



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

**Northeast Renaissance Urban
Renewal Plan**

Oklahoma Urban Renewal Act

- Provides additional powers to redevelop areas that it determines to be “blighted.”
- Urban Renewal Authority has no powers to act in an area unless there is an Urban Renewal Plan in place
- Urban Renewal Plan must be approved by City Council

Process for Creating an Urban Renewal Plan

- Blight Study – City Council must determine area “blighted”
- The Authority prepares the plan
 - Identifying general description, boundary map, legal description, and establish rehabilitation/redevelopment priorities
 - Meet with stakeholders
- Plan submitted to Planning Commission
- City Council –
 - Public hearing (15 days notice provided)
 - Adoption of plan at City Council

NE Renaissance Urban Renewal Plan projected approval dates

July 29

- Blight Study adopted by City Council

Aug/Sept

- Plan introduced to NE Community and Stakeholders

Sept 17

- Plan introduced to Urban Renewal Board

Nov 4

- Urban Renewal Board

Dec 11

- Planning Commission

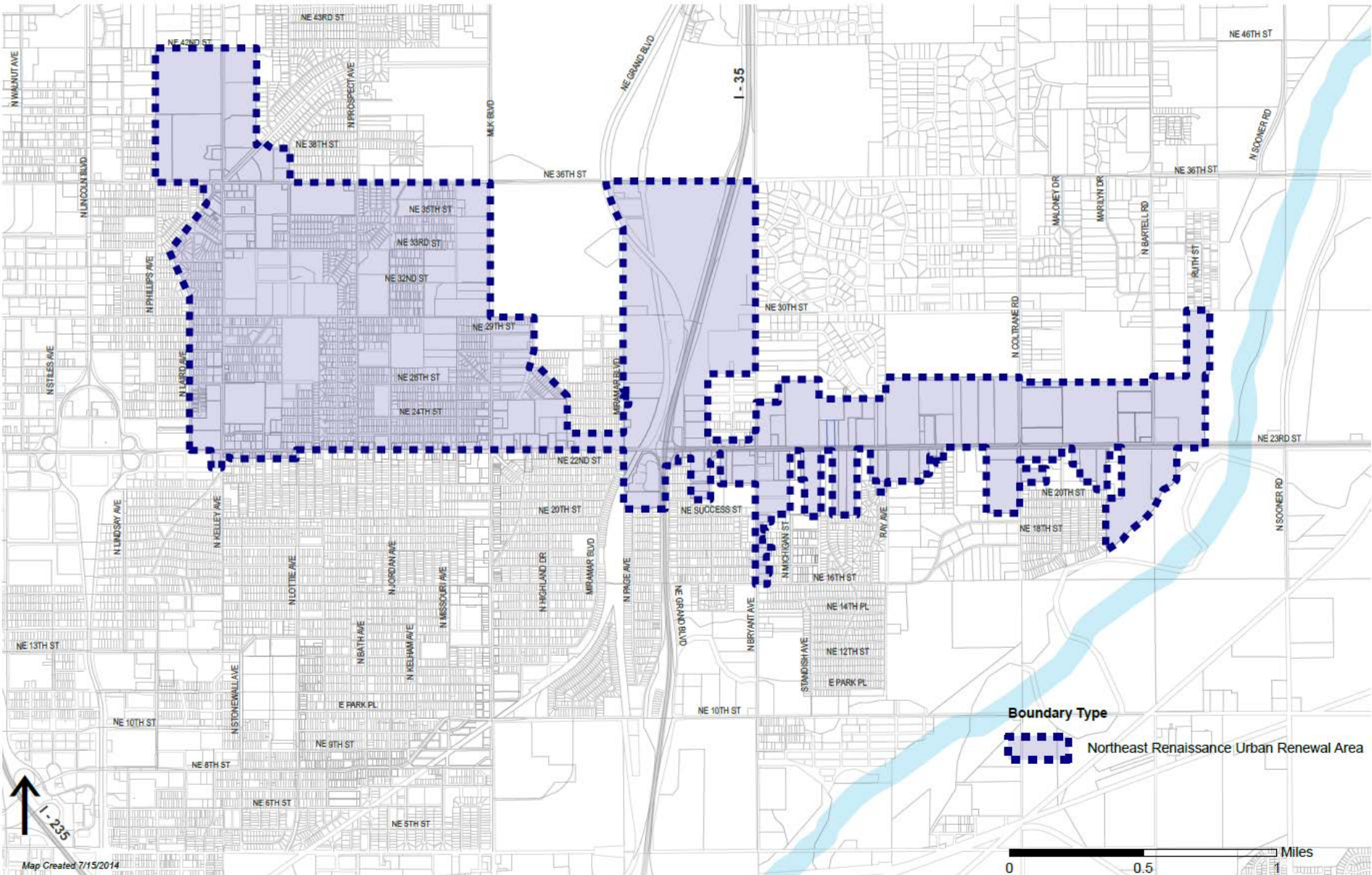
Dec 30

- City Council

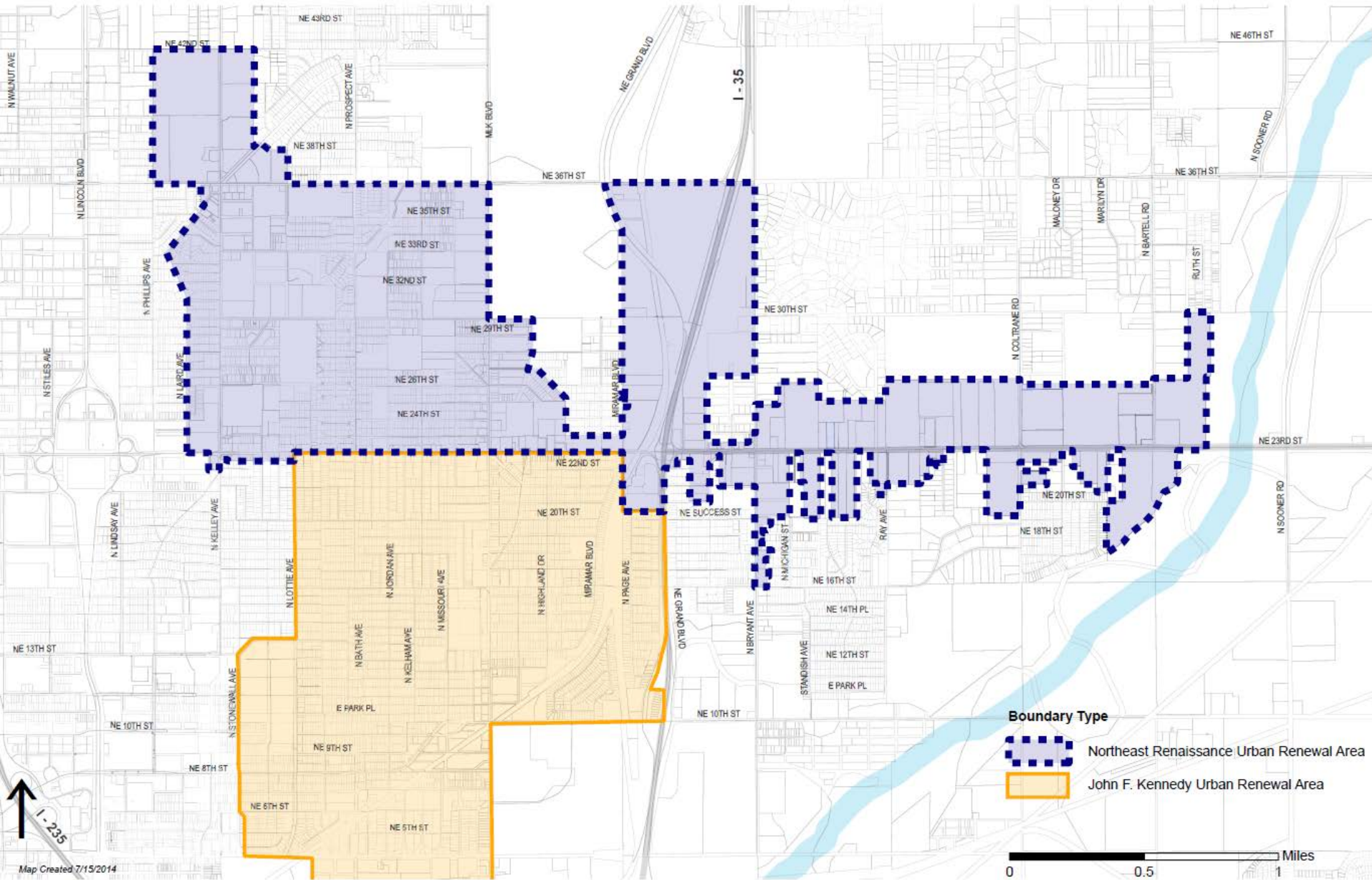
Proposed NE Renaissance Urban Renewal Plan

“a tool for redevelopment”

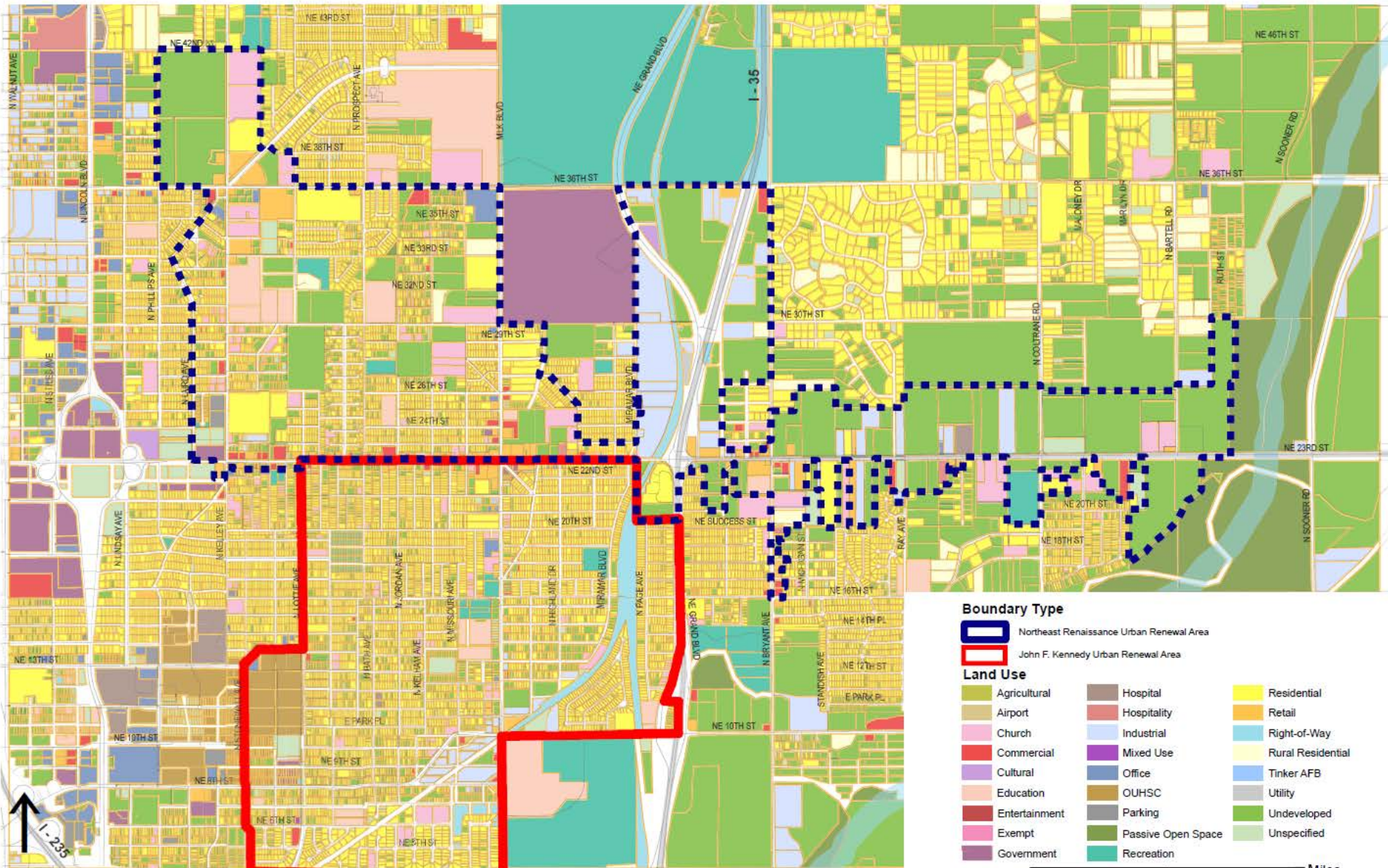
NE Renaissance Urban Renewal Area Map



NE Renaissance URA with existing JFK URA



Land Use Map – consistent with the Comp Plan



Plan includes policies on:

- Land use provisions and building requirements
- Land acquisition and disposition
 - To be limited
- Owner participation agreements
- Redevelopment obligations and requirements
- Relocation policy per Oklahoma Law

(Re)development plan objectives:

- Provide a tool for economic development and revitalization
- Stimulate infill redevelopment and new development for residential and commercial property
- Developer and business outreach and recruitment
- Support job creation
- Improve public infrastructure and neighborhood amenities

PROPOSED Conditional Authorization to acquire property **only** if board finds:

- the property is blighted, abandoned or unimproved and that acquisition is necessary to remove/prevent the spread of blight; or
- the property is necessary for public use, where “public use” means a public entity will own the property and it will be generally open and accessible to the public, (e.g. public park or public right-of-way); or
- the property is contiguous to, adjacent to, or in the same block as other property owned by OCURA , and its acquisition is necessary to create an assemblage for redevelopment; or
- the property is occupied by a historically or architecturally significant structure which is not currently occupied for residential purposes and that its acquisition is necessary to prevent its destruction or facilitate its preservation, restoration, rehabilitation, or reuse.
- Relocation must be provided following Oklahoma Urban Redevelopment Law and the NE Renaissance Urban Renewal Plan.

PROPOSED Property that will **not** be acquired by eminent domain:

- property owned by a church/religious institution that is currently active as such
- Any owner-occupied home UNLESS the board determines that the property is necessary for public use or is blighted and acquisition is necessary to remove the blight.

Property Disposition

- OCURA shall require the redeveloper to devote the property per the uses provided in this plan.
- OCURA shall give at least 10 days public notice before entering into agreement for disposal of land or private redevelopment.
- Approval of any contacts, agreements, or disposition of land, land use, or redevelopment of land pursuant to negotiation shall be pursuant to a public meeting (with 10 days public notice).

Authorized Costs for Redevelopment Activities

- Capital Improvement Bonds
- Appropriations by the City
- Expenditures by OCURA
- Apportioned Tax Increments
- Project Revenues
- Other Authorized Sources