

OKLAHOMA CITY
URBAN RENEWAL AUTHORITY

**Request for Proposals for a Mixed-Use
Development at the Southwest Corner of
Oklahoma City Boulevard and Shields Boulevard**

RFP Date of Release: Monday, February 12, 2018

Pre-submission Meeting Date/Location: Wednesday, March 7, 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, May 14, 2018 at 4 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.	REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS.....	8
	Zoning Requirements.....	9
III.	SUBMITTAL REQUIREMENTS.....	10
	A. CONCEPTUAL MASTER PLAN.....	10
	B. MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN.....	11
	C. REDEVELOPER QUALIFICATIONS AND FINANCIAL ABILITY TO EXECUTE CONCEPTUAL MASTER PLAN.....	11
	D. TIMEFRAME TO COMPLETE.....	13
	E. GOOD FAITH DEPOSIT.....	13
	F. SUMMARY OF SUBMISSION REQUIREMENTS.....	13
	G. REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE.....	14
	H. OPTIONAL COMPETITIVE NEGOTIATIONS.....	15
	I. OCURA’S RIGHT.....	15
	J. CONDITIONAL REDEVELOPER DESIGNATION.....	15
	K. PREPERATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS.....	16
EXHIBIT A.....		17
	FORM 1: CERTIFICATION of READING and UNDERSTANDING.....	18
	FORM 2: REDEVELOPMENT PROPOSAL.....	19
	FORM 3A: REDEVELOPER’S STATEMENT for PUBLIC DISCLOSURE.....	20
	FORM 3B: CERTIFICATION.....	23
	FORM 4A: CONSENT TO OBTAIN CREDIT REPORT.....	24
	FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION.....	25
	FORM 4C: BUSINESS CREDIT INFORMATION.....	26
EXHIBIT B.....		27
	Resolution Authorizing Invitation for Redevelopment Proposals.....	27
	Invitation for Redevelopment Proposals - Public Notice.....	27
EXHIBIT C.....		33
	OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS.....	34

I. REDEVELOPMENT VISION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the submission of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of a portion of the tract of land depicted in Exhibit 1. The site sits between the OKC Boulevard (currently under construction) and SW Fourth Streets, with Shields Boulevard and Broadway Avenue on the east and west. OCURA is offering this site for high-density, mixed-use residential development.

The site represents a tremendous development opportunity. It is located just south of the new Oklahoma City Boulevard, the Chesapeake Energy Arena where the Oklahoma City Thunder NBA team plays, and the central business district. The site is adjacent to the new [Downtown Convention Center](#), which will begin construction this summer and is anticipated to be complete in late 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, will be located directly west of the redevelopment site. 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 by late 2020. Presently under construction to the south is a Fairfield Inn Hotel with 134 rooms. One block to the west along Robinson Avenue, construction has already begun on a 70-acre urban park, known as [Scissortail Park](#). Completion of the north 40 acres of the park will occur summer of 2019 and will include a café, lake, amphitheater and more.

Within a short walk from the site are additional destinations such as the Myriad Botanical Gardens, the Oklahoma City Museum of Art, the Chickasaw Bricktown Ballpark (home of the Oklahoma City Dodgers baseball team) and Harkins Theater. Many additional attractions, restaurants and amenities are within close proximity. Within a 15 minute walk is [John Rex Charter Elementary School](#), which opened in August of 2014. 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. The site is within the attendance boundary for John Rex. The streetcar line for the [OKC Streetcar](#) is under construction and will run within a block of the site providing easy access to downtown districts and their attractions. The modern streetcar will be operational by the end of 2018.

The property is presently owned by the Oklahoma City Economic Development Trust (“OCEDT”) and is within the boundary of the Core to Shore Urban Renewal Plan. The property is approximately 2.6 acres and a publicly-owned parking garage will be constructed on a portion of the property. This parking garage will serve the new convention center, convention center hotel, Scissortail Park and Chesapeake Energy Arena. The parking garage will provide a minimum of 850 parking spaces and will be designed with the possibility for expansion. The estimated construction cost for the garage is \$25 million. The City of Oklahoma City is currently

in the process of selecting a consultant for the design and construction of the parking garage. Construction of the garage will begin in mid-2019, which is the earliest the site for the mixed-use development will be available for construction.

OCEDT has authorized OCURA to request proposals on the remaining portion of the property for the development of a mixed-use, residential project. The selected redeveloper will work with the designers of the parking garage to determine the optimal layout of the site and division of the property to accommodate both the parking garage and mixed-use development.

An activated ground floor to encourage pedestrian traffic is required. Workforce or mixed-income housing is strongly preferred. Units can be a mix of market rate and affordable. Focus should be given to provide affordable rents to households at 80%-120% AMI as determined by HUD for Oklahoma City. 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.

A financial pro forma will need to show the financial feasibility of the proposed mix.

Proposals to redevelop this site should articulate plans for a high-quality development that will contribute to the continued reinvestment, economic development and revitalization of Downtown Oklahoma City and Core to Shore. There has been a significant amount of public investment surrounding the site. The development must make significant contributions to increase the density, vibrancy and sense of community to compliment that public investment. Strong preference will be given to proposal that demonstrate high-quality design with a focus on affordability.

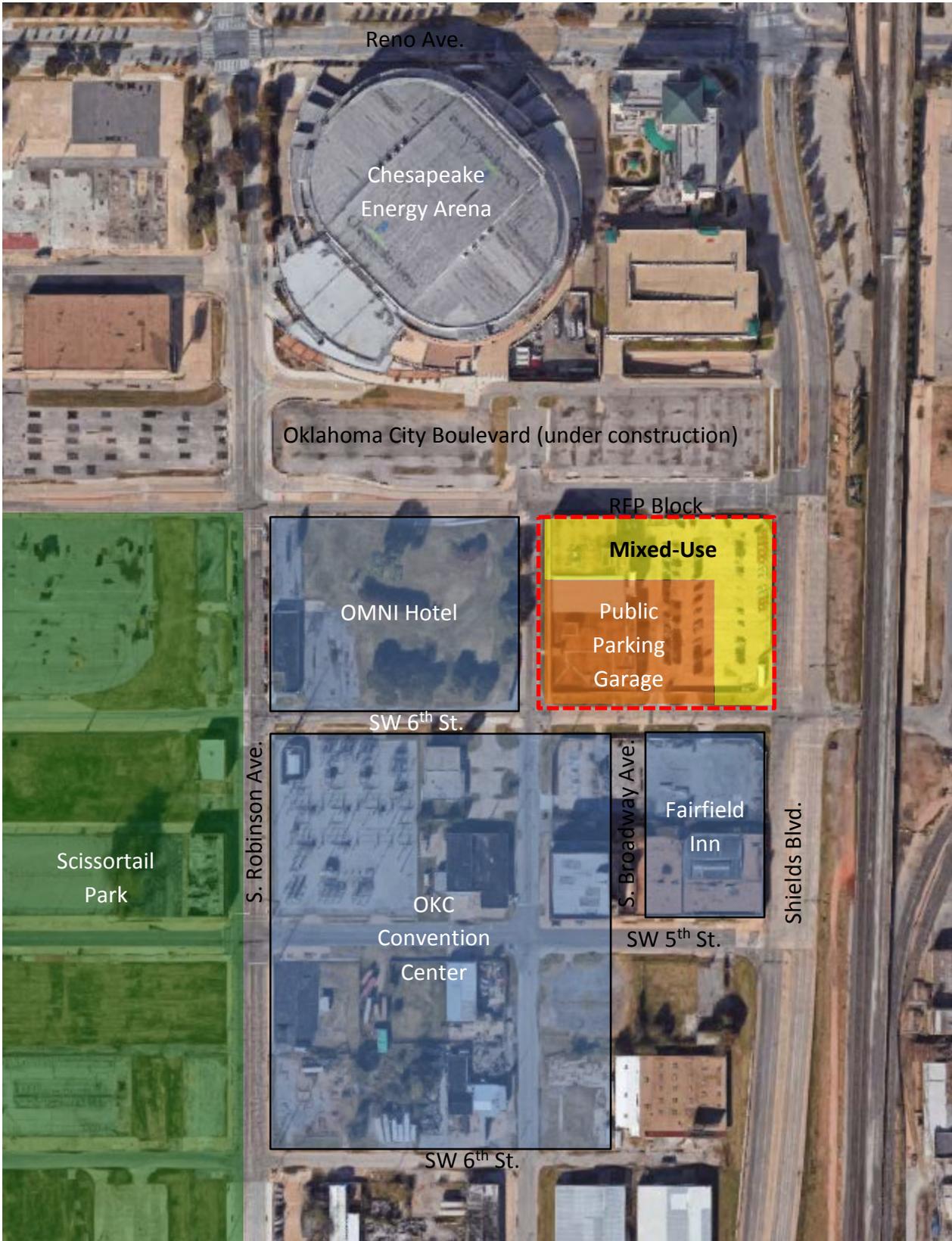


Exhibit 1: Site Location and Context Map



Plan of Scissortail Park



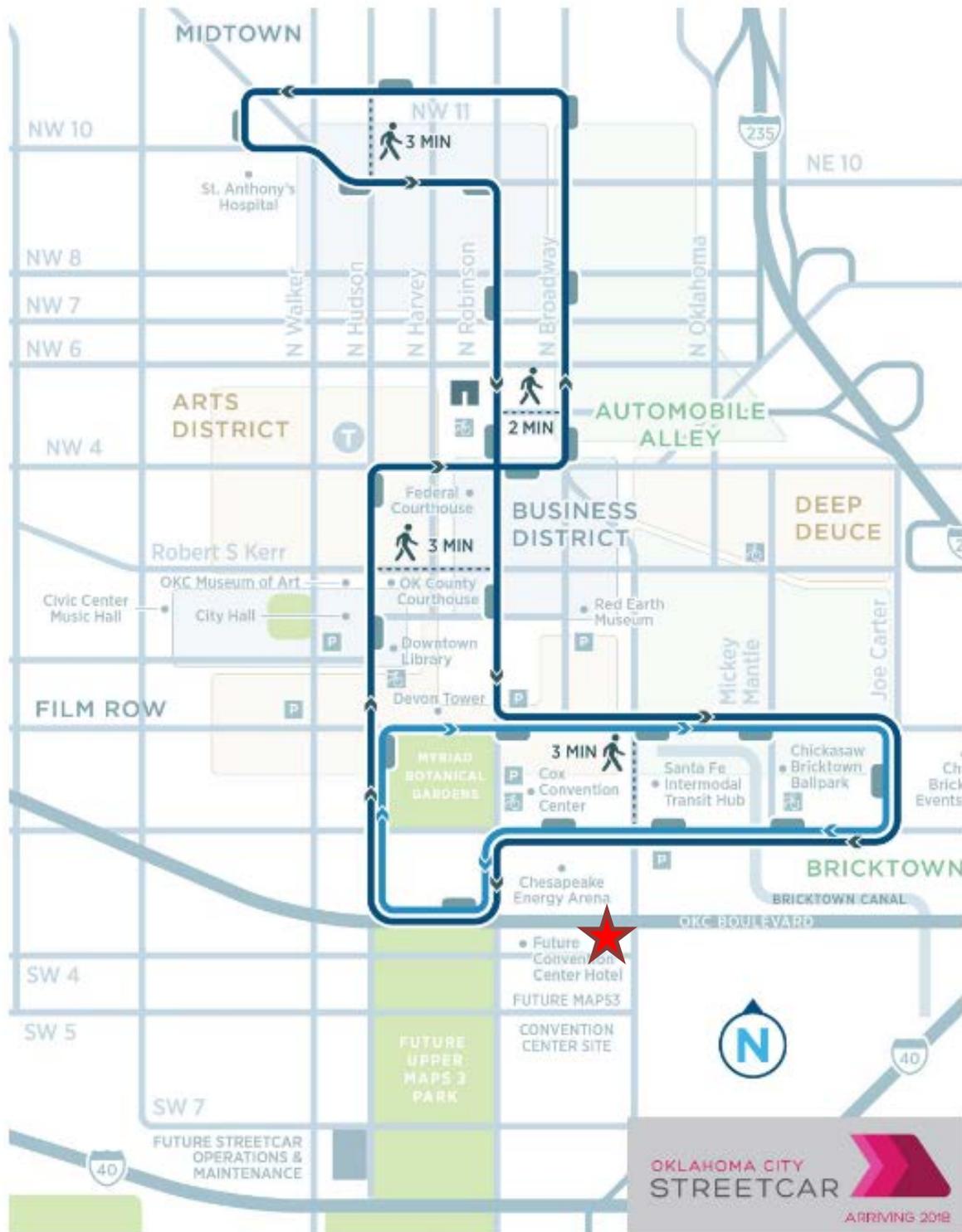
Rendering of Scissortail Park



OMNI Hotel in Downtown Oklahoma City



New Downtown Oklahoma City Convention Center



Modern Streetcar Route (under construction)

II. LEGAL DESCRIPTION

The legal description is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on a survey. The property offered for mixed-use will be a portion of the following:

Lots A through I, Jackson's Subdivision and the West 8.4 feet of Lot 1 and all of Lots 2 through 11, all of Lots 22 through 31, the East .32 feet of Lot 32, and the South 70 feet of Lot 17 through 21 in Block 11 of South Oklahoma City Addition, Oklahoma County, Oklahoma, AND all of the vacated alley in the block.

II. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

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

- [Core to Shore Urban Renewal Plan](#)
- [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 a High Density Flex parcel for the Future Development Plan – Development Category. In this category, development can flex between residential or commercial uses. The target density in this category is a structure between 5-15+ stories. Parking needs for the project should be coordinated and accommodated with the parking garage onsite.

Zoning Requirements



Exhibit 2: 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 2. 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.

III. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a Conceptual Master Plan. While these concepts will assist OCURA in choosing a redeveloper, the final plan will need to be created by working with the parking garage design team to determine the optimal layout of the site. The Conceptual Master Plan should include the following elements:

1. Conceptual site layout of proposed land uses, onsite pedestrian and vehicle circulation network, 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 materials 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. The redevelopment project will need to be coordinated with the design and construction of the parking structure that will also be located on the block so that both projects may be as design, cost and time efficient as possible.
4. Parking needs should be met via the parking structure onsite and such efforts will need to be coordinated with the owner of the parking garage. Compensation will need to be provided for parking needs. The parking ratio for residential units should be 0.8 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.
5. 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.
6. A need for high-quality childcare services in downtown exists. Strong consideration will be given to proposals that incorporate ground floor childcare space that would serve employees and residents within the downtown area.
7. The northeast corner of the site is serviced by a large retaining wall and is located above the street and sidewalk grade. OCURA would like to see the project re-engage the street and sidewalk on that corner. This is an opportunity for creative solutions to improve the existing condition.

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. Highlight any previous experience constructing affordable, workforce housing.

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 J 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 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 on under Section J of this RFP, page 8)

- 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 and how the project will coordinate with the parking garage being constructed on the other portion of the site.

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
- 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	Monday, February 12, 2018
Pre-submission Meeting	Wednesday, March 7, 2018 at 10 am
RFP Response Due Date	Monday, May 14, 2018
Staff and Authority Review Period	Two-Three Weeks*
Designation of Conditional Redeveloper	June Board Meeting*
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. 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**

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 A through I, Jackson's Subdivision and the West 8.4 feet of Lot 1 and all of Lots 2 through 11, all of Lots 22 through 31, the East .32 feet of Lot 32, and the South 70 feet of Lot 17 through 21 in Block 11 of South Oklahoma City Addition, Oklahoma County, Oklahoma, AND all of the vacated alley in the block.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the State of _____.

___ a corporation

___ a nonprofit or charitable institution or corporation

___ a partnership known as:

___ a limited liability company

___ a business association or a joint venture known as:

___ a Federal, State, or local government or instrumentality thereof

___ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization status.

5. Names, addresses, title or position, and nature and extent of the interest of the officers and principal members, partners, shareholders, and investors of any member of the developer, other than a government agency or instrumentality, are to be set forth below as follows:
 - a. If the Redeveloper is a corporation, list below the officers, directors, or trustees, and each stockholder owning more than ten percent (10%) of any class of stock.

 - b. If the Redeveloper is a nonprofit or charitable institution or corporation, list below the members who constitute the Board of Trustees, or Board of Directors, or similar governing body.

 - c. If the Redeveloper is a partnership, list below each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

 - d. If the Redeveloper is a limited liability company, list below each member, whether a manager, and either the percent of interest or a description of the character and extent of interest.

 - e. If the Redeveloper is a business association or a joint venture, list below each participant and either the percent of interest or a description of the character and extent of interest.

 - f. If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

6. Name, address, nature and interest of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the persons or investors named in response to item 5 which gives such person or entity more than a computed ten percent (10%) interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

Note: If the Redeveloper is a corporation, the following certification should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

FORM 3B: CERTIFICATION

I (We) _____

Certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Signature

Signature

Title

Title

Address 1

Address 1

Address 2

Address 2

Telephone/Fax

Telephone/Fax

Email

Email

Date

Date

FORM 4A: CONSENT TO OBTAIN CREDIT REPORT

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: BUSINESS CREDIT INFORMATION

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

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

Legal Name

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

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

**OKLAHOMA CITY URBAN RENEWAL
AUTHORITY**

Resolution Authorizing Invitation for Redevelopment Proposals

Invitation for Redevelopment Proposals – Public Notice

RESOLUTION NO. 5833

RESOLUTION AUTHORIZING THE AUTHORITY TO ASSIST THE OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST IN CARRYING OUT CERTAIN ACTIVITIES RELATED TO THE REDEVELOPMENT OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF OKLAHOMA CITY BOULEVARD AND BROADWAY AVENUE, INCLUDING ISSUANCE OF INVITATION FOR PROPOSALS FOR REDEVELOPMENT, CORE TO SHORE URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City (“City”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, consistent with the Urban Renewal Plan, the Authority, the City, and the Oklahoma City Economic Development Trust (“OCEDT”) have entered into a Redevelopment Agreement with Omni OKC, LLC for the development of a new convention center hotel immediately north of the new MAPS 3 Convention Center; and

WHEREAS, OCEDT has recently acquired the property located between the Oklahoma City Boulevard, S.W. 4th Street, South Broadway Avenue, and E.K. Gaylord Boulevard (“Property”) for the development of a parking garage (to support the new convention center, the hotel, Scissortail Park and the Chesapeake Arena) and a mixed-use project; and

WHEREAS, OCEDT intends to facilitate the development of a publicly-owned parking garage on a portion of the Property; and

WHEREAS, OCEDT may request that the Authority invite proposals for the development of the mixed-use project on the remaining portion of the Property; and

WHEREAS, the close coordination of the two developments on the Property are beneficial to the successful redevelopment of the Property overall; and

WHEREAS, so that the Authority is ready to perform should OCEDT request its assistance, it is timely and appropriate to authorize the Authority and its Executive Director to carry out those activities requested by OCEDT related to the development of the Property, including the issuance of an invitation for proposals for the development of a portion of the Property in accordance with the Urban Renewal Plan.

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

1. The Authority and its Executive Director are hereby authorized to assist OCEDT in carrying out certain activities related to the redevelopment of the Property, including but not limited to the following:
 - a. Formation of a selection committee to review redevelopment proposals;

- b. Designation of a representative of the Authority to serve on such selection committee;
 - c. Issuance of a request for proposals by private developers for the mixed-use project on a portion of the Property;
 - d. Negotiation and execution of an agreement for the purchase of a portion of the Property and development of a mixed-use project on that portion of the Property; and
 - e. Coordination of the development and construction of the public parking garage and the private mixed-use project on the Property so that both projects may be as cost and time effective as possible.
2. Should OCEDT request the Authority to issue an invitation for proposals for the development of a mixed-use project on a portion of the Property, such invitation is hereby authorized, and a public notice of an invitation for proposals may be published.
3. The Executive Director, Authority staff, and legal counsel are authorized to prepare appropriate documents for inviting and submitting redevelopment proposals and, upon OCEDT's request, 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, 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, including the relationship of the development to the nearby MAPS 3 Convention Center, adjacent convention center hotel, and parking garage to be developed on a portion of the Property.

- 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. If appropriate, OCEDT and the Authority may both be parties to a contract for redevelopment of a portion of the Property by a prospective redeveloper.
 8. As appropriate and consistent with the authorizations of OCEDT, the Authority shall coordinate the timing, integration, and implementation of the development of the mixed-use project on a portion of the Property with the development of the parking garage on the other portion of the Property.
 9. 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.
 10. 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, including the authorizations and requests for assistance made by OCEDT related to the redevelopment of the Property.

I, Mary Melon, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing resolution 5833 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 **January, 2018**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meeting 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.

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


Secretary

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the submission of formal written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of a tract of land located between the OKC Boulevard and SW Fourth Streets, with Shields Boulevard and Broadway Avenue on the east and west. The Property offered by OCURA is located in the Core to Shore Urban Renewal Area in Oklahoma City. OCURA is offering the site for high-density, mixed-use residential development.

A presubmission meeting will take place on **Wednesday, March 7, 2018 at 10:00 a.m.** in OCURA’s offices located at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not required.

The selection process will be initiated by the submission of proposals to OCURA in accordance with these instructions. Prior to the day and time for receipt of 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 Proposals must be received at OCURA’s offices located at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, by **4:00 p.m. on Monday, May 14, 2018.** Any Proposals received after this time will be returned unopened. All Proposals properly submitted and received by the deadline will be publicly opened and read aloud by OCURA at **4:00 p.m. on Monday, May 14, 2018,** in the conference room at the offices of OCURA. All Proposals properly submitted will be available for public review.

OCURA’s evaluation of Proposals shall be based upon, but not limited to, the following criteria:

1. Responsiveness of the proposed conceptual master plan to meet the goals and objectives of 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 and appropriate building density, massing, form, design vernacular, external appearance of the structure, parking solution, etc.
6. Adequacy of the draft pro forma.
7. Evidence of financial capacity to carry out this project.
8. Review of financial submittals and the ability to demonstrate sound financial and moral character.
9. Ability of Redeveloper to initiate the redevelopment process and to complete the project in a timeline satisfactory to OCURA
10. Execution of forms.

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.

The full Request for Proposals, which includes detailed instructions to prospective Redevelopers, 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). For further information, contact Cassi Poor, Senior Project Manager, at (405) 235-3771 or by e-mail at cassi.poor@theallianceokc.org.

This invitation for redevelopment proposals shall 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. OCURA reserves the right to reject any and all proposals.

Published in the Journal Record on Monday, February 12, 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