

AGENDA
SPECIAL MEETING OF
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
WEDNESDAY, JUNE 20, 2018
CONFERENCE ROOM
431 WEST MAIN, SUITE B
3:00 P.M.

1. Call to Order
2. Statement of Compliance with the Oklahoma Open Meeting Law
3. Roll Call
4. Reading and Approval of Minutes of a Regular Meeting held on Wednesday, May 16, 2018

JFK PROJECT AREA/NORTHEAST RENAISSANCE

5. Resolution No. _____ Authorizing Invitations for Proposals for Redevelopment of Certain Scattered Groupings of Property Located in Northeast Oklahoma City, John F. Kennedy Urban Renewal Plan and Northeast Renaissance Urban Renewal Plan
6. Resolution No. _____ Re-Authorizing an Invitation for Proposals for Redevelopment of the Property Housing the Former Marcus Garvey School Located at the Northwest Corner of Northeast 24th Street and North Jordan Avenue, Northeast Renaissance Urban Renewal Plan

CORE TO SHORE

7. Resolution No. _____ Ratifying and Authorizing Contract for Demolition Services for Four Structures in Block 8, Lower Park Buffer, Core To Shore Urban Renewal Plan
8. Resolution No. _____ Conditionally Designating a Redeveloper for Property Located on the Southeast Corner of Oklahoma City Boulevard and Broadway Avenue, Core To Shore Urban Renewal Plan

GENERAL MATTERS

9. Resolution No. _____ Amending the Oklahoma City Urban Renewal Authority Procurement Policies and Procedures to Increase the Small Purchase Procedure Threshold and Increase the Executive Director's Procurement Authority to include all Contracts and Purchases up to \$50,000.00

OCURA AGENDA

June 20, 2018

Page 2

10. Presentation of Interim Financial Report for the Period Ending April 30, 2018
11. Staff Report
12. Citizens to be heard
13. Adjournment

POSTED at the offices of the City Clerk, Oklahoma City Urban Renewal Authority and at 431 West Main, Suite B by 3:00 p.m. on Monday, June 18, 2018 by Pam Lunnon, Executive Assistant

MINUTES OF REGULAR MEETING
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Regular Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Wednesday, May 16, 2018 at 10:30 a.m. in the conference room located at 431 West Main, Suite B; Oklahoma City, Oklahoma 73102.

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the Oklahoma Open Meeting Law. Upon roll call the following members were present:

Mr. J. Larry Nichols
Mr. James R. Tolbert
Mr. Russell Perry
Mr. Mark Beffort
Ms. Mary Mélon – arrived at 10:37 a.m.

Commissioners Absent:

Staff Members Present:

Catherine O’Connor, Executive Director
Leslie Batchelor, OCURA Associate General Counsel, CEDL
Dan Batchelor, OCURA General Counsel, CEDL
Jeff Sabin, CEDL
Mitchell Moore, Pam Lunnon, Geri-Kenfield-Harlan and Michael Owens, The Alliance for Economic Dev. of OKC

Others Present:

Marc Knudson, Epiphany Investments, LLC

The Chairman requested a motion to approve the circulated minutes of the Special Board Meeting of the Oklahoma City Urban Renewal Authority held on Wednesday, March 14, 2018.

Commissioner Tolbert moved the adoption of the minutes, and upon second by Commissioner Beffort, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Minutes Approved

OCURA Board of Commissioners, Wednesday, May 16, 2018

The Chairman introduced the following resolutions:

JFK PROJECT AREA

Resolution No. 5839 entitled:

“Approving a Redevelopment Agreement with Epiphany Investments, LLC, for Four Single-Family Residences on Property located Generally Near the Intersection of Northeast 9th Street and North Bath Avenue, John F. Kennedy Urban Renewal Plan”

Commissioner Perry moved the adoption of the resolution, and upon second by Commissioner Tolbert the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Resolution No. 5840 entitled:

“Authorizing an Invitation for Proposals for the Completion of Single-Family Residences at 1414 Northeast 22nd Street and 1401 Northeast 21st Street, and for the Rehabilitation of the Residence Located at 1234 Northeast 8th Street, John F. Kennedy Renewal Plan”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Perry the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

OCURA Board of Commissioners, Wednesday, May 16, 2018

GENERAL MATTERS

Resolution No. 5841 entitled:

“Approving a Budget for the Period of July 1, 2018, through June 30, 2019”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Perry the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Financial Report

Ms. Kenfield-Harlan presented the financial reports through March 31, 2018.

Staff Report

Mr. Perry wanted to compliment the OCURA Staff for the demo and cleanup of several properties on NE 23rd Street. OCURA will be asking to issue an RFP for all those properties in the near future for development.

Ms. O'Connor stated that OCURA issued a RFP for a mix-used development that will wrap the convention center garage and four (4) proposals were received. Three (3) proposals were local development teams and one (1) proposal was from out of state. The proposals will be reviewed by staff. Also, the Omni project is moving forward and they have been great to work with.

Citizens to be heard

There being no further business to come before the Board, the meeting was adjourned at 10:50 a.m.

Secretary

OCURA Board of Commissioners, Wednesday, May 16, 2018

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: June 20, 2018
Ref: Resolution Authorizing Invitations for Proposals for Redevelopment of Certain Scattered Groupings of Property Located in Northeast Oklahoma City, John F. Kennedy Urban Renewal Plan and Northeast Renaissance Urban Renewal Plan

Background: OCURA owns clusters of properties located in northeast Oklahoma City near the intersections of NE 23rd and N Prospect Ave., NE 23rd and N. Fonshill Ave., NE 16th and N. Martin Luther King Ave., and NE 23rd and Glen Ellyn St. These parcels are spread throughout the JFK Urban Renewal area and the Northeast Renaissance Urban Renewal Area.

Because of increased interest in commercial development in Northeast Oklahoma City, OCURA would like to create semi-open ended invitations for redevelopment proposals that allow for rolling, quarterly renewal or extension periods in the event that no or multiple acceptable proposals are received from potential developers. This flexibility in the timing of the RFP process has the potential to simplify and expedite the redevelopment process of the property.

Redevelopment of this property is in accordance with the JFK and NE Renaissance Urban Renewal Plans and supports the continued efforts to revitalize the area. Authorization of an invitation for qualification or redevelopment proposals is timely and appropriate.

Summary of Agenda Item: The resolution authorizes the issuance of the invitation for qualifications and/or redevelopment proposals for redevelopment of the areas listed above on a semi-open rolling basis.

Recommendation: Approval of Resolution.

Attachments: Map

RESOLUTION NO. _____

RESOLUTION AUTHORIZING INVITATIONS FOR PROPOSALS FOR REDEVELOPMENT OF CERTAIN SCATTERED GROUPINGS OF PROPERTY LOCATED IN NORTHEAST OKLAHOMA CITY, JOHN F. KENNEDY URBAN RENEWAL PLAN AND NORTHEAST RENAISSANCE URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority, (“Authority”) is engaged in the implementation of the John F. Kennedy Urban Renewal Plan (Project Okla. R-35) and the Northeast Renaissance Urban Renewal Plan (together, “Urban Renewal Plans”), pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Authority owns clusters of properties located in northeast Oklahoma City near the following intersections, which are spread throughout the John F. Kenney Urban Renewal Area and the Northeast Renaissance Urban Renewal Area (collectively, “Property”), all of which have been designated for redevelopment by the Urban Renewal Plans:

- Northeast 23rd Street and North Prospect Avenue
- Northeast 23rd Street and North Fonshill Avenue
- Northeast 16th Street and North Martin Luther King Avenue
- Northeast 23rd Street and Glen Ellyn Street

WHEREAS, the properties generally located near the intersections described above are described and depicted in detail on the attached Exhibit A; and

WHEREAS, developers have begun to express interest in redeveloping certain portions of the Property; and

WHEREAS, creating semi-open invitations for redevelopment proposals that allows for rolling, quarterly renewal or extension periods in the event no or multiple acceptable proposals are received from potential developers has the potential to simplify and expedite the redevelopment process for the Property; and

WHEREAS, it is timely and appropriate to authorize one or more invitations for proposals for the redevelopment of the Property in accordance with the Urban Renewal Plans and the revitalization objectives of the City of Oklahoma City.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. One or more invitations for proposals for the redevelopment of the Property are hereby authorized.

2. A public notice of each invitation for proposals is hereby authorized to be published, and a period of not less than 90 days from the date of publication is hereby established for initial submission period for proposals, with the potential for quarterly renewal periods for parcels not garnering acceptable proposals within a given submission period and for parcels where the a given parcel has multiple interested developers and the Executive Director, in her discretion, believes a renewal period extension is in the best interests of ensuring adequate competition for that parcel's redevelopment.
3. The Executive Director, Authority staff, and legal counsel are authorized to prepare appropriate documents for inviting and submitting development proposals and are directed to proceed with the issuance of public invitations for redevelopment proposals in a timely manner.
4. All proposals shall be evaluated, and if acceptable, the Board of Commissioners may designate a redeveloper or redevelopers. The conditional redeveloper(s) designation shall be based on the determination of the proposal or proposals deemed to be most acceptable to the Authority.
5. The evaluation of redevelopment proposals shall be based on the principal criteria of:
 - a. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plans, PlanOKC, the Northeast Sector Plan, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code. Proposals involving rezoning of the Property may be permitted.
 - b. Demonstrated ability of the proposal to meet the requirements for redevelopment of property purchased or acquired with federal Community Development Block Grant (CDBG) funds.
 - c. Qualifications and experience of the redevelopment team to complete to the redevelopment.
 - d. Market feasibility and likelihood of the proposal to succeed.
 - e. Design objectives for the creation of an urban neighborhood.
 - f. Development guidelines, including building density, massing, form, design vernacular, external appearance of structure, screening of service elements, parking solutions, and site security elements.
 - g. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.
6. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation, or, if more than one, with each such

prospective redeveloper receiving a conditional designation, in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.

7. The invitations for redevelopment proposals shall not create any legal obligations for the Authority to enter into contracts for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.
8. The Executive Director, legal counsel, officers and staff for the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **20th** day of **June, 2018**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

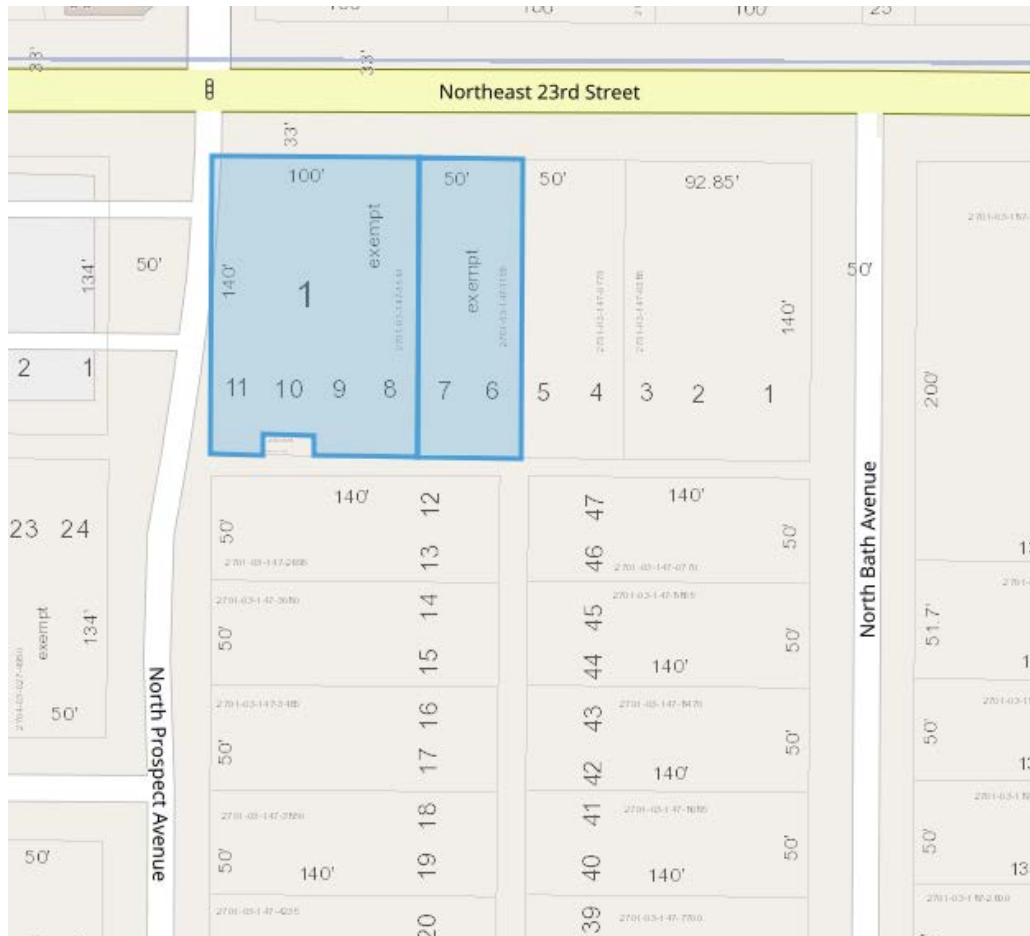
(SEAL)

Exhibit A

Legal Description and Depiction of the Property

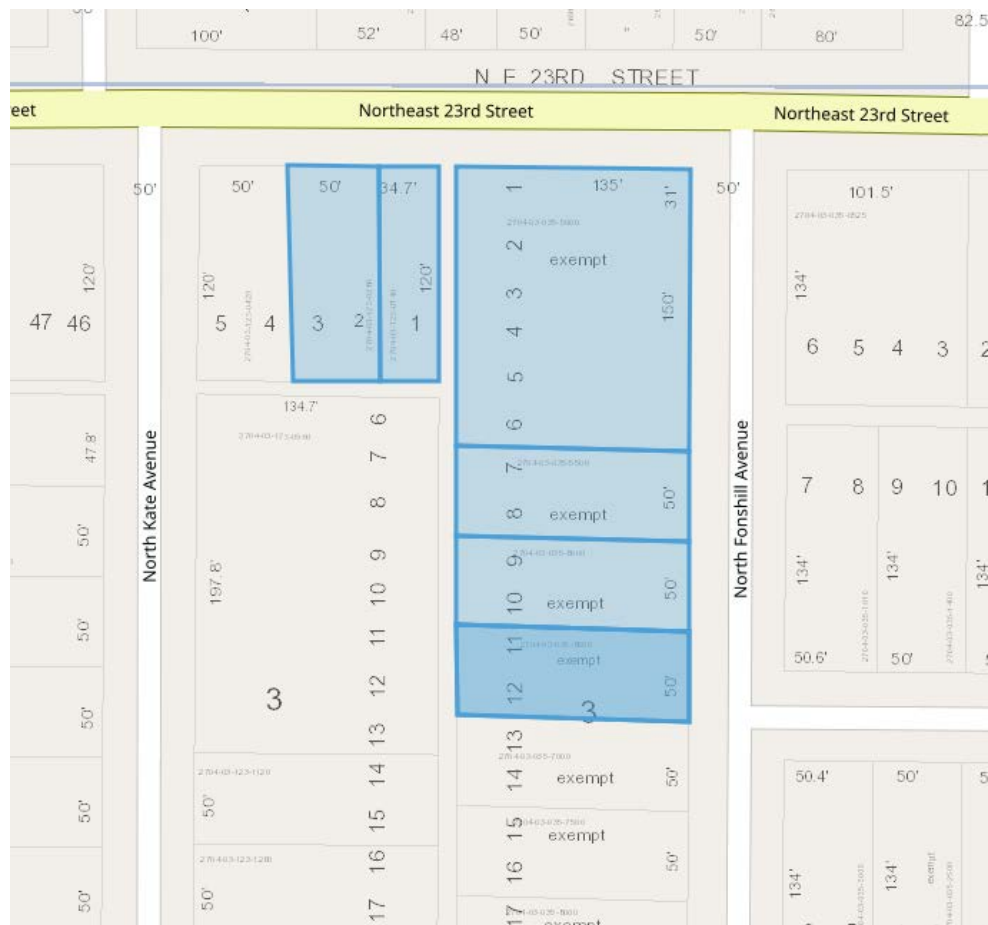
Northeast 23rd Street and North Prospect Avenue

Lots Six (6) through Eleven (11), both inclusive except the South 25 feet of Lot Ten (10) of Block One (1) iCoulter's Subdivision, being a subdivision of Block One (1) of Ross Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



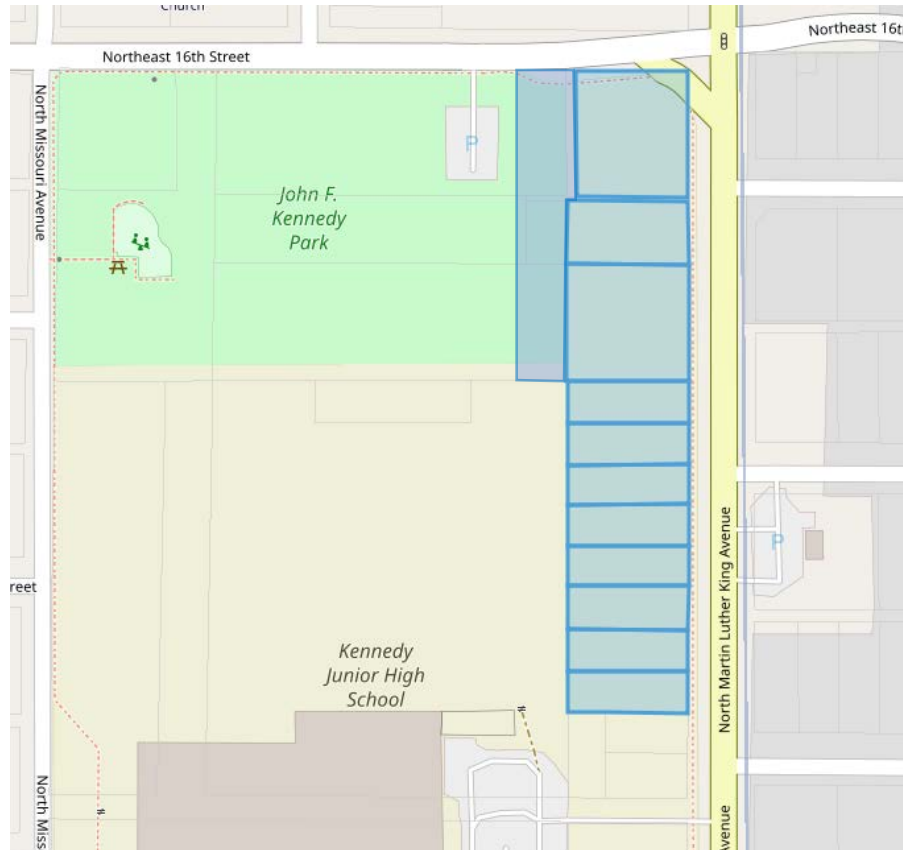
Northeast 23rd Street and North Fonshill Avenue

Lots One (1) through Three (3) inclusive, Block Three (3), in Summit Heights Subdivision of Prospect Heights Addition to Oklahoma City, Oklahoma County, Oklahoma; and Lots One (1) through Twelve (12) inclusive in Prospect View Addition to Oklahoma City, Oklahoma County, Oklahoma.



Northeast 16th Street and North Martin Luther King Avenue

A tract of land located at the southwest corner of Martin Luther King Avenue and Northeast 16th Street.

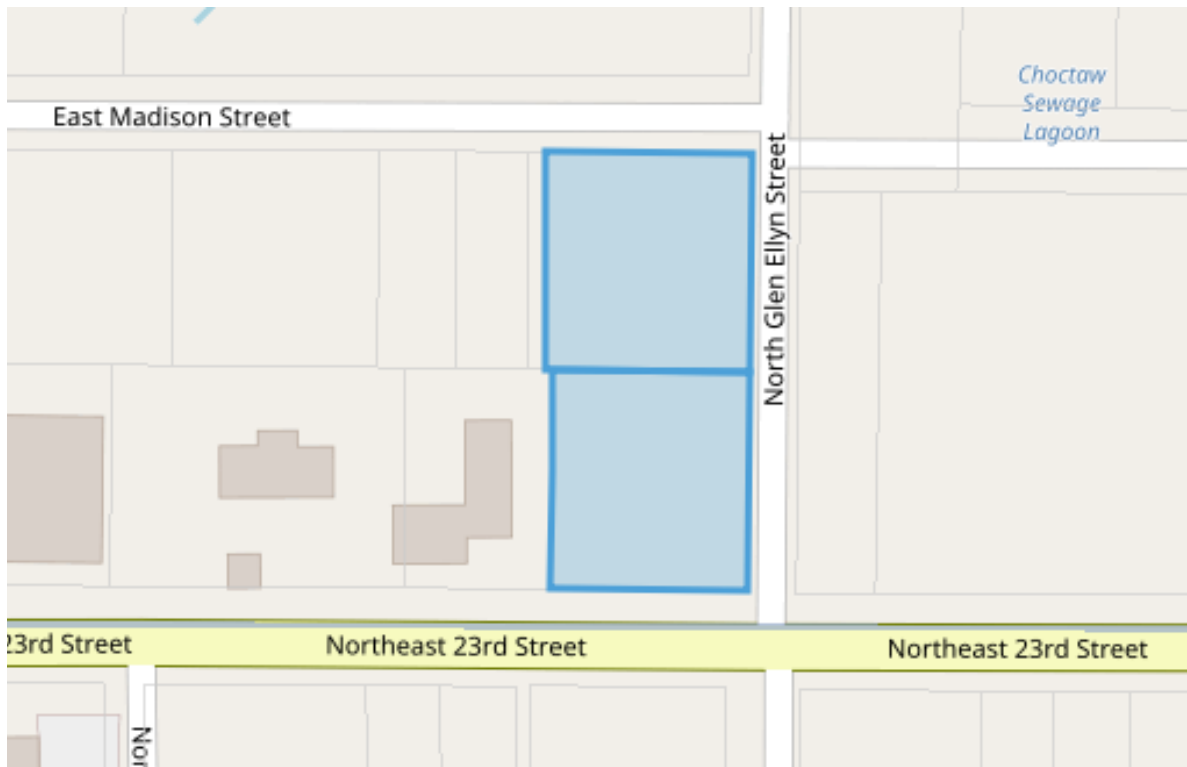


Northeast 23rd Street and Glen Ellyn Street

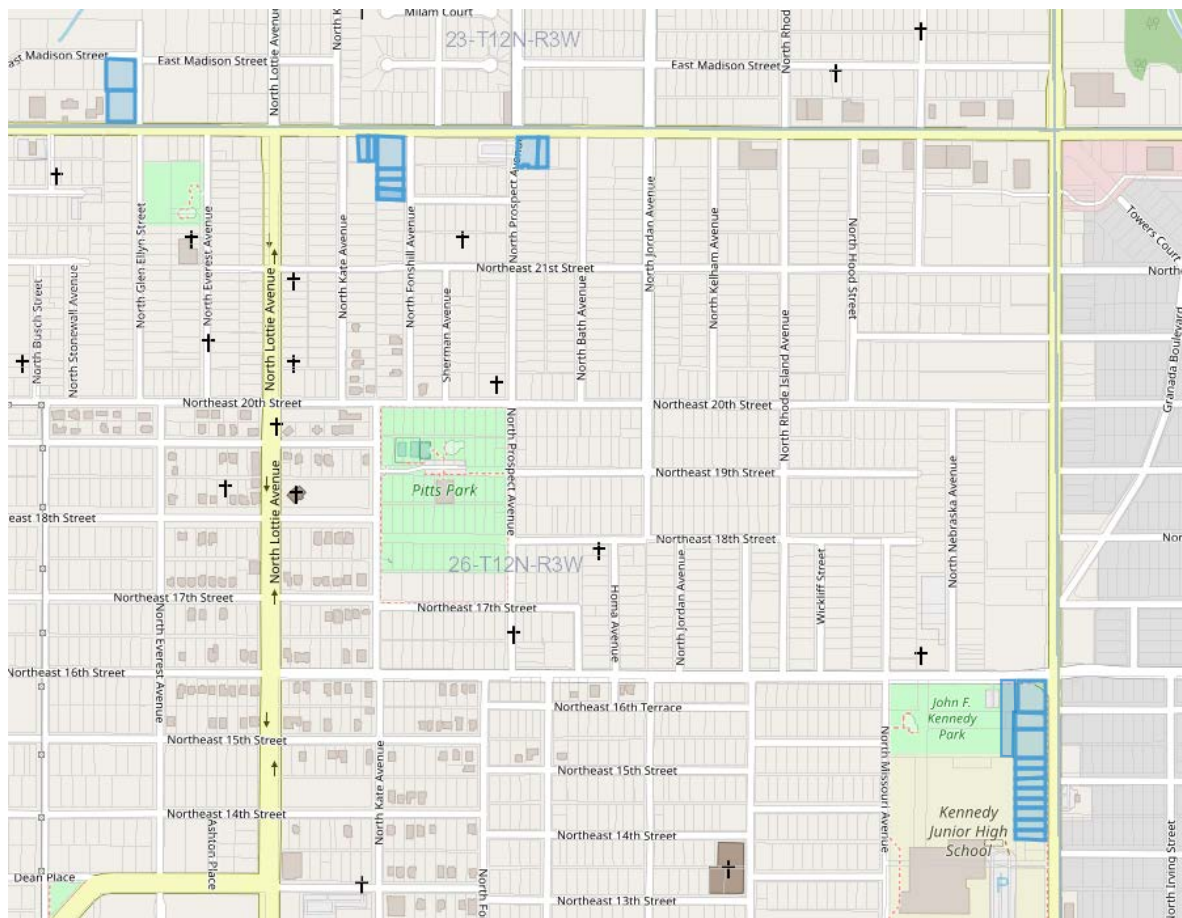
The East 37 feet of Lot Twelve (12) and all of Lots Thirteen (13) and Fourteen (14), Block One (1), VAUGHNDALE SECOND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

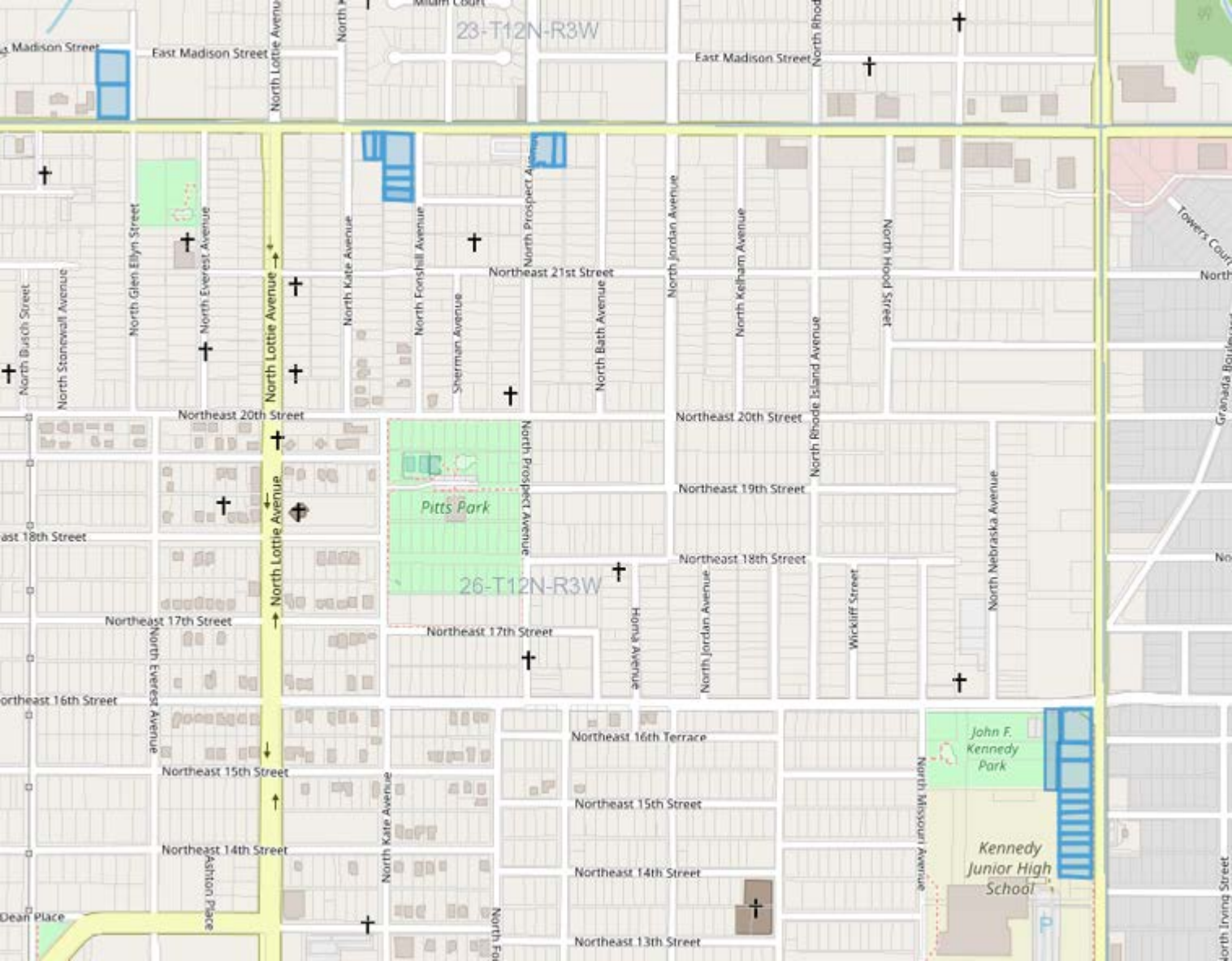
and

Lots Twenty-six (26) through Thirty (30), both inclusive, in VAUGHNDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Map Illustration of the Property





OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: June 20, 2018
Ref: Resolution Re-Authorizing an Invitation for Proposals for Redevelopment of the Property Housing the Former Marcus Garvey School Property Located at the Northeast Corner of Northeast 24th Street and North Jordan Avenue, Northeast Renaissance Urban Renewal Plan

Background: The City is in the process of acquiring the former Marcus Garvey School property located at the northwest corner of NW 24th Street and N. Jordan Avenue. The City intends to convey the property to OCURA for redevelopment. Redevelopment of this property will support the continued efforts to revitalize the neighborhood in accordance with the Northeast Renaissance Urban Renewal Plan. Pursuant to the authorization from the Board of Commissioners in Resolution 5818 on September 20, 2017, OCURA issued an invitation for proposals for the Property, but received no submissions. OCURA is now seeking to create a semi-open invitation for redevelopment proposals that allows for rolling, quarterly renewal or extension periods in the event that no or multiple acceptable proposals are received from potential developers.

It is timely and appropriate to re-authorize an invitation for proposals for the redevelopment of the Property in accordance with the Urban Renewal Plan and the revitalization objectives of the City of Oklahoma City.

Summary of Agenda Item: The resolution authorizes the re-issuance of the invitation for proposals for redevelopment of the former Marcus Garvey School property.

Recommendation: Approval of Resolution.

Attachments: Map

RESOLUTION NO. _____

RESOLUTION RE-AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF THE PROPERTY HOUSING THE FORMER MARCUS GARVEY SCHOOL LOCATED AT THE NORTHWEST CORNER OF NORTHEAST 24th STREET AND NORTH JORDAN AVENUE, NORTHEAST RENAISSANCE URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority, (“Authority”) is engaged in the implementation of the Northeast Renaissance Urban Renewal Plan, (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the City is in the process of acquiring the former Marcus Garvey School property, which is located at the northwest corner of Northwest 24th Street and North Jordan Avenue (“Property”); and

WHEREAS, the City intends to convey the Property to the Authority for redevelopment; and

WHEREAS, pursuant to authorization from the Board of Commissioners in Resolution 5818 on September 20, 2017, the Authority issued an invitation for proposals for the redevelopment of the Property, but received no submissions in response to the solicitation; and

WHEREAS, creating a semi-open invitation for redevelopment proposals that allows for rolling, quarterly renewal or extension periods in the event no or multiple acceptable proposals are received from potential developers has the potential to simplify and expedite the redevelopment process for the Property; and

WHEREAS, it is timely and appropriate to re-authorize an invitation for proposals for the redevelopment of the Property in accordance with the Urban Renewal Plan and the revitalization objectives of the City of Oklahoma City.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The invitation for proposals for the redevelopment of the Property is hereby authorized.
2. A public notice of invitation for proposals is hereby authorized to be published, and a period of not less than 90 days from the date of publication is hereby established for initial submission period for proposals, with the potential for quarterly renewal periods if the invitation does not garnering acceptable proposals within a given submission period, or if the invitation garners multiple interested developers and the Executive Director, in her discretion, believes a one renewal period extension

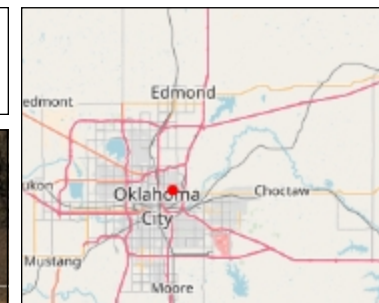
is in the best interests of ensuring adequate competition for the Property's redevelopment.

3. The Executive Director, Authority staff, and legal counsel are authorized to prepare appropriate documents for inviting and submitting development proposals and are directed to proceed with the issuance of the public invitation for redevelopment proposals in a timely manner.
4. All proposals shall be evaluated, and if acceptable, the Board of Commissioners may designate a redeveloper or redevelopers. The conditional redeveloper(s) designation shall be based on the determination of the proposal or proposals deemed to be most acceptable to the Authority.
5. The evaluation of redevelopment proposals shall be based on the principal criteria of:
 - a. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
 - b. Qualifications and experience of the redevelopment team to complete to the redevelopment.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Design objectives for the creation of an urban neighborhood.
 - e. Development guidelines, including building density, massing, form, design vernacular, external appearance of structure, screening of service elements, parking solutions, and site security elements.
 - f. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.
6. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation, or, if more than one, with each such prospective redeveloper receiving a conditional designation, in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.
7. The invitation for redevelopment proposals shall not create any legal obligations for the Authority to enter into a contract for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.
8. The Executive Director, legal counsel, officers, and staff for the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **20th** day of **June, 2018**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

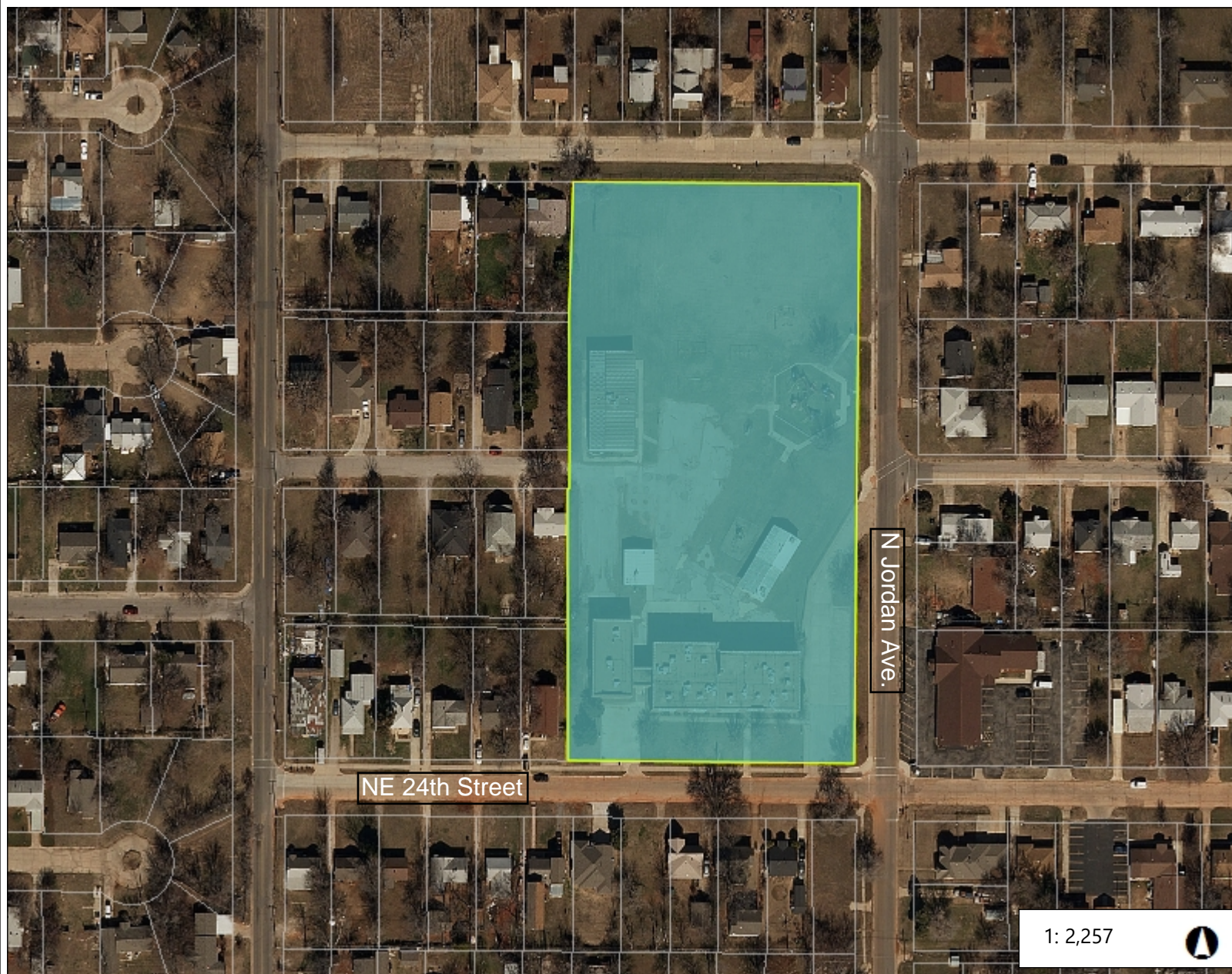
SECRETARY

(SEAL)



Legend

- Sections (>1:40,000)
- Parcels
- OK County Boundary



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description

OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: June 20, 2018
Ref: Resolution Ratifying and Authorizing a Contract for Demolition Services for Four Structures in Block 8, Lower Park Buffer, Core to Shore Urban Renewal Plan

Background: On March 2, 2010, the City Council of the City of Oklahoma City ("The City") approved the Core to Shore Urban Renewal Plan. OCURA has been working to carry out the acquisition of certain real property located in the lower park buffer acquisition area, more particularly described as Block 8. Four of the parcels that have been purchased by OCURA (327 S.W. 11th Street, 317 S.W. 11th Street, 326 S.W. 10th Street and 305 S.W. 11th Street) currently have structures that need to be demolished in preparation for the sale and development of the property.

Staff has solicited bids for demolition services for the purpose of removing the structures listed above. A contract for demolition was negotiated and executed with Total Demolition Services, LLC. Due to the presence of asbestos in the structures, the bids were higher than originally anticipated. The contract amount was \$30,792 for the four structures. Since the contract was over \$25,000, it requires Board ratification and authorization.

Recommendation: Approval of the Ratification and Authorization of a Contract for Demolition Services in the Core to Shore Urban Renewal Plan.

RESOLUTION NO. _____

RESOLUTION RATIFYING AND AUTHORIZING CONTRACT FOR DEMOLITION SERVICES FOR FOUR STRUCTURES IN BLOCK 8, LOWER PARK BUFFER, CORE TO SHORE URBAN RENEWAL PLAN

WHEREAS, on March 2, 2010, the City Council of The City of Oklahoma City (“The City”) approved the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §§ 38-101, *et seq.*, and authorized the Oklahoma City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

WHEREAS, pursuant to the Urban Renewal Plan, the Authority authorized and carried out the acquisition of certain real property located in the lower park buffer acquisition area, more particularly described as all of Block 8, South Park Addition to Oklahoma City; and

WHEREAS, four parcels within Block 8 (327 S.W. 11th Street, 317 S.W. 11th Street, 326 S.W. 10th Street, and 305 S.W. 11th Street) currently have structures to be demolished in preparation for the sale and development of the property pursuant to a redevelopment agreement to be entered into upon selection of a redeveloper in response to a request for proposals to be issued by the Authority in the future; and

WHEREAS, staff of the Authority has previously solicited bids for demolition services for the purpose of removing the structures on the parcels listed above; and

WHEREAS, a contract for demolition services with Total Demolition Services, LLC has been negotiated and executed that will assist the Executive Director in carrying out the responsibilities and administration of the Urban Renewal Plan related to the development of Block 8; and

WHEREAS, the Authority’s adopted purchase policies require Board authorization when a purchase or contract exceeds \$25,000.00; and

WHEREAS, it is appropriate and desirable to ratify the execution of the contract and the expenditure of funds consistent with such contract for demolition services with Total Demolition Services, LLC, dated June 6, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

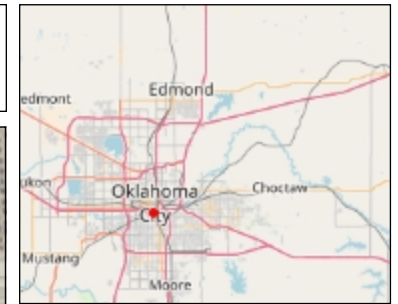
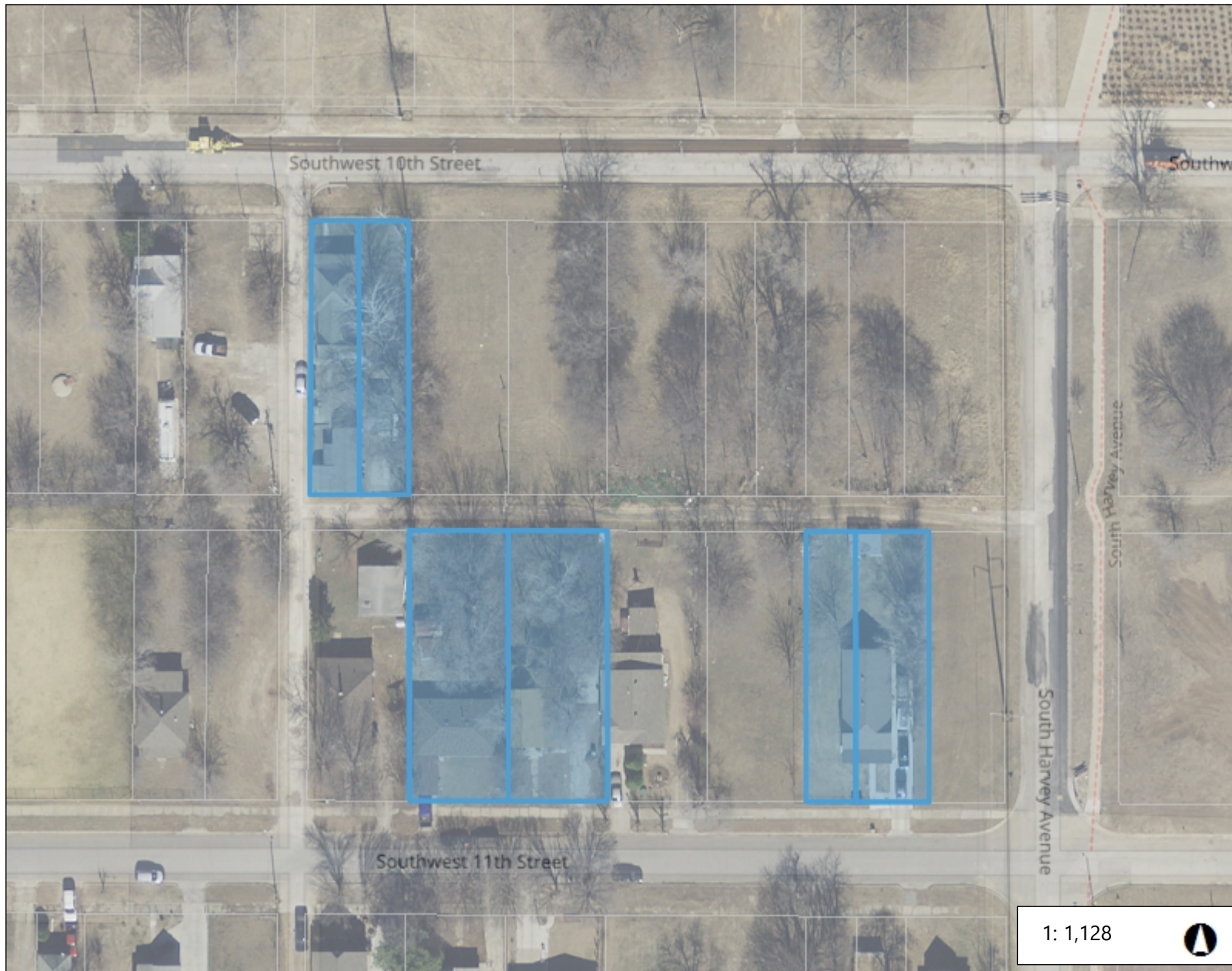
1. The actions undertaken by the Executive Director involving the negotiation and execution of the contract for demolition services with Total Demolition Services, LLC, dated June 6, 2018, and expenditure of funds consistent with such contract, are hereby ratified and declared to be authorized.

2. Any actions undertaken by Authority staff in preparation of such documents including and pertaining to the contract for demolition services with Total Demolition Services, LLC, dated June 6, 2018, and the expenditure of funds consistent with such contract, are also hereby ratified and declared to be authorized.
3. The Executive Director is hereby authorized to enter into contracts with individuals or firms for professional services, of similar character and/or scale to the contract for demolition services ratified herein, on behalf of the Authority to assist with the implementation of the Urban Renewal Plan.
4. The Executive Director is authorized to undertake such activities and incur costs necessary and appropriate for the preparation of Block 8 for future redevelopment consistent with the Urban Renewal Plan.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **20th** day of **June, 2018**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)



Legend

- Sections (>1:40,000)
- Parcels
- OK County Boundary

Notes

Enter Map Description

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OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

To: Board of Commissioners

From: Catherine O'Connor, Executive Director

Date: June 20, 2018

Ref: Resolution Conditionally Designating a Redeveloper for Property Located on the Southeast Corner of Oklahoma City Boulevard and Broadway Avenue, Core to Shore Urban Renewal Plan

Background: The Oklahoma City Economic Development Trust (OCEDT) acquired property located on the SW corner of Oklahoma City Boulevard and Broadway Avenue for the development of a parking garage and a mixed-use project. In January 2018, OCEDT authorized OCURA to assist in the redevelopment of the property. In effort to assist with the OCEDT, OCURA issued a request for proposals (RFP) in February 2018. OCURA received for redevelopment proposals in response to the RFP.

A selection committee was formed, made up of OCURA, City, OCEDT and COTPA representative, to review the proposals and interview the redevelopment teams. Through the review of the proposals and the interviews, the selection committee found the proposal submitted by _____ to be most responsive to the criteria established in the RFP. The selection committee recommends that the OCURA board designate _____ as conditional redeveloper. This designation will allow the OCURA Executive Director, in conjunction with OCEDT, to begin negotiations to enter into a redevelopment agreement with either OCURA or OCEDT.

Summary of Agenda Item: The resolution designates a conditional redeveloper for the property at the SW corner of Oklahoma City Boulevard and Broadway Avenue.

Recommendation: Approval of Resolution.

Attachments: N/A

RESOLUTION NO. _____

**RESOLUTION CONDITIONALLY DESIGNATING A REDEVELOPER FOR
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF OKLAHOMA CITY
BOULEVARD AND BROADWAY AVENUE, CORE TO SHORE URBAN RENEWAL
PLAN**

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City (“City”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Oklahoma City Economic Development Trust (“OCEDT”) has recently acquired the property located on the southeast corner of Oklahoma City Boulevard and Broadway Avenue, generally bounded by the Oklahoma City Boulevard, S.W. 4th Street, South Broadway Avenue, and Shields Boulevard and more particularly described and depicted on Exhibit A (“Property”), for the development of a parking garage (to support the new MAPS 3 Convention Center, the Convention Center hotel, Scissortail Park and the Chesapeake Arena) and a mixed-use project surrounding the parking garage; and

WHEREAS, consistent with authorization made by OCEDT Resolution dated January 23, 2018, to assist OCEDT in the development of the Property, the Authority publicly invited proposals for the development of the Property; and

WHEREAS, four redevelopment proposals were submitted in response to the public invitation; and

WHEREAS, the selection committee, made up of representatives of the Authority, the City, OCEDT, and the Central Oklahoma Transportation and Parking Authority, has reviewed each of the redevelopment proposals submitted in response to the public invitation and met with each of those entities that submitted proposals; and

WHEREAS, in accordance with the public invitation process, and based upon the recommendation of the selection committee, the Board of Commissioners finds that the proposal submitted by _____ is most responsive to the criteria established in the public invitation and is an acceptable initial proposal, and the Board of Commissioners hereby deems it appropriate to conditionally designate _____ as redeveloper of the tract of land described above, with the final legal description of the area subject to the determination and approval of the Authority; and

WHEREAS, the Board of Commissioners deems it appropriate and desirable to authorize and direct its Executive Director and Legal Counsel to consult with the General Manager of OCEDT as to which entity shall enter into an agreement with the conditionally designated redeveloper for the development of the Property; and

WHEREAS, should the Authority be determined to be that entity, the Board of Commissioners deems it appropriate and desirable to conduct negotiations with the conditionally designated redeveloper for a period of ninety (90) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority and present a draft redevelopment agreement to the Board of Commissioners and OCEDT, if appropriate for it to be a party, for review and consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The redevelopment proposal submitted by _____ is hereby deemed to be an acceptable initial proposal, and _____ is hereby conditionally designated as the redeveloper for the proposed redevelopment site.
2. The Executive Director and Legal Counsel of the Authority are authorized and directed to negotiate with _____ for a period of ninety (90) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority.
3. The Executive Director and Legal Counsel of the Authority are authorized and directed to present a draft redevelopment agreement to the Board of Commissioners and OCEDT, if appropriate for it to be a party, for review and consideration.

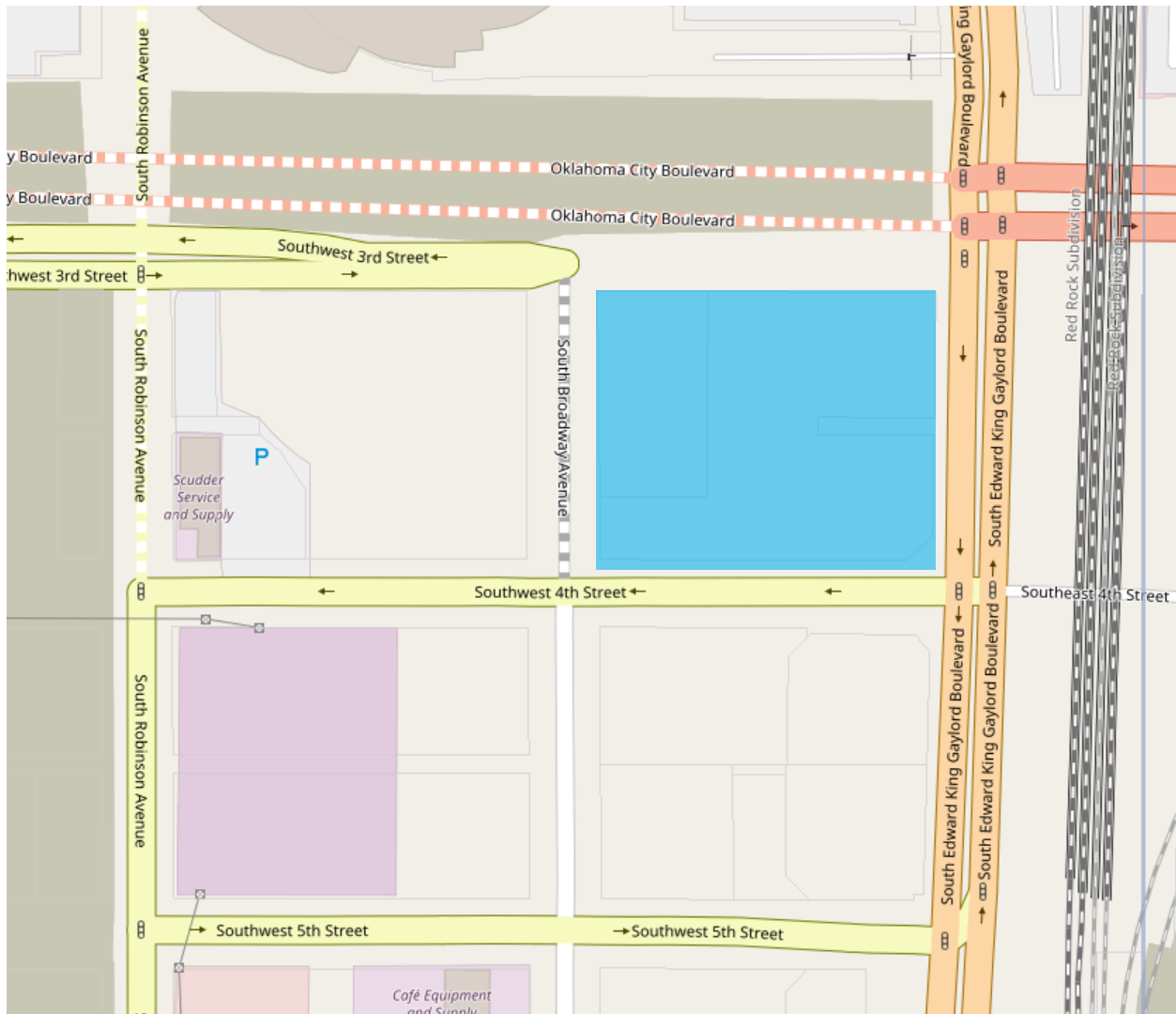
I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the 20th day of June, 2018; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

PROPERTY SUBJECT TO
CONDITIONAL REDEVELOPER DESIGNATION

A portion of a tract of land located between the OKC Boulevard and SW Fourth Streets, with Shields Boulevard and Broadway Avenue on the east and west.



[Subject to adjustment.]

OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: June 20, 2018
Ref: Resolution Adopting and Approving Updated Procurement and Purchasing Policies

Background: The Purchasing Policies were last revised for the Authority in May of 2015. (Resolution 5704). It is prudent to review and revise the policies from time to time.

The updated policies include an increase to the maximum Small Purchases method of procurement from \$25,000 to \$50,000 and allows the Executive Director the authority to approve purchases up to \$50,000. The update remains in compliance with the federal small purchase limit (Simplified Acquisition Threshold) listed in the Uniform Grant Guidance (2 CFR 200) which is \$150,000. The updates will allow OCURA flexibility to contract for property and services required for day-to-day operations in a timely manner. This is the only recommended change to the policies at this time.

Recommendation: Approval of the Procurement and Purchasing Policies

RESOLUTION NO. _____

**RESOLUTION AMENDING THE OKLAHOMA CITY URBAN RENEWAL
AUTHORITY PROCUREMENT POLICIES AND PROCEDURES TO INCREASE THE
SMALL PURCHASE PROCEDURE THRESHOLD AND INCREASE THE EXECUTIVE
DIRECTOR'S PROCUREMENT AUTHORITY TO INCLUDE ALL CONTRACTS AND
PURCHASES UP TO \$50,000.00**

WHEREAS, the Oklahoma City Urban Renewal Authority ("Authority") is a public body corporate created pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*, authorized to exercise its powers pursuant to resolution of the City Council of the City of Oklahoma City ("City"); and

WHEREAS, pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-107(E), the powers of the Authority are vested in and shall be exercised by the Board of Commissioners; and

WHEREAS, the Housing and Community Development Act of 1974 became effective on January 6, 1975, as amended ("Act"); and

WHEREAS, Title I of the Act contemplates the use of Community Development Block Grant funds ("CDBG") for the establishment and maintenance of viable urban communities as social, economic and political entities; and

WHEREAS, the City is and has been an applicant for and recipient of such CDBG funds and has regularly entered into the operating agreements with the Authority for the day-to-day conduct of the community development program under eligible provisions of the Act while at the same time reserving to the City complete authority and responsibility for the approval of such a community development program, its funding and budget, and the terms and conditions under which the program shall be conducted; and

WHEREAS, federal funding received under the CDBG operating agreements requires compliance with regulations governing procurement, fiscal and program record keeping, audits, and other day-to-day administrative activities outlined in the Code of Federal Regulations at 24 C.F.R. § 570 and in Office of Management and Budget ("OMB") Circulars A-87, A-110, and A-133; and

WHEREAS, all funding of the Authority, whether or not federal, must comply with applicable state laws governing procurement—especially the Oklahoma Public Competitive Bidding Act of 1974, 61 O.S. § 101, *et seq.*; and

WHEREAS, the Authority has previously adopted the Oklahoma City Urban Renewal Authority Procurement Policies and Procedures ("Procurement Policy") to comply with federal and state regulations and to parallel as much as possible the procurement policies adopted by the City; and

WHEREAS, the Procurement Policy currently allows the use of a small purchase procurement method, and grants the Executive Director approval authorization, for all contracts and purchases up to \$25,000.00, the limit expressed in the City's policies; and

WHEREAS, state regulations tend to require competitive bidding and/or more formal procurement methods for contracts exceeding \$50,000.00; and

WHEREAS, it is desirable and appropriate to amend the Procurement Policy to increase the small purchase threshold and Executive Director's approval authorization to include contracts and purchases up to \$50,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. Section III.A.2. of the "Oklahoma City Urban Renewal Authority Procurement Policies and Procedures" is hereby amended to read as follows:

2. *Small Purchases.* For goods or services totaling not more than \$50,000.00, the Authority shall send a request for quotes to potential vendors with a detailed description of the goods or services needed. Quotes must include pricing information that allows the Authority to compare costs across bidders and ensure cost reasonableness. For purposes of documentation, quotes shall be recorded on a quote sheet provided by the Chief Financial Officer. Staff shall obtain a minimum of three quotes and record on the quote sheet. If obtaining three quotes is not feasible, the reasons for the infeasibility should be noted on the quote sheet. The vendor providing the lowest responsive and responsible quote shall be selected by the Authority. In the event that a higher bidder is more responsive and responsible than the lowest bidder, or if for any reason the preferred quote is not the lowest quote, the rationale for selecting another bidder must be documented and justified in the quote file.

2. Section III.A.3. of the "Oklahoma City Urban Renewal Authority Procurement Policies and Procedures" is hereby amended to read as follows:

3. *Sealed Bids/Formal Advertising.* For goods or services totaling \$50,000.00 or more, the Authority shall publicly solicit bids. The invitation for bids must:

- a. be solicited from an adequate number of known suppliers;
- b. provide sufficient response time prior to the date set for the opening of the bids;
- c. be publicly advertised;
- d. define the items or services in order for bidders to properly respond; and
- e. state the time and place for the bids to be publicly opened.

The bids must be publicly opened. A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Any or all bids may be rejected if there is a sound reason determined by the Authority.

3. Section III.A.4. of the “Oklahoma City Urban Renewal Authority Procurement Policies and Procedures” is hereby amended to read as follows:

4. *Competitive Proposals.* For goods or services totaling \$50,000.00 or more and for which sealed bids may not be appropriate, the Authority shall publish a written request for proposals. This procedure is generally used to procure technical and professional services. The requests for proposals must:

- a. identify all evaluation factors; and
- b. be solicited from an adequate number of qualified sources;

The Authority may enter into a contract with a responsible respondent whose proposal is most advantageous, with price and other factors considered.

4. Section III.C. of the “Oklahoma City Urban Renewal Authority Procurement Policies and Procedures” is hereby amended to read as follows:

C. Procurement Authority. The Executive Director shall have the authority to approve contracts and purchases procured using one of the methods described in Section III.A. above up to a total cost of \$50,000.00. All contracts exceeding \$50,000.00 must be authorized by the Board of Commissioners of the Authority.

5. The Oklahoma City Urban Renewal Authority Procurement Policies and Procedures, as amended by this Resolution, shall continue to provide the necessary guidance for regulatory compliance and procedural consistency, and shall continue to apply to all Authority procurement activity, whether sourced from federal or non-federal funds.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **20th** day of **June, 2018**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at

all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Ten Months Ending April 30, 2018

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Budget</u> <u>2017-18</u>
Assets											
Cash	1,618,967	95,320	52,787	2,518,527	-	-	1,023,158	139,585	721,408	6,169,754	
Investments	1,721,642	-	-	-	-	-	494,000	-	-	2,215,642	
Accounts Receivable	-	38,036	-	-	-	-	-	-	-	38,036	
Due from Other Governmental Entities	-	32,618	-	-	-	-	-	-	-	32,618	
Due from (to) Other Funds	1,039,956	(165,914)	(57,429)	(159,282)	(13,872)	(643,459)	-	-	-	-	
Total Assets	4,380,566	60	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,456,050	
Liabilities and Fund Balances											
Accounts Payable	-	60	-	-	-	-	-	-	-	60	
Deposits	1,700	-	-	-	-	-	-	-	-	1,700	
Total Liabilities	1,700	60	-	-	-	-	-	-	-	1,760	
Total Fund Balances	4,378,866	-	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,454,290	
Total Liabilities and Fund Balances	4,380,566	60	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,456,050	
Revenues											
Grant Revenues - CDBG	997,539	-	-	-	-	271,950	-	-	-	1,269,489	1,200,000
Grant Revenues - Other	344,976	-	-	-	-	-	-	-	-	344,976	-
Rentals	1,300	-	-	1,350	18,587	-	-	-	524,337	545,574	700,000
Real Estate Sales	70,520	-	-	-	-	-	-	-	-	70,520	2,625,000
Interest	26,188	-	-	251	-	-	-	253	-	26,693	45,000
Core to Shore MAPS 3 Project	-	-	123,149	-	-	-	-	-	-	123,149	2,150,000
Other	2,346	-	-	600,000	-	-	-	-	-	602,346	-
Total Revenues	1,442,870	-	123,149	601,601	18,587	271,950	-	253	524,337	2,982,747	6,720,000
Expenditures											
General and Administrative	241,830	-	57,429	157,428	13,249	176,229	1,070	2,572	47,894	697,701	922,000
Real Estate Acquisition	17,877	-	125,219	1,422,678	-	619,223	1,150	-	-	2,186,146	2,780,000
Property Disposition	456,358	-	-	297,028	3,800	4,800	-	-	-	761,986	500,000
Site Clearance/Improvements	515,419	-	-	23,940	-	17,700	-	-	7,298	564,357	600,000
Legal	101,754	-	1,813	63,404	8,753	7,595	1,360	-	-	184,678	325,000
Other Professional	16,128	-	50	258,050	-	371	5,000	-	-	279,598	350,000
Property Management	169,153	-	-	2,313	-	83,758	-	-	107,956	363,180	489,500
Payments to the City of OKC	47,129	-	-	-	-	-	-	-	-	47,129	1,050,000
Other	14,215	-	-	-	6,656	5,734	536	-	8,746	35,887	60,000
Total Expenditures	1,579,862	-	184,510	2,224,841	32,458	915,409	9,116	2,572	171,894	5,120,663	7,076,500
Changes in Fund Balance	(136,993)	-	(61,361)	(1,623,240)	(13,872)	(643,459)	(9,116)	(2,319)	352,443	(2,137,916)	(356,500)
Fund Balance, Beginning of Year	4,515,858	-	56,719	3,982,485	-	-	1,526,274	141,904	368,966	10,592,206	
Fund Balance, Current	4,378,866	-	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,454,290	

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the One Month Ending April 30, 2018

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>
Assets										
Cash	1,618,967	95,320	52,787	2,518,527	-	-	1,023,158	139,585	721,408	6,169,754
Investments	1,721,642	-	-	-	-	-	494,000	-	-	2,215,642
Accounts Receivable	-	38,036	-	-	-	-	-	-	-	38,036
Due from Other Governmental Entities	-	32,618	-	-	-	-	-	-	-	32,618
Due from (to) Other Funds	1,039,956	(165,914)	(57,429)	(159,282)	(13,872)	(643,459)	-	-	-	-
Total Assets	4,380,566	60	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,456,050
Liabilities and Fund Balances										
Accounts Payable	-	60	-	-	-	-	-	-	-	60
Deposits	1,700	-	-	-	-	-	-	-	-	1,700
Total Liabilities	1,700	60	-	-	-	-	-	-	-	1,760
Total Fund Balances	4,378,866	-	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,454,290
Total Liabilities and Fund Balances	4,380,566	60	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,456,050
Revenues										
Grant Revenues - CDBG	-	-	-	-	-	195,120	-	-	-	195,120
Grant Revenues - Other	93,316	-	-	-	-	-	-	-	-	93,316
Rentals	-	-	-	-	1,667	-	-	-	52,434	54,100
Real Estate Sales	-	-	-	-	-	-	-	-	-	-
Interest	208	-	-	21	-	-	-	36	-	266
Core to Shore MAPS 3 Project	-	-	119,359	-	-	-	-	-	-	119,359
Other	-	-	-	-	-	-	-	-	-	-
Total Revenues	93,524	-	119,359	21	1,667	195,120	-	36	52,434	462,160
Expenditures										
General and Administrative	14,028	-	5,029	19,215	662	21,307	100	-	-	60,341
Real Estate Acquisition	84	-	-	35,336	-	-	-	-	-	35,420
Property Disposition	-	-	-	178	-	2,000	-	-	-	2,178
Site Clearance/Improvements	(30,289)	-	-	-	-	-	-	-	7,298	(22,991)
Legal	7,702	-	-	6,580	300	2,470	560	-	-	17,611
Other Professional	352	-	-	3,879	-	371	-	-	-	4,602
Property Management	17,070	-	-	1,162	-	9,528	-	-	12,216	39,976
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Expenditures	8,948	-	5,029	66,349	962	35,676	660	-	19,514	137,137
Changes in Fund Balance	84,576	-	114,329	(66,328)	705	159,444	(660)	36	32,920	325,023
Fund Balance, Beginning of Period	4,294,289	-	(118,972)	2,425,573	(14,577)	(802,903)	1,517,818	139,549	688,488	8,129,267
Fund Balance, Current	4,378,866	-	(4,642)	2,359,245	(13,872)	(643,459)	1,517,158	139,585	721,408	8,454,290

Unaudited - For Management Use Only

Oklahoma City Urban Renewal Authority
Schedule of Investments
April 30, 2018

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
Bank of India NY CD	1.80%	01/23/19	01/25/18	247,000
Cathay Bank CD	1.80%	01/29/19	01/29/18	247,000
Ally Bank CD	1.65%	05/28/19	05/25/17	247,000
Sallie Mae Bank CD	1.65%	06/21/19	06/21/17	248,000
Discover Bank CD	2.10%	08/20/19	02/15/17	242,642
State Bank of India CD	2.15%	09/11/19	02/15/17	243,000
Goldman Sachs Bank USA CD	2.25%	01/24/20	01/24/18	247,000
Morgan Stanley Bank NA CD	2.45%	01/25/21	01/25/18	247,000
American Express Bank FSB CD	2.25%	05/24/21	05/24/17	247,000
Total Investments	2.01%			2,215,642