



# PLACEKEEPERS

## VENDOR PACKET

ETHICAL, PLACE-BASED, REAL ESTATE DEVELOPMENT PROGRAM



**501(c)(3) Non-profit organization**

**Our mission is to be a catalyst for ethical, place-based community development in Northeast Oklahoma City (NEOKC).**

**Our vision is to restore NEOKC economic activity while preserving and energizing the historically vibrant culture.**



**PLACEKEEPERS**

**Real-estate and small business development program and Conference**



**Place-based Commercial District to activate the local economy**



**NEOKC  
NEIGHBORHOOD  
Coalition, Inc.**

**20 NEOKC-based neighborhood associations joining forces to organize, advocate and build a stronger sense of community**



A Northeast Renaissance

**Annual street festival created to represent the future vision of NEOKC and attract people throughout the metro to NEOKC**



**NEOKCR  
COMMUNITY  
Collaboration Space**

**Affordable co-work and meeting space for NE stakeholders, local entrepreneurs, and community organizations**



**16-week experience designed to accelerate OKC's minority entrepreneurship ecosystem.**

# WHO WE ARE

**PlaceKeepers (PK)** is a real estate and small business training program designed to empower and equip residents and stakeholders of Northeast Oklahoma City with the tools necessary to successfully execute incremental development.

## Staff



**DeAndre J. Martin**  
**Program Director**



**David Meadows**  
**Conference Director**

## Advisory Committee



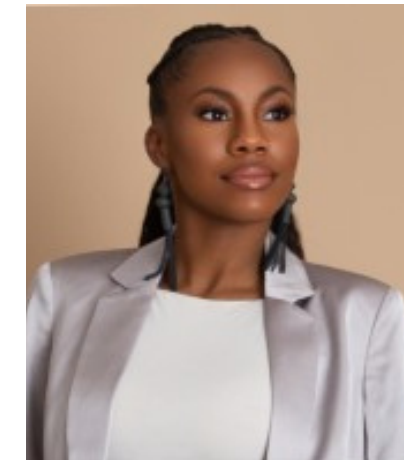
**Sandino L. Thompson**  
**Community Developer**



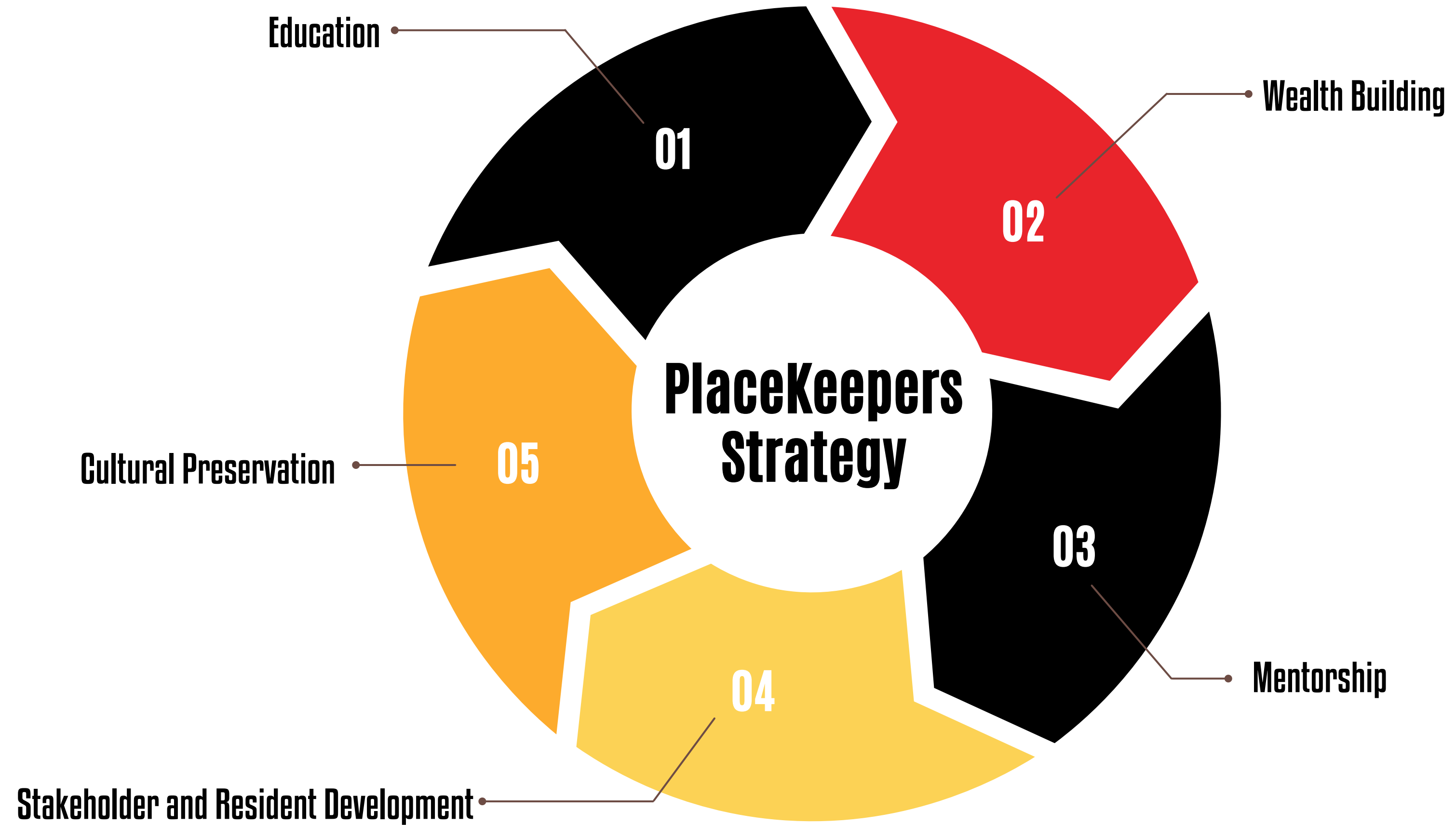
**Erica Emory**  
**Managing Partner**  
**Monarch Construction**



**Denyvetta Davis**  
**President**  
**NE OKC Neighborhood**  
**Coalition**



**Maurianna Adams**  
**Community Investment Officer**  
**MetaFund**





# NE OKC YESTERDAY: THE RISE & FALL



**1920's**  
**"Deep Deuce" Is Born**

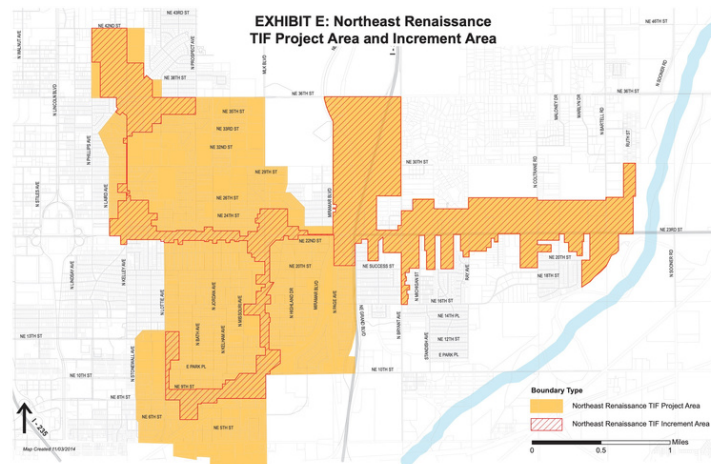


**1960s**  
**Eminent Domain & I235**



**1970s-2010s**  
**Disinvestment, Deterioration, and Blight**

# TODAY: RENAISSANCE+NEW BEGINNING



**2014**  
**NE OKC Renaissance TIF**



**2016**  
**NEOKCR**



**2018**  
**EastPoint**



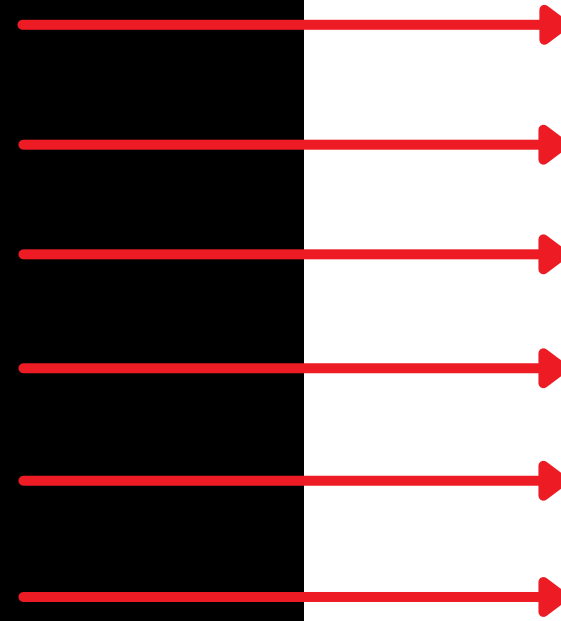
**2021**  
**CONFERENCE & COHORT**

# CHALLENGE

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A once vibrant African American economic engine has been intentionally suppressed and unable to organically respond to its current and future market opportunities due to:

Displacement  
Shrinking Black Population  
Deterioration/Blight  
External Decision-Making  
Developer Greed  
Lack of Awareness and Knowledge



# SOLUTION

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A hands on educational program that teaches aspiring developers the value of real estate development that is:

Anti-Displacement Strategies  
Providing Housing Stability  
Incremental Development  
Empowering Residents  
Community Owned and Driven  
Real Estate Development Preparation



# PLACEKEEPERS AT A GLANCE



## REAL ESTATE DEVELOPMENT PROGRAM

Training Cohort	Minority Developers Conference	ULI Cultural Exchange
Capstone Program	Developer's Network	Homebuyer's Program

## PLACEKEEPERS BY THE NUMBERS

4	9	8	86	31	280	
AFFORDABLE HOUSING UNITS CREATED	MEDIA MENTIONS	LEADING PROJECTS	COHORT APPLICANTS	HOURS OF TRAINING	CONFERENCE ATTENDEES SINCE 2021	
30	21	9	31	2	10	4
TRAINED DEVELOPERS	WOMEN	MEN	MENTORS	CONFERENCES	PROJECTS IN PROGRESS	COHORTS



# REAL ESTATE DEVELOPMENT COHORTS



**PLACEKEEPERS**

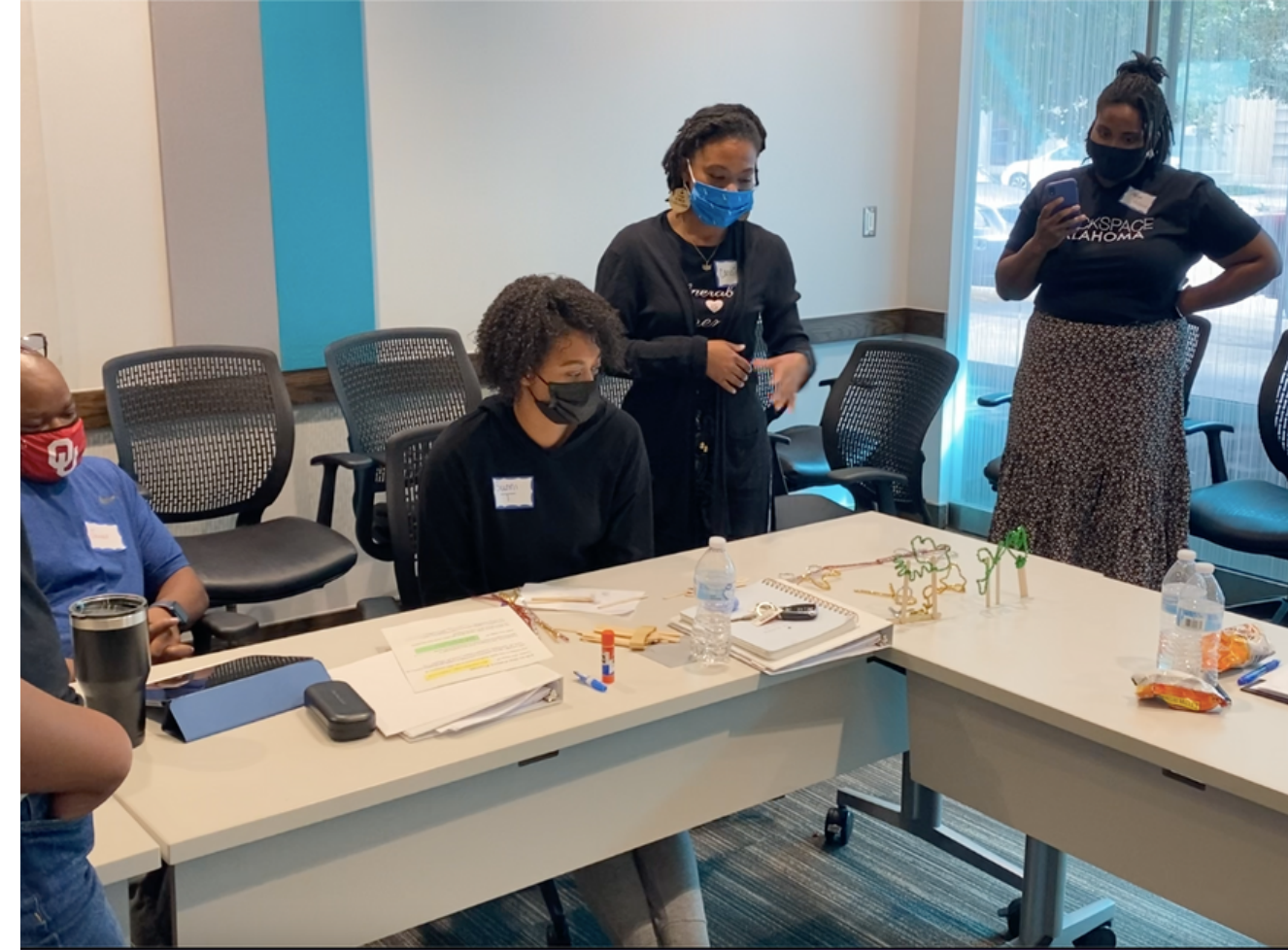
# 25 5-7

Hours of Training

Entities



Each Participant Is Paired With A  
Mentor



# 19

Sessions



Taught By Local Real Estate Development Experts





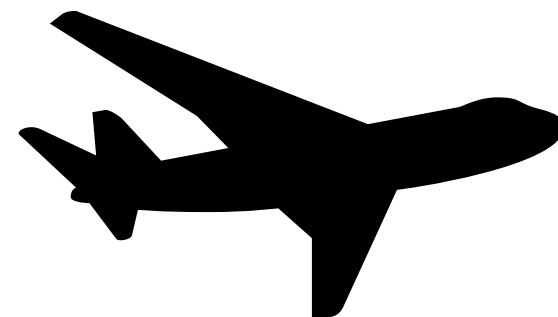
# ULI CULTURAL EXCHANGE



**Learn About Ethical Incremental Development  
Efforts Around The Country**



**Building Connections  
With Other Minority  
Developers**



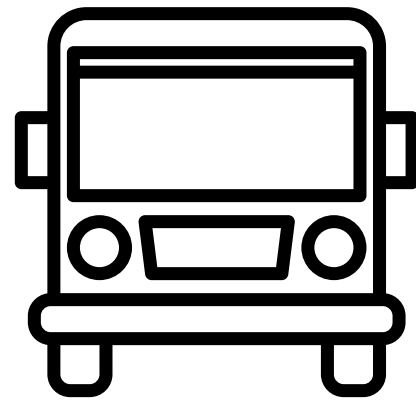
**Tour of Peer Cities  
Around The Country**





# MINORITY DEVELOPER'S CONFERENCE

JULY 27-29, **2023**



Bus Tours



In Person



Local & National Speakers





# PLACEKEEPERS CAPSTONE PROJECT



**PLACEKEEPERS**

1

New Construction

Simultaneous  
←→  
Construction

1

Rehab Property



Allows Participants To Get  
Experience in New  
Construction and Rehab  
Construction



Participants Gain  
Equity



Preserves  
Culture



Addresses Blight and  
Vacant Lots



Provides  
Affordable Housing  
For The Community



Capacity Building  
Funds For NEOKCR

VENDOR LEVELS

SPOT IN PROGRAM



BOOTH ON DAY 1 & 2



BOOTH ON DAY 2



SOCIAL MEDIA RECOGNITION



TABLE AND 2 CHAIRS



MENTION DURING INTERMISSION



INTERMISSION COMMERCIAL







**PLACEKEEPERS**

**CLICK HERE TO SIGN UP**  
**PAY ONLINE: [NEOKCR.ORG/DONATE](https://neokcr.org/donate)**  
**ADD PLACEKEEPERS IN THE MEMO**

**SEND CHECKS TO:**  
**NORTHEAST OKC RENAISSANCE**  
**1732 NE 23RD STREET STE. C**  
**OKLAHOMA CITY, OKLAHOMA 73111**