



Oklahoma

IMPACT AWARDS

• 9th ANNUAL •

February 10, 2023

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OUTSTANDING PUBLIC INITIATIVE

JORGE CHARNECO & VANESSA MORRISON

BOUTIQUE DEVELOPMENT

EMILY POMEROY & KRISTEN VAILS

SMALL SCALE DEVELOPMENT

TRAVIS MASON & DAVID MEADOWS

CHAIR REMARKS

ASHLEY TERRY

LARGE SCALE DEVELOPMENT

ALLISON BARTA BAILEY & RICHARD MCKOWN

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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 and initiatives 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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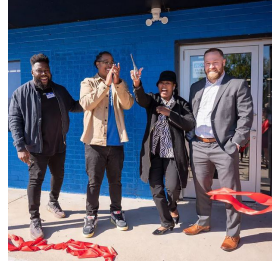
Vanessa Morrison



OUTSTANDING COMMUNITY BUILDING EFFORT

BRIDGE IMPACT CENTER The Bridge Impact Center is the culmination of years of shared vision to renovate a space at NE 19th Street and Martin Luther King Avenue, providing a central hub for middle and high-school students to gather and connect to resources. The center offers programs focused on education, creative expression, career discovery, and entrepreneurship. The vision of The Bridge is to create a positive impact on youth by cultivating relationships through mentorship – aiding students in establishing self-awareness, self-love, and self-discovery. In 2022, the center served over 200 individuals across all programs. The Bridge equips students to be successful in school, future careers, financial decisions, and life challenges. The Project team includes Urban Bridge, Secret Place Community Church, KKT Architects, and Franklin.Build.

Building Area: 4,237 SF | Investment: \$350,000 | Instagram: [@thebridgeimpactcenterokc](#)



CITY CARE NIGHT SHELTER The City Care Night Shelter is a low-barrier overnight shelter that welcomes women, men, and families experiencing homelessness and needing respite from the elements. At many other facilities, barriers such as not maintaining sobriety, lacking identification, pet ownership, or other requirements are roadblocks to seeking shelter. The City Care facility addresses these barriers by providing areas for oversized storage and a climate-controlled pet hotel with kennels. The project also includes four family suites – each with a private bathroom. City Care Housing Navigators connect guests to wraparound resources such as mental

health services, employment opportunities, permanent housing, and reliable transportation. Serving over 3,000 individuals since opening, the City Care Night Shelter affords Oklahoma City's most vulnerable neighbors the opportunity to access a low-barrier model of shelter. The Project team includes City Care, ADG | Blatt Architects, and White & Associates.

Building Area: 12,000 SF | Investment: \$4,000,000 | Instagram: [@citycareokc](#)

PLACEKEEPERS REAL ESTATE DEVELOPMENT PROGRAM

PlaceKeepers is a five week, 25-hour real estate and small business development training program designed to empower and equip residents and stakeholders of Northeast Oklahoma City. PlaceKeepers aims to overcome generations of intentional suppression by engaging residents as real estate developers, business owners, and job creators. In addition to using proven models of training and mentoring, the program seamlessly integrates participants into a peer network. The goal of the initiative is to increase Black-led development and homeownership at levels that offset the displacement caused by gentrification. Attendees and advisors of the program are working together to redevelop significant amounts of vacant, former Urban Renewal-owned land, striving to build community wealth in an historically under-invested and disinvested area of the city. The Project team includes Northeast OKC Renaissance's leaders and advisors.



Units: 4 affordable housing projects created to date | Investment: \$150,000 | Instagram: [@neokrc](#)



OUTSTANDING PUBLIC INITIATIVE



BELLE ISLE LIBRARY RENOVATION & EXPANSION

Constructed in 1963, the iconic mid-century modern Belle Isle Library has served northwest Oklahoma City patrons for nearly 60 years. Originally designed by Jack Mills, the building is one of the most well-known and well-used libraries in the city. The renovation and expansion honor the original design while fully modernizing the library and expanding its uses. The project added an additional 12,800 square feet allowing the facility to serve more of the community. The expansion offers more shelving and seating areas, computers, study rooms, large meeting rooms, and a more efficient staff workroom.

Completing the renovation ensures that the Belle Isle Library will continue to provide services to the Oklahoma City community for years to come. The Project team includes The City of Oklahoma City, ADG | Blatt Architects, KFC Engineering, CEC, and Wynn Construction.

Building Area: 32,500 SF | Investment: \$9,700,000 | Instagram: [@metrolibraryok](#)

CLEVELAND COUNTY WELLNESS SQUARE

Cleveland County Wellness Square, known as The Well, is a wellness resource for all county residents regardless of income, background, or geography. The Well offers free and low-cost programming through physical activity classes, access to local food, enrichment classes including art, financial literacy, and cooking classes. The facility also houses the county's Veteran's Coordinator who works to connect Veterans with benefits and resources. The Well has partnered with Norman Regional to offer Health@TheWell, a clinic that focuses on functional medicine and disease prevention. Located between downtown Norman and the university, The Well is an all-in-one destination where people can shop, learn, play, and exercise to improve their health. The Project team includes the Cleveland County Board of County Commissioners, Cleveland County Health Department, AHMM, Hocker, Wallace Design Collection, PSA Consulting Engineers, ADG | Blatt Architects, and GE Johnson.

Building Area: 18,900 SF | Investment: \$6,130,000 | Instagram: [@TheWellOklahoma](#)



WESTERN GATEWAY ELEMENTARY SCHOOL

Western Gateway Elementary School serves a community of families seeking a cross-cultural educational experience for their children. Blending native Spanish-speaking and non-native Spanish-speaking students in the dual-language program, students learn to read and write in their native language while also gaining bilingual capability in the second language. Western Gateway serves five neighborhoods including College Hill, Higgins Heights, Jones Grove, Wheeler District, and Will Rogers Courts. The school is built around a 6,700 square foot internal courtyard which

creates a vibrant outdoor learning space, while colorful geometric patterns running through the building link key spaces and help younger students navigate the building. As the school continues to grow in the coming years, more than 380 students are expected to attend. The Project team includes Wheeler Community Foundation, AHMM, Lingo Construction, Cooper Project Advisors, Wallace Design Collective, BWR Design Group, CEC, and Johnson & Associates.

Building Area: 32,943 SF | [westerngateway.school](#) | Instagram: [@westerngateways](#)



BOUTIQUE DEVELOPMENT

CITY & STATE

City & State is an upscale dining facility and event center located in Automobile Alley. Formerly an auto body shop, the revitalized project offers an elevated dining experience in the historical industrial building. City & State encompasses approximately 10,000 square feet and provides guests the opportunity to enjoy different areas and aspects of the building, including skyline views of downtown Oklahoma City from its second floor patio. Mindful to preserve as much of the legacy look and integrity of the building exterior as possible, much of the original brick was maintained while historically appropriate, sustainable brick was used to replace and supplement the structure. Located between two downtown districts, City & State offers a one-of-a-kind experience to locals and visitors alike. The Project team includes Basil Rayan, James Boswell, Amber Foster, Lisa Luck, and Jim Bowers.



Building Area: 8,998 SF | cityandstateokc.com | Instagram: @cityandstateokc



RAZZLE CLUB

The Razzle Club transformed a vacant dilapidated structure into a first-class building along NW 8th Street in the Oklahoma City urban core. Formerly a graffiti-covered shell, the size and design of the new building allows for multiple uses creating flexibility for future occupants. After a lien was filed on the roofless property due to its severe condition, several suggested tearing down the building to create more surface parking. However, the project team focused on activating the space to improve the neighborhood and bring life back to the building. The developer's hope is to find an alley-facing tenant and create a mural that is lit at night, ultimately

engaging the alley and encouraging more safe walking spaces. The Project team includes Mason Realty Investors, Common Works Architects, James Head, and Lingo Construction.

Units: Up to 3 | Building Area: 6,650 SF | Investment: \$1,800,000

WALCOURT BUILDING

Vacant for nearly 50 years, the Walcourt Building was constructed in 1927 as a twelve room boarding house originally marketed to legislative statesmen, oilmen, and others of independent means. The once high-end apartments are a classic example of Gothic architecture in a prime location, between the Capitol and downtown Oklahoma City. The building fell vacant in the early 1970s and although the Walcourt was placed on the National Register of Historic Places in 1982, it remained vacant and sank into further disrepair. In 2015, the building was deemed to be abandoned and dilapidated by the City of Oklahoma City. In late 2017, the project went through a historic tax credit enabled rehabilitation, leading to a fully leased office building. The Project team includes Walcourt Partners LLC, Preservation and Design Studio, CLS & Associates, Engineering Solutions, Gumerson Blake Design Build, and Sine Construction.



Building Area: 9,652 SF | abandonedok.com/the-walcourt



SMALL SCALE DEVELOPMENT

1801 WHEELER STREET

1801 Wheeler Street is a three-story building that serves as the anchor of Wheeler District's urban center. The 28,000 square foot project is home to offices, a coffee shop, and coming soon, a bank branch and a sushi restaurant. The building features detailed metal roofing, which rolls down to become the façade, with concrete plinth framing the retail entrances. Offering views of the Wheeler Ferris Wheel and the downtown Oklahoma City skyline, the project provides a range of retail and office uses that complement the community. The ground floor spaces are intentionally designed to be friendly for shops, restaurant, and the like, which helps ensure ground floor activation and increases the joy of walking in the neighborhood. The Project team includes Humphreys Capital, AHMM, Lingo Construction, BWR Design Group, and Wallace Engineering.



Building Area: 28,274 SF | Investment: \$9,000,000 | Instagram: [@humphreys_cap](#)



NATIONAL SADDLERY

Located in historic Stockyards City, National Saddlery is a new 11,600 square foot single-story building located on the formerly vacant corner of SW 13th Street and S Agnew Avenue. The exterior is clad in red brick and cast stone accents with black steel canopies and black metal frame windows in keeping with the historic vernacular of the area. A new retail destination for the district, the space features a spacious showroom for ropes, tack and supplies, roughstock, and western lifestyle apparel. The centerpiece of the showroom is a large timber lodge structure and a custom

Lucchese boot boutique. These elements, including the original 1930s refurbished neon sign, are all key attributes that make this project unique and synonymous with Stockyards City's western heritage. The Project team includes Jo and Terry Weins, HSE Architects, and CMS Willowbrook.

Building Area: 11,600 SF | Investment: \$3,000,000 | Instagram: [@nationalsaddlery](#)

URBAN EDGE @ JFK

Urban Edge @ JFK consists of seven townhomes ranging from 1,650 to 1,795 square feet. As the first new construction in the area since 2007, the project was designed with optional floor plans to give buyers alternatives based on their needs and wants, while also mitigating the feeling of a "cookie cutter" home. As a result of the different floor plans and designs, the project provides visual interest and avoids a monolithic appearance from the street. In an effort to maintain a welcoming front façade, the units share an alley-loaded, rear drive. The site required significant remediation with approximately 100 tons of contaminated dirt removed and replaced on the site. These conditions allowed the project to achieve an increased level of density. The Project team includes Monarch design + build, Bill Perry, and OCURA.



Units: 7 townhouses (3 duplexes + 1 SF) | Investment: \$1,400,000 | Instagram: [@monarchpropertiesokc](#)

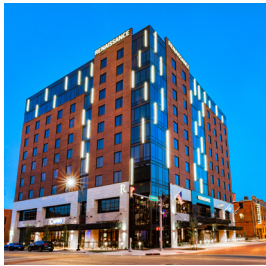


LARGE SCALE DEVELOPMENT

NOUN HOTEL NOUN Hotel is located on historic Campus Corner, providing guests a state-of-the-art hotel experience within walking distance of the University of Oklahoma campus, Downtown Norman, and more. The almost 100,000 square foot hotel has 92 guest rooms, including two suites, with a lobby designed to be three times the standard size to provide extra gathering space for guests to build community. Development of the hotel was sensitive to the adjacent residential homeowners through multiple means: site development focused the heavy traffic and service areas away from the single-family properties; elevated guest rooms were positioned to minimize any visual access to yards/windows of existing homes; and a pedestrian connection between the neighborhood and Campus Corner was maintained. The Project team includes NOUN Hotel LLC, GH2 Architects, SMC Consulting Engineers, DCI Engineers, Precision Engineering Group LLC, and Manhattan Construction.



Rooms: 92 | Building Area: 78,000 SF | Investment: \$27,000,000 | Instagram: [@nounhotel](#)



RENAISSANCE OKC DOWNTOWN BRICKTOWN HOTEL

Renaissance OKC Downtown Bricktown took a prime corner in Oklahoma City's entertainment district from a parking lot afterthought to a formative street presence. The Renaissance is Bricktown's first full-service hotel, developed to help guests experience Oklahoma City as a modern, vibrant city. The once underutilized land is now home to a 120,000 square foot hotel with 182 rooms. The design aims to create a modern, luxurious place in the historical warehouse district, reflected in the modern darker-toned brick combined with contemporary glass and polished stone exterior. The interior is concrete and steel finished with real marble to reflect a high-quality environment. The Renaissance includes a full service, open-to-all restaurant and a coffee shop, further enhancing the street life of the district. The Project team includes Anish Hotels Group, ADG | Blatt Architects, and Premiere Project Design.

Rooms: 182 | Building Area: 120,000 SF | Instagram: [@RenaissanceOKCHotel](#)

VILLA TERESA RESIDENCES Villa Teresa Residences provides spacious flats and tri-level townhomes that redefine life in the Midtown district. The project's contemporary architecture presents a modern reflection of the neighborhood and the design aims to preserve and protect Villa Teresa's unique story, bringing new life to the historic site. The pitched silhouettes, the meticulous masonry, the metal accent work, each element of design calls back to the ground's premier Catholic institutional namesake and the surrounding collection of beloved architecture. This residential infill development adds important dwelling units adjacent to Oklahoma City's streetcar system, with a platform stop directly across the street. Villa Teresa provides walkable access within Midtown's mix of shops, local restaurants, bars, and entertainment venues. The Project team includes Marva Ellard, Billy Woodring, Fitzsimmons Architects, Crafton Tull, Engineering Solutions, FSB, Bell & McCoy, Lippert Brothers Inc, and Jenco Construction.



Units: 17 | Building Area: 50,027 SF | Investment: \$15,000,000 | Instagram: [@villateresaresidences](#)



SMALL SCALE REHABILITATION & RESTORATION

FULL SAIL CAPITAL Full Sail Capital combines collaborative community work and meeting spaces with the private environment needs of a wealth management firm. Formally a vacant shell for over five years prior to redevelopment, Full Sail Capital aims to better integrate the obscure off-Broadway property with the district. The “storefront” of the building was activated with new sidewalks and landscaping, while a curb cut was eliminated to improve pedestrian connectivity along an important corridor in Oklahoma City’s Midtown district. While the building’s original footprint was maintained, great thought and care was taken to place communal uses and spaces in the basement that would allow for the full use of the adapted building. The Project team includes Full Sail Capital, Mason Realty Investors LLC, Common Works Architects, and Lingo Construction.



Building Area: 11,764 SF | Investment: \$1,600,000 | fullsailcapital.com



ONE JUNCTION ONE JUNCTION transformed a blighted, nondescript building into a community gathering place and adds to the revitalization of the east of Broadway and Automobile Alley areas of downtown Oklahoma City. The rehabilitated building is home to four leasable spaces including the first Native-owned brewery in Oklahoma – Skydance Brewery, CORD Construction,

Union Performance, JLOU Properties, and a space for a future cocktail bar/restaurant. The patio acts as a central gathering place for the entire property. This was only possible as a result of an important change to state legislation allowing multiple businesses that serve alcohol to share the same outdoor space. The project added sidewalks and an enhanced streetscape to encourage visitors to walk, ride bikes, or scooter to the site. The Project team includes JLOU Properties, Gardner.Studio, and CORD Construction.

Building Area: 18,000 SF | Investment: \$3,500,000 | Instagram: [@jlou_properties](https://www.instagram.com/jlou_properties)



SMALL SCALE REHABILITATION & RESTORATION

SECOND SUNSHINE Second Sunshine is a unique cluster of five buildings located on 1.86 acres at the corner of NW 2nd Street and Klein in Oklahoma City. Built between 1926 and 1968, the site was previously used by Oklahoma Testing Laboratory, one of Oklahoma's oldest materials testing labs. Second Sunshine successfully compiles several anchor tenants including Beer City Music Hall, Fair Weather Friend brewery, and The Flycatcher Club. A martial arts gym and photography studio complete the unique tenant mix. Continuing the expansion of development west of downtown, the central location and collection of buildings for multiple tenants enabled the developers to create a new entertainment and dining destination, all centered around a large outdoor courtyard. The Project team includes Pivot Project, Skyline Ink, and Vincit Constructors.



Units: 5 | Building Area: 19,044 SF | Investment: \$4,000,000 | Instagram: [@pivotprojectokc](#)



THE ICEHOUSE PROJECT The Icehouse Project takes its name from the former Edmond Ice Company that once stood on the historic site. The current site includes the old Creamery building, built in 1921, associated stables, and three pre-engineered metal buildings. Home to a diverse mix of tenants, including restaurants, a brewery, and ice cream parlor, the development stitches together the existing structures with a

series of walkways and landscaped courtyards, creating a new, cohesive piece of downtown Edmond. The historic Creamery building has been carefully restored and extended, while the stables building has been repurposed as an event space with a catering kitchen and courtyard. The existing metal structures have been refurbished and extended by covered patio spaces facing the main courtyard and children's play area. The Project team includes Lap 7 Development, AHMM, Obelisk Engineering, Grubbs Consulting LLC, PSA Consulting Engineering Inc., and Modus Construction.

Building Area: 16,345 SF | Investment: \$5,700,000 | Instagram: [@theicehouseproject](#)



DISTINGUISHED MERIT



FIRST NATIONAL CENTER Constructed in 1931 by First National Bank and Trust, the 33-story tower was Oklahoma's tallest building at the time. The building's exterior was clad in limestone, with black granite at the base and decorative aluminum panels adorned the entrances. For much of the 20th century, the banking hall at the First National Center in Oklahoma City served as a showpiece for the downtown financial district. The great hall stood nearly three stories high, with marble columns, decorative painted ceilings, cast stone, and ornate elevator doors.

But the bust of the 1980s brought bankruptcy, which began decades of trouble for the prominent downtown building. The First National Center passed through the hands of a series of out-of-state owners and by 2015, was in receivership again, with many of the office tenants having fled. In 2017, a local developer stepped forward with a plan to adapt the nearly one million square foot interior into a hotel, residences, shops, and food and beverage venues, beginning the largest private preservation effort in Oklahoma City history.

The building required extensive renovation, facing challenges that included water damage, the presence of asbestos and lead paint, and extensive cigarette smoke damage to the hall's ornate ceiling. In addition, most of the restrooms were located in between floors, accessible only by stair. The building was gutted, but the historic details were painstakingly preserved. Historical preservation specialists meticulously restored the decorative painted ceilings, stone columns, metal finishes, and large murals, as well as the massive bank vault doors.

The recent conversion to retail center, hotel, apartments, and parking garage restored one of downtown Oklahoma City's Art Deco jewels and has had a positive impact on the local economy since completion in spring 2022, bringing in visitors and new residents alike. While the full cost of the complete restoration was high, the preservation of the historic building has a long-term value that will give back to the city for future generations.

First National Center includes 193 residential apartments, 146 hotel rooms, multiple restaurants and retail spaces, event spaces, and a 700-space parking garage. The redevelopment was financed through bank financing, Federal and State historic tax credits, New Market tax credits, The City of Oklahoma City TIF and Brownfields loans, HUD 108 and 221(d)4 financing, and owner capital. The Project team includes NE Development, ADG | Blatt Architects, NE Construction, and "too many to list."

Building Area: 1,000,000 SF | Investment: \$300,000,000 | Instagram: [@firstnationalokc](https://www.instagram.com/@firstnationalokc)

ULI OKLAHOMA LEADERSHIP 2023

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