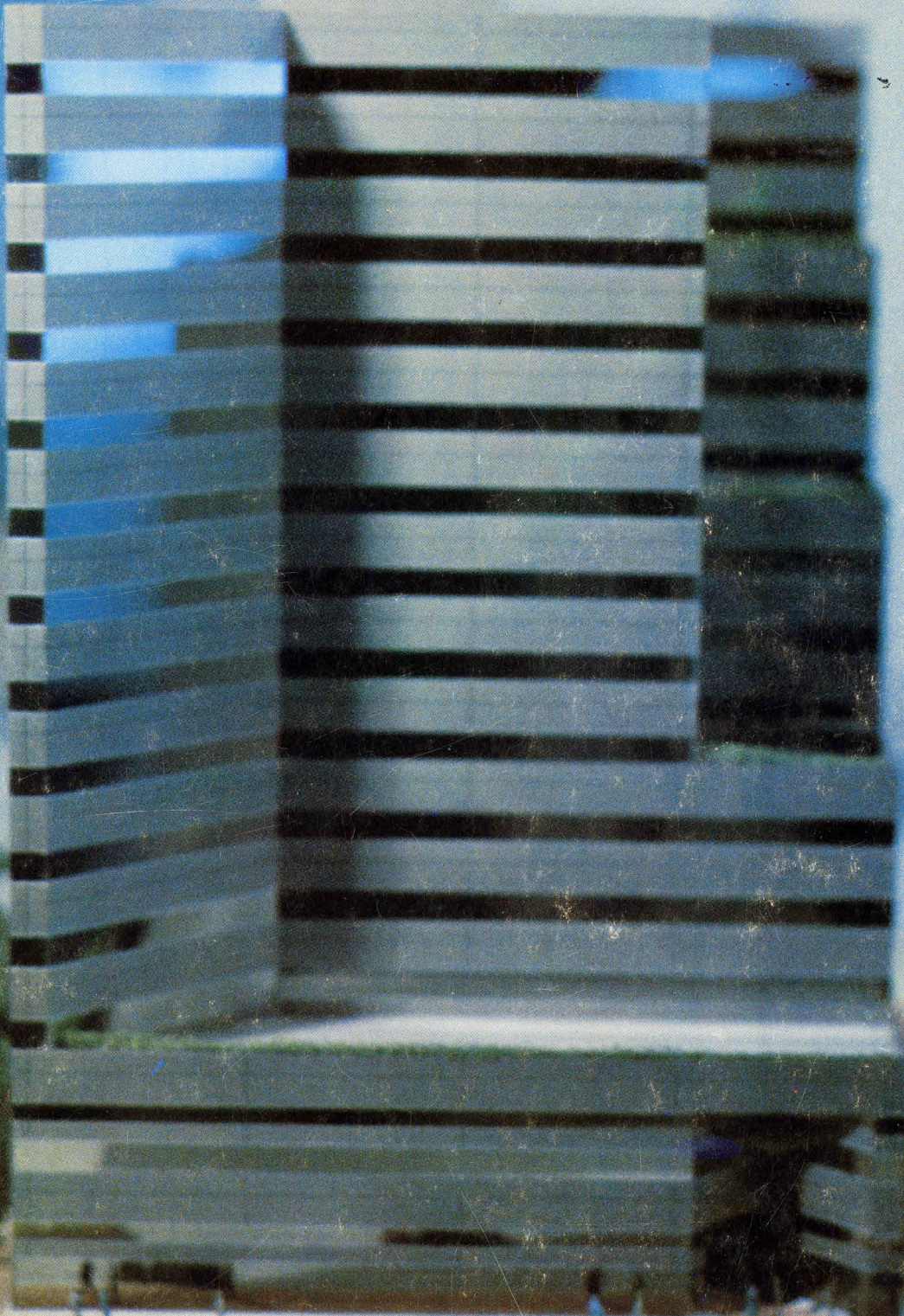
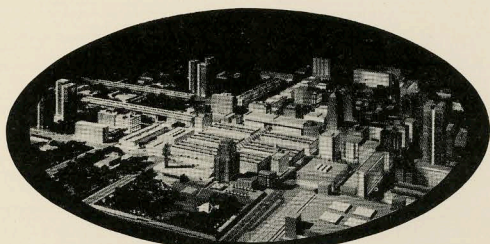


Oklahoma City Urban Renewal Authority Eighteenth Annual Report



Eighteenth Annual Report



OKLAHOMA CITY
Urban Renewal Authority

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

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

Dear Mayor Latting:

On behalf of the Board of Commissioners, it is my pleasure to present to you and the City Council this 18th Annual Report of the Oklahoma City Urban Renewal Authority.

The past year has been filled both with significant accomplishments and great promise for the future of all of Oklahoma City's redevelopment programs. The Galleria and Myriad Gardens are under construction, and ground will be broken soon for Sycamore Square. The anticipated start of this downtown housing complex will mark the beginning of the final phase of I.M. Pei's plan for revitalizing the Central Business District.

In the University Medical Center area the Oklahoma Health Center continues to expand, becoming one of the nation's leading medical facilities, as well as one of the city's most important job producers.

It is in the fields of employment opportunity and better housing, in fact, that OCURA is playing perhaps its most significant and satisfying role. The many activities in John F. Kennedy and other neighborhoods are detailed in this report.

The invaluable assistance of the Mayor and Council in these undertakings is, as always, greatly appreciated, and we solicit your continued interest and support.

Sincerely,

E.M. "Jim" Lookabaugh
Chairman

COVER: One Galleria, now under construction, will be the first building in the four-block complex.

Year Ending June 30, 1979

COMMISSIONERS



Jim Lookabaugh
Chairman



Frank C. Love

In Dedication

Oklahoma City and its Urban Renewal Authority lost one of the city's most dedicated and effective citizens on December 2 with the death of Frank C. Love at the age of 70.

A retired president of the Kerr-McGee Corp., former city councilman and long-time state and civic leader, Mr. Love was appointed by the Mayor and City Council to the OCURA Board of Commissioners in 1973. He quickly assumed the duties of this office with the same commitment and seriousness of purpose that had marked his service to a multitude of other organizations. During the successful negotiation of a contract for development of the downtown Galleria, he carried a heavy portion of the load. Developer Vincent Carrozza, in unveiling the Galleria plan, paid tribute to F.C. Love for his work on the project.

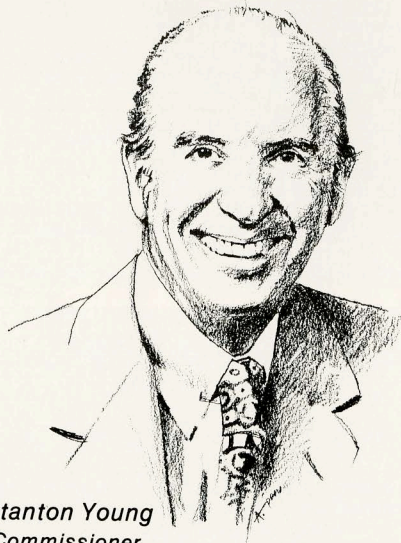
Mr. Love served his church, his nation, his city and the Urban Renewal Authority with equal diligence and devotion. It is to his memory that this 18th Annual Report of the Authority is respectfully dedicated.



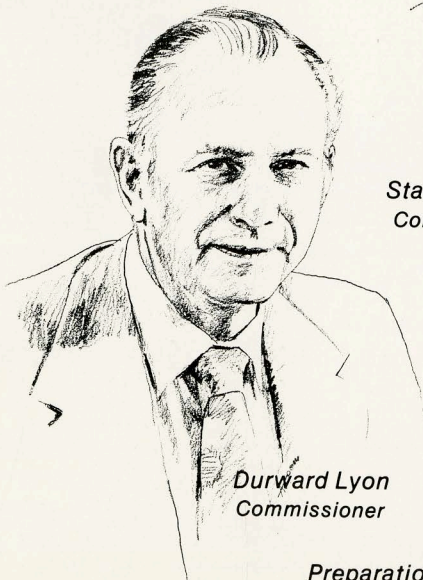
W.M. Harrison
Commissioner



Jimmy Stewart
Commissioner



Stanton Young
Commissioner



Durward Lyon
Commissioner

Preparation of this report was financed in part through a federal loan and grant from the Renewal Assistance Administration, Department of Housing and Urban Development.



THE FIRST CONDOMINIUMS of Sycamore Square (above) will take shape in the next few months. This view is to the southwest, with Walker Avenue in the foreground. Aerial views of downtown (right) show the \$275 million in new development that has taken place between 1967 and 1979.



THE NEW AND OLD stand side by side as the Alfred P. Murrah Federal Building rises beyond the First Methodist Church, constructed in 1904.



Galleria Begun



METRO CONCOURSE expansion includes the new pedestrian bridge across Main Street (top) between the Century Center and First National garage. Workmen put finishing touches on the new Fred Jones auto showroom at Reno and Robinson (center), and children playing in the Myriad Gardens lake excavation area (below) provide a preview of good times to come.

The Galleria is under construction. That long-awaited announcement is undoubtedly the most significant to emerge this year from Oklahoma City's redevelopment program. Carrozza Properties, a Dallas-based partnership, broke ground July 9 for One Galleria, a 14-story office tower that will be the first building in the four-block, \$200 million office, retail and parking complex in the heart of downtown.

Even the start of Galleria construction, however, was nearly equaled by a series of other developments which promise that up to \$160 million in new construction will be completed or under way in the central business district by the end of 1980.

Developer Vincent A. Carrozza in May announced plans for the second Galleria building, a 400-room luxury hotel to be operated by Trusthouse Forte USA, a subsidiary of Trust Houses Forte Ltd., London. The hotel

For further details about the Galleria, see the 16-page supplement by Carrozza Properties in the center of this Annual Report.

is expected to cost between \$24 million and \$40 million and will be built on Robinson immediately south of One Galleria and north of the Colcord Building.

On June 20 Carrozza and the Liberty National Bank and Trust Co. announced plans for another major development, this one outside the Galleria area. Mid-America Plaza, a 19-story office building and 350-room hotel, will be constructed on the east side of Broadway between Main and Sheridan Avenue. Construction of the office tower is scheduled to begin in September.

Two garages, initially accommodating 3,000 cars, will rise in conjunction with the Galleria and Mid-America Plaza. The two-level underground Galleria structure will form the base of the 700,000-square-foot retail portion of the Galleria. Each level (as well as the surface, until retail construction gets under way) will handle 800 vehicles. The Mid-America parking garage will hold 600 cars. Both will be operated by

the Central Oklahoma Parking and Transportation Authority (COTPA).

Already under construction, in the four blocks south of the Galleria, is the unique Myriad Gardens, where contracts totaling \$5.3 million have been let. The gardens will feature a large lake surrounded by earthen berms into which various cultural, recreational and retail facilities eventually will be built. Initial construction includes a base for the cylindrical glass Botanical Gardens spanning the lake.

Additional funds are being sought for construction of the botanical bridge itself, which will be seven stories tall and 340 feet long.

At least two more downtown office buildings are expected to get under way next year. The Urban Renewal Authority opened proposals on July 18 for the redevelopment of two sites on Couch Drive west of Robinson — one fronting Park Avenue and the other on Robert S. Kerr.

In June the Authority signed a redevelopment contract with Shartel and Walker Associates to permit the start of construction of Sycamore Square, the first downtown residential development in more than 20 years. Work will begin this fall on the first \$7.5 million phase of the project.

The developer ultimately plans to build more than 400 condominiums in the six blocks bounded by Robert S. Kerr, Walker Avenue, Northwest 4th Street and Shartel Avenue. Initial construction, between Kerr and 4th west of Walker, will include about 70 dwelling units and a multi-purpose building with parking, office, retail and recreational facilities.

A \$5 million parking garage is being built by Oklahoma County on the north side of Kerr east of Hudson Avenue. Like the Galleria, Mid-America Plaza, Sycamore Square and most other major downtown facilities, the 1,100-car structure will be linked by an underground passageway to the Metro Concourse, the city's bustling pedestrian circulation system.

Another link to the Metro Concourse is taking shape with construction of an overhead walkway across Main Street from the Sheraton

Continued on Page 6

Galleria Begun

Continued from Page 5

Century Center to the First National parking garage. The Sheraton Hotel already is connected to the Myriad convention center by a tunnel beneath Sheridan Avenue, and another tunnel from the hotel under Broadway awaits construction of the Mid-America Plaza at its eastern terminus.

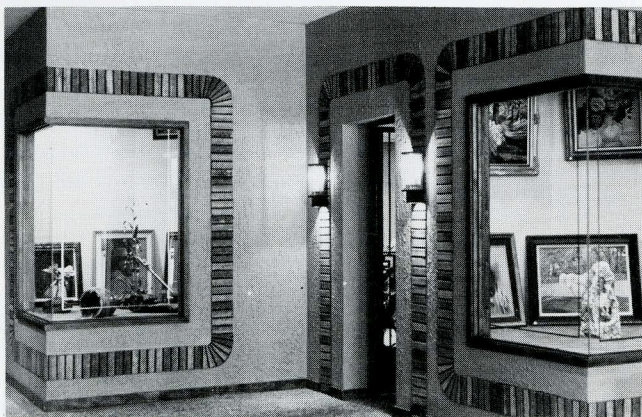
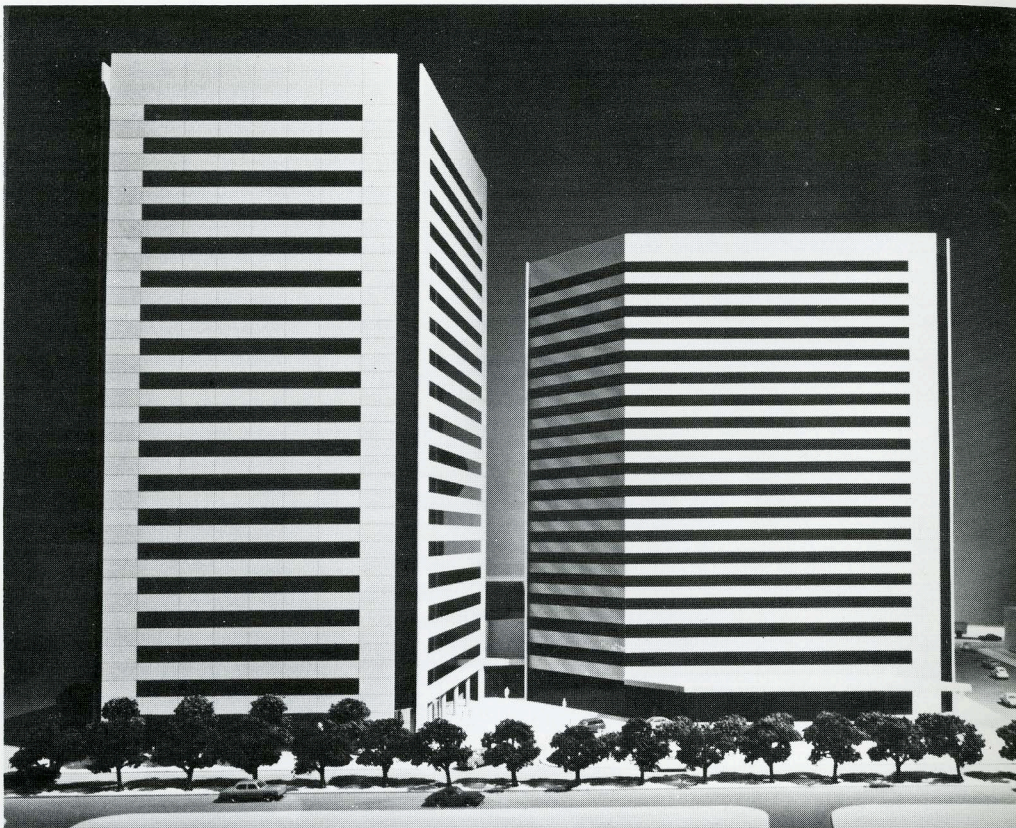
The Century Center, a multi-use facility on the west side of the Sheraton, began attracting tenants this year and by mid-summer was reported 65-per-cent leased with offices, retail shops and restaurants.

Spurred by plans for major new construction and booming downtown office market, developers have purchased a number of older downtown buildings with the announced intention of restoring and remodeling them as first-class office facilities. Among them are the historic Colcord Building at Robinson and Sheridan, the former Harbour-Longmire Building on West Main Street, the Leonhardt Building at Kerr and Harvey, the Oil and Gas Building at Main and Robinson and even the long-vacant Magnolia Oil Building at Northwest 7th and Broadway.

More than \$275 million in new construction has been completed or is under way in Oklahoma City's downtown redevelopment area. Projects now on the drawing boards — including full development of the Galleria and the Myriad Gardens — will more than double that figure, bringing total downtown construction since 1968 to at least \$600 million.

To make possible this development, the federal government has invested about \$90 million in Oklahoma City's central business district urban renewal program.

THE MID-AMERICA PLAZA, an office and hotel development (top) will begin coming out of the ground this fall on Broadway between Main and Sheridan. Below is one of the many new shops going into the Century Center Mall. The 100 Walker Building (bottom), a conversion of the former Wilmore Department Store, houses a number of City offices.



Jobs, Housing Primary Goals



SUNBEAM FAMILY SERVICES opened this new East Center this year on land purchased from OCURA at 2001 N. Eastern Avenue.

Most of the efforts of the Urban Renewal Authority on the city's near-northeast side during the past year have been bent toward two primary goals: jobs and housing.

In conjunction with a number of local groups, federal agencies and individuals, OCURA has undertaken several major programs designed to increase employment and provide more and better housing in the John F. Kennedy and University Medical Center neighborhoods.

Representative of the efforts to create jobs is the JFK Industrial Park, south of Northeast 4th Street between Eastern and Lottie avenues. Grants from the Economic Development Administration totaling \$1,240,000 have gone into the area, and to them the Urban Renewal Authority has added approximately \$270,000 of its own funds.

As a result, the park is being upgraded with new streets and utility lines, 4th Street is being widened, and the Industrial Service Center is under construction at 4th and Fonshill.

The Center is a joint project between OCURA and Oklahoma City Northeast, Inc., a non-profit community development corporation formed to promote industrial development and improve economic

information for minority contractors and assists them in preparing bids for construction jobs.

Ground for the \$800,000 Service Center was broken June 8 in a ceremony attended by Gov. George Nigh, Mayor Patience Latting and other dignitaries. Most of the financing came from a \$660,000 EDA grant, and although the Urban Renewal Authority is constructing the Center for leasing to OCNE, ownership of the property eventually will pass to the community organization.

A \$600,000 EDA grant financed most of the other improvements at the industrial park, with OCURA adding about \$137,000 earmarked for the JFK project.

The JFK Industrial Park is part of the larger Central City industrial area, which extends west almost to the central business district. Near the newly extended Lincoln Boulevard, on both sides of Reno Avenue, is the Lincoln-Byers Industrial District, the city's newest urban renewal project.

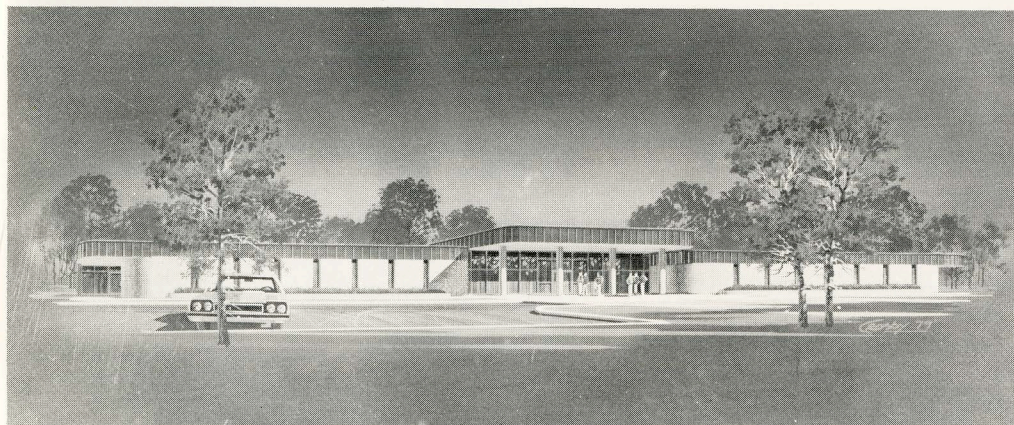
This area is being prepared for development through the use of Community Development Block Grant funds. One pump-manufacturing plant, Pumpco, Inc., already is under construction in the 124-acre area, and another tract was being readied for sale this summer.

By far the largest employer on the northeast side, however — and one of the largest in the city — is the Oklahoma Health Center, which occupies approximately half the Medical Center renewal project and about 14 blocks of the JFK area.

The Health Center employs almost 9,500 persons, ranging from parking attendants to neurosurgeons, and development is continuing at an ever-faster rate. Between March and May of this year nearly \$23 million in new construction got under way, bringing the total in the area to approximately \$195 million.

New buildings coming out of the ground include the \$10 million Don O'Donoghue Center for Rehabilitation

Continued on Page 8



PROVIDING JOBS for the community is the ultimate goal of the Industrial Service Center under construction near Northeast 4th Street and Fonshill Avenue. Below is the architect's concept of the completed building, a joint project between OCURA and Oklahoma City Northeast, Inc.

and social conditions in the northeast sector of the city.

OCNE will have its headquarters in the new 16,000-square-foot building, as will the Oklahoma Business Development Center. The latter serves as a clearing house for

Jobs, Housing Primary Goals

Continued from Page 7

tion, a medical and vocational rehabilitation facility of the Department of Institutions, Social and Rehabilitative Services; a \$4.3 million parking garage, also being built by DISRS; two parking structures, an emergency trauma center and other facilities for University Hospital.

Nicholson Tower of Children's Memorial Hospital is being expanded with a 400-seat cafeteria and other improvements; the former Culbertson School is being converted to a juvenile shelter in a \$2 million renovation; a helipad to provide emergency medical transportation to all the Health Center facilities has been added between Stonewall and Lottie avenues, and other construction is under way.

On the housing front, OCURA has proposed a bold program not previously undertaken by an Oklahoma renewal agency: the issuing of up to \$35 million in tax-exempt housing bonds which could be used to finance the purchase and rehabilitation of homes in any of the city's redevelopment areas.

The City Council also has endorsed the program, which has been used successfully to increase the housing supply in other states. Further action has been held up, however, awaiting the outcome of a proposal in Congress which could eliminate the tax-exempt status of such bonds or limit their use to the financing of housing for low-and-moderate-income families.

Under the proposal, the bond revenues would be made available to local financial institutions which then could loan money to applicants in renewal and neighborhood-improvement areas for the purchase or rehabilitation of homes, or both. Because of the strong market for tax-exempt bonds, the interest charged on the loans is expected to be well below current market rates.

Another OCURA program to promote housing in the JFK area involves the use of \$298,000 in Community Development funds to participate in construction loans to developers. The Authority would lend up to 50 per cent of a construc-

tion loan to a qualified developer at four points below the interest rate charged by the lending agency providing the balance of the loan. Two minority contractors presently are considering the loans for the construction of housing in JFK.

The Oklahoma City Housing Authority this summer opened the Wyatt F. Jeltz Center, 200 units of elderly housing on Lottie Avenue between Northeast 11th Street and Euclid. The \$5.3 million development is immediately south of Marie McGuire Plaza, one of the most successful elderly housing complexes in the city.

A 104-unit apartment complex for the elderly has been proposed by Opportunities Industrialization Center Senior Housing, Inc., on Eastern Avenue between Northeast 20th and 21st streets. Financing of the project, under a federal program, is awaiting approval of the Department of Housing and Urban Development.

The renewal authority in the spring agreed to the sale of five deteriorated houses in JFK to a non-profit group, Neighborhood Services Organization, Inc. The church-sponsored organization hopes to utilize donated funds and materials to renovate the homes for the use of low-income families.

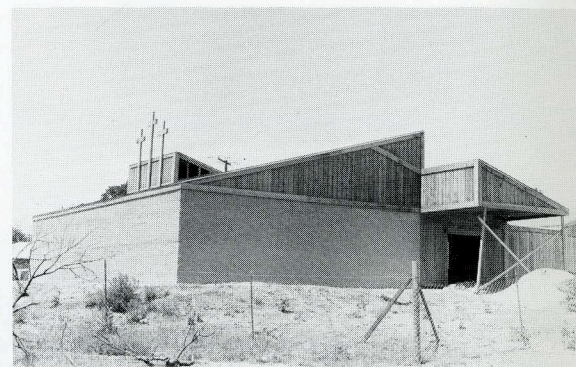
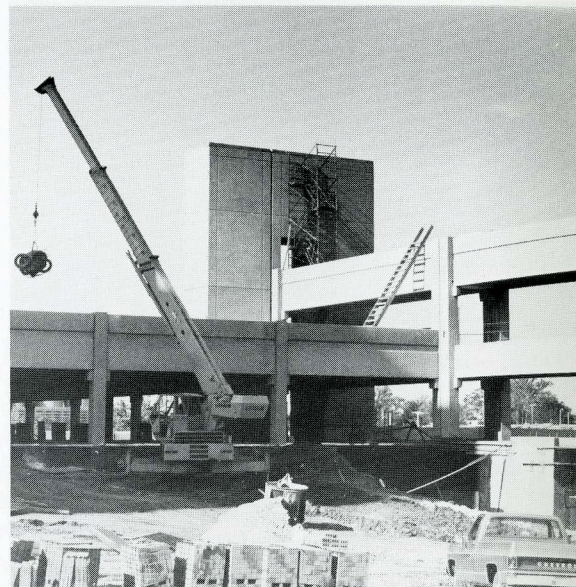
Other recent developments contributing to the equality of life in the JFK and Medical Center areas include:

The new East Center of Sunbeam Family Services opened this year at 2001 N. Eastern;

The contemporary-style Amos Memorial CME Church under construction at Northeast 18th and Lottie;

Construction by OCURA of a four-lane street diagonally connecting Northeast 10th at Wisconsin to Northeast 8th near Jordan Avenue, providing a major thoroughfare from I-35 to the Health Center and downtown;

Approval in May of a contract for a coordinated system of directional and information signs throughout the Health Center complex.



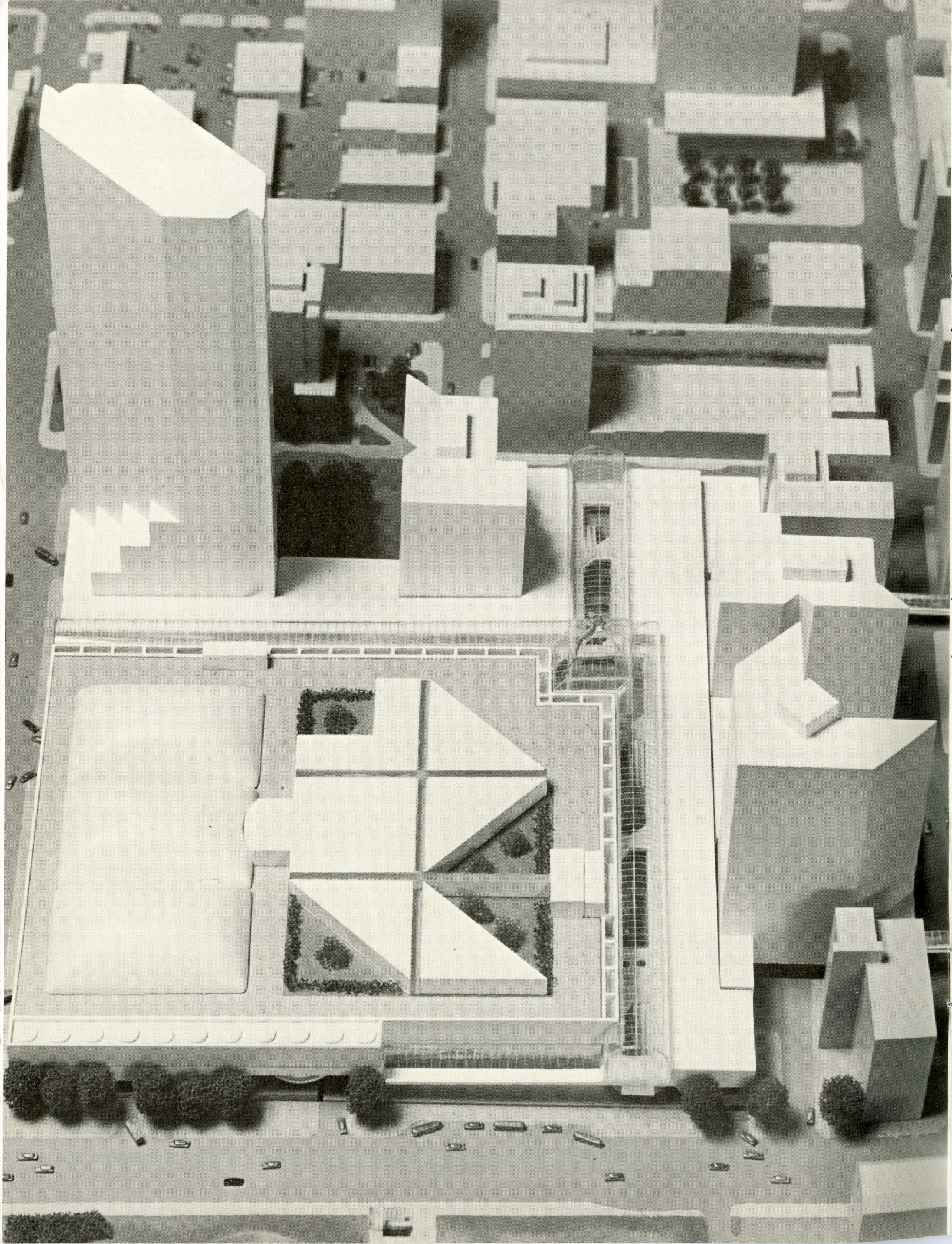
CONSTRUCTION ADVANCES on a parking garage in the Oklahoma Health Center (top) and the new Amos Memorial CME Church (center) at Northeast 18th and Lottie. The pedestrian overpass (bottom) connects the Basic Sciences and Biomedical Sciences buildings in the Health Center.

(MORE PHOTOS ON PAGE 9)

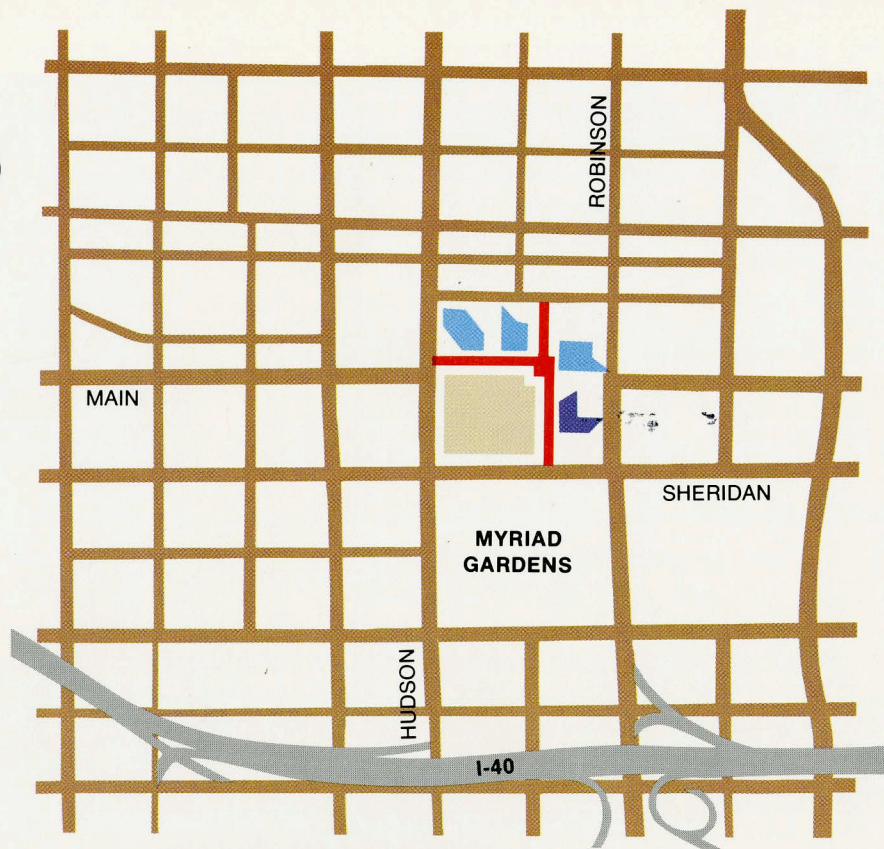


The Galleria

Downtown Oklahoma City



The Shape of Things to Come



Since redevelopment guidelines were set forth for downtown Oklahoma City fifteen years ago by architect I. M. Pei, rejuvenation of the city center has gathered momentum. The impressive transformation is about to culminate in two exceptionally large, contiguous parcels of land. Both are also within easy reach of the access ramps of Interstate 40 (see street map above). One of these blocks is already taking shape as the 12-acre Myriad Gardens. On the other site, which is fifteen acres in extent, a major commercial center is about to rise, known as the Galleria.

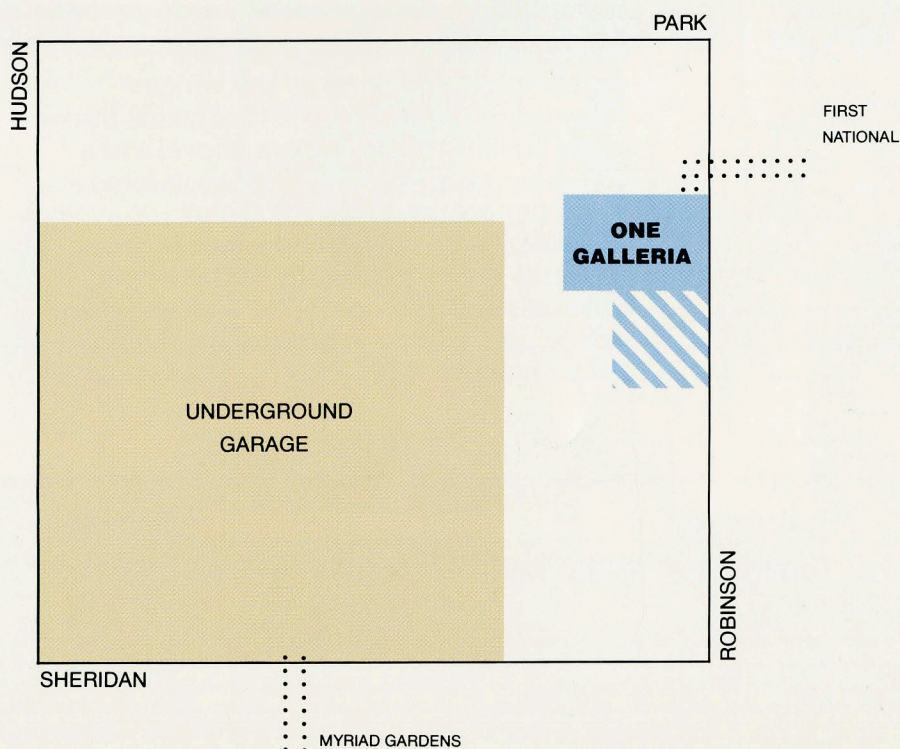
The Galleria is a multi-use, multi-level structure incorporating all the various activities of the downtown. It contains three office buildings (shown blue above) and a 400-room luxury hotel (lavender), a large shopping center with a 3,300-stall reservoir of parking (tan above), and a glass-roofed, two-story shopping mall to tie the whole ensemble together (red). The Galleria project will be constructed in phases, beginning in the summer of 1979.

An aerial view of the Galleria, looking north, shows the six-acre roof of the shopping center, proposed for development as a sports and recreation center, and the office buildings and hotel that frame it.

One Galleria

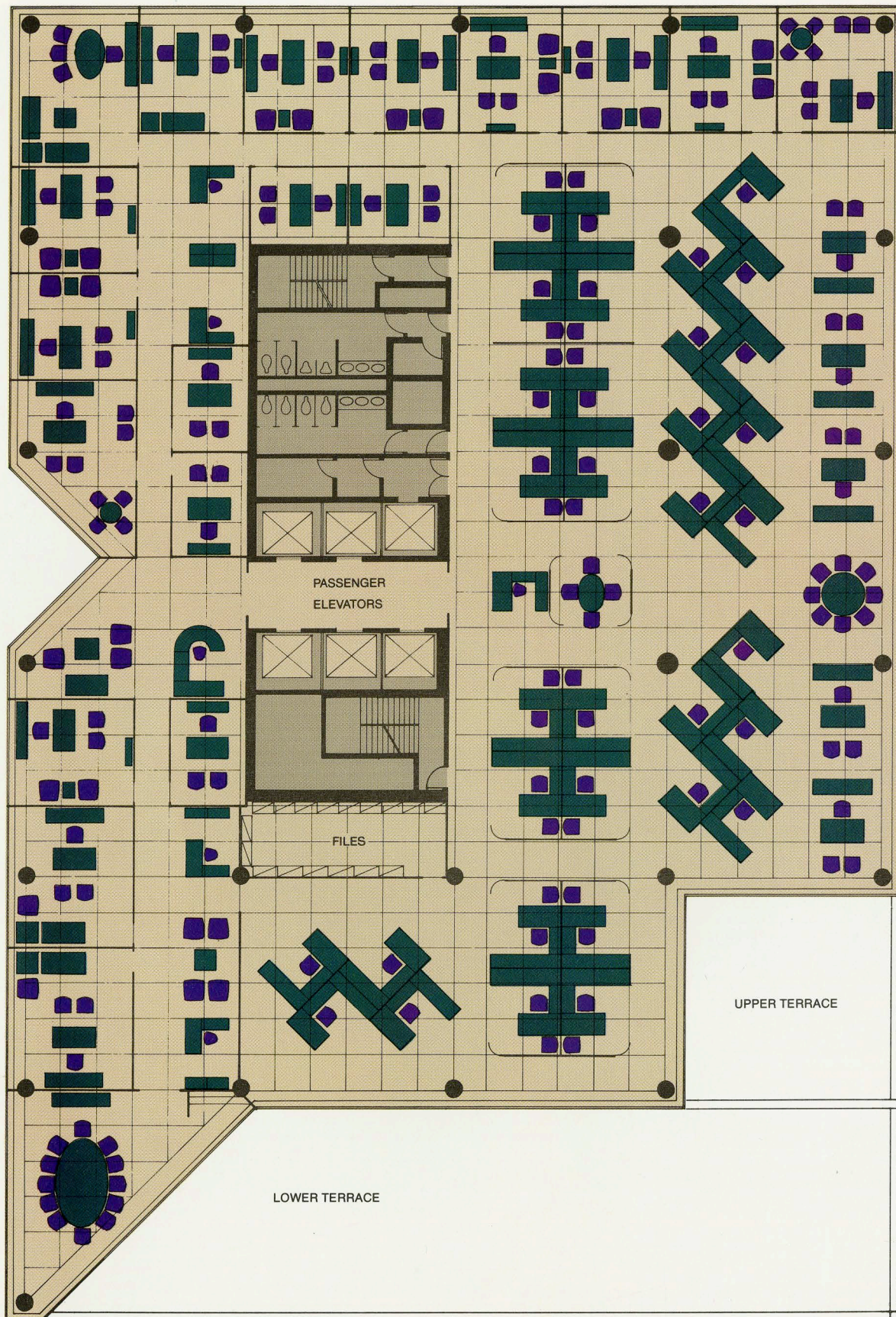
Two major elements are being built in the Galleria's first phase. The chief element is One Galleria, a 14-story office building shown in the artist's sketch opposite and in blue in the drawing below. Part of the office building site is a small square which extends along its south side at the head of Main Street (blue hatched area). This attractively landscaped space serves as a vehicular drop-off for One Galleria and for the future hotel on the opposite side, and also as an access point to the second major element in this first phase—an underground garage. This garage, tan-colored in the drawing, will have two levels (eight acres each) and 1,600 stalls, as well as another 800 at surface, temporarily, until they are replaced by the shopping center.

A further aspect of Phase One relates to pedestrian circulation. During this early stage of construction, efforts will be made to realize two of four cross-street pedestrian walkways that will ultimately tie the Galleria site to its neighboring blocks. One of these early links is an underpass beneath Sheridan Avenue into Myriad Gardens. The other is a bridge over Robinson Avenue into First National Center, which forms the connection to the Metro Concourse system in the rest of the city's commercial center.





The facade of One Galleria is set back in a series of terraces that add interest and openness to the street. This view from across Robinson, shows at the far left the landscaped drive-in at the head of Main Street and at the right the pedestrian overpass into the First National Center.



PLAN OF FLOORS
6 THROUGH 8

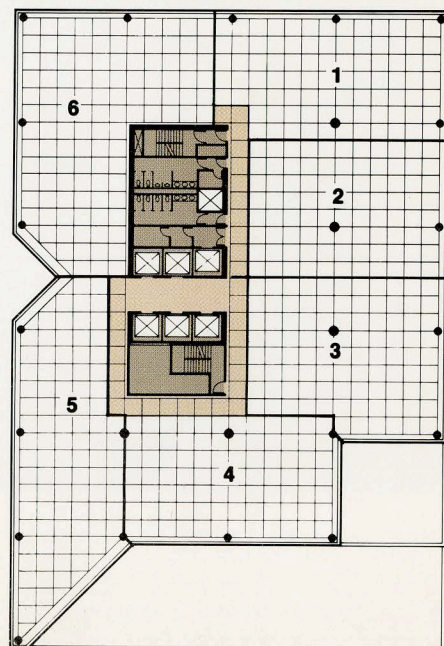
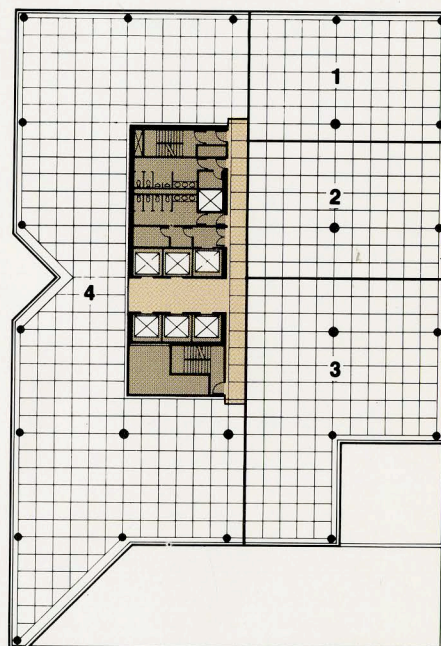
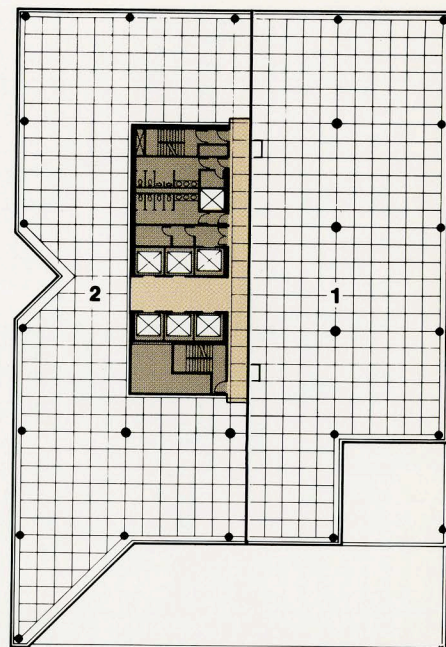
Office Floors

Efficiency, convenience and variety keynote each feature of One Galleria.

The particular shape of the structure—its prowlike profile, the receding levels of terraces—not only lend interest to the exterior of the building but also create flexible, efficient and interesting work spaces within. One Galleria is distinguished by four different floor configurations. They range in size from 17,000 to 21,000 square feet of net rentable area, according to the size of the terrace setbacks. The terraces provide more corner offices than would a building of conventional square or rectangular shape.

The plans shown here illustrate how one of the building's four floor configurations can be adapted for use by a single tenant (see office layout on left) or divided for multi-tenant occupancies (plans on right).

The windows of One Galleria stretch in horizontal bands around the entire building, offering views in all directions. Careful attention has been given to planning the energy systems in One Galleria. One saving measure limits the window area to one-third the total exterior surface of the building. The glass itself has a lightly reflective coating to protect the building against the heat of summer and to keep cooling costs to a minimum. Internally, the building is serviced by five high-speed passenger elevators and from basement to top by a sixth devoted exclusively to freight use. The lobby and the second floor are both connected to the pedestrian shopping galleries of the project as well as into the neighboring blocks.



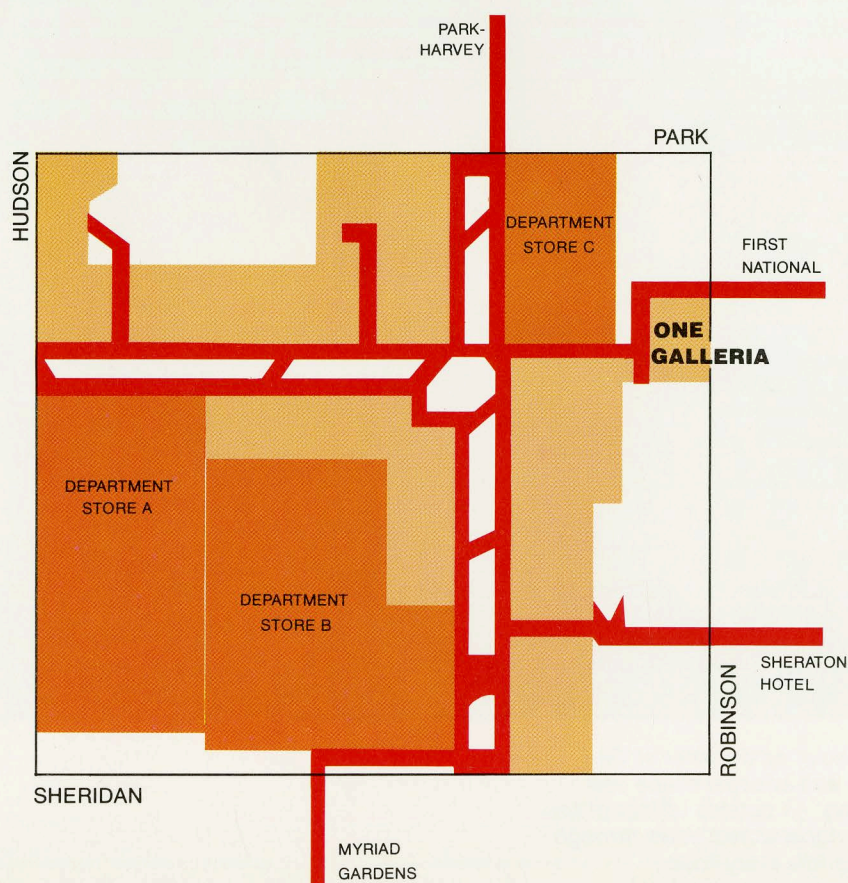


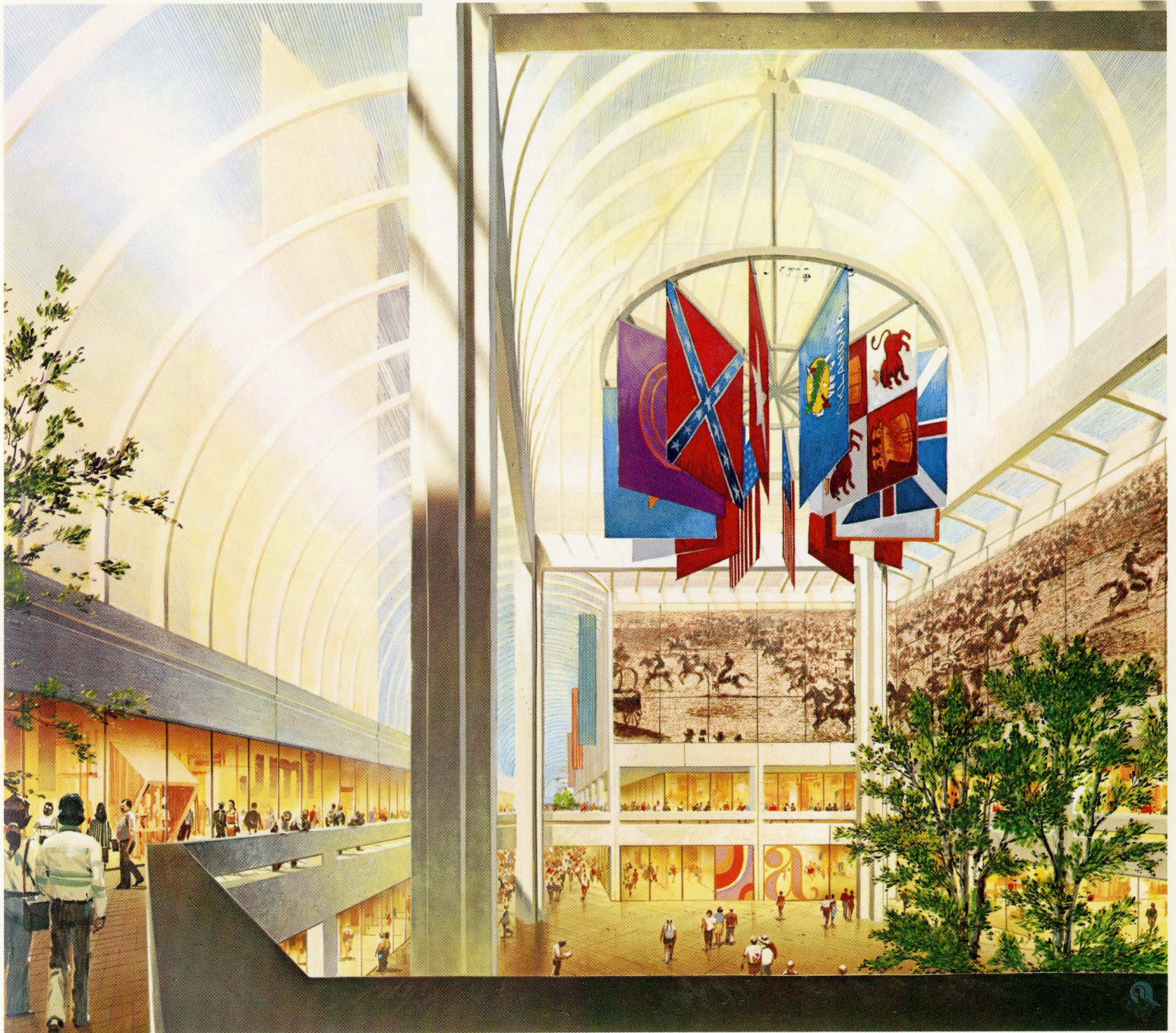
Executive offices at the southeast corner of One Galleria have a dynamic and unusual shape and stunning panoramic views. All outside offices of the building have similarly unobstructed views through the ribbons of glass that girdle every floor.

The Shopping Center

The next important phase of construction at the Galleria will be the shopping center. Retail occupies a major portion of the site because it is essential, when inserting new retail into the downtown, to introduce it on a sufficiently large scale to work well and to prosper. On the fifteen acres of the Galleria it will not only prosper but make a positive impact on the entire downtown area. The Galleria will have two levels of retail: at ground level and on the second floor. It will house 700,000 sq. ft. in three department stores and other shops.

The drawing below illustrates the plan of the second floor and shows the department stores in dark orange and other retail in light orange. All of the shopping will be tied together by a grandly conceived, glass-vaulted gallery (shown in red below and pictured in the rendering opposite), from which the entire project gets its name. The shopping mall will also be on two levels. The upper level will connect into the Galleria's three office buildings and the hotel, and into four grade-separated walkways leading into neighboring blocks as indicated in the map. The previously constructed 1,600 underground parking stalls will be increased in this phase by adding three more levels of parking above the shopping center, increasing parking on the Galleria site to 3,300 stalls.

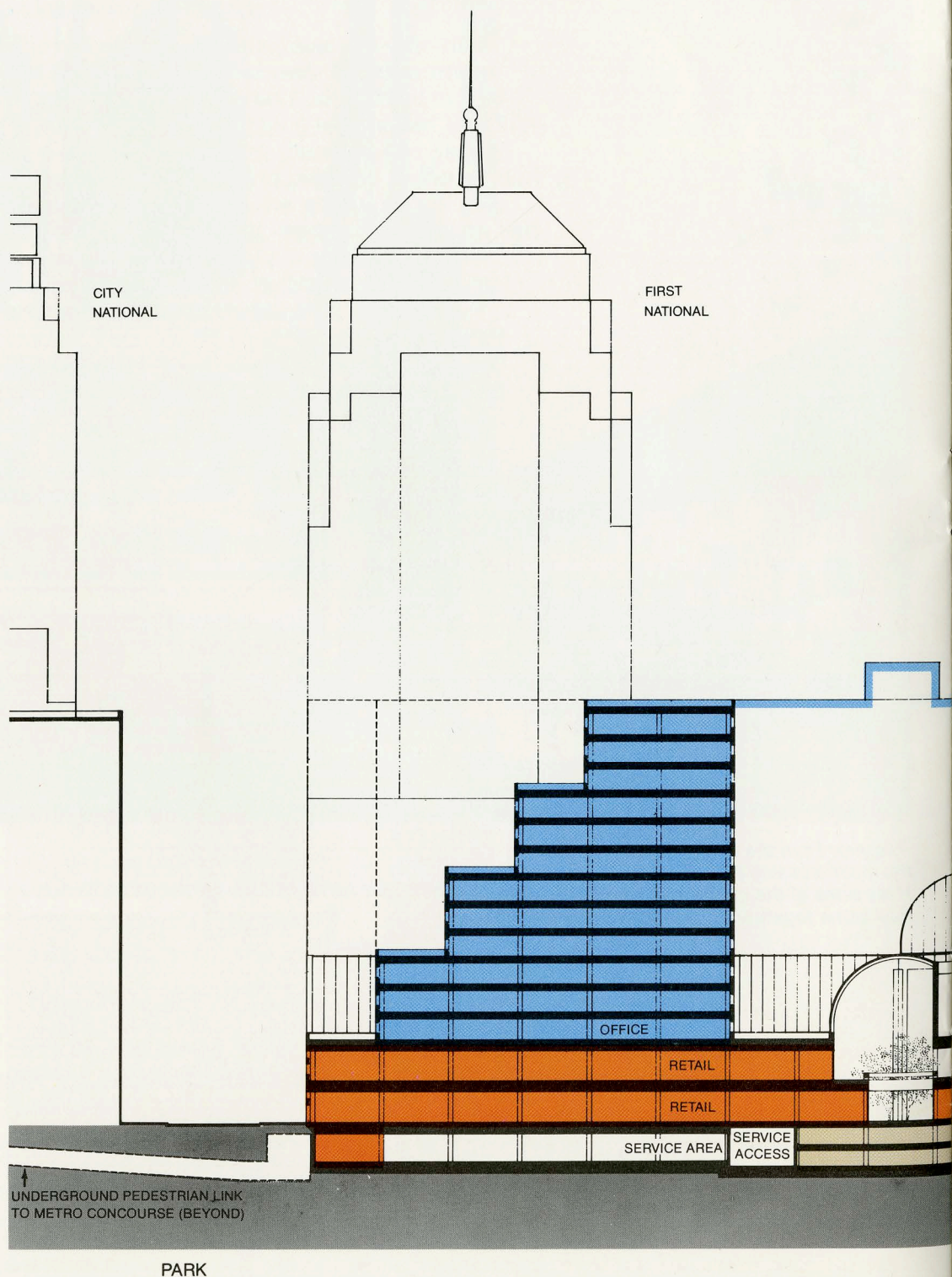




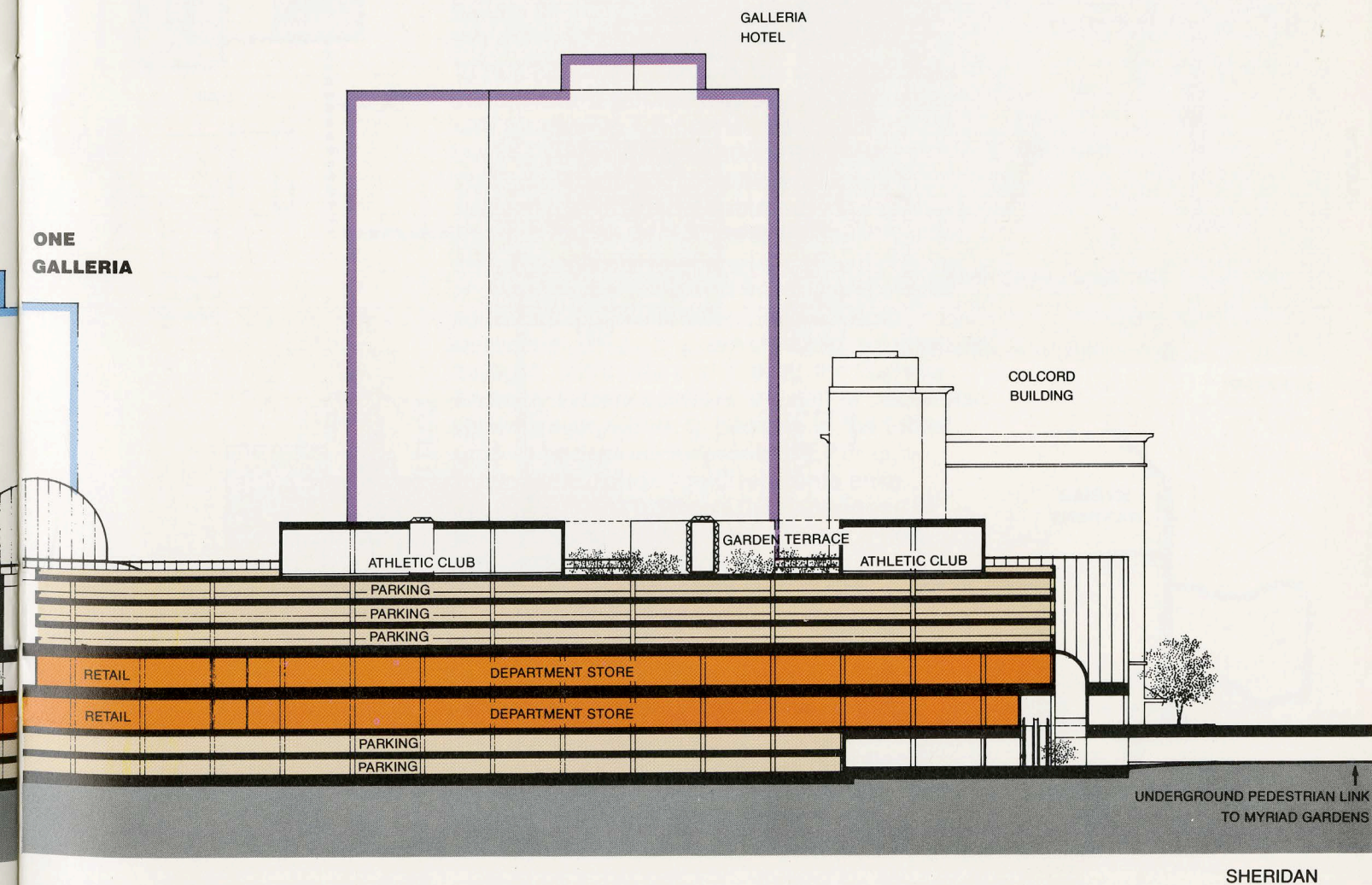
This view from the upper level shows the main crossing point where the three arms of the glass-vaulted shopping mall come together at the Flag Court.

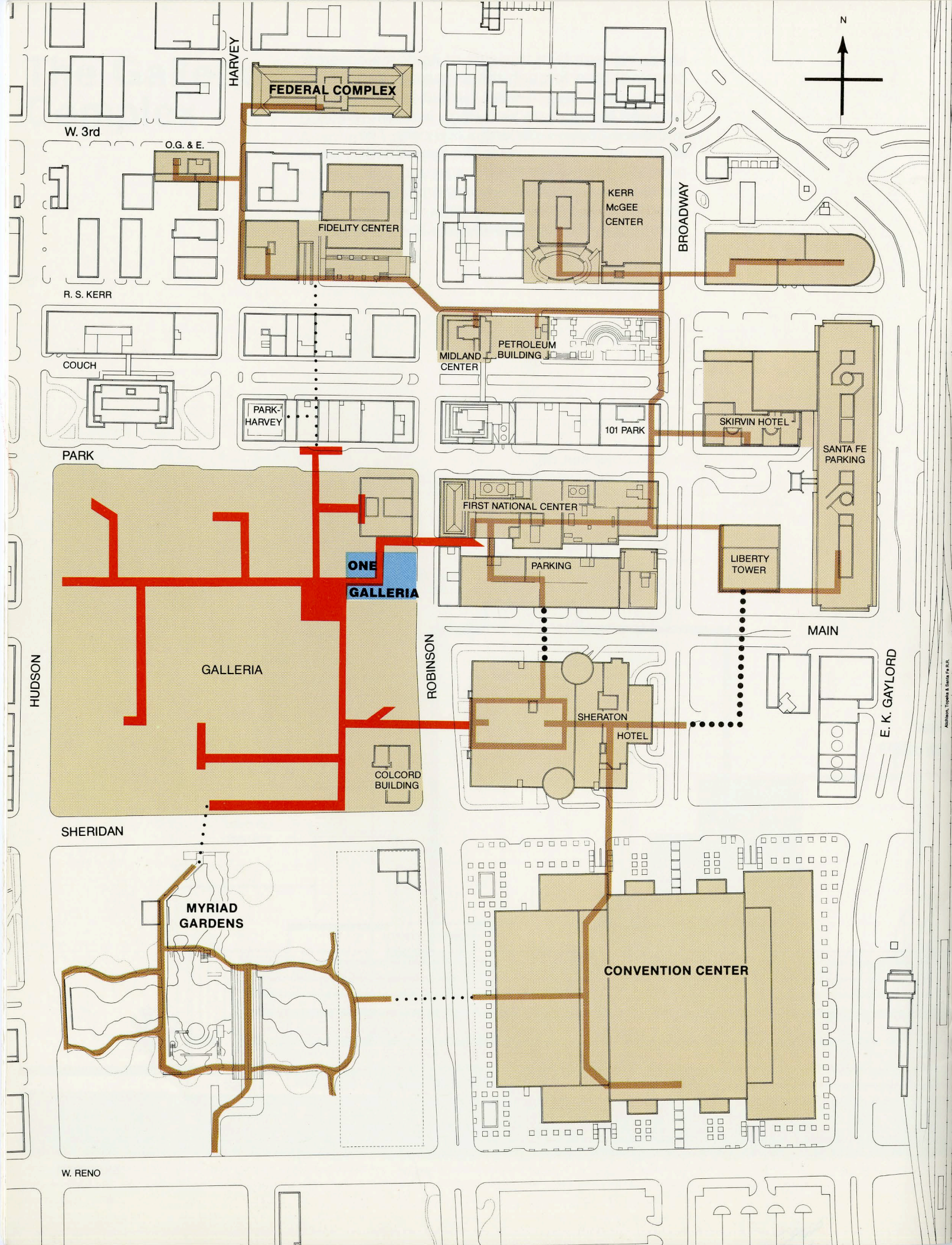
The Galleria Complex

This cross-sectional drawing shows the Galleria's multi-level structure and its several uses. Extending along a north-south axis between Park Avenue at left and Sheridan Avenue at right, the section includes the pedestrian underpass into the Park-Harvey block and the one into Myriad Gardens. On the Galleria site the section cuts through one of the office buildings, blue at left, with its stepped-back terraces. It continues on through the vaulted



shopping mall (just this side of its dome-covered crossing) then through the shopping center, with its two levels of retail (orange) sandwiched between layers of parking (tan), two below and three above—parking 3,300 cars. The eighth and rooftop level is the sports and recreation facility. In the background are the familiar profiles of City National, First National and, on the Galleria site, the outlines of the 400-room hotel and One Galleria.





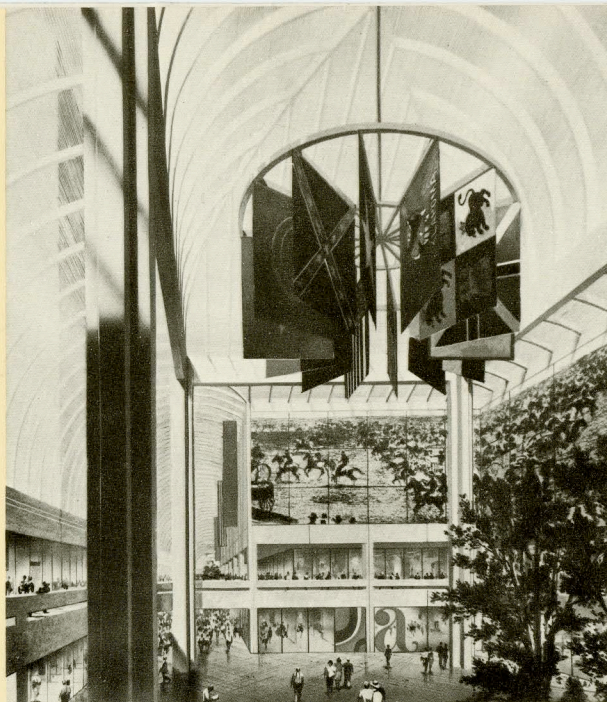
Metro Concourse and the Galleria

Over the past ten years Oklahoma City has gained an amenity that bigger and more intensively developed cities could envy. Within its busy 130-acre business district it has achieved a remarkably comprehensive pedestrian network (tan lines in map opposite). Pedestrian networks have emerged out of the recognition that downtown should be for people as well as vehicles. To the usual grid of streets and sidewalks, such networks offer alternative routes, protected from traffic and sheltered from the extremes of weather, through which people can move conveniently from one place to another within the business center.

In Oklahoma City most of the major buildings have already been connected to each other and to parking garages by means of passageways beneath intervening streets. The rapid accretion of separate segments has resulted in an almost continuous system, which is still growing. When two key connections, now under study, have been made across Main Street (heavy dotted lines), it will literally be possible to go on foot from the Federal Office Complex to the Convention Center without encountering a single automobile or traffic light. A further connection will extend the network into Myriad Gardens.

To this core-wide network the Galleria's own interior two-level walkway system (shown in red) represents not only a major addition, but in a sense a culmination. Physically, the Galleria system provides an extensive ready-made segment to reinforce the existing pedestrian axis which lies to the east. It fills the gap between the Federal Office Complex and Myriad Gardens. But its most important contribution is its quality. Lined on both levels with shops and services and flooded with daylight, color, life and activity, the Galleria walkway system achieves the aim of pedestrian systems everywhere to become in the fullest sense a pedestrian environment. For conventioners, tourists and residents alike, the Galleria will brighten the experience of being downtown. It should also set a new standard for future additions to the pedestrian network elsewhere in the business district.

The Galleria's extensive walkway system will be linked firmly to the existing downtown network by means of cross-street connections to the north, south and east. The first and most important of these connections will be made across Robinson Avenue from the One Galleria office building.



The Galleria

Developer

Permanent Financing

Architect-Planner
Structural Engineer
Mechanical Engineer

Contractor

Economic Consultant
Traffic Engineer

FOR LEASING INFORMATION

Carrozza Properties

MONY—The Mutual Life
Insurance Company of New York

I. M. Pei & Partners
Weiskopf & Pickworth
Cosentini Associates

Henry C. Beck Company

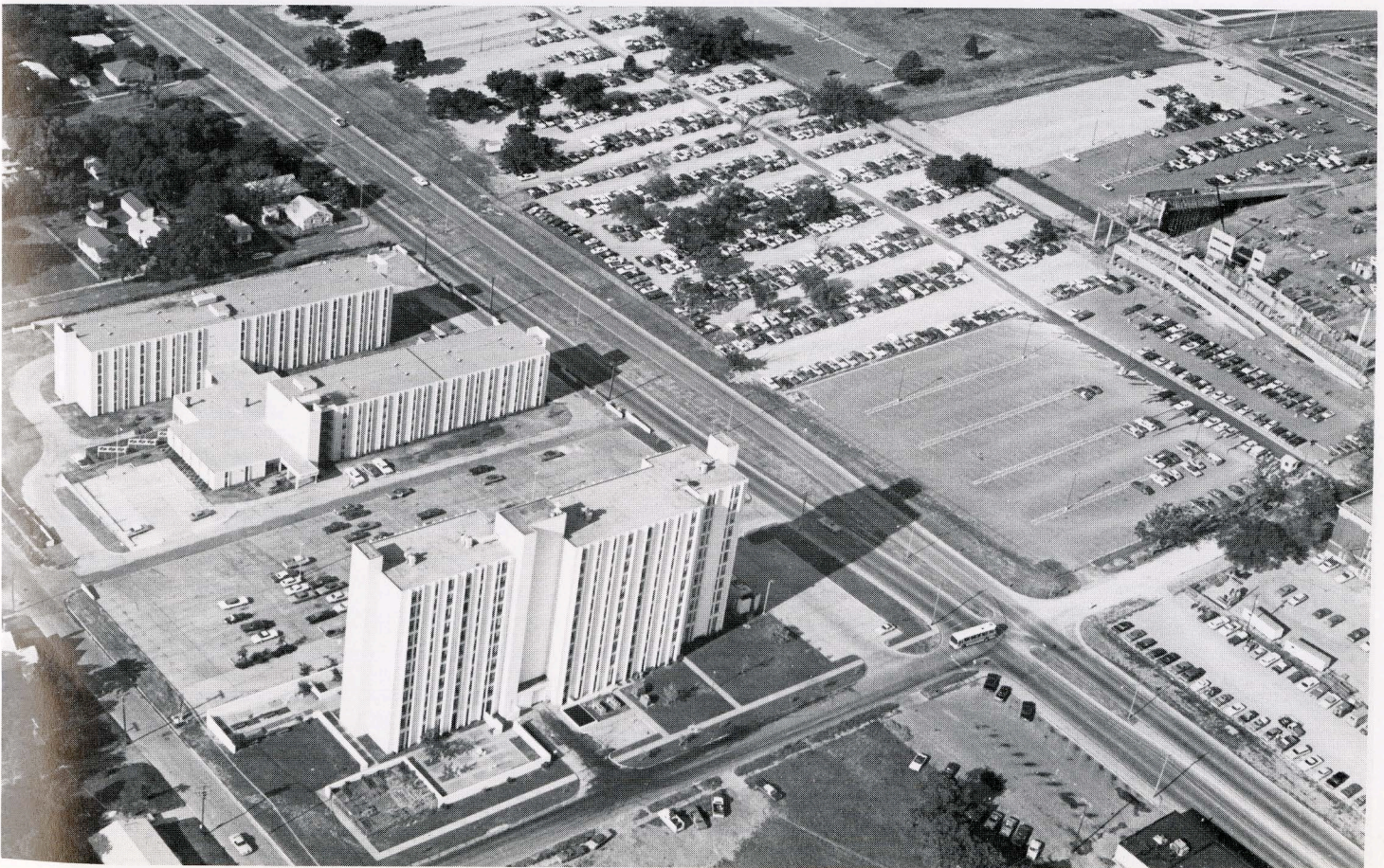
Gladstone Associates
Barton-Aschman Associates

Carrozza Properties
First Life Assurance Building
119 North Robinson, Suite 320
Oklahoma City, Oklahoma 73102
405/235-1521



THE OKLAHOMA HEALTH CENTER from the air (above) shows the growth of the sprawling medical treatment, training and research complex and its

proximity to downtown. Near its eastern edge (below) are the Marie McGuire and Wyatt F. Jeltz centers, providing housing for about 400 elderly residents.



9-19-78

OKLA. R-20
UNIVERSITY MEDICAL CENTER

CD+A

OKLA. R-30 1-A
CENTRAL BUSINESS DISTRICT

	Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-30-79	Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-20-79
Survey & Planning Expenditures	-0-	\$ 0	\$ 0	\$ 1,119,034.80	\$ 0	\$ 1,119,034.80
Administrative Overhead & Services	-0-	121,717.62	121,717.62	4,820,089.53	725,035.67	5,545,125.20
Legal Services	-0-	35.00	35.00	31,500.40	65.00	31,565.40
Survey & Planning	-0-	0	0	3,500.00	0	3,500.00
Acquisition Expense	-0-	80.00	80.00	351,600.31	4,033.50	355,633.81
Temporary Operation of Acquired Property	-0-	13,681.97	13,681.97	183,518.41	10,063.34	193,581.75
Relocation & Community Organization	-0-	0	0	277,030.01	0	277,030.01
Site Clearance	-0-	1,614.39	1,614.39	3,635,005.64	89,816.24	3,724,821.88
Site Improvements	-0-	41,603.69	41,603.69	6,967,771.83	439,872.30	7,407,644.13
Disposition Expense	-0-	329.26	329.26	41,107.87	13,866.42	54,974.29
Rehabilitation & Conservation	-0-	0	0	0	0	0
Interest	-0-	0	0	4,444,422.25	207,891.03	4,652,313.28
Other Income	-0-	(-)41.86	(-)41.86	(-)731,202.41	(-)19,913.57	(-)751,115.98
Real Estate Purchases	-0-	0	0	28,031,537.05	204,700.00	28,236,237.05
Project Inspection Fee	-0-	0	0	216,828.00	0	216,828.00
Total Project Expenditures	-0-	\$179,020.07	\$179,020.07	\$49,391,743.69	\$1,675,429.93	\$51,067,173.62
Relocation Payments	-0-	0	0	2,072,302.18	12,330.26	2,084,632.44
Rehabilitation Grants	-0-	0	0	0	0	0
Total Expenditures	-0-	\$179,020.07	\$179,020.07	\$51,464,045.87	\$1,687,760.19	\$53,151,806.06
Noncash Local Grants-In-Aid 2621 1480?	-0-	0	0	\$24,470,422.00	0	\$24,470,422.00
Proceeds From Sale of Land 2401	-0-	\$167,113.50	\$167,113.50	\$ 7,009,581.15	\$ 165,375.00	\$ 7,174,956.15
Rehabilitation Loans	-0-	0	0	0	0	0
Community Development Block Grant 2620 2725	-0-	\$ 57,266.00	\$ 57,266.00	\$ 680,936.09	\$ 586,815.00	\$ 1,267,751.09
Cash Local Grants-In-Aid 2620	-0-	0	0	\$ 610,944.90	\$ 44,295.63	\$ 655,240.53

OKLA. R-35
JOHN F. KENNEDY

	Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-30-79
Survey & Planning Expenditures	\$ 277,402.73	\$ 0	\$ 277,402.73
Administrative Overhead & Services	7,554,152.77	812,286.83	8,366,439.60
Legal Services	94,615.59	1,165.00	95,780.59
Survey & Planning	0	0	0
Acquisition Expense	665,313.18	7,043.85	672,357.03
Temporary Operation of Acquired Property	645,404.13	25,481.83	670,885.96
Relocation & Community Organization 443	325,848.20	50.00	325,898.20
Site Clearance	848,114.61	122,084.48	970,199.09
Site Improvements	2,308,625.63	579,737.79	2,888,363.42
Disposition Expense	116,229.50	5,617.20	121,846.70
Rehabilitation & Conservation	70,919.47	594.71	71,514.18
Interest	2,948,886.92	173,038.52	3,121,925.44
Other Income	(-)496,140.05	(-)16,021.46	(-)512,161.51
Real Estate Purchases	11,642,645.72	177,050.00	11,819,695.72
Project Inspection Fee	148,810.00	0	148,810.00
Total Project Expenditures	\$27,150,828.40	\$1,888,128.75	\$29,038,957.15
Relocation Payments 1501	\$ 6,027,123.92	\$ 22,873.59	\$ 6,049,997.51
Rehabilitation Grants	\$ 1,818,913.07	3,500.00	1,822,413.07
Total Expenditures	\$34,996,865.39	\$1,914,502.34	\$36,911,367.73
Noncash Local Grants-In-Aid 2621	\$ 6,081,393.20	\$ 0	\$ 6,081,393.20
Proceeds From Sale of Land	\$ 849,468.99	\$ 33,022.60	\$ 882,491.59
Rehabilitation Loans	\$ 5,358,043.00	\$ 922,378.00	\$ 6,280,421.00
Community Development Block Grant 2620	\$ 1,416,802.42	\$1,585,773.36	\$ 3,002,575.78
Cash Local Grants-In-Aid 2620	\$ 222,722.73	\$ 10,504.60	\$ 233,227.33

Oklahoma City
Urban Renewal Authority
Statement of Operation
for the Fiscal Year Ending
June 30, 1979

OKLA. R-30 B
CENTRAL BUSINESS DISTRICT

Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-30-79
\$ 0	\$ 0	\$ 0
2,566,303.55	129,485.46	2,695,789.01 ✓
12,127.50	650.00	12,777.50 ✓
0	0	0
330,936.60	1,681.60	332,618.20 ✓
236,890.04	33,488.40	270,378.44 ✓
1,078,294.05	96,113.07	1,174,407.12 ✓
333,928.67	152,650.43	486,579.10 ✓
332,960.11	(-)8,895.00	324,065.11 ✓
39,417.38	12,831.00	52,248.38 ✓
0	0	0
1,861,120.63	33,930.17	1,895,050.80 ✓
(-)528,830.08	(-)14,785.01	(-)543,615.09 ✓
16,961,371.00	0	16,961,371.00 ✓
75,516.00	0	75,516.00 ✓
\$23,300,035.45	\$437,150.12	\$23,737,185.57
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$23,300,035.45	\$437,150.12	\$23,737,185.57
\$ 0	\$ 0	\$ 0
\$ 41,125.00	\$ 18,018.00	\$ 59,143.00 ✓
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 275,622.14	\$ 33,176.29	\$ 308,798.43 ✓

OKLA. R-30 1-C
CENTRAL BUSINESS DISTRICT

Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-30-79
\$ 0	\$ 0	\$ 0
270,526.45	194,807.44	465,333.89 ✓
730.00	1,555.00	2,285.00 ✓
0	0	0
58,294.50	43,497.86	101,792.36 ✓
(-)440.34	(-)24,830.91	(-)25,271.25 ✓
22,408.09	101,835.46	124,243.55 ✓
0	14,535.08	14,535.08 ✓
0	0	0
0	5,365.00	5,365.00 ✓
0	0	0
21,721.85	88,680.36	110,402.21 ✓
(-)19,745.70	(-)9,117.89	(-)28,863.59 ✓
305,900.00	1,412,200.00	1,718,100.00 ✓
13,436.00	0	13,436.00 ✓
\$672,830.85	\$1,828,527.40	\$2,501,358.25
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$672,830.85	\$1,828,527.40	\$2,501,358.25
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0

LINCOLN/BYERS-INDUSTRIAL DISTRICT

Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-30-79
\$ 0	\$ 0	\$ 0
99,645.49	46,862.94	146,508.43 ✓
1,625.00	1,015.00	2,640.00 ✓
0	0	0
12,261.00	10,571.50 ✓	22,832.50 ✓
2,651.54	2,823.54	5,475.08 ✓
13,285.55	17,350.50 ✓	30,636.05 ✓
0	1,085.00	1,085.00 ✓
0	0	0
2,794.00	1,972.50	4,766.50 ✓
0	0	0
0	0	0
0	0	0
502,982.00	(-)552.00	502,430.00 ✓
0	0	0
\$635,244.58	\$ 81,128.98	\$716,373.56
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$635,244.58	\$ 81,128.98	\$716,373.56
\$ 0	\$ 0	\$ 0
\$ 0	\$120,042.60 ✓	\$120,042.60 ✓
\$ 0	\$ 0	\$ 0
\$632,648.53	\$ 67,848.00	\$700,496.53 ✓
\$ 0	\$ 0	\$ 0

INDUSTRIAL PARK IMPROVEMENTS

Year to Date 6-30-78	Current Fiscal Year	Year to Date 6-30-79
\$ 0	\$ 0	\$ 0
0	15.40	15.40
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	298,808.10	298,808.10 ✓
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	2,000.00	2,000.00
\$ 0	\$300,823.50	\$300,823.50
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 0	\$300,823.50	\$300,823.50
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0

CONSOLIDATED BALANCE SHEET* as of June 30, 1979

1000 ASSET
2000 LIABILITY
2400 Reserve
2500 capital

ASSETS

Current Assets:

Cash on Hand

Accounts Receivable:

Revolving Fund-Joint Activities

Relocation Grants

Rehabilitation Grants

Tenants

Other

Total Accounts Receivable

Total Current Assets

Investments Held:

U.S. Treasury Bills (At Cost)

Project Costs to Date:

Total Item I Project Costs 4005

LESS: Sales Price of Land Sold 2401

Net Item I Project Costs

Total Item II Project Costs

Total Project Costs to Date

Relocation Payments 1501

Rehabilitation Grant Payments 1502

TOTAL ASSETS

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

	OKLA. R-20 University Medical Center	OKLA. R-30 1-A Central Business District	OKLA. R-30 B Central Business District	OKLA. R-30 C Central Business District	OKLA. R-35 John F. Kennedy	Lincoln Byers Industrial District
Cash on Hand	\$ 144,965.75	\$ 940,464.28	\$ 341,074.48	\$ 582,932.62	\$ 417,899.49	\$ 102,702.76
Accounts Receivable:						
Revolving Fund-Joint Activities		26,000.00	50,000.00	20,000.00	70,00.00	
Relocation Grants		12,258.44			33,873.51	
Rehabilitation Grants					.07	
Tenants					596.71	
Other					.25	
Total Accounts Receivable	\$ 0	\$ 38,258.44	\$ 50,000.00	\$ 20,000.00	\$ 104,470.54	\$ 0
Total Current Assets	\$ 144,965.75	\$ 978,722.72	\$ 391,074.48	\$ 602,932.62	\$ 522,370.03	\$ 102,702.76
Investments Held:						
U.S. Treasury Bills (At Cost)					\$ 162,015.20	
Project Costs to Date:						
Total Item I Project Costs 4005	\$ 179,020.07	\$ 51,067,173.62	\$ 23,737,185.57	\$ 2,501,358.25	\$ 29,038,957.15	\$ 716,373.56
LESS: Sales Price of Land Sold 2401	167,113.50	7,174,956.15	59,143.00	0	882,491.59	120,042.60
Net Item I Project Costs	\$ 11,906.59	\$ 43,892,217.47	\$ 23,678,042.57	\$ 2,501,358.25	\$ 28,156,465.56	\$ 596,330.96
Total Item II Project Costs	0	24,470,422.00	0	0	6,081,393.20	0
Total Project Costs to Date	\$ 11,906.57	\$ 68,362,639.47	\$ 23,678,042.57	\$ 2,501,358.25	\$ 34,237,858.76	\$ 596,330.96
Relocation Payments 1501	\$ 0	\$ 2,084,632.44	\$ 0	\$ 0	\$ 6,049,997.51	\$ 0
Rehabilitation Grant Payments 1502	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,822,413.07	\$ 0
TOTAL ASSETS	\$ 156,872.32	\$ 71,425,994.63	\$ 24,069,117.05	\$ 3,104,290.87	\$ 42,794,654.57	\$ 699,033.72

LIABILITIES & CAPITAL

Current Liabilities:

Accounts Payable-Joint Activities

Trust & Deposit Liabilities

Total Current Liabilities

Accrued Interest Payable:

To DHUD

To Others

Total Accrued Interest Payable

Advances & Loans Payable:

To DHUD

To Others

Total Advances & Loans Payable

Uncommitted Fund Balance

Capital:

Cash Local Grants-In-Aid 2620

Noncash Local Grants-In-Aid 2621

Total Local Grants-In-Aid

Project Capital Grant 2701

Relocation Grant 2703

Rehabilitation Grant

Community Development Block Grant 2705

E.D.A. Grant

Total Capital

TOTAL LIABILITIES & CAPITAL

	OKLA. R-20 University Medical Center	OKLA. R-30 1-A Central Business District	OKLA. R-30 B Central Business District	OKLA. R-30 C Central Business District	OKLA. R-35 John F. Kennedy	Lincoln Byers Industrial District
Accounts Payable-Joint Activities	\$ 7,322.06	\$ 70,133.95	\$ 15,508.97	\$ 15,522.54	\$ 60,405.95	\$ 0
Trust & Deposit Liabilities	0	14,812.00	250.00	50.00	3,771.67	0
Total Current Liabilities	\$ 7,322.06	\$ 84,945.95	\$ 15,758.97	\$ 15,572.54	\$ 64,177.62	\$ 0
Accrued Interest Payable:						
To DHUD	\$ 0	\$ 185,329.62	\$ 16,080.65	\$ 80,403.33	\$ 156,987.49	\$ 0
To Others	\$ 0	\$ 185,329.62	\$ 16,080.65	\$ 80,403.33	\$ 156,987.49	\$ 0
Total Accrued Interest Payable	\$ 0	\$ 185,329.62	\$ 16,080.65	\$ 80,403.33	\$ 156,987.49	\$ 0
Advances & Loans Payable:						
To DHUD	\$ 0	\$ 4,610,000.00	\$ 400,000.00	\$ 2,000,000.00	\$ 3,905,000.00	\$ 0
To Others	\$ 0	\$ 4,610,000.00	\$ 400,000.00	\$ 2,000,000.00	\$ 3,905,000.00	\$ 0
Total Advances & Loans Payable	\$ 0	\$ 4,610,000.00	\$ 400,000.00	\$ 2,000,000.00	\$ 3,905,000.00	\$ 0
Uncommitted Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Capital:						
Cash Local Grants-In-Aid 2620	\$ 0	\$ 655,240.53	\$ 308,798.43	\$ 0	\$ 233,227.33	\$ 51.69
Noncash Local Grants-In-Aid 2621	0	24,470,422.00	0	0	6,081,393.20	0
Total Local Grants-In-Aid	\$ 0	\$ 25,125,662.53	\$ 308,798.43	\$ 0	\$ 6,314,620.53	\$ 51.69
Project Capital Grant 2701	\$ 0	\$ 38,068,273.00	\$ 8,941,433.00	\$ 1,008,315.00	\$ 21,309,843.00	\$ 0
Relocation Grant 2703	\$ 0	\$ 2,084,632.44	\$ 0	\$ 0	\$ 6,049,997.51	\$ 0
Rehabilitation Grant	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,818,913.07	\$ 0
Community Development Block Grant 2705	\$ 149,550.26	\$ 1,267,151.09	\$ 14,387,046.00	\$ 0	\$ 3,175,115.35	\$ 698,982.03
E.D.A. Grant	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Capital	\$ 149,550.26	\$ 66,545,719.06	\$ 23,637,277.43	\$ 1,008,315.00	\$ 38,668,489.46	\$ 699,033.72
TOTAL LIABILITIES & CAPITAL	\$ 156,872.32	\$ 71,425,994.63	\$ 24,069,117.05	\$ 3,104,290.87	\$ 42,794,654.57	\$ 699,033.72

**Industrial
Park
Improvements**

**Oklahoma City
Urban
Renewal
Authority**

\$ 39,176.50

\$470,052.41

\$ 0

\$ 0

\$ 39,176.50

\$470,052.41

\$300,823.50
0

\$ 0
0

\$300,823.50
0

\$ 0
0

\$300,823.50

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$340,000.00

\$470,052.41

**Industrial
Park
Improvements**

**Oklahoma City
Urban
Renewal
Authority**

\$ 0
0

\$ 0
431,888.20

\$ 0

\$431,888.20

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 38,164.21

\$ 0
0

\$ 0
0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$ 0

\$340,000.00

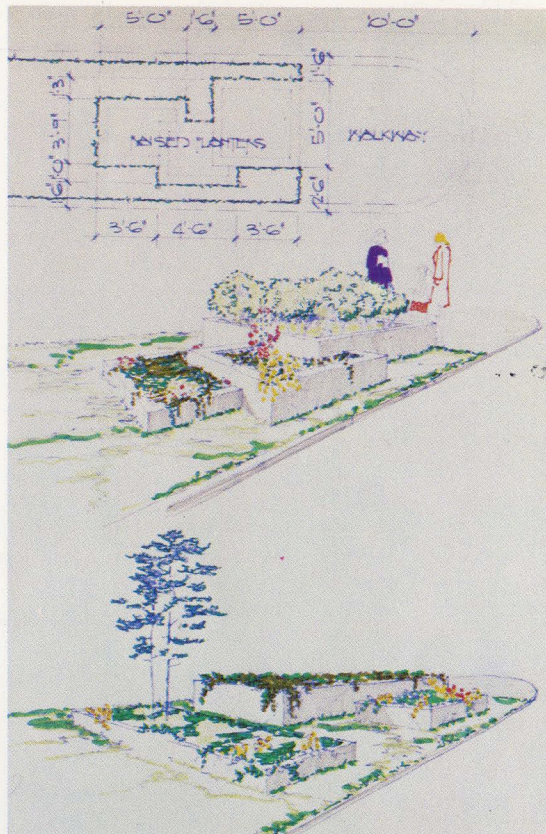
\$ 0

\$340,000.00

\$ 0

\$340,000.00

\$470,052.41



STREET MEDIANS downtown will be beautified as in this architect's sketch (left), as a result of work by OCURA and others this summer. At



right is part of the Myriad convention center plaza, an earlier beautification project of the renewal agency.

Downtown Streets To Be Beautified

Five Oklahoma City organizations joined forces this spring to produce a plan for downtown beautification worthy of the \$600 million in construction completed or soon to be under way.

Representatives of the city administration, Urban Renewal Authority, Downtown Now!, Chamber of Commerce and Oklahoma City Beautiful formed a task force to design landscaping for the center medians and sidewalks of major downtown streets. The group took steps at the same time to assure that the landscaping will be maintained, in part by the city Parks Department and in part by subscription of property owners adjacent to the streets.

The Urban Renewal Authority this fall will begin reconstruction and

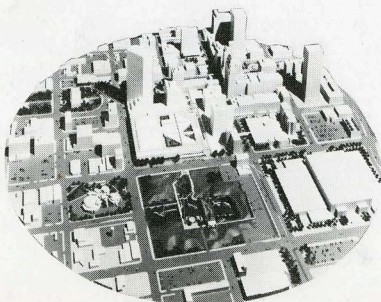
planting or replanting of medians along Broadway, Main Street and Robinson. The design includes groupings of raised planters of varying shapes and heights; decorative crosswalks in places of heavy foot traffic, trees, flowering shrubs, grass and ground cover. New irrigation systems, with pop-up sprinkler heads, are to be installed along the centers of the medians.

The number of trees, planters, shrubs and ornamental benches along the curb lines also will be increased, with property owners providing for their care and maintenance by professional landscaping crews.

Installation of the new center-median landscaping will bring to more than \$1 million the amount the renewal agency has spent for downtown beautification.



ROBERT S. KERR PARK is one of the most colorful and popular spots in downtown Oklahoma City.



Oklahoma City Urban Renewal Authority

15 North Robinson / Oklahoma City, Oklahoma 73102 / (405) 235-3771