

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY

Request for Proposals for Properties Located between NE 5th Street, Harrison Avenue and Interstate-235

RFP Date of Release: **Tuesday, March 1, 2022**

Pre-submission Meeting Date/Location: **Friday, April 1, 2022 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: **Wednesday, June 29, 2022 at 10 a.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. A Good Faith Deposit of \$25,000 is required with submittal. The RFP narrative defines submittal specifics.

Contact Person for Questions Concerning this RFP:

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Olen Cook, Project Manager, Olen.Cook@theallianceokc.org

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I. SITE CONTEXT & REDEVELOPMENT VISION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of land owned by OCURA near the intersection of NE 5th Street and N Walnut Avenue, depicted in Exhibit 1 below. Parcel ‘A’ consists of approximately 0.73 acres and parcel ‘B’ consists of approximately 1.59 acres.



Exhibit 1: Property offered by OCURA

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

Parcel ‘A’

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Three (3) through Seven (7) as shown on the plat RYAN’S SUBDIVISION recorded in Book 10 of plats, Page 94, being more particularly described as follows:

Commencing at the Westernmost Corner of said Lot Five (5);

THENCE North 50°28'03" East, along and with the North line of said Lot Five (5), a distance of 131.51 feet to the POINT OF BEGINNING;

THENCE continuing North 50°28'03" East, along and with the North line of said Lots Five (5), Four (4) and Three (3), a distance of 70.00 feet;

THENCE South 41°46'57" East, a distance of 55.62 feet;

THENCE on a curve to the right having a radius of 30.00 feet, a chord bearing of South 20°01'29" East, a chord length of 22.24 feet and an arc length of 22.78 feet;

THENCE South 01°43'58" West, a distance of 65.33 feet to a point on the South line of said Lot Seven (7);

THENCE South 89°49'40" West, along and with the South line of said Lots Seven (7), Six (6) and Five (5), a distance of 68.00 feet;

THENCE North 02°28'48" East, departing said South line, a distance of 48.46 feet;

THENCE North 41°24'46" West, a distance of 46.54 feet to the POINT OF BEGINNING.

Containing 8,233 square feet or 0.1890 acres, more or less.

Basis of Bearing: The South line of RYAN'S SUBDIVISION having an assumed bearing of South 89°49'40" West.

Parcel 'B'

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, MAYWOOD ADDITION to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying in part of the alley in Block 36, all lying in the NW1/4 of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of Lot 17 of said Block 36, thence N 00°07'16" W along the West line of said Lot 17, a distance of 55.49 feet, thence N 89°52'44" E distance of 10.00 feet to the POINT OF BEGINNING, thence N 00°07'16" W and parallel with the West line of said Lot 17, a distance of 121.21 feet, thence Northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of N 26°24'11 E and a chord distance of 172.62 feet, an arc distance of 184.03 feet, thence N 50°58'57" E a distance of 107.10 feet, thence S 39°01'03" E a distance of 271.76 feet, thence S 50°58'57" W a distance of 88.34 feet, thence Southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of S 65°27'34" W and a chord distance of 265.09 feet, an arc distance of 267.93 feet thence N 32°01'53" W a distance of 39.65 feet to said POINT OF BEGINNING.

A tract of land being a part of the Northwest Quarter of Section 34, Township 12 North. Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lots 1 through 4 and 6 and 7 and a portion of Lot 5 as shown on the plat of Ryan's Subdivision recorded in Book 10 of plats, page 94, and a portion of Block 35 as shown on the amended plat of Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma recorded in Book 1 of plats, Page 20, being more particularly described as follows:

Commencing at the west corner of said Lot 5;

Thence North 50°28'03" East, along and with the northerly line of said Ryan's Subdivision, a distance of 131.51 feet to the point of beginning;

Thence continuing North 50°28'03" East, along and with the northerly line of said Ryan's Subdivision and the northerly line of said Block 35 Maywood Addition, a distance of 234.81 feet;

Thence South 64°48'46" East measured (South 64°52'03" East record), departing said northerly line, a distance of 25.56 feet to a point on the east line of said Block 35 Maywood Addition;

Thence South 00°05'42" East, along and with the east line of said Block 35 Maywood Addition and the east line of Lot 1 of said Ryan's Subdivision, a distance of 221.37 feet to the southeast Corner of said Block 35 Maywood Addition;

Thence South 89°49'40" West, along and with the south line of said Block 35 Maywood Addition and the south line of said Ryan's Subdivision, a distance of 175.91 feet;

Thence North 02°28'48" East, departing said south line, a distance of 48.46 feet;

Thence North 41 °24'46" West, a distance of 46.54 feet to the POINT OF BEGINNING.

The property offered by OCURA is located in the Harrison-Walnut Urban Renewal Project Area. OCURA is offering this site for commercial redevelopment that will contribute to the continued efforts to revitalize the Project Area and adjacent neighborhoods.

This site represents a tremendous market opportunity given its close proximity to a local and regional highway network, the city's central business district, and the [Oklahoma State Capitol](#) campus. The site is located within the boundary of the [Innovation District](#) (shown in purple on Exhibit 2), an epicenter for collaboration, innovation, opportunity and economic growth. The Innovation District encompasses about 1.3 square miles east of downtown Oklahoma City, between NE 13-16th Streets to the north, NE 4th St. to the south, and Robinson and Lottie Avenues to the west and east. It crosses Broadway/Interstate 235 and includes Automobile Alley.

Within the Innovation District is the [Oklahoma Health Center](#), a 325 acre bioscience campus that is home to the [University of Oklahoma Health Science Center](#) which includes the [University Research Park](#), schools of Dentistry, Medicine, Nursing, Pharmacy, and Public Health, as well as the Stephenson

Cancer Center, the Harold Hamm Diabetes Center, The Children's Hospital, the Veterans Affairs Medical Center and other medical institutions. [OSU Discovery](#) is a collaborative research, innovation, extension, and STEM hub Oklahoma State University's College of Engineering, Architecture, and Technology. Soon a \$177.5 million development project known as Convergence will be under construction. Convergence is a 2.7 acres site that will include the MAPS 4 Innovation Hall, an office tower, 107-room hotel, retail and a structured parking garage. Exhibit 3 on the next page shows the proposed Convergence development.



Exhibit 2: Site Location and Context Map

In the immediate area are several existing residential developments. Near the site are many residential rental projects such as the Level Urban Apartments (228-units), Maywood Apartments (299-units), Deep Deuce Apartments (294-units), Mosaic Apartments (97-units), and The Steelyard (250-units) apartment complex. Also near the site are several examples of for-sale housing. Block 42, a 42 unit condo development, the Brownstones at Maywood Park, a 20 unit condo development and The Hill at Bricktown are all nearby.

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



Exhibit 3: Convergence – Innovation District

A great deal of new development and investment is taking place in and around the central business district. The [OKC Streetcar](#) runs within three blocks of the site providing easy access to downtown districts and their attractions. The new [Downtown Convention Center](#) features 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 headquarters hotel for the convention center. The hotel will feature 605 guest rooms, seven dining outlets, and an expansive pool deck with event space, retail, 78,000 sf of indoor and outdoor meeting space and a Mokara Spa.

Additional downtown destinations include [Scissortail Park](#), [Myriad Botanical Gardens](#), the [Chickasaw Bricktown Ballpark](#) (home of the [Oklahoma City Dodgers](#) baseball team) and [Harkins Theater](#). The [Paycom Center](#) is home of the [Oklahoma City Thunder](#) NBA team and hosts concerts, family and social events, conventions, ice shows, and more.

II. REDEVELOPMENT POLICIES AND REGULATORY DOCUMENTS

It is the intention of OCURA to coordinate this RFP with the City’s ongoing planning efforts in the area including the City’s Comprehensive Plan, [planokc](#). This redevelopment vision for this site is supported by the following Urban Renewal Authority and The City of Oklahoma City policy and regulatory documents:

- A. Harrison-Walnut Urban Renewal Plan (a copy can be furnished upon request to the contact listed on the front)
- B. [PlanOKC](#)
- C. [Downtown Development Framework](#)
- D. [Oklahoma City Municipal Code](#)
- E. [Oklahoma City Online Zoning Locater](#)
- F. [Downtown/MAPS TIF District Policy Guide](#)

In 2015, the *Downtown Development Framework* (DDF) was adopted by City Council and amended in 2020 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 General Urban site. This typology is defined in the DDF as the following:

General Urban areas are very diverse with low-, medium-, and high-density, horizontally mixed-use characteristics that primarily include single-use office and residential structures with a limited number of vertically mixed structures. Housing typologies include townhomes, flats, and 2-4 story walkup single-family residences generally around 12 du/acre, and multi-story apartment buildings of more than 50 du/ acre. Ground floor commercial space tends to be scattered throughout General Urban areas, unlike clustered within Commercial Corridors. Setbacks and heights can vary more than other typologies. General Urban typology mixes new construction with historic structures, many of which may be only a single story in height. Pedestrian and vehicular traffic is less active than most other districts.

Consult the Downtown Development Framework guide as it establishes additional criteria for how developments should interact with the street and pedestrian zones adjacent to development.

A. Zoning Requirements

Parcel A is currently zoned Downtown Business District (DBD). Parcel B is currently in the rezoning processes to be rezoned to DBD. The DBD zoning district is described below:

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.

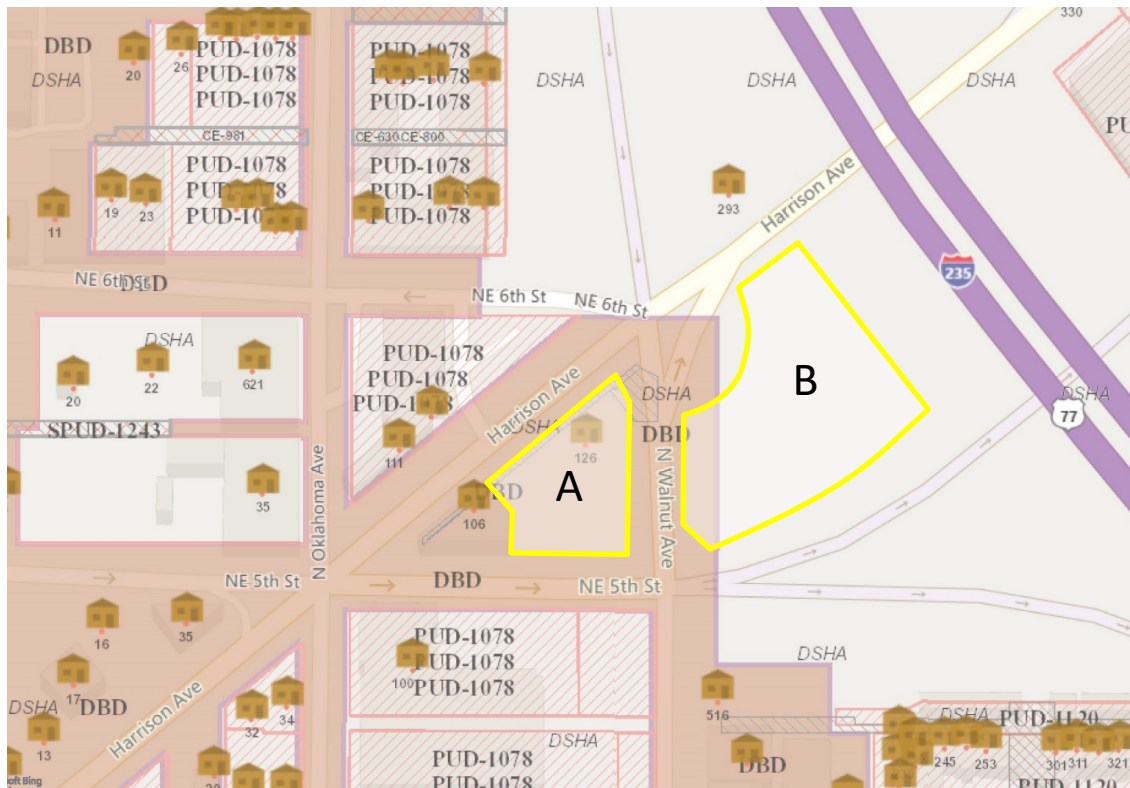


Exhibit 4: The City of Oklahoma City Zoning Requirements

Proposals submitted must be conceptually consistent with all current policy and regulatory documents. In addition to the 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.

B. Tax Increment Financing (TIF)

The City of Oklahoma City established the Downtown/MAPS (Increment District #2) to capitalize on the [original MAPS](#) projects investments by promoting redevelopment in and around downtown in 2000 and expires in 2027. A TIF District allows the City to support public, private and non-profit projects using incremental growth in property and/or sales taxes generated by increases in net assessed value. If a financial need is demonstrated, TIF funds may be used either to provide financial assistance to real estate development projects that meet the goals of the district, or on various types of physical improvements like public facilities and infrastructure.

This site is located in [TIF District #2 \(2021 Plan Project Plan Amendment\)](#). TIF District #2 is set to expire in 2026. The [TIF #2 Policy Guide](#) outlines how certain projects may qualify for TIF funding assistance if a need is demonstrated. The availability of TIF assistance is solely at the discretion of The City of Oklahoma City and not OCURA.



in written and/or graphic illustrations. Discuss exterior architectural materials proposed. A material board is not necessary for the submittal.

B. DESIGN OBJECTIVES

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

In addition to high-quality development, the project should achieve sustainability and energy efficiency goals that exceed the minimum requirement of the Building Code. The project should use environmentally-friendly and sustainable principles in project design and construction.

The following design guidelines pertain to all proposals:

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. 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. Pedestrian and bicycle amenities are important and should be incorporated into the project.
4. Parking for the development should be placed on the site in a way so as not to detract from the development. As much as possible, parking for the development should be placed behind the buildings and not visible from the street. The focus of the development should be on the design of the building over surface parking.
 - a. Currently, there is a surface parking lot on the Property, leased by OCURA to PLICO, Inc., which owns and occupies the building immediately to the west of the Property. Prospective developers are asked to demonstrate accommodation within the proposed development of parking to be used by PLICO, of no less than 20 parking spaces. Such parking may be subject to reasonable terms to be negotiated with PLICO.
5. Limits of Access – Parcel B is limited to one (1) point of ingress and egress at the North 35' of Lot 17, Block 36 on the west property line of Walnut Ave, as depicted in the in Exhibit 6 below.

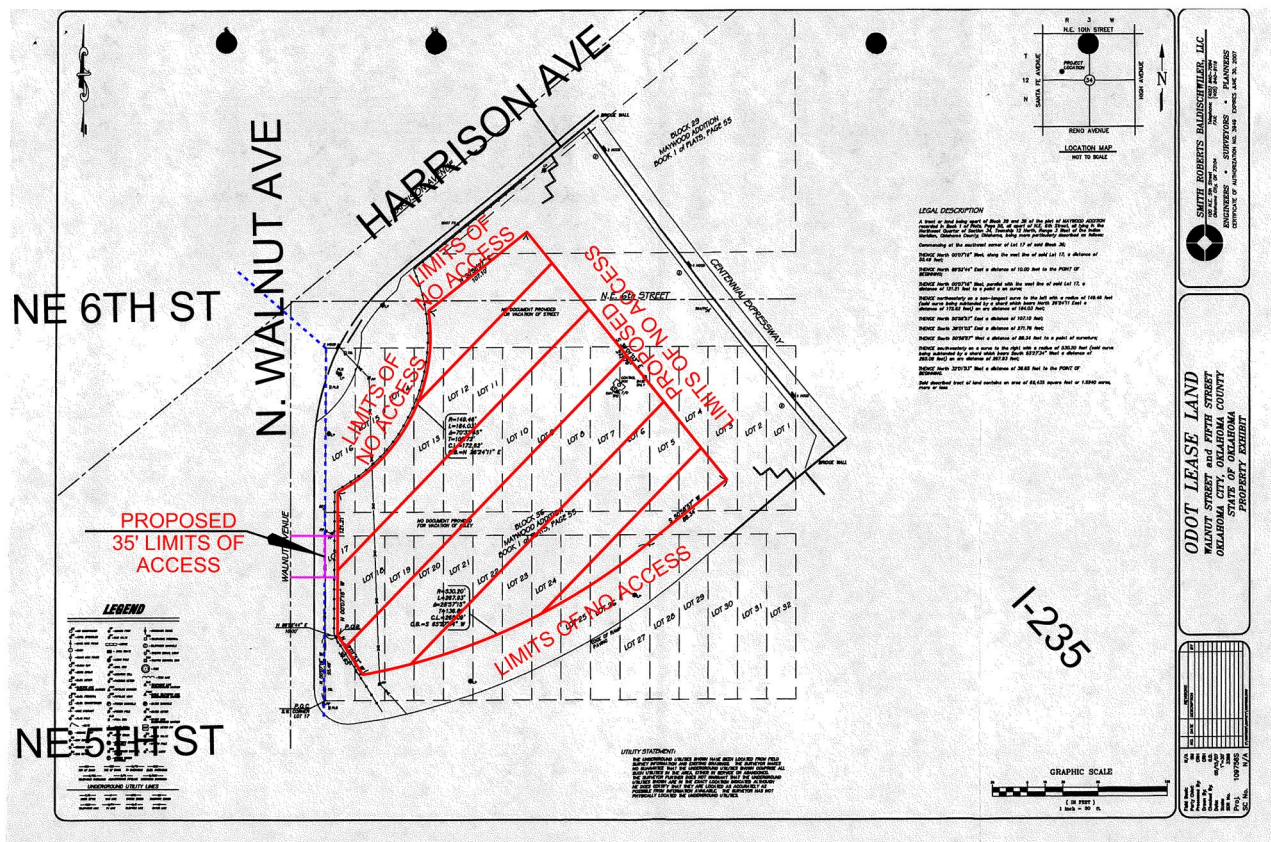


Exhibit 6: Survey including limits of access

C. MARKET FEASIBILITY OF CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a narrative of two pages or less outlining the market feasibility of the proposed conceptual plan. For example, comparable rental rates, for-sale data and so forth. It is not the intent of this requirement that the Redeveloper obtain a market study from a third-party professional.

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

Qualifications of Development Team

1. List all development team members, including consultants, and their qualifications to undertake the project.
2. List all applicable projects, completed and/or in progress, by the redeveloper within the past 10 years. Highlight those most similar to the conceptual master plan proposed, if any. Discuss which projects, if any, involved a public/private partnership with an entity such as an urban renewal agency, local government etc.

Financial Ability to Execute the Proposed Master Plan

In order to assist OCURA in reviewing the financial capability of the redeveloper, information will be requested in two tiers. **The initial tier must be submitted with the RFP response**, the second tier will be requested if the respondent is selected by OCURA as the conditional redeveloper (defined in Section K of this RFP).

Tier 1 Submittal Requirements

1. Describe your ability and experience in financing a project of the proposed scale.
2. Execute the financial and credit check forms under Exhibit A of this RFP.
3. A summary project pro forma. Return an electronic copy of the completed pro forma workbook with your proposal. The pro forma should provide an indication of project financing requirements, gaps and financial feasibility.
 - a. The Redeveloper's proposed purchase price for the redevelopment site must be included in the pro forma and take into consideration the real estate market in the area and the proposed uses. A determination of price will be made by an independent appraiser selected by OCURA. The final determination of the sales price will be made by OCURA. OCURA recently acquired Parcel B for \$186,085.80 and desires to recuperate its costs for that parcel.
 - b. OCURA will consider proposals which include requests for public tax increment financing (TIF) assistance provided that the need and appropriateness is demonstrated by financial and market circumstances. The availability of TIF assistance is solely at the discretion of The City of Oklahoma City and not OCURA.

Tier 2 Submittal Requirements if selected as a Conditional Redeveloper (defined in Section M of this RFP)

1. If selected as Conditional Redeveloper, OCURA will request detailed documentation of financing commitments. Debt and equity sources must be outlined with their use and timing in the project's development cycle.
2. Redeveloper financials of the principal or parent company. In the absence of such financials, the tax returns of the principal respondents to this RFP will be requested.

E. TIMEFRAME TO COMPLETE

Include a one-page statement on the timeframe to complete the project if chosen as the Redeveloper. Include a detailed description of plans, if any, to phase the project.

F. GOOD FAITH DEPOSIT

The RFP response shall include a bank certified check or surety bond with a company listed in the latest issue of the U.S. TREASURY CIRCULAR NO. 570 in the amount of

\$25,000.00. 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 development agreement.

G. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Master Plan with required elements as outlined above
2. Market Feasibility Narrative
3. Redeveloper Team Qualification Narrative
4. Financial Information-Tier 1 as outlined above
5. Timeframe to Complete Narrative
6. Executed Forms 1-4 in Exhibit A of this RFP submitted in a separate envelope
7. \$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 the goals and objectives of Section II and Section III, B-C.
2. Review of the market feasibility narrative and its documentation that the project is feasible and likely to succeed.
3. Review of Redeveloper team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
4. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.

5. Evidence of financial capacity to carry out this project based on the Tier 1 information submitted with the RFP response.
6. Review of other Tier 1 financial submittals and their ability to demonstrate sound financial and moral character.
7. Ability of Redeveloper to initiate the development process (land use entitlements, financing commitments etc.) within 180 days after execution of the redevelopment agreement and to complete the project in a timeline satisfactory to the Board of Commissioners.
8. Execution of Forms 1-4 in Exhibit A to the satisfaction of OCURA.
9. Ability to meet the anticipated timeline:

RFP Release	Tuesday, March 1, 2022
Pre-submission Meeting	Friday, April 1, 2022 at 10am <i>Attendance is recommended but not mandatory.</i>
RFP Response Due Date	Wednesday, June 29, 2022 at 10 am
Staff and OCURA Review Period	Two to Three Weeks after due date*
Designation of Conditional Redeveloper	1-2 months after due date*
Redevelopment Agreement Negotiations/Execution	30-60 days after designation Conditional Redeveloper*

* estimated timeframes and are subject to change.

Reviews and evaluations by OCURA staff 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 OCURA staff 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 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

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. PREPARATION 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 be 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 SUBITTIAL**

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

FORM 1: CERTIFICATION of READING and UNDERSTANDING

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

Printed Name of Prospective Redeveloper

Signature/Title

SUBMITTED this _____ day of _____, 20____.

FORM 2: REDEVELOPMENT PROPOSAL

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

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

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

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

SUBMITTED this _____ day of _____, 20_____.

Printed Name(s) of Prospective Redeveloper(s)

Signature

Signature

Title

Company

Address 1

Address 2

Telephone/Fax

Email Address

FORM 3A: REDEVELOPER'S STATEMENT for PUBLIC DISCLOSURE

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

1. Name of Redeveloper/Title _____
Address of Redeveloper: _____
City, State, Zip Code: _____
Phone Number: _____
E-mail: _____
2. The property rights for which the Redeveloper proposes to enter into a contract for or understanding with respect to the purchase or lease of property rights from the Oklahoma City Urban Renewal Authority at 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.
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:
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

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

6. Name, address, nature and interest of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the persons or investors named in response to

item 5 which gives such person or entity more than a computed ten percent (10%) interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

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

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

FORM 3B: CERTIFICATION

I (We) _____

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

Signature

Title

Address 1

Address 2

Telephone/Fax

Email

Date

Signature

Title

Address 1

Address 2

Telephone/Fax

Email

Date

FORM 4A: CONSENT TO OBTAIN CREDIT REPORT

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: BUSINESS CREDIT INFORMATION

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

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

Legal Name

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

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

Invitation for Redevelopment Proposals — Public Notice

RESOLUTION NO. 6012

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF CERTAIN PROPERTY LOCATED ALONG WALNUT AVENUE, BETWEEN N.E. 5TH STREET AND HARRISON AVENUE, HARRISON-WALNUT URBAN RENEWAL PLAN

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

WHEREAS, the Authority owns the real property located on either side of Walnut Avenue between N.E. 5th Street and Harrison Avenue, as described and depicted on the attached Exhibit A ("Property"); and

WHEREAS, immediately adjacent to the portion of the Property west of Walnut Avenue is an office building, previously developed pursuant to a contract for sale of land and redevelopment with the Authority; and

WHEREAS, the portion of the Property east of Walnut Avenue was recently acquired by the Authority from the Oklahoma Department of Transportation, providing additional square footage available that may be incorporated into a project; and

WHEREAS, the development of the Property represents an important opportunity for development, enhancing the connection between downtown Oklahoma City and the Innovation District; and

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

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

1. The invitation for proposals for the redevelopment of the Property is hereby authorized.
2. A public notice of invitation for proposals is hereby authorized to be published, and a period of not less than 90 days from the date of publication is hereby established for submission of proposals.
3. The Executive Director, Authority staff, and legal counsel are authorized to take necessary and appropriate actions to conduct a public competitive process and are directed to proceed with the issuance of the public invitation for redevelopment proposals in a timely manner.

4. All proposals shall be evaluated, and if acceptable, the Board of Commissioners may designate a redeveloper or redevelopers. The conditional redeveloper(s) designation shall be based on the determination of the proposal or proposals deemed to be most acceptable to the Authority.
5. The evaluation of redevelopment proposals shall be based on the principal criteria of:
 - a. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
 - b. Responsiveness of the proposal in describing how the proposed redevelopment will be compatible with and/or complementary to the immediately surrounding development.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Qualifications and experience of the redevelopment team to complete the redevelopment.
 - e. Ability to achieve the design objectives and specific requirements identified in the invitation for proposals.
 - f. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.
6. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation, or, if more than one, with each such prospective redeveloper receiving a conditional designation, in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.
7. The invitation for redevelopment proposals shall not create any legal obligations for the Authority to enter into a contract for redevelopment except on terms and conditions the Board of Commissioners deems, in its discretion, to be acceptable and desirable.
8. The Executive Director, legal counsel, officers, and staff for the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, Judy J. Hatfield Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma, on the **16th** day of **February, 2022**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of those Commissioners present.



Secretary

	AYE	NAY
J. LARRY NICHOLS	✓	
LEE E. COOPER, JR.	✓	
RUSSELL M. PERRY	✓	
JUDY J. HATFIELD	✓	
JAMES R. TOLBERT, III	✓	

Exhibit A

Legal Description and Depiction of the Property

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lots One (1) through Four (4) and Six (6) and Seven (7) and a portion of Lot Five (5) as shown on the plat RYAN'S SUBDIVISION recorded in Book 10 of plats, Page 94, and a portion of Block Thirty-five (35) as shown on the amended plat of MAYWOOD ADDITION TO OKLAHOMA CITY, Oklahoma County, Oklahoma recorded in Book 1 of plats, Page 20, being more particularly described as follows:

Commencing at the West corner of said Lot Five (5);

THENCE North 50°28'03" East, along and with the Northerly line of said RYAN'S SUBDIVISION, a distance of 131.51 feet to the POINT OF BEGINNING;

THENCE continuing North 50°28'03" East, along and with the Northerly line of said RYAN'S SUBDIVISION and the Northerly line of said Block Thirty-five (35) MAYWOOD ADDITION, a distance of 234.81 feet;

THENCE South 64°48'46" East measured (South 64°52'03" East record), departing said Northerly line, a distance of 25.56 feet to a point on the East line of said Block Thirty-five (35) MAYWOOD ADDITION;

THENCE South 00°05'42" East, along and with the East line of said Block Thirty-five (35) MAYWOOD ADDITION and the East line of Lot One (1) of said RYAN'S SUBDIVISION, a distance of 221.37 feet to the Southeast (SE) Corner of said Block Thirty-five (35) MAYWOOD ADDITION;

THENCE South 89°49'40" West, along and with the South line of said Block Thirty-five (35) MAYWOOD ADDITION and the South line of said RYAN'S SUBDIVISION, a distance of 175.91 feet;

THENCE North 02°28'48" East, departing said South line, a distance of 48.46 feet;

THENCE North 41°24'46" West, a distance of 46.54 feet to the POINT OF BEGINNING.

Containing 31,899 square feet or 0.7323 acres, more or less.

Basis of Bearing: The centerline of N.E. 5th Street having an assumed bearing of South 89°49'40" West.

AND

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, MAYWOOD ADDITION to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying in part of the alley in Block 36, all lying in the NW¼ of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of Lot 17 of said Block 36, thence N 00°07'16" W along the West line of said Lot 17, a distance of 55.49 feet, thence N 89°52'44" E distance of 10.00 feet to the POINT OF BEGINNING, thence N 00°07'16" W and parallel with the West line of said Lot 17, a distance of 121.21 feet, thence Northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of N 26°24'11 E and a chord distance of 172.62 feet, an arc distance of 184.03 feet, thence N 50°58'57" E a distance of 107.10 feet, thence S 39°01'03" E a distance of 271.76 feet, thence S 50°58'57" W a distance of 88.34 feet, thence Southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of S 65°27'34" W and a chord distance of 265.09 feet, an arc distance of 267.93 feet, thence N 32°01'53" W a distance of 39.65 feet to said POINT OF BEGINNING.

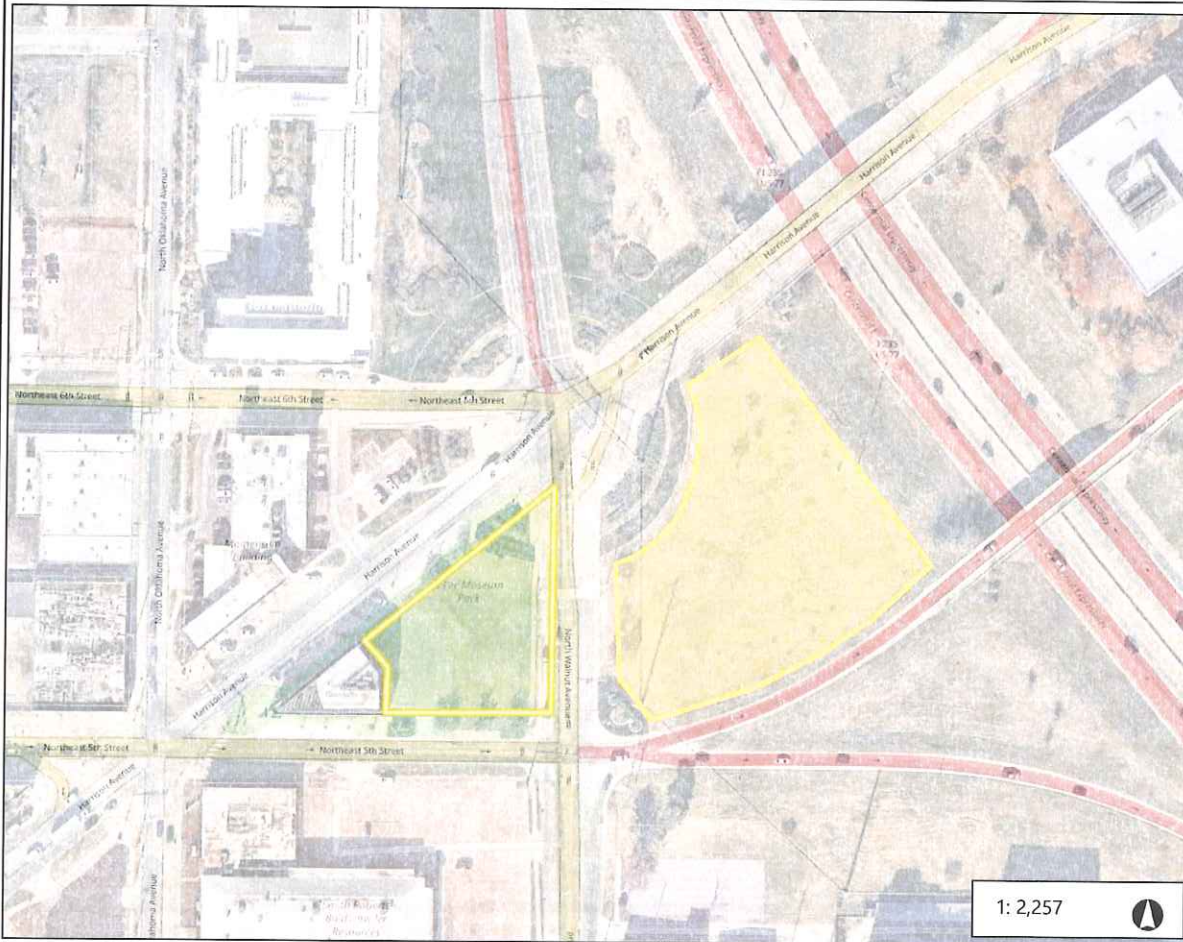
Containing 1.5940 acres or 69,435 square feet, more or less.





Larry Stein Oklahoma County Assessor
Online Mapping

Property located along Walnut, NE 5th and Harrison



1: 2,257

Legend

- ☐ Sections (>1:40,000)
- ☐ Parcels
- ☐ OK County Boundary

Notes

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY ("OCURA") invites the submission of formal written proposals ("Proposals") from qualified developers ("Redeveloper") for the purchase and redevelopment of an approximately 2.3-acre split by and located along Walnut Avenue, between NE 5th Street and Harrison Avenue ("Property"). The Property offered by OCURA is located in the Harrison-Walnut Urban Renewal Area in Oklahoma City.

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

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Three (3) through Seven (7) as shown on the plat RYAN'S SUBDIVISION recorded in Book 10 of plats, Page 94, being more particularly described as follows:

Commencing at the Westernmost Corner of said Lot Five (5);

THENCE North 50°28'03" East, along and with the North line of said Lot Five (5), a distance of 131.51 feet to the POINT OF BEGINNING;

THENCE continuing North 50°28'03" East, along and with the North line of said Lots Five (5), Four (4) and Three (3), a distance of 70.00 feet;

THENCE South 41°46'57" East, a distance of 55.62 feet;

THENCE on a curve to the right having a radius of 30.00 feet, a chord bearing of South 20°01'29" East, a chord length of 22.24 feet and an arc length of 22.78 feet;

THENCE South 01°43'58" West, a distance of 65.33 feet to a point on the South line of said Lot Seven (7);

THENCE South 89°49'40" West, along and with the South line of said Lots Seven (7), Six (6) and Five (5), a distance of 68.00 feet;

THENCE North 02°28'48" East, departing said South line, a distance of 48.46 feet;

THENCE North 41°24'46" West, a distance of 46.54 feet to the POINT OF BEGINNING.

and

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, MAYWOOD ADDITION to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying in part of the alley in Block 36, all lying in the NW1/4 of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of Lot 17 of said Block 36, thence N 00°07'16" W along the West line of said Lot 17, a distance of 55.49 feet, thence N 89°52'44" E distance of 10.00 feet to the POINT OF BEGINNING, thence N 00°07'16" W and parallel with the West line of said Lot 17, a distance of 121.21 feet, thence Northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of N 26°24'11 E and a chord distance of 172.62 feet, an arc distance of 184.03 feet, thence N 50°58'57" E a distance of 107.10 feet, thence S 39°01'03"

E a distance of 271.76 feet, thence S 50°58'57" W a distance of 88.34 feet, thence Southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of S 65°27'34" W and a chord distance of 265.09 feet, an arc distance of 267.93 feet thence N 32°01'53" W a distance of 39.65 feet to said POINT OF BEGINNING..

A pre-submission meeting will take place on **Friday, April 1, 2022 at 10:00 a.m.** The pre-submission meeting will be held the offices of OCURA 105 N. Hudson Street, Ste. 101, Oklahoma City, Oklahoma. Attendance is recommended but not mandatory.

The selection process will be initiated by the submission of formal written proposals to OCURA in accordance with these instructions. Prior to the day and time for receipt of such formal written proposals, OCURA will provide all prospective redevelopers with available information, background material, and advice in order to encourage the preparation of proposals which most fully reflect the objectives of OCURA.

All formal written proposals for the purchase and redevelopment of the site being offered for sale will be received at the offices of the Oklahoma City Urban Renewal Authority, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, until **10:00 a.m. on June 29, 2022**. Any proposals received after this time will be returned unopened to the prospective redeveloper. Proposals will be publicly opened and read aloud by OCURA at **10:00 a.m. on June 29, 2022** in the conference room at the offices of OCURA.

The evaluation of redevelopment proposals will in part be based upon the principal criteria of:

- a. Responsiveness of the proposal to meet the goals and objectives of OCURA and its Harrison-Walnut Urban Renewal Plan, PlanOKC, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
- b. Market feasibility and likelihood of the proposal to succeed.
- c. Redeveloper team qualifications relevant to the proposal and demonstrated experience in completing similar projects.
- d. Adequacy of the pro forma for the proposal and appropriateness of any requested financial assistance.
- e. Sufficient evidence of financial capacity to carry out the proposal.
- f. Capability of the redeveloper team to initiate and complete the redevelopment process within a timeline satisfactory to the Board of Commissioners.

One or more tentative redeveloper designations may be made based on a determination of the proposal or proposals deemed most acceptable to OCURA. OCURA may enter into direct negotiations with the redeveloper(s) tentatively designated, in order to achieve the best and most desirable project in accordance with the redevelopment objectives of the area and to obtain an agreement as to price and other terms and conditions satisfactory to OCURA.

For further information, contact Cassi Poor, Director of Real Estate Development, at cassi.poor@theallianceokc.org. The RFP may be obtained at <http://ocura-ok.org/rfps>.

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

Published in The Oklahoman on March 1, 2022

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