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Institute

IMPACT AWARDS

January 31, 2020



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WELCOME

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OUTSTANDING COMMUNITY BUILDING EFFORT

MEGHAN BRUNER & LISA CHRONISTER

OUTSTANDING PUBLIC INITIATIVE

GIRMA MOANING & KRISTEN VAILS

SMALL SCALE DEVELOPMENT

MICHAEL LAIRD & REEVE TARRON

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JP CRAIG & SANDINO THOMPSON

RECOGNITION: TODD GLASS

BLAIR HUMPHREYS

LARGE SCALE DEVELOPMENT

BETSY BRUNSTETER & RICHARD MCKOWN

LARGE SCALE REHABILITATION & RESTORATION

LESLIE BATCHELOR & AJ KIRKPATRICK

IN MEMORIAM

ASHLEY TERRY & JIM PARRACK

CLOSING REMARKS

CAMERON BREWER

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Cover photo courtesy of FlightTimeOKC



ABOUT THE AWARDS

ULI OKLAHOMA'S IMPACT AWARDS recognize projects that exemplify best practices in the responsible use of land and in creating and sustaining thriving communities, through each project's contributions to the built environment and the public realm. Nominations are open to all, not just ULI members. The finalists represent those projects that were determined to best promote the creation of resilient communities, intelligent densification and urbanization, as well as outstanding quality of design and construction. A diverse panel of judges experienced in land use and development then scored the finalists in terms of the project's success in contributing to walkability, creating or reinforcing a sense of place, and additional measures, including criteria appropriate to specific categories, such as excellence in preservation, degree of difficulty, and community significance impact.

The Impact Awards were established in 2015 in order to recognize truly superior development efforts on the local level. All finalists honored through the Impact Awards process are worthy of that recognition and are celebrated here tonight.





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OUTSTANDING COMMUNITY BUILDING EFFORT

2019 OKC MEMORIAL MARATHON The mission of the Oklahoma City Memorial Marathon is to honor the 168 lives who were killed in the 1995 Oklahoma City bombing, those who survived, and those changed forever. The Marathon is about celebrating life, reaching for the future, and uniting the world in hope. In 2019, the Marathon began a historical two-year campaign with its runners in Changing the Course of OKC. With the development of the streetcar system and a new downtown park, the Marathon decided to change its course to be a visual reflection of the ever-changing Oklahoma City community. In a significant change, the Marathon welcomed a new community to the race by running a portion of the race into south Oklahoma City for the first time. The Project team includes Oklahoma City National Memorial Foundation, The City of Oklahoma City, multitudes of volunteers, and those who honor and are being honored.



Course Length: 26.2 Miles | Investment: \$1,600,000 Annually | Twitter: [@okcmarathon](#)



FACTORY OBSCURA'S MIX-TAPE The fourth immersive experience from Factory Obscura since their debut in 2017, Mix-Tape is the collective's first permanent experience. Visitors explore the old-school art and emotion of the mix-tape through new media environments of visuals, sounds, textures, and interactivity. This reimaged use of the iconic Womb building preserves the exterior and respects the artistic impact of previous tenants, The Flaming Lips. Mix-Tape secures Factory Obscura's position in the emerging experience economy, shifts the economic model for funding art and paying artists to a sustainable profitable business, impacting not only

the employees, but also community volunteers and participants who are finding an inclusive space to belong. The Project team includes Tammy Greenman, Kelsey Karper, Laura Massenat, Laurent Massenat, Hugh Meade, an artist team of 30+, and many community volunteers.

Site Area: 6,988 SF (Ground Floor) | Investment: \$1,000,000 | Instagram: [@factoryobscura](#)

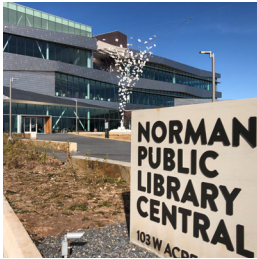
NEOKC DEVELOPER'S CONFERENCE The Northeast Oklahoma City Developer's Conference (NDC) is an economic development conference dedicated to providing local real estate investors the skills to achieve their real estate investing goals. The inaugural NDC was inspired by the need for ethical development and the growing desire from local, minority stakeholders to engage in community development in Northeast OKC. NDC is an example of what can happen when residents are educated, informed, and empowered to invest in the future of their communities. NDC opens the door for collaboration and shared ideas led by up-and-coming leaders in minority communities. Organizers hope this conference is just the beginning of dispelling myths, stereotypes, and biases regarding Northeast OKC stakeholders' ability to invest and stimulate economic development within its community. The Project team includes Apollo Woods, Quintin Hughes, and Leasha Larkpor.



Number of Attendees: 117 | Twitter: [@NEOKCDC](#)



OUTSTANDING PUBLIC INITIATIVE



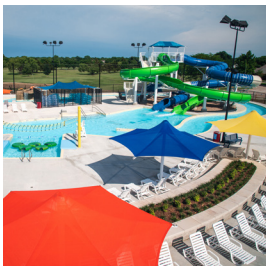
NORMAN PUBLIC LIBRARY CENTRAL The idea for a new central library began in 2006 when the Norman Library Master Plan was developed, showing the need for a larger main library. In October 2015, voters overwhelmingly supported the project as one of several quality of life projects in the NORMAN FORWARD sales tax program. The new 78,700 SF facility includes a cafe, reading/study niches, conference/meeting spaces, multi-purpose rooms, and staff spaces. The site also includes a geology garden, stormwater bio-swales, an underground stormwater detention system, and large pedestrian plazas for foot traffic around the building. The Project team includes the City of Norman, Meyer Scherer & Rockcastle Architects, Flintco, and ADG, PC.

Building Area: 78,700 SF | Investment:: \$35,000,000 | Twitter: @cityofnormanok

SCISSORTAIL PARK Scissortail Park is a 70-acre urban oasis extending from the core of downtown Oklahoma City to the shore of the Oklahoma River. The Skydance Bridge connects the 40-acre Upper Park and the future 30-acre Lower Park. The Upper Park is an active park which includes a playground for children of varying ages, a large interactive fountain, a café, a 3.5 acre lake and boathouse, a dog park, an event pavilion, and more. This project is the largest green space project to ever be developed in downtown Oklahoma City. Additionally, it is the first to provide vast open spaces to allow for a multitude of activities. The Upper Park, along with the Lower Park, will provide spaces of recreation, solitude, relaxation, and play for years to come. The Project team includes The City of Oklahoma City, Hargreaves and Associates, Downey Contracting, Butzer Urbanism Architecture, Scissortail Park Foundation, and ADG, PC.



Site Area: 70 acres | Investment: \$100,000,000 | Twitter: @ScissortailPark



WESTWOOD FAMILY AQUATIC CENTER In October 2015, Norman residents approved the development of a new aquatic center as part of NORMAN FORWARD. The project included the demolition of the existing Westwood Swim Complex, constructed in 1967, and the construction of a modern, multi-featured facility at the same location. The new facility includes a 50-meter lap pool and diving area with a family slide, lazy river, zero-depth-entry family pool with toddler play features, and a wet deck with dumping buckets and spray features similar to a splash pad. The project also includes a variety of shade features, a new bath house, office area, restrooms, showers and changing areas along with lockers, and a redesigned parking lot to accommodate more guests. Visitation has tripled in its first two years, a testament to the development's success with the community. The Project team includes the City of Norman, Waters Edge Aquatic Design, McKinney Partnership Architects, Cabiness Engineers, HFSD Landscape Architecture, Hoss & Brown, WL McNatt & Co., and ADG, PC.

Site Area: 2.5 Acres | Investment: \$10,000,000 | Twitter: @NormanParks, @cityofnormanok



SMALL SCALE DEVELOPMENT

THE COLLECTIVE FOOD HALL The Collective Kitchens + Cocktails opened as Oklahoma City's first food hall in 2019. The Collective includes up to 11 kitchens, a 40-foot bar, including 32 rotational taps, outdoor dog-friendly patio seating, and a 95-person rooftop patio with views of downtown. The Collective is located between two OKC Streetcar stops, connecting itself to Midtown through walkability and transit. The Collective enabled the growth and/or establishment of multiple restaurants, from food trucks establishing brick and mortar locations to entirely new concepts.

The restaurants and the bar operation at the Collective have created over 200 jobs in Midtown, furthering Oklahoma City's dining industry. The Project team includes Northline Development, Gardner Architects, Modus Construction, and all of its kitchens.

Building Area: 12,892 SF | Investment: \$6,000,000 | Instagram: [@thecollectiveokc](#)



EASTPOINT EastPoint is a two-phase, 38,000 SF redevelopment project located in the heart of Northeast Oklahoma City. With EastPoint, Pivot Project pioneered a different way to develop in a place where traditional investment had been neglected. Neighborhood meetings were held to determine a tenancing approach, and the team granted ultimate authority of the LLC to a community leader to lead the development. The developers partnered with the City in a unique investment contract which provided front end investment. Additionally, all retail tenants

who sign a ten-year lease receive 15% ownership of their respective space. To-date, EastPoint is approximately 85% preleased, has 100% minority tenants, and close to 50% are female-owned businesses. The Project team includes Pivot Project, Gardner Architects, Miles Associates, Lingo Construction, Sandino Thompson, Jabee Williams, Steve Mason, and Jill Castilla.

Building Area: 38,000 SF | Investment: \$9,300,000

EDMOND RAILYARD Edmond Railyard is an adaptive, mixed-use market hall redeveloping the historic James Brown Lumber Company building. Edmond Railyard is now home to restaurants, a craft bar, and office/retail space. A 10,000 SF patio provides outdoor seating in front of a colorful mural by OKC artist Kristopher Kanaly. Development of the structure was challenging in that it was as deep as it was wide. This created issues in trying to convert from an industrial use to a retail and office use given the limited amount of street-facing frontage it had. To remedy this, the development team created a pedestrian street through the middle of the structure which not only provided the opportunity for multiple storefronts but also created a great communal space for all the patrons/customers of the Railyard tenants. The Project team includes Grant Group, Casey Massegee, Chris Anderson, Small Architects, and M.A. Wells Construction.

Building Area: 20,534 SF | Investment: \$3,000,000 | Instagram: [@edmond_railyard](#)





SMALL SCALE DEVELOPMENT

THE MGM BUILDINGS The historic MGM Buildings were originally built in the 1920s for the motion picture industry. Later, the buildings were owned by a crystal manufacturing company which turned the buildings into offices and manufacturing space. The development team's vision was to restore these buildings to their original exterior beauty and convert the interior to spaces to meet the needs of modern retail and office use. The redevelopment renovated roughly 19,350 SF of space in three buildings to create ten leasable units. Significant efforts were made to preserve and restore the property in a manner befitting the project goals. While this resulted in extra cost, the development team's paramount goal of honoring the past was achieved. The Project team includes Fleske Commercial Group, Phase One Design, LLC, TC Grissom Construction, Tony Tyler, and Mark Mitchell.

Building Area: 19,350 SF | Investment: \$4,400,000 | Instagram: [@fleskecommercialgroup](#)



SOCIAL CAPITAL Social Capital is located in what was an abandoned transmission shop on the west side of the new Scissortail Park. In order to redevelop the property, the original 5,600 SF building was demolished except for a few existing block walls and windows. The remaining shell was then converted into a craft beer bar and restaurant with three bars and two kitchens. The building now consists of approximately 8,000 SF of interior space, 3,200 SF of rooftop patio overlooking the new park, and another 6,000 SF of patio and courtyard space. Social Capital exists to increase the

social capital in Oklahoma City by removing distractions, using communal seating, and providing people with great food and drink. The team feels that this is the best way to promote conversations that build relationships and trust, therefore increasing social capital. The Project team includes CTB Group, AHMM, and CORD Construction Services.

Building Area: 17,200 SF | Investment: \$2,800,000 | Twitter: [@socialcapitalok](#)

WHEELER COTTAGES The Cottage Series Wheeler homes are unlike anything currently found in the metro area. The cottages range from 600 to 1,200 SF, created to efficiently use space. Each of the Cottages were built on a 24'x36' lot. These lots front a pedestrian-only street, Pedaler's Lane, which creates a space that is 20' from front door to front door. The homes are specifically designed to create connections between neighbors. The Wheeler Cottages have simple, clean lines with custom elevations and floor plans, including interior selections to reflect each homeowner's personal style. Most importantly, the homes are the beginnings of the Wheeler District community. The Cottages are included in Phase One of Wheeler District, which is the first of ten future phases of development. The Project team includes Wheeler District, Sam Day, PATH, and Wheeler Home.

Building: 12,146 SF | Site: 10,368 SF | # of Units: 12 single family homes | Twitter: [@wheelerdistrict](#)





BOUTIQUE DEVELOPMENT

1621 NW 16TH STREET This quadplex was developed in response to national conversations about the lack of new “Missing Middle Housing” and the local desire for more affordable and flexible living options. The lot the project occupies was secured by the architect/developer in 2016. The quadplex contains four one-bedroom units – each with slightly different layouts and interior finishes. The project reintroduces a historic building type as a tool for adding needed residential density on infill lots in the urban core. The project maintains market rate affordable apartments for a 100% AMI household of two. The Project team includes Sam Day, Brent Wall, and McAlister Construction.

Building Area: 3,200 SF | Investment: \$550,000 | Twitter: @samj_day



FRIDA SOUTHWEST // PASEO STUDIOS FRIDA southwest // Paseo Studios is an urban infill, mixed-use development consisting of a restaurant, reading room, seven small office studios, and rooftop event space. This 18,000 SF lot was razed in the 1930s and has sat abandoned since that time, creating not only an eyesore, but also a missed opportunity to serve public interest. The redevelopment of this corner creates an inviting gateway to Historic Paseo Arts district, adding density and a destination for visitors. By bringing in new amenities, a wide range of people now have reason to visit the area. The Project team includes Shaun Fiaccone, Jeremy Foraker, Fitzsimmons Architects, Modus Construction, Kate Howell, and Emily Fiaccone.

Building: 9,000 SF | Investment: \$3,900,000 | Instagram: @forakercompany @fridasouthwest

MCKINLEY ROW McKinley Row is a pocket community with four single-family, brick façade homes, each with bright and modern interiors. The developer moved to the United States with his family in 1996, living near the McKinley Row site. As experienced by the developer, for many, the Asian District is the landing spot when they first come to America. As a thriving cultural district, many families enjoy the centrally located shopping and restaurants. With this development, and others like it, Modern Touch by Omega hopes to encourage those both young and old to live, work, and play in the heart of the Asian District. The Project team includes Modern Touch by Omega, CommonWork Architects, and Legacy Bank.

Building Area: 7,000 SF | Investment: \$900,000 | Instagram: @moderntouchbyomega



YALE THEATER The Yale Theater opened in 1910 and served as an active neighborhood anchor until the 1970s. After extensive renovation, the historic theatre re-opened in June 2019 to provide a gathering place for the Capitol Hill community. The Yale is helping spark respectful redevelopment of the neighborhood, similar to recent efforts in other OKC districts. Numerous local events have already been held at the Yale. The theatre's redevelopment was funded by private capital, Citizens Bank of Edmond, and historic tax credits. Special attention was paid to rehabilitation of historical elements to ensure appropriate use of the tax credits. The Project team includes Mason Realty Investors LLC, Steve Mason, Aimee

Ahepatone, Drew Upchurch, Sara Kate Little, and Modus Construction.

Building Area: 7,000 SF | Investment: \$2,800,000 | Instagram: @yaleokc



IN RECOGNITION TODD GLASS



TODD GLASS served as the Chair of ULI Oklahoma from July 2017 to June 2019. As an instrumental member of ULI Oklahoma during its early years, Todd has been a consistent contributor to the growth and development of our local council. Todd's previous leadership roles include serving as Sponsorship Chair and Treasurer, and he was one of our first local members to join a national product council, helping raise ULI Oklahoma's profile nationally and bringing back knowledge to share.

Under Todd's leadership as our fifth Chair, ULI Oklahoma hired its first full-time staff position, hosted an Incremental Development Alliance workshop to support and strengthen local small developers, and successfully secured a three-year Walton Family Foundation grant to build capacity for the growing Northwest Arkansas satellite council. As a result of Todd's consistent service, ULI Oklahoma strengthened its legacy and reputation as a respected source of objective information on urban planning, growth, and development. Todd remains actively involved in ULI Oklahoma as the Chair of the Governance Committee.

The past Chairs, Management Committee, Advisory Board, and members all wish to extend their gratitude to Todd Glass for his dedication, service, and many contributions to ULI Oklahoma.



LARGE SCALE DEVELOPMENT



THE MONARCH The Monarch is a continuance of place-based, urban infill in Midtown. The roughly 53,400 SF, four-story glass, steel, and masonry office building responds to the urban grid and surrounding building heights, creating a harmonious and human-scale pedestrian experience. Higher floors are stepped back on an orthogonal grid with expansive glass, giving pedestrians the feel of walking down a street lined with two-story buildings and creating a distinct presence within the growing skyline. The Monarch sets the tone and expectation for the quality of future ground-up infill development. The location is half a block from a streetcar stop

and within walking distance of many restaurants and shops. The Project team includes Midtown Renaissance, Fitzsimmons Architects, Lingo Construction, Redrock Consulting, Crafton Tull, Obelisk Engineering, CEC Engineering, and Simmons Bank.

Building Area: 53,406 SF | Twitter: @MidtownR

THE POINTE AT CHISHOLM CREEK The Pointe at Chisholm Creek merges the necessity of unique storm water infrastructure with the development of recreation, entertainment, shopping, dining, and living spaces. The Pointe incorporates elements that encourage interaction and walkability including a bridge, amphitheater, fire pit, children's play area, and walking trails, making The Pointe an excellent location for community events. The Pointe's eclectic mix of restaurants and retailers has been thoughtfully curated to provide guests with a unique experience each time they visit. Chisholm Creek provides a "live, work, play" experience, and The Pointe is central to creating a welcoming atmosphere and urban feel in a traditionally suburban area. The Project team includes The Medallion Group, Inc, The Pointe CC, MASS Architects, Johnson and Associate, CLS, Smith and Pickel Construction, Total Environment, Beck Design, and Fitzsimmons Architects.



Investment: \$35,000,000 | Twitter: @ChisholmCreek



WEST VILLAGE West Village is a mixed-use development focused on creating a fully functioning neighborhood on the west side of downtown Oklahoma City. Coffee shops, restaurants, retail, live-work units, apartments, parking garages, and a rooftop pool are all developed under one umbrella with a focus on urban placemaking. dWest Village aims to catalyze change and bring a renewed sense of pride to the area. The project team was determined to not build a fortress, walled-off from its neighbors, but to embrace the surrounding neighborhood and activate the street with retail and live-work units. The site contained a challenging mix of existing alleys, roadways, buildings, and environmental conditions, all of which were thoughtfully included in the final design to create a new urban neighborhood anchoring the west side of Film Row. The Project team includes Andy Burnett, Mark Beffort, Clay Moss, Hall Capital, ARRIVE Architecture Group, Jennifer Welch Designs, Ted Garland Landscapes, and CMS Willowbrook.

Building: 362,370 SF + Parking Garages | Units: 345 | Investment: \$72,000,000 | Twitter: @WestVillageOKC



LARGE SCALE REHABILITATION & RESTORATION

CENTRAL EXCHANGE Central Exchange is a 43,000 SF mixed-use redevelopment of two historic buildings. The west building, built in 1909, was the former Pioneer Communications Warehouse, which has been converted into mixed-use office and retail with a basement coffeeshop. The east building, converted into the ParlorOKC food hall, was constructed in 1911 and was utilized as a garage and maintenance shop. ParlorOKC includes seven restaurants, two bars, and a rooftop patio. The project utilized state and federal tax credits. This project helps prove that public initiatives like the quiet zone are catalysts for private development and meaningfully increase the walkability and overall livability of downtown OKC. The Project team includes Tribune Capital, AHMM, Meriwether Partners, LAUD Studio, Obelisk Engineering, Johnson & Associates, PSA Consulting Engineers, Hufft Architects, and Lingo Construction.

Building Area: 43,000 SF | Investment: \$13,000,000 | Twitter: @tribunecapital



DUNBAR COMMONS Constructed in 1922 as Dunbar Elementary School, the building was closed as a school in 2010. In 2017, the developer purchased the property with the goal to revitalize the building and bring quality, affordable housing to the neighborhood. This 52-unit senior-living apartment complex offers a range of features and amenities to residents such as unique floor plans, a beautiful community room, elevator, fitness and business rooms, and raised garden plots. All apartment homes have been set aside for households earning less than or equal to 60% of the area median income (AMI), with 21 of the apartments reserved for households earning at or below 50% of the

AMI. The Project team includes Commonwealth Development Corporation, Historic Dunbar School Apartments, LLC, M+A Design, Inc, Half Associates Inc., P&D Studio, and CMS Willowbrook.

Building Area: 63,341 SF | Investment: \$11,396,000 | # of Units: 52

HISTORIC PIONEER BUILDING The Pioneer Building has been proclaimed "one of downtown's most under-appreciated historic gems." There is no more fitting metaphor to capture the significance of its preservation than the uncovering and polishing of this historic gem. The redevelopment of the Pioneer Building aims to recognize its architectural brilliance as Oklahoma City's first skyscraper and honor its place in the city's shared history as we witness a new generation of Pioneers fill it its grand lobby and champion commerce throughout its hallowed halls once more. The 49,099 SF building is listed on the National Register of Historic Places and has been restored to highlight its original brilliance while adding multiple modern amenities. The Project team includes Mark Beffort, Andy Burnett, Jimmy Irwin, Gardner Architects, and Lingo Construction.

Building Area: 49,099 SF | Investment: \$12,000,000



RESOLUTION LEGAL / ELK VALLEY Resolution Legal and Elk Valley brewing are in a space created by the renovation of three separate, vacant buildings and a half-acre lot in the heart of Midtown. The buildings are located along the OKC Streetcar route, with a stop adjacent to the site. The development team worked through various unique complexities common with redeveloping in historical, dense areas. The renovation of these long vacant and underutilized buildings have, to date, brought over two dozen new jobs to the Midtown area and re-energized this block of north Hudson. The Project team includes Pivot Project, AHMM, and Smith and Pickel.

Building Area: 52,000 SF | Investment: \$7,400,000 | Twitter: @resolutionlegal, @elkvalleybrew

ULI OKLAHOMA LEADERSHIP 2020

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