

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Request for Proposals for Property located at the Southeast Corner of Shartel Avenue and Northwest 4th Street

RFP Date of Release: Friday, June 1, 2018

Pre-submission Meeting Date/Location: Monday, July 9, 2018 at 10 a.m. at the offices
of:

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

RFP Proposal Responses Due: Monday, October 1, 2018 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

Contents

I.	REDEVELOPMENT VISION	3
II.	LEGAL DESCRIPTION	9
III.	REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS.....	9
	Zoning Requirements	10
III.	SUBMITTAL REQUIREMENTS	11
A.	CONCEPTUAL MASTER PLAN	11
B.	DESIGN OBJECTIVES.....	11
C.	MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN	12
D.	REDEVELOPER QUALIFICATIONS AND FINANCIAL ABILITY TO EXECUTE CONCEPTUAL MASTER PLAN	12
E.	TIMEFRAME TO COMPLETE	14
F.	GOOD FAITH DEPOSIT.....	14
G.	SUMMARY OF SUBMISSION REQUIREMENTS	14
H.	REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE	15
I.	OPTIONAL COMPETITIVE NEGOTIATIONS	16
J.	OCURA'S RIGHT	16
K.	CONDITIONAL REDEVELOPER DESIGNATION	16
L.	PREPERATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS.....	17
EXHIBIT A	18
	FORM 1: CERTIFICATION of READING and UNDERSTANDING.....	19
	FORM 2: REDEVELOPMENT PROPOSAL.....	20
	FORM 3A: REDEVELOPER'S STATEMENT for PUBLIC DISCLOSURE.....	21
	FORM 3B: CERTIFICATION	24
	FORM 4A: CONSENT TO OBTAIN CREDIT REPORT	25
	FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION.....	26
	FORM 4C: BUSINESS CREDIT INFORMATION.....	27
EXHIBIT B	28
	Resolution Authorizing Invitation for Proposals (Release of RFP).....	28
	Invitation for Redevelopment Proposals - Public Notice	28
EXHIBIT C	34
	OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS.....	35

I. REDEVELOPMENT VISION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of a 2.5221 +/- acre tract of land, depicted on Exhibit 1 below, at the southeast corner of Northwest 4th Street and North Shartel Avenue. The site is located in the Central Business District of Oklahoma City and is part of OCURA’s Amended and Reissued Central Business District Urban Renewal Plan, R-30.

The site is one of the last key parcels owned by OCURA in the downtown area. OCURA is offering this site for a high-density, mixed-use development. An activated ground floor to encourage pedestrian traffic is required. The Urban Renewal Plan designates the majority of the land from Shartel to Walker between N.W. 4th and Robert S. Kerr for residential development. This site and redevelopment should contribute to the continued growth, density and vibrancy of the area. Proposals that include a hotel component will not be considered.

The highest rental rates in Oklahoma County are found in the urban core. There are just over 5,000 multifamily units completed, under construction and planned in downtown OKC. The resident population is 8,031 and the workforce population is 72,807. The desire and demand to live downtown is high, thus vacancy rates are very low (5%, except for developments still in lease up). The rent growth caused by this demand has caused a dramatic reduction of affordability in the downtown market.

As a result, workforce or mixed-income housing is strongly preferred. Units can be a mix of market rate and affordable. No differentiation should be visible in the quality of the market and affordable units. Indicate in the proposal the anticipated:

- unit mix,
- unit size,
- target tenant population,
- rent prices,
- affordability requirements (if any)
- length of affordability term (if any), and
- basis for the proposed mix.



Exhibit 1: Site Location Map

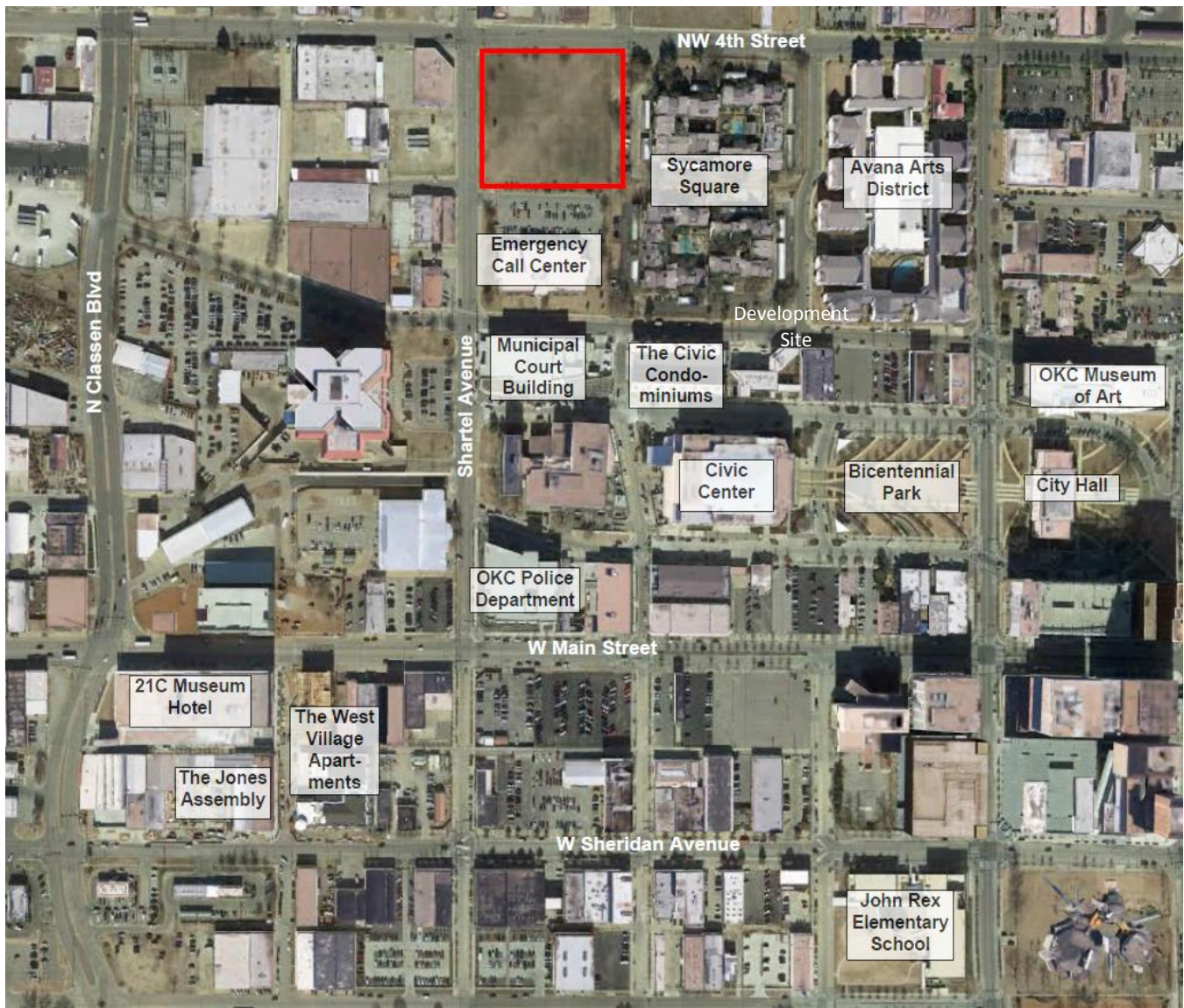


Exhibit 2: Site Context Map

The site represents a tremendous opportunity located on the west side of the Central Business District. In 1930, Hare and Hare, consultants from Kansas City, completed Oklahoma City's first comprehensive plan and conceived the Civic Center plan which included a jail, auditorium, City Hall, and courthouse. These civic buildings located south and east of the site now include the [Civic Center Music Hall](#) and the [Oklahoma City Museum of Art](#) and provide significant services and entertainment to citizens. The buildings represent Art Deco architecture. [Bicentennial Park](#) is located in front of the Civic Center Music Hall. Immediately south of the site is the City of Oklahoma City's Emergency Communications Center.

In the immediate area are several existing and proposed residential options. Directly to the east of the site is The Haven, a 64-unit apartment complex with 58 condominiums; Avana Arts District Apartments, a 303-unit apartment complex; and The Civic Condominiums, for sale

housing. The Bower is a 24-unit, three story condo building and 8 two-story townhomes planned adjacent to the site.

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

There is a lot of new development and investment happening in and around the central business district. The streetcar line for the [OKC Streetcar](#) is under construction and will run within four blocks of the site providing easy access to downtown districts and their attractions. The modern streetcar will be operational by the end of 2018. The new Oklahoma City Boulevard is under construction. A new [Downtown Convention Center](#), which will begin construction this summer, is anticipated to be complete in the summer of 2020. The new convention center will feature 200,000 sf of exhibit space, 45,000 sf of meeting space and a 30,000 sf ballroom. A new Omni Hotel, which will serve as the convention center hotel, is also planned. The Omni Hotel will feature at least 600 hotel rooms and 50,000 sf of additional meeting space. Construction on the Omni hotel will begin this summer and is anticipated to be complete in the summer of 2020. Construction has already begun on a 70-acre urban park, known as [Scissortail Park](#), directly west of the Omni hotel. Completion of the north 40 acres of the park will occur summer of 2019 and will include a café, lake, amphitheater and more.

Also emerging about a half mile southwest from the site is the West Village development – a \$70 million mix of housing, retail and office space. The West Village area includes the new [21C Museum Hotel](#), the popular [The Jones Assembly](#) restaurant and music venue, and a 345-unit mixed-use apartment complex, which is currently under construction.



Rendering of West Village Development

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



Modern Streetcar Route (under construction)

New Investment and Development



Plan of Scissortail Park



Rendering of Scissortail Park



OMNI Hotel in Downtown Oklahoma City



New Downtown Oklahoma City Convention Center

II. LEGAL DESCRIPTION

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

All of Block Fourteen (14) in BRUSHAS SECOND ADDITION [Lots Fourteen (14) through Twenty-Six (26)]; AND All of Block Three (3) in BENNETT & GERSON ADDITION [Lots One (1) through Eleven (11)]; AND Lots One (1) and Two (2) in Block One (1) of CAREY & WEAVER ADDITION to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plats thereof, together with all right title and interest in and to certain adjacent vacated streets and alleyways including the entire alleyway south of Block Fourteen (14) in BRUSHAS SECOND ADDITION and the north half of Northwest Third Street between Shartel and Lee Avenue; but NOT including any right title or interest in or to the vacated portion of Lee Avenue between NW third and Fourth Streets.

III. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

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

- 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](#)

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 High Density Residential for the Future Development Plan – Development Category. The target density is 50 dwelling units per acre or higher. Proposals should include uses that will contribute to the continued reinvestment of downtown Oklahoma City. Parking should be provided on site or arrangements for parking should be made and accommodated offsite.

Zoning Requirements



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

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

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

B. DESIGN OBJECTIVES

1. Development of the site must include high quality design, materials and construction. The architectural character must be attractive and meet the character of the surrounding sites, both functionally and aesthetically, and be consistent with land use, zoning and regulatory requirements.

2. In addition to high-quality development, the project should achieve sustainability and energy efficiency goals that exceed the minimum requirements of the Building Code. The project should use environmentally-friendly and sustainable principles in project design and construction.
3. Parking needs should be met onsite such efforts will need to be coordinated with the owner of the parking garage. The parking ratio for residential units should be 1.0 spaces/unit or below. The proximity to the central business district, the streetcar system and many amenities should promote a lifestyle that promotes walking and the use of public transportation and reduces the need for an automotive vehicle.
4. 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.

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.

D. 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 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

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

Tier 1 Submittal Requirements

- a. Execution of the financial and credit check forms under Exhibit A of this RFP.
- b. A summary project pro forma. Return an electronic copy of the completed pro forma workbook with your proposal. The pro forma should provide an indication of project financing requirements, gaps and financial feasibility.
 - The purchase price for the property must be fair market value. The purchase price terms proposed by the prospective Redeveloper should take into consideration the real estate market in the area, the proposed uses permitted, and the intended use proposed by the Redeveloper. The proposed purchase price for the redevelopment site must be included in the pro forma. A determination of actual purchase price will be made by an independent appraiser selected by OCURA who will be instructed to take into account the same factors in order to arrive at a “fair value” for the property, to determine the final sales price.
 - The pro forma should show the percentage of residential units, if any, that are affordable and anticipated rental rates.
 - 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.
 - Additional public incentives may be available to help finance the construction of affordable housing through application with the City of Oklahoma City or the Oklahoma Housing Finance Agency (OHFA). The necessity for such incentives will need to be demonstrated and are not a guarantee.

Tier 2 Submittal Requirements if selected as a Conditional Redeveloper (defined 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.

E. TIMEFRAME TO COMPLETE

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

F. GOOD FAITH DEPOSIT

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

G. SUMMARY OF SUBMISSION REQUIREMENTS

- 1. Conceptual 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. \$25,000 Good Faith Deposit
- 8. Five (5) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
- 9. One (1) electronic copy of the completed pro forma workbook with your proposal

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 meet the goals and objectives of Section II Redevelopment Policies and Regulatory Documents.
2. Review of the market feasibility narrative and its documentation that the project is feasible and likely to succeed.
3. Successful incorporation of affordable housing options.
4. Review of Redeveloper team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
5. Ability to achieve the design objectives identified in Section III.B. and appropriate building density, massing, form, design vernacular, external appearance of the structure, parking solution, etc.
6. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.
7. Evidence of financial capacity to carry out this project based on the Tier 1 information submitted with the RFP response.
8. Review of other Tier 1 financial submittals and their ability to demonstrate sound financial and moral character.
9. Ability of Redeveloper to initiate the redevelopment process (land use entitlements, financing commitments etc.) within 180 days after execution of the redevelopment agreement and to complete the project in a timeline satisfactory to the Board of Commissioners.
10. Execution of Forms 1-4 in Exhibit A to the satisfaction of OCURA.
11. Ability to meet the anticipated timeline:

RFP Release	Friday, June 1, 2018
Pre-submission Meeting	Monday, July 9, 2018 at 10 am
RFP Response Due Date	Monday, October 1, 2018 at 3 pm
Staff and Authority Review Period	Two-Three Weeks*
Designation of Conditional Redeveloper	November Board Meeting*
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper

*Estimated timeframes are subject to change

Reviews and evaluations by staff of OCURA and other consultants, public or private organizations or committees requested by the Board of Commissioners will be advisory only. The level of consideration and weight to be given to any review will be determined by the Board of Commissioners of OCURA, and the Board of Commissioners reserves complete and final authority for actions and approvals in connection with the selection process.

I. OPTIONAL COMPETITIVE NEGOTIATIONS

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

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

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

J. OCURA'S RIGHT

This invitation for proposals shall not create any legal obligations for OCURA to enter into a contract for redevelopment except on terms and conditions it deems in its discretion to be satisfactory and desirable. OCURA reserves the unconditional right, at its sole discretion, to reject any or all proposals submitted for any reason or no reason. OCURA may, at its discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. OCURA reserves the right to request and obtain any additional information necessary to complete evaluation of the proposals.

K. CONDITIONAL REDEVELOPER DESIGNATION

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

L. PREPERATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS

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

END OF RFP NARRATIVE

EXHIBITS A-C FOLLOW

EXHIBIT A

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

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

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

FORM 1: CERTIFICATION of READING and UNDERSTANDING

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

Printed Name of Prospective Redeveloper

Signature/Title

SUBMITTED this _____ day of _____, 20____.

FORM 2: REDEVELOPMENT PROPOSAL

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

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

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

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

SUBMITTED this _____ day of _____, 20_____.

Printed Name(s) of Prospective Redeveloper(s)

Signature

Signature

Title

Company

Address 1

Address 2

Telephone/Fax

Email Address

FORM 3A: REDEVELOPER'S STATEMENT for PUBLIC DISCLOSURE

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

1. Name of Redeveloper/Title _____
Address of Redeveloper: _____
City, State, Zip Code: _____
Phone Number: _____
E-mail: _____
2. The property rights for which the Redeveloper proposes to enter into a contract for or understanding with respect to the purchase or lease of property rights from the Oklahoma City Urban Renewal Authority in The City of Oklahoma City, State of Oklahoma is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys and described as follows:

All of Block Fourteen (14) in BRUSHAS SECOND ADDITION [Lots Fourteen (14) through Twenty-Six (26)]; AND All of Block Three (3) in BENNETT & GERSON ADDITION [Lots One (1) through Eleven (11)]; AND Lots One (1) and Two (2) in Block One (1) of CAREY & WEAVER ADDITION to Oklahoma City, Oklahoma County, Oklahoma according to the plats thereof, together with all right tile and interst in and to certain adjacent vacated streets and alleyways including the entire alleyway south of Block Fourteen (14) in BRUSHAS SECOND ADDITION and the north half of Northwest Third Street between Shartel and Lee Avenue; but NOT including any right title or interest in or to the vacated portion of Lee Avenue between NW Third and Fourth Streets.

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)

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: BUSINESS CREDIT INFORMATION

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

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

Legal Name

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

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

Invitation for Redevelopment Proposals - Public Notice

RESOLUTION NO. 5794

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF CERTAIN PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NW 4TH STREET AND SHARTEL AVENUE, AMENDED AND REISSUED CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN (PROJECT OKLA. R-30), AS AMENDED

WHEREAS, the Oklahoma City Urban Renewal Authority, ("Authority") is engaged in the implementation of the Amended and Reissued Central Business District Urban Renewal Plan, 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 located at the southeast corner of NW 4th Street and Shartel Avenue, identified as a portion of Redevelopment Parcel 34-1 in the Urban Renewal Plan, which is designated for residential development ("Property"); and

WHEREAS, in November, 2013, the Authority issued a request for proposals for the development of housing on the Property, but the Authority choose not to select a proposal from those that were submitted in response to the request; and

WHEREAS, timing is appropriate to again solicit proposals for the redevelopment of the Property in accordance with the Urban Renewal Plan in order to increase the residential units available in the Central Business District and to support the continued efforts of the City of Oklahoma City to revitalize and create a vibrant downtown; and

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

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

1. The invitation for proposals for the redevelopment of the Property is hereby authorized.
2. A public notice of invitation for proposals is hereby authorized to be published, and a period of 90 days from the date of publication is hereby established for submission of proposals.
3. 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 the public invitation 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 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. Qualifications and experience of the redevelopment team to complete to the redevelopment.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Design objectives for the creation of an urban neighborhood.
 - e. Development guidelines, including building density, massing, form, design vernacular, external appearance of structure, screening of service elements, parking solutions, and site security elements.
 - f. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.
6. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation, or, if more than one, with each such prospective redeveloper receiving a conditional designation, in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.
7. The invitation for redevelopment proposals shall not create any legal obligations for the Authority to enter into a contract for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.
8. The Executive Director, legal counsel, officers and staff for the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, Mark Beffort **Assistant**, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma, on the 17th day of **May, 2017**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of those Commissioners present.


Secretary - ~~Assistant~~



	AYE	NAY
J. LARRY NICHOLS	✓	
MARK BEFFORT	✓	
RUSSELL M. PERRY	✓	
MARY MÉLON	Absent	
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 redevelopers (the “*Redeveloper*”) for the purchase and redevelopment of a tract of land at the southeast corner of Northwest 4th Street and North Shartel Avenue for high-density, mixed-use development. The site is located in the Central Business District of Oklahoma City and is part of the OCURA’s Amended and Reissued Central Business District Urban Renewal Plan, R-30.

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

All of Block Fourteen (14) in BRUSHAS SECOND ADDITION [Lots Fourteen (14) through Twenty-Six (26)]; AND All of Block Three (3) in BENNETT & GERSON ADDITION [Lots One (1) through Eleven (11)]; AND Lots One (1) and Two (2) in Block One (1) of CAREY & WEAVER ADDITION to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plats thereof, together with all right title and interest in and to certain adjacent vacated streets and alleyways including the entire alleyway south of Block Fourteen (14) in BRUSHAS SECOND ADDITION and the north half of Northwest Third Street between Shartel and Lee Avenue; but NOT including any right title or interest in or to the vacated portion of Lee Avenue between NW Third and Fourth Streets.

A pre-submission meeting will take place on Monday, July 9, 2018, at 10:00 a.m., in the offices of the Oklahoma City Urban Renewal Authority, 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 the 1st day of October, 2018**. Any proposals received after this time will be returned unopened to the prospective developer. Proposals will be publicly opened and read aloud by OCURA at **3:00 p.m. on the 1st day of October, 2018**, 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 OCURA and its Central Business District Urban Renewal 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 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 RFP may be obtained at <http://ocura-ok.org/rfps> or hard copies may be obtained from OCURA for a non-refundable fee of Thirty Dollars (\$30.00).

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

Published in the Journal Record on Friday, June 1, 2018.

EXHIBIT C

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Open Records Act and Confidentiality Requirements

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

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

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

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

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

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

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

End of Exhibits