

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY

**Request for Proposals for Property Located at
the Southwest Corner of Martin Luther King Ave
and Northeast 16th Street.**

RFP Date of Release: Friday, October 27, 2017.

Presubmission Meeting Date/Location: Wednesday, November 29, 2017 at 10 a.m. at
the offices of:

Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101,
Oklahoma City, OK 73102
Phone: 405-235-3771

RFP Proposal Responses Due: Thursday, January 25, 2018 at 10 a.m. at the offices of:

Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101
Oklahoma City, OK 73102

Responses may be submitted via email and/or postal, the RFP narrative defines
submittal specifics.

Good Faith Deposit of \$25,000 is required with submittal; the RFP narrative defines
submittal specifics.

Contact Person for Questions Concerning this RFP:

Cassi Poor, Senior Project Manager, cassi.poor@theallianceokc.org

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I. REDEVELOPMENT VISION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of a 3.2 +/- acre tract of land, depicted on Exhibit 1 below:

Exhibit 1: Property offered by OCURA



The legal description is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on a survey.

The property offered by OCURA is located in the John F. Kennedy (JFK) Urban Renewal Project Area. Redeveloping and revitalizing neighborhoods is a primary objective of the JFK Plan. OCURA is offering this site for mixed-use or commercial redevelopment that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods. This site represents a tremendous market opportunity given its close proximity to a local and regional highway network; the Oklahoma Health Center—a 300-acre bioscience campus to the southwest; the new General Electric Global Research Center—an international center for oil and gas technology research; the city’s central business district; and the Oklahoma State Capitol campus.

The property is also located in the Culbertson’s East Highland neighborhood, one of three inner-city neighborhoods targeted for strategic reinvestment through the City’s Strong Neighborhoods Initiative (SNI). The SNI program seeks to combine federal funding received from the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs to facilitate a holistic approach to revitalization in strategically targeted neighborhoods.

The Culbertson’s East Highland neighborhood is generally bounded by Northeast 16th Street on the north, Martin Luther King Boulevard on the east, NE 8th Street on the south, and NE Lottie Street on the west. Adjacent to the site is the 5-acre John F. Kennedy Park, which is currently undergoing redesign and will soon be renovated. Also adjacent to the site is FD Moon Elementary school, which will also soon be renovated with MAPS for Kids funds.

The market area is primarily older single-family residential homes bordered by a commercial corridor along NE 23rd. Housing in the neighborhood is diverse, consisting of multiple architectural styles constructed over many decades, but the predominant architectural styles are Bungalow and Tudor Revival. OCURA owns several hundred residential lots in the vicinity and is in the process of developing primarily single-family housing on those parcels.

The site is accessible by public transit, primarily via Embark Route 022, which runs daily Monday through Saturday between the hours of 4:30 a.m. and 7:00 p.m. Buses generally run on thirty (30) minute frequencies Monday through Friday and sixty (60) minute intervals on Saturdays. No Sunday or late evening service is available at the present time.

A. STRATEGIC DEVELOPMENT OBJECTIVES

The following strategic development objectives represent the primary manner in which OCURA will be reviewing proposals for redevelopment. Proposals are required to briefly describe how each of the strategic development objectives will be met, or describe the reasons why the proposed project cannot meet the objective.

1. Neighborhood Compatibility - It is the intention of OCURA to coordinate this RFP with ongoing planning efforts in the area, including the Strong Neighborhoods Initiative (SNI) in the Culbertson's East Highland neighborhood. It is crucial that, in addition to the redevelopment of the vacant property, the proposed redevelopment project be perceived as a positive addition to the neighborhood. The selected developer will be required to present plans before the Culbertson's East Highland Neighborhood Association.
2. High-Quality Architecture and Design - OCURA expects project proposals that demonstrate a high level of design quality, adhere to existing patterns of development, attract outward appearance and positively enhance surrounding property and street life. Detailed design guidelines are included below.
3. Mixed-Income Housing - Residential elements of any proposal will ideally include housing opportunities that are available to a range of household incomes.

B. DESIGN GUIDELINES

Proposals for new land uses must be sensitive to surrounding neighborhood patterns. When development proposals are thoughtfully considered, a balance will be achieved that honors the past while successfully meeting the demands of the present and the future. The following design guidelines pertain to all proposals:

1. Setbacks: Primary, occupied (non-accessory) buildings are to be located no farther back from a build-to line of 30' from existing sidewalks.
 - a. The area between the built-to-line and the sidewalk should be hardscaped or landscaped.
2. Development Pattern: Primary building entrances and signage are to face MLK or NE 16th Street.
 - a. As few curb cuts as possible are desired on NE 16th Street and on MLK. Shared driveways are encouraged.
 - b. Parking should be screened from sidewalks by landscaping. Landscaping should also be included to soften the appearance of parking lots.
3. Height: Minimum height for new construction is to be two (2) stories.
4. Building Design: Both new architectural styles and traditional styles are encouraged.
 - a. Building mass and height should be concentrated at key intersections.
 - b. Pedestrian entries should be oriented toward the street and recessed, covered, or otherwise clearly identifiable.
 - c. Stoops, decorative fencing, awnings, balconies at the upper floors, decorative trim, and other devices should be used to create architectural interest on all visible facades and engage the street and sidewalk.

- d. Broad areas of blank walls are to be avoided.
 - e. Accessibility provisions should be fully integrated into new construction.
- 5. Materials: Materials for new construction are to be compatible with the materials used on surrounding traditional buildings.
 - a. Exterior cladding materials may include brick, stone, glass, wood, siding, or fiber cement siding. Architectural metal wall and roof panels, and architectural cast-in-place concrete with a high quality finished surface may also be appropriate.
 - b. Synthetic stucco materials such as Exterior Insulation and Finish Systems (EIFS) are to be limited.
 - c. Vinyl, aluminum, or sheet metal siding should not be used.
- 6. Openings: Windows and doors are some of the most character defining features of buildings. The proportions, size, location, and number of window and door openings should be compatible with predominant patterns in the surrounding traditional buildings.
- 7. Garages:
 - a. Garages are not to front MLK Ave.
 - b. Garages, porte cocheres, carports and sheds should complement the primary building materials and colors.
- 8. Streetscapes:
 - a. The relationship of the proposed streetscape and architectural design should enhance street life and pedestrian activity.
 - b. Sidewalks are to be provided and extended along the entire property line. Sidewalks should be at least 60 inches wide and shall be free of any obstruction.
 - c. Street trees should follow species recommendations as referenced in "Trees and Plants for Oklahoma City". Trees should be installed between the backs of the curb and sidewalk. Trees should have a minimum caliper of two inches and be spaced at approximately 20 feet.
 - d. Sidewalks connecting from the front entrance(s) to the public sidewalk should run perpendicular to the street. Curvilinear or wavy sidewalks are discouraged.
- 9. Service Areas:
 - a. Dumpsters should be screened with wood or masonry fencing, or landscaping.
- 10. Fencing:
 - a. Fences should be open or ornamental metal pickets, slatted wood panels, wood pickets, or masonry. Electrified, barbed, hog, chicken wire, or chain link fencing are not acceptable.

II. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

This site's redevelopment vision is supported by the following OCURA and City policy and regulatory documents:

- John F. Kennedy Urban Renewal Plan (a copy can be furnished upon request)
- [planokc](#)
- [Oklahoma City Municipal Code](#)
- [Oklahoma City Online Zoning Locator](#)

Additional documents that may be helpful:

- [Northeast Renaissance Urban Renewal Plan](#)
- [Northeast Renaissance Redevelopment Project Plan](#)

A. ZONING

The property is currently zoned R-1, R-4 and I-2. OCURA recognizes that rezoning to a planned unit development may be necessary and would support that action if agreed to as part of a Redevelopment Agreement. The current zoning district is described below:

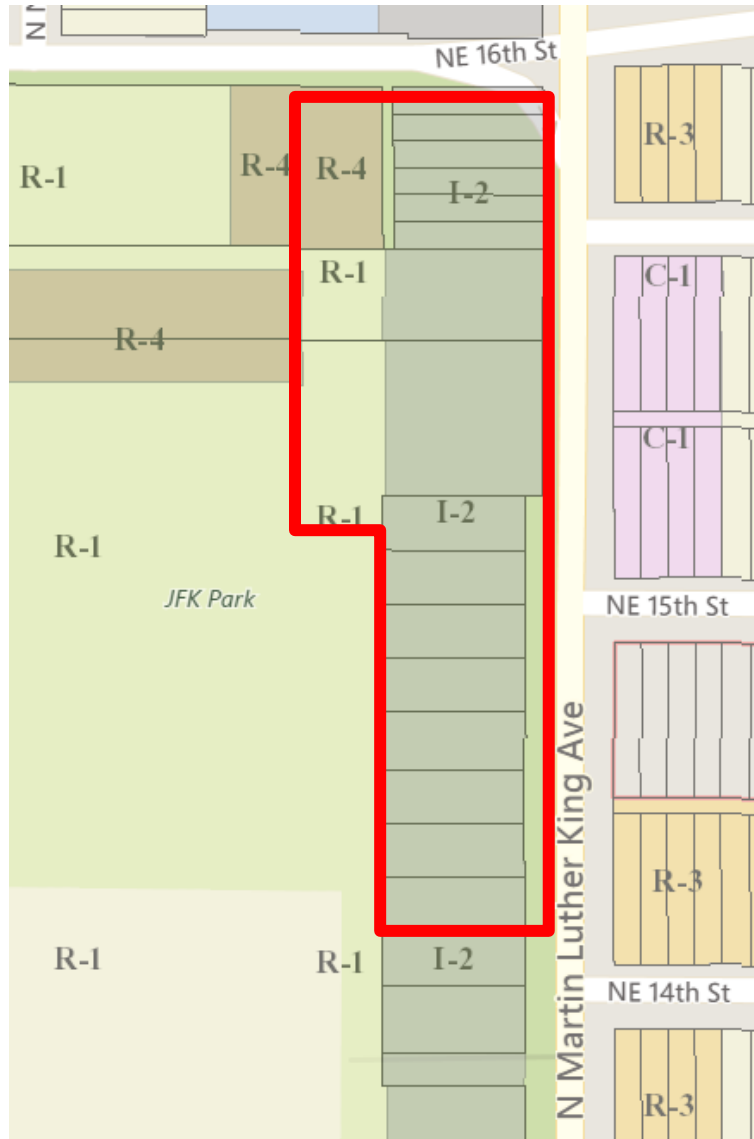
R-1 – Single-Family Residential. The R-1 District is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing adequate light, air and open space for dwellings and related facilities, and through consideration of the proper functional relationships of each element.

R-4 – General Residential. The R-4 District is a higher density residential district which encourages multiple-family and group residential developments, and represents a broad variety of housing types and densities. The regulations are designed to facilitate infill residential development and development close to non-residential uses. Provision is made for conditional approval of those uses that support and service the development in a manner that will not have a harmful effect on the character of existing neighborhoods, and will reduce dependence upon automobile transportation by encouraging population densities that will support mass transportation.

I-2 – Moderate Industrial. The I-2 District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good

accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage.

Exhibit 3: The City of Oklahoma City Zoning Requirements



Proposals submitted must be conceptually consistent with all current policy and regulatory documents with the exception that the site may need to be rezoned to accommodate a redevelopment proposal. In addition to the requirements of the City, it is the goal of OCURA to require high-quality development standards and design principles to lead as an example for future development.

B. TAX INCREMENT FINANCING (TIF)

In 2015, the City of Oklahoma City established the Northeast TIF District (Increment District #9) with the intention to spur economic Development along three commercial corridors: (1) NE 23rd Street; (2) Martin Luther King, Jr. Avenue; and (3) Kelley Avenue. A TIF District allows the City to support public, private and non-profit projects using incremental growth in property and/or sales taxes generated by increases in net assessed value. TIF funds may be used either to provide financial assistance to real estate development projects that meet the goals of the district, or on various types of physical improvements like public facilities and infrastructure.

The property is located in TIF District #9 ([Northeast Renaissance Redevelopment Project Plan](#)). The [TIF #9 Policy Guide](#) outlines how certain projects may qualify for TIF funding assistance if a need is demonstrated.

III. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a Conceptual Master Plan which will include the following elements:

1. Conceptual site layout of proposed land uses, internal pedestrian and auto circulation network, parking, storage/service areas, connectivity to adjacent parcels and street system, any internal recreation areas (whether private or open to public) such as plazas, courtyards, play/open space areas and any additional site features proposed. Include schematic plans and other images that convey the proposed plan.
2. Conceptual themes for architecture, landscaping (i.e. xeric/native plant material etc.) and urban design elements (benches, fencing etc.) Discuss how the development will relate to its context, both in terms of site design and adjacent architecture. Themes can be discussed in written and/or graphic illustrations. Discuss exterior architectural materials proposed. A material board is not necessary for the submittal.

B. MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a narrative of two pages or less outlining the market feasibility of the proposed conceptual plan. For example, comparable rental rates, for-sale data and so forth. It is not the intent of this requirement that the Redeveloper obtain a market study from a third party professional.

C. REDEVELOPER QUALIFICATIONS AND FINANCIAL ABILITY TO EXECUTE CONCEPTUAL MASTER PLAN

Qualifications of Development Team

1. List all development team members, including consultants, and their qualifications to undertake the project.
2. List all projects, completed and/or in progress, by the Redeveloper within the past 10 years. Highlight those most similar to the conceptual master plan proposed, if any, and describe your ability to implement the project. Describe any other experience that involved development utilizing tax increment financing, public partnerships or that have a similar community impact. Discuss which projects, if any, involved a public/private partnership with an entity such as an urban renewal authority, local government etc.

Financial Ability to Execute the Proposed Master Plan

1. In order to assist OCURA in reviewing the financial capability of the Redeveloper, information will be requested in two tiers. The initial tier must be submitted with the RFP response; the second tier will be requested if the respondent is selected by OCURA as the Conditional Redeveloper (defined in Section J of this RFP).
2. Describe your ability and experience in financing a project of the proposed scale.

Tier 1 Submittal Requirements

- a. Execution of the financial and credit check forms under Exhibit A of this RFP.
- b. A summary project pro forma. The pro forma should provide an indication of project financing requirements, gaps and financial feasibility. Return an electronic copy of the completed pro forma workbook with your proposal. (If needed, a pro forma template can be downloaded at ocura-ok.org/rfps.)
 - OCURA will consider proposals which include requests for public tax increment financing (TIF) assistance provided that the need and appropriateness is demonstrated by financial and market circumstances. The availability of TIF assistance is solely at the discretion of The City of Oklahoma City and not OCURA.
 - The Redeveloper's proposed purchase price for the redevelopment site must be included in the pro forma and take into consideration the real estate market in the area and the proposed uses. A determination of price will be made by an independent appraiser selected by the OCURA. The final determination of the sales price will be made by the OCURA.

Tier 2 Submittal Requirements if selected as a Conditional Redeveloper (defined on under Section J of this RFP, page 14)

- a. If selected as Conditional Redeveloper, OCURA will request detailed documentation of financing commitments. Debt and equity sources must be outlined with their use and timing in the project's development cycle.
- b. Redeveloper financials of the principal or parent company. In the absence of such financials, the tax returns of the principal respondents to this RFP will be requested.

D. TIMEFRAME TO COMPLETE

Include a one-page statement on the timeframe to complete the project if chosen as the Redeveloper. Include a detailed description of plans, if any, to phase the project.

E. GOOD FAITH DEPOSIT

The RFP response shall include a bank certified check or surety bond with a company listed in the latest issue of the U.S. TREASURY CIRCULAR NO. 570. Alternatively, a letter of credit acceptable to OCURA in the amount of \$25,000.00 may also be provided. The good faith deposit must be valid for a minimum of 90 days after the RFP submission due date. Unsuccessful RFP applicants will have their deposits returned at the end of 90 days or when a Conditional Redeveloper is chosen, whichever comes first. OCURA will retain the Good Faith Deposit of the Redeveloper chosen for the project and apply the amount towards the project as negotiated in the development agreement.

F. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Master Plan with required elements as outlined above
2. Market Feasibility Narrative
3. Redeveloper Team Qualification Narrative
4. Financial Information-Tier 1 as outlined above
5. Timeframe to Complete Narrative
6. Executed Forms 1-4 in Exhibit A of this RFP
7. \$25,000 Good Faith Deposit
8. Ten (10) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
9. One (1) electronic copy of the completed pro forma workbook with your proposal

RFP responses must be received at the time and date indicated on the cover sheet to be considered.

G. REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE

After receipt of proposals, the submissions will be reviewed for completeness by OCURA staff.

The next phase of the selection process will consist of review and evaluation of the redevelopment proposals based upon, but not limited to, the following criteria:

1. The responsiveness of the proposed conceptual master plan to the goals and objectives of Section II Redevelopment Policies and Regulatory Documents.
2. Review of the market feasibility narrative and its documentation that the project is feasible and likely to succeed.
3. Review of Redeveloper team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
4. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.
5. Financial capacity to carry out the project from the Tier 1 information submitted with the RFP response.
6. Review of other Tier 1 financial submittals and their ability to demonstrate sound financial and moral character.
7. Ability of Redeveloper to initiate the development process (land use entitlements, financing commitments etc.) within 180 days after execution of the redevelopment agreement and to complete the project in a timeline satisfactory to the Board of Commissioners.
8. Execution of Forms 1-4 in Exhibit A to the satisfaction of the OCURA.

Timeline for Review

RFP Release	Friday, October 27, 2017
Presubmission Meeting	Wednesday, November 29, 2017, 10 a.m. CST.
RFP Response Due Date	Thursday, January 25, 2018, 10 a.m. CST.
Staff and OCURA Review Period	Two-Three Weeks*
Designation of Conditional Redeveloper	March or April OCURA Board Meeting*
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper*

* Estimated timeframes and are subject to change.

Reviews and evaluations by OCURA staff and other consultants, public or private organizations or committees requested by the Board of Commissioners will be advisory only. The level of consideration and weight to be given to any review will be determined by the Board of Commissioners of OCURA, and the Board of Commissioners reserves

complete and final authority for actions and approvals in connection with the selection process.

H. OPTIONAL COMPETITIVE NEGOTIATIONS

The Board of Commissioners may, in its discretion, authorize and direct competitive negotiations with two or more prospective Redevelopers. Such negotiations may be with respect to one or more elements of the selection criteria. Such negotiations will be undertaken by the OCURA staff in accordance with direction from the Board of Commissioners.

In the event competitive negotiations are authorized, a cut-off date will be established after which no further negotiations will occur and no additional submissions by prospective Redevelopers will be considered.

A decision by the Board of Commissioners to conduct competitive negotiations will not confer any rights upon a prospective Redeveloper nor create any obligation of OCURA to approve and enter into a redevelopment agreement with a Redeveloper.

I. OCURA'S RIGHT

OCURA reserves the unconditional right, at its sole discretion, to reject any or all proposals submitted for any reason or no reason. OCURA may, at its discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. OCURA reserves the right to request and obtain any additional information necessary to complete evaluation of the proposals.

J. CONDITIONAL REDEVELOPER DESIGNATION

Upon review and evaluation of redevelopment proposals or following negotiations with prospective Redeveloper(s), the Board of Commissioners may grant a "Conditional Redeveloper" designation. This designation will be under such terms and conditions as the Board deems appropriate, to potentially one or more prospective Redevelopers. A Conditional Redeveloper(s) designation will confer no legal rights upon the prospective Redeveloper(s) other than the opportunity to negotiate terms of a redevelopment agreement with OCURA. A Conditional Redeveloper designation may be terminated at any time by OCURA.

K. PREPARATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS

The final phase of the selection process will consist of negotiations to outline the terms and conditions of a redevelopment agreement. Site conveyance will be provided by a Special Warranty Deed, subject to such restrictions as required by OCURA. Disposition must take place at or above "fair value" as required by Oklahoma Law. If a negotiation is conducted simultaneously with two or more Redevelopers, the negotiations are to be

competitive as to the disposition price and will is one of the criteria involved in making the selection.

END OF RFP NARRATIVE

EXHIBITS A-C FOLLOW

EXHIBIT A

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

**RFP PROPOSAL FORMS 1-4 TO BE EXECUTED FOR
RFP SUBITTIAL**

FORM 1: CERTIFICATION of READING and UNDERSTANDING

I, the undersigned prospective Redeveloper, or the authorized representative of the prospective Redeveloper, hereby certify that I have read and understand the Request for Proposals (RFP) requirements and further certify that I have read and understand the Invitation for Redevelopment Proposals Public Notice (Exhibit B) as issued by the Oklahoma City Urban Renewal Authority.

Printed Name of Prospective Redeveloper

Signature/Title

SUBMITTED this _____ day of _____, 20____.

FORM 2: REDEVELOPMENT PROPOSAL

The undersigned proposes to purchase from the Oklahoma City Urban Renewal Authority, an Oklahoma public body corporate ("OCURA"), all or a portion of OCURA's property in Oklahoma City, Oklahoma (the "Redevelopment Site"), as referenced by the Request for Proposals (RFP) issued by OCURA. The proposal contained herein will become binding only if this proposal results in the execution of an agreement to redevelop the Redevelopment Site which is satisfactory to OCURA.

The undersigned proposes to purchase the Redevelopment Site for a total sum of \$_____.

The undersigned understands and agrees that this proposal must comply with all requirements and provisions of the RFP.

All data, documentation and materials required by the RFP is supplied herewith and made a part of this proposal.

SUBMITTED this _____ day of _____, 20_____.

Printed Name(s) of Prospective Redeveloper(s)

Signature

Signature

Title

Company

Address 1

Address 2

Telephone/Fax

Email Address

FORM 3A: REDEVELOPER'S STATEMENT for PUBLIC DISCLOSURE

Note: If space on this form is inadequate for any requested information it should be furnished on an attached page which is referred to under the appropriate item on the form.

1. Name of Redeveloper/Title _____

Address of Redeveloper: _____

City, State, Zip Code: _____

Phone Number: _____

E-mail: _____

2. The property rights for which the Redeveloper proposes to enter into a contract for or understanding with respect to the purchase or lease of property rights from the Oklahoma City Urban Renewal Authority at in the City of Oklahoma City, State of Oklahoma is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the State of _____.

___ a corporation

___ a nonprofit or charitable institution or corporation

___ a partnership known as:

___ a limited liability company

___ a business association or a joint venture known as:

___ a Federal, State, or local government or instrumentality thereof

___ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization status.

5. Names, addresses, title or position, and nature and extent of the interest of the officers and principal members, partners, shareholders, and investors of any member of the developer, other than a government agency or instrumentality, are to be set forth below as follows:
- a. If the Redeveloper is a corporation, list below the officers, directors, or trustees, and each stockholder owning more than ten percent (10%) of any class of stock.
 - b. If the Redeveloper is a nonprofit or charitable institution or corporation, list below the members who constitute the Board of Trustees, or Board of Directors, or similar governing body.
 - c. If the Redeveloper is a partnership, list below each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
 - d. If the Redeveloper is a limited liability company, list below each member, whether a manager, and either the percent of interest or a description of the character and extent of interest.
 - e. If the Redeveloper is a business association or a joint venture, list below each participant and either the percent of interest or a description of the character and extent of interest.
 - f. If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

6. Name, address, nature and interest of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the persons or investors named in response to

item 5 which gives such person or entity more than a computed ten percent (10%) interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

Note: If the Redeveloper is a corporation, the following certification should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

FORM 3B: CERTIFICATION

I (We) _____

Certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Signature

Signature

Title

Title

Address 1

Address 1

Address 2

Address 2

Telephone/Fax

Telephone/Fax

Email

Email

Date

Date

FORM 4A: CONSENT TO OBTAIN CREDIT REPORT

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) to obtain and review my credit report. My credit report will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my credit worthiness and qualifications to contract with OCURA.

Note: A signed consent must be submitted for each key personnel of the Redeveloper. If the Redeveloper is a new entity, please submit a signed consent form for each key personnel of the Redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the credit report.

Legal Name

Social Security Number (this information will be redacted from public view)

Date of Birth (this information will be redacted from public view)

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) to obtain and review my criminal background information. My criminal background information will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my qualifications to contract with OCURA.

Note: A signed consent must be submitted for each key personnel of the Redeveloper. If the Redeveloper is a new entity, please submit a signed consent form for each key personnel of the Redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the criminal background report.

Legal Name

Social Security Number (this information will be redacted from public view)

Date of Birth (this information will be redacted from public view)

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: BUSINESS CREDIT INFORMATION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) will use the information below to obtain a business credit report from a qualified reporting agency chosen by OCURA. OCURA intends to use this information solely for the purpose of evaluating the credit worthiness and qualifications to contract with OCURA.

Note: If the Redeveloper is a new entity, please submit information for the Redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the business credit report.

Legal Name

Federal Tax I.D. # (this information will be redacted from public view)

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

Resolution Authorizing Invitation for Proposals (Release of RFP)

**Invitation for Development Proposals — Release of RFP — Public
Notice**

RESOLUTION NO. 5806

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF CERTAIN PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTHEAST 16TH STREET AND NORTH MARTIN LUTHER KING AVENUE, JOHN F. KENNEDY URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority, (“Authority”) is engaged in the implementation of the John F. Kennedy Urban Renewal Plan (OKLA. R-35) (“Urban Renewal Plan”); and

WHEREAS, the principal objective of the Urban Renewal Plan is the revitalization of the neighborhoods within the project area with quality housing for individuals and families of all income levels; and

WHEREAS, the City of Oklahoma City has recently designated a portion of the John F. Kenney Urban Renewal Project Area as a target for the City’s Strong Neighborhoods initiative; and

WHEREAS, recent housing studies have revealed a substantial need for affordable homes and apartments in and around the city core; and

WHEREAS, the infusion of well-planned retail and commercial development is needed to support recent and projected residential growth in the project area; and

WHEREAS, the most recent reuse appraisal of property in the John F. Kennedy Urban Renewal Project Area does not contemplate commercial or multi-family uses; and

WHEREAS, the Authority owns currently vacant property located at the southeast corner of Northeast 16th Street and North Martin Luther King Avenue, and on June 21, 2017 the City of Oklahoma City Parks Commission reaffirmed a prior declaration that approximately the east 75 feet of John F. Kennedy Park is surplus so that it may be transferred to the Authority for redevelopment (Authority-owned property and surplus park property, collectively, the “Property”); and

WHEREAS, the Property is ripe for commercial or multi-family development; and

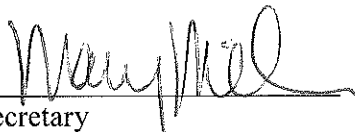
WHEREAS, it is timely and appropriate to authorize an invitation for proposals for the redevelopment of the Property in accordance with the Urban Renewal Plan and the revitalization objectives of the City of Oklahoma City.

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

1. The Executive Director and staff of the Authority are hereby authorized to issue an invitation for proposals for the redevelopment of the Property for commercial or multi-family purposes.
2. A public notice of invitation for proposals is hereby authorized to be published, and a period of 90 days from the date of publication is hereby established for submission of proposals.
3. 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.
4. 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, the Authority's design guidelines, 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, Mary Melon, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing resolution was duly adopted at a **regular and annual** 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, on the 19th day of **July, 2017**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of those Commissioners present.


Secretary



	AYE	NAY
J. LARRY NICHOLS	✓	
MARK BEFFORT	<i>absent</i>	
RUSSELL M. PERRY	✓	
MARY MELON	✓	
JAMES R. TOLBERT. III	✓	

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the submission of formal written proposals (“Proposals”) from qualified developers (“Redeveloper”) for the purchase and redevelopment of a tract of land located at the southwest corner of Martin Luther King Avenue and Northeast 16th Street (“Property”). The Property offered by OCURA is located in the John F. Kennedy Urban Renewal Area in Oklahoma City.

A presubmission meeting will take place on **Wednesday, November 29, 2017** at **10:00 a.m.** in OCURA’s offices located at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not required.

The selection process will be initiated by the submission of Proposals to OCURA in accordance with these instructions. Prior to the day and time for receipt of Proposals, OCURA will provide all prospective Redevelopers with available information, background material, and advice in order to encourage the preparation of Proposals which most fully reflect the objectives of OCURA.

All Proposals must be received at OCURA’s offices located at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, by **10:00 a.m.** on **Thursday, January 25, 2018**. Any Proposals received after this time will be returned unopened. All Proposals properly submitted and received by the deadline will be publicly opened and read aloud by OCURA at **10:00 a.m.** on **Thursday, January 25, 2018**, in the conference room at the offices of OCURA. All Proposals properly submitted will be available for public review.

OCURA’s evaluation of Proposals shall be based upon, but not limited to, the following criteria:

1. Responsiveness of the proposed conceptual master plan. Density, massing, form, and quality of redevelopment. Architectural and functional compatibility with surrounding environs and nature of materials.
2. Market feasibility
3. Qualifications and experience of the redevelopment team to complete the project.
4. Adequacy of the draft pro forma and appropriateness of any financial assistance requested
5. Financial capacity to carry out the project
6. Execution of forms within the RFP packet

One or more tentative Redeveloper designations may be made based on a determination of the Proposal or Proposals deemed most acceptable to OCURA. OCURA may enter into direct negotiations with the Redeveloper(s) tentatively designated, in order to achieve the best and most desirable project in accordance with the redevelopment objectives of the area and to obtain an agreement as to price and other terms and conditions satisfactory to OCURA.

The full Request for Proposals, which includes detailed instructions to prospective Redevelopers, may be obtained at <http://ocura-ok.org/rfps>, or hard copies may be obtained from OCURA for a non-refundable fee of thirty dollars (\$30.00). For further information, contact Cassi Poor, Senior Project Manager, at (405) 235-3771 or by e-mail at cassi.poor@theallianceokc.org.

This invitation for redevelopment proposals shall not create any legal obligation for OCURA to enter into a contract for redevelopment except on terms and conditions it deems in its discretion to be satisfactory and desirable. OCURA reserves the right to reject any and all Proposals.

Published in the Journal Record October 27, 2017.

EXHIBIT C

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

Open Records Act and Confidentiality Requirements

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All materials submitted to OCURA pursuant to this Request for Proposals are potentially subject to the mandates of the Oklahoma Open Records Act (Act), 51 Okla. Stat. §§ 24A.1. et seq. The purpose of the Act is to ensure and facilitate the public's right of access to and review of government records so they may efficiently and intelligently exercise their inherent political power. Almost all "records", as that term is defined in the Act, may be disclosed to the public upon request. Except where specific state or federal statutes create an exception or confidential privilege, persons or entities who submit information to public bodies have no right to keep this information from public access, nor is there any reasonable expectation that this information will be kept from public access. See 51 Okla. Stat. §§ 24A.2.

If you believe that any information you will or may submit to OCURA pursuant to this Request for Proposals is or should be kept confidential under a specific state or federal statute, and therefore, not subject to public disclosure, you must comply with the following:

- a. Place said documents/records in a separate envelope marked "Confidential". DO NOT label your entire response to the Request for Proposals as "Confidential" – label only those portions of the response that you feel are made confidential by state or federal law as "Confidential". If only a portion of a document is confidential, please identify specifically the portions of the document you are claiming are confidential. (Under the Oklahoma Open Records Act, a public entity may be obligated to produce documents for public inspection even if the documents contain only a portion of material which is confidential. However, the public entity can redact the confidential portions.)
- b. For each document for which you are claiming a confidential privilege, identify the federal and/or state law that creates said privilege, e.g., for trade secrets, see 21 O.S. § 1732 (Larceny of Trade Secrets) and the Uniform Trade Secrets Act, 78 O.S. §§ 85, et seq.

Please note that OCURA, consistent with § 24A.3(d) of the Act, understands that "personal financial information, credit reports or other financial data obtained by a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or the purpose of becoming qualified to contract with a public body" is not subject to disclosure under the Act. Financial information requested by this Request for Proposals for evaluating the creditworthiness of the Proposer or the purpose of allowing OCURA to determine if the Proposer is qualified to contract with OCURA should be submitted in a separate envelop and marked as confidential financial information.

Should an Open Records request be presented to OCURA requesting information the Proposer has identified as “Confidential”, the Proposer will be informed and the Proposer will be responsible for defending its position in the District Court, if needed.

If the Proposer fails to identify any records submitted as part of your proposal as “Confidential” by placing them in the “Confidential” envelope AND if the Proposer fails to identify the specific state or federal law creating such privilege, OCURA will assume that the Proposer agrees that said records are not confidential and are subject to public access.

End of Exhibits