also was negotiating with Carrozza, as general partner of Downtown Galleria, Ltd., on extension of the time for development of retail uses in the Galleria. With the start of their construction, COTPA will expand the parking structure in the southwest corner of the Galleria.

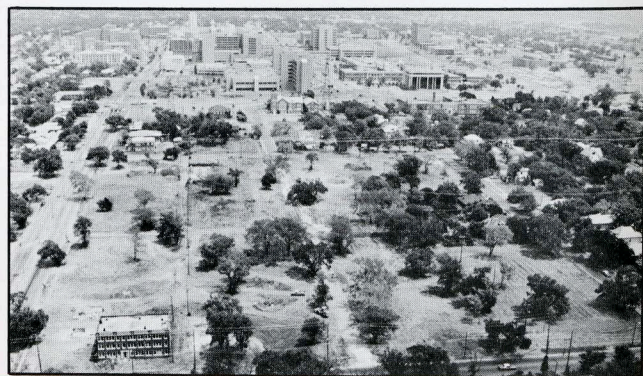
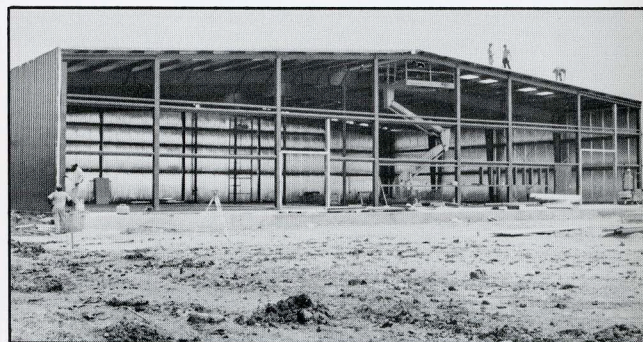
A major downtown building site still awaiting development is the former Centre Theater property north of City Hall on the west side of Hudson. Several prospective developers, including the Oklahoma County Commissioners as well as private builders, have expressed interest in developing this area.







SIGNS OF DEVELOPMENT are evident throughout the renewal areas of the city's near-northeast side. Clockwise from top are: The 200-acre Oklahoma Health Center, where more than \$50 million in construction was under way this year; the Lionel P. Byrd Building, opened in the spring in the JFK Industrial Park by Oklahoma City Northeast, Inc., and intended for light manufacturing and job training; the Todd Uniform Company plant, under construction in the same industrial area; a four-square block area cleared by OCURA west of the Health Center as a site for the Chaparral Townhouses; and the new College of Pharmacy Building being built in the Health Center.





# Development Interest Increasing In Near-Eastside Neighborhoods

As downtown nears the peak of its redevelopment, attention increasingly is shifting to the areas east of the central business district: the Harrison-Walnut, Oklahoma Health Center and John F. Kennedy neighborhoods and the Lincoln-Byers project.

A contract for construction of the first phase of the Central Expressway, which will bisect the Harrison-Walnut area, is to be let by the Oklahoma Department of Transportation in January 1983. Under an agreement with the federal government which permitted design work on the interstate highway to proceed, the city must carry out a plan designed to mitigate the effects of the expressway on the Harrison-Walnut neighborhood.

The first step in the mitigation efforts was preparation of a redevelopment plan for the area. This plan, drawn by the American City Corporation, was awaiting approval this summer by the City and the Urban Renewal Authority.

Even before completion of the plan, however, OCURA was involved in three new developments in the Harrison-Walnut and adjacent Medical Center areas. The Oklahoma Blood Institute headquarters is under construction on the west side of Lincoln Boulevard between Northeast 9th and 10th streets, on land acquired in part from the renewal authority. Consisting of a two-story, 50,000-square-foot building, the facility ultimately is expected to cost \$6 million.

A couple of blocks to the north, between Northeast 11th and 13th streets, the renewal agency by mid-summer was completing the clearing of a four-block area for the 136-unit Chaparral Townhouses. Construc-

tion is expected to begin in the fall.

And in July, the OCURA Board of Commissioners approved plans for the first building of an office park to be constructed by Pan Oklahoma Communications, Inc., between Northeast 6th and 8th streets on the east side of Lincoln. A hotel near 8th and Lincoln, recommended in the American City plan, may become part of the complex at a later date.

East of these developments, in the burgeoning, 200-acre Oklahoma Health Center, more than \$50 million in construction was under way during the past year. This amount was for new facilities, or expansion of older ones, only in the area south of Northeast 13th Street, the location of the University Medical Center urban renewal project. Another \$34 million in expansion of the VA Hospital was nearing completion on the north side of 13th.

Renovation and enlargement of Oklahoma Memorial (formerly University) Hospital is to be completed in the fall, nearly doubling the number of patient beds and adding administrative office space. In the hospital's west addition, new clinics were operating this summer, with construction 98 per cent complete.

Doctors also were moving into new offices in the Physicians and Education Building, south of the hospital across Stanton L. Young Boulevard, which also is near completion.

On the west edge of the Health Center campus, Presbyterian Hospital is well along with a \$9.5 million expansion program, and near the east side of the complex the \$7.5 million College of Pharmacy is

under construction. A \$6.5 million parking garage for the Oklahoma Health Department building is expected to be finished by spring, and a \$4 million addition to the Oklahoma City Clinic is under way. The College of Health is undergoing a \$2.1 million renovation. The third helipad in the Health Center complex was opened this year to provide quick emergency access by helicopter to any part of the center.

The growth of the Oklahoma Health Center, which currently employs an estimated 9,000 persons, is one of the reasons for increasing interest in the John F. Kennedy residential area east of the medical facilities. Another spur is the continued development of the JFK Industrial Park, south of Northeast 4th Street between Lottie and Eastern avenues.

Oklahoma City Northeast, Inc., co-developer of the park with the Urban Renewal Authority, this year completed its second building on the site, a half-block west of the new Crown Paint Company structure. The building will be used for training programs, warehouse space and other purposes.

Under construction south of Crown Paint is a Todd Uniform Company plant, which is expected to employ 15 to 20 persons when it is completed. Todd, which has plants in 29 cities, plans to expand its operations at the site later and eventually to employ 40 or 50 workers.

Oklahoma City Northeast was negotiating this summer for construction of an office building and other facilities in the area east of the James E. Stewart Industrial Center, named after the chairman of the

*Continued on Page 14*



# INCOME & EXPENDITURES

FOR FISCAL YEAR ENDING JUNE 30, 1982

	OKLAHOMA R-20 UNIVERSITY MEDICAL CENTER			OKLAHOMA R-30 CENTRAL BUSINESS DISTRICT		
	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82
Receipts:						
Community Development Block Grant	562,278	5,259	567,537	7,037,303	3,187,085	10,224,388
Economic Development Administration						
Real Estate Sales	252,130		252,130	526,742	1,129,407	1,656,149
Operating Income				335,425	186,850	522,275
Local Cash Grants in Aid						
Rehabilitation Receipts						
Interest & Other Income	1,222	8,088	9,310			
Interest Held in Escrow						
Total Receipts	815,630	13,347	828,977	7,899,470	4,503,342	12,402,812
Expenditures:						
Administrative Services	170,371	4,880	175,251	1,026,368	307,156	1,333,524
Activities Support	53,130	6,494	59,624	908,039	321,814	1,229,853
Professional Services	5,160	22	5,182	352,912	12,273	365,185
Real Estate Purchase	56,724		56,724	3,915,175	74,130	3,989,305
Acquisition Expense	2,409	3,159	5,568	72,346	77,644	149,990
Temporary Operations of Acquired Prop.	28,266	3,399	31,665	234,717	75,838	310,555
Relocation				168,049	231,477	399,526
Site Clearance	51,687		51,687	786,173	155,704	941,877
Site Improvements	363,850	37	363,887	659,588	1,822,304	2,481,892
Site Improvements—EDA Ind. Park						
Disposition Expense	19,310	3,749	23,059	81,961	100,514	182,475
Administration—312						
CDBG Refund	386		386			
Other						
Rehabilitation						
Total Expenditures	751,293	21,740	773,033	8,205,328	3,178,854	11,384,182
Excess (deficit) receipts over expenditures	64,337	(8,393)	55,944	(305,858)	1,324,488	1,018,630
Fund Balance Beginning of Period	—	64,337	—	—	(305,858)	—
Net Decrease in 312 Loan Payable	—	—	—	—	—	—
Fund Balance at End of Period	64,337	55,944	55,944	(305,858)	1,018,630	1,018,630

	OKLAHOMA R-35 JOHN F. KENNEDY			LINCOLN-BYERS		
	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82
Receipts:						
Community Development Block Grant	1,374,648	311,191	1,685,839	562,697	1,214,034	1,776,731
Economic Development Administration	17,810	69,640	87,450			
Real Estate Sales	191,658	59,771	251,429	280,148		280,148
Operating Income	17,895	3,252	21,147	8,010		8,010
Local Cash Grants in Aid						
Rehabilitation Receipts	316,429	59,782	376,211			
Interest & Other Income	1,055		1,055			
Interest Held in Escrow						
Total Receipts	1,919,495	503,636	2,423,131	850,855	1,214,034	2,064,889
Expenditures:						
Administrative Services	146,086	153,160	299,246	164,552	8,725	173,277
Activities Support	107,095	173,675	280,770	4,670	7,681	12,351
Professional Services	86,816	2,000	88,816	7,246	985	8,231
Real Estate Purchase	175,320	62,249	237,569	529,991	1,126,777	1,656,768
Acquisition Expense	23,669	19,090	42,759	46,559	19,227	65,786
Temporary Operation of Acquired Prop.	56,460	57,601	114,061	13,315	2,455	15,770
Relocation	87,842	15,513	103,355	53,608	64,559	118,167
Site Clearance	186,971	117,108	304,079	5,588	2,575	8,163
Site Improvements	222,602	242,938	465,540			
Site Improvements—EDA Ind. Park	33,780		33,780			
Disposition Expense	40,185	32,018	72,203	13,160	21,651	34,811
Administration—312	305,218	58,500	363,718			
CDBG Refund						
Other	(155,632)		(155,632)			
Rehabilitation						
Total Expenditures	1,316,412	933,852	2,250,264	838,689	1,254,635	2,093,324
Excess (deficit) receipts over expenditures	603,083	(430,216)	172,867	12,166	(40,601)	(28,435)
Fund Balance Beginning of Period	—	603,083	—	—	12,166	—
Net Decrease in 312 Loan Payable	—	—	—	—	—	—
Fund Balance at End of Period	603,083	172,867	172,867	12,166	(28,435)	(28,435)



## HARRISON-WALNUT

## EDA INDUSTRIAL PARK

	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82
Receipts:						
Community Development Block Grant		1,547,855	1,547,855			
Economic Development Administration				540,000	60,000	600,000
Real Estate Sales						
Operating Income		587	587			
Local Cash Grants in Aid				311,933		311,933
Rehabilitation Receipts						
Interest & Other Income						
Interest Held in Escrow						
Total Receipts	—	1,548,442	1,548,442	851,933	60,000	911,933
Expenditures:						
Administrative Services		60,962	60,962	15		15
Activities Support		70,969	70,969			
Professional Services		23,737	23,737	79,200		79,200
Real Estate Purchase		1,085,592	1,085,592			
Acquisition Expense	—	95,616	95,616			
Temporary Operations of Acquired Prop.		1,785	1,785			
Relocation		151,784	151,784			
Site Clearance		32,339	32,339			
Site Improvements				763,078		763,078
Site Improvements—EDA Ind. Park					69,640	69,640
Disposition Expense		66,314	66,314			
Administration—312						
CDBG Refund						
Other						
Rehabilitation						
Total Expenditures	—	1,589,098	1,589,098	842,293	69,640	911,933
Excess (deficit) receipts						
over expenditures	—	(40,656)	(40,656)	9,640	(9,640)	—
Fund Balance Beginning of Period	—	—	—	—	9,640	—
Net Decrease in 312 Loan Payable	—	—	—	—	—	—
Fund Balance at End of Period	—	(40,656)	(40,656)	9,640	—	—

## JAMES E. STEWART INDUSTRIAL CENTER

PRIVATE HOME IMPROVEMENT  
LOAN GUARANTY FUND

	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82
Receipts:						
Community Development Block Grant		139,524	139,524	85,089		85,089
Economic Development Administration	599,000	66,000	665,000			
Real Estate Sales						
Operating Income						
Local Cash Grants in Aid						
Rehabilitation Receipts						
Interest & Other Income				203,688	3,586	207,274
Interest Held in Escrow						
Total Receipts	599,000	205,524	804,524	288,777	3,586	292,363
Expenditures:						
Administrative Services	2,950		2,950	84,666		84,666
Activities Support						
Professional Services	53,682		53,682			
Real Estate Purchase						
Acquisition Expense						
Temporary Operation of Acquired Prop.						
Relocation						
Site Clearance						
Site Improvements	747,892		747,892			
Site Improvements—EDA Ind. Park						
Disposition Expense						
Administration—312						
CDBG Refund				175,156	5,920	181,076
Other						
Rehabilitation						
Total Expenditures	804,524	—	804,524	259,822	5,920	265,742
Excess (deficit) receipts						
over expenditures	(205,524)	205,524	—	28,955	(2,334)	26,621
Fund Balance Beginning of Period	—	(205,524)	—	—	28,955	—
Net Decrease in 312 Loan Payable	—	—	—	—	—	—
Fund Balance at End of Period	(205,524)	—	—	28,955	26,621	26,621



## INCOME & EXPENDITURES

### FOR FISCAL YEAR ENDING JUNE 30, 1982

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**JFK REDEVELOPMENT CORPORATION**

	Cumulative Balance 6-30-81	Year To Date	Cumulative Balance 6-30-82
Receipts:			
Community Development Block Grant	231,934	23,600	255,534
Economic Development Administration			
Real Estate Sales			
Operating Income			
Local Cash Grants in Aid			
Rehabilitation Receipts			
Interest & Other Income	593	14,671	15,264
Interest Held in Escrow			
Total Receipts	232,527	38,271	270,798
Expenditures:			
Administrative Services			
Activities Support			
Professional Services			
Real Estate Purchase			
Acquisition Expense	2,733	1,760	4,493
Temporary Operations of Acquired Prop.			
Relocation			
Site Clearance			
Site Improvements			
Site Improvements—EDA Ind. Park			
Disposition Expense			
Administration—312			
CDBG Refund	31,793		31,793
Other			
Rehabilitation			
Total Expenditures	34,526	1,760	36,286
Excess (deficit) receipts			
over expenditures	198,001	36,511	234,512
Fund Balance Beginning of Period		198,001	
Net Decrease in 312 Loan Payable			
Fund Balance at End of Period	198,001	234,512	234,512

## Notes To Financial Statements:

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

2. Financial activity reported on financial statements are cumulative from project closeout date (R-20, R-30 & R-35)

3. Funds allocated to Oklahoma City Urban Renewal Authority but not requested at 6-30-82:

R-20	\$ 57,088
R-30	9,927,959
R-35	5,403,364
Lincoln Byers	434,367
Harrison Walnut	255,883

## Statement of Assets And Liabilities Arising From Cash Transactions June 30, 1982

	OKLA. R-20 UNIVERSITY MEDICAL CENTER	OKLA. R-30 CENTRAL BUSINESS DISTRICT	OKLA. R-35 JOHN F. KENNEDY	LINCOLN/ BYERS INDUSTRIAL IMPROVEMENTS	HARRISON- WALNUT	EDA INDUSTRIAL PARK CENTER	JAMES E. STEWART INDUSTRIAL CENTER
ASSETS							
Cash	6,585	1,105,542	5,839	297	6,403		
Bid/Good Faith Deposits	7,634	34,300	9,895		10,050		
Accounts Receivable:							
Revolving	49,359		26,999				
Joint Fund		3,290					
Other-Funds			139,524				
Other			505				
Notes Receivable							
Deposits held in Escrow							
Investments							
Total Assets	63,578	1,143,132	182,762	297	16,453	—0—	—0—
LIABILITIES AND FUND BALANCES							
Accounts Payable:							
Revolving		90,202		25,442	47,059		
Bid/Good Faith Deposits	7,634	34,300	9,895		10,050		
Joint Fund				3,290			
Loan Fund held for Others							
OCURA							
Other							
Fund Balance	55,944	1,018,630	172,867	(28,435)	(40,656)	—0—	—0—
Total-Liabilities and Fund Balance	63,578	1,143,132	182,762	297	16,453	—0—	—0—

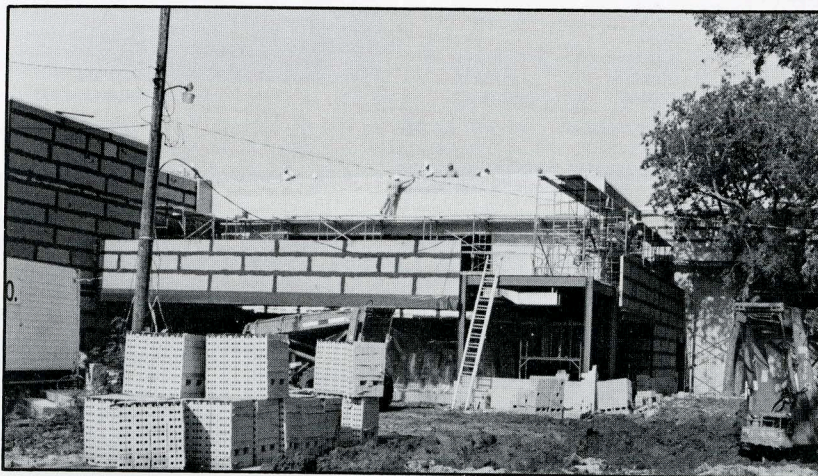
Continued on Page 14



# Statement of Assets And Liabilities Arising From Cash Transactions

June 30, 1982

	PRIVATE HOME IMPROVEMENT LOAN GUARANTY FUND	NON-FEDERAL FUND	312 REHABILITATION ESCROW FUND	CDBG REHABILITATION GRANT	OKLAHOMA CITY REDEVELOPMENT CORPORATION	JOHN F. KENNEDY REDEVELOPMENT CORPORATION
<b>ASSETS</b>						
Cash	2,433	8,092	36,014		1,240	138,512
Bid/Good Faith Deposits						
Accounts Receivable:						
Revolving						
Joint Fund						
Other-Funds						
Other						
Notes Receivable						96,000
Deposits held in Escrow					691,737	
Investments	24,188	27,887			165,000	
<b>Total Assets</b>	<b>26,621</b>	<b>35,979</b>	<b>36,014</b>	<b>-0-</b>	<b>857,977</b>	<b>234,512</b>
<b>LIABILITIES AND FUND BALANCES</b>						
Accounts Payable:						
Revolving						
Bid/Good Faith Deposits						
Joint Fund						
Loan Fund held for Others						
OCURA			36,014			
Other					491,980	
Fund Balance	26,621	35,979	-0-	-0-	365,997	234,512
<b>Total Liabilities and Fund Balance</b>	<b>26,621</b>	<b>35,979</b>	<b>36,014</b>	<b>-0-</b>	<b>857,977</b>	<b>234,512</b>



THE OKLAHOMA BLOOD INSTITUTE is constructing a \$6 million complex on the west side of Lincoln Boulevard, between Northeast 9th and 10th streets, on land purchased from the Urban Renewal Authority.

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OCURA Board of Commissioners.

North of the industrial area, in the Greenway Park Addition, new homes continued to go up during the year despite a tight mortgage market. With the assistance of a construction-loan program sponsored by the renewal authority, about 20 new homes have been completed or undertaken during the year. Home builders' interest in the area is increasing each month.

Another development scheduled to begin soon in the JFK area is the

Children's Tomorrow House, on Lottie at Northeast 14th Street. Supported in part by the McDonald hamburger chain, it will offer accommodations for parents whose children are patients in the nearby Children's Memorial Hospital or other medical facilities of the Health Center.

OCURA contractors meanwhile were carrying out several public improvements in JFK during the year. Street resurfacing, new sidewalks, driveways and other facilities along

Eastern Avenue were constructed, and water lines are being replaced along Northeast 16th Street. A contract was let this summer for the widening of 16th Street between Lottie and Eastern.

Immediately south of both the JFK and the Medical Center areas is Lincoln-Byers industrial district, another active urban renewal project. With most of the property in the 124-acre district now acquired, the renewal authority this year employed a consultant to draw guidelines for development of an attractive industrial park. The same guidelines, with minor modifications, were adopted for development of the JFK industrial area.

The Lincoln-Byers district is bisected by Lincoln Boulevard, which eventually will connect with the Central Expressway and Interstates 35 and 40 via a complex interchange to be built southeast of the central business district. Part of the Lincoln-Byers land will be required for the interchange, but a number of choice industrial sites are expected to be available for development.





### *Letter from the Director*

Progress can come about through both revolution and evolution, and Oklahoma City's redevelopment program, over the last 21 years, has included elements of both.

The massive clearance program of the late 1960s and early '70s, occurring simultaneously with huge construction projects, constituted a near-revolution which drastically altered the face of Oklahoma City in a few short years. Then, after almost a decade of such concentrated activity, both the pace and the methods of carrying out the redevelopment programs gradually changed.

As federal subsidies dwindled, emphasis shifted more and more to investment by the private sector. With the most dilapidated structures removed, the preservation and restoration of other old buildings — deteriorating but still sound — took on increasing importance. Innovative methods of redevelopment emerged, stressing coordination of the public and private sectors.

And as the nature of the programs changed, so too did the role and operations of the Urban Renewal Authority. In the beginning a large staff was necessary to buy and clear hundreds of pieces of property, relocate thousands of businesses, families and individuals, and to engineer and oversee construction of public and private developments amounting to more than one billion dollars.

Today that staff has evolved into a small, closely coordinated group of specialists so necessary in carrying out this wide range of intensive and imaginative redevelopment programs.

With the publication of this 21st Annual Report, I want to convey my sincere appreciation to OCURA's staff and Board of Commissioners, the Mayor, City Council and staff for their continuous support and assistance. This cooperation has helped us move closer to a dream come true: a rebuilding city to which our citizens and the nation can point with pride as we approach her 100th anniversary in 1989.

*Horace Huskerson*

Horace Huskerson  
Executive Director



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