

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY

**Request for Proposals for Property Located at
the Northwest Corner of NE 23rd and North Glen
Ellyn Street**

RFP Date of Release: **Tuesday, March 1, 2022**

RFP Proposal Responses Due: **Friday, June 3, 2022** by **3 p.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. A Good Faith Deposit of \$10,000 is required with submittal. The RFP narrative defines submittal specifics.

Contact Person for Questions Concerning this RFP:
Olen Cook, Project Manager, olen.cook@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 land owned by OCURA near the intersection of NE 23rd Street and N Glen Ellyn Street, depicted in Exhibit 1 below. The tract of land is approximately 0.9 acres. The site, located in Northeast Oklahoma City, is part of OCURA’s Northeast Renaissance Urban Renewal Plan. The property is mostly vacant though a concrete foundation and small shed exist on the site.



Exhibit 1: Site Location and Context Map

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

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

and

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.

OCURA is offering this site for commercial development. New redevelopment should contribute to the growth, density and vibrancy of the Northeast Oklahoma City project area, the NE 23rd Street commercial corridor and the adjacent neighborhoods.

The project should include one of the following objectives: be a nonprofit organization that serves a low to moderate-income community or meet the job creation requirements as outlined in Section III.B. of this RFP.

The proposed redevelopment should reflect urban design formats that differ from conventional commercial strip centers and pad site land use patterns along most of the corridor. OCURA will work with the selected Redeveloper on site planning through a design review process.



Exhibit 2: Site Location and Context Maps

This site represents a tremendous market opportunity given its close proximity to a local and regional highway network; the [Innovation District](#); the [Oklahoma Health Center](#)—a 325 acre bioscience campus to the southwest; the [OSU Discovery](#)— a collaborative research, innovation, extension, and STEM hub for Oklahoma State University’s College of Engineering, Architecture, and Technology; the city’s central business district; and the [Oklahoma State Capitol](#) campus.

The proposed redevelopment should reflect urban design formats that differ from commercial strip center and pad site land-use patterns along most of the corridor. OCURA will work with the selected Redeveloper on site planning through a design review process.

The site is generally accessible by public transit within two blocks; primarily via [Embark Route 002](#), which runs daily Monday through Sunday between the hours of 6:00 a.m. and 7:30 p.m. and [Embark Route 003](#) which runs from approximately 6:15 a.m. to 7:40 p.m. Buses generally run on thirty (30) minute frequencies Monday through Friday and sixty (60) minute intervals on Saturdays and Sundays.

Approximately three blocks to the east, located at NE 23rd and Rhode Island Avenue is an exciting new retail center known as EastPoint by local developers, Pivot Project. Pivot Project has rehabilitated a former row of buildings along NE 23rd Street. The project contains approximately 41,000 square feet of office and retail space. The buildings are home to [Centennial Health](#), an optometrist, office space, restaurants, a coffee shop and more. This is the first major development that has happened in the area in years. The development is a catalyst project and is being followed by additional investment in the area.



Exhibit 3: Centennial Health at 1720 NE 23rd Street

II. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

It is the intention of OCURA to coordinate this RFP with the City's ongoing planning efforts in the area including the City's Comprehensive Plan, [planokc](#). This redevelopment vision for this site is supported by the following Urban Renewal Authority and The City of Oklahoma City policy and regulatory documents:

- John F. Kennedy Urban Renewal Plan (a copy can be furnished upon request to the contact listed on the front)
- [Northeast Oklahoma City Urban Renewal Plan](#)
- [planokc](#)

- [Oklahoma City Municipal Code](#)
- [Oklahoma City Online Zoning Locater](#)
- [Northeast 23rd Street Corridor Plan](#)

Proposals submitted must be conceptually consistent with all of the above policy and regulatory documents.

A. Zoning Requirements



Exhibit 4: The City of Oklahoma City Zoning Requirements

The subject properties are located in a mix of C-4 and I-2 zoning. The City of Oklahoma City’s (the City) zoning ordinance defines these defines these zoning types as follows:

I-2 Moderate Industrial District – 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 operating and storage.

C-4 General Commercial District – The C-4 District is intended for the conduct of wholesale, retail and office business activities that serve the needs of citizens from anywhere in the metropolitan area, rather than being oriented only to surrounding residential areas. Because the permitted uses may serve and

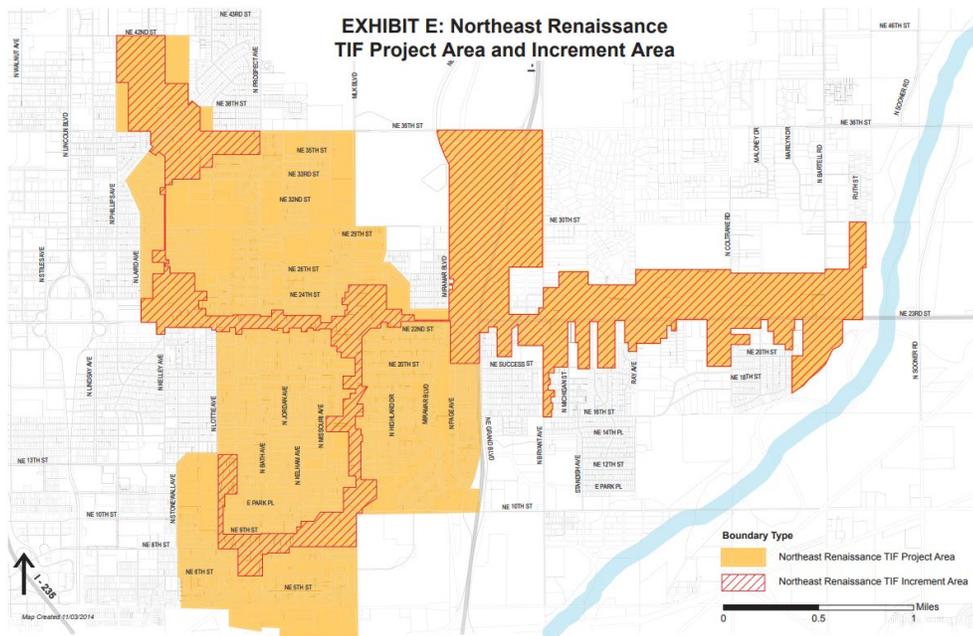
employ a large number of people from a large part of the metropolitan area, the activities conducted and the traffic generated, make this district very much incompatible with residential development. The Comprehensive Plan policy does not support further expansion of the C-4 District.

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. If a financial need is demonstrated, 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 potentially qualify for TIF funding assistance if a need is demonstrated. The availability of TIF assistance is solely at the discretion of The City of Oklahoma City and not OCURA.



III. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL MASTER PLAN

The Redeveloper shall identify the parcels of interest and submit a Conceptual Master Plan which will include the following elements:

1. Conceptual site layout of proposed land uses, onsite 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. DESIGN OBJECTIVES

1. Design of the site must include high quality design, materials and construction. The architectural character must be attractive and meet the character of the surrounding sites, both functionally and aesthetically, and be consistent with land use, zoning and regulatory requirements.
2. In addition to high-quality development, the project should achieve sustainability and energy efficiency goals that exceed the minimum requirement of the Building Code. The project should use environmentally-friendly and sustainable principles in project design and construction.
3. An activated ground floor that engages the sidewalk and promotes a positive pedestrian experience must be provided. This could be through retail, restaurants or other commercial space. Priority should be given to the hard corners. Pedestrian and bicycle amenities are important and should be incorporated into the project.
4. The buildings should be pushed to the sidewalk and street edge in order to help activate the street and provide a presence to the street.
5. As much as possible, parking for the development should be placed behind the buildings and not visible from the street when possible. The focus of the development should be on the design of the building and surface parking.

C. PROPOSAL OBJECTIVES

The proposal should include services that benefit as well as complement existing community services in area of the property. Examples of services are but not limited to: food security services, community educational programs, and community health services.

The property was purchased with federal Community Development Block Grant (CDBG) funds. Redevelopment proposals for the properties must meet an eligible CDBG activity. Specifically, projects that will provide one of the following:

- 1) Job Creation: The proposal includes an economic development project that will newly create permanent jobs and at least 51% of jobs created will benefit low and moderate-income (L/M) persons.
 - a. Jobs created based on full time equivalent (FTE) basis will need to be counted and reported each year for 5 years.
 - b. For this particular property, the jobs to be created and the persons holding the jobs may be presumed to be low-moderate based on the following:
 - i. The census tract in which the property is located has a poverty rate of at least 20 percent as determined by the 2011-2016 ACS Five Year Census information; and
 - ii. The standard of pervasive poverty and general distress must meet at least one of the following:
 1. All block groups in the census tract have 20 percent or greater poverty rates;
 2. The activity is undertaken in a block group with a 20 percent or greater poverty rate; or
 3. HUD determines that the tract shows other signs of distress (e.g., crime, homelessness, deteriorated housing, etc.
- 2) Nonprofit organizations that have: (a) mission to support low to moderate-income persons and (b) defined service area that serves low to moderate income persons.
 - a. Proposer should provide a copy of its mission statement to indicate the goods and or services intended to be provided to L/M persons.
 - b. Proposer must define its service area. To qualify that area must be primarily residential, and at least 51% of those residents in the area must be L/M persons.

If one of these criteria is not met, OCURA will require that the Purchase Price for the property be its fair market value. The purchase price terms proposed by the prospective Redeveloper should take into consideration the real estate market in the area, the proposed uses permitted, and the intended use proposed by the Redeveloper. The purchase price for the redevelopment site must be included in the pro forma. A determination of price will be made by an independent appraiser

selected by OCURA who will be instructed to take into account the same factors in order to arrive at a “fair value” for the property, the final determination of the sales price will be made by OCURA.

Phase I & Phase II Environmental Site Assessments have been performed on both sites and copies can be furnished upon request. OCURA is pursuing a Certificate of No Further Action after remediation efforts from the Oklahoma Department of Environmental Quality (ODEQ) that would address the use of the site; restricting approximately the south half of the property to commercial/industrial uses.

D. MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a narrative outlining the market feasibility of the proposed conceptual plan. For example, showing 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.

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

Qualifications of Redevelopment Team

1. List all redevelopment team members, including consultants, and their qualifications to undertake the project.
2. List all applicable 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. Discuss which projects, if any, involved a public/private partnership with an entity such as an urban renewal agency, local government, etc.

Financial Ability to Execute the Proposed Master Plan

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 M of this RFP).

Tier 1 Submittal Requirements

1. Describe your ability and experience in financing a project of the proposed scale.
2. Execute the financial and credit check forms under Exhibit A of this RFP.

3. A summary project pro forma. Return an electronic copy of the completed pro forma workbook with your proposal. The pro forma should provide an indication of project financing requirements, gaps and financial feasibility.
 - a. 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 OCURA. The final determination of the sales price will be made by OCURA.
 - b. 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.

Tier 2 Submittal Requirements if selected as a Conditional Redeveloper (defined on under Section M of this RFP)

1. 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 redevelopment cycle.
2. Redeveloper's 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.

F. 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.

G. 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 in the amount of \$10,000.00. Alternatively, a letter of credit acceptable to OCURA in the amount of \$10,000.00 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 redevelopment agreement.

H. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Master Plan with required elements as outlined above
2. Design and Proposal Objectives as outlined above

3. Market Feasibility Narrative
4. Redeveloper Team Qualification Narrative
5. Financial Information-Tier 1 as outlined above
6. Timeframe to Complete Narrative
7. Executed Forms 1-4 in Exhibit A of this RFP submitted in a separate envelope
8. \$10,000 Good Faith Deposit
9. Five (5) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
10. 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.

I. REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE

After receipt of proposals, the submissions will be reviewed for completeness by Authority 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. Responsiveness of the proposed conceptual master plan to meet 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. Successful incorporation job creation or nonprofit organizations per the CDBG requirements.
4. Review of Redeveloper team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
5. Ability to achieve the design objectives identified in Section III.B and appropriate building density, massing, form, design vernacular, external appearance of the structure, parking solution, etc.
6. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.
7. Evidence of financial capacity to carry out this project based on the Tier 1 information submitted with the RFP response.
8. Review of other Tier 1 financial submittals and their ability to demonstrate sound financial and moral character.
9. Ability of Redeveloper to initiate the redevelopment 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.

10. Execution of Forms 1-4 in Exhibit A to the satisfaction of OCURA.

11. Ability to meet the anticipated timeline:

Staff and Authority Review Period	Two to Three Weeks after due date*
Designation of Conditional Redeveloper	1-2 months after due date*
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper*

*estimated timeframes and are subject to change.

Reviews and evaluations by staff of OCURA 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.

J. OPTIONAL COMPETITIVE NEGOTIATIONS

OCURA staff may, in its discretion, amend or extend the submission dates as described in Exhibit D if OCURA receives interest from more than one interested party as to a particular parcel. OCURA will try to provide notice through direct email courtesy announcements of such extensions and, in any event, will post extension notifications on OCURA's website.

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 staff of OCURA 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 a 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.

K. OCURA’S RIGHT

This invitation for proposals shall not create any legal obligations 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 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.

OCURA also reserves the right to modify or extend the submission schedule as described in Exhibit D. OCURA will provide notice of any modification or extension of the submission schedule through direct email courtesy announcements and through OCURA’s website.

L. 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.

M. PREPERATION 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 SUBMITTAL**

**PLEASE SUBMIT THE FOLLOWING FORMS IN A
SEPARATE ENVELOPE. DO NOT INCLUDE COPIES
OF THE FORMS IN YOUR PRINTED PROPOSAL**

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 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 and described as follows:

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

and

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.

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)

Driver’s License # and State (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)

Driver’s License # and State (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 Redevelopment Proposals - Public Notice

RESOLUTION NO. 5842

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, Russell Perry **(Assistant)**, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. 5842 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.

Russell M. Perry

 SECRETARY (Assistant)



	AYE	NAY
J. LARRY NICHOLS	✓	
MARK BEFFORT	Absent	
RUSSELL M. PERRY	✓	
MARY MELON	Absent	
JAMES R. TOLBERT. III	✓	

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

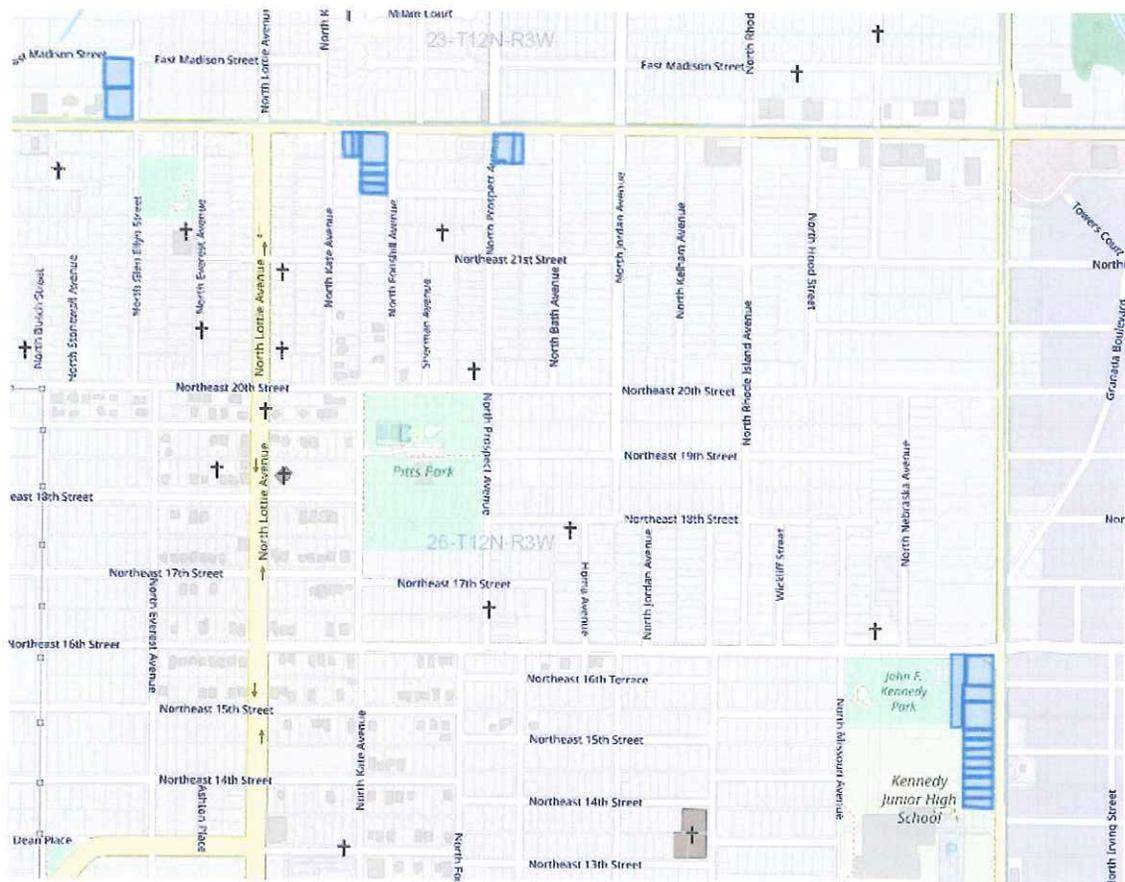
The East 37 feet of Lot Twelve (12) and all of Lots Thirteen (13) and Fourteen (14), Block One (1), VAUGHNDALE SECOND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

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



CORRECTION – 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 an approximately 0.9 acres located along NE 23rd Street and Glen Ellyn Street (“Property”). The Property offered by OCURA is located in the Northeast Renaissance Urban Renewal Plan Project Area in Oklahoma City.

The legal description, subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys, is:

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

and

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.

The selection process will be initiated by the submission of formal written proposals to OCURA in accordance with these instructions. Prior to the day and time for receipt of such formal written 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 formal written proposals for the purchase and redevelopment of the site being offered for sale will be received at the offices of the Oklahoma City Urban Renewal Authority, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, until **3:00 p.m. on June 3, 2022** (Previously published submission deadline was at 10:00 a.m. on May 30, 2022). Any proposals received after this time will be returned unopened to the prospective redeveloper. Proposals will be publicly opened and read aloud by OCURA at **3:00 p.m. on June 3, 2022** in the conference room at the offices of OCURA.

The evaluation of redevelopment proposals will in part be based upon the principal criteria of:

- a. Responsiveness of the proposal to meet the goals and objectives of OCURA and its Northeast Renaissance Urban Renewal Plan, PlanOKC, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
- b. Market feasibility and likelihood of the proposal to succeed.
- c. Redeveloper team qualifications relevant to the proposal and demonstrated experience in completing similar projects.
- d. Adequacy of the pro forma for the proposal and appropriateness of any requested financial assistance.
- e. Sufficient evidence of financial capacity to carry out the proposal.
- f. Capability of the redeveloper team to initiate and complete the redevelopment process within a timeline satisfactory to the Board of Commissioners.

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.

For further information, contact Cassi Poor, Director of Real Estate Development, at cassi.poor@theallianceokc.org. The RFP may be obtained at <http://ocura-ok.org/rfps>.

This invitation for redevelopment proposals will 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 and the right is reserved to reject any and all proposals.

Published in The Oklahoman on March 3, 2022

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

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Published in The Oklahoman on March 1, 2022

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