

# **OKLAHOMA CITY**

## **URBAN RENEWAL AUTHORITY**

### **Request for Proposals for Property located at the Southeast Corner of NE 3<sup>rd</sup> Street and N Walnut Avenue**

**RFP Date of Release: Monday, July 15, 2019**

**Pre-submission Meeting Date/Location:** Monday, August 12, 2019 at 10 a.m. at the  
offices of:

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

**RFP Proposal Responses Due:** ~~Monday, November 11, 2019 at 3 p.m.~~

Tuesday, November 12, 2019 at 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 \$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](mailto:cassi.poor@theallianceokc.org)

## Contents

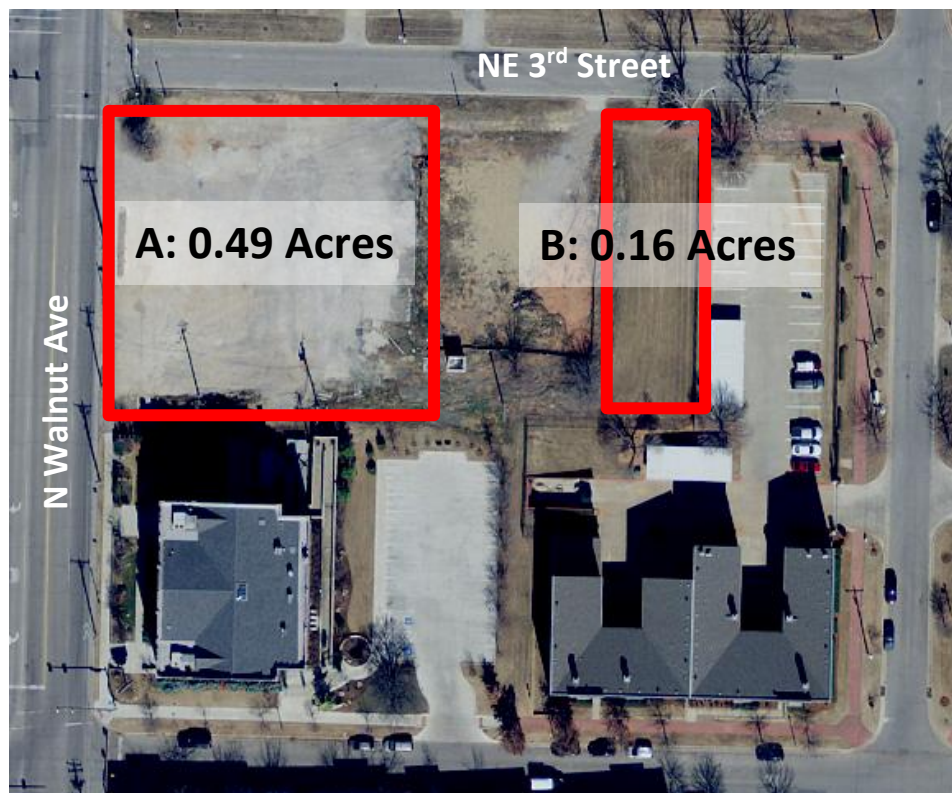
I.	REDEVELOPMENT VISION .....	3
II.	LEGAL DESCRIPTION .....	8
III.	REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS.....	8
	Zoning Requirements .....	9
IV.	SUBMITTAL REQUIREMENTS .....	10
A.	CONCEPTUAL DEVELOPMENT PLAN .....	10
B.	DESIGN OBJECTIVES.....	11
C.	MARKET FEASIBILITY OF CONCEPTUAL DEVELOPMENT PLAN .....	11
D.	REDEVELOPER QUALIFICATIONS AND FINANCIAL ABILITY TO EXECUTE A DEVELOPMENT PLAN.....	11
E.	TIMEFRAME TO COMPLETE .....	13
F.	GOOD FAITH DEPOSIT.....	13
G.	SUMMARY OF SUBMISSION REQUIREMENTS .....	13
H.	REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE .....	13
I.	OPTIONAL COMPETITIVE NEGOTIATIONS .....	15
J.	OCURA’S RIGHT .....	15
K.	CONDITIONAL REDEVELOPER DESIGNATION .....	15
L.	PREPARATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS.....	15
	EXHIBIT A .....	17
	FORM 1: CERTIFICATION of READING and UNDERSTANDING.....	18
	FORM 2: REDEVELOPMENT PROPOSAL.....	19
	FORM 3A: REDEVELOPER’S STATEMENT for PUBLIC DISCLOSURE.....	20
	FORM 3B: CERTIFICATION .....	23
	FORM 4A: CONSENT TO OBTAIN CREDIT REPORT .....	24
	FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION.....	25
	FORM 4C: BUSINESS CREDIT INFORMATION.....	26
	EXHIBIT B .....	27
	Resolution Authorizing Invitation for Proposals (Release of RFP).....	27
	Invitation for Redevelopment Proposals - Public Notice .....	27
	EXHIBIT C .....	31
	OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS .....	32

## I. REDEVELOPMENT VISION

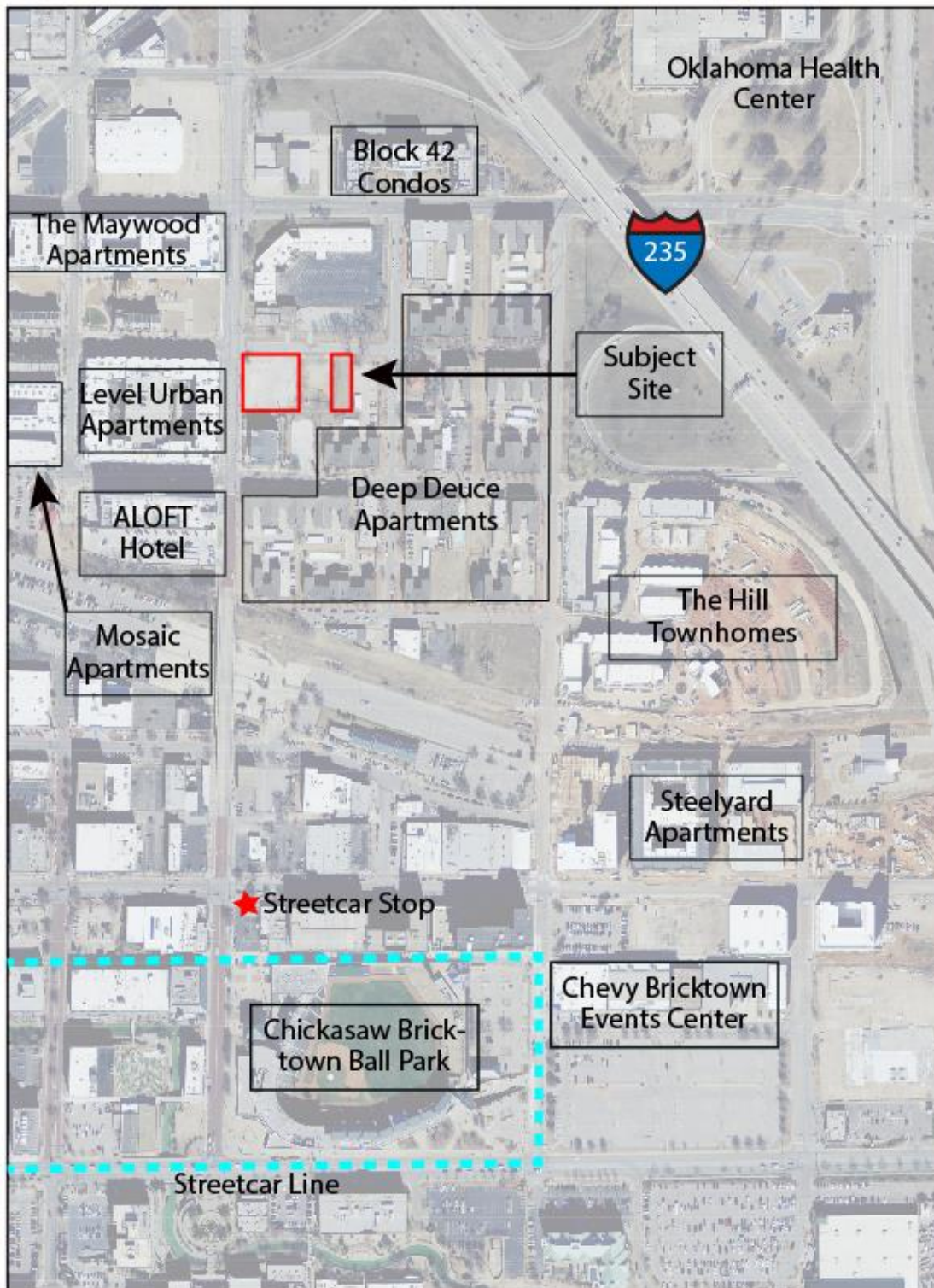
The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of all or a portion of land owned by OCURA near the intersection of NE 3<sup>rd</sup> Street and N Walnut Avenue, depicted in Exhibit 1 below. Site ‘A’ consists of approximately 0.49 acres and site ‘B’ consists of approximately 0.16 acres. The sites are located in the Deep Deuce District of Oklahoma City and are part of OCURA’s Harrison-Walnut Urban Renewal Plan Area.

These sites are some of the last parcels owned by OCURA in the downtown area. OCURA is offering these sites for a high-intensity, mixed-use development. An activated ground floor to encourage pedestrian traffic is encouraged.

The subject sites are located in a high-density residential area. The highest rental rates in Oklahoma County are found in the urban core. There are over 5,000 multifamily units completed, under construction and planned in downtown OKC. The resident population is 9,326 and the workforce population is 77,522. The desire and demand to live downtown is high, thus vacancy rates are very low (5%, except for developments still in lease up). The rent growth caused by this demand has caused a dramatic reduction of affordability in the downtown market.



**Exhibit 1: Site Location Map**



**Exhibit 2: Site Context Map**



The site represents a tremendous opportunity located on the east side of the Central Business District in the Deep Deuce District.

In the immediate area are several existing residential developments. Near the site are many residential rental projects such as the Level Urban Apartments, a 228-unit apartment rental complex; Maywood Apartments, a 299-unit apartment complex; Deep Deuce Apartments, a 294-unit apartment complex; Mosaic Apartments, a 97-unit apartment complex; and The Steelyard, a 250-unit apartment complex nearing completion. Also near the site are several examples of for-sale housing. Block 42, a 42 unit condo development, the Brownstones at Maywood Park, a 20 unit condo development and The Hill at Bricktown are all nearby.

The site is approximately one mile from and within the enrollment boundary for the acclaimed [John Rex Charter Elementary School](#) and Middle School. The unique charter school places students in the heart of the city for daily exposure to the culturally rich amenities that are only available in downtown Oklahoma City.

A great deal of new development and investment is taking place in and around the central business district. The [OKC Streetcar](#) runs within four blocks of the site providing easy access to downtown districts and their attractions. The new Oklahoma City Boulevard is nearing completion. A new [Downtown Convention Center](#) is anticipated to be complete in the summer of 2020. The new convention center will feature 200,000 sf of exhibit space, 45,000 sf of meeting space and a 30,000 sf ballroom. A new Omni Hotel is under construction, which will serve as the headquarters hotel for the convention center. The hotel will feature 605 guest rooms, seven dining outlets, an expansive pool deck with event space, retail, 78,000 square feet of indoor and outdoor meeting space and a Mokara Spa. Completion of the Omni hotel is anticipated by late 2020.



**Exhibit 3:** Omni Hotel and OKC Streetcar

Construction is well underway on the 70-acre [Scissortail Park](#), directly west of the Omni hotel. Completion of the north 40 acres of the park will occur September 2019 and will include a café, lake, amphitheater and more.



**Exhibit 3:** Omni Hotel and OKC Streetcar



**Exhibit 4:** MAPS 3 Downtown Convention Center

Additional downtown destinations include the [Myriad Botanical Gardens](#), the [Chickasaw Bricktown Ballpark](#) (home of the [Oklahoma City Dodgers](#) baseball team) and [Harkins Theater](#). The [Chesapeake Energy Arena](#) is home of the [Oklahoma City Thunder](#) NBA team and hosts concerts, family and social events, conventions, ice shows, and more. The [Midtown](#) area provides many additional attractions, restaurants, services and amenities within close proximity.

The subject site is also approximately one mile away from the Oklahoma Health Center and the Innovation District of Oklahoma City. The Oklahoma Health Center is home to the University of Oklahoma's schools of Dentistry, Medicine, Nursing, Pharmacy, and Public Health, the Stephenson Cancer Center, the Harold Hamm Diabetes Center, The Children's Hospital, the Veterans Affairs Medical Center and other medical institutions. The Innovation District is aspiring to create a more collaborative and entrepreneurial environment around all of the various bioscience and technology companies located in the Oklahoma Health Center and University Research Park area.



**Exhibit 5: OKC Streetcar Route**

## II. LEGAL DESCRIPTION

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

All of Lots Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Block Nine (9), of Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

## III. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

This site's redevelopment vision is supported by the following Urban Renewal Authority and City of Oklahoma policy and regulatory documents:

- Harrison-Walnut Urban Renewal Plan (a copy can be furnished upon request to the contact listed on the front)
- [PlanOKC](#)
- [Downtown Development Framework](#)
- [Oklahoma City Municipal Code](#)
- [Oklahoma City Online Zoning Locater](#)
- [Downtown/MAPS TIF District Policy Guide](#)
- [PUD-728](#)

In 2015, the *Downtown Development Framework* (DDF) was adopted by City Council to establish a series of Urban Design Guidelines for Downtown Oklahoma City. The DDF reflects comprehensive efforts to define a vision for downtown Oklahoma City so that public and private investment can be coordinated to create a physical environment that defines the world-class downtown envisioned by the City. The DDF includes a series of policies that guide land use, urban design, transportation and infrastructure, which together make up the urban fabric of downtown and its various sub-districts.

The DDF identifies this site as a High Intensity Mixed-Use site. This typology is defined in the DDF as the following: High Intensity Mixed-Use areas consist of secondary employment zones, high density urban neighborhoods, office and hotel towers, mid-rise buildings, and a mix of uses that generates activity throughout the entire day. Density is created through consistent urban massing and scale as opposed to height, which can range from 3 to more than 10 stories, and sometimes taller. Most buildings are vertically mixed with office, housing, or hotel uses on the upper floors and commercial space on the ground floor. Housing typologies include townhomes, flats and apartments typically 12 to 50 du/acre or more with integrated commercial storefronts.



Consult the Downtown Development Framework guide as it establishes additional criteria for how developments should interact with the street and pedestrian zones adjacent to development.

### Zoning Requirements



**Exhibit 3:** The City of Oklahoma City Zoning Requirements

The site is located in [PUD-728- The Arbors at Bricktown](#), approved on February 8, 2000 by the City Council of Oklahoma City and amended in November of 2014. In The City of Oklahoma City's (the City) ordinance, PUD-728 is described as follows:

PUD-728- The Use Regulations and Development Regulations of the "C-4" General Business District shall apply for the development of all tracts within *The Arbors at Bricktown PUD* except as otherwise specified within the PUD. Several use restrictions exist in this Planned Unit Development. In addition to the uses allowed in the C-4 General Business District, the following uses are allowed by right within the PUD; Single-family residential, two-family residential, three and four-family

residential, multi-family residential, congregate care housing and convalescent homes.

The concept for the Planned Unit Development of *The Arbors at Bricktown* is to provide for the redevelopment of a historic neighborhood north of Bricktown. The construction of new multi-family residential buildings, the renovation of existing buildings and the construction of new ones will maintain the original design of the area with long narrow lots and mid-block alleys. The mix of multi-family residential, office, retail and commercial uses will be located in zero-lot line brick façade buildings designed to emphasize the streetscape scale of an intimate urban neighborhood.

Please consult the PUD document to see what uses would be permitted and excluded on site. In addition to the zoning 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 infill development. Proposals submitted must be conceptually consistent with all of the above policy and regulatory documents, with the exception that the site may need to be rezoned to accommodate a redevelopment proposal.

Lastly, the site is located within Tax Increment District (TIF) 2 and project area. For more information on TIF, visit <https://www.okc.gov/departments/economic-development/tax-increment-tif>.

## **IV. SUBMITTAL REQUIREMENTS**

### **A. CONCEPTUAL DEVELOPMENT PLAN**

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

1. Conceptual site layout of proposed land uses, onsite pedestrian and auto circulation network, onsite structured parking (if applicable), 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 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. Development 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 requirements 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 street and 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. Ground-floor residential units that engage the street and sidewalk would also be considered. Pedestrian and bicycle amenities are important and should be incorporated into the project.
4. Parking for the development, if any, should be placed on the site in a way so as not to detract from the development.

## **C. MARKET FEASIBILITY OF CONCEPTUAL DEVELOPMENT 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.

## **D. REDEVELOPER QUALIFICATIONS AND FINANCIAL ABILITY TO EXECUTE A DEVELOPMENT PLAN**

### **Qualifications of Redevelopment Team**

1. List all redevelopment 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 development 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 agency, local government etc.

### **Financial Ability to Execute the Proposed Development 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 K of this RFP).

#### **Tier 1 Submittal Requirements**

1. Describe your ability and experience in financing a project of the proposed scale
2. Execution of 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. The final determination of the sales price will be made by OCURA.
  - b. If the proposal includes housing, the pro forma should show the percentage of residential units, if any, that are affordable and anticipated rental rates.
  - c. 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.
  - d. Additional public incentives may be available to help finance the construction of affordable housing through application with the City of Oklahoma City or the Oklahoma Housing Finance Agency (OHFA). The necessity for such incentives will need to be demonstrated and are not a guarantee. Oklahoma City recently passed a General Obligation-Limited Tax Bond Affordable Housing Program. The fund consists of \$10 million. The goal is to allocate approximately \$1 million per year in assistance to projects that contain affordable housing and the fund will be capped at \$2 million per year in assistance.

#### **Tier 2 Submittal Requirements if selected as a Conditional Redeveloper (defined under Section K of this RFP)**

- 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 redevelopment cycle.



- b. 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.

#### **E. TIMEFRAME TO COMPLETE**

Include the proposed timeframe to complete the project if chosen as the Redeveloper. Include a detailed description of plans, if any, to phase the project.

#### **F. 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 redevelopment agreement.

#### **G. SUMMARY OF SUBMISSION REQUIREMENTS**

1. Conceptual Development 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 submitted in a separate envelope.
7. \$25,000 Good Faith Deposit
8. Five (5) 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 (Excel Document)

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

#### **H. 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. Responsiveness of the proposed conceptual development 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. Review of Redeveloper team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
4. 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.
5. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.
6. Evidence of financial capacity to carry out this project based on the Tier 1 information submitted with the RFP response.
7. Review of other Tier 1 financial submittals and their ability to demonstrate sound financial and moral character.
8. 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.
9. Execution of Forms 1-4 in Exhibit A to the satisfaction of OCURA.
10. Ability to meet the anticipated timeline:

RFP Release	Monday, July 15, 2019
Pre-submission Meeting	Monday, August 12, 2019 at 10 am
<del>RFP Response Due Date</del>	<del>Monday, November 11, 2019 at 3 pm</del>
RFP Response Due Date	Tuesday, November 12, 2019 at 3 pm
Staff and Authority Review Period	Two-Three Weeks*
Designation of Conditional Redeveloper	December 2019 Board Meeting*
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper

\*Estimated timeframes 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.

## **I. 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 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.

## **J. 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.

## **K. 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.

## **L. 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 be 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 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:  
  
All of Lots Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Block Nine (9), of Military 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:
- 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address 1

\_\_\_\_\_  
Address 2

\_\_\_\_\_  
Telephone/Fax

\_\_\_\_\_  
Email

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address 1

\_\_\_\_\_  
Address 2

\_\_\_\_\_  
Telephone/Fax

\_\_\_\_\_  
Email

\_\_\_\_\_  
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.

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Legal Name

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

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Driver’s License # and State (this information will be redacted from public view)

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Address

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City, State, Zip Code

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Signature

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Title

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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.

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Legal Name

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

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Date of Incorporation

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Address

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City, State, Zip Code

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Signature

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Title

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Date



## **EXHIBIT B**

# **OKLAHOMA CITY URBAN RENEWAL AUTHORITY**

**Resolution Authorizing Invitation for Proposals (Release of RFP)**

**Invitation for Redevelopment Proposals - Public Notice**

Insert RESOLUTION NO. 5851

## INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified redevelopers (the “*Redeveloper*”) for the purchase and redevelopment of tracts of land near the southeast corner of Northeast 3<sup>rd</sup> Street and North Walnut Avenue for high-intensity, mixed-use development. The sites are located in the Deep Deuce District of Oklahoma City and are part of the OCURA’s Harrison-Walnut Urban Renewal Plan.

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

All of Lots Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Block Nine (9), of Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

A pre-submission meeting will take place on **Wednesday, October 31, 2018, at 10:00 a.m.**, in the offices of OCURA, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not mandatory.

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 sites being offered for sale must be received at the offices of OCURA, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, by **4:00 p.m. on Tuesday, January 29, 2019**. Any proposals received after this time will be returned unopened to the prospective developer. Proposals will be publicly opened and read aloud by OCURA at **4:00 p.m. on Tuesday January 29, 2019**, in the conference room at the offices of OCURA. All proposals properly submitted will be available for public review.

The evaluation of redevelopment proposals shall be based on the principal criteria outlined in the invitation, including but not limited to:

- a. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, the Downtown Development Framework, and any other applicable requirement and guidelines contained in the Oklahoma City Zoning Code or Municipal Code. Proposals involving rezoning of the Property may be permitted.
- 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. Ability to achieve design objectives identified in the RFP.

- e. Adequacy of the pro forma for the proposal and appropriateness of any requested financial assistance.
- f. Sufficient evidence of financial capacity to carry out the proposal.
- g. 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 at (405) 235-3771 or e-mail [cassi.poor@theallianceokc.org](mailto:cassi.poor@theallianceokc.org). The RFP 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).

This invitation for development proposals shall not create any legal obligation for OCURA to enter into a contract for development 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 Journal Record on Monday, October 1, 2018.*

## **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**