

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

Request for Proposals for Property located at the Southeast Corner of Northeast 23rd Street and Prospect Avenue

RFP Date of Release: **Thursday, October 15, 2020**

*RFP Proposal Responses Due: **Thursday, January 14, 2021**

by 10 a.m. at the offices of:
Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101
Oklahoma City, OK 73102

	RFP Release	RFP Due Date
Original RFP Release	July 16, 2020	October 14, 2020
First Renewal	October 15, 2020	January 14, 2021

*OCURA reserves the right to extend this schedule at its discretion according to the terms described herein.
Notification of changes in the schedule would be posted on OCURA's website or as otherwise stated.

Responses may be submitted via email and/or postal, the RFP narrative defines submittal specifics. Good Faith Deposit of \$10,000 is required with submittal; the RFP narrative defines submittal specifics.

Contact Person for Questions Concerning this RFP:

Cassi Poor, Senior Project Manager, at Cassi.Poor@theallianceokc.org or
Elizabeth Larios, Project Assistant, at Elizabeth.Larios@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 approximately half of an acre tract of land, depicted on Exhibit 1 below:



Exhibit 1: Site Location and Context Map (OCURA property depicted in blue)

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

Lots Six (6) through Eleven (11), both inclusive except the South 25 feet of Lot Ten (10) of Block One (1) in Coulter’s Subdivision, being a subdivision of Block One (1) of Ross Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof including all right, title and interest in and to vacated streets and alleys abutting thereon.

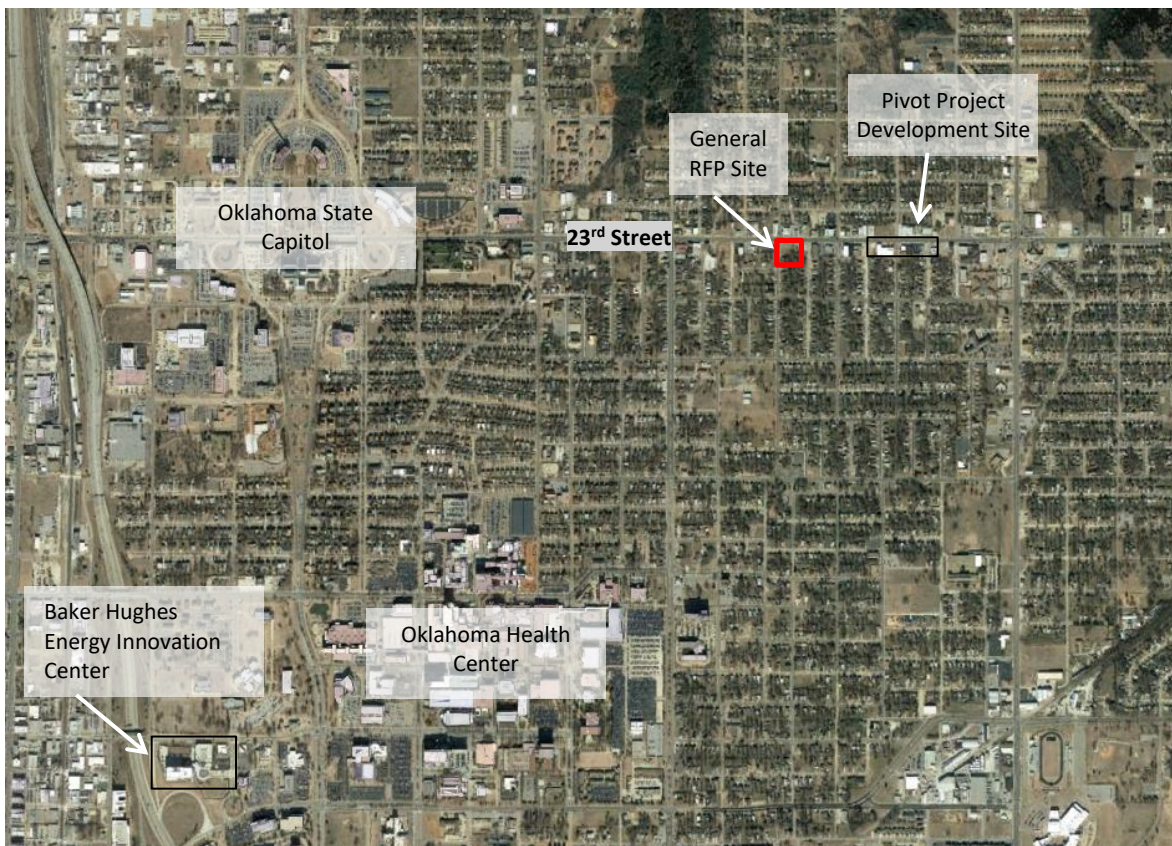


Exhibit 2: Site Location and Context Map

The property offered by OCURA are located in the John F. Kennedy (JFK) Urban Renewal Plan Project Area. OCURA is offering this site for mixed-use or commercial redevelopment that will contribute to the continued efforts to revitalize the Project Area, the NE 23rd Street commercial corridor and adjacent neighborhoods. OCURA is interested in a creative, infill proposal that can serve as an example of the redevelopment potential for the many scattered site opportunities in Northeast Oklahoma City.

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 [Baker Hughes Energy Innovation Center](#)— a fully operational research, development and venture capital facility; 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.

Redeveloping and revitalizing neighborhoods is a primary objective of the JFK Plan. Northeast 23rd Street has served as the predominant commercial corridor for the northern JFK area;

however, reinvestment along the corridor has been limited. Recently, there has been renewed interest in opportunities for private and nonprofit investment and public/private partnerships.

The site is accessible by public transit, primarily via [Embark Route 002](#), which runs daily Monday through Sunday between the hours of 6:00 a.m. to 7:30 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 buildings, 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.



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.

Zoning Requirements

The current zoning for the redevelopment parcels is classified as C-4 described below as:

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.



Exhibit 4: The City of Oklahoma City Zoning Requirements

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. In addition to the requirement 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.

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 provided 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.

This site is located in TIF District #9 ([Northeast Renaissance Redevelopment Project Plan](#)). The [TIF #9 Policy Guide](#) outlines how certain projects may qualify for TIF funding assistance if a need is demonstrated. The availability of TIF assistance is solely at the discretion of The City of Oklahoma City and not OCURA.

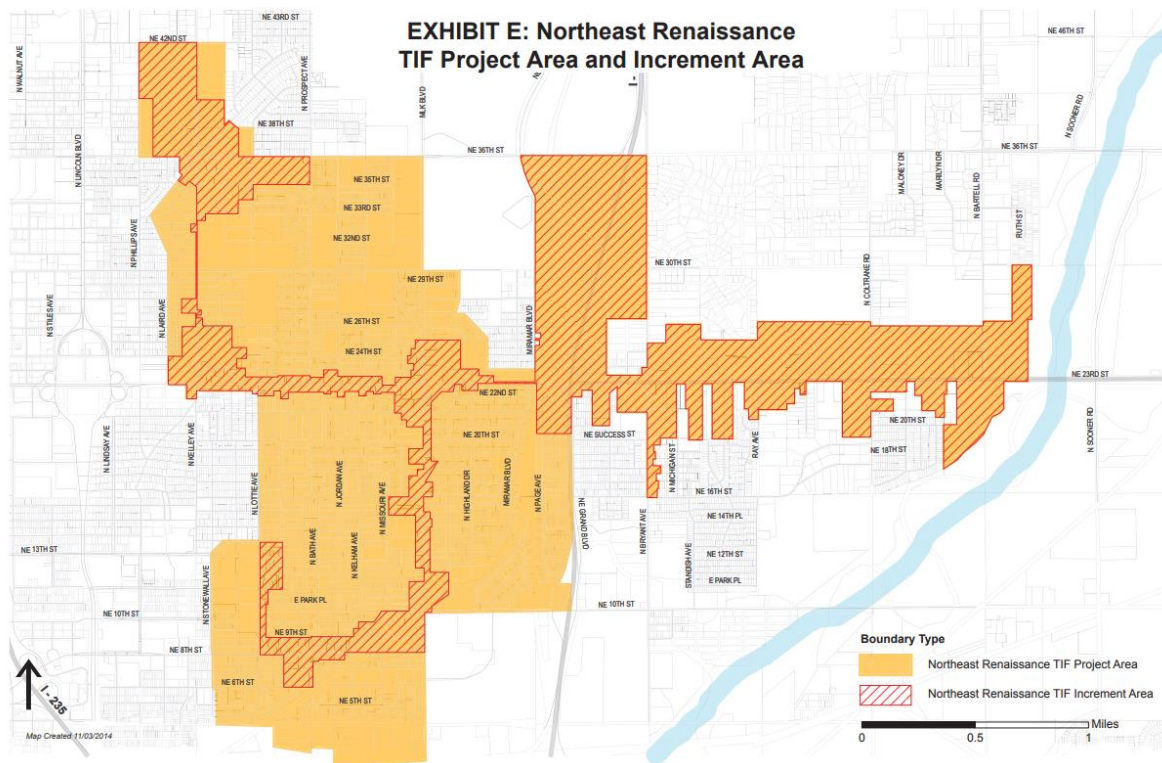


Exhibit 5: Northeast Renaissance TIF Project Area and Increment Area

III. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a conceptual master plan which will include the following elements:

1. Conceptual site layout of proposed land uses, internal pedestrian and auto circulation network, parking, storage/service areas, connectivity to adjacent parcels and street system, any internal recreation areas (whether private or open to public) such as plazas, courtyards, play/open space areas and any additional site features proposed.
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. 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. 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. The buildings should be pushed to the sidewalk and street edge in order to help activate the street and to 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. MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a narrative of two pages or less outlining the market feasibility of the proposed conceptual plan, for example, comparable rental rates, for-

sale data and so forth. It is not the intent of this requirement that the redeveloper obtain a market study from a third party professional.

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

Qualifications of Development Team

1. List all development team members, including consultants, and their qualifications to undertake the project.
2. List all projects, completed and/or in progress, by the Redeveloper within the past 10 years. Highlight those most similar to the conceptual master plan proposed, if any. 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 L 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 a 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 L 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 development 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.

E. 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.

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 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 development agreement.

G. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Master Plan with required elements as outlined above
2. Market Feasibility Narrative
3. Redeveloper Team Qualification Narrative
4. Financial Information-Tier 1 as outlined above
5. Timeframe to Complete Narrative
6. Executed Forms 1-4 in Exhibit A of this RFP submitted in a separate envelope
7. \$10,000 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

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

Staff and OCURA 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.

I. RFP EXTENSIONS

In the event that OCURA:

(a) receives no proposals by the originally allotted RFP Due Date, then the RFP will remain open through the next proceeding renewal dates listed in the schedule below until an acceptable proposal is received from one or more developers; or

(b) receives interest from more than one interested developer as to a specific parcel, then the RFP may remain open through the next proceeding renewal dates listed in the schedule below until an acceptable proposal is received from all interested developers:

Schedule

	RFP Release	RFP Due Date
Original RFP Release	July 16, 2020	October 14, 2020
First Renewal	October 15, 2020	January 14, 2021
Second Renewal	January 15, 2021	April 14, 2021
Third Renewal	April 15, 2021	July 14, 2021
Fourth Renewal	July 15, 2021	October 14, 2021
Fifth Renewal	October 15, 2021	January 14, 2022
Sixth Renewal	January 18, 2022	April 14, 2022
Seventh Renewal	April 15, 2020	July 14, 2022

If only one proposal is received, OCURA may choose to accept that proposal at the end of whichever RFP Renewal period in which they are received. At this point, the RFP will be closed and will not continue onto the next renewal. If two or more proposals are received, OCURA may also choose to accept those proposals at the end of whichever RFP Renewal period in which they are received. If OCURA receives interest from two or more interested developers as to a specific parcel, OCURA may notify all developers interested in that specific parcel, if contact information is known, and publish a notification on OCURA's website that the RFP for that specific parcel will remain open through the next proceeding renewal date listed in the schedule above.

In the event that no proposals are accepted for review by July 14, 2022, the RFP will close and the project will be reevaluated by the Oklahoma City Urban Renewal Authority.

J. OPTIONAL COMPETITIVE NEGOTIATIONS

OCURA staff may, in its discretion, amend or extend the submission dates as described in Exhibit I 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

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 I. 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 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 Six (6) through Eleven (11), both inclusive except the South 25 feet of Lot Ten (10) of Block One (1) in Coulter's Subdivision, being a subdivision of Block One (1) of Ross Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof including all right, title and interest in and to vacated streets and alleys abutting thereon.

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

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)

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: BUSINESS CREDIT INFORMATION

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

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

Legal Name

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

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

Invitation for 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	✓	

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFPs

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of several tracts of land, located throughout Northeast Oklahoma City. Potential Redevelopers may propose on one or several of the released RFP’s. The properties offered by OCURA are located in the John F. Kennedy Urban Renewal Plan and the Northeast Renaissance Urban Renewal Plan Project Areas.

The RFP’s will be released for the following properties, whose legal descriptions are subject to adjustment as to exact boundaries, dimensions, interests and final determination based on a survey:

(1) NE 23rd Street and Prospect Avenue- Lots Six (6) through Eleven (11), both inclusive except the South 25 feet of Lot Ten (10) of Block One (1) in Coulter’s Subdivision, being a subdivision of Block One (1) of Ross Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

(2) NE 23rd Street and Glen Ellyn- 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 sites 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 **10:00 a.m. on Wednesday, October 14, 2020**. 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 **10:00 a.m. on Wednesday, October 14, 2020**, in the conference room at the offices of OCURA. PLEASE NOTE: OCURA reserves the right to extend this schedule at its discretion according to the terms as described below and within each individual RFP. Notification of any changes in the schedule will be posted on OCURA’s website.

OCURA staff may, in its discretion, amend or extend the submission dates as described in the released RFP's, 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.

In the event that OCURA:

- (a) Receives no proposals by the originally allotted RFP Due Date, then the RFP will remain open through the next proceeding renewal dates listed in the schedule below until an acceptable proposal is received from one or more developers; or
- (b) Receives interest from more than one interested developer as to a specific parcel, then the RFP may remain open through the next proceeding renewal dates listed in the schedule below until an acceptable proposal is received from all interested developers:

Schedule

	RFP Release	RFP Due Date
Original RFP Release	July 16, 2020	October 14, 2020
First Renewal	October 15, 2020	January 14, 2021
Second Renewal	January 15, 2021	April 14, 2021
Third Renewal	April 15, 2021	July 14, 2021
Fourth Renewal	July 15, 2021	October 14, 2021
Fifth Renewal	October 15, 2021	January 14, 2022
Sixth Renewal	January 18, 2022	April 14, 2022
Seventh Renewal	April 15, 2022	July 14, 2022

If only one proposal is received, OCURA may choose to accept that proposal at the end of whichever RFP Renewal period in which they are received. At this point, the RFP will be closed and will not continue onto the next renewal. If two or more proposals are received, OCURA may also choose to accept those proposals at the end of whichever RFP renewal period in which they are received. If OCURA receives interest from two or more interested developers as to a specific parcel, OCURA may notify all developers interested in that specific parcel, if contact information is known and publish a notification on OCURA's website that the RFP for that specific parcel will remain open through the next proceeding renewal date listed in the schedule above.

In the event that no proposals are accepted for review by July 14, 2022, all RFP's for properties described in this notice will close and the projects will be reevaluated by 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 John F. Kennedy and/or Northeast Renaissance Urban Renewal Plans, 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 at (405) 235-3771 or e-mail cassi.poor@theallianceokc.org. The RFPs 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 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 Thursday, July 16, 2020.

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 envelope 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