

AGENDA FOR  
SPECIAL MEETING OF  
OKLAHOMA CITY REDEVELOPMENT AUTHORITY  
CONFERENCE ROOM  
431 WEST MAIN, SUITE B  
WEDNESDAY, JUNE 19, 2019  
10:00 A.M.

- I. Call to Order
- II. Statement of Compliance with the Oklahoma Open Meeting Law
- III. Roll Call
- IV. Reading and Approval of Minutes of a Regular Meeting held on Wednesday, January 16, 2019
- V. Resolution No. \_\_\_\_\_ Approving the Real Estate Purchase Agreement for the Acquisition of Land Located near N.W. 4<sup>th</sup> Street and E.K. Gaylord Boulevard and Authorizing Conveyance to the Oklahoma City Urban Renewal Authority, Oklahoma Regional Innovation District Project Area
- VI. Resolution No. \_\_\_\_\_ Authorizing Acquisition of Real and/or Personal Property Presently Located at 1440 North Everest Avenue and Commonly Known as The Brockway Center, Authorizing Conveyance to the Oklahoma City Urban Renewal Authority, and Authorizing other Related Contracts
- VII. Resolution No. \_\_\_\_\_ Authorizing Joint Assistance Agreement between the Oklahoma City Urban Renewal Authority and the Oklahoma City Redevelopment Authority Regarding Acquisition, Preservation, and Rehabilitation of Certain Historic Properties and Authorizing Related Contracts for Rehabilitation
- VIII. Presentation of Interim Financial Report for the Period Ending March 31, 2019
- IX. New Business
- X. Comments from Trustees
- XI. Comments from Citizens
- XII. Adjournment

POSTED at the offices of the Oklahoma City Redevelopment Authority and the City Clerk's Office by 10:00 p.m., Tuesday, June 18, 2018 by Pam Lunnon, Executive Assistant



Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Minutes Adopted.

***The Chairman called for Election of Officers***

Chairman stated it is time to conduct the annual election of officers for the Oklahoma City Redevelopment Authority and the following has been recommended:

Chairman:	J. Larry Nichols
Vice Chairman:	James R. Tolbert, III
Secretary:	Larry McAtee
Assistant Secretary:	Mary Mélon
Assistant Secretary:	Russell Perry
Assistant Secretary:	Mark Beffort
Treasurer	David Greenwell

Mr. Beffort moved to adopt the officers, and upon second by Ms. Mélon, the vote was as follows:

Mr. J. Larry Nichols	Absent
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Ms. Mary Mélon	Aye
Mr. Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Officers adopted.

***The Chairman introduced the following resolution:***

***Resolution No. 189 entitled:***

***“Resolution of the Oklahoma City Redevelopment Authority Receiving and Accepting an Audit of Accounts by BKD, LLP, for Fiscal Year Ending June 30, 2018”***

Michael Madsen made presentation on the Audit ending June 30, 2018

Mr. Beffort, moved the adoption of this resolution and upon a second by Mr. Perry, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

***Resolution No. 190 entitled:***

***“Authorizing Negotiation and Finalization of the Professional Services Agreement with Oklahoma City Innovation District, Inc. in Support of the Oklahoma Regional Innovation District Project Plan”***

Ms. Mélon, moved the adoption of this resolution and upon a second by Councilman Greenwell, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

***Resolution No. 191 entitled:***

***“Joint Resolution of the City Council for the City Of Oklahoma City (“City”) and the Trustees of the Oklahoma City Redevelopment Authority (“OCRA”) Relating to the Request by the City Council that the Trustees of OCRA Transfer Directly to the Oklahoma City Economic Development Trust (“OCEDT”), Certain Funds Required to be Deposited in the “Economic Development Fund” Maintained by OCRA, said Transfer to Include Those Funds Arising from Payments Received by OCRA from the Ground Lease with Skirvin Partners, L.L.C., and from Certain Loan Agreements between OCRA and Skirvin Partners, L.L.C. or Skirvin Investment Fund, L.L.C., with said Funds to be used by OCEDT in Support of the Omni Hotel Funding Plan; and Relating to the Redirection and Reauthorization of the Oklahoma City Urban Renewal Authority to use Certain Funds in its Possession for the Purposes of Demolition of the***

**OCRA Board of Trustees, Wednesday, January 16, 2019**

***OG&E Gold Building and for Support of Economic Development around the COTPA Parking Garage, the Maps 3 Convention Center and/or the Maps 3 Park”***

Mr. Perry, moved the adoption of this resolution and upon a second by Councilman Greenwell, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

***Resolution No. 192 entitled:***

***“Resolution Adopting the Oklahoma City Redevelopment Authority Conflicts Of Interest Policy”***

Mr. Beffort, moved the adoption of this resolution and upon a second by Mr. Perry, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

***Resolution No. 193 entitled:***

***“Authorizing Negotiation and Finalization of the Research Park Innovation Business Incubator Agreement in Support of the Oklahoma Regional Innovation District Project Plan”***

Mr. Perry, moved the adoption of this resolution and upon a second by Councilman Greenwell, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

***Resolution No. 194 entitled:***

***“Authorizing and Approving Development Financing Agreement with Page Woodson Development, LLC or Related Development Entity in an Amount not to Exceed \$710,000 for Eligible Project Costs Under the Oklahoma Regional Innovation District Project Plan”***

Mr. Beffort, moved the adoption of this resolution and upon a second by Mr. Perry, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

***Presentation of Interim Financial Reports for the Period Ending December 31, 2018***

Ms. Kenfield-Harlan presented the financial statements for the period ending December 31, 2018

Councilman Greenwell, moved to receive financials and upon a second by Councilman McAtee, the vote was as follows:

Trustee J. Larry Nichols	Absent
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye

Councilman David Greenwell

Aye

Financial Received

There being no further business to come before the Board, meeting was adjourned at 10:40 a.m.

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SECRETARY

# OKLAHOMA CITY REDEVELOPMENT AUTHORITY

**TRUSTEES**

J. Larry Nichols  
Chairman

James R. Tolbert III  
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

**EXECUTIVE DIRECTOR**

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: June 19, 2019

Ref: Resolution Approving the Real Estate Purchase Agreement for the Acquisition of Land Located Near NW 4<sup>th</sup> Street and E.K. Gaylord Boulevard and Authorizing Conveyance to the Oklahoma City Urban Renewal Authority, Oklahoma Regional Innovation District Project Area

**Background:** The owner of property in the project area, located near the intersection of N.W. 4th Street and E.K. Gaylord Boulevard, immediately adjacent to property owned by the OCURA, is interested in selling its property. The Executive Director has negotiated a proposed Real Estate Purchase Agreement with the property owner. In order to support the implementation of the Project Plan and the Urban Renewal Plan, it is appropriate and desirable to authorize the acquisition of the property, approve the Real Estate Purchase Agreement, and to authorize the transfer of the property from OCRA to OCURA, if necessary or beneficial for the consolidation of properties for redevelopment purposes pursuant to the Project Plan.

**Recommendation:** Approval of Resolution

**Attachments:** Resolution



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE REAL ESTATE PURCHASE AGREEMENT FOR THE ACQUISITION OF LAND LOCATED NEAR N.W. 4<sup>TH</sup> STREET AND E.K. GAYLORD BOULEVARD AND AUTHORIZING CONVEYANCE TO THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY, OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT AREA**

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**WHEREAS**, on December 20, 2016, The City of Oklahoma City (“City”) adopted Ordinance No. 25,531, approving the Oklahoma Regional Innovation District Project Plan, an Amended Oklahoma Health Center Economic Development Project Plan (“Project Plan”) pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*; and

**WHEREAS**, pursuant to the Oklahoma Urban Renewal Law, 11 O.S. §38-101, *et seq.*, the City previously approved and is engaged in the implementation of the Central Business District Urban Renewal Plan, as amended (“Urban Renewal Plan”), the area of which overlaps a portion of the Project Area as described in the Project Plan; and

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

**WHEREAS**, OCURA has approved the Policies and Procedures for Residential and Commercial Acquisition and Relocation Services of the Oklahoma City Urban Renewal Authority (“Policies”), which provide a feasible method for the relocation of any individuals or businesses displaced by acquisition into decent, safe, and sanitary accommodations within their means and without undue hardship; and

**WHEREAS**, the Project Plan authorizes project implementation actions, including but not limited to the acquisition and disposition of properties to support further development and redevelopment activities in the project area by the Oklahoma City Redevelopment Authority, a public trust (“OCRA”), as well as entering into agreements with OCURA in support of the Project Plan and the Urban Renewal Plan; and

**WHEREAS**, the owner of property in the project area, located near the intersection of N.W. 4<sup>th</sup> Street and E.K. Gaylord Boulevard, immediately adjacent to property owned by the OCURA, is interested in selling its property; and

**WHEREAS**, such property is desirable for OCRA to own in furtherance of the objectives of the Project Plan, including assisting in economic development and redevelopment activities of OCURA; and

**WHEREAS**, the Executive Director has negotiated a proposed Real Estate Purchase Agreement with the property owner for the purchase of the property located near the intersection

of N.W. 4<sup>th</sup> Street and E.K. Gaylord Boulevard, immediately adjacent to property owned by the OCURA; and

**WHEREAS**, it is appropriate and desirable for the relevant provisions of the Policies, if any, to be applied and utilized in any acquisition that results in the displacement of individuals or businesses; and

**WHEREAS**, in order to support the implementation of the Project Plan and the Urban Renewal Plan, it is appropriate and desirable to authorize the acquisition of the property, approve the Real Estate Purchase Agreement, and to authorize the transfer of the property from OCRA to OCURA, if necessary or beneficial for the consolidation of properties for redevelopment purposes pursuant to the Project Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Oklahoma City Redevelopment Authority as follows:

1. The Real Estate Purchase Agreement for property located near the intersection of N.W. 4<sup>th</sup> Street and E.K. Gaylord Boulevard, immediately adjacent to property owned by OCURA, is hereby approved.
2. Where necessary or beneficial for implementation of the Project Plan and Urban Renewal Plan, OCRA is hereby authorized to transfer title to any and all of the property acquired pursuant to the Real Estate Purchase Agreement to OCURA for redevelopment consistent with the provisions of the Urban Renewal Plan.
3. The Executive Director is hereby authorized and directed to apply and utilize the relevant provisions of the Policies, if any, in the acquisition authorized herein, that results in the displacement of any individuals or businesses.
4. The Officers, Executive Director, and Legal Counsel of OCRA are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval, including finalizing the Real Estate Purchase Agreement, confirming appropriate legal descriptions, obtaining appraisals, surveys, title work, environmental assessments, or other due diligence activities, finalizing and executing agreements, deeds, and documents necessary for the transaction, and issuing and executing checks and any other documents necessary or appropriate to acquire the property.

I, \_\_\_\_\_, Secretary of the Oklahoma City Redevelopment Authority, a public trust, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Oklahoma City Redevelopment Authority, held at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **19<sup>th</sup>** day of **June, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Board Members present.

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SECRETARY

(SEAL)

# OKLAHOMA CITY REDEVELOPMENT AUTHORITY

**TRUSTEES**

J. Larry Nichols  
Chairman

James R. Tolbert III  
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

**EXECUTIVE DIRECTOR**

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: June 19, 2019

Ref: Resolution Authorizing Acquisition of Real and/or Personal Property Presently Located at 1440 North Everest Avenue and Commonly Known as the Brockway Center, Authorizing Conveyance to the Oklahoma City Urban Renewal Authority, and Authorizing other Related Contracts.

**Background:** The "Brockway Center", located at 1440 North Everest Avenue, was built in 1915 and is of special significance to the Black community having housed the Oklahoma City Chapter of the National Association of Colored Women's Clubs, an organization that provided support, education, and training for women and children and that opposed segregated transportation and was a strong and visible supporter of the anti-lynching movement. The current owner of the Brockway Center desires to demolish it in order to expand facilities.

Preservation of the historic Brockway Center is an appropriate and important public benefit and is supportive of the objectives of the Urban Renewal Plans and the Project Plan. Acquisition of the historic Brockway Center by OCRA is desirable in furtherance of the objectives of the Project Plan. The Executive Director, with the assistance of Legal Counsel, has negotiated a proposed Purchase Agreement with the property owner for the purchase of the Brockway Center. In order to support the implementation of the Project Plan and the Urban Renewal Plan, it is appropriate and desirable to authorize the acquisition of the property, approve the Purchase Agreement, and to authorize the transfer of the property from OCRA to OCURA, if necessary or beneficial for redevelopment purposes pursuant to the Project Plan or an Urban Renewal Plan. In order to help preserve the Brockway Center, it is appropriate and desirable to authorize the Executive Director to negotiate and enter into one or more contracts related to relocation, restoration, or rehabilitation.

**Recommendation:** Approval of Resolution

**Attachments:** Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING ACQUISITION OF REAL AND/OR PERSONAL PROPERTY PRESENTLY LOCATED AT 1440 NORTH EVEREST AVENUE AND COMMONLY KNOWN AS THE BROCKWAY CENTER, AUTHORIZING CONVEYANCE TO THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY, AND AUTHORIZING OTHER RELATED CONTRACTS**

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**WHEREAS**, on December 20, 2016, The City of Oklahoma City (“City”) adopted Ordinance No. 25,531, approving the Oklahoma Regional Innovation District Project Plan, an Amended Oklahoma Health Center Economic Development Project Plan (“Project Plan”) pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*; and

**WHEREAS**, the City approved the Harrison-Walnut Urban Renewal Plan (as amended, the “Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), and authorized the Oklahoma City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

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

**WHEREAS**, pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), the City previously approved the Harrison-Walnut Urban Renewal Plan, the John F. Kennedy Urban Renewal Plan, Project Okla. R-35, the University Medical Center Urban Renewal Plan, and other Urban Renewal Plans (the “Urban Renewal Plans”), and authorized the Oklahoma City Urban Renewal Authority (“OCURA”) to carry out the Urban Renewal Plans; and

**WHEREAS**, a key objective of the Urban Renewal Plans is the rehabilitation of existing structures; and

**WHEREAS**, the Oklahoma City Redevelopment Authority (“OCRA”) is a public trust created pursuant to the Oklahoma Public Trust Law, 60 O.S. § 176, *et seq.* (“Act”) by a Trust Indenture dated May 7, 1985 (“Trust Indenture”) that is engaged in the promotion, stimulation, development, and redevelopment of its beneficiary, the City of Oklahoma City; and

**WHEREAS**, the residential structure located at 1440 North Everest Avenue (also known as the “Brockway Center”) was built in 1915 and is significant in the history of Oklahoma City, and of special significance to the Black community, as it housed the Oklahoma City Chapter of the National Association of Colored Women’s Clubs, an organization that provided support, education, and training for women and children and that opposed segregated transportation and was a strong and visible supporter of the antilynching movement; and

**WHEREAS**, the current owner of the Brockway Center desires to demolish it in order to expand facilities for its activities; and

**WHEREAS**, preservation of the historic Brockway Center is an appropriate and important public benefit and is supportive of the objectives of the Urban Renewal Plans and the Project Plan; and

**WHEREAS**, acquisition of the historic Brockway Center by OCRA is desirable in furtherance of the objectives of the Project Plan; and

**WHEREAS**, the Executive Director, with the assistance of Legal Counsel, has negotiated a proposed Purchase Agreement with the property owner for the purchase of the Brockway Center; and

**WHEREAS**, in order to support the implementation of the Project Plan and the Urban Renewal Plan, it is appropriate and desirable to authorize the acquisition of the property, approve the Purchase Agreement, and to authorize the transfer of the property from OCRA to OCURA, if necessary or beneficial for redevelopment purposes pursuant to the Project Plan or an Urban Renewal Plan; and

**WHEREAS**, in order to help preserve the Brockway Center, it is appropriate and desirable to authorize the Executive Director to negotiate and enter into one or more contracts related to relocation, restoration, or rehabilitation.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Oklahoma City Redevelopment Authority as follows:

1. The Purchase Agreement for the Brockway Center (1444 N. Everest Avenue) is hereby authorized and approved, and OCRA is authorized to take title to such real or personal property interests as are determined by the Executive Director, with the assistance of Legal Counsel, to be necessary or beneficial for historic preservation purposes and the other purposes of the Project Plan or the Urban Renewal Plans.
2. Where necessary or beneficial for historic preservation purposes and implementation of the Project Plan and Urban Renewal Plans, OCRA is hereby authorized to transfer title to any and all of the property interests acquired pursuant to the Purchase Agreement to OCURA for redevelopment consistent with the provisions of the applicable Urban Renewal Plan.
3. The Executive Director is hereby authorized and directed to negotiate such other contracts as may be necessary or appropriate to help preserve the Brockway Center and to achieve the objectives of the Project Plan and Urban Renewal Plans.
4. The Officers, Executive Director, and Legal Counsel of OCRA are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval, including finalizing the Purchase Agreement, confirming appropriate legal descriptions, obtaining surveys, title work, environmental assessments, or other due diligence activities, negotiating and executing agreements, deeds, bills of sale, and documents necessary for the

transaction, and issuing and executing checks and any other documents necessary or appropriate to acquire the property and help ensure its preservation.

I, \_\_\_\_\_, Secretary of the Oklahoma City Redevelopment Authority, a public trust, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Oklahoma City Redevelopment Authority, held at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **19<sup>th</sup>** day of **June, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Board Members present.

\_\_\_\_\_  
SECRETARY

(SEAL)

# OKLAHOMA CITY REDEVELOPMENT AUTHORITY

**TRUSTEES**

J. Larry Nichols  
Chairman

James R. Tolbert III  
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

**EXECUTIVE DIRECTOR**

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: June 19, 2019

Ref: Resolution Authorizing Joint Assistance Agreement Between the Oklahoma City Urban Renewal Authority and the Oklahoma City Redevelopment Authority Regarding Acquisition, Preservation, and Rehabilitation of Certain Historic Properties and Authorizing Related Contracts for Rehabilitation.

**Background:** A key objective of the Urban Renewal Plans is the rehabilitation of existing structures, the development of mixed uses in certain areas, and honoring traditional neighborhood design where appropriate. It is appropriate and desirable for OCURA and OCRA to engage in mutually supportive activities to carry out the objectives of the Project Plan and Urban Renewal Plans.

OCURA has authorized the acquisition of certain historically significant real property located at 300 N.E. 3rd Street, commonly known as the Luster Mansion, and is under contract to purchase it. The Luster Mansion is in need of repairs, including but not limited to the roof, in order to protect it from further damage, even before it can be offered for private redevelopment. OCRA has authorized the acquisition of certain historically significant real property located at 1440 N. Everest Avenue, commonly known as the Brockway Center. In order to acquire and preserve the historic structure of the Brockway Center, it may be necessary to move it to OCURA property and for certain improvements to be made to the property. In light of the location and evolving nature of these acquisitions and possibility similar acquisition or redevelopment activities, it is appropriate and desirable to authorize and approve a Joint Assistance Agreement to provide a flexible and effective means for the two entities to coordinate their activities and expenditures in support of the development of the Project Area and Urban Renewal Areas.

**Recommendation:** Approval of Resolution

**Attachments:** Resolution



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING JOINT ASSISTANCE AGREEMENT BETWEEN THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY REGARDING ACQUISITION, PRESERVATION, AND REHABILITATION OF CERTAIN HISTORIC PROPERTIES AND AUTHORIZING RELATED CONTRACTS FOR REHABILITATION**

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**WHEREAS**, on December 20, 2016, The City of Oklahoma City (“City”) adopted Ordinance No. 25,531, approving the Oklahoma Regional Innovation District Project Plan, an Amended Oklahoma Health Center Economic Development Project Plan (“Project Plan”) pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*; and

**WHEREAS**, pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), the City previously approved the Harrison-Walnut Urban Renewal Plan, the John F. Kennedy Urban Renewal Plan, Project Okla. R-35, the University Medical Center Urban Renewal Plan, and other Urban Renewal Plans (the “Urban Renewal Plans”), and authorized the Oklahoma City Urban Renewal Authority (“OCURA”) to carry out each of the Urban Renewal Plans; and

**WHEREAS**, a key objective of the Urban Renewal Plans is the rehabilitation of existing structures, the development of mixed uses in certain areas, and honoring traditional neighborhood design where appropriate; and

**WHEREAS**, the Oklahoma City Redevelopment Authority (“OCRA”) is a public trust created pursuant to the Oklahoma Public Trust Law, 60 O.S. § 176, *et seq.* (“Act”) by a Trust Indenture dated May 7, 1985 (“Trust Indenture”) that is engaged in the promotion, stimulation, development, and redevelopment of its beneficiary, the City of Oklahoma City; and

**WHEREAS**, it is appropriate and desirable for OCURA and OCRA to engage in mutually supportive activities to carry out the objectives of the Project Plan and Urban Renewal Plans; and

**WHEREAS**, OCURA has authorized the acquisition of certain historically significant real property located at 300 N.E. 3<sup>rd</sup> Street, commonly known as the Luster Mansion (“Luster Property”), and is under contract to purchase it; and

**WHEREAS**, the Luster Property is in need of repairs, including but not limited to the roof, in order to protect it from further damage, even before it can be offered for private redevelopment; and

**WHEREAS**, OCRA has authorized the acquisition of certain historically significant real property located at 1440 N. Everest Avenue, commonly known as the Brockway Center; and

**WHEREAS**, in order to acquire and preserve at least the historic structure of the Brockway Center, it may be necessary to move it to property owned by OCURA and for certain improvements to be made to the OCURA property to place the house there; and

**WHEREAS**, the urgent nature of these acquisition and preservation activities render it appropriate and desirable to authorize related contracts for repairs, rehabilitation, and, where necessary, relocation of the structures; and

**WHEREAS**, in light of the location and evolving nature of these acquisitions and possibility similar acquisition or redevelopment activities, it is appropriate and desirable to authorize and approve a Joint Assistance Agreement to provide a flexible and effective means for the two entities to coordinate their activities and expenditures in support of the development of the Project Area and Urban Renewal Areas.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Oklahoma City Redevelopment Authority as follows:

1. The Joint Assistance Agreement Regarding the Acquisition, Preservation, and Rehabilitation of Certain Historic Properties is authorized and approved.
2. Related contracts for repairs, rehabilitation, and possibly even relocation, including but not limited to roof repair and replacement at the Luster Property are hereby authorized and approved, and the Executive Director, with the assistance of Legal Counsel, is authorized to negotiate and execute such contracts, consistent with OCRA's Procurement Policies and applicable law.
3. The Officers, Executive Director, and Legal Counsel of OCRA are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval, including making minor amendments to the Joint Assistance Agreement.

I, \_\_\_\_\_, Secretary of the Oklahoma City Redevelopment Authority, a public trust, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **special** meeting of the Oklahoma City Redevelopment Authority, held at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **19<sup>th</sup>** day of **June, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Board Members present.

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SECRETARY

(SEAL)

**JOINT ASSISTANCE AGREEMENT  
BETWEEN  
THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY  
AND THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY  
REGARDING ACQUISITION, PRESERVATION, AND REHABILITATION OF  
CERTAIN HISTORIC PROPERTIES**

This Joint Assistance Agreement (“Agreement”) is made effective as of the 1<sup>st</sup> day of June, 2019, by and between the Oklahoma City Urban Renewal Authority, a public body corporate (“Renewal Authority”) and the Oklahoma City Redevelopment Authority, a public trust (“Redevelopment Authority”).

**WITNESSETH:**

**WHEREAS**, on December 20, 2016, The City of Oklahoma City (“City”) adopted Ordinance No. 25,531, approving the Oklahoma Regional Innovation District Project Plan, an Amended Oklahoma Health Center Economic Development Project Plan (“Project Plan”) pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*; and

**WHEREAS**, pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), the City previously approved the Harrison-Walnut Urban Renewal Plan, the John F. Kennedy Urban Renewal Plan, Project Okla. R-35, the University Medical Center Urban Renewal Plan, and other Urban Renewal Plans (the “Urban Renewal Plans”), and authorized the Oklahoma City Urban Renewal Authority (“OCURA”) to carry out each of the Urban Renewal Plans; and

**WHEREAS**, a key objective of the Urban Renewal Plans is the rehabilitation of existing structures, the development of mixed uses in certain areas, and honoring traditional neighborhood design where appropriate; and

**WHEREAS**, the Oklahoma City Redevelopment Authority (“OCRA”) is a public trust created pursuant to the Oklahoma Public Trust Law, 60 O.S. § 176, *et seq.* (“Act”) by a Trust Indenture dated May 7, 1985 (“Trust Indenture”) that is engaged in the promotion, stimulation, development, and redevelopment of its beneficiary, the City of Oklahoma City; and

**WHEREAS**, it is appropriate and desirable for OCURA and OCRA to engage in mutually supportive activities to carry out the objectives of the Project Plan and Urban Renewal Plans; and

**WHEREAS**, OCURA has authorized the acquisition of certain historically significant real property located at 300 N.E. 3<sup>rd</sup> Street, commonly known as the Luster Mansion (“Luster Property”), and is under contract to purchase it; and

**WHEREAS**, the Luster Property is in need of repairs, including but not limited to the roof, in order to protect it from further damage, even before it can be offered for private redevelopment; and

**WHEREAS**, OCRA has authorized the acquisition of certain historically significant real property located at 1440 N. Everest Avenue, commonly known as the Brockway Center; and

**WHEREAS**, in order to acquire and preserve at least the historic structure of the Brockway Center, it may be necessary to move it to property owned by OCURA and for certain improvements to be made to the OCURA property to place the house there; and

**WHEREAS**, the urgent nature of these and possibility similar acquisition or redevelopment activities render it appropriate and desirable to approve this Joint Assistance Agreement to provide a flexible and effective means for the two entities to coordinate their activities and expenditures in support of the development of the Project Area and Urban Renewal Areas.

## **ARTICLE I. PURPOSE OF THE AGREEMENT**

**1.1 Purpose.** The purpose of this Agreement is to authorize transfers of property and funds between OCURA and OCRA with respect to the preservation and/or rehabilitation of historic properties and other historically significant resources in or near the Project Area and/or Urban Renewal Areas.

## **ARTICLE II. OCURA OBLIGATIONS**

**2.1 Obligations and Authorizations.** OCURA will:

- A.** Exercise its acquisition powers in accordance with authorizations by the Board of Commissioners pursuant to the Urban Renewal Plans;
- B.** Provide land or other property to OCRA and/or allow the placement, erection, or construction of improvements in support of the preservation and rehabilitation of historic structures and other historically significant resources;
- C.** Make necessary and supportive improvements to real property in order to facilitate the preservation and rehabilitation of historic structures and other historically significant resources; and
- D.** Enter into necessary and appropriate construction and services contracts in support of OCRA's acquisition or support of historic structures and other historically significant resources.

### **ARTICLE III. OCRA OBLIGATIONS**

#### **3.1 Obligations and Authorizations.** OCRA will:

- A.** Provide financing in support of this Agreement to support the implementation of the Project Plan and the Urban Renewal Plans with respect to historic structures and other historically significant resources;
- B.** Enter necessary and appropriate agreements from time to time to acquire property or construct improvements; and
- C.** Provide TIF and other financing necessary or appropriate to the financing and implementation of the Project Plan and the Urban Renewal Plans with respect to historic structures and other historically significant resources.

### **ARTICLE IV. FUNDING AND REIMBURSEMENT**

**4.1 Advancement of Costs and Reimbursement.** Because of the shared objectives of OCURA and OCRA and the multiple joint endeavors with respect to historic structures and other historically significant resources, it is efficient and appropriate to either party to incur expenses, advance costs, and enter into financial obligations on behalf of the other, based on the source, authorizations, restrictions, and availability of funding. Additionally, reimbursement or repayment shall be made when and if funding is available. Appropriate documentation shall be kept, using reasonable accounting procedures, to note whether one party's expense is on behalf the other and when or if it is to be reimbursed.

### **ARTICLE V. GENERAL PROVISIONS**

**5.1 Third Parties.** Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any other persons, as third-party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights, express or implied, upon any other person.

**5.2 Modifications.** This Agreement cannot be changed orally, and no executory agreement shall be effective to waive, change, modify or discharge it in whole or in part unless such executory agreement is in writing and is signed by the parties against whom enforcement of any waiver, change, modification or discharge is sought.

**5.3 Further Assurances.** Each party agrees that it will, without further consideration, execute and deliver such other documents and take such other action, whether prior or subsequent to completion of the transaction, as may be reasonably requested by the other party to more effectively accomplish the purposes or subject matter of this Agreement.

**OKLAHOMA CITY URBAN RENEWAL  
AUTHORITY**, a public body corporate

BY: \_\_\_\_\_

**OKLAHOMA CITY REDEVELOPMENT  
AUTHORITY**, a public trust

BY: \_\_\_\_\_

Oklahoma City Redevelopment Authority  
Statement of Net Position  
and Reconciliation of Net Position to Fund Balance  
as of March 31, 2019

Assets	
Current Assets	
Cash & Cash Equivalents	320,723
Cash & Cash Equivalents - Reserved (1)	1,258,947
Investments	11,030,000
Accounts Receivable	125,000
Rent Receivable	-
Interest Receivable	108,033
Investment Income Receivable	-
Due from Other Governments	751,769
<b>Total Current Assets</b>	<b>13,594,471</b>
Capital Assets	
Land	541,192
Building & Undivided Ownership	8,615,214
Accumulated Depreciation	(4,019,398)
<b>Total Capital Assets</b>	<b>5,137,008</b>
Other Noncurrent Assets	
Notes Receivable (2)	15,006,985
Other Assets	300,000
<b>Total Other Noncurrent Assets</b>	<b>15,306,985</b>
<b>Total Assets</b>	<b>34,038,465</b>
Liabilities	
Current Liabilities	
Current Portion of Long-term Debt	818,174
Accounts Payable	17,605
Due to Urban Renewal	90,350
<b>Total Current Liabilities</b>	<b>926,129</b>
Noncurrent Liabilities	
Long-term Debt, less current portion	2,003,685
<b>Total Noncurrent Liabilities</b>	<b>2,003,685</b>
<b>Total Liabilities</b>	<b>2,929,814</b>
<b>Net Position</b>	<b>31,108,651</b>
Reconciliation of Net Position to Fund Balance	
<i>Not Reported in Governmental Funds Balance Sheet</i>	
Land	(541,192)
Building & Undivided Ownership	(8,615,214)
Accumulated Depreciation	4,019,398
Notes Receivable	(15,006,985)
Long-term Debt	2,821,859
<b>Total Fund Balance</b>	<b>13,786,516</b>

Oklahoma City Redevelopment Authority  
Governmental Funds Balance Sheet and Statement of Revenues  
as of and for the Nine Months ending March 31, 2019

	<u>TIF 1</u>	<u>Skirvin</u>	<u>Total</u>
<b>Assets</b>			
Cash & Cash Equivalents	320,723	-	320,723
Cash & Cash Equivalents - Reserved (1)	891,996	366,951	1,258,947
Investments	11,030,000	-	11,030,000
Accounts Receivable	125,000	-	125,000
Rent Receivable	-	-	-
Interest Receivable	14,463	93,570	108,033
Investment Income Receivable	-	-	-
Due From Other Governments	751,769	-	751,769
Other Assets	300,000	-	300,000
<b>Total Assets</b>	<b>13,433,951</b>	<b>460,521</b>	<b>13,894,471</b>
<b>Liabilities</b>			
Accounts Payable	17,605	-	17,605
Deferred Revenue	-	-	-
Due to Urban Renewal	90,350	-	90,350
<b>Total Liabilities</b>	<b>107,955</b>	<b>-</b>	<b>107,955</b>
<b>Fund Balance</b>	<b>13,325,996</b>	<b>460,521</b>	<b>13,786,516</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>13,433,951</b>	<b>460,521</b>	<b>13,894,471</b>
<b>Revenues</b>			
Apportioned Ad Valorem Taxes/PILOT - TIF 1	1,136,869	-	1,136,869
Rental Income	-	192,539	192,539
Interest Income	10,593	213,445	224,038
Investment Income	118,998	5,713	124,711
Other Income	654,675	233,011	887,686
<b>Total Revenues</b>	<b>1,921,135</b>	<b>644,708</b>	<b>2,565,842</b>
<b>Expenditures</b>			
Commercialization of Research & Technology	534,650	-	534,650
Placemaking	-	-	-
Implementation & Administration of Project Plan	180,651	-	180,651
Other Project Redevelopment Activity Costs	2,943	-	2,943
Payments to the City of Oklahoma City	-	1,700,000	1,700,000
Debt Service - Principal	597,083	-	597,083
Debt Service - Interest	70,636	-	70,636
<b>Total Expenditures</b>	<b>1,385,963</b>	<b>1,700,000</b>	<b>3,085,963</b>
<b>Changes in Fund Balance</b>	<b>535,172</b>	<b>(1,055,292)</b>	<b>(520,121)</b>
<b>Fund Balance, Beginning of Year</b>	<b>12,790,824</b>	<b>1,515,813</b>	<b>14,306,637</b>
<b>Fund Balance, Current</b>	<b>13,325,996</b>	<b>460,521</b>	<b>13,786,516</b>

(1) Required annual reserves for Long-term Debt and City approved expenditures.

(2) \$5,650,000 Page Woodson TIF loan funded in March 2018.



Oklahoma City Redevelopment Authority  
Schedule of Investments  
March 31, 2019

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
American Express Centurion Bank	1.65%	05/24/19	05/24/17	250,000
State Bank of India	1.70%	07/01/19	06/30/17	245,000
Ally Bank Midvale UT	1.65%	07/08/19	07/10/17	245,000
Barclays Bank	1.60%	07/12/19	07/12/17	245,000
Midsouth Bank	1.70%	07/15/19	07/14/17	245,000
Capital One NA	1.70%	07/19/19	07/19/17	245,000
Peoples United Bank NA	1.65%	07/19/19	07/19/17	245,000
TIAA FSB	1.60%	07/19/19	07/19/17	245,000
Flagstar Bank FSB	1.60%	07/22/19	07/21/17	245,000
Monona State Bank WI	1.65%	07/26/19	07/26/17	245,000
Comenity Capital Bank	1.70%	08/28/19	08/28/17	245,000
Discover Bank DE	1.70%	09/03/19	09/01/17	245,000
American Express Bank FSB	1.65%	09/19/19	09/19/17	245,000
Capital One Bank USA	1.30%	09/30/19	09/28/16	245,000
Merrick Bank Corp	1.65%	10/11/19	10/11/17	245,000
BMW Bank of North America	1.65%	10/21/19	10/20/17	245,000
Sallie Mae Bank	1.70%	10/25/19	10/25/17	245,000
Morgan Stanley	1.75%	10/30/19	10/30/17	245,000
Goldman Sachs USA	1.75%	11/08/19	11/08/17	245,000
Berkshire Bank	1.60%	11/12/19	11/09/17	245,000
First Priority Bank	1.65%	11/12/19	11/10/17	245,000
Lakeside Bank	1.70%	11/18/19	11/17/17	245,000
Morgan Stanley Private Bank	1.75%	11/18/19	11/16/17	245,000
Wex Bank	1.75%	11/22/19	11/22/17	245,000
Rockford Bank & Trust Co	1.75%	11/27/19	12/04/17	245,000
Farmers & Merchants Bancshares Inc	1.90%	12/16/19	12/15/17	245,000
Synchrony Bank	2.10%	01/13/20	01/12/18	245,000
Unity Bank	2.05%	01/31/20	01/31/18	245,000
Stearn's Bank	2.20%	02/10/20	02/09/18	245,000
Bank United NA	2.20%	02/10/20	02/09/18	245,000
Eagle Bank	2.40%	03/01/20	03/16/18	245,000
Investor's Bank	2.35%	03/05/20	03/05/18	245,000
Commerce State Bank	2.65%	06/12/20	06/20/18	245,000
Bank of Hope	2.70%	07/13/20	07/13/18	245,000
Bank of America	2.65%	08/10/20	08/08/18	245,000
Stifel Bank & Trust	2.70%	08/27/20	08/27/18	245,000
UBS Bank USA	2.80%	09/14/20	09/14/18	245,000
Wells Fargo Bank NA	2.90%	09/28/20	09/28/18	245,000
Crossfirst Bank	2.85%	10/16/20	10/16/18	245,000
York Traditions Bank	2.95%	10/26/20	10/25/18	245,000
Compass Bank	3.00%	10/26/20	10/26/18	245,000
CitiBank NA	2.90%	01/11/21	01/09/19	245,000
First Federal Savings & Loan	2.60%	01/29/21	01/30/19	245,000
MutualBank	2.55%	02/16/21	02/15/19	245,000
Penn Community Bank	2.60%	02/23/21	02/20/19	245,000
<b>Total TIF 1 Investments</b>	<b>2.06%</b>			<b>11,030,000</b>