

AGENDA FOR
REGULAR AND ANNUAL MEETING OF
OKLAHOMA CITY REDEVELOPMENT CORPORATION
WEDNESDAY, JULY 15, 2020
TELECONFERENCE
10:00 a.m.

“Business will commence as soon after 10:00 a.m. as the Oklahoma City Redevelopment Authority is adjourned

This meeting will be held by teleconference for the Board of Commissioners of the Oklahoma City Redevelopment Corporation (OCRC) as authorized by SB 661 and the state of emergency declared by Gov. Kevin Stitt on March 15, 2020. If a member of the public wishes to participate, the meeting can be accessed online at <https://us02web.zoom.us/j/86385259743> (which will allow the presentation(s) to be viewed); or by dialing +1 (346) 248-7799; Meeting ID: 863 8525 9743; Password: 100560. Commissioners of OCURA will be appearing via teleconference:

Mr. J. Larry Nichols (via teleconference)
Ms. Judy J. Hatfield (via teleconference)
Mr. Mark Beffort (via teleconference)
Mr. James R. Tolbert (via teleconference)
Mr. Russell Perry (via teleconference)

Written materials for this meeting are available to the public at:

<https://www.theallianceokc.org/2020-meetings>

If a member of the public wishes to speak under the agenda item “Citizens to be heard”, please email: Elizabeth.larios@theallianceokc.org prior to the meeting time with your name, address phone number, and the topic on which you would like to speak.

Meeting video and audio will be recorded.

1. Call to Order
2. Statement of Compliance with the Oklahoma Open Meeting Law
3. Roll Call
4. Reading and Approval of Minutes of a Regular and Annual Meeting of the Board of Directors held on Wednesday, July 17, 2019
5. Election of Officers

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6. Resolution of the Oklahoma City Redevelopment Corporation Authorizing Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects, and Approving and Ratifying Actions through June 30, 2020
7. Consideration of any Old Business, including any Tabled or Otherwise Continued Items
8. Staff Reports
9. Citizens to be heard
10. Adjourned

POSTED at the offices of the Oklahoma City Redevelopment Corporation and the City Clerk's Office by 10:00 a.m. Tuesday, July 14, 2019 by Pam Lunnon, Executive Assistant

OCRC BOARD OF COMMISSIONERS INSTRUCTIONS FOR TELECONFERENCE

The July 15, 2020 OCRC meeting will be a teleconference with video only of the presentation slides (not the participants). To join the meeting, click on the following computer link: <https://us02web.zoom.us/j/86385259743>. This is necessary to view the presentations. To use telephone audio rather than computer audio, use a telephone to call **+1 (346) 248-7799** and when prompted enter **Meeting ID: 863 8525 9743** and **Password: 100560** beginning at 10:00 a.m. on Wednesday, July 15 2020. The phones will remain live during the entire meeting for roll call and the ability to ask questions and make comments. Roll call will be taken every 15 minutes to ensure quorum is in attendance. Please announce if you need to leave at any time during the meeting so the Secretary will know you are absent and have not been disconnected.

If the teleconference is disconnected at anytime during the meeting, the meeting shall be stopped and reconvened once the audio connection is restored. The Chairman will announce at the beginning of the meeting that if connections are lost, the OCRC will attempt to restore communications for a maximum of ten minutes and if communications cannot be restored, the meeting will reconvene at a certain date, time, and place.

All items requiring action will be recorded by voice vote. Pam Lunnon will ask each member to respond with “Aye or Nay” or “Yes or No”. If you need to recuse yourself, please announce you are leaving the meeting to recuse yourself. If you do not respond to roll call, you will be recorded as being absent.

The meeting will be recorded and available to staff after the meeting. Staff will be available on the teleconference for questions or comments.

Citizens are requested to email Elizabeth.larios@theallianceokc.org in advance of the meeting to request to be heard under “Citizens to be Heard.” All citizen participation phones will be muted during the meeting until the Chair recognizes the citizen to comment.

If you have any questions or comments about the substance or requirements for the meeting, please contact Cathy O’Connor or Leslie Batchelor. If you have technical or logistical questions, please contact Elizabeth Larios.

Additional Instructions About Zoom Meetings:

Although you can participate in Zoom meetings by either Zoom video conference on the computer link or by calling into the Zoom conference phone line, joining by the computer link is necessary in order to view the presentations on screen.

Pre-Meeting:

- If you are accessing a Zoom **video conference from your computer** for the first time, allow 5-10 minutes ahead of the meeting to get set up.

- When you click the weblink for the conference, you will have to download a driver onto your computer.
- You only download the driver once.
- You can video conference without a computer camera—it will just be audio through your computer microphone.
- If you're trying to Zoom **video conference from your phone**, download the App ahead of time.
 - Search Zoom in the App store. The app is called Zoom Cloud Meetings (it is a blue with a white camera icon).
- If you're trying to Zoom **phone conference call**, make sure you have the conference call number and meeting ID available.

To Start Meeting:

- Click on the link **or** call the number to access the Zoom meeting.
 - You can do not have to do both, just one or the other.
- Enter “meeting ID” if prompted.
- Enter “Password” if prompted
- You can enable computer abilities, like microphone, camera, chat, screen share, etc.
 - Please be aware you will be muted by host upon entry to the meeting.

During Meeting:

- Set up screen preferences.
- If you notice you're getting feedback, you might have two microphones on (one from the computer and one from the phone), so please mute one of them.
- If you have a technical emergency with Zoom during the meeting, email Elizabeth.larios@theallianceokc.org.

To End Meeting:

- Host can end entire meeting.
- Host can leave meeting and have others on call continue to meet without host present.

Best Practices:

- Make sure you have a copy of the meeting info in case your primary method of communication goes down. For example, if you're video conferencing, write down the call-in number, just in case your computer dies.
- Pay attention to what microphone you have on during the conference meeting. Feedback and background noise can be very disruptive to others on the conference call.
- Keep yourself on mute until you are ready to speak. If you are on mute, you can press the spacebar to hop off/on mute.

MINUTES OF A REGULAR AND ANNUAL MEETING
OF THE
OKLAHOMA CITY REDEVELOPMENT CORPORATION

The Regular and Annual Meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation was held on Wednesday, July 17, 2019 at 10:13 a.m. in the offices of the Corporation at 431 West Main, Suite B, Oklahoma City, Oklahoma.

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the Oklahoma Open Meeting Law. Upon roll call the following members were present:

Mr. J. Larry Nichols
Mr. Russell M. Perry
Ms. Mary Mélon
Mr. Mark Beffort
Mr. James R. Tolbert

Commissioners Absent:

Ms. Mary Mélon

Staff members present:

Catherine O'Connor, Executive Director
Dan Batchelor, OCURA General Counsel, CEDL
Leslie Batchelor, OCURA Associate General Counsel, CEDL
Emily Pomeroy, CEDL
Leana Dozier, Elizabeth Larios, Madeline Harris, Cassie Poor, Pam Lunnon, and Geri Harlan, The Alliance

Others present:

None

The Chairman requested a motion to approve, as circulated, the minutes of a Special Meeting held on Wednesday, December 19, 2018.

Mr. Tolbert moved the adoption of the minutes, and upon second by Mr. Perry, the vote was as follows:

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

Minutes adopted.

OCRC Board of Directors, July 17, 2019

The Chairman called for Election of Officers

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

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

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

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

Officers adopted.

The Chairman introduced the following resolution:

“Resolution of the Oklahoma City Redevelopment Corporation Authorizing the use of Advancements for payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2019”

Mr. Beffort moved the adoption of the resolution; and upon second by Mr. Tolbert, the vote was as follows:

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

Resolution adopted

The Chairman asked for consideration of old business, staff reports, and citizens to be heard.

There being no further business to come before the Board, the Oklahoma City Redevelopment Corporation was adjourned at 10:14 a.m.

SECRETARY

OCRC Board of Directors, July 17, 2019

OKLAHOMA CITY REDEVELOPMENT CORPORATION

105 N. Hudson, Suite 101 • Oklahoma City, Oklahoma 73102 • 405 / 235 / 3771 • Fax 405 / 232 / 8317

CATHERINE O'CONNOR
Executive Director

To: Board of Commissioners of the Oklahoma City Redevelopment Authority
From: Catherine O'Connor, Executive Director
Date: July 15, 2020
Ref: Election of Officers

Background: Officers of the Oklahoma City Redevelopment Corporation ("OCRC") are elected each year in July. The current OCRC officers are:

President: J. Larry Nichols
Vice President: James R. Tolbert, III
Secretary: Mark Beffort
Assistant Secretary: Judy Hatfield
Treasurer: Russell Perry

Recommendation: It is recommended to retain the current officers for the coming year.

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CATHERINE O'CONNOR
Executive Director

To: Board of Directors of the Oklahoma City Redevelopment Corporation
From: Catherine O'Connor, Executive Director
Date: July 15, 2020
Ref: Resolution of the Oklahoma City Redevelopment Corporation Authorizing the use of Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2020

Background: The Oklahoma City Redevelopment Corporation, a not-for-profit redevelopment corporation ("Corporation") was organized for the purpose of aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority ("Authority") in connection with its proposed and approved redevelopment activities.

Summary of Agenda Item: The resolution for consideration ratifies and authorizes the Authority's use of advancements from the Corporation to pay costs authorized by the Board of Commissioners of the Authority in connection with planning and implementation of redevelopment project activities for which funds are not presently available.

Recommendation: Approval of Resolution

Attachments: None

RESOLUTION NO. _____

**RESOLUTION OF THE OKLAHOMA CITY REDEVELOPMENT CORPORATION
AUTHORIZING ADVANCEMENTS FOR PAYMENT OF CERTAIN COSTS
INCURRED BY THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN
CONNECTION WITH PROPOSED AND APPROVED PROJECTS, AND APPROVING
AND RATIFYING ACTIONS THROUGH JUNE 30, 2020**

WHEREAS, the Oklahoma City Redevelopment Corporation, a not-for-profit redevelopment corporation (“Corporation”), was organized for the purpose of aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority (“Authority”) in connection with its proposed and approved redevelopment activities; and

WHEREAS, the Authority is engaged in the planning, undertaking, and implementation of existing and proposed redevelopment projects pursuant to the Oklahoma Urban Redevelopment Law and the Oklahoma Local Development Act; and

WHEREAS, such planning and implementation activities are undertaken at the request of the City of Oklahoma City and include, but are not limited to the Downtown/MAPS Economic Development Project Plan, the Central Business District Urban Renewal Plan, the Core to Shore Urban Renewal Plan, the Harrison-Walnut Urban Renewal Plan, the MAPS-Sports-Entertainment-Parking Support Redevelopment Plan, the Oklahoma Health Center Economic Development Plan, the Northeast Renaissance Urban Renewal Plan, and other redevelopment activities; and

WHEREAS, it is appropriate and desirable to authorize advancements of funds from the Corporation to the Authority for payment of costs incurred in connection with proposed and approved redevelopment activities, and to confirm and ratify prior transactions through June 30, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Oklahoma City Redevelopment Corporation as follows:

1. Prior advancements of funds from the Corporation to the Authority through June 30, 2020, in connection with planning and implementation of redevelopment projects are ratified and approved.
2. Additional advancements of funds from the Corporation to the Authority to pay costs authorized by the Board of Commissioners of the Authority in connection with planning and implementation of redevelopment project activities are authorized and approved.
3. To the extent that reimbursement is obtained for any such costs, the Authority shall repay the Corporation without interest.

4. Actions of the Officers, the Executive Director, and Legal Counsel of the Corporation taken with respect to the activities described above are authorized, approved, and ratified through June 30, 2020.

I, _____, Secretary of the Board of Directors of the Oklahoma City Redevelopment Corporation, certify that the foregoing Resolution No. _____ was duly adopted at a **regular and annual** meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation, held by phone at (346) 248-7799 Meeting ID: 863 8525 9743 Password: 100560 and online at <https://us02web.zoom.us/j/86385259743>, on the **15th** day of **July, 2020**; 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 Directors present.

SECRETARY

(SEAL)