

AGENDA FOR
SPECIAL MEETING OF
OKLAHOMA CITY REDEVELOPMENT AUTHORITY
CONFERENCE ROOM
431 WEST MAIN, SUITE B
WEDNESDAY, September 18, 2019
10:30 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 and Annual Meeting held on Wednesday, July 17, 2019
- V. Resolution No. _____ Approving Procurement Policies and Procedures to Ensure Compliance with Applicable Law and Regulations Related to the Purchases of Goods, Contracts for Services, and Contracts for Professional Services
- VI. Resolution No. _____ Approving a Vendors List for Professional Services Providers, Including Architects, City Planners, Environmental Scientists and Environmental Testing Service Providers, Independent Appraisers, Title Examiners and Title Insurance Providers, Surveyors, Civil Engineers, Traffic Consultants, Demolition Services, and Community Engagement Services
- VII. Resolution No. _____ Joint Resolution of the Board of Commissioners of the Oklahoma City Urban Renewal Authority and the Trustees of the Oklahoma City Redevelopment Authority Relating to Common Area Maintenance of Land Owned by OCURA and Leased To Bass Pro Outdoor World, L.L.C.
- VIII. Resolution No. _____ Conditionally Designating a Redeveloper for Property Located at and Near 900 N. Klein Avenue
- IX. Presentation of Interim Financial Report for the Period Ending July 31, 2019
- X. New Business
- XI. Comments from Trustees
- XII. Comments from Citizens
- XIII. Adjournment

POSTED at the offices of the Oklahoma City Redevelopment Authority and the City Clerk's Office by 10:30 a.m. Monday, September 16, 2019 by Pam Lunnon, Executive Assistant

MINUTES OF REGULAR AND ANNUAL MEETING
OF THE
OF THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY

A Regular and Annual Meeting of the Trustees of the Oklahoma City Redevelopment Authority (“Redevelopment Authority”) was held on Wednesday, July 17, 2019, at 10:03 p.m. in the Conference Room at 431 West Main, Suite B; Oklahoma City, OK.

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 Trustees were present:

Mr. J. Larry Nichols
Mr. James R. Tolbert, III
Mr. Russell M. Perry – walked into meeting at 10:10
Mr. Mark Beffort
Councilman Larry McAtee

Trustee Absent:

Councilman David Greenwell
Ms. Mary Mélon

Staff Present:

Catherine O’Connor, Executive Director
Leslie Batchelor, OCURA Associate General Counsel, CEDL
Dan Batchelor, OCURA General Counsel, CEDL
Emily Pomeroy, The Center for Economic Development of Oklahoma
Elizabeth Larios, Madeline Harris, Leana Dozier, Cassi Poor, Pam Lunnon and Geri Harlan, The Alliance for Economic Dev. of OKC

Others Present:

None

The Chairman asked for a motion to approve, as circulated, the minutes of a Regular Meeting held on Wednesday, June 19, 2019.

Mr. Beffort moved the adoption of the minutes and upon second by Councilman McAtee, the vote was as follows:

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

Councilman Larry McAtee Aye
Councilman David Greenwell Absent

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 Mr. Tolbert, the vote was as follows:

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

Officers adopted.

The Chairman introduced the following resolution:

Resolution No. 198 entitled:

“Authorizing Acquisition of Real Property located in the Boathouse District and Authorizing Conveyance of such Property to the City Of Oklahoma City or other Entity as Directed by the City”

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

Trustee J. Larry Nichols Aye
Trustee James R. Tolbert, III Aye
Trustee Mary Mélon Absent

Trustee Russell M. Perry	Absent
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Resolution Adopted

Resolution No. 199 entitled:

“Approving Annual Budget for Legal Services between the Oklahoma City Redevelopment Authority and the Center for Economic Development Law for Fiscal Year beginning July 1, 2019 and ending June 30, 2020”

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

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

Resolution Adopted

Resolution No. 200 entitled:

“Resolution of the Oklahoma City Redevelopment Authority 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, 2019”

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

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

Resolution Adopted

Resolution No. 201 entitled:

“Resolution of the Oklahoma City Redevelopment Authority Approving Proposal by BKD, LLP to Provide an Audit of Accounts for the Fiscal Year ending June 30, 2019, and Authorizing the Chairman and the Executive Director to Execute the Proposal”

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

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

Resolution Adopted

Presentation of Interim Financial Reports for the Period Ending June 30, 2019

Ms. Kenfield-Harlan presented the financial statements for the period ending June 30, 2019

Mr. Tolbert, moved to receive financials and upon a second by Mr. Beffort, the vote was as follows:

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

Financial Received

There being no further business to come before the Board, meeting was adjourned at 10:13 a.m.

SECRETARY

OCRA Board of Trustees, Wednesday, July 17, 2019

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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: September 18, 2019

Ref: Resolution Approving Procurement Policies and Procedures to Ensure compliance with Applicable Law and Regulations Related to the Purchase of Goods, Contract for Services and Contracts for Professional Services

Background: The Oklahoma City Redevelopment Authority (OCRA) was created to assist in the implementation of economic development projects and provide assistance to the Oklahoma City Urban Renewal Authority (OCURA) with its proposed and approved objectives. In order to provide this assistance OCRA is required to procure goods and services and it is appropriate to adopt written policies that govern this activity.

The attached proposed Procurement Policies and Procedures are similar to the policies adopted by OCURA and provide staff guidance in compliance with state law and other procurement requirements imposed by funding sources and agreements.

The resolution for consideration adopts the proposed Procurement Policies and Procedures.

Recommendation: Approval of Resolution

Attachments: Proposed Procurement Policies and Procedures

RESOLUTION NO. _____

RESOLUTION APPROVING PROCUREMENT POLICIES AND PROCEDURES TO ENSURE COMPLIANCE WITH APPLICABLE LAW AND REGULATIONS RELATED TO THE PURCHASES OF GOODS, CONTRACTS FOR SERVICES, AND CONTRACTS FOR PROFESSIONAL SERVICES

WHEREAS, the Oklahoma City Redevelopment Authority, a public trust (“OCRA”), was created for the purpose of assisting in the implementation of economic development and redevelopment projects and aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority in connection with its proposed and approved redevelopment activities; and

WHEREAS, from time to time the Authority has need to procure goods or services to carry out its mission; and

WHEREAS, the Authority must comply with applicable state laws governing public procurement, particularly the Oklahoma Public Competitive Bidding Act of 1974, 61 O.S. § 101, *et. seq.*; and

WHEREAS, the Authority desires to parallel as much as possible the procurement policies adopted by the Oklahoma City Urban Renewal Authority; and

WHEREAS, it is appropriate to adopt a procurement policy that complies with state law to help guide Authority staff in administrative functions relating to procurement.

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

1. The attached “Oklahoma City Redevelopment Authority Procurement Policies and Procedures” (“Procurement Policy”) will provide necessary and appropriate guidance for statutory compliance and procedural consistency, and is hereby adopted.
2. The Executive Director, Legal Counsel, and officers and staff of the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate and desirable to implement this resolution and the Procurement Policy.

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 **18th** day of **September, 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)

PROCUREMENT POLICIES AND PROCEDURES

I. INTRODUCTION

- A. General Applicability. These Procurement Policies and Procedures (“Policies”) are established for the Oklahoma City Redevelopment Authority (“OCRA”) to prescribe appropriate procedures and to assure compliance with applicable law and regulations related to purchases of goods (i.e., materials, supplies, equipment), contracts for services, and contracts for professional services. The intent of the Policies is to assure that all purchases are handled fairly and in a manner that encourages competition. Notwithstanding any authorizations contained in these Policies, some procurement actions are subject to applicable provisions of State law, requirements imposed by funding sources, and conditions contained in relevant agreements of OCRA. It is advisable to consult all relevant agreements or other documents that may place additional restrictive obligations on OCRA’s procurement practices.
- B. Exclusions. These Policies shall not apply to the following activities carried out by OCRA:
- Payment and procedures for the acquisition of real property;¹
 - Payment of relocation expenses, which are governed by other provisions of federal and state law;
 - Payment of assistance in development financing pursuant to the Article 10, Section 6C of the Oklahoma Constitution and the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, including but not limited to that provided for the development of public facilities;
 - Disposition of real property and interests therein (*i.e.*, easements, rights of way, etc.); and
 - Responsibilities and obligations pursuant to an approved redevelopment agreement.

II. RULES APPLICABLE TO PURCHASES OF GOODS AND SERVICES

In the expenditure of its own funds, OCRA is free to follow procurement customs and methods that fall within the spirit of fair and open competition. Please note that OCRA must comply with the Oklahoma Public Competitive Bidding Act of 1974 for procurement and purchases of goods and services that qualify as “public construction contracts” (*see* Section III *below*). Also, in the expenditure of any funds received by agreement or grant, or generated pursuant to a project plan adopted pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.*, OCRA shall comply with the provisions of the applicable grant agreement, contract award, or project plan relative to the specific funding source.

¹ Note: these Policies *will* still apply to the goods and services used to help OCRA actually acquire real property, provide for relocation expenses, and dispose of property. This provision is meant to exclude the property being purchased, the actual relocation expenses provided to displaced persons, and disposition itself. All of these activities, unlike the services used to assist in completing them, are not procured and are governed by other provisions of federal, state, and local law.

III. RULES APPLICABLE TO PUBLIC CONSTRUCTION CONTRACTS

OCRA shall comply with the Oklahoma Public Competitive Bidding Act of 1974, 61 O.S. § 101, *et seq.*, in the awarding of public construction contracts. These Policies conform to such state law.

A. Requirements.

1. *Public Construction Contracts Exceeding \$50,000.00.* For all public construction contracts exceeding \$50,000.00,² OCRA shall let and award a contract to the lowest responsible bidder, by open competitive bidding after solicitation for sealed bids. OCRA shall provide notice by publication in a newspaper of general circulation in Oklahoma County for two consecutive weekly issues of the newspaper, with the first publication at least 20 days prior to the date set for opening the bids. The notice shall be sent to one in-state trade or construction publication. All bids shall be sealed and opened only at the time and place specified in the bidding documents, and read aloud in the presence of an officer of OCRA. Such bid opening shall be open to the public and to all bidders.
2. *Public Construction Contracts of \$5,000.00–\$50,000.00.* For public construction contracts between \$5,000.00 and \$50,000.00,³ OCRA shall let and award a contract to the lowest responsible bidder by receipt of written bids or awarded on the basis of competitive quotes to the lowest responsible qualified contractor. In the event the public bidding process is used, all bids shall be sealed and opened only at the time and place specified in the bidding documents, and read aloud in the presence of an officer of OCRA. Such bid opening shall be open to the public and to all bidders.
3. *Public Construction Contracts less than \$5,000.00.* For public construction contracts less than \$5,000.00,⁴ OCRA shall send a request for quotes to potential qualified contractors with a detailed description of the goods or services needed. Quotes must include pricing information that allows OCRA to compare costs across bidders and ensure cost reasonableness. For purposes of documentation, quotes shall be recorded on a quote sheet provided by the Chief Financial Officer. Staff shall obtain a minimum of three quotes and record on the quote sheet. If obtaining three quotes is not feasible, the reasons for the infeasibility should be noted on the quote sheet. The qualified contractor providing the lowest responsive and responsible quote shall be selected by OCRA. In the event a higher bidder is more responsive and responsible than the lowest bidder, or if for any reason the preferred quote is not the lowest quote, the rationale for selecting another bidder must be documented and justified in the quote file.
4. *Determining the Responsibility of Bidders.* In order to determine the responsibility of bidders, OCRA may require prospective bidders, general contractors and subcontractors to prequalify as responsible bidders prior to submitting bids on a public construction contract. Prequalification to bid or perform work does not substitute for any license required by federal, state, or local law. Notice of any such prequalification requirement shall be made by OCRA to all prospective bidders and the public in the notice to be

² This amount may be adjusted by amendment to the statute; *see* 61 O.S. § 103.A.

³ This amount may be adjusted by amendment to the statute; *see* 61 O.S. § 103.B.

⁴ This amount may be adjusted by amendment to the statute; *see* 61 O.S. § 103.C.

published. Financial information including, but not limited to, audited financial statements required by OCRA as part of prequalification shall remain confidential.

B. Notices. All bid notices shall set forth the following information:

1. The character of the proposed public construction contract in sufficient details that all bidders shall know exactly what their obligation will be, either in the bid notice itself or by reference to bidding documents on file in the main office of the awarding public agency;
2. The name and address of the officer, agent or employee of OCRA, from whom a complete set of bidding documents regarding such proposed contract may be obtained, together with the amount of the cost deposit required therefor, if any;
3. The date, time and place of opening of the sealed bids;
4. The name and office location and address of OCRA where the sealed bids should be submitted; and
5. Any additional information regarding such proposed contract deemed by OCRA to be of beneficial interest to prospective bidders or the public.

C. Records. OCRA shall maintain at its offices at least one complete set of bidding documents regarding a proposed public construction contract for at least 20 days prior to the date set for opening bids. A complete set of bidding documents shall be provided to any prospective bidder upon request. OCRA may require a deposit that does not exceed the actual cost of duplicating or copying the bidding documents. OCRA may retain such deposit if so stated in the notice for bids. All bids, both successful and unsuccessful, and all contracts and required bonds shall be placed on file and maintained at the offices of OCRA for a period of 5 years from the date of opening of bids or for a period of 3 years from the date of completion of the contract, whichever is longer. Such documents shall be open to public inspection and shall be matters of public record.

D. Contract Award. The awarding of a contract to the lowest responsible bidder or bidders shall be made within 30 days after the opening of bids unless OCRA, by formal recorded action and for good cause shown, provides for a reasonable extension of that period. The extension period shall not in any event exceed 15 days where only state or local funds are involved unless, upon mutual written agreement between the lowest responsible bidder or bidders and OCRA, in which case OCRA may extend the contract award period no more than 120 days from the bid opening date.

If an award is made to other than the lowest bidder, OCRA shall accompany its action with a publicized statement setting forth the reason for its action. Such statement shall be placed on file, open to public inspection, and be a matter of public record.

E. Exceptions.

1. Where an emergency exists due to a sudden, unexpected happening or unforeseen occurrence or condition whereby the public health or safety is endangered, the provisions of the Oklahoma Public Competitive Bidding Act of 1974, 61 O.S. § 101, *et seq.*, shall not apply, provided that the conditions of 61 O.S. § 130 have been met.

2. Where public improvements are constructed as a part of an agreement to provide assistance in development financing pursuant to the Oklahoma Local Development Act 62 O.S. § 850, *et seq.*, and the cost of such public improvements does not exceed 25% of the total amount of the estimated public and private investment being made within the increment district, the provisions of the Oklahoma Public Competitive Bidding Act of 1974, 61 O.S. § 101, *et seq.*, do not apply. In those instances, the provisions of this Section III do not need to be followed.
3. OCRA may, unless acting pursuant to a contract with the State that specifies otherwise, make use of statewide contracts that the State Purchasing Director enters into or awards consistent with the Oklahoma Central Purchasing Act, 74 O.S. § 85.1, *et seq.*, without having to comply with the provisions of the Oklahoma Public Competitive Bidding Act of 1974, 61 O.S. § 101, *et seq.* Contracts for goods and services awarded consistent with the Oklahoma Central Purchasing Act may also be used by OCRA with no additional procurement required.
4. As a public trust having the City as its beneficiary, OCRA may, unless acting pursuant to a contract with the City that specifies otherwise, make use of City contracts for goods or services that the City certifies have been entered into in compliance with the ordinances prescribing City purchasing policies.

IV. PROCUREMENT AND CONTRACT AUTHORITY AND ADMINISTRATION

These authorizations and administrative procedures shall apply to all procurement transactions and activities. In the case of a conflict with specific provisions in Section III of these Policies, the provisions in Section III control.

A. Authorizations.

1. All procurement transactions shall be administered by either the Executive Director or by other individuals the Executive Director has authorized in writing.
2. The Executive Director shall have the authority to declare an emergency pursuant to Sections III.E.1., to the maximum extent permitted by law. If the Executive Director so declares that an emergency exists, the Executive Director must cause the Board of Trustees to be notified within ten (10) days of the emergency declaration of the actions taken and the rationale for such actions, in a form suitable for recording in the official minutes of the Board of Trustees.
3. All procurements and contracts \$50,000.00 or more shall be submitted to the Board of Trustees for approval, except that the Executive Director or the Executive Director's designee shall have approval authority for:
 - a. Contracts procured as a result of a declaration of emergency authorized by Section IV.A.2. above; and
 - b. Change orders up to the lesser of \$40,000.00 or 10% of the approved contract amount.

4. The Executive Director or its designee shall ensure that:
 - a. Contracts and modifications are in writing, clearly specifying the desired supplies, services or construction, and are supported by sufficient documentation regarding the history of the procurement, including as a minimum the method of procurement chosen, the selection of the contract type, the rationale for selecting or rejecting offers, and the basis for the contract price;
 - b. For public construction contract procurement:
 - i. Public notice is given of each procurement prior to the bid opening in order to provide for the preparation and submission of bids or proposals, and that notices of contract awards are made available to the public;
 - ii. Contract awards are made to responsive and responsible bidders offering the lowest prices (for sealed bid contracts) or to the offeror whose proposal offers the greatest value to OCRA, considering price, technical, and other factors as specified in the solicitation (for contracts awarded based on competitive proposals), and that unsuccessful firms are notified within ten days; and
 - c. Sufficient unencumbered funds are available to cover the anticipated cost of each procurement before contract award or modification (including change orders), work is inspected before payment, and payment is made promptly for contract work performed and accepted.
 5. These Policies and any later changes shall be submitted to the Board of Trustees for approval. The Board of Trustees appoints and delegates procurement authority to the Executive Director, but retains responsibility for ensuring that any procurement policies adopted are appropriate for OCRA.
- B. Cancellation of Solicitations. Any invitation for bids, request for proposals, or other solicitation may be cancelled before offers are due or after bids or proposals have been received for good cause or when it is in the best interest of OCRA. In the event a solicitation is cancelled, the reasons for cancellation shall be documented in the procurement file, and notices of cancellation shall be sent to all offerors solicited.
 - C. Contracts. Any type of contract which is appropriate to the procurement and which will promote the best interest of OCRA may be used, provided that the cost-plus-a-percentage-of-cost and percentage of construction cost methods are prohibited for public construction contracts. All procurements shall include the clauses and provisions necessary to define the rights and responsibilities of the parties.
 - D. Ethics. OCRA shall adhere to the code of conduct outlined in Title 60, Section 178.8, of the Oklahoma Statutes in all procurement actions.

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: September 18, 2019

Ref: Resolution Approving a Vendors List for Professional Services Providers, Independent Appraisers, Title Examiners and Title Insurance Providers, Surveyors, Civil Engineers Traffic Consultants, Demolition Services and Community Engagement Services

Background: The Oklahoma City Redevelopment Authority (OCRA) was created to assist in the implementation of economic development projects and provide assistance to the Oklahoma City Urban Renewal Authority (OCURA) with its proposed and approved objectives. In order to provide this assistance OCRA is required to procure goods and services.

OCURA previously published a request for proposals for professional services on behalf of both OCURA and OCRA and as a result, OCURA adopted an Approved Vendors List in December 2018 for a period of three years beginning January 1, 2019 through December 31, 2021.

In conjunction with OCRAs adoption of written procurement policies, it is appropriate for OCRA to adopt the same Approved Vendors List from which it can select professional services.

The resolution for consideration adopts the Approved Vendors List for use by OCRA in procuring professional services through December 31, 2021.

Recommendation: Approval of Resolution

Attachments: Vendors List

RESOLUTION NO. _____

RESOLUTION APPROVING A VENDORS LIST FOR PROFESSIONAL SERVICES PROVIDERS, INCLUDING ARCHITECTS, CITY PLANNERS, ENVIRONMENTAL SCIENTISTS AND ENVIRONMENTAL TESTING SERVICE PROVIDERS, INDEPENDENT APPRAISERS, TITLE EXAMINERS AND TITLE INSURANCE PROVIDERS, SURVEYORS, CIVIL ENGINEERS, TRAFFIC CONSULTANTS, DEMOLITION SERVICES, AND COMMUNITY ENGAGEMENT SERVICES

WHEREAS, the Oklahoma City Redevelopment Authority, a public trust (“OCRA”), was created for the purpose of assisting in the implementation of economic development and redevelopment projects and to provide financial assistance to the Oklahoma City Urban Renewal Authority (“OCURA”) in connection with its proposed and approved redevelopment activities; and

WHEREAS, the powers of OCRA are vested in and shall be exercised by the Board of Trustees; and

WHEREAS, the Board of Trustees have heretofore vested the position of Executive Director of OCRA with the responsibilities for the administrative affairs of OCRA; and

WHEREAS, it is appropriate and desirable to provide the Executive Director with the support of professional services from individuals or firms with the expertise and experience to assist in the implementation of the urban renewal plans that the OCURA is implementing and OCRA is supporting; and

WHEREAS, the OCURA, on behalf of itself and OCRA, has previously solicited invitations for proposals and/or requests for qualifications for professional service providers (“RFP”), including but not limited to architects, city planners, environmental scientists and environmental testing service providers, independent appraisers, title examiners and title insurance providers, surveyors, civil engineers, traffic consultants, demolition services, and community engagement services in support of the achievement of the objectives of the urban renewal plans that the OCURA is implementing and OCRA is supporting; and

WHEREAS, the OCURA has previously approved a list of preferred professional services providers (“Approved Vendor’s List”) from which the OCURA may select such providers from time to time, from the responses to the RFP; and

WHEREAS, it is appropriate and desirable for OCRA to adopt the same Approved Vendor’s List, from which OCRA may select professional services providers from time to time.

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

1. The Approved Vendors List, as shown in Schedule A to this Resolution, is hereby approved as the list of professional services providers for the professional services listed from which OCRA may enter into professional services contracts for the period on the date of this Resolution's adoption through December 31, 2021.
2. The Executive Director is authorized to issue additional invitations for proposals and requests for qualifications for professional services that are believed to be necessary to assist OCRA with the implementation and support of urban renewal plans, and to present such additional professional services providers to the Board of Trustees to be added to the Approved Vendors List.
3. The Executive Director, with the advice and assistance of Legal Counsel, is authorized to enter into professional services agreements with the professional services providers listed on the Approved Vendors List.
4. The authorizations in this Resolution shall not create any legal obligation for OCRA to enter into contracts with the professional services providers on the Approved Vendors List.
5. The Executive Director, Legal Counsel, and officers and staff of OCRA are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, _____, Secretary of the Board of Trustees of the Oklahoma City Redevelopment Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Trustees of the Oklahoma City Redevelopment Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **18th** day of **September, 2019**; that said meeting was held in accordance with the By-Laws of OCRA 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 Trustees present.

SECRETARY

(SEAL)

SCHEDULE A

2019-2021 Professional Services Vendor Lists

1. Abstract and Title Services

- a. American Eagle
- b. Chicago Title
- c. First American Title
- d. Oklahoma City Abstract
- e. Oklahoma Family Title
- f. Oklahoma Title and Closing
- g. Old Republic Title
- h. Stewart Title

2. Architecture, City Planning, Urban Design and Landscape Architecture Services

- a. ADG
- b. Callison/RKTL
- c. CLS Landscape Architects
- d. Crafton Tull
- e. FSB
- f. GH2 Architects
- g. Goldy, LLC
- h. GSB
- i. Guernsey
- j. HFSD Landscape architecture
- k. Johnson and Associates
- l. Kimley-Horn
- m. LAUD Studio, LLC
- n. Mike Mize
- o. Miles Associates
- p. Mitscher and Associates Architects
- q. Opticos Design
- r. PDG
- s. REES
- t. Rogers Partners
- u. Small Architects
- v. STUDIO Architecture

3. Appraisal Services

- a. JW Hoyt and Associates
- b. RC Borders
- c. Schmook Appraisals
- d. Stacy and Associates
- e. Richard Riley

4. Civil Engineering and Traffic Study Services

- a. ADG
- b. Cardinal Engineering

- c. CEC
 - d. Cowan Group
 - e. Crafton Tull
 - f. FSB
 - g. Guernsey
 - h. Johnson and Associates
 - i. Kimley-Horn
 - j. Lee Engineering
 - k. MacArthur
 - l. PATH Engineering
 - m. TEC
- 5. Community Engagement**
- a. Anglin PR
 - b. Davidson Consulting
 - c. Mettise
 - d. Neighborhood Alliance of Central Oklahoma
 - e. Organizational CFO, LLC
 - f. Public Strategies
 - g. Redbud
 - h. ReMax First
- 6. Demolition Services**
- a. K&M Wrecking
 - b. Midwest Wrecking
 - c. Total Demolition
- 7. Environmental Assessment and Testing**
- a. Blackshare Environmental Solutions
 - b. ENERCON
 - c. Enviro Clean
 - d. EST
 - e. GMR
 - f. Guernsey
 - g. Oklahoma Environmental Services
 - h. StanTech Services
 - i. Terracon SOQ
- 8. Land Acquisition and Relocation Services**
- a. Pinnacle Group
- 9. Land Surveying Services**
- a. Cowan Group Engineering
 - b. Crafton Tull
 - c. Frontier
 - d. Johnson and Associates
 - e. Lemke Land Surveying
 - f. MacArthur Associated Consultants

OKLAHOMA CITY REDEVELOPMENT AUTHORITY

TRUSTEES
J. Larry Nichols
Chairman
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**EXECUTIVE
DIRECTOR**
Catherine O'Connor

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: September 18, 2019
Ref: Joint Resolution of the Board of Commissioners of the Oklahoma City Urban Renewal Authority and the Trustees of the Oklahoma City Redevelopment Authority relating to Common Area Maintenance of Land Owned by OCURA and Leased to Bass Pro Outdoor World, L.L.C.

Background: OCURA has undertaken a program for the development of a blighted area in the City of Oklahoma City, and is engaged in implementation of the MAPS Sports-Entertainment-Parking Support Redevelopment Plan. OCURA has been designated by the City to administer the urban renewal project and is responsible for common area maintenance, as provided by the lease between OCURA and Bass Pro. It is appropriate and desirable for OCURA and OCRA to engage in mutually supportive activities to carry out the objectives of the Plan.

As a public trust having the City as its beneficiary, OCRA is entitled to utilize current citywide per-unit price contracts procured by the City pursuant to its procurement policies and state law, while OCURA is not (unless specifically included in the City's bid documents). The pressing nature of some maintenance concerns in common areas to be maintained by OCURA makes it appropriate and desirable to authorize OCRA to perform certain services to assist OCURA in meeting its Common Area maintenance obligations and to authorize OCURA to transfer or advance funds to OCRA for such purposes.

Recommendation: Approval of Resolution

RESOLUTION NO. _____

JOINT RESOLUTION

JOINT RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND THE TRUSTEES OF THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY RELATING TO COMMON AREA MAINTENANCE OF LAND OWNED BY OCURA AND LEASED TO BASS PRO OUTDOOR WORLD, L.L.C.

WHEREAS, in furtherance of the objectives of the Urban Redevelopment Law of the State of Oklahoma, 11 O.S. 38-101, *et seq.*, the Oklahoma City Urban Renewal Authority (“OCURA”) has undertaken a program for the development of a blighted area in the City of Oklahoma City (“City”), and in this connection is engaged in implementation of the MAPS Sports-Entertainment-Parking Support Redevelopment Plan (“Plan”); and

WHEREAS, OCURA has been duly designated by the City to carry out and administer the urban renewal project pursuant to the Plan; 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”), and is engaged in the promotion, stimulation, development, and redevelopment of its beneficiary, the 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 Plan; and

WHEREAS, the City has authorized OCURA to undertake the development and leasing of a facility pursuant to a Shopping Center Lease between OCURA, as Landlord, and Bass Pro Outdoor World, L.L.C., a Missouri limited liability company, as Tenant (“Bass Pro”), as amended (“Lease”); and

WHEREAS, OCURA and Bass Pro have executed the Lease, and whereby OCURA has leased to Bass Pro the Leased Premises (as defined in the Lease) with buildings and other improvements planned or constructed thereon (“Bass Pro Building”); and

WHEREAS, pursuant to the Lease, OCURA has assumed duties with respect to the Bass Pro Building and the area surrounding and supporting the Bass Pro Building (as defined the Lease and referenced in this resolution, “Common Area”); and

WHEREAS, OCURA is responsible for Common Area maintenance obligations, as provided in the Lease and the Declaration of Protective Covenants, entered into between OCURA, the City, and Bricktown Entertainment, L.L.C., as amended (“Declaration”); and

WHEREAS, the Common Area is in need of certain repairs, including but not limited to

re-pavement of a portion of the designated parking area, in order to maintain the Common Area to the standards specified in the Lease and Declaration; and

WHEREAS, as a public trust having the City as its beneficiary, OCRA is entitled to utilize current citywide per-unit price contracts procured by the City pursuant to its procurement policies and state law, while OCURA is not (unless specifically included in the City's bid documents); and

WHEREAS, the pressing nature of some maintenance concerns for the Common Area renders it appropriate and desirable to authorize OCRA to perform certain services to assist OCURA in meeting its Common Area maintenance obligations and to authorize OCURA to transfer or advance funds to OCRA for such purposes.

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

1. OCRA is hereby authorized to exercise such powers as it has been granted under the Trust Indenture, the Act, and the City's bid documents and per-unit contracts to make repairs or carry out maintenance activities and related services, and to enter into necessary and appropriate construction and services contracts, in support of OCURA's performance of its Common Area maintenance obligations under the Lease and Declaration.
2. OCURA is authorized to provide funding necessary or appropriate to fulfill its Common Area maintenance obligations under the Lease and Declaration, including financing in support of OCURA's performance of services related to those obligations.
3. In the interest of efficiency in carrying out the Common Area maintenance obligations under the Lease and Declaration, OCURA and OCRA each authorize the other 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, provided that OCURA specifically reimburses or repays OCRA for any such incurred expenses when and if funding is available, and provided that appropriate documentation is kept, using reasonable accounting procedures, to identify whether one party's expense is on behalf of the other and when or if it is to be reimbursed.
4. The Officers, Executive Director, and Legal Counsel of OCURA are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement the authorizations contained in this Joint Resolution.
5. The Officers, Executive Director, and Legal Counsel of OCRA are also authorized to execute such documents and take such other actions as may be necessary or appropriate to implement the authorizations contained in this Joint Resolution.

CERTIFICATION OF ADOPTION BY OCURA:

I, _____, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing Joint Resolution No. _____ was duly adopted at a **regular** meeting of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **18th** day of **September, 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 Joint Resolution was duly adopted by a majority of the Board Members present.

SECRETARY

(SEAL)

CERTIFICATION OF ADOPTION BY OCRA:

I, _____, Secretary of the Board of Trustees of the Oklahoma City Redevelopment Authority, certify that the foregoing Joint 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 **18th** day of **September, 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: September 18, 2019

Ref: Resolution Conditionally Designating a Redeveloper for Property Located at 900 N. Klein

Background: The Oklahoma City Redevelopment Authority was organized for the purpose of assisting in the implementation of economic development and redevelopment projects and aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority in connection with its proposed and approved redevelopment activities for the benefit of The City of Oklahoma City. A critical component of the City's economic development and redevelopment efforts is coordination among public entities providing essential public services to the people of Oklahoma City, including especially public education provided by Oklahoma City Public Schools. OCRA and OKCPS entered into an Agreement for Joint Redevelopment and Disposition of 900 North Klein and Related Property detailing the procedure for the disposition and redevelopment of the former OKCPS administrative headquarters as well as surrounding property formerly housing Bryan Research Center. OCRA publicly invited proposals for redevelopment of 900 N. Klein. The advisory committee, made up of representatives of OCRA, OKCPS, the City of OKC and the Metro Park neighborhood reviewed the redevelopment proposals submitted in response to the public invitation, including one submitted by Carpathia, LLC. The selection committee recommended that Carpathia, LLC be selected as conditional redeveloper of 900 N. Klein. This recommendation will be submitted to the board of OKCPS for its consideration.

Recommendation: Approval of Resolution

Attachments: Resolution

RESOLUTION NO. _____

**RESOLUTION CONDITIONALLY DESIGNATING A REDEVELOPER FOR
PROPERTY LOCATED AT AND NEAR 900 N. KLEIN AVENUE**

WHEREAS, the Oklahoma City Redevelopment Authority, a public trust established pursuant to the Oklahoma Public Trust Law, 60 O.S. § 176, *et seq.* (“OCRA”), was organized for the purpose of assisting in the implementation of economic development and redevelopment projects and aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority in connection with its proposed and approved redevelopment activities for the benefit of The City of Oklahoma City (“City”); and

WHEREAS, a critical component of the City’s economic development and redevelopment efforts is coordination among public entities providing essential public services to the people of Oklahoma City, including especially public education provided by Oklahoma City Public Schools (Independent School District No. 89 of Oklahoma County) (“OKCPS”); and

WHEREAS, OCRA and OKCPS entered into an Agreement for Joint Redevelopment and Disposition of 900 North Klein and Related Property (“Agreement”), detailing the procedure for the disposition and redevelopment of the former OKCPS administrative headquarters, located at 900 North Klein Avenue, as well as surrounding property formerly housing Bryan Research Center and two parking lots, more particularly described and depicted on the attached Exhibit A (collectively, “900 N. Klein”); and

WHEREAS, consistent with Resolution No. 181 and the Agreement, OCRA publicly invited proposals for redevelopment of 900 N. Klein; and

WHEREAS, the advisory committee, made up of representatives of OCRA and OKCPS, consistent with the Agreement, reviewed the redevelopment proposals submitted in response to the public invitation, including one submitted by Carpathia, LLC, and recommends that Carpathia, LLC be selected as conditional redeveloper of 900 N. Klein; and

WHEREAS, the Board of Trustees finds that the proposal submitted by Carpathia, LLC is responsive to the criteria established in the public invitation and is an acceptable initial proposal, and the Board of Trustees hereby deems it appropriate to conditionally designate Carpathia, LLC as redeveloper of 900 N. Klein; and

WHEREAS, the Board of Trustees deems it appropriate and desirable to submit this resolution selecting Carpathia, LLC as conditional redeveloper to OKCPS for its consideration, consistent with the Agreement; and

WHEREAS, upon OKCPS approval or non-action within thirty (30) days of OCRA’s submittal of this resolution to OKCPS, the Board of Trustees deems it appropriate and desirable to authorize and direct its Executive Director and Legal Counsel to conduct negotiations with Carpathia, LLC for a period of sixty (60) days to attempt to reach an agreement as to development

plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to OCRA, and present a draft redevelopment agreement to the Board of Trustees for review and consideration, consistent with the Agreement.

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

1. The redevelopment proposal submitted by Carpathia, LLC is hereby deemed to be an acceptable initial proposal, and Carpathia, LLC is hereby conditionally designated as the redeveloper for 900 N. Klein.
2. The Executive Director of OCRA is hereby authorized and directed to submit this resolution selecting Carpathia, LLC as conditional redeveloper to OKCPS for its consideration, consistent with the Agreement.
3. The Executive Director and Legal Counsel of OCRA are authorized and directed, upon OKCPS approval or non-action within thirty (30) days of OCRA's submittal of this resolution to OKCPS, to negotiate with Carpathia, LLC for a period of sixty (60) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to OCRA and present a draft redevelopment agreement to the Board of Trustees for review and consideration, consistent with the Agreement.

I, _____, Secretary of the Board of Trustees for the Oklahoma City Redevelopment Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Trustees of the Oklahoma City Redevelopment Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **18th** day of **September, 2019**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meeting 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 Trustees present.

SECRETARY

(SEAL)

**EXHIBIT A:
LEGAL DESCRIPTION AND DEPICTION**

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

Parcel A

(Parking Area between 8th and 7th along Klein)

Lots 1-6 and Lots 29-32 of Block "B", Fairview Addition;

Parcel B

(Bryan Research Building)

Lots 8-16, Block A, Fairview Addition, and;

Parcel C

(900 N. Klein)

Lots 2-12, Block 8, Brauer Heights Addition and All that tract, lot, piece and parcel of land described as follows:

Beginning at a point on the East line of the Northeast Quarter of Section Thirty-two in Township Twelve North, Range three West of the Indian Meridian, 372.5 feet South of the Northwest Corner of said quarter section, thence running west on a line parallel with the North line of said quarter section a distance of 433 feet, thence running south on a line parallel with the East line of said quarter section a distance of 296.5 feet; thence running each on a line parallel with the North line of said quarter section, as distance of 433 feet, thence running North on the East line of said quarter section a distance of 296.5 feet, to the place of beginning being all that tract of parcel of land lying between 8th and 9th Streets, and running West from Western Avenue 433 feet.



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

Assets	
Current Assets	
Cash & Cash Equivalents	4,104,062
Cash & Cash Equivalents - Reserved (1)	1,003,933
Investments	9,220,000
Accounts Receivable	-
Rent Receivable	205,902
Interest Receivable	65,956
Investment Income Receivable	23,826
Due from Other Governments	925,214
Total Current Assets	15,548,893
Capital Assets	
Land	872,192
Building & Undivided Ownership	8,615,214
Accumulated Depreciation	(4,134,267)
Total Capital Assets	5,353,139
Other Noncurrent Assets	
Notes Receivable (2)	15,006,985
Other Assets	300,000
Total Other Noncurrent Assets	15,306,985
Total Assets	36,209,017
Liabilities	
Current Liabilities	
Current Portion of Long-term Debt	822,150
Accounts Payable	86,543
Due to Urban Renewal	379,611
Total Current Liabilities	1,288,304
Noncurrent Liabilities	
Long-term Debt, less current portion	1,730,407
Total Noncurrent Liabilities	1,730,407
Total Liabilities	3,018,711
Net Position	33,190,306
Reconciliation of Net Position to Fund Balance	
<i>Not Reported in Governmental Funds Balance Sheet</i>	
Land	(872,192)
Building & Undivided Ownership	(8,615,214)
Accumulated Depreciation	4,134,267
Notes Receivable	(15,006,985)
Long-term Debt	2,552,556
Total Fund Balance	15,382,739

Oklahoma City Redevelopment Authority
Governmental Funds Balance Sheet and Statement of Revenues
as of and for the Month ending July 31, 2019

	<u>TIF 1</u>	<u>Skirvin</u>	<u>Total</u>
Assets			
Cash & Cash Equivalents	4,104,062	-	4,104,062
Cash & Cash Equivalents - Reserved (1)	896,160	107,773	1,003,933
Investments	8,820,000	400,000	9,220,000
Accounts Receivable	-	-	-
Rent Receivable	-	205,902	205,902
Interest Receivable	19,171	46,785	65,956
Investment Income Receivable	23,826	-	23,826
Due From Other Governments	925,214	-	925,214
Other Assets	300,000	-	300,000
Total Assets	15,088,433	760,460	15,848,893
Liabilities			
Accounts Payable	86,543	-	86,543
Deferred Revenue	-	-	-
Due to Urban Renewal	379,611	-	379,611
Total Liabilities	466,154	-	466,154
Fund Balance	14,622,279	760,460	15,382,739
Total Liabilities & Fund Balance	15,088,433	760,460	15,848,893
Revenues			
Apportioned Ad Valorem Taxes/PILOT - TIF	-	-	-
Rental Income	-	-	-
Interest Income	1,177	23,393	24,570
Investment Income	11,765	49	11,813
Other Income	-	-	-
Total Revenues	12,942	23,441	36,383
Expenditures			
Commercialization of Research & Technology	91,838	-	91,838
Placemaking	-	-	-
Implementation & Administration of Project Plan	38,823	-	38,823
Other Project Redevelopment Activity Costs	44,165	-	44,165
Debt Service - Principal	67,586	-	67,586
Debt Service - Interest	6,747	-	6,747
Total Expenditures	249,159	-	249,159
Changes in Fund Balance	(236,217)	23,441	(212,776)
Fund Balance, Beginning of Year	14,858,496	737,019	15,595,515
Fund Balance, Current	14,622,279	760,460	15,382,739

(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
July 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>
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
Bank of China New York City	2.25%	12/19/19	06/19/19	200,000
Customer's Bank	2.35%	01/27/20	06/26/19	200,000
Synovus Bank	2.40%	04/16/20	04/17/19	245,000
Total TIF 1 Investments	2.19%			9,220,000

Oklahoma City Redevelopment Authority
Schedule of Investments
July 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>
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
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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
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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
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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
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Customer's Bank	2.35%	01/27/20	06/26/19	200,000
Synovus Bank	2.40%	04/16/20	04/17/19	245,000
Total TIF 1 Investments	2.19%			9,220,000