

# THE JOURNAL RECORD

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## What's News

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### Shopping around downtown OKC

Street-front retail is returning to downtown Oklahoma City in March with the planned opening of 200 Park For Her, a women's clothing shop, owner Jan Smith confirmed Thursday. **p3**

### California investors buy OKC office building

A California investment firm purchased a 57,000-square-foot office building in Oklahoma City in two multi-million-dollar transactions. **p7**

### Bartlett, Ridley hit the road for update

The next phase of the Gilcrease Expressway – a northwest loop around downtown Tulsa – was unveiled on Thursday as state, city and county officials held a press conference at an intersection. **p8**

### A shake-up call for Oklahomans

While Oklahoma isn't known for earthquakes, residents have felt the ground shake beneath them more and more in the last several years. There have been three earthquakes in the state registered by the U.S. Geological Survey in the last two weeks. **p24**

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# Multifamily momentum



The 294-unit Estancia Apartments at 7705 S. Mingo in Tulsa sold to Steadfast Asset Holding Inc. for \$27.9 million. PHOTO BY RIP STELL

## OKC, Tulsa apartment sectors enjoy double-digit gains in sales, pricing, volume

BY KIRBY LEE DAVIS  
THE JOURNAL RECORD

TULSA – Both the Oklahoma City and Tulsa sectors scored almost across-the-board double-digit gains in sales, price and volume last year, according to a year-end report by the Norman-based multifamily brokerage Commercial Realty Resources Co.

With operators enjoying rental rate growth while charting their lowest vacancy rates in more than a decade, CRRC founder Mike Buhl said he expects the industry's positive momentum to continue this year, supported by strong economic foundations in both cities.

"The outlook for 2013 is for rental rates to continue upward in the 2-percent range while occupancies pierce the 93-percent range," he said in the report. "The caveat is that occupancy rates could stay

flat or even pull back by 50 basis points or so as a result of new units that are leasing, under construction or planned for 2013."

Driven by sales of newer, Class A properties, metropolitan Oklahoma City recorded 29 transactions last year of properties with more than 25 units. The 4,831 total units changing hands rose 10 percent from the 4,386 sold in 2011.

With the average unit price surging 94 percent to \$60,513 from \$31,122, the total sales volume of 2012 rocketed 114 percent higher to \$292 million from \$136.5 million in 2011.

Tulsa-area sales reflected similar trends. With 22 sales of properties topping 25 units, Tulsa saw 3,194 units change ownership in 2011, up 9 percent from 2,923 in 2011. But with a trio of sales exceeding \$25 million, Tulsa's average

See **MOMENTUM, PAGE 22**

## School safety commission appointed

BY M. SCOTT CARTER  
THE JOURNAL RECORD

OKLAHOMA CITY – Twenty-two people – including Oklahoma County District Attorney David Prater and the former president of the University of Central Oklahoma – have been named as members of the Oklahoma Commission on School Security.

Chaired by Lt. Gov. Todd Lamb, a former Secret Service agent, the commission has been charged with developing better school safety procedures. The group was created after the December shootings of 26 people in Newtown, Conn. Twenty of those shot and killed were elementary school children.



Todd Lamb

In a media statement announcing the commission, Lamb said the group wants to ensure a safe learning environment for children.

"Partnering with legislative leaders to create the Oklahoma Commission on School Security was a much-needed, proactive decision," Lamb said. "Our children deserve safe and secure learning environments and this commission is committed to doing just that. Each commission member brings experience from their respective field that will generate ideas and solutions to enhance school security."

The announcement for the group came as one state lawmaker said he would host a summit in Rush Springs to discuss ways to make public schools safer.

On Thursday, state Rep. Joe Dorman issued a statement saying he wanted to see more educators attending the meeting in light of the Sandy Hook Elementary School shooting in Connecticut and shooting at Taft Union High School in California.

Dorman said because of the shootings and an incident in Bartlesville

See **SAFETY, PAGE 22**



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# Heritage makes bid for Journal Record Building

BY BRIAN BRUS

THE JOURNAL RECORD

OKLAHOMA CITY – The historic downtown Journal Record Building damaged in the 1995 Murrah bombing has drawn a single \$13.7 million proposal for renovation as high-quality, alternative, office space, the Oklahoma City Cultural and Industrial Facilities Trust confirmed.

The bid submitted on deadline this week by Bond Payne, chairman of the Heritage Trust Co., is supported by the heads of both the Memorial Institute for the Prevention of Terror and the Oklahoma City National Memorial & Museum operating in the building.

“As you know, the memorial and museum has strong feelings about who and what becomes our neighbor because they will have an impact on our daily operations and what this site remains to this city,” Executive Director Kari Watkins wrote as part of the bid packet. “It is with the utmost respect that the memorial and museum supports your decision to purchase and develop the east side/commercial unit of the Journal Record Building.”

Payne said a team of nationally recognized urban developers, architects, construction specialists and attorneys have researched the project for more than two years to ensure a quick execution of the plan to meet the 20th anniversary in 2015 of the bombing of the Alfred P. Murrah Federal Building.

If approved by the trust, the project would introduce what designers called a contemporary alternative to the typical office tower.

“It combines the timeless architecture of Solomon Andrew Layton with modern, open and unique work environments that allow companies to express their uniqueness and enhance productivity,” according to the bid. “We believe there is a strong demand for this type of space even when there is a lot of traditional space available in the market.”

Heritage Trust would move its headquarters from Nichols Hills to the reno-



A rendering of the proposed exterior of the Journal Record Building. COURTESY PHOTO

vated space, taking up about 20,000 square feet for 30 employees and leaving the balance of space available for other leases. The company is involved in personal trust and investment management services. The proposed owner would be JRB Holdings LLC, a wholly owned subsidiary of Heritage Wealth Management, the parent of Heritage Trust.

Payne said that additional parking is badly needed and inextricably linked to development of the building. So although the proposed project has solid financial backing, he said, no assumptions were made regarding the potential of additional funds in the form of tax increment financing, tax credits or other public incentives.

If the bid is accepted by the trust, structured parking of at least 300 spaces

will be required to serve commercial activities at the building and visitors to the memorial. The Heritage Trust proposed that the former YMCA site to the southeast could be rebuilt for that purpose and support retail and other commercial uses. In that case, the group offered to work with city officials to develop a public-private partnership and currently unspecified financing plan.

The building, constructed in 1923, first served as home to the Masonic Temple and much later housed *The Journal Record*. The newspaper relocated after the building was damaged in a deadly terrorist attack on federal offices. It was repaired and turned over to the trust.

The western third of the building is owned by the memorial. The fourth and

fifth floors of the building are now occupied by the institute, whose 15,000-square-foot lease expires at the end of this year. Payne said institute officials have expressed a desire to reduce their presence, a decision reflected in the redevelopment bid.

The proposed improvements include a restoration of the east entrance, façade and lobby. Also, Heritage Trust wants to build a rooftop addition to serve as a crown or beacon, which will make the fifth floor usable once more and provide new space at the sixth floor. Georgia-based Smith Dalia Architects and Butzer-Gardner Architects in Oklahoma City have been chosen to design the work and the project will be developed by Urban Realty Partners with contracting by Lingo Construction.

## American Express to cut 5,400 jobs

LOS ANGELES (AP) – American Express Co. said Thursday that it will slash about 5,400 jobs, mainly in its travel business, as it seeks to cut costs and transform its operations as more of its customers shift to online portals for booking travel plans and other needs.

The job cuts will be partly offset by jobs that the company expects to add this year.

American Express said the jobs eliminated will span employee seniority levels and divisions worldwide, but will primarily involve positions that do not directly generate revenue for the company.

All told, the company anticipates that staffing levels will end up between 4 and 6 percent lower this year than in 2012. The company currently has

63,500 employees.

“Against the backdrop of an uneven economic recovery, these restructuring initiatives are designed to make American Express more nimble, more efficient and more effective in using our resources to drive growth,” said CEO Kenneth Chenault.

Shares slipped 29 cents to \$60.50 in after-hours trading. They ended regular trading up 53 cents at \$60.79.

American Express said it will book an after-tax charge of \$287 million due to the restructuring. It’s also recording \$212 million in expenses related to reward points for its cardholders and roughly \$95 million in customer reimbursements and other costs.

The combined charges will reduce American Express’ fourth-quarter net

income by 46 percent from a year earlier.

The company projects net income of \$637 million, or 56 cents per share, compared with net income of \$1.2 billion, or \$1.01 per share, in the same quarter of 2011.

Excluding one-time items, fourth-quarter 2012 earnings amount to \$1.2 billion, or \$1.09 per share, ahead of analysts’ consensus forecast of \$1.06 per share, according to FactSet.

Revenue rose 5 percent to \$8.1 billion. Analysts expected \$8.01 billion.

The company is scheduled to report full results next Thursday.

Overall American Express has done well after the recession, as upscale shoppers have spent freely. That’s because Amex cardholders are in gen-

eral about a third more affluent than other credit card holders.

Through the first nine months of 2012, revenue grew 5 percent, while net income rose 3 percent.

Spending by cardholders jumped 8 percent in the fourth quarter, despite some softening early in the period due to Superstorm Sandy, the company said.

Chenault noted that, since the recession, American Express has been consistently gaining market share.

Despite that success, he said the company must embrace new technologies, become more efficient and position itself to invest in growth opportunities in a marketplace that’s increasingly becoming defined by consumers’ use of the Internet and mobile technology.

# Shopping around downtown OKC

## Clothing store to open at Robinson Renaissance

BY BRIAN BRUS  
THE JOURNAL RECORD

OKLAHOMA CITY – Street-front retail is returning to downtown Oklahoma City in March with the planned opening of 200 Park For Her, a women's clothing shop, owner Jan Smith confirmed Thursday.

"When you look around, you realize the city's getting pretty awesome," Smith said. "So why not start out with something cool? We've got a great location. I'd like to create a storefront that maybe you'd see in New York City."

The 3,000-square-foot property in the first floor of Robinson Renaissance is managed by Price Edwards & Co. The boutique has plenty of eye-catching display space at the intersection of Robinson and Park avenues that Smith said she plans to fill with the assistance of a professional window designer. The shop has been vacant since family-owned OKC Florist closed in mid-2012.

This will be Smith's first entrepreneurial effort as a merchant. She said she's been on the other side of the checkout counter long enough to know what customers want from a clothing retailer. The store's product line will appeal to women looking for mid- to high-quality labels and jewelry accessories, from funky to business, she said.

"I've been watching the women around here from Devon and SandRidge and other big businesses downtown and realized they needed somewhere to



The retail space in the northwest corner of the Robinson Renaissance is under renovation. Paper covering the windows hides ongoing work, but a small tear reveals a glimpse inside. PHOTO BY BRENT FUCHS

shop," she said. "I've been a shopaholic most of my life. I know all the product lines. And with my kids gone now, I figured, why not?"

The store is currently being built out by Smith's husband, contractor Tim Smith. He said that if he doesn't make his March deadline, home life will become difficult. The couple have lived downtown within walking distance of

the shop since March.

Price Edwards property manager Nancy Kirk said she's also excited that such a high-visibility anchor will feature retail and hopes that it bodes well for the rest of the central business district.

Kirk said one of her international tenants is expanding to more than half a floor at Robinson Renaissance while vacancy has shrunk overall this past

year. An energy company based in Edmond is also looking to relocate downtown, she said.

"We've had several tenants move in, in the last year, just because they wanted to be downtown where they do business with SandRidge and Devon," Kirk said. "They said they wanted to be part of the excitement. I know that sounds hokey, but it really happens that way."

## Ford's souped-up dividend could lure new investors

BY PAUL HARLOFF  
ASSOCIATED PRESS

Ford may get a longer look from curious investors after rolling out a more muscular, souped-up dividend on Thursday.

The nation's No. 2 automaker is doubling its quarterly payout to 10 cents, just nine months after paying its first dividend in more than five years.

The dividend increase marks another milestone in Ford's comeback. It has strengthened its image with customers along with its balance sheet. Ford is expected to report its fourth consecutive annual profit when it releases earnings in a few weeks. In 2011, the company posted its largest profit since 1998.

Analysts who cover Ford Motor Co. quickly raised their expectations for the stock, saying the higher dividend could make it more attractive to investors. Ford shares rose 2.7 percent to \$13.83 Thursday, their highest closing price since July 2011.

Ford's dividend yield, a measure of how much a company pays out relative to its stock price, will rise to 2.9 percent, which is higher than the average 2.2 percent among companies in the Standard & Poor's 500 Index. Michael Rawson, a financial analyst at Morningstar, said that could entice income fund managers, who look to generate dividend income for their clients. Individual investors, unhappy with the current low rates on Treasuries and certificates of deposit, might also take Ford for a spin. The yield on the 10-year Treasury note was 1.9 percent Thursday.

Because of historically low interest rates and tepid economic growth, investors are shopping around for reliable dividend income. "Investors have increasingly put their money into 'higher yielding but slower growing companies that offer a compelling dividend yield relative to bond rates,'" Rawson said.

Ford, based in Dearborn, Mich., halted dividend payments in

September 2006. The company lost \$12.6 billion that year.

Since then Ford shed brands such as Volvo and Mercury, closed factories, cut staff and struck a new contract with union workers that lowers labor costs. It has also earned praise and new customers for products like the Ford Explorer SUV. And after losing money during the recession and financial crisis, the company has steadily improved profit margins and rebuilt its stockpile of cash.

As a result, Ford won back an investment grade rating on its debt last spring. That did two key things: the ratings change lowered the company's borrowing costs and allowed it to reclaim its blue oval logo and other assets, which were used as collateral for a \$25 billion, company-saving loan in 2006.

A few issues continue to hold back Ford – and its stock price.

Ford has said it expects to lose \$1.5 billion both this year and next in Europe, where plunging sales have

forced it to close plants and lay off thousands of workers. The company announced a multi-year restructuring of its European operations earlier this fall.

Analyst Peter Nesvold of Jefferies said the decision to return more cash to shareholders indicates Ford executives believe they've correctly gauged the amount of cash needed to fix things in Europe. Ford's total annual dividend will rise to around \$1.6 billion.

Nesvold raised his price target for Ford shares to \$16.

But there are other problems. Ford lost market share in the U.S. last year. Some sales went to its Japanese competitors, who recovered from the 2011 earthquake. But sales of the new Ford Escape and Fusion, two of the company's most important products, also slumped after multiple recalls for safety problems. Ford has fixed those issues and expects market share to go up this year as new products go on sale.

# Briefs



**Joan GILMORE**

AROUND TOWN

## Ford Beckman art at JRB

As usual, **Joy Reed Belt** is right up there with the big galleries when she does her art exhibits at JRB Art at the Elms, 2810 N. Walker Ave. She's showing work by the noted artist **Ford Beckman**. Beckman had coverage in the New York press for his current exhibition in New York City.

If you enjoy contemporary art, you'll want to drop by Joy's gallery. Admission is free and hours are 10 a.m. to 6 p.m. Monday through Saturday and 1 p.m. to 5 p.m. on Sundays.

## Western journey

Music and art will join in the Oklahoma debut of "Born to This Land: A Visual and Musical Journey through the Rangelands of the West." The National Cowboy & Western Heritage Museum in Oklahoma City is unveiling this exciting program of today's best in Western music Feb. 22. The program will begin at 7 p.m. in the ballroom.

The music will be provided by **Jean Prescott, Don Edwards, Dan Roberts** and **Red Steagall**.

A buffet dinner at 5:30 p.m. will be available prior to the show. Dinners with preferred seating (space limited) are \$75 for museum members and \$100 for nonmembers' tickets. General admission tickets are \$50 for members and \$60 for nonmembers.

Presenting sponsor is Remington Park. For reservations, visit [www.nationalcowboymuseum.org](http://www.nationalcowboymuseum.org) or call (405) 478-2250.

## Sweet treat

Historic Automobile Alley has issued invitations for its 16th annual Chocolate Decadence, and the party planners suggest you forget the flowers and go for tickets to this Valentine party from 6 p.m. to 8:30 p.m. Feb. 7 at the Hudson-Essex Loft Offices, 825 N. Broadway Ave., Oklahoma City.

Tickets must be purchased by Feb. 6 at [www.downtownokc.com](http://www.downtownokc.com) or [www.automobilealley.org](http://www.automobilealley.org).

Business attire is suggested for the evening of chocolate treats from local restaurants and caterers, smooth jazz, wine and champagne and the ever-popular Valentine auction.

## 'Friends' are back

Golly, I'm glad my favorite "friends" are back. Of course, I'm talking about TV shows. I've been missing *Suits*, *White Collar*, *Revenge* and *The Good Wife*. *Suits* is really fun, with the know-it-all lawyer and know-it-all who didn't go to law school, but has a perfect memory. I've been taping some conflicting shows, but finally the last of my three VCRs have gone to heaven with the other old folks.

## SandRidge to lay off workers

OKLAHOMA CITY – SandRidge Energy has confirmed that the company will lay off workers, due in part to selling a large portion of land assets in the Permian Basin rock formation in west Texas. In a voice-mail message, **Greg Dewey**, spokesman for SandRidge, read a prepared statement. The company eliminated positions and reorganized employees after the divestiture of the Permian assets, Dewey said. SandRidge moved a large portion of employees based in the Permian Basin to the Mississippi Lime rock formation in northern Oklahoma and southern Kansas. **Lisa Lloyd**, a spokeswoman from Saxum, a public relations firm that represents the company, declined to say exactly how many people would be laid off.

**Kevin White**, senior vice president of business development, told *The Journal Record* in November that the company had about 2,700 employees. In an investor presentation SandRidge released on Tuesday, the company has 44 percent of all the wells drilled in the Mississippi Lime. The company has drilled 600 wells, including 107 wastewater disposal wells there. In the presentation, the company reported that it drilled 396 wells in 2012 in the Mississippi Lime, and expects to drill 581 wells there in 2013. Company stock closed down 0.87 percent at \$6.87.

– Sarah Terry-Cobo

## Edmond Chamber elects chairman

EDMOND – The Edmond Area Chamber of Commerce has elected **Darin Kent**, president OKC/Edmond, Regent Bank, as its 2013 chairman.

The chairman-elect will be **Matt Peterson**, Jetta Corp.

Board members elected for a new three-year term include **Bret**

**Towne**, Edmond Public Schools; **Angie Johnson**, Coppermark Bank; **Avilla Williams**, Integris Health



Darin Kent

## Johnson presents legislative agenda



**Glenn Johnson**, Oklahoma State Regents for Higher Education chancellor, outlines the state regents' goals for the upcoming legislative session at a luncheon at Oklahoma State University-Tulsa on Thursday. With the demand for employees who have certificates and degrees increasing, college completion has never been a higher priority in Oklahoma than it is now, Johnson said. The Oklahoma State Regents for Higher Education recently voted to request \$90.4 million in new state appropriations during the upcoming legislative session, up 9.47 percent from the current fiscal year. COURTESY PHOTO

Edmond; **Glenn Fisher**, Edmond Electric; **Aaron Steffens**, Mercy Health Center; and **Jan Moran**, AT&T.

**Bryan Evans**, Evans & Davis, has been appointed to a one-year term by Kent.

Returning board members include **Carl Tipton**, Midcon Data Services; **Ron Decker**, Innovative Healthcare Systems; **John deSteiguer**, Oklahoma Christian University; **Pam Gonzaque**, Allegiance Credit Union; **Randy Matthews**, Matthews Funeral Home; **Dusty Boren**, 4Corners; **Tom Friedemann**, Francis Tuttle Technology Center; **Gary Goldman**, Uptown Kids; **Dan Howard**, Rubenstein, McCormick & Pitts; **Tad Kennedy**, Kennedy Tire & Auto Service; **Myron Pope**, University of Central Oklahoma; and **Kenneth Wohl**, Spirit Bank Mortgage.

– Staff report

## Marvel joins State Chamber board

OKLAHOMA CITY – **Jim Marvel**, vice president of Great Plains Coca-

Cola Bottling Co. of Oklahoma City, has joined the State Chamber of Oklahoma board of directors.

Marvel was recently elected as president of the Oklahoma Beverage Association. – Staff report

## Franchisees offered capital

OKLAHOMA CITY – Express Employment Professionals is providing its first 30 new franchisees this year \$30,000 each in working capital.

The \$30,000 can help a new owner start operations faster and have additional staff members, said **David Lewis**, vice president of franchising for Oklahoma City-based Express.

**Jim Puliafico**, of New Brunswick, N.J., was the first franchise owner to sign with Express in 2013 and was awarded the \$30,000 in working capital. He plans to open his office in Freehold, N.J., in April.

Express has 600 offices in three countries. – Staff report

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Corporate Tower  
101 N. Robinson, Suite 101  
Oklahoma City, OK 73102  
405.235.3100 • [www.journalrecord.com](http://www.journalrecord.com)

Tulsa Bureau  
401 S. Boston Ave., Ste. 105, Tulsa, OK 74103  
918.295.0098 Office • 918.295.0031 Fax

Capitol Bureau  
2300 N. Lincoln Blvd., Room 431, OKC, OK 73105  
405.524.7777



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## Letters to the Editor

*The Journal Record* welcomes original, signed letters of up to 200 words on any public issue. Longer submissions focusing on business topics may be considered for a guest column. Letters may be edited for length, style and content. Submissions must be addressed to *The Journal Record* and include your name, address and daytime telephone number for verification. Letters submitted become the property of *The Journal Record*, which retains all rights on it, when or how a submission is published. Submit letters by one of three ways. E-mail: [perspectives@journalrecord.com](mailto:perspectives@journalrecord.com). Fax: (405) 278-2890. U.S. mail: Perspectives, c/o *The Journal Record*, 26370, Oklahoma City, OK 73126-0370.

## Briefs

### Vineyards, wineries to meet

OKLAHOMA CITY – Members of the Oklahoma Grape Industry Council's annual meeting is scheduled from 10 a.m. to 5 p.m. Jan. 19 at the Horticulture Center at Oklahoma State University-Oklahoma City.

The meeting includes lunch, which will be covered by a \$10 fee payable at the door. Reservations are required and may be made by calling Canadian River Winery at (405) 872-5565 before Tuesday.

The Oklahoma Grape Industry Council is a coalition of about 250 commercial grape growers and wine producers.

Board members are **Gene Clifton**, Slaughterville, president; **Mike Greenfield**, Chandler, vice president; **Dale Pound**, Anadarko, secretary; **Dennis Flaming**, Fairview; **William McGlynn**, Stillwater; Michelle Finch, Broken Bow; and **Don Neal**, Stroud.

– Staff report

### Legislative breakfast set in Edmond

EDMOND – The Edmond Area Chamber of Commerce has scheduled a pre-session legislative breakfast from 8 a.m. to 9:30 a.m. Jan. 18 at Oak Tree Country Club.

The breakfast is presented by *Edmond Life & Leisure* with Gold Sponsor Blue Cross Blue Shield. Members of the Oklahoma Legislature attending will include state Sen. **Clark Jolley**, state Sen. **Rob Johnson**, state Rep. **Marian Cooksey**, state Rep. **Lewis H. Moore**, state Rep. **Randy McDaniel**, state Rep. **Randy Grau**, state Rep. **Mike Turner** and state Rep. **Jason W. Murphey**.

Reservations are required and can be made at [www.edmondchamber.com](http://www.edmondchamber.com). The cost is \$20 for members with a reservation and \$25 for nonmembers.

– Staff report

### Best practices forum set

OKLAHOMA CITY – **Priscilla Nuwash**, president of the Performance Excellence Center at University of Colorado Health of Fort Collins, Colo., will be the speaker for a best practices in customer care forum at 11:30 a.m. Jan. 23 at the OU Medical Center's Samis Education Center, 1200 Children's Ave., in Oklahoma City.

Her presentation will be "Engaging Your Workforce for High Performance in Customer Care."

Registration information is at [www.oklahomaquality.com/upcoming-events](http://www.oklahomaquality.com/upcoming-events).

– Staff report

### Okla. Policy Institute to present awards

TULSA – The Oklahoma Policy Institute will present OK Policy Good

### Bowlsby to speak in OKC, Tulsa



Big 12 Commissioner Bob Bowlsby will be the speaker for the Oklahoma State University Spears School of Business speaker series in Oklahoma City and Tulsa. Bowlsby will speak during the Executive Management Briefings in Oklahoma City from noon to 1:30 p.m. Feb. 20 at the Cox Business Convention Center. The first-year Big 12 commissioner will present "The Business of Sports" during the Tulsa Business Forums from 12 p.m. to 1:30 p.m. Feb. 21 at the Hyatt Regency Hotel in Tulsa. "The Business of Sports" by Bowlsby is the second in the three-part speaker series in both Oklahoma City and Tulsa, presented by the Spears School of Business along with corporate sponsors. For information, visit [cepd.okstate.edu](http://cepd.okstate.edu). AP PHOTO

Cents/Good Sense Awards to **Robert LaFortune** of Tulsa and **Melvin Moran** of Seminole.

The OK Policy Good Cents/Good Sense Award is presented for civic engagement based on respectful political dialogue, sound fiscal stewardship and concern for the less fortunate.

The awards will be presented at a dinner on Jan. 30 at Cain's Ballroom in Tulsa. Tickets are \$100 and available by

**1964**  
The year Robert LaFortune became Tulsa's commissioner of streets and public safety.

calling (918) 794-3944. The dinner will begin with cocktails at 6:30 p.m. The dinner and awards ceremony begin at 7 p.m.

LaFortune served as Tulsa's commissioner of streets and public safety from 1964 to 1970 before being elected mayor of Tulsa in 1970. He served four two-year terms as mayor before leaving office in 1978. LaFortune has been elected to the Oklahoma Hall of Fame, Tulsa Hall of Fame, and Engineering Hall of Fame. LaFortune will be introduced at the dinner by his grandson **G.T. Bynum**, who is currently chairman of the Tulsa City Council.

Moran is a former mayor of

Seminole and a past president of the Seminole Chamber of Commerce. After serving two years in the U.S. Air Force in England, he and his wife settled in Seminole. He was CEO of Moran Oil Enterprises and Moran-K Oil. He is member of the Oklahoma Hall of Fame, Higher Education Hall of Fame, Seminole Hall of Fame, Tulsa Central Hall of Fame and Oklahoma Oil Museum Hall of Fame. He and his wife, **Jasmine**, co-founded the Jasmine Moran Children's Museum in Seminole.

Moran will be introduced at the dinner by **Robert Henry**, president of Oklahoma City University. – Staff report



**Michael  
CARNUCCIO**

Free Market  
**FRIDAY**

## Tuesday lessons

Geoffrey Fisher, archbishop of Canterbury, declared that “the country and the Commonwealth last Tuesday were not far from the Kingdom of Heaven.” Likewise, Tuesday, Jan. 8 was an important day in Oklahoma, albeit not the Coronation Day of Queen Elizabeth II. However, three monumental events will have great influence on the public policy outcomes for the year.

Stating that prosperity and opportunity are created by conservative policies, T.W. Shannon was sworn in as Oklahoma’s speaker of the House. The fact that he is the youngest and first black lawmaker to hold the position renders mute media bias that would have us believe the GOP is out of touch with minorities and the future. Bringing a refreshing prose to the leadership post, Shannon’s posture at the podium was of federalism and fiscal discipline.

While this is encouraging, the speaker and his colleagues have their work cut out for them. Also on Tuesday, several Oklahoma counties passed local bond measures mostly directed toward education funding and mainly paid for by property tax increases. The irony is that many of these communities are blasting Gov. Mary Fallin for rejecting an expanded Medicaid program structured through the Affordable Care Act, citing that their local, rural hospital will have to close if the state doesn’t hold a larger, weaker hand out to the federal government.

Tough sell when you are raising your own taxes to pay for other local needs, which is exactly how we should be handling the fiscally prudent approach to rejecting the path of “Obamacare” toward state bankruptcy. Tampa, Fla., has a half-penny sales tax for health care. Miami-Dade County does as well. One sends the money directly to fund the hospital’s coverage of the uninsured. The other goes toward a health plan for the uninsured, allowing residents free care from doctors and clinics. Both addressed their need locally, without selling their souls to Uncle Sam.

Finally, Tuesday’s valuable lesson: While many Republicans in Washington are playing the same old games, U.S. Rep. James Lankford has remained principled. He returned home to a town hall meeting that replicated the 2010 congressional forums known for introducing America to the tea party. There was the same line of cars for blocks with standing room only. However, this time the citizens gave their elected brethren a standing ovation.

*Michael C. Carnuccio serves as president of the Oklahoma Council of Public Affairs (www.ocpathink.org).*

## Perspectives



*The editorial cartoon above does not necessarily reflect the views of The Journal Record. We believe in and facilitate a free exchange of ideas from both ends of the political spectrum.*



**M. Scott  
CARTER**

Fourth **READING**

## The story of an epic fail

My children call it epic fail.

It’s one of those events or actions where absolutely everything is wrong, something needs to be completely redone and where people need to start over from the very beginning.

It’s something like the Oklahoma Department of Veterans Affairs.

For more than seven months, this newspaper has published story after story that detailed incidents of abuse, neglect, rape and death at many of the state’s seven veterans centers.

The stories were horrific and heartbreaking.

It didn’t take long before everyone from Republican Gov. Mary Fallin to members of the state House and Senate’s veterans committees were gathering information and trying to discover just where things went wrong.

To her credit, Fallin quickly moved to replace eight of the nine members of the War Veterans Commission, the board that is sup-

posed to be charged with oversight of the ODVA and its long-term care facilities. Fallin also forced the retirement of the ODVA’s long-term executive director and raised Cain with the new members of the WVC, telling them she would hold them responsible for future problems.

While the governor was cleaning house, the Legislature began an in-depth study of the ODVA and the veterans centers. So far, so good.

However, the improvements didn’t last long.

Just this week, *The Journal Record* discovered that the ODVA and the new administrator of the Claremore Veterans Center had reinstated the center’s former director of nursing to her job. That’s usually not a big thing, but this DON was one of four state employees who had charges of negligence substantiated against them by investigators who looked into the scalding death of World War II veteran Jay Minter.

Minter’s widow, Frances, was told the people who were responsible for

her husband’s death would be terminated. She was told the whole system would be improved. She was told things would be better.

Now we reach the epic fail part.

Instead of doing everything possible to restore the public’s faith in a broken agency, instead of moving to fix problems and replacing those people who were responsible for creating those problems, the ODVA backtracked and reinstated a staff member who had been suspended.

To make matters worse, neither the ODVA nor officials at Claremore bothered to communicate with the governor, the secretary of military and veterans affairs or members of the Legislature.

You’d think both agencies would be all about communication after everything that has happened over the past seven months.

Instead, ODVA and Claremore administrators did exactly the wrong thing.

Or, as my children call it – it was an epic fail.

# Calif. investors buy OKC office building

BY SARAH TERRY-COBO  
THE JOURNAL RECORD

OKLAHOMA CITY – A California investment firm purchased a 57,000-square-foot office building in Oklahoma City in two multimillion-dollar transactions.

The Los Angeles-area firm J&L 713 Market LLC bought the building from Market MR LLC, an Oklahoma City firm affiliated with Precor Ruffin.

Schlumberger Technology Corp. is the tenant in the building at 713 Market Dr., near Interstate 35 and the Kilpatrick Turnpike.

On Dec. 12, Market SLB sold the property to Market MR LLC, public documents show. On Dec. 31, the California company purchased the property from Market MR LLC in two transactions totaling \$12.2 million. The average price per square foot was about \$214. Schlumberger is a long-term tenant in the building.

Precor Ruffin is a large real estate firm based in Oklahoma City, selling, developing and leasing properties and land in the area. The company also manages a number of office buildings in the metro.

Mark Ruffin, Precor Ruffin principal, is listed as manager of Market MR LLC on Oklahoma County assessor records. He closed the deal at the end of the year. He declined to comment for the story.

J&L 713 Market LLC, a West Hills, Calif., firm that is located in a medical plaza, could not be reached for comment.



A California investment firm purchased the 57,000-square-foot building that Schlumberger Technology Corp. occupies at 713 Market Dr. in Oklahoma City. PHOTO BY BRENT FUCHS

# Lawmakers release documents on Wal-Mart bribery

BY ANNE D'INNOGENZIO  
ASSOCIATED PRESS

NEW YORK – Wal-Mart Stores Inc.'s CEO Mike Duke found out in 2005 that the retailer's Mexico unit was handing out bribes to local officials, according to emails obtained by lawmakers.

The lawmakers say the emails contradict earlier claims by Wal-Mart that executives weren't aware of bribes being made by the company.

Democratic U.S. Reps. Elijah E. Cummings and Henry A. Waxman, who are investigating bribery charges at Wal-Mart's Mexico division, on Thursday released emails that indicate that Duke and other senior Wal-Mart officials were informed multiple times starting in 2005 about bribes being made in the country. U.S. law forbids American companies from bribing foreign officials.

The lawmakers shared the emails, which they say they got from a confidential source, with Wal-Mart on Wednesday, and sent a letter to Duke asking for a meeting to discuss them.

"It would be a serious matter if the CEO of one of our nation's largest com-

panies failed to address allegations of a bribery scheme," according to the letter written by Waxman and Cummings to Duke.

Brooke Buchanan, a Wal-Mart spokeswoman, said on Thursday that the letter that Waxman and Cummings wrote to Duke "leaves the wrong impression that our public statements are contradicted by the information they released today."

Allegations first surfaced in April that Wal-Mart failed to notify law enforcement that company officials authorized millions of dollars in bribes in Mexico to speed up getting building permits and gain other favors. Wal-Mart has been working with government officials in the U.S. and Mexico on that investigation.

The company has been conducting an internal investigation into the matter. And last November, the retailer said in a filing with the Securities and Exchange Commission that it was looking into potential U.S. bribery law violations in Brazil, China and India.

In a statement issued on Thursday, Wal-Mart said that it has been providing information to the Department of

Justice and the Securities and Exchange Commission, including the documents that were released by lawmakers on Thursday. The world's largest retailer also said that it is exploring other ways to make additional information available.

"We are committed to having a strong and effective global anti-corruption program everywhere we operate and taking appropriate action for any instance of non-compliance," said Buchanan.

The bribery allegations were first reported by the New York Times. Last month, the paper published another story focusing on how Wal-Mart's Mexico division offered large payoffs to get things that the law prohibited.

The story focused on how Wal-Mart paid \$52,000 to secure approval to build its store in Teotihuacan on the site of ancient ruins. Although local zoning would have prohibited Wal-Mart from building its store, the *Times* reported that the company allegedly bribed local officials to have that map redrawn.

In the *Times* article, Wal-Mart spokesman Dave Tovar denied that executives in the U.S. knew anything

about the alleged corruption involving construction of the store in Teotihuacan. Buchanan, the Wal-Mart spokeswoman, said Tovar's comment in the *Times* article was focused on events in 2004.

The emails released Thursday include an email from November 2005 from Maritza Munich, then general counsel of Wal-Mart International, to Duke and other senior Wal-Mart executives. The email informed them of charges related to bribes paid to obtain permits for a store in Mexico.

The email contained a forwarded summary of an interview with Sergio Cicero Zapata, the former in-house counsel for Wal-Mart de Mexico who oversaw obtaining building through permits throughout Mexico.

The lawmakers also made public another email that Wal-Mart General Counsel Thomas Mars sent on Oct. 15, 2005 to Duke and Tom Hyde, the executive vice president of Wal-Mart. That email referenced to bribes paid to obtain permits for the Teotihuacan site.

"You'll want to read this. I'm available to discuss next steps," Mars wrote in the email.

# Bartlett, Ridley hit the road for update

BY D. RAY TUTTLE  
THE JOURNAL RECORD

TULSA – The next phase of the Gilcrease Expressway – a northwest loop around downtown Tulsa – was unveiled on Thursday as state, city and county officials held a press conference at an intersection.

“To have good business development, you must have a transportation corridor for that to happen,” said Oklahoma Secretary of Transportation Gary Ridley.

Ridley and Tulsa Mayor Dewey Bartlett gave an update and outlook for the expressway at a news conference on the pavement of the newest 2.2-mile section of the expressway.

Also talking about the benefits of the new road was Osage County District 2 Commissioner Scott Hilton. The expressway goes through his district in southern Osage County.

The section of the Gilcrease Expressway, between the L.L. Tisdale Parkway and N. 41st West Avenue, opens up more highway access to northwest Tulsa, Bartlett said.

The roadway was constructed as a two-lane highway on a four-lane right of way to allow for future widening, Ridley said.

North Osage Drive between Apache Street and 36th Street North, which had been closed during the construction, was reopened.

Two contracts were awarded for the project, with construction completed in three phases, according to the city of Tulsa.

The Oklahoma Department of Transportation contracted with Plains Bridge, Treas Construction and United General Contractors for \$13.1 million to construct the first two phases. The first two phases involved grading, drainage, two large box culverts or bridges, two storm-water detention ponds near the bridges, a traffic signal at the Gilcrease Expressway and the



Gary Ridley, Oklahoma secretary of transportation, and Tulsa Mayor Dewey Bartlett dedicate a section of the Gilcrease Expressway in north Tulsa. PHOTO BY RIP STELL

Tisdale Parkway interchange, and paving on Osage Drive where it intersects with the Gilcrease Expressway. The first two phases were completed in October 2011, the city of Tulsa said in a statement.

For the third phase of the project – paving the expressway between the Tisdale Parkway and N. 41st West Avenue – ODOT awarded a \$7.8 million contract to Becco Contractors Inc. Construction for the final phase occurred between July 2011 and December 2012.

“This is a great connection between Tulsa and Skiatook,” Ridley said.

Bartlett agreed. The road is an

alternate way to Skiatook and flood-free, Bartlett said.

The main road to Skiatook, Oklahoma Highway 20, is prone to flooding from Bird Creek.

“The folks in the Tulsa metroplex have had a lot of work going on,” Ridley said. “It is nice to know there is an endgame and we can get out of people’s way.”

Over the past decade, hundreds of millions of dollars have been spent rebuilding the interstates and bridges around Tulsa. About \$180 million was spent widening Interstate 44 from the Arkansas River to Sheridan Road. About \$75 million was spend rebuild-

ing more than 40 bridges and repaving the Inner Dispersal Loop, which circles downtown Tulsa. Another \$63 million to reconstruct the west-bound bridge of I-244 over the Arkansas River, Ridley said.

Next month ODOT will award a \$45 million contract for the east-bound I-244 bridge, Ridley said.

“I will be glad to be done with those bridges; they were costing us \$1 million a year on maintenance alone,” Ridley said.

The last phase of the I-44 project at Lewis Avenue is under way and expected to take about another year, Ridley said.

## FDA requires lower doses for sleep medications

WASHINGTON (AP) – The Food and Drug Administration is requiring makers of Ambien and similar sleeping pills to lower the dosage of their drugs, based on studies suggesting that patients face a higher risk of injury due to morning drowsiness.

The agency said Thursday that new research shows that the drugs remain in the bloodstream at levels high enough to interfere with alertness and coordination, which increases the risk of car accidents.

Regulators are ordering drug manufacturers to cut the dose of the medications in half for women, who process the drug more slowly. Doses will be lowered from 10 milligrams to 5 milligrams for regular products, and 12.5 milligrams to 6.25 milligrams for extended-release formulations.

The FDA is recommending that manufacturers apply these lower doses to men as well, though it is not making them a requirement.

The new doses apply to all insomnia treatments containing the drug zolpidem, which is sold under brands including Ambien, Edluar, Zolpimist and in generic forms. It is the most widely prescribed sleeping aid prescribed in the U.S. The changes don’t affect other popular sleeping medicines like Lunesta and Sonata, which use different drugs.

FDA officials pointed out that all sleeping drugs carry warnings about drowsiness.

“All sleep drugs have the potential to cause this, so health professionals should prescribe – and patients should take – the lowest dose that is capable of

preventing insomnia,” said Dr. Ellis Unger, a director in FDA’s Office of Drug Evaluation, on a teleconference with reporters.

Unger added that the FDA will begin requiring developers of sleep drugs to conduct driving simulation studies going forward.

Ambien has been blamed for several recent high-profile driving accidents in the past year, including Tom Brokaw in September and Kerry Kennedy in July.

The FDA has received more than 700 reports of driving-related problems connected to zolpidem over the years.

“But in most cases it was very difficult to determine if the driving impairment was actually related to zolpidem,” Unger said. “Usually the reports did not

contain information about when the accident happened or how much time had lapsed since taking the drug.”

The agency decided to take action after recent driving simulation studies showed that, in some patients, drug levels remained high enough to cause difficulty driving. The data came from company studies of Intermezzo, a new form of zolpidem which was approved in 2011 for people who wake late at night and can’t get back to sleep.

The data showed that 33 percent of women and 25 percent of men taking extended-release zolpidem had enough of the drug in their blood to interfere with driving as much as eight hours later.

When the dose was cut in half only 15 percent of women and 5 percent of men had those same drug levels.





Nico Gomez smiles as he is applauded following the announcement that he has been named the new chief executive of the Oklahoma Health Care Authority, the agency that oversees the Medicaid program in the state, at an agency meeting in Oklahoma City on Thursday. *AP PHOTO*

## Medicaid panel taps Gomez to head agency

BY SEAN MURPHY  
ASSOCIATED PRESS

OKLAHOMA CITY – The governing board of the agency that oversees the Medicaid program in Oklahoma selected a longtime employee on Thursday as its new chief executive at an annual salary of \$152,000, plus incentives.

The Oklahoma Health Care Authority Board voted unanimously to appoint Nico Gomez, 41, to head the agency that has about 470 employees and an annual operating budget of more than \$5 billion.

“We have over a million Oklahomans that we’re going to care for during this next year, and my primary goal is to make sure we are taking care of them in a very responsible and appropriate way,” Gomez said. “We have more than 500,000 kids in the program. What a tremendous responsibility that is, because that’s over half the kids in the state that are reliant upon us being able to do our job right.”

Gomez began with the agency as a public information officer in 2000 and currently serves as its deputy chief executive officer. He will begin his job as the CEO on Feb. 1.

Board Chairman Ed McFall said Gomez stood out among the 40 applicants because of his experience with the agency and his reputation among state lawmakers.

“He’s very knowledgeable about Medicaid, which at this point in time is just absolutely necessary. The other thing about Nico is that he has an excellent reputation with the Legislature and the governor’s office,” McFall said. “To try and bring in somebody at this point in time would be very difficult, with the Legislature fixing to convene and all the things that we’re faced with at this point in time, he was by far and away the best candidate.”

Gomez will replace longtime CEO Mike Fogarty, who will retire in March.

“He’s got a commitment to the mission of this organization,” Fogarty said. “He’s got a passion for the people of Oklahoma and what it means when the difference in whether they live or die is whether they have access to quality health care.”

The Health Care Authority is responsible for overseeing the federal Medicaid program for low-income and certain disabled Oklahomans, called Soonercare. The agency typically has about 800,000 people in its program, about 65 percent of those children. The agency has an annual budget of \$5.13 billion, which includes about \$907 million in state funding.

Gov. Mary Fallin issued a statement Thursday in which she cited Gomez’s “valuable experience and knowledge.”

“I look forward to working with Nico and the OHCA on Oklahoma-based solutions to expand and improve access to quality health care for low-income Oklahomans, children, the elderly and the disabled.”

Fallin late last year decided to reject an expansion of the Medicaid program that would have extended health coverage to an estimated 180,000 low-income Oklahomans who are uninsured. The decision was celebrated by tea party groups and conservative legislators, but criticized by hospital officials and health care professionals who must absorb the costs of the nearly 20 percent of uninsured Oklahomans who often seek health care services at emergency rooms and are unable to pay.

The board on Thursday approved a \$500,000 consulting contract with Utah-based Leavitt Partners to analyze and make recommendations for developing an Oklahoma-based plan for increasing health insurance coverage.

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\* The SBA Oklahoma Small Business Person of the Year is automatically eligible for Regional and National Small Business Person of the Year as well.

# REAL ESTATE & CONSTRUCTION



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## Mixed results reported

While 2012 year-end commercial real estate vacancy numbers for Oklahoma City and Tulsa have yet to be released, national numbers reported this week showed mixed results. Some property types are thriving, with steady absorption. Others are improving at a much slower rate.

The national apartment sector posted the most improvement in terms of absorption, which has been the case for the past few years. During the fourth quarter, vacancy fell to an 11-year low of 4.5 percent. This was down from 4.7 percent in the third quarter and 5.2-percent vacancy at the end of 2011.

Reis Inc. reported that national apartment vacancy has steadily declined since the second quarter of 2009. Due to foreclosures and other economic woes, millions of people were forced out of single-family homes and into for-rent apartment units. The steady increase in occupancy has also caused rent hikes. During the quarter, average asking rents rose to \$1,097 per unit, up from a year earlier. Effective rents rose to \$1,048, from \$1,010.

National office vacancy remained unchanged. Reis reported steady vacancy at 17.1 percent. However, the rate was down from the market peak of 17.6 percent during the third and fourth quarters of 2010. Industry experts are concerned that vacancy has been slow to fall considering that it was as low as 12.6 percent at the end of 2007.

Experts have attributed the incredibly slow decline to tepid job growth, which is a driving force in office vacancy. As long as job growth remains slow, so will the recovery in the national office market. The slow occupancy growth has also caused slow rent growth. Average office rents grew by only 0.8 percent last quarter to \$22.96.

The news was a little better in the retail market. Mall vacancy declined to 8.6 percent, down from the 12-year high of 9.4 percent in the third quarter of 2011. Strip shopping centers also experienced a slight decline in vacancy to 10.7 percent, from 10.8 percent in third quarter. Rent growth was stagnant during the quarters. Average mall rents grew 0.2 percent to \$39.31 per square foot. Strip center rents increased to an average of \$19.08, an increase of 0.2 percent.

*Darren Currin is an independent research analyst and consultant who specializes in Oklahoma City and Tulsa commercial real estate. He may be reached at (405) 476-0164 or dcurrin@cox.net.*



A rare Sears kit home sits in east Greeley, Colo. AP PHOTO

## Piece of Americana uncovered

BY SHARON DUNN  
THE TRIBUNE

GREELEY, Colo. (AP) — A 12-year study into a piece of Americana led one Virginia resident to Greeley recently via a 1912 Sears catalog.

In the catalog, which was one of the chief ways of getting goods back at the turn of the century, Sears Roebuck and Co. operated a thriving kit home business. Shoppers could flip through the pages of the hefty catalog to find their dream homes, and Sears would ship them out by rail.

One Greeley couple did just that.

In the black and white pages of the 1912 Sears Modern Homes catalog, Winfred Senier's words appeared as a testimonial beneath a photo of the nearly \$2,200 home:

"Gentlemen: The material is the best of any house in Greeley, which is a town of 19,000 population. I am so well-pleased that if I were going to build another house, Sears Roebuck and Company would furnish the material. I saved at the best account \$500. Yours respectfully, W.H. Senier."

Today, Senier, the reported grandson of an original Union Colony pioneer, is at rest in the Linn Grove Cemetery. He died Nov. 29, 1945, at the age of 73, according to the obituary in the *Greeley Tribune*. He came to Greeley from Georgia with his parents when he was 6. That would have been in 1878, nine years after the Union Colony utopian community was start-

ed by Nathan Meeker under the direction of Horace Greeley.

His obituary stated he ran a stock farm for 35 years on 5th Street Road in east Greeley, and he bred Shire horses, Tamworth hogs, and Airedale and Shepherd dogs. His wife May died in 1956.

The old photo shows a man in a hat and a woman sitting on the front porch of the home, with two dogs at their feet, and horse at the side of the house.

"These Sears kit houses were all over the country, but being able to verify a house is a Sears kit house, in my opinion, is pretty unique and fairly significant," said Betsy Kellums, historic preservation specialist with the city of Greeley.

The find, for Rosemary Thornton, 53, of Norfolk, Va., is a bonanza. She is the author of four books on Sears kit homes, and she has been researching them for 12 years.

"I just want people in town to know they really do have something special there," Thornton said. "It's also a chance to teach people a little piece of history."

The company sold 70,000 kit homes across the country, but few shipped west of the Mississippi River, she said. Weld County records show the home was built — or rather, as Thornton and that Sears catalog can attest — assembled in 1910.

From the photo, and based on Thornton's research, Senier purchased the piece-together Avondale,

one of Sears' fancier models, with upgrades, such as stained-glass windows.

"This house arrived at a depot in one box car containing 12,000 pieces. It came with every single thing needed to build it, from towel racks to roofing shingles to finishing nails and closet hooks (72 of them!)," Thornton said. "Sears estimated that a 'man of average abilities' could have this house built in 90 days."

Most sizable towns in those days had kit home companies, Thornton said. But she said the first Sears homes were built in 1909.

"For this to show up in 1912 catalogs tells me it was probably built in 1910 and 1911," Thornton said. "My point is, this is one of the very first Sears homes. West of Mississippi, there just aren't that many. You get toward Colorado, and they're just scarce."

Shipping costs were expensive, she said, and kit home companies were popping up around the country. More kit homes today on the western half of the United States could come from a California company called Pacific Ready-Cut Homes.

Kit homes became more prevalent after World War I ended in 1918. The soldiers came back and there wasn't enough housing, and they were no longer inclined to marry and move back into their parents' homes. Building materials costs skyrocketed. Ordering a ready-made home from Sears was faster and cheaper.



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# REAL ESTATE & CONSTRUCTION ■

## Company cashing in on housing boom

BY ED KEMMICK  
THE BILLINGS GAZETTE

LAUREL, Mont. (AP) - Last spring, Daniel Boman and Jim Auth were working hard to establish a modular housing plant in Puerto Rico.

They had purchased an assembly line in Georgia and shipped it to Puerto Rico. In the midst of that project, a partner in the business, who was also involved in the oil industry, told Boman that modular housing might be just the thing for the booming Bakken oil region in North Dakota and Eastern Montana.

In May, Boman attended a Bakken Housing Summit in Williston, N.D., where 350 builders and developers from around the country learned of oil-boom opportunities in the region.

For Boman, those opportunities were hard to resist.

"We called our partners in Puerto Rico and said, 'We're going to disappear for a while. We're going to Montana.'"

They opened System Building Solutions in the old Boise Cascade plant in Laurel, now owned by Fox Lumber Sales of Hamilton, on Nov. 1. Boman is the president and CEO and Auth is his plant manager. They have nine workers so far, who are getting on-the-job training by building a two-story, 20-room modular housing unit designed for use as an oil-field man camp.

SBS plans to hire another nine workers in early February and then nine more every month for at least a year. Boman said they picked that number because it's the best size for training a new crew.

The production of high-density housing is the niche Boman sees his company filling, but he's open to anything his clients might want.

"What we are bringing to the market is simply construction capacity," Boman said. "If someone comes to us and says 'We want to build 500 single-family homes,' OK. We will consider that."

Once Boman and Auth zeroed in on



System Building Solutions workers work on a 20-room modular building in the former Boise Cascade factory in Laurel, Mont. AP PHOTO

the Bakken, the next step was finding a good location. They wanted to be outside what Boman called "the boom effect," so that their own workers wouldn't have to compete for the expensive housing in the oil fields, but close enough to make a delivery from the plant and return the same day.

That made the Billings area look ideal. When they found out that there was not only a large enough building available in Laurel, but one that had been built to produce modular homes, Boman and Auth were feeling pretty lucky.

"I can't even imagine a better place to do what we're doing here," Boman

said. "It's unbelievable."

He was also impressed at the level of assistance available locally. He worked closely with Jeremy Vannatta, director of business outreach at Big Sky Economic Development, who helped the company find the old Boise Cascade building in Laurel.

Vannatta said the economic development agency also helped System Building Solutions get settled in Montana and tap into the markets in Eastern Montana and North Dakota.

Vannatta said every new business has different needs in terms of using the services provided by the economic development agency.

"Daniel was one of those who took full advantage of what we had to offer," he said. Vannatta also put Boman in touch with Dale Detrick, with the Montana Manufacturing Extension Service, who introduced him to numerous other area businesses that had goods and services to offer.

System Building Solutions is using lumber from its landlord, Fox Lumber Sales, which has owned the old Boise Cascade building, at 203 E. Railroad St., since the early 1990s. Fox shares the 80,000-square-foot main building with SBS and owns an adjoining 20,000-square-foot building where it makes trusses.



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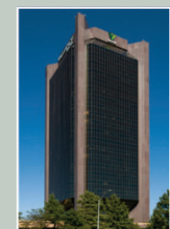
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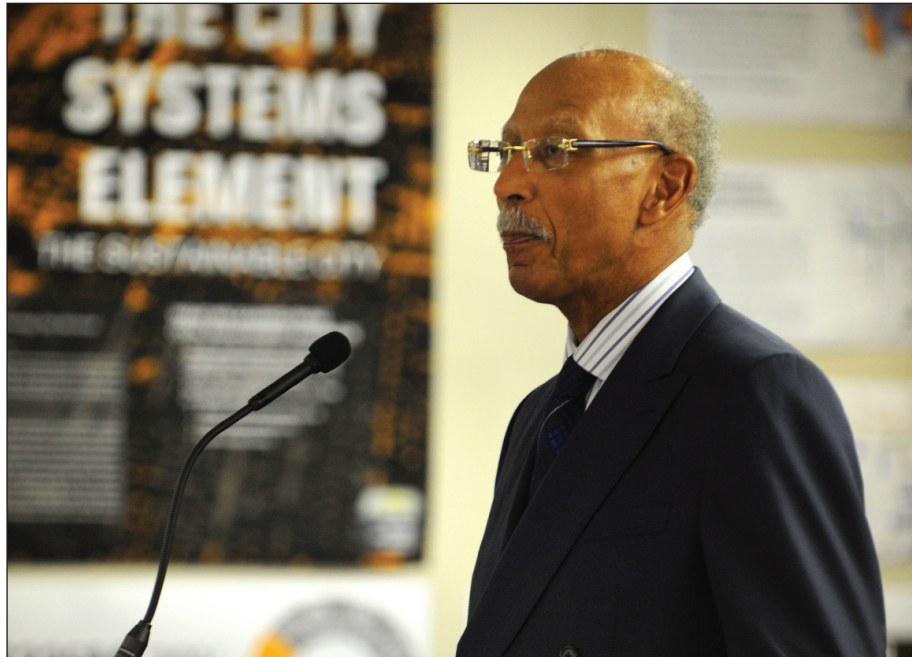
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## ■ REAL ESTATE



Detroit Mayor Dave Bing speaks during a news conference announcing a framework for future decision making titled "Detroit Future City" on Wednesday. AP PHOTO

# 50-year blueprint for new Detroit revealed

BY COREY WILLIAMS  
ASSOCIATED PRESS

DETROIT – A 50-year blueprint for revitalizing Detroit, from leveling parts of nearly vacant neighborhoods for parks to relaxing rules for startup companies, was released Wednesday after two years of research and community input.

The project was launched by Mayor Dave Bing, who joined dozens of community, business and philanthropic leaders in unveiling the plan for the shrinking and financially troubled city. The 349-page strategic framework focuses on job growth, land use, improving neighborhoods and rebuilding infrastructure.

It doesn't include financing plans, but at least \$150 million in initial funding will come over the next five years from the Kresge Foundation. The private organization, which is based in nearby Troy, has long been active in Detroit-area projects.

"It became clear to me that business as usual would not effectively transform our city, and a new framework for Detroit's future needed to be developed," Bing said Wednesday.

"As mayor of Detroit and a longtime member of this community, I've witnessed the steady decline of a city with so much promise," said Bing, a former NBA star and successful businessman in Detroit. "I'm convinced Detroit can be a world-class city again."

A major focus is on Detroit's ramshackle neighborhoods. The city – which lost a quarter-million people in the last decade – currently has at least 30,000 empty homes and 20 square miles of vacant land.

Among the report's suggestions are targeting vacant land and empty buildings for employment districts to stimulate job growth in neighborhoods. It

also recommends encouraging residents living in sparsely populated neighborhoods to move out, then converting the land into open space or community gardens.

Officials said no residents would be left behind, though no mechanism is in place to pay people in those neighborhoods to move to more stable areas of the city.

The report doesn't include specific timelines for projects. For example, it suggests that zoning, land use, and other policies and rules "must be realigned" within the next five years to help the city stabilize some neighborhoods.

But organizers say the report is intended to be a guide for current and future city leaders. It's the culmination of cooperative work by city residents, business owners and others.

"The full potential of this framework will only be realized with the collective efforts and resources of everyone – public, private, philanthropic, nonprofit – all pulling together," Rip Rapson, Kresge's president and chief executive, said as he encouraged other foundations and businesses to get involved.

But the future of the 139-square-mile city is clouded.

In the 1950s, about 1.8 million called Detroit home. But dramatic population and business losses over the last 50 years left Detroit with whispers of a tax base. And the city's current population of about 700,000 people is expected to continue falling.

The city also has a budget deficit of \$327 million, and Bing could learn as early as Friday if a state-appointed review team will deem Detroit is in a financial emergency. If that happens, Republican Gov. Rick Snyder could appoint a manager to oversee Detroit's finances.

## THE JOURNAL RECORD

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<p><b>NW OKC</b></p> <p><b>3101 Castlerock Rd #47</b> Remodeled greenbelt lot, 2 Bed 2½ Bath home in gated Fountaingate w/numerous amenities. 2450+sf</p> <p><b>5613 NW 133rd Terr</b> 3 Bed + Study in Turtle Creek. Lg rooms w/granite counters. Deer Creek Schools.</p> <p><b>Waterford "G" Unit</b> – 3 Bed Condo w/Master Down, Kit w/Granite Counters, lots of storage, 2-car gar &amp; so much more!</p> <p><b>2712 Tealwood Dr</b> 2 Bed 2 Bath Patio home w/oversized Master &amp; rear entry 2-Car Gar.</p> <p><b>2528 NW 110th St</b> 3 Bed 2 Bath w/2 Living Areas. New roof, gutters &amp; carpet.</p> <p><b>Hunters Green #140</b> Wonderful 2-Story Condo across from Pool w/2 masters &amp; large living spaces.</p> <p><b>2513 NW 66th St</b> One Level w/Pool on gorgeous lot. 3 Bed 2½ Bath, 2 Liv &amp; Din.</p> <p><b>PC Schools</b></p> <p><b>7329 NW 112th</b> Split 2&amp;2 plan w/versatile floor plan. Gorgeous yard w/workshop &amp; safe room.</p> <p><b>8312 NW 105th Ter</b> 2-Story with POOL. Versatile Floor Plan with Master Down (3 Beds down &amp; 1 up). \$184,500</p> <p><b>5508 NW 106th</b> Split 2&amp;2 Plan, 4 Bed, 3 Bath in Whitehall. Kitchen w/Granite, Large Rooms &amp; 3-Car Gar \$234,500.</p>	<p><b>Nichols Hills</b></p> <p><b>1205 Glenwood Ave</b> 2-story w/ Pool in Nichols Hills, Master w/Fireplace &amp; Sitting Rm, lg upstairs Beds &amp; much more.</p> <p><b>1206 Westchester</b> Dynamite Home with true Mother-in-Law Plan. Large Treed Lot, wide open living spaces... Don't Miss It!</p> <p><b>PRICE REDUCED 6420 Outabounds Ct</b> Gorgeous lake lot combines best in architecture &amp; design to create a luxurious home w/numerous amenities.</p> <p><b>2729 W Wilshire</b> 2/3+ Acre Lot. Converted garage has full bath, could be 2nd living area or 4th bedroom. Nice wood floors.</p> <p><b>Build Your Dream Home</b> Great across from West Nichols Hills Elementary School</p> <p><b>Edmond</b></p> <p><b>49 Lexington Way</b> – 4 Beds + Study. 3100+ sf. Open Floor Plan w/3-Car Garage. Granite Counters &amp; so much more.</p> <p><b>GLENBROOK PARK</b></p> <p>Introducing the newest opportunity in Nichols Hills. 14 Custom Residential Lots featuring 2 cul-de-sacs and greenbelt. Unique chance to build your dream home in the heart of Nichols Hills.</p>
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# REAL ESTATE ■



A home for sale in Mount Lebanon, Pa. AP PHOTO

## U.S. rate on 30-year mortgage rises to 3.40 pct.

BY MARCY GORDON  
ASSOCIATED PRESS

WASHINGTON – Average U.S. rates on fixed mortgages rose this week but remained close to record lows. Cheap mortgages have made homebuying more affordable and helped drive a housing recovery.

Mortgage buyer Freddie Mac said Thursday that the average rate on the 30-year loan increased to 3.40 percent from 3.34 percent last week. That's still near the 3.31-percent rate reached in November, the lowest on records dating to 1971.

The average on the 15-year fixed mortgage increased to 2.66 percent from 2.64 percent last week. The record low is 2.63 percent.

Mortgage rates tend to track the yield on the 10-year Treasury note. The yield on the note has risen this year from 1.70 percent to 1.89 percent Thursday.

A deal between Congress and the White House to avoid sharp tax increases and a mildly positive employment report for December led investors last week to buy stocks and sell Treasuries. As demand for Treasuries declines, the yield increases.

Even with the increase, mortgage rates are hovering near historic lows. The 30-year fixed mortgage rate averaged 3.66 percent in 2012, the lowest annual average in 65 years, according to Freddie Mac.

Cheaper mortgages are a key reason the housing market began to come back last year. Many economists predict the housing recovery will strengthen in 2013.

Home prices are steadily increasing, which makes consumers feel wealthier and more likely to spend.

Another reason for the housing rebound is that there aren't enough houses for sale. A limited supply has created demand for new construction, which has made builders more confident.

Lower mortgage rates also have persuaded more people to refinance. That typically leads to lower monthly mortgage payments and more spending. Consumer spending drives nearly 70 percent of economic activity.

Still, the housing market has a long way to a full recovery. And many people are unable to take advantage of the low rates, either because they can't qualify for stricter lending rules or they lack the money to meet larger down-payment requirements.

To calculate average mortgage rates, Freddie Mac surveys lenders across the country on Monday through Wednesday of each week. The average doesn't include extra fees, known as points, which most borrowers must pay to get the lowest rates. One point equals 1 percent of the loan amount.

The average fee for 30-year loans was unchanged at 0.7 point. The fee for 15-year loans ticked up to 0.7 from 0.6 point.

The average rate on a one-year adjustable-rate mortgage rose to 2.60 percent from 2.57 percent. The fee for one-year adjustable-rate loans edged up to 0.5 from 0.4 point.

The average rate on a five-year adjustable-rate mortgage declined to 2.67 percent from 2.71 percent last week. The fee was steady at 0.6 point.



Please join us as we honor CEOs who consistently demonstrate strong leadership, integrity, values, vision, commitment to excellence, financial performance and commitment to community and diversity. We will also introduce the Financial Stewardship Award.

Tuesday, February 12  
6:00 PM Reception • 7:00 PM Dinner & Program

The National Cowboy & Western Heritage Museum  
1700 NE 63rd Street, Oklahoma City, OK 73111

Table Sponsorship: \$2,500  
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# REAL ESTATE & CONSTRUCTION

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## PROPERTY & CASUALTY INSURANCE COS.

Rank	Name Address Phone	Oklahoma premiums	Total Assets/ Liabilities	Oklahoma Claims/ Capital and Surplus	No. of States Licensed In/ Year Licensed in Oklahoma	No. of Employees: Statewide Nationwide	Chief Executive Officer	Licensed for:
1.	Farmers Insurance Co. Inc. 17000 W. 119th St. Olathe, KS 66061 (913) 234-3936	\$467,099,418	\$304,785,843 \$207,255,668	\$290,104,135 \$97,530,175	50 1969	NA 24,000	Jeff Dailey	Casualty (including vehicle), casualty (vehicle only), marine, property
2.	State Farm Mutual Automobile Insurance Co. One State Farm Plaza Bloomington, IL 61710 (309) 766-2991	\$451,337,969	\$108,097,364,056 \$47,306,340,058	\$304,286,037 \$60,791,023,998	50 1930	1,172 <sup>1</sup> 65,000 <sup>2</sup>	Edward B. Rust Jr.	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property
3.	State Farm Fire & Casualty Co. One State Farm Plaza Bloomington, IL 61710 (309) 766-2311	\$405,033,541	\$27,243,276,598 \$19,494,591,690	\$300,549,629 \$7,748,684,908	50 1936	1,172 <sup>1</sup> 65,000 <sup>2</sup>	Edward B. Rust Jr.	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
4.	Oklahoma Farm Bureau Inc. 2501 N. Stiles Oklahoma City, OK 73105 (405) 523-2379	\$268,899,671	\$268,063,190 \$182,346,698	\$240,758,784 \$85,716,492	1 1942	800 800	Mike Spradling	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, surety (excluding bail)
5.	CompSource Oklahoma P.O. Box 53505 Oklahoma City, OK 73152-3505 (405) 232-7663	\$253,870,105	\$1,339,300,057 \$1,119,788,789	\$214,570,799 \$219,511,268	1 1933	354 354	Jason Clark	Casualty (including vehicle), workers' compensation
6.	Shelter Mutual Insurance Co. 1817 W. Broadway Columbia, MO 65218-0001 (573) 214-4332	\$137,483,415	\$2,306,530,562 \$1,025,110,439	\$104,475,272 \$1,281,420,123	17 1960	56 3,100	Dave Moore	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property
7.	Progressive Northern Insurance Co. 6300 Wilson Mills Rd. Mayfield Village, OH 44143 (440) 461-5000	\$117,959,234	\$1,167,302,651 \$837,591,115	\$64,978,283 \$329,711,536	50 1985	102 25,000	Glenn M. Renwick	Casualty (including vehicle), casualty (vehicle only), marine, property
8.	Rural Community Insurance Co. 3501 Thurston Ave. Anoka, MN 55303-1060 (763) 323-2105	\$105,002,869	\$6,023,734,317 \$5,438,355,680	\$143,991,975 \$585,378,637	50 1983	0 1,800	Randy Tronnes	Casualty (including vehicle), marine, property, workers' compensation
9.	American Farmers & Ranchers Mutual Insurance Co. P.O. Box 24000 Oklahoma City, OK 73124 (800) 324-7771	\$97,722,001	\$85,791,623 \$65,983,136	\$70,443,846 \$19,808,487	1 1905	137 137	Terry Detrick	Casualty (including vehicle), casualty (vehicle only), marine, property
10.	Liberty Mutual Fire Insurance Co. 175 Berkeley St. Boston, MA 02117 (617) 357-9500	\$91,504,173	\$4,876,778,437 \$3,803,735,781	\$63,582,757 \$1,073,042,656	50 1925	168 50,000	David H. Long	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (including bail)
11.	Allstate Insurance Co. 6901 NW 23rd St. Bethany, OK 73008 (405) 787-1000	\$76,824,178	\$41,023,013,030 \$25,896,376,325	\$52,627,233 \$15,126,666,705	50 1937	107 32,000	Thomas J. Wilson	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, surety (excluding bail)
12.	Allstate Fire & Casualty Insurance Co. 3075 Sanders Rd., Ste. H1E Northbrook, IL 60062-7127 (847) 402-3029	\$71,882,655	\$114,070,634 \$844,929	\$40,513,729 \$113,225,704	50 1937	107 32,000	Thomas J. Wilson	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, surety (excluding bail)
13.	Safeco Insurance Co. of America 175 Berkeley St. Boston, MA 21160 (617) 357-9500	\$69,344,034	\$3,854,156,105 \$2,983,350,470	\$36,834,510 \$870,805,635	50 1954	NA NA	Matthew Nickerson	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
14.	National American Insurance Co. P.O. Box Drawer 9, 1010 Manvel Ave. Chandler, OK 74834 (405) 258-0804	\$65,938,831	\$146,783,921 \$91,934,644	\$34,017,547 \$54,849,277	50 1973	200 200	W. Brent LaGere	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
15.	Zurich American Insurance Co. 1400 American Ln., Tower I, 18th floor Schaumburg, IL 60196-1056 (847) 413-5048	\$62,259,754	\$28,729,165,335 \$21,710,385,928	\$54,071,710 \$7,018,779,407	50 1921	13 9,500	Martin Senn	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
16.	Federal Insurance Co., a subsidiary of The Chubb Corp. 15 Mountain View Rd. Warren, NJ 70590 (908) 903-2525	\$60,732,673	\$3,072,611,743 \$17,019,066,104	\$45,539,930 \$13,707,545,639	50 1920	20 10,000	John Finnegan	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
17.	Allstate Property & Casualty 3075 Sanders Rd., Ste. H1E Northbrook, IL 60062-7127 (847) 402-3029	\$55,583,367	\$199,624,720 \$5,206,770	\$43,108,850 \$194,417,950	50 1937	107 32,000	Thomas J. Wilson	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, surety (excluding bail)
18.	Progressive Direct Insurance Co. 6300 Wilson Mills Rd., W33 Corp. Fin. Mayfield Village, OH 44143-2182 (440) 395-4460	\$53,300,943	\$4,185,596,213 \$2,913,204,965	\$31,010,693 \$1,272,391,248	50 2000	102 25,000	Glenn M. Renwick	Casualty (including vehicle), casualty (vehicle only), marine, property
19.	The Insurance Company of the State of Pennsylvania 175 Water St., 18th Floor New York, NY 10038 (212) 458-7940	\$52,826,378	\$4,418,657,614 \$2,413,830,597	\$36,497,640 \$2,004,827,017	NA 2006	NA NA	NA	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
20.	USAA Casualty Insurance Co. 9800 Fredricksburg Rd., D-3-W San Antonio, TX 78288 (210) 498-8000	\$52,098,835	\$7,294,937,841 \$3,724,147,705	\$41,021,852 \$3,570,790,135	NA 1972	NA NA	Josue Robles	Casualty (including vehicle), casualty (vehicle only), marine, property
21.	Continental Casualty Co. 333 S. Wabash Ave. Chicago, IL 60604 (312) 822-6136	\$51,406,368	\$40,560,948,066 \$30,673,367,618	\$34,907,157 \$9,887,580,448	50 2001	15 7,600	Thomas F. Motamed	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
22.	Travelers Home and Marine Insurance Co. One Tower Square, 252 Corp. Tax Hartford, CT 061830 (860) 277-3966	\$50,972,007	\$392,387,241 \$283,469,642	\$40,234,457 \$108,917,600	50 1998	NA 30,000	Jay S. Fishman	Casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation
23.	National Union Fire Insurance Co. of Pittsburgh, PA 175 Water St., 18th Floor New York, NY 10270 (212) 458-7940	\$50,587,836	\$30,405,443,775 \$17,791,436,929	\$28,158,288 \$12,614,006,846	NA 2003	NA NA	NA	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, workers' compensation, surety (excluding bail)
24.	American Mercury Insurance Co. P.O. Box 728847 Oklahoma City, OK 73172-8847 (405) 621-6595	\$47,451,878	\$315,097,669 \$197,626,397	\$27,824,786 \$117,471,271	37 1962	200 4,500	Gabriel Tirador	Accident and health, casualty (including vehicle), casualty (vehicle only), marine, property, surety (excluding bail)
25.	Western United Insurance Co. 3055 Oak Rd. Walnut Creek, CA 94597-2098 (925) 279-4266	\$45,764,898	\$245,106,097 \$137,100,025	\$29,354,030 \$108,006,072	27 NA	NA NA	NA	Casualty (including vehicle), casualty (vehicle only), marine, property

Sources: Information provided by the Oklahoma Department of Insurance and individual companies responding to a survey.  
Researched by Dawn Joseph Darbon  
Published: Jan. 11, 2013

<sup>1</sup> Does not include number of individual agents or their employees  
<sup>2</sup> Includes State Farm employees in Canada  
NA Not available

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# REAL ESTATE & CONSTRUCTION ■

## Oklahoma City-area commercial property sales

### Commercial Properties

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
1308 S. Santa Fe Ave., Edmond	\$3,275,000	4,788	\$684.00	2005	Bailey's Tunnel Wash LLC	Santa Fe Carwash Edmond LLC	Standard Abstract & Title
5807 W. Reno Ave., OKC	\$2,700,000	4,875	\$553.85	2005	Bailey's Tunnel Wash LLC	OKC Reno & MacArthur Carwash LLC	Standard Abstract & Title
12425 N. Pennsylvania Ave., OKC	\$2,450,000	4,836	\$506.62	2007	Bailey's Tunnel Wash LLC	OKC Quail Springs Carwash LLC	Standard Abstract & Title
4909 N. Blackwelder Ave., OKC	\$1,400,000			1986	Sorath Hospitality LLC	Moonlight Hospitality LLC	First American Title
7500 E. Reno Ave., Midwest City	\$1,375,000	122,000	\$11.27	Not listed	MWC Storage Investors LLC	Walmart Realty Co.	Chicago Title & Trust Co.
23857 N. MacArthur Blvd., OKC	\$690,000			Not listed	Gateway Community Church	North Pointe Baptist Church Inc.	
3800 N. Cromwell Ave., OKC	\$674,000	6,000	\$112.33	1977	Teagan Properties LLC	Advanced Dental Implant and Denture Center LLC	Oklahoma City Abstract & Title
4436 NW 50th, OKC	\$601,500	29,273	\$20.55	Not listed	North Oklahopma County Mental Health Center	Oklahoma Realty Development Co. LLC	
Sec8 Twn13N Rge3W, OKC	\$579,000			Not listed	Castle Peak LLC	Mass Development LLC	
5925 NW 139th St., OKC	\$375,000	10,445	\$35.90	2007	Cruse-Six LLC	DAHR Properties-Concord Place LLC	First American Title & Trust
7011 W. Hefner Rd., OKC	\$310,000	3,178	\$97.55	2004	City Bites Inc.	Loc Le LLC	Oklahoma City Abstract and Title
Sec17 Twn12N Rge4W, Bethany	\$310,000			Not listed	Southern Realty Holdings	Windsor Hills Baptist Church	First American Title

### Multifamily properties

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
4102 N. Council Rd., Bethany	\$500,000			Not listed	Bonner & Associates Inc.	Mehdi T. Paknahad	

### Industrial properties

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
5621 NW Fifth St., OKC	\$775,000	30,200	\$25.66	1959	Storm Shelters Investments Inc.	Frontier State Bank	Capitol Abstract
1520 S. MacArthur Blvd., OKC	\$350,000	7,500	\$46.67	1974	Silverado Investments LLC	KAL Drilling LLC	American Eagle

### Land properties

Property Address	Selling Price	Acres/SF	Price Per Acre	Buyer	Seller	Professional Services
Lot 4 near NW 164th and Pennsylvania Avenue, OKC	\$325,000	161,057	\$2.02	B&C Capital LLC		Oklahoma City Abstract & Title
8610 Silver Hill Dr., OKC	\$160,000	Not listed		Commerce Park Holdings LLC	Bank of Commerce	Trustmark Title

### Leases

Property Address	Square Feet	Lessee	Agent
10721 N. May Ave., Ste. #C, OKC	1,400	Song and Fong Hair Salon LLC	Rod Baker of Baker First Commercial Real Estate and David Lide of Matrix Commercial Real Estate
7113 NW 10th St., Bethany, OKC	10,252	Through The Flames Ministries Inc.	Cathy Riley of Baker First Commercial Real Estate
900 N. Rockwell Ave., OKC	3,159	Chris Kennedy Enterprises	Cathy Riley of Baker First Commercial Real Estate
14900-14904 S. Western Ave., OKC	2,750	Trenz Salon and Spa LLC	Judy J. Hatfield w/Equity Commercial Realty LLC

## Tulsa-area commercial property sales

### Commercial properties

Property Address	Selling Price	Buyer	Seller	Professional Services
1548 W. 81st St. East, Tulsa	\$6,500,000	81st & Union LLC	Westridge Plaza LLC	Guaranty Abstract
4240 S. Memorial Dr. East, Tulsa	\$2,500,000	Camelot Partners LLC	Bryan Hunt LLC	Frisco Title
6010-6015 N. Xanthus Ave. East, Tulsa	\$2,400,000	Taylor Industries LLC	Xanthus Properties LLC	Guaranty Abstract
6737 S. 85th Ave. East, Tulsa	\$2,000,000	UFS Real Estate LLC	Bronco Properties LLC	Guaranty Abstract
7031 S. Zurich Ave. East, Tulsa	\$1,250,000	The McNellies Group LLC	Zankel LLC	Firsttitle
5898 S. Garnett Rd. East, Tulsa	\$612,500	SNI Real Estate Holdings LP	CStore Investors LLC	Frisco Title
1504 W. 37th Pl. South, Tulsa	\$545,000	Willis Properties LLC	Derryl J. Willis Trust	Guaranty
2 W. Morrow Rd., Sand Springs	\$540,000	Pfeifer Investments LLC	AVB Bank	Tulsa Abstract
206 S. 193rd Ave. East, Tulsa	\$537,500	Rebecca Sue Jackson	Thomas Christopoulos Trust	First American Title
185 E. 15th St. South, Tulsa	\$515,000	Harwood Properties #7, LLC	Jennifer W. Gibbens M.D. PLLC	Firsttitle
12300 E. 86th St. North, Owasso	\$475,000	The Randall Carpenter and Emily Carpenter Trust	Cornerstone Center Inc.	
5770 E. Skelly Dr., Tulsa	\$405,000	East Skelly LLC	Hospitality Specialists LLC	Commercial Title
418 S. Peoria Ave. East, Tulsa	\$300,000	Joshua Ritchey and Julian Morgan	Live Well Properties LLC	Guaranty Abstract
1100 E. Fourth St., Tulsa	\$225,000	SISU Investments LLC	Willis C. Tomsen Trust	Commercial Title
3155 S. Mingo Rd. East	\$200,000	Eliud Vera	Thomas D. Gutman and Deborah Sue Gutmann	Commercial Title
4149 S. 87th Ave. East	\$180,000	Robby K. Hooper	Dale Enterprises Inc.	

### Office properties

Property Address	Selling Price	Buyer	Seller	Professional Services
1805 E. 15th St., Tulsa	\$515,000	Harwood Properties No. 7 LLC	Dr. Jennifer Gibbons	

### Multifamily properties

Property Address	Selling Price	Buyer	Seller	Professional Services
3200 S. Hudson Ave., Tulsa	\$2,400,000	City Gardens LLC	City Gardens Inc.	Firsttitle

### Land properties

Property Address	Selling Price	Buyer	Seller	Professional Services
Sec34 Twn18N Rge12E, Tulsa	\$3,654,500	Derek E. Wachob Trust	Paragon Industries Inc.	
Sec2 Twn17N Rge13E, Tulsa	\$3,600,000	121st & Memorial LLC	Lisa K. Lawrence and Kelly Knopp, The Charles Roger Knopp Trust	
Lot 35, Plainview Heights, Tulsa	\$3,218,500	Zamboni LLC	Navico Inc.	Capitol Abstract
Sec23 Twn20N Rge12E, Tulsa	\$240,000	Osage Nation	Memorial Drive LLC	Mustang Title

### Leases

Property Address	Square Feet	Lessee	Agent
10015 E. 51st St., Tulsa	6,660	Cisco-Eagle Inc.	Dwayne Flynn, Bill Mizenwr and Tami Rosson w/CB Richard Ellis/Oklahoma
4960-I S. 83rd East Ave., Tulsa	2,964	Hairloom Day Spa	Bob Parker w/GBR Properties
9121-A E. 71st St., Tulsa	29,035	Dollar Tree Stores Inc.	Mendy Parish and Caitlin Boewe w/CB Richard Ellis/Oklahoma

## Oklahoma County residential sales

Property Address	Development	City/ZIP Code	Selling Price	Buyer	Seller
1800 Huntington Ave.	Nichols Hills	Nichols Hills/73116	\$1,840,000	Stone Alexander LLC	John C. Gilbert
1718 Huntington Ave.	Nichols Hills - Mayfair Park Section	Nichols Hills/73116	\$915,000	Amy F. Maguire Trust	Richard S. Backest
1308 Overholser Dr.	Howard Gardens	Oklahoma City/73127	\$775,000	Todd Mason and Lakimberlee Mason	Dixie C. Leonard and Lynette C. Leonarc
16200 Morningside Dr.	Murfield Village II	Edmond/73013	\$677,500	The LEMC Trust	James Stuart Mitchell III
301 NW 19th St.	Nichols & Chandler	Oklahoma City/73103	\$595,000	Kathy Jacobsen and John R. Jacobser	Steve W. Neighbors and Mona L. Neighbors
1217 Autumn Creek Dr.	Hunters Creek IV	Edmond/73003	\$590,000	Kevin F. Dunn and Jennifer A. Dunn	Tim Hughes Custom Homes LLC
55101 Shades Bridge Rd.	Replat of Golden Gate at Twin Bridges III	Edmond	\$565,000	Brian Gregory Bayliss and Kirby Lee Bayliss	Cloverleaf LLC
2325 Bull Run	Iron Horse Ranch II	Edmond/73034	\$555,000	Constance D. Hickman	Fred Forde Homes Inc.
834 NW Seventh St.	Northwest to Oklahoma City	Oklahoma City/73106	\$515,000	Scott E. Davis	Dennis B. Wells and Shellee P. Wells

# REAL ESTATE & CONSTRUCTION

## REAL ESTATE

from page 15

1500 NW 187th St.	Barrington III	Oklahoma City	\$505,000	Curtis Clark and Teresa Clark	Manchester Green Homes LLC
6355 Valley Ridge Dr.	Stone Valley Ranch	Edmond/73034	\$500,000	Cartus Financial Corp.	David Todd Gatewood and Kathaleen Ann Gatewoor
6355 Valley Ridge Dr.	Stone Valley Ranch	Edmond/73034	\$500,000	Clyde W. Wafford and Herminia C. Wafford	Cartus Financial Corp.
209 NW 153rd St.	The Lakes at Traditions I	Oklahoma City/73013	\$456,000	Sushanta Goswami and Geeta Goswami	Stone Ridge Homes LLC
5801 Country Club Terr.	Oak Tree Blks 102-108	Edmond/73025	\$450,000	William R. Griffith and Margaret J. Griffith	Billy Dean Trammell and G. Ruth Trammell
10908 Blue Stem Back Rd.	Blue Stem Lake II	Oklahoma City/73162	\$445,000	Kevin R. Osborn and Jeana Osborn	Stephen R. Stephens and Terri Spaan Stephens
808 Bayonne Bridge Ct.	Replat of Golden Gate at Twin Bridges III	Edmond/73034	\$435,000	Ancel S. Fees and Shelley E. Fees	Tommy Huelskamp LLC
3001 Rolling Stone Rd.	Quail Creek 5th	Oklahoma City/73120	\$420,000	Shellie Moore and Mark Moore	Mel C. Martin and Julie Ross-Martin
817 NW 39th St.	Crown Heights	Oklahoma City/73118	\$417,500	Kerry L. Laws and Patricia A. Laws	Clay Speer and Julie M. Speer
10608 Pinewood Forest Cir.	Oakdale Valley II	Oklahoma City/73131	\$400,000	Daniel A. Dee and Neely D. Dee	Turner Construction Group LLC
700 Affirmed Dr.	Belmont Park II	Edmond	\$397,000	James J. Edwards and Kristin M. Edwards	Debbie Gregory Custom Homes Inc.
320 Hickory Hill Dr.	Hickory Forest II	Choctaw/73020	\$394,000	Douglas B. Cataline and Jackie K. Cataline	Jennifer Lynne Tyler and Robert Francis Melville
2848 Silvercliffe Dr.	Fallbrook	Edmond/73012	\$394,000	Bruce Chadick and Chele A. Chadick	French Construction Co.
22887 Crossfield Ct.	Cumberland Crossing IV	Edmond/73025	\$390,500	Jonathan D. Bennett and Jennifer L. Bennet	Castle Custom Homes LLC
3018 NW 160th St.	Edinburgh II	Edmond/73013	\$387,000	James E. and Linda B. Talkington Trust	Ronald W. Hines and Margaret E. Hines Trust
4604 NW 155th St.	Lone Oak Cove	Edmond/73013	\$387,000	Rodney D. Barnes and Susan J. Barnes	Justice Homes Inc.
11215 Waters Welling Way	Lakeside Of Oakdale	Edmond	\$380,000	Kenneth D. Ketchum and Elizabeth A. Ketchum	Jeff D. Johnson and Ruby L. Johnson
7409 NE 95th St.	The Estates of Apple Valley III	Oklahoma City/73151	\$378,000	James Moody and Deborah Moody	Hanmaker Family LP
709 Fox Run Trl.	Fox Lake 8th	Edmond/73034	\$375,000	Jay D. Tewell and Sonia M. Tewell	Craig Adkins and Christian V. Adkins Trust
4605 NW 155th St.	Lone Oak Cove	Edmond/73013	\$370,000	Narayan Gopinathan Nair and Anjana Nair	Justice Homes Inc.
520 NW 40th St.	Crown Heights	Oklahoma City/73118	\$359,000	Stephani Sure and Gary Baxter	Matthew R. Hastings and Dawn Hastings
3710 NW 46th St.	Bush Hills	Oklahoma City/73112	\$350,000	Janet Louise Bell and Todd Ward James	R. Vernon Enlow and Elinor Lottinville Trust
2916 Rossmore Pl.	Lakehurst Blks 19-24 Inclusive	Oklahoma City/73120	\$345,000	Karen Jane Hana	Margaret Monroe Holden Trust
1605 Glenbrook Terr.	Crest View of Nichols Hills	Nichols Hills/73116	\$331,000	Susan Ann Short	Edward L. Scribner and Claudia S. Scribner
741 Northern Dancer	Belmont Ridge II	Edmond/73025	\$325,000	Jeremy W. McComas	Shane Walters Homes Inc.
1006 NW 37th St., Unit #2	63rd Street Shops	Oklahoma City/73106	\$325,000	Colorado Development LLC	37th Street LLC
16317 Stephanie Ct.	Regency Pointe	Edmond/73013	\$325,000	Adam J. Marton and Ashley L. Martin	Mary A. Fitzpatrick Trust
13136 Cottingham Rd.	Preston	Oklahoma City/73142	\$318,500	Billy Michael McKinney and Sammie Louise McKinney	Seagull Fine Homes Inc.
1001 Villas Creek Dr.	The Villas At Hunters Creek	Edmond/73003	\$312,000	Larry A. Wagner and Olivia H. Wagner	Reida J. Jones
1006 NW 37th St., Unit #3	7 at Crown Heights	Oklahoma City/73106	\$312,000	Mark Murphy	37th Street LLC
4709 NW 155th St.	Lone Oak Cove	Oklahoma City/73013	\$311,500	Siddhartha Rangineni and Neekarika Jalagarr	Carr Custom Homes Inc.
3532 Old Georgetowne Rd.	Georgetowne	Edmond/73013	\$308,000	Christin Adkins	Fanna L. Elmore and Michael Thomas Elmore Trust
3016 Trailhead Dr.	Centennial at Iron Horse Ranch	Edmond/73034	\$300,000	Sean B. Gibson and Amanda K. Gibson	Silver Stone Homes LLC
1124 NW 195th St.	Stubblefield At Danforth	Edmond/73012	\$287,500	Burton W. Farris	Gary L. Kurtz and Marcia E. Kurtz
19917 Oakshire Dr.	Stonebriar III	Oklahoma City/73012	\$287,500	James L. Barron and Holly K. Barron	Don Chesser Homes Inc.
15308 Misty Park Dr.	Deer Creek Village II	Oklahoma City/73013	\$280,500	James R. Ferguson and Christina Ferguson	Alvand LLC
6013 NW 156th St.	Deer Creek Village III	Oklahoma City/73013	\$271,500	Michael D. Zabrocki	Oxford Homes LLC
11302 SE 44th	Unplatted	Oklahoma City/73150	\$270,000	Justin L. Robertson and Lisa M. Robertson	Terry Proctor and Cynthia Proctor
6305 Beaver Crk.	Blue Stem Lake V	Oklahoma City/73162	\$270,000	Karen A. Robertson and Kenneth D. Robertsor	Cecelia H. Hussein and Khader K. Hussein
3920 Whitehawk Rd.	Wildmeadow Third At Coffee Creek	Edmond/73003	\$267,000	RW Glass and Jonel C. Glass Trust	Vernon H. Laird and Shirley J. Laird
12308 Blue Sage Rd.	Quail Creek 4th	Oklahoma City/73120	\$265,000	Aaron T. Cohenour and Jessica A. Cohenour	Nicole Anderson Barr
2217 Berrywood Dr.	Faircloud Hills III	Edmond/73034	\$260,000	William E. Hammond and Patricia A. Hammond	Rangel A. Morales and Ruth Morales
20492 SE 15th St.	Pottawatomie Township	Harrah/73045	\$260,000	Karl Wasserleben and Kasey Wasserleben	Casey R. Thompson and Michael Thompson
4116 Granda Ln.	Tuscan Park	Edmond/73034	\$257,500	Roc Bottomly and Beverly V. Bottomly	Kelleen Dyer Fry and Christopher J. Fry
1901 Crossfield Dr.	Cumberland Crossing	Edmond/73025	\$248,000	Cartus Financial Corp.	Paul W. Guffey and Shelley Guffey
1901 Crossfield Dr.	Cumberland Crossing	Edmond/73025	\$248,000	William K. Harkness and Amanda J. Harkness	Cartus Financial Corp.
2432 NW 177th St.	Silverhawk Phase I	Edmond/73013	\$246,000	Chase Cavitt and Heather Cavitt	First Star Homes Inc.
2408 NW 174th St.	Silverhawk Phase I	Edmond/73012	\$245,000	Jimmy D. Patterson and Cindy Patterson	Brian Cook and Cindy Cook
6213 Winfield Dr.	Warwick Estates III	Oklahoma City/73162	\$245,000	Rodney L. Hess and Kristi S. Hess	Christian A. Bayles and Dorothy T. Bayles
13141 Chinkapin Oak Pl.	Timberidge Pointe III	Choctaw/73020	\$243,000	Tu Nguyen and Linda Minh T. Nguyen	Towne East Homes LLC
6425 Bentwood Dr.	Bent Wood Creek II	Oklahoma City/73169	\$242,000	Madea Yagmur and Murat Yagmur	Don Willis Custom Homes Inc.
3213 NW 192nd Terr.	The Grove Phase II	Edmond/73012	\$238,000	Justin Ryan Love and Amy Malyann Love	Dodson Custom Homes LLC
304 Buckboard Ln.	Country Place Estates II	Midwest City/73130	\$238,000	Caren Lea Scott and Richard Alan Scott	Ruth Suzanne Martin, Estate of Pauline L. Trussell
6400 Bentwood Dr.	Bent Wood Creek II	Oklahoma City/73179	\$236,000	Dylan Depel and Mindy Depel	Jester Homes Inc.
4000 Sheffield Ave.	The Village at Clayton Pond	Edmond/73034	\$230,000	Jonathan E. Blenkush and Alicia M. Blenkush	Andrew J. Strittmatter and Lindsey C. Strittmatter
18232 Bridlington Dr.	The Grove South Phase II	Edmond/73012	\$230,000	Kyle Gray and Carrie Gray	Sharper Image Homes LLC
923 Ruby Ln.	Ruby Del Addition	Midwest City/73130	\$230,000	Donald D. Livesay and Jo E. Livesay	Ricky Hill and Shelly Hill
2800 Srafford Rd.	Homestead	Edmond/73012	\$225,000	William R. French and Deborah A. French	Lindsey C. Martin and Chris Martin
1723 Birchfield Rd.	Westwind V At Settlers Crossing	Edmond/73012	\$222,000	Corporated Relocation Services Inc.	Gregory Gromadski
1723 Birchfield Rd.	Westwind V At Settlers Crossing	Edmond/73012	\$222,000	Robert Stephens and Deborah Stephens	Corporate Relocation Inc.
17109 Kemble Ln.	Fenwick IX	Oklahoma City	\$218,000	Aaron T. Sparks and Elena A. Sparks	Chris Stepniwski and Monika Stepniwski
2301 NW 156th St.	Robin Ridge III	Oklahoma City/73013	\$217,000	Thomas Joseph Esparza and Stacy Ann Esparza	D.R. Horton-Texas Ltd. LP
1006 NW 37th St., Unit #1	7 at Crown Heights	Oklahoma City/73106	\$215,000	Raymond E. Jacobs	37th Street LLC
3009 Rossmore Pl.	Lakehurst Blks 19-24 Inclusive	Oklahoma City/73120	\$210,000	Derektions Property Management LLC	Kathleen Kerry Callesen and John Callesen, Rebecca Anne Boyd and Billy Boyd, and Shirley Jean Casey and Randall Casey
3815 N. Divis	Unplatted	Bethany/73008	\$205,000	Southern Realty Holdings LLC	James A. Vineyard and JoAnn Vineyard
9409 Emily Ln.	Cassidy Cove II	Midwest City/73130	\$205,000	Matt K. Mockabee and Mayme R. Mockabee	Caren L. Skaggs and Richard Scott
7801 SW 87th Cir.	Halbrook	Oklahoma City/73169	\$203,500	Joel Eric Flaggert and Rachel Jackson Flaggert	Cook 01 Development LLC
3100 Pine Ridge Rd.	Quail Creek 13	Oklahoma City/73120	\$202,000	Roy Joseph Piggee	Bruce G. Bell, The Elizabeth Bell Trust
3820 Wickersham Dr.	Landings II at Stonebridge	Edmond	\$202,000	Weichert Relocation Resources Inc.	Hung Lai and Cynthia Truong-La
3820 Wickersham Dr.	Landings II at Stonebridge	Edmond	\$202,000	Gross-Yes-Software Solutions LLC	Weichert Relocation Resources
11617 Blue Sky Dr.	Willow Bend V	Oklahoma City/73162	\$201,500	Sonny L. Tran and Lynn T. Nguyen	Jeffrey Knight
11700 Gwendolyn Ln.	Oakdale Park	Oklahoma City/73131	\$195,000	Raymond Buxton and Dianna Buxton	D.R. Horton-Texas Ltd. LP
8325 NW 142nd St.	Pleasant Grove I	Oklahoma City/73142	\$195,000	Chase R. Hundley and Natalie N. Hudnley	Authentic Custom Homes LLC
8300 NW 141st Cir.	Pleasant Grove I	Oklahoma City/73142	\$190,000	William A. Justice	Two Structures LLC
1315 W. Wilshire Blvd.	Highland View	Oklahoma City/73116	\$189,000	Hannah G. Valentine	Brian Williamson and Jamie Williamson
9313 Brentford Ave.	Lansbrook IV	Oklahoma City/73132	\$185,000	Michael D. Morrison and Stacia A Morrison	Bruce Rinehart and Amber N. Kendall
7404 Kaylee Way	The Meadows at River Bend VII	Oklahoma City/73132	\$184,500	Katrina L. Washington	Mark Samples Homes LLC
6204 Waterford Blvd. #15	Waterford Condominium Homes	Oklahoma City/73118	\$184,000	Mary Kay Evenson Samis and Robert Samis	Gregory Scott Smith
18400 Haslemere Ln.	The Grove South Phase II	Edmond/73012	\$181,500	Dana L. Steele and Cassandra M. Steele	Dodson Custom Homes LLC
4228 Mellow Hill Dr.	The Arbors Blks 13-16	Oklahoma City/73120	\$180,000	Andrea Schwartz	Stanley Schwartz Trust
2409 NW 194th St.	Skylers Court	Edmond/73012	\$177,000	Kerry Edward Davidson	Sooner Traditions LLC
2909 Longmeadow	Prairie Village II At Coffee Creek	Edmond/73003	\$175,000	John David Lewallen and Andrea Lewaller	John Deqberry
17012 Valley Crest Trl.	Woodvine IV	Edmond/73012	\$173,000	Nathan D. Suthers and Dena Marie Suthers	Leonard Roland and Veronica Rolanc
7917 Michael Ct.	Lowery Estates	Oklahoma City/73132	\$170,000	Karen Dang	Kara L. White
19108 Green Springs Dr.	The Grove Phase I	Edmond/73012	\$170,000	Talen Hobson	Katleron Construction Inc.
316 Whitman Ct.	Copperfield Blks 1-7	Edmond/73003	\$168,000	Kelly D. Clark	Bruce A. Chadick and C. Anissa Chadick
2617 NW 186th St.	Valencia Park VII	Edmond/73012	\$167,000	Wanda Shoffner	Ideal Homes of Norman LP
921 NW 171 Pl.	The Valley V	Edmond/73012	\$167,000	Jason S. Stirland and Madison D. Stirland	John W. McAlister and Hilary R. McAlister
1408 Concord Ln	Copperchase Condominium	Edmond/73003	\$166,500	TDH Holdings LLC	Ancel S. Fees and Shelley E. Fees
16005 Sonador Dr.	Sonador	Oklahoma City/73013	\$166,000	Robert W. Wells and Mary K. Wells	Farzaneh Properties LLC
6328 Chatham Rd.	Lansbrook IV	Oklahoma City/73132	\$165,000	Christian A. Bayles and Dorothy T. Bayles	Connie D. Ward
11605 Victoria Pl.	Bel Air II - Stonegate	Oklahoma City/73120	\$165,000	Jon Graves and Courtney Graves	Joe K. Brown and Tandra L. Brown
20312 SE 29th St.	Granddaughter Acres	Harrah/73045	\$165,000	Michael C. Hastings and Emilee Hastings	Darren K. Bidwell and Jill Bidwell



# REAL ESTATE & CONSTRUCTION ■

## LISTINGS

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7401 NW 129th St.	Chadbrooke North	Oklahoma City/73142	\$164,500	Dianne S. Hampton	Ricky E. Brown and Karen J. Brown
204 Stone Ridge Ln.	Stone Creek II	Midwest City/73130	\$161,500	Ruby J. Hawkins	James J. Alger
13201 Smith Cir.	Unplatted	Jones /73049	\$161,500	Kelleen Dyer Fry and Chris J. Fry	Benham Family LLC
1813 Colton Dr.	The Village at Windsor Forest	Oklahoma City/73127	\$160,000	Dai Thai	Persona Homes/Windsor Forest LLC
2221 NW 195th St.	Woodwind	Edmond/73012	\$160,000	Mary A. Comer	Authentic Custom Homes LLC
2705 NW 186th Terr.	Valencia Park VII	Edmond/73013	\$159,500	Morgan Phillips	Ideal Homes of Norman LP
5301 NW 115th St.	Bluff Creek	Oklahoma City/73162	\$158,000	Alan B. Grande	Tommy D. Faust and JoAnn Faust
5800 SE 84th Terr.	The Eagles South III	Oklahoma City/73135	\$158,000	Georgia Darlene Wooten	Patricia G. Schmer Trust
3013 NW 182nd Terr.	The Grove South Phase I	Edmond	\$156,000	Ryan Cunningham	Curtis Cunningham and Lorna Cunningham
3101 Carlton Way	Burgess Hill	Oklahoma City/73120	\$155,000	Jeffrey Robert Papirtis and Ashley Nicole Papirtis	Audrey E. Sullivan and Carol A. Cronk
1452 NW 92nd	North Waverly Addition	Oklahoma City/73114	\$155,000	Carlos A. Palmer	John P. Stubbs and Joan Winter
10205 Mantle Dr.	Eagle Lake Estates II	Oklahoma City/73162	\$153,000	Carrie J. Lenhart	Rita L. Pangborn Trust
900 Blue Ridge Dr.	Park Lane Estates III	Edmond/73003	\$152,500	Jessica Kersey and Jimmy Kersey	James Joseph Jordan and Linda Marie Jordar
2317 Berry Ln.	The Orchard 2nd II	Midwest City/73130	\$150,000	Gisele R. Walko and Adam Walko	Fannie Mae
18201 Piedra Dr.	Valencia II	Edmond/73012	\$150,000	Gloria Ann Straka Trust	Adam Hoybjerg and Whitney Hoybjerg

## Tulsa County residential sales

Property Address	Development	City/ZIP Code	Selling Price	Buyer	Seller
517 W. 79th Pl. South	The Reserve at Stonebrooke	Tulsa/74132	\$874,000	Lorn J. Lyman and Luanne P. Lyman	Adam W. Curran Homes Inc.
12800 E. 116th St. North	Unplatted	Collinsville/74021	\$750,000	JMCC Land Co. Inc.	Violet J. Fisher-Kirby
10723 S. 95th East Ct.	Legends II	Tulsa/74133	\$531,000	James D. Hicks and Keri Lee Hicks	Spartan Construction Inc.
4309 S. Retana Ave.	Berwick On Cedar Ridge Blks 2-6	Broken Arrow/74011	\$530,000	Adam W. Curran Homes Inc.	James L. Lester and Laura L. Lester
7843 S. Houston Ct. West	Stonebrooke Estates	Tulsa/74132	\$528,000	Manfred D'Souza and Connie D'Souza	Cobblestone Homes Inc.
3126 S. Atlanta Ave. East	Forest Estates, Blks 1-3	Tulsa	\$500,000	Deborah A. Sanditen	Mary K. Sanditen
2640 E. 65th Pl.	Timberlane Road Estates	Tulsa/74136	\$479,000	Shane P. Marchand and Elizabeth B. Marchand	Adam C. Robertson and Allison Robertson
1217 E. 30th Pl. South	Southmoor	Tulsa/74114	\$475,000	Seth P. Ahrens and Katherine C. Ahrens	Jeffrey B. Thompson and Alicia K. Thompson
3329 S. Utica Ave.	Adams Estates	Tulsa/74105	\$455,000	Jeffrey W. Cox	Randall W. Edgar
12277 S. 105th East Ave.	Chisholm Ranch	Bixby/74008	\$440,000	Trent O. Bridges	Executive Homes LLC
9432 E. 105th St.	Legends II	Bixby/74008	\$439,000	Todd Briggs and Angela Briggs	Asher Homes LLC
11848 S. Quebec Ave.	Wind River	Tulsa/74137	\$414,000	Craig M. Ranta and Miki N. Ranta	Jerry W. Ledford Jr. and Patricia Ledford
9702 N. Memorial Dr.	Unplatted	Owasso/74055	\$400,000	The Hoge Family Trust	Teresa Swartwood
10233 S. Canton Ave.	Wexford	Tulsa/74137	\$376,000	Jason L. Lunde and Margaret V. Lunde	Fred R. Marshall and Theresa Marshall
1957 E. 35th Pl.	Adams Estates	Tulsa/74105	\$330,000	Mark Hwnderon and Lisa Henderson	Street Holdings LLC
1611 S. Norfolk Ave.	Morningside	Tulsa/74120	\$329,500	Melinda Lee Pohlenz	The Douglas A. and Lynn H. Purdie
5210 E. 88th Pl.	Southern Pointe IV	Tulsa/74137	\$315,000	Mathias Rix and Myriam Rix	Douglas Waker Companies Inc.
4835 S. 162nd East Ave.	Trinity Creek	Tulsa/74134	\$305,000	Robert D. Steinmeyer and Danetta E. Steinmeyer	Jason Lunde and Margaret Lunde
4461 S. Columbia Ave.	Villa Grove Park	Tulsa/74105	\$300,000	Paul C. Bauman and Emily A. Bauman	Frances M. Day Trust
9508 E. 117th St. South	Twin Creeks II	Bixby/74008	\$290,000	Jeffrey T. Neese	J. Brian Frere and April D. Frere
9963 S. 79th East Ave.	Audubon Park	Tulsa/74133	\$285,000	Nadeem Irfan Trust	Michael Terry, Ernest Glen Terry and Jeannine R. Terry Trust
4549 E. 85th St.	Brookwood II	Tulsa/74137	\$282,000	Allen T. Treat and Erin S. Powers	Darrell J. Lowrance and Kathleen Lowrance
2607 E. 57th St.	Southern Hills Manor	Tulsa	\$280,000	Dan Mordhorst Trust	Suzanne Qills, The Suzanne Mordhorst Trust and Derek Wills
9306 E. 92nd Pl. North	The Lakes Of Bailey Ranch	Owasso/74055	\$277,000	Susan K. Barrett and Darryl E. Hoffman	Joseph D. Neel and Gara Neel
3414 S. Gary Pl.	Ranch Acres	Tulsa/74105	\$270,000	Troy Brummett	Norma Haddad Eagleton Trust
3808 E. 108th St.	Unplatted	Tulsa/74137	\$262,500	Trent A. Baulch and Chloe Baulch	Eclat Investment Properties LLC
9732 S. 99th East Ave.	Woodbine	Tulsa/74133	\$261,000	Debbie C. Watts	Stacy S. Brown
5515 E. 86th St.	Southern Pointe II Blk 6-9	Tulsa/74137	\$257,000	Brian Crain and Lori Crain	Gerald E. Dodd and Sue Rhodes Dodd Trust
9403 N. 105th East Ave.,	Fairways III at Bailey Ranch	Owasso/74055	\$257,000	Lyndell R. Dunn and Jamie L. Dunn	Gerald E. Graham and Mary E. Graham
1012 W. Fargo Dr.	Stone Wood Crossing	Broken Arrow/74012	\$254,000	Kevin E. Brandon and Heather N. Brandon	Michael J. Slockers and Kathryn A. Slockers
Lt 6 Blk 2	Southwood Terrace	Tulsa	\$250,000	Emmanuel College Inc.	Jack Shaw and Jane Shaw
Trat 3 at E. 171st St.	Unplatted	Mounds/74047	\$246,000	Roller Enterprises LLC	Spring Hill Farms LLC
12516 S. Date Pl.	Weston At Wakefield	Jenks/74037	\$234,500	Allison A. Matthews and Brent M. Matthews	RCH Homes LLC
6737 S. Knoxville Ave.	Southern Hills Third	Tulsa/74136	\$225,000	Janson B. Seach and Rachel L. Seach	Linda J. Tooke
5505 E. 76th St.	Minshall Park III	Tulsa/74136	\$213,000	James M. Long and Geraldine E. Long	Ronald W. Stewart and Paul K. Stewart
1712 S. Florence Pl.	Florence Park	Tulsa/74104	\$210,000	Clint R. Rountree and Torre Lynn Rountree	Robert Tod Ingle
12439 S. 100th East Ave.	Heritage Park Estates	Bixby/74008	\$209,000	James L. Lester and Laura L. Lester	Douglas E. Hess and Alicia B. Hess
2504 W. Toledo Ct.	Washington Park	Broken Arrow/74012	\$205,000	Jennifer J. John and Andrew P. John	Terry L. Dashner and Wendy R. Dashner
11901 E. 105th Pl. North	Burberry Place	Owasso/74055	\$203,500	Meryl G. Zimmerman	Simmons Homes Residential Group LLC
13520 S. Popular Ct.	Pecan Estates	Glennpool/74033	\$200,000	Lawrence Glenn Miller and Cheryl Miller	David Gibson Inc.
2310 S. Florence Ave. East	Wil-Rey Terrace	Tulsa	\$200,000	Tracy L. Davenport	Jake Henry Jr., The Estate of Christian Brooke Majors
17817 N. Louisville Ave.	Star Lake Estates	Skiatook/74070	\$198,000	Violet J. Fisher-Kirby	Linda Freeman
2616 W. Glendale St. South	Iron Horse Ranch	Broken Arrow/74011	\$197,000	Robert W. Parsons	Rausch Coleman IHR LLC
18208 E. 48th Pl.	Stonegate II	Tulsa/74134	\$195,000	Kelley Waters	Tom McDermitt Companies Inc.
10136 S. Evanston Ave.	Delaware Pointe	Tulsa/74137	\$193,500	Grzegorz K. Kamyszek	Grace M. Harrison Trust
8001 S. Quebec Ave.	Oak Forest South	Tulsa/74136	\$190,000	Casey Truett and Lisa A. Truett	J. Ross Byrum and Kim Byrum
8322 S. Urbana Ave.	Brookwood II	Tulsa/74137	\$189,500	Brad P. Knull and Cynthia Lynn Knull	David C. Schlittler and Tricia A. Schlittler
8512 E. 82nd St.	Bristol Park	Tulsa/74133	\$189,000	Kristina A. Adams	Beverly L. Gamble
10842 E. 115th Pl.	Shannondale South	Bixby/74008	\$185,000	Melissa J. Folwell	Steven R. Lewis and Gina R. Lewis
17528 E. 44th St. South	Oxford Court	Tulsa/74134	\$184,500	Jeffrey Offi and Briana Offi	Simmons Homes Residential Group LLC
8001 S. Quebec Ave.	Oak Forest South	Tulsa/74136	\$182,000	Ryan Graff and Angela Graff	Lisa A. Truett and Casey Truett
7513 S. 95th East Ave.	The Woodlands	Tulsa/74133	\$180,000	Jessica R. Courtney	Kathryn Taylor Murray
10335 E. 113th Pl. South	The Park at Southwood Third	Bixby/74008	\$180,000	Colin L. Smith and Rebecca J. Smith	The Jeri S. Strange Trust
8521 N 77th East Ave.	Carrington Pointe I	Owasso/74055	\$177,500	Christopher Noah Sanco and Elizabeth Sanco	Denham Homes LLC
724 W. 40th Pl.	Timberling Hollow	Sand Springs/74063	\$174,000	Erron L. Fosburg	Patriot Homes Building LLC
2611 E. 17th Pl.	Vala Quida Drive	Tulsa/74104	\$171,500	Case Rycroft and Nikki Rycroft	John R. Symcox
8347 S. Vandalia Ave.	Brookwood II	Tulsa/74137	\$170,000	Nicholas Wade Fawler and Hannah Fawler	Lowell D. Whitlock, David Lowell Whitlock and Natalie Whitlock Hawkins
1405 N. 18th St.	Stonebridge Park	Broken Arrow/74012	\$170,000	Jonathan Corey Stark	James Gallagher
11603 E. 103rd St. North	Sawgrass Park At Bailey Ranch	Owasso/74055	\$168,500	Brookfield Global Relocation Services LLC	Suzanne Webber
11603 E. 103rd St. North	Sawgrass Park At Bailey Ranch	Owasso/74055	\$168,500	Daniel Draper III	Brookfield Global Relocation Services LLC
4814 S. 190th East Ave.	Stone Creek Farms II	Tulsa/74134	\$167,500	Courtney T. Gromer	Melody Wayman and Scott Wayman
5325 E. 96th St. North	Unplatted	Sperry/74073	\$166,500	Kenneth J. Koerperich	James E. Martin and Judee K. Martin
11636 S. 102nd East Ave.	The Park At Southwood	Bixby/74008	\$166,500	Aaron D Daniels and Jennifer Daniels	Christopher Cooper
14812 S. Toledo Ave.	The Auberger Village	Bixby/74008	\$166,000	Justin Watson and Chelsea Watson	Rausch Coleman Homes of Tulsa LLC
18717 E. 50th Pl.	Stone Creek Farms	Tulsa/74134	\$165,000	Amanda Werner and Karl Werner	Joseph W. Harwell and Amber R. Harwell
7409 E. 84th St.	Southfield Estates	Tulsa/74133	\$165,000	Abby Arnold	Shelly Ledford and Dawn DeMott
421 N. Aster Pl.	Lancaster Park II	Broken Arrow/74012	\$164,500	Keith E. Oliver	Linda M. Oliver Trust
7726 S. 82nd East Ave.	Spicewood	Tulsa/74133	\$162,500	Philip O. Francen and Marie M. Francen	The Gray Family Trust
10005 S. 69th East Ave.	Sheridan Hills South	Tulsa/74133	\$162,000	Richard Langston	Federal National Mortgage Assoc.
11102 E. 121st Pl. North	Country Estates VI	Collinsville/74021	\$162,000	Blayne A. Prine and Casey Prine	Troy A. Johnson and Melissa K. Johnson
Tract 7 on E. 171st St. South	Unplatted	Mounds/74047	\$158,500	Rosa & Robert, LLC	Spring Hill Farms LLC
10420 S. Quincy St.	Southern Reserve	Jenks	\$157,500	Glen J. Scribner	Legacy Sales and Leasing LLC
204 W. 45th Pl.	Walnut Ridge	Sand Springs/74063	\$155,500	Andrew J. Fisher and Lisa K. Fisher	Capital Homes Residential Group LLC
4014 W. 104th Ct. South	Southern Reserve III	Jenks/74037	\$153,500	Jamie Rae McCracken	Simmons Homes Residential Group LLC
13328 N. 133rd East Ave.	Ashbury Park Phase II	Collinsville/74021	\$153,000	Wesley Hahn	Glen Wood Homes LP

# Oil rises on China trade, natural gas gains

NEW YORK (AP) – The price of oil rose Thursday, propelled by a rebound in China's trade growth.

Benchmark oil gained 72 cents to finish at \$93.82 a barrel in New York. It has now risen more than 9 percent in the past four weeks.

Meanwhile, natural gas prices reversed course, rising 8 cents, or 2.5 percent, to end at \$3.19 per 1,000 cubic feet. Futures fell 3.3 percent Wednesday.

Data released Thursday showed that China's export growth in December more than quadrupled from the previous month's level to 14 percent. Imports rose 6 percent, after failing to grow at all in November, in a sign of increasing domestic demand.

Analysts also pointed to an 8-percent year-on-year rise in China's imports of crude oil in December and a 6.8-percent increase for all of 2012. The data was a boost for energy prices, since a pickup in economic activity in the world's second-largest economy could boost

demand for oil.

"It does signal that China's oil demand could make a major rebound and exceed expectations in the first quarter," Phil Flynn, analyst for the Price Futures Group, wrote in a report.

In the U.S. a second day of gains in the stock market helped support energy prices, with major indexes rising close to 1 percent.

Brent crude, used to price international varieties of oil, rose 13 cents to finish at \$111 per barrel on the ICE Futures exchange in London.

The gain in natural gas followed a report from the government showing supplies of the fuel fell more than expected last week. Natural gas in storage shrank by 201 billion cubic feet to 3.316 trillion cubic feet for the week ended Jan. 4.

In other energy futures trading in New York:

- Wholesale gasoline added 1 cent to end at \$2.79 a gallon.
- Heating oil fell 2 cents to finish at \$3.05 a gallon.

## ■ Energy Databank

For Jan. 11, 2013

From Staff, Wire Reports

### Crude Oil

#### State Spot Prices

From ConocoPhillips  
Central Oklahoma Sweet - \$90.24  
West Texas Intermediate - \$90.44

#### Futures Market

1,000 bbl.; dollars per bbl.					
	Open	High	Low	Settle	Chg
Feb	93.19	94.70	93.08	93.82	+72
Mar	93.60	95.16	93.53	94.27	+71
Apr	94.03	95.56	93.94	94.65	+66
Est. sales 676,000. Wed.'s sales 470,459					
Wed.'s open int 1,478,941, up 1,246					

### Natural Gas

#### Futures Market

10,000 mm btu's, \$ per mm btu					
	Open	High	Low	Settle	Chg
Feb	3.130	3.211	3.108	3.193	+080
Mar	3.135	3.224	3.132	3.208	+077
Apr	3.195	3.270	3.189	3.257	+075
Est. sales 341,561. Wed.'s sales 370,249					
Wed.'s open int 1,176,777, up 1,734					

### Refined Products

#### Futures Market

##### Heating Oil

42,000 gal, cents per gal					
	Open	High	Low	Settle	Chg
Feb	307.62	311.37	304.97	305.43	-0156
Mar	305.97	309.37	304.11	304.56	-0179
Apr	303.44	308.74	302.76	303.23	+012
Est. sales 311,592. Wed.'s sales 129,454					
Wed.'s open int 296,521, up 8,126					

##### Gasoline

42,000 gal, \$ per gal					
	Open	High	Low	Settle	Chg
Feb	2.7735	2.8182	2.7708	2.7933	+0144
Mar	2.7853	2.8255	2.7822	2.8026	+0128
Apr	2.9323	2.9723	2.9323	2.9546	+0160
Est. sales 125,990. Wed.'s sales 131,916					
Wed.'s open int 304,751, up 5,991					

### Active Rig Counts

For week ended Jan. 4  
Oklahoma - 181  
U.S. - 1,762

### Notes

Futures trading Thursday at the New York Mercantile Exchange (Source: Associated Press). Rig count information provided by Baker Hughes Inc.

# New federal rules aim to curb risky mortgages

BY DANIEL WAGNER  
ASSOCIATED PRESS

WASHINGTON – Federal regulators for the first time are laying out rules aimed at ensuring that mortgage borrowers can afford to repay the loans they take out.

The rules being unveiled Thursday by the Consumer Financial Protection Bureau impose a range of obligations and restrictions on lenders, including bans on the risky "interest-only" and "no documentation" loans that helped inflate the housing bubble.

Lenders will be required to verify and inspect borrowers' financial records. They generally will be prohibited from saddling borrowers with loan payments totaling 43 percent of the person's annual income.

CFPB Director Richard Cordray, in remarks prepared for an event Thursday, called the rules "the true essence of 'responsible lending.'"

The rules, which take effect next year, aim to "make sure that people who work hard to buy their own home can be assured of not only greater consumer protections but also reasonable access to credit," he said.

Cordray noted that in years leading up to the 2008 financial crisis, consumers could easily obtain mortgages that they could not afford to repay. In contrast, in subsequent years banks tightened lending so much that few could qualify for a home loan.

The new rules seek out a middle

ground by protecting consumers from bad loans while giving banks the legal assurances they need to increase lending, he said.

The mortgage-lending overhaul is a priority for the agency, which was created under the 2010 financial law known as the Dodd-Frank Act. The agency is charged with reducing the risk of a credit bubble by helping to ensure that borrowers are better informed and loans are more likely to be repaid.

The agency is charged with writing and enforcing rules that flesh out the law passed by Congress. Some provisions are required under the law, but the agency had broad discretion in designing many of the new requirements.

The rules limit features like teaser rates that adjust upwards and large "balloon payments" that must be made at the end of the loan period.

They include several exceptions aimed at ensuring a smooth phase-in and protecting access to credit for underserved groups. For example, the strict cap on how much debt consumers may take on will not apply immediately. Loans that meet separate federal standards also would be permitted for the first seven years.

Balloon payments would be allowed for certain small lenders that operate in rural or underserved communities, because other loans may not be available in those areas.

## ■ BUSINESS CALENDAR

# 15

## Tuesday January

Scan this QR code to view online



Tulsa Area Employer Council – Meeting, 8:30-10 a.m. at the DoubleTree hotel, 616 S. Seventh St. in downtown Tulsa. Kristen Brightmire, attorney at Dorner, Saunders, Daniel & Anderson, will present "Pre-Employment - Are You Hiring the People You Want?" For reservations, call (918) 796-1313 or email kennetha.ray@oesc.state.ok.us.

# Wednesday January

# 16

Oklahoma City chapter of the Public Relations Society of America – Monthly luncheon meeting, 11:30 a.m.-1 p.m. at Science Museum Oklahoma. Melissa Clark, internal communications manager with WPX Energy, will be the featured speaker. The cost is \$22 for PRSA-OKC members, \$32 for nonmembers, \$17 for PRSSA students and \$22 for non-PRSSA students. Visit www.prsaok.com for reservations.

To view the complete Journal Record Business Calendar, please visit [www.JournalRecord.com](http://www.JournalRecord.com).

# Stocks gain, pushing S&P 500 to high

NEW YORK (AP) – The Standard and Poor's 500 closed at another five-year high Thursday after the stock market got a boost from reports suggesting that the outlook for economic growth may be improving.

The S&P 500 rose 11.10 points to 1,472.12, its highest close since December 2007, when the U.S. economy was entering the Great Recession. It also closed at a five-year high on Friday and is now 93 points off its record close of 1,565.15, logged in October 2007.

The Dow Jones industrial average closed up 80.71 points at 13,471.22. The Nasdaq composite rose 15.95 points to 3,121.76.

European Central Bank President Mario Draghi said the struggling eurozone should start growing again later this year, but he warned that the region has yet to reach a turning point in its struggle with recession and handling its government debt load. The comments bolstered expectations that the worst of the region's crisis may be behind it.

Investors were also cheered by a report that showed China may gradually be emerging from its worst economic downturn since the 2008 global crisis. Export growth for the world's second-largest economy rebounded strongly in December.

Stocks finished the day higher despite a U.S. government report that weekly applications for unemployment benefits ticked up last week. The Labor Department said applications rose



Traders gather at a post on the floor of the New York Stock Exchange on Thursday.

AP PHOTO

4,000 to 371,000, the most in five weeks. The previous week's total was revised lower.

Ford was among the gainers, rising 36 cents, or 2.7 percent, to \$13.83 after the company doubled its quarterly dividend to 10 cents, just nine months after paying its first dividend in more than five years.

U.S. companies are sitting on record cash piles, having rebuilt their balance sheets following the financial crisis that started five years ago. Analysts at Deutsche Bank predict that corporations will stop adding to those cash piles this year and instead start return-

ing more cash to shareholders, helping push the S&P 500 up to 1,575 by the end of the year. That would be a 10-percent increase from where it ended 2012.

Traders are also waiting for more indications on the health of U.S. companies from earnings reports.

A good start this week to the earning reports for the fourth quarter of last year helped the market Wednesday after aluminum company Alcoa predicted rising demand for aluminum this year.

Investors will be paying particular attention to the outlook for company

sales during this reporting period, said Quincy Krosby, a market strategist at Prudential Financial. Revenue growth slowed to 0.4 percent in the third quarter of 2012, compared to growth of 11.4 percent in the same period in 2011, according to S&P Capital IQ data.

"The third-quarter earnings season top-line revenue growth pulled back," said Krosby. "That's of concern because, when all is said and done, markets are supposed to be a reflection of company earnings."

Supervalu Inc. rose 43 cents, or 14.1 percent, to \$3.47 after announcing that it had reached a \$3.3 billion deal to sell five of its biggest grocery chains – Albertsons, Acme, Jewel-Osco, Shaw's and Star Market – to an investor group led by the private equity firm Cerberus Capital Management.

The S&P 500 is already up 3.2 percent so far this year after lawmakers reached a last-minute compromise to stop the U.S. from going over the "fiscal cliff," a reference to sharp tax increases and across-the-board government spending cuts that could have pushed the economy back into recession.

Yet while the budget deal avoided many of the tax increases, it only put off the so-called sequestration, or spending cuts, that were part of the fiscal cliff threat.

Ben Schwarz, chief market strategist at Light Speed Financial, said stocks are unlikely to make substantial gains until lawmakers deal comprehensively with the government spending issue.

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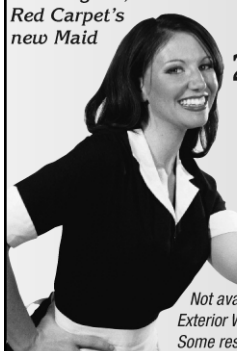
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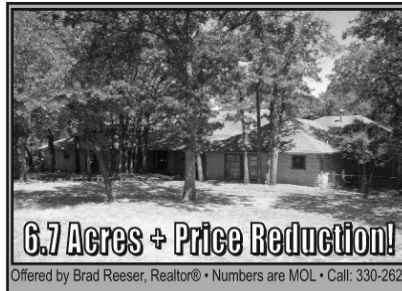
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**THE JOURNAL RECORD LEGISLATIVE REPORT**

### DILBERT BY SCOTT ADAMS



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Big Dogs Huge Paws, Inc., a nonprofit rescue for large breed dogs, seeks volunteers to help transport dogs as needed to reach their new homes. If you can give any amount of spare time and mileage, please contact our rescue for more information. Your generosity would make a difference and change some big lives forever!



**Big Dogs Huge Paws**  
rescue • rehabilitation • resource

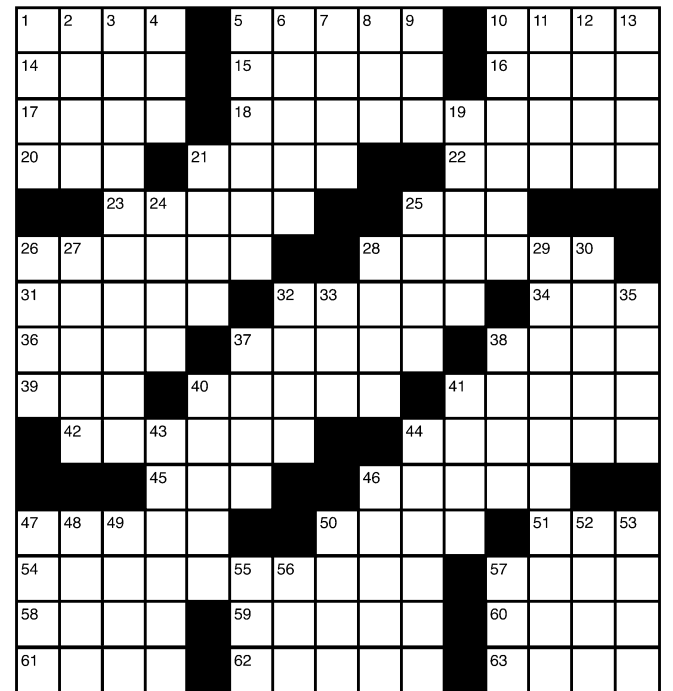
To volunteer or donate, please contact  
[www.BigDogsHugePaws.com](http://www.BigDogsHugePaws.com)

#### ACROSS

- 1 Unclothed
- 5 Disreputable; untrustworthy
- 10 Glided smoothly
- 14 Throw \_\_\_; discard
- 15 Cone-shaped dwelling
- 16 Mexico's dollar
- 17 Partial amount
- 18 Going in again
- 20 Golfer Ernie \_\_\_
- 21 Auction offers
- 22 Outperforms
- 23 Fishing line barbs
- 25 Pres. Lincoln
- 26 Rough, as sandpaper
- 28 Like formal clothes
- 31 Shoe fasteners
- 32 Spirited horse
- 34 Haul, as a car
- 36 Requests
- 37 Largest city in northern Israel
- 38 Soft drink
- 39 Nothing
- 40 Pass off as genuine
- 41 Hoopster from Indianapolis
- 42 Closed tightly
- 44 In a sinister way; evilly
- 45 Eva, to Zsa Zsa
- 46 Summarize
- 47 Wonderland visitor
- 50 Hit on the head
- 51 Sort; variety
- 54 Freedom
- 57 Floating sheet of ice
- 58 Related
- 59 Page or LaBelle
- 60 Impose and collect, as a tax
- 61 Home in the trees
- 62 Lock of hair
- 63 Does drugs

#### DOWN

- 1 First, second, third or home
- 2 No-show GI
- 3 Dilapidated; falling apart
- 4 Needle's hole
- 5 Union action
- 6 Pays attention
- 7 Gorillas
- 8 Cozy room
- 9 However
- 10 Spending flings
- 11 Island garlands
- 12 "Say it \_\_\_ so!"
- 13 Collies & pugs
- 19 Subsided
- 21 Supervisor
- 24 Raw minerals
- 25 Region
- 26 Family group
- 27 Desert refuge
- 28 Skillful
- 29 Accumulates
- 30 Alpine goatherd song
- 32 Uttered
- 33 It is, to a poet
- 35 Cautious
- 37 Garden tools
- 38 Actress Gilbert
- 40 Pilot
- 41 Fill a suitcase
- 43 Rising; upward movement
- 44 Actor \_\_\_ Quaid
- 46 Cheers
- 47 Arkin or Alda



Created by Jacqueline E. Mathews

1/11/13

#### Thursday's Puzzle Solved



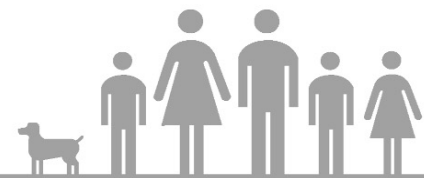
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- |                 |                        |
|-----------------|------------------------|
| 48 Similar to   | 55 Likely              |
| 49 Wading bird  | 56 Paving goop         |
| 50 Refer to     | 57 Respiratory ailment |
| 52 "I ___ Lucy" |                        |
| 53 Door openers |                        |

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OUT-OF-TOWN CONTACT NAME: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

NEIGHBORHOOD MEETING PLACE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

OTHER IMPORTANT INFORMATION: \_\_\_\_\_  
\_\_\_\_\_



DIAL 911 FOR EMERGENCIES

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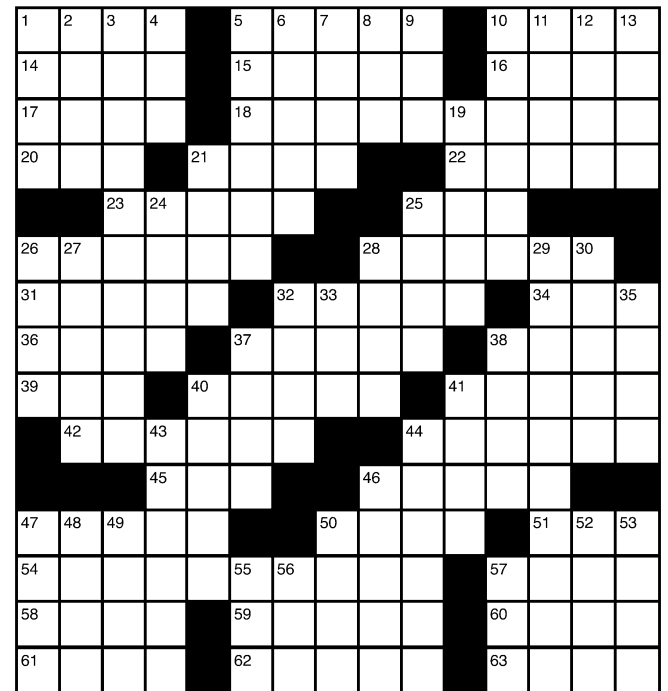
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#### Thursday's Puzzle Solved



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DIAL 911 FOR EMERGENCIES



#### Family Emergency Plan



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DIAL 911 FOR EMERGENCIES



# Warner wins legal victory for control of Superman

SAN FRANCISCO (AP) – Just in time for the summer release of a hoped-for blockbuster movie *Man of Steel*, Warner Bros. won a second significant legal victory Thursday giving it complete commercial control of the lucrative Superman franchise.

A three-judge panel of the 9th U.S. Circuit of Appeals unanimously ruled that the heirs of Superman's co-creator Jerome Siegel must abide by a 2001 letter written by the family's attorney accepting Warner Bros.' offer for their 50-percent share of Superman. Though the five-page letter was never formalized into a contract, the appeals court said it was still binding.

"Statements from the attorneys for both parties establish that the parties

had undertaken years of negotiations, that they had resolved the last outstanding point in the deal during a conversation on Oct. 15, 2001, and that the letter accurately reflected the material terms they had orally agreed to on that day," Judge Stephen Reinhardt wrote for the panel.

The ruling Thursday undoes a 2008 trial court decision ordering Warner Bros. to share an undetermined amount of money earned since 1999 with the heirs, and to give the family control of key components of the Superman story, including his costume. If that decision were to stand, the studio would have had to negotiate a new costly royalty agreement with the family.

"The court's decision paves the way

for the Siegel finally to receive the compensation they negotiated for and which DC has been prepared to pay for over a decade," Warner Bros. said in a prepared statement, referring to its DC Comics division. "We are extremely pleased that Superman's adventures can continue to be enjoyed across all media platforms worldwide for generations to come."

The family's attorney, Marc Toberoff, didn't respond to a request for comment.

Toberoff said earlier that he would appeal another significant Warner Bros. victory won in October involving the family of Superman's other creator, Joseph Shuster, and their bid for half the commercial rights. Toberoff also

represents the Shuster heirs, who lost their bid to retain a 50-percent share of Superman.

A federal judge in Los Angeles had ruled that Shuster's sister and brother relinquished any chance to reclaim Superman copyrights in exchange for annual pension payments from DC Comics. U.S. District Judge Otis Wright noted in that case that the families of both creators have been paid in excess of \$4 million since 1978, plus undefined bonuses and medical benefits.

In April, the \$412 check that DC Comics wrote in 1938 to acquire Superman and other creative works by Shuster and Siegel sold for \$160,000 in an online auction.

## SAFETY: Commission appointed

from page 1

where a would-be shooter was apprehended, he would like to see more educators step up and become involved in the discussion about classroom and school safety.

"I would hope that any educator who is paying attention to the news these days is becoming concerned and would want to participate in Saturday's discussion," Dorman, D-Rush Springs, said. "We cannot ignore the dangers our students and educators face. I have only received RSVPs from a handful of educators and am frankly disappointed."

Dorman said lawmakers would consider several new pieces of legisla-

tion on school safety, all sparked by the Newtown shootings.

Other members of the commission include the following:

- Roger Webb, former president, University of Central Oklahoma and former commissioner, state Department of Public Safety.
- Retired Maj. Gen. Lee Baxter, state Board of Education member.
- Ryan Brown, associate professor of psychology, University of Oklahoma.
- Lyn Watson, Oklahoma City School Board, District 1.
- Randy Holley, superintendent, Shattuck Public Schools.
- Gary Quinn, superintendent,

Bartlesville Public Schools.

- Kevin Burr, superintendent, Sapulpa Public Schools.
- Mike McClaren, superintendent, Claremore Public Schools.
- Trice Butler, principal, Wilburton Middle School.
- Sharon Brady, assistant director of special education, Lawton Public Schools.
- Tammy Will, teacher, Morrison Public Schools.
- Eleanor Goetzinger, behavior specialist, Oklahoma City Public Schools.
- Jerry McConnell, director of facility operations, Moore Norman Technology Center.

- Kim Carter, director, Oklahoma Office of Homeland Security.

- Brandon Clabes, Midwest City chief of police.
- Capt. Tim Dorsey, Edmond Police Department.
- Darryl Stacy, Cleveland County commissioner, District 2.
- Gary Rudick, chief of police, Tulsa Public Schools Campus Police.
- Maj. James Blocker, director of EMS, Oklahoma City Fire Department.
- Gary Armbruster, principal architect, MA+ Architecture.
- Phil Armstrong, assistant pastor, Metropolitan Baptist Church, Tulsa.

## MOMENTUM: OKC, Tulsa apartment sectors enjoy double-digit gains in sales, pricing, volume

from page 1

price per unit rose 24 percent to \$41,030 from \$33,028 the prior year. That lifted the total sales volume 36 percent to \$131 million in 2012 from \$96.5 million.

Properties built before 1980 accounted for 16 of Tulsa's transactions, the unit count up 9 percent to 1,856 from 1,698. With nine properties selling below \$15,000 a unit, the average price for those pre-1980s properties fell 40 percent to \$16,589.

Pre-1980s complexes accounted for 19 of Oklahoma City's 2012 transactions, or 1,922 units. With 37 percent of those distressed, the average unit price totaled \$17,646.

Buhl said he doubted this category would rebound until sales of more stabilized properties lift per-unit prices into the \$30,000 range. But with fewer lender-owned properties to sell off, he said he expects more pre-'80s properties to reach that level in 2013.

"We did see a glimpse of this in 2012, with the sale of a 60-unit property in Edmond at \$55,000 per unit, and a 32-unit property in Norman at \$42,968 per unit," Buhl wrote. "Lender-owned properties are diminishing and those that we will see in

2013 will probably demand better pricing with the changing market."

Oklahoma City recorded three sales last year of properties built in the 1980s, their 719 total units averaging \$37,309, down from \$35,449 in 2011. But since 1,217 of these vintage units sold in 2011, the total dollar volume for this category plunged 37.6 percent to \$26.8 million from \$43 million.

With three sales totaling 300 units, less than half of the 744 units sold in 2011's three transactions, the average price for Tulsa's 1980s vintage units fell 27 percent to \$27,873 from \$38,433 in 2011. The total dollar volume dropped even further, to \$8.3 million from \$28.5 million.

Sales of metro Tulsa's post-1990s product made up for that, totaling \$91.9 million, or \$88,536 per the 1,038 units sold. Sonoma Grande Apartments led the list at \$32.2 million, or \$95,833 a unit, while Estancia Apartments sold for \$27.9 million, or \$94,898 a unit. Both went to Irvine, Calif.-based Steadfast Income REIT, which in 2012 also acquired 252-unit Spring Creek of Edmond for \$19.3 million and the 360-unit Montclair Parc complex in Oklahoma City for \$35.7 million.

### Estimating pricing

University of Oklahoma student housing properties made up two of Oklahoma City's post-1990s vintage property sales last year:

- The 612-bed Reserve on Stinson, selling for \$112,488 per unit.

- The 644-bed Cottages of Norman, \$193,103 per unit.

Buhl said he estimated the Cottages of Norman price at \$33.6 million, factoring in an 80-percent loan-to-value on the property's recorded \$26.88 million mortgage.

"Documentary stamps for this transaction were not a reliable source to confirm this sale," he said.

Between Sonoma Grande and Estancia ranked Owasso's 408-unit Villas at Bailey Ranch Apartments, selling to Trilogy Real Estate Group of Chicago for \$31.8 million, or \$77,941 a unit. In 2011 that buyer paid \$74,305 per unit to the same seller, Tulsa's Case

and Associates, for the 360-unit Villas at Countryside in Moore.

Like Tulsa, Oklahoma City saw its highest activity – 79 percent of total volume – in the post-1990s category. With seven transactions totaling \$231.5 million, that dollar volume rose 416 percent from the \$55.6 million sold in 2011. The 2,190 units sold last year drew an average price of \$105,752.

Despite record pricing and continued construction, Buhl said he expects continued sales demand for Class A properties in Tulsa and Oklahoma City. He pins this on two factors, record-high spreads between capitalization rates and 10-year Treasury notes, and continued low interest rates.

But with another 3,000-plus Class A units opening, under construction or planned for metro Oklahoma City, Buhl admitted some concerns over overbuilding, accented by rising home sales and construction in both of the state's largest metropolitan markets.

"The majority of new apartment units being delivered today fall in the luxury category, and there are only so many people that can afford them," he said.

# Governor, others sued over Youth Expo money

BY TIM TALLEY  
ASSOCIATED PRESS

OKLAHOMA CITY – An Oklahoma lawmaker is suing Gov. Mary Fallin and other state officials demanding that they recover more than \$2 million in state tax dollars given to a private, non-profit livestock show in what the lawmaker says was an “informal” deal that was never approved by the Legislature.

State Rep. Mike Reynolds, R-Oklahoma City, filed the lawsuit more than two months after he hand-delivered letters to Fallin and the other officials demanding that they recover the money. Reynolds’ attorney, Andrew Karim, said Thursday that Reynolds filed the lawsuit after he received no response to his letter, which was signed by 146 Oklahoma taxpayers, including Reynolds.

“When the demand letter went out and nothing was done after a period of time, it’s up to the taxpayers to assume the position of the state and seek to recover the money that was unlawfully

paid out of the state treasury,” Karim said.

The letters were delivered on Oct. 31 to the offices of 15 elected and appointed state officials, including legislative leaders and statewide officials, who were involved in the appropriation and distribution of state money to the Youth Expo.

“They determined not to even contact us to tell us if they were or weren’t going to do anything,” Reynolds said.

The lawsuit is the second Reynolds has filed challenging the Youth Expo money and is part of an effort by Reynolds and other conservative lawmakers to challenge what they claim is the inappropriate allocation of state dollars to private entities. Reynolds and state Rep. Mike Ritze, R-Broken Arrow, filed a separate lawsuit in September that alleges allocations to the Youth Expo are unconstitutional.

The most recent lawsuit, filed in Oklahoma County District Court on Tuesday, demands that the officials recover \$2 million allocated to the

Youth Expo in August. It also demands recovery of \$167,750 in state tax dollars that was allocated to the organization in 2010 and a \$175,000 allocation in 2011.

The demand letters and lawsuit were filed under so-called “qui tam” guidelines that allow private citizens to initiate legal action against a person or company that allegedly violates the law in connection with a government contract.

The lawsuit alleges that Fallin and legislative leaders authorized the Youth Expo allocation as part of a “non-public, informal agreement among themselves” in conjunction with a contract between the Youth Expo and the state Department of Agriculture, Food and Forestry. The lawsuit alleges that the allocation was never authorized by the Legislature.

“At no time relevant herein did the Oklahoma Legislature make an appropriation of public monies for Youth Expo,” it states. “Neither did the Legislature specifically make Youth

Expo the object of any appropriation.”

The lawsuit states that state tax dollars are constitutionally dedicated for public purposes, not private entities.

“The taxes levied and collected during the times relevant herein were collected for public purposes and not for the private purposes of Youth Expo,” the lawsuit states.

Spokespersons for Fallin did not immediately return telephone calls seeking comment, but they have indicated in the past that she supports the Youth Expo appropriation and that the organization’s activities support the mission of the Agriculture Department.

Agriculture Secretary Jim Reese has said the allocation was made in accordance with guidelines that authorize a public-private partnership between the state and private entities to help farmers and ranchers promote agriculture-related endeavors.

The Youth Expo’s website states that it is the largest youth event in the state. The livestock show is scheduled for March 16-26.

# Gasoline prices predicted to fall in 2013

BY JONATHAN FAHEY  
ASSOCIATED PRESS

NEW YORK – At least gasoline should cost you less in 2013.

Hamburger, health care and taxes are all set to take a bigger bite out of the family budget this year. But drivers’ annual gas bills are expected to drop for the first time in four years.

Forecasters say ample oil supplies and weak U.S. demand will keep a lid on prices. The lows will be lower and the highs won’t be so high compared with a year ago. The average price of a gallon of gasoline will fall 5 percent to \$3.44, according to the Energy Department.

“Everything is lining up to lead to softer prices this year,” said Tom Kloza, chief oil analyst at the Oil Price Information Service.

That would still be the third-highest average price ever. But a discount of 19 cents per gallon from 2012 would save the typical household \$205 this year and free up \$25 billion that could go instead to restaurants, malls or movie theaters – the kind of consumer spending that accounts for 70 percent of American economic activity.

“It’s a little benefit to the economy, and it’s a little more reason the Fed doesn’t have to worry about inflation,” said James Hamilton, an economist at the University of California at San Diego who studies energy prices.

Forecasters caution that they can’t predict other factors like Middle East tensions, refinery problems or hurricanes along the U.S. Gulf Coast – in other words, the same events that caused gasoline prices to spike in 2011 and 2012. Any or all of those troubles could crop up again in 2013 and push pump prices above last year’s record



Luis Cuevas changes the gas prices at the Shell station off California State Route 99 on Oct. 5. AP FILE PHOTO

average of \$3.63 a gallon.

The government expected gas to average about \$3 during 2011. Then came the Arab Spring, which included the shutdown of Libya’s oil production. Oil prices shot up, and gasoline averaged \$3.53 for the year. The government’s forecast for last year also turned out to be too low, by 18 cents per gallon.

And, Hamilton said, consumer spending might not see a boost from lower gasoline prices because most Americans will be paying higher taxes. The expiration of last year’s payroll tax reduction will cost an extra \$579 for households making \$40,000 to \$50,000 in 2013, according to the Tax Policy Center, a nonpartisan Washington research group.

But after average gas prices rose in

2010, 2011, and 2012, a little relief will be welcome in 2013.

Gas prices set records each of the past two years for a few reasons. Global demand has risen as the developing economies of Asia, Latin America and the Middle East burn more gasoline, diesel and jet fuel. At the same time, unrest in the Middle East has sparked fears of widespread supply disruptions in a region that produces a quarter of the world’s oil. That makes traders willing to pay higher prices up front for oil as a way to protect against possible dramatic price spikes in the future.

In the U.S. last year, several refineries and pipelines had problems that reduced gasoline supplies, especially on the West Coast and in the Midwest, helping to push pump prices even high-

er.

This year, global oil demand is expected to rise slightly again, but increased production, especially in the U.S., should keep supplies ample. The U.S. Energy Information Administration said this week that American production will grow next year by 900,000 barrels per day, the nation’s biggest single-year increase ever. By 2014, U.S. production will reach its highest level since 1988.

At the same time, U.S. gasoline consumption is back down to 2002 levels because of more fuel-efficient cars and the tepid economy. It isn’t expected to rise this year or next, according to the Energy Department.

That means the U.S. will need to import less oil, which will increase global supplies and help tamp down prices somewhat.

The current average retail price of gasoline is \$3.31 per gallon, 6 cents lower than last year, according to AAA, OPIS and Wright Express. AAA predicts gas won’t surpass \$3.80 a gallon this year.

The peak last year was \$3.94, reached in April. The auto club also says average pump prices could drop as low as \$3.20, a level that the country hasn’t seen since February 2011.

Tom Kloza of OPIS expects price differences between regions of the country will remain large, and local prices could be volatile as supplies build and dwindle. In Utah, drivers are paying \$2.88 per gallon on average, while in New York drivers are paying \$3.75. Just in the last four months, gasoline supplies on the West Coast fell to their lowest level in a generation, then rose to where they are now, their highest level in a generation.





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Oklahoma Insurance Commissioner John Doak visits in 2011 with a couple in Lincoln County whose home was damaged by a 5.6-magnitude earthquake that originated in Prague. COURTESY PHOTO

## Doak: Few have earthquake insurance

BY SARAH TERRY-COBO  
 THE JOURNAL RECORD

OKLAHOMA CITY – While Oklahoma isn't known for earthquakes, residents have felt the ground shake beneath them more and more in the last several years. There have been three earthquakes in the state registered by the U.S. Geological Survey in the last two weeks.

State Insurance Commissioner John Doak is urging homeowners to consider adding earthquake protection to their policies, but some in the industry say there isn't much of a market for it.

Within a few minutes of the 5.6-magnitude earthquake in Prague in 2011, Matt Pryor's BlackBerry started buzzing. The State Farm Insurance agent said a dozen or more of his clients emailed him that night, asking if they could purchase earthquake coverage or if their existing policy covers damage from earth movement. The tremor damaged homes, businesses and the spires on St. Gregory's University in Shawnee. People were scared and wanted to know if their assets were protected, Pryor said.

"Since Prague, we added a lot of earthquake insurance," he said. "Probably 20 percent of my homeowners chose to have it."

Pryor offers policies with a 2-percent and a 5-percent deductible, which he said he considers very fair. Most in the industry offer a 10- to 25-percent deductible. For a 10-year-old, 2,000-square-foot brick home valued at \$200,000, the cost to protect from earth movement is about \$70 per year, Pryor said. That figure increases with larger homes or more expensive homes.

But Pryor's clients are more protected than the rest of State Farm's clients in Oklahoma; about 5.5 percent of the company's clients in the state have earthquake coverage as part of a homeowner's policy. Overall, the coverage rate in the state is even less. Doak said about 1 percent of Oklahomans carry this kind of protection on what amounts to be their largest financial asset.

Doak said consumers should be aware that homeowners policies don't cover earth movement; the coverage

must be purchased separately. Depending on how the insurance agency is underwritten, a company can place a 30- to 90-day moratorium on buying this kind of coverage after a large earthquake. For State Farm, that window is 30 days after a magnitude 5.0 or higher.

Chelci Vaughan, spokeswoman with Allstate Insurance, said there isn't a huge demand for earthquake insurance in Oklahoma. The company works with a specialty insurance provider based in San Francisco to provide the coverage, she said. People should estimate how much risk they are comfortable with and find a policy that fits their needs, Vaughan said.

Dan Ramsey, CEO of the Independent Insurance Agents of Oklahoma, said his organization purchased earthquake coverage for their office building, but the policy was expensive, so they didn't renew it after one year. Homeowners should take precautions to protect their homes and purchase affordable earthquake insurance if they can find it.

"I think it is very worthwhile that Commissioner Doak is raising awareness, but there is no market available," Ramsey said. "I wouldn't want to promise consumers they will find a good deal."

Bill Hawk, executive vice president and director of the Professional Insurance Agents of Oklahoma, agreed. Earthquake insurance is a fairly new product and has a high deductible, 5 to 10 percent, Hawk said. That type of coverage is expensive to underwrite, he said. Oklahoma consumers are cost-conscious, so they purchase what can fit in their budget, Ramsey said. Homeowners should make a plan to purchase earthquake coverage, rather than making a rash decision, he said.

"It's the same way with floods," Ramsey said. "People don't think about flood insurance until heavy rains start falling."

Doak said that earthquake activity will continue to happen in Oklahoma, so consumers should be prepared. Pryor agreed, and said that creating awareness can be difficult.



AUTUMN LEAVES OF EDMOND

# Focused on memory care

BY HEIDE BRANDES  
THE JOURNAL RECORD

EDMOND – Edmond will have its first stand-alone memory care assisted-living center as the LaSalle Group announced this week it will build an \$8.8 million facility here.

The Autumn Leaves of Edmond memory care community will be the only center in the city dedicated exclusively to Alzheimer's and dementia residents. The 28,000-square-foot facility will be designed and built to fit the needs of memory-impaired residents at 1001 S. Bryant Ave. The project is the result of a partnership with The LaSalle Group and Silverado Interests.

"Autumn Leaves is a stand-alone memory care community that is different than your traditional assisted-living center," said Kay Adkins, director of development. "All we focus on is memory care. We are building and designing the center with the needs of the memory-impaired in mind."

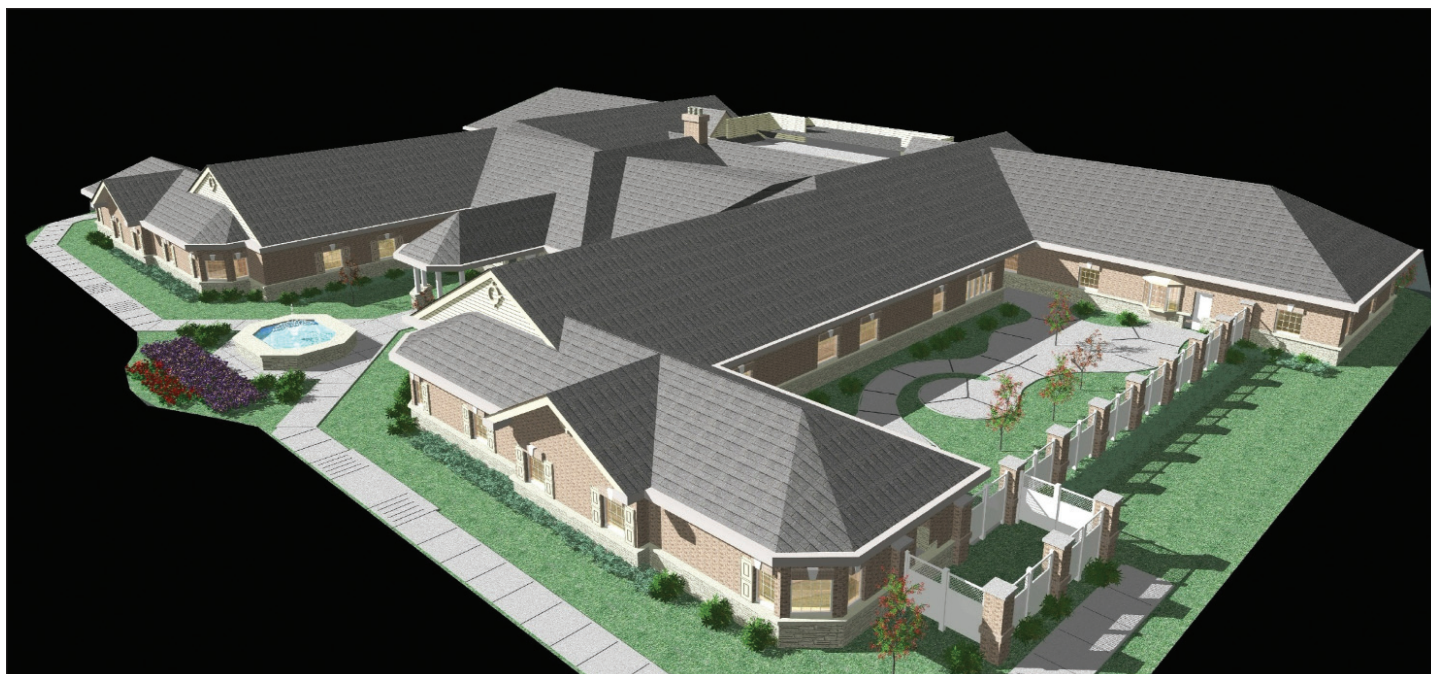
Using Alzheimer's disease and dementia research, the facility will institute an interior design model that allows residents access to the entire building while ensuring that all exits are secure to prevent patients from leaving the property or getting lost.

"We have massive common areas, but the building is completely secure," Adkins said. "The residents will be able to access all the areas – from hallways to living spaces – which is different from other assisted-living centers. In many cases, they have an Alzheimer's wing that's locked down."

Because of the risk of memory-impaired residents walking out of the property, Autumn Leaves also plans for strategic safety measures, like time-delayed and alarmed doors, camera systems at each exit and chaperon policies.

"The community pulled out quite a few steps for safety measures," Adkins said.

LaSalle Group Chief Financial Officer Brenda Brantley said the goal of the center is to give residents a place to feel at home while also pro-



Plans for Autumn Leaves of Edmond. COURTESY RENDERINGS

**It takes a very special person to work in memory care every day, and the training is vital to providing that kind of care.**

- Kay Adkins,  
director of development,  
Autumn Leaves of Edmond

viding specialized care that dementia and Alzheimer's patients need. The staff members at Autumn Leaves all undergo precise training that focuses on Alzheimer's and dementia to ensure that they know and understand the best ways to respond to residents' needs.

"From the executive director to the cook, all the staff is trained to work with memory care," Adkins said. "It takes a very special person to work in memory care every day, and the training is vital to providing that kind of care."

The LaSalle Group chose Edmond as its newest location based on demographic research. Adkins said Edmond has been a top choice for the facility for some time.

"Edmond has a small-town feel with a wide range of conveniences and services, which makes it ideal for an Autumn Leaves community," said Jon Featherston, associate developer for the LaSalle Group. "One reason is that it is so close to Oklahoma City and a half-hour or less from a major airport. Edmond is also an upscale area with a wide variety of commercial services."

Edmond officials worked with LaSalle to move the approval process along, Featherston said.

"We did get the city to allow us to work on staggering the approval for submitted plans so we could get all the approvals in place before we closed on Dec. 27," he said.

According to the Alzheimer's Association, it is thought that more than

75,000 Oklahomans suffer from Alzheimer's or dementia and the number continues to grow. Alzheimer's disease is a progressive brain disorder that damages brain cells, causes memory loss and changes in thinking. Ultimately, it is fatal.

Alzheimer's disease is the most common type of dementia, a term for various diseases that damage brain cells. Alzheimer's disease accounts for 50 to 80 percent of dementia cases.

"There are assisted-living centers in Edmond that do address memory care, but Autumn Leaves is the only one dedicated entirely to dementia and Alzheimer's patients," Adkins said. "We are unique in that way."

Autumn Leaves of Edmond will present free programs to the public when it opens late this year, including seminars, support groups, memory testing and free respite care. Lake Superior Contracting, under the umbrella company of LaSalle, will begin construction later this month.

In addition to Edmond, the LaSalle Group in Irving, Texas, has communities open or under construction in Houston, Dallas-Fort Worth, Chicago, Tulsa and Atlanta.

