

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

Request for Proposals for Property located at the Southeast Corner of North E.K. Gaylord Blvd and Northwest 4th St

RFP Date of Release: Tuesday, September 3, 2019

Pre-submission Meeting Date/Location: Monday, September 23, 2019 at 3 p.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: Wednesday, December 4, 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, 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 (“Authority”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of two tracts, totaling approximately 3.308 +/- acres, depicted on Exhibit 1 below:



Exhibit 1: Site Location and Context Map

Refer to **EXHIBIT A** for legal descriptions.

The Property offered by OCURA is located in the Amended and Reissued Central Business District Urban Renewal Plan Project Area. OCURA is offering this site for a high intensity, mixed-use development. The redevelopment of this site should contribute to the continued growth, density and vibrancy of the downtown area. Proposals that include an activated commercial ground floor and an activated corner at 4th and E.K. Gaylord is required. Any proposal that includes hotel development will be rejected. There are no requirements for parking. However, parking for the development, if any, should be placed on the site in a way so as not to detract from the development.

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. The DDF defines this typology as follows: “High Intensity Mixed-Use areas consist of secondary employment zones, high density urban neighborhoods, density transitions between the Central Business District and surrounding neighborhoods, or a combination of all three. Density is created through consistent urban massing and scale as opposed to height, which can range from 3 to more than 10 stories, and sometime much taller. Most buildings are vertically mixed with office, housing, or hospitality uses on the upper floors and commercial space on the ground floor. Housing typologies vary and can include townhomes, flats, and apartments, typically 12 to 50 du/acre or more with integrated commercial storefronts. Parking is accommodated in private or public parking garages, some can be stand-alone but most of them are integrated within a development.”

The site represents a tremendous opportunity located in the Central Business District. The MAPS 3 modern streetcar system is directly adjacent to the redevelopment site at the corner of NW 4th Street and Broadway. Open since December 2018, the OKC Streetcar has averaged almost 40,000 riders per month. The Broadway Avenue and Federal Courthouse stops are the closest stops to serve this area.

Within a close distance are many destinations such as the Chesapeake Energy Arena (where the Oklahoma City Thunder play), the Oklahoma City Museum of Art, the Ronald J. Norick Downtown Library, and much more. The historic Automobile Alley district lies directly north of the site along both sides of Broadway Avenue and provides a variety of shopping and dining opportunities. A vibrant urban neighborhood known as the historic Deep Deuce district is located just east of the development site.

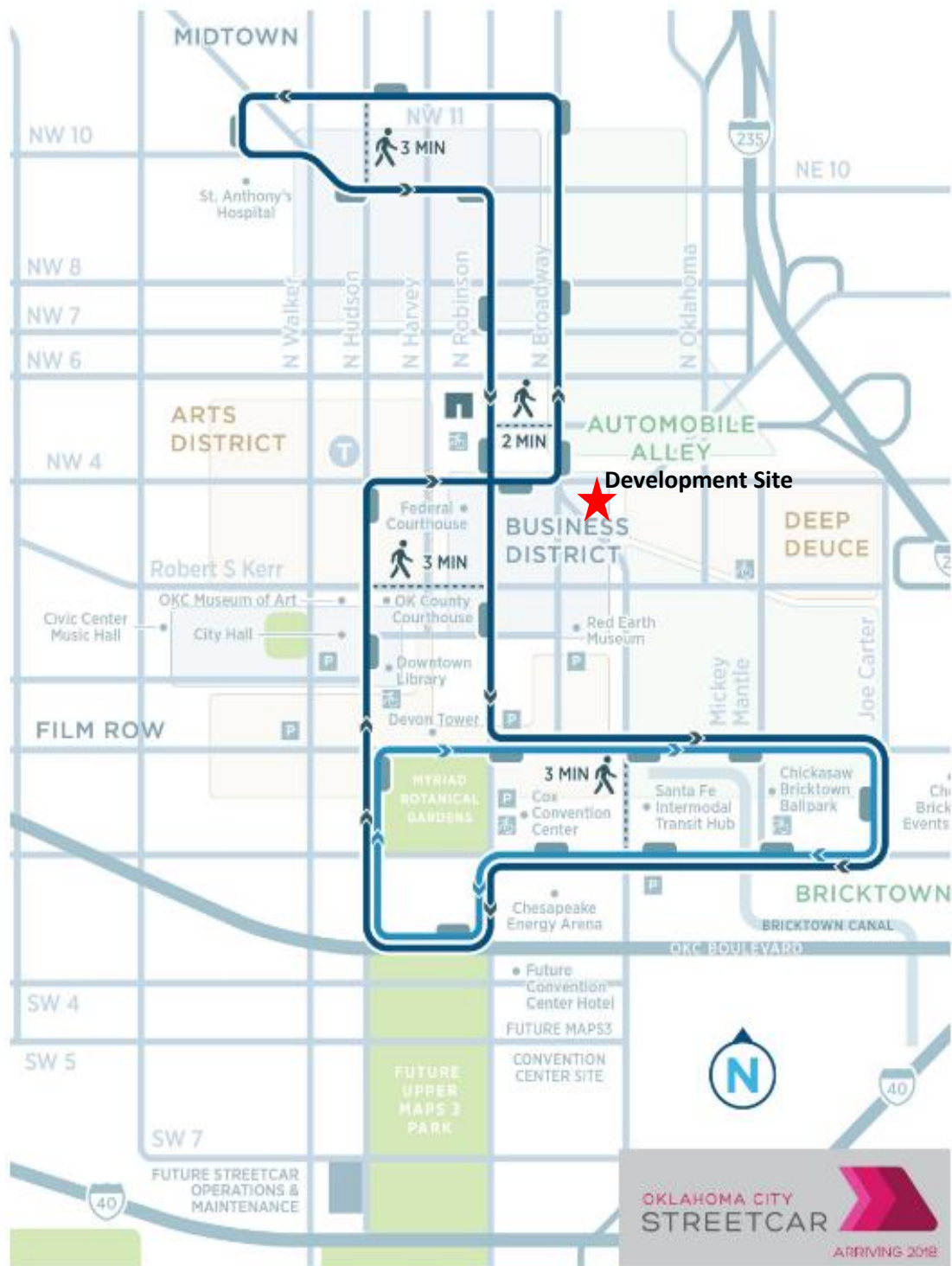


Exhibit 2: Oklahoma City Streetcar Route and Site Location

II. 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:

- Central Business District (R-30) 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](#)

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

Zoning



Exhibit 3: The City of Oklahoma City Zoning Requirements

The site is located in the Downtown Business District (DBD) of the Downtown Design District and falls within a zoning overlay district, the Downtown Parking Overlay (DP), as shown on Exhibit 3. Accordingly, the project will require design review by the Downtown Design Review Committee and should represent the type of redevelopment the DBD District is intended to promote. In The City of Oklahoma City's (the City) ordinance, the DBD is described as follows:

DBD – Downtown Business District. The DBD District is intended for the conduct of all forms of business activity, including mixed-uses in a single building, within the central area of the City. Development regulations are intended to promote the development and redevelopment of the downtown area in a manner consistent with the unique and diverse design elements of downtown, ensure that uses are compatible with the commercial, cultural, historical and governmental significance of downtown, promote the downtown as a vital mixed-use area, create a network of pleasant public spaces and pedestrian amenities, enhance existing structures and circulation patterns, and preserve and restore historic features.

The zoning overlay district is described as follows:

DP – Downtown Parking Overlay. Subject to other applicable sections of Chapter 59, property located in the Downtown Parking Overlay District may have off-site off-street parking. Provided certain conditions located in section 59-13400.1.B of the code are met.

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 development.

Lastly, the site is located within Tax Increment District (TIF) 2 project area which is set to expire in 2027. For more information on TIF, visit <https://www.okc.gov/departments/economic-development/tax-increment-finance-tif>.

III. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL DEVELOPMENT PLAN

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

1. Conceptual site layout of proposed land uses, internal 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 development, 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 sidewalk and promotes a positive pedestrian experience must be provided. This could be through retail, restaurants or other commercial space. Priority must be given to the hard corners at 3rd and Gaylord. 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 MASTER PLAN

The prospective Redeveloper shall submit a narrative of two pages or less outlining the market feasibility of the proposed conceptual plan.

C. 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 projects, completed and/or in progress, by the prospective 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 agency, local government etc.

Financial Ability to Execute the Proposed Master Plan

In order to assist OCURA in reviewing the financial capability of the prospective 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).

Tier 1 Submittal Requirements:

- a. Describe your ability and experience in financing a project of this scale.
- b. Execution of the financial and credit check forms under Exhibit B of this RFP.
- c. A summary project pro forma. Return an electronic Excel 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.
 - The prospective Redeveloper shall propose a purchase price, which shall be reflected in the pro forma. The proposed purchase price should take into consideration the real estate market in the area, OCURA's acquisition costs for the property (\$4,890,766), the proposed uses permitted, and the intended use proposed by the Redeveloper. OCURA is legally required to receive not less than "fair value" for the property. "Fair value" is different from "fair market value" in that the value takes into consideration the restrictions and obligations placed on the Redeveloper for the redevelopment of the property.
 - 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 J 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.

D. TIMEFRAME TO COMPLETE

Include the proposed timeframe to complete the project if chosen as the prospective 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 redevelopment agreement.

F. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Development Plan with required elements as outlined above
2. Design Objectives
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 B of this RFP submitted in a separate envelope
8. \$25,000 Good Faith Deposit
9. 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.

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. Responsiveness of the proposed conceptual development plan to meet the goals and objectives of Section II Redevelopment Policies and Regulatory Documents.
2. 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.

3. Review of the market feasibility narrative and its documentation that the project is feasible and likely to succeed.
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. 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 B to the satisfaction of OCURA.
10. Review of the proposed project timeline and the ability to meet the anticipated timeline:

RFP Release	Tuesday, September 3, 2019
Pre-submission Meeting	Monday, September 23, 2019 at 3 pm
RFP Response Due Date	Wednesday, December 4, 2019 at 3 pm
Staff and Authority Review Period	Two to Three Weeks*
Designation of Conditional Redeveloper	January or February Authority Board Meeting Date*
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper*

* Items are 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.

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 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.

I. 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.

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. PREPERATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS

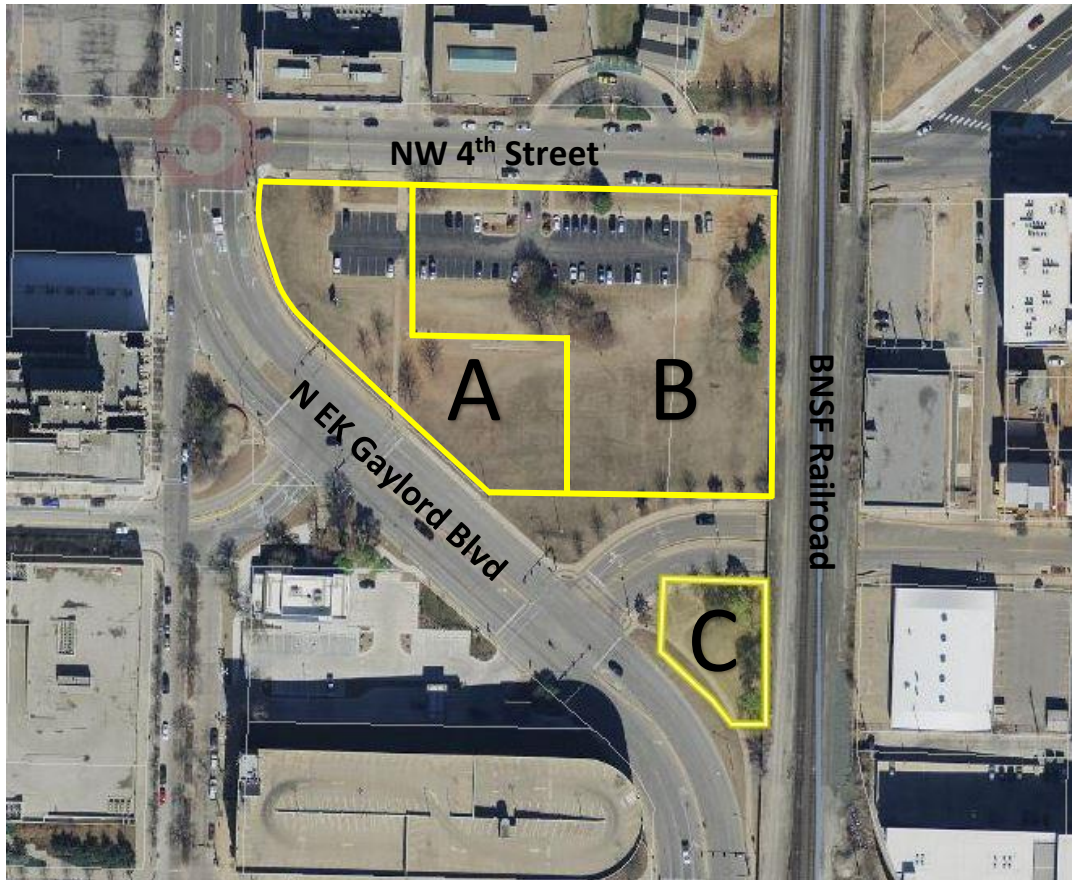
The final phase of the selection process will consist of negotiations to outline the terms and conditions of a redevelopment agreement. Site conveyance will be provided by a Special Warranty Deed, subject to such restrictions as required by OCURA. Disposition must take place at or above "fair value" 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-D FOLLOW

EXHIBIT A

LEGAL DESCRIPTION OF PARCELS FOR REDEVELOPMENT



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

Parcel 'A'

Lots One (1) through Twelve (12) inclusive, AND Lots 27 through 32, inclusive, All in Block Ten (10), of the ORIGINAL PLAT OF OKLAHOMA CITY, Lots 9-12, Block 10 also known as being in the Supplemental Plat of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plats thereof; Together with the West Half of vacated alley adjoining Lots 1 through 12, and the South Half of vacated alley adjoining Lots 27 through 32, and the East Half of the vacated alley adjoining Lot 32 in Block Ten (10) of the ORIGINAL PLAT OF OKLAHOMA CITY;

LESS AND EXCEPT the following 2 tracts of land:

A part of Lots One (1) through Twelve (12) and Lots Thirty (30), Thirty-one (31) and Thirty-two (32), Block Ten (10) and the vacated alley adjacent thereto, of the Original Plat of Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the SW corner of said Block Ten (10); thence N89°59'45"E along the South line of said Block 10, a distance of 227.40 feet; thence N49°26'28"W a distance of 193.95 feet to a point of curve; thence Northwesterly along a curve to the right having a radius of 228.86 feet a distance of 197.48 feet to a point said point being the NW corner of said Block Ten (10); thence due South along the West line of said Block Ten (10) a distance of 300 feet to a point or place of beginning.

AND

A part of Lot Twelve (12), Block Ten (10), Original Plat of Oklahoma City, Oklahoma County, Oklahoma more particularly described as follows: Beginning at the NW corner of said Lot Twelve (12), Block Ten (10); thence N89°59'45"E a distance of 10.0 feet; thence S44°22'28"W a distance of 13.99 feet to a point on a curve; thence Northerly along a curve to the right having a radius of 228.86 feet a distance of 10 feet to point or place of beginning.

Parcel 'B'

All of Lots Thirteen (13) through Twenty-Six (26), inclusive, Block 10, and Lots 33 through 40, inclusive, Block 10, the East Half of the north-south alley adjacent to Lot 13, Block 10, the North Half of the east-west alley adjacent to Lots 13 through 18, Block 10, and all of the east-west alley adjacent to Lots 19 through 26 and Lots 33 through 40, Block 10, said north-south alley and a portion of said east-west alley being vacated by Ordinance No. 15970 recorded in Book 4712, Page 58, and Book 4717, Page 1725, and the remaining portion of said east-west alley being closed by Ordinance No. 11177 recorded in Book 3319, Page 101, and Ordinance No. 5756 recorded in Book 834, Page 313, said tract of land being more particularly described by meets and bounds as follows: BEGINNING at the northeast corner of Lot 36, Block 10, OKLAHOMA CITY; THENCE South 00°02'10" East, along the east line of said Block 10, a distance of 300.00 feet to the southeast corner of Lot 37 of said Block 10; THENCE South 89°57'50" West, along the south line of said Block 10, a distance of 200.00 feet to the southwest corner of Lot 26 of said Block 10; THENCE North 00°02'10" West, along the west line of said Lot 26, and said line extended, a distance of 150.00 feet to the centerline of the east-west alley in said Block 10; THENCE South 89°57'50" West, along the centerline of said east-west alley, a distance of 160.00 feet to the centerline of the north-south alley in said Block 10; THENCE North 00°02'10" West, along the centerline of said north-south alley, a distance of 150.00 feet to a point on the north line of said Block 10; THENCE North 89°57'50" East, along the north line of

said Block 10, passing at a distance of 10.00 feet the northwest corner of Lot 13 of said Block 10, and continuing for a total distance of 360.00 feet to the POINT OF BEGINNING.

Parcel 'C'

A part of Lots 22, 33, 34, 35,37 and 38 and All of Lot 36, Block 9, and a part of the alley adjacent thereto, Original Oklahoma City Addition, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of said Block 9; Thence South 00°00'00" East, along the East line of said Block 9, a distance of 297.03 feet to a point on the East line of the Dedication Deed recorded at Book 4047, Page 1904, said point being 2.97 feet North of the Southeast corner of said Block 9; Thence Northwesterly along said East line on a curve to the left, having a radius of 293.49 feet, central angle of 49°26'59", chord bearing of North 24°43'29" West, chord distance of 245.51 feet, for an arc length of 253.30 feet; Thence North 49°26'59" West, continuing along said East line, a distance of 29.36 feet to the West line of said Lot 22; Thence North 00°00'00" East, continuing along said East line, being the West line of said Lot 22, a distance of 13.79 feet; Thence North 40°33'01" East, a distance of 3.50 feet; Thence Northeasterly on a curve to the right, having a radius of 110.00 feet, central angle of 49°26'44", chord bearing of North 65°16'23" East, chord distance of 92.01 feet, for an arc length of 94.93 feet to a point on the North line of said Block 9; Thence North 89°59'45" East, along the North line of said Block 9, a distance of 39.15 feet to the Point of Beginning.

EXHIBIT B

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 C) 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 in Exhibit A of the RFP.
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.

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 D 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 C

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

Invitation for Redevelopment Proposals - Public Notice

RESOLUTION NO. 5882

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY AT THE SOUTHEAST CORNER OF NORTH E.K. GAYLORD BOULEVARD AND NORTHWEST 4TH STREET, CONSTITUTING REDEVELOPMENT PARCEL NO. 1, AMENDED AND REISSUED CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN (PROJECT OKLA. R-30)

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Amended and Reissued Central Business District Urban Renewal Plan, (Project Okla. R-30), as amended (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*; and

WHEREAS, the Authority owns currently vacant property generally located at the southeast corner of North E.K. Gaylord Boulevard and Northwest 4th Street, identified as Redevelopment Parcels Nos. 1-1, 1-2, and 1-7 in the Urban Renewal Plan (“OCURA Site”); and

WHEREAS, the Authority previously solicited proposals for the redevelopment of the OCURA Site and conditionally designated a redeveloper for such redevelopment; and

WHEREAS, a contract for sale of land and redevelopment was not entered into with the conditionally designated redeveloper for the redevelopment of the OCURA Site; and

WHEREAS, The City of Oklahoma City (“City”) adopted Ordinance No. 25,531, approving the Oklahoma Regional Innovation District Project Plan, an Amended Oklahoma Health Center Economic Development Project Plan (“Project Plan”) pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*; and

WHEREAS, the Project Plan authorizes the Oklahoma City Redevelopment Authority, a public trust (“OCRA”), and the Authority to carry out and administer the provisions of the Project Plan; and

WHEREAS, OCRA intends to purchase the property located near the intersection of N.W. 4th Street and E.K. Gaylord Boulevard, immediately adjacent to the OCURA Site, pursuant to the authorizations in the Project Plan, and is authorized to convey such property to OCURA in support of the Project Plan and the Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan calls for the addition of new development on the OCURA Site and adjacent property, identified together as Redevelopment Parcel No. 1 in the Urban Renewal Plan, in order to generate employment and provide a linkage between public and private developments, pedestrian interconnections, and business activities; and

WHEREAS, the Authority wishes to solicit proposals for the redevelopment of the consolidated Redevelopment Parcel No. 1; and

WHEREAS, it is appropriate and desirable to authorize an invitation for redevelopment proposals of Redevelopment Parcel No. 1 in support of the achievement of the objectives of the Urban Renewal Plan and Project Plan.

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

1. The invitation of proposals for the redevelopment of Redevelopment Parcel No. 1, generally located at the southeast corner of North E.K. Gaylord Boulevard and Northwest 4th Street, is hereby authorized.
2. A public notice of invitation for proposals is hereby authorized to be published, and a period of no less than ninety (90) days from the date of first publication is to be established for submission of proposals.
3. The Executive Director, Authority staff, and legal counsel are authorized to prepare appropriate documents for inviting and submitting redevelopment proposals and are directed to proceed with the issuance of the public invitation for redevelopment proposals in a timely manner.
4. All proposals shall be evaluated, and if acceptable, a redeveloper may be conditionally designated by the Board of Commissioners. The conditional redeveloper designation shall be based on the determination of the redevelopment proposal or proposals deemed to be most acceptable to the Authority.
5. 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 Plan, PlanOKC, the Downtown Design Framework, the Downtown Business District and Downtown Parking Overlay zoning requirements, 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.

6. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper 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 obligation 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 of 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 that the foregoing Resolution No. 5882 was duly adopted at a **regular** 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 **19th day of June, 2019**; 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.

Mary Melon

SECRETARY



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

INVITATION FOR REDEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of tracts of land, located at or near the southeast corner of NW 4th Street and E.K. Gaylord Boulevard and the southwest corner of NW 3rd Street and E.K. Gaylord Boulevard. The properties offered by OCURA are located in the Central Business District Urban Renewal Plan Project Area.

The precise boundaries of the properties being offered by OCURA are subject to adjustment as to exact legal descriptions, dimensions, interests and final determination based on a survey.

A pre-submission meeting will take place on Monday, September 23, 2019, at 3:00 p.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 site being offered for sale will be received at the offices of OCURA, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, until 3:00 p.m. on Wednesday, December 4, 2019. 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 Wednesday, December 4, 2019, in the conference room at the offices of OCURA.

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 Central Plan, PlanOKC, the Downtown Development Framework, the Downtown Business District and Downtown Parking Overlay zoning requirements, 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 the Authority. The Authority 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 the Authority.

For further information, contact Cassi Poor at (405) 235-3771 or e-mail cassi.poor@theallianceokc.org. The RFP may be obtained at <http://ocura-ok.org/rfps> or hard copies may be obtained from the Authority for a non-refundable fee of Thirty Dollars (\$30.00).

This invitation for redevelopment proposals will not create any legal obligation for the Authority 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 Journal Record on Tuesday, September 3, 2019.

EXHIBIT D

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