

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Request for Proposals for the Redevelopment of the former Creston Hills Elementary School located at 2240 NE 19th Street

RFP Date of Release: Tuesday, September 5, 2023

Pre-submission Meeting Date/Location: Thursday, October 5, 2023 at 10 a.m. at the
offices of:

Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101,
Oklahoma City, OK 73102
Phone: 405-235-3771

RFP Proposal Responses Due: Monday, December 4, 2023 at 3 p.m. at the offices of:

Oklahoma City Urban Renewal Authority
105 N. Hudson Street, Suite 101
Oklahoma City, OK 73102

Responses may be submitted via email and/or postal, the RFP narrative defines submittal specifics.

Good Faith Deposit of \$10,000 is required with submittal; the RFP narrative defines submittal specifics.

Contact Person for Questions Concerning this RFP:

Olen Cook, Senior Project Manager, olen.cook@theallianceokc.org

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I. 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 a 3 +/- acre tract of land with 41,269 +/- square foot former school building, depicted on Exhibit 1 below:



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.

A tract of land being a part of “Lot A”, CRESTON HILLS ADDITION, an addition to the City of Oklahoma City, recorded in Book 336 of Plats, Page 486, Oklahoma County, Oklahoma, lying in the Northwest Quarter of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot A;
THENCE Southerly, along the east line of said Lot A, the following two (2) courses:

Southerly along a curve to the left having a radius of 3141.20 feet (said curve subtended by a chord which bears South 03°32'24" West a chord distance of 223.75 feet) for an arc length of 223.79 feet (225.1 feet Plat);

South 01°27'42" West a distance of 51.46 feet;

THENCE South 89°30'09" West, along the southerly easement line extended to Independent School District No. 89, recorded in Book 2280, Page 335, a distance of 161.28 feet to a point approximately 1-foot radial to the north edge of a sidewalk;

THENCE Westerly, 1-foot radial to said north edge of sidewalk the following seven (7) courses:

North 58°25'30" West a distance of 9.85 feet;

North 73°01'44" West a distance of 12.18 feet;

North 81°36'33" West a distance of 9.58 feet;

South 86°46'44" West a distance of 14.37 feet;

North 78°20'22" West a distance of 19.56 feet;

North 83°51'21" West a distance of 37.54 feet;

Southwesterly along a non-tangent curve to the left having a radius of 42.01 feet (said curve subtended by a chord which bears South 62°22'45" West a chord distance of 39.80 feet) for an arc length of 41.46 feet to a point on the southerly easement line to Independent School District No. 89, recorded in Book 2280, Page 335;

THENCE South 89°30'09" West, along said southerly easement line, a distance of 95.61 feet to a point 1-foot radial to the back of curb of Eighteenth Street cul-de-sac;

THENCE Westerly, along a non-tangent curve to the left, along being 1-foot radial to said back of curb, having a radius of 39.00 feet (said curve subtended by a chord which bears North 80°11'09" West a chord distance of 62.18 feet) for an arc length of 71.96 feet to a point on the north right-of-way line for Eighteenth Street;

THENCE South 89°33'51" West, along said north right-of-way line, a distance of 33.39 feet to a point on the west line of said Lot A, also being the southeast corner of Lot 16;

THENCE North 00°26'09" West, along said west line, a distance of 264.00 feet to the Northwest corner of said Lot A;

THENCE North 89°33'51" East, along the north line of said Lot A, a distance of 504.30 feet to the POINT OF BEGINNING.

Said Tract of land contains an area of 132,761 square feet or 3.0478 acres, more or less. The bearing of North 89°33'51" East, along the north line of "Lot A", was used as the basis of bearing for this legal description.

The property offered by OCURA is located in the John F. Kennedy Urban Renewal Project Area. The site contains a former elementary school building that is to be incorporated into the redevelopment plan for the site. The building on the site is approximately 41,269 square feet and sits on approximately 3 acres of land. OCURA is offering this site for adaptive reuse redevelopment that will contribute to the continued efforts to revitalize the Project Area, the NE 23rd Street commercial corridor and adjacent neighborhoods. The adaptive reuse of the building should take into consideration the desires of the surrounding community as defined within the [Creston Hills Elementary School - Community Engagement for Adaptive Reuse Report](#) completed by the Neighborhood Alliance of Central Oklahoma. OCURA is interested in a creative proposal incorporating the existing building, which can serve as an example of the redevelopment potential for other commercial developments and adaptive re-use projects in Northeast Oklahoma City. Proposals may also include new buildings on the vacant land to contribute to the redevelopment efforts of the existing building.

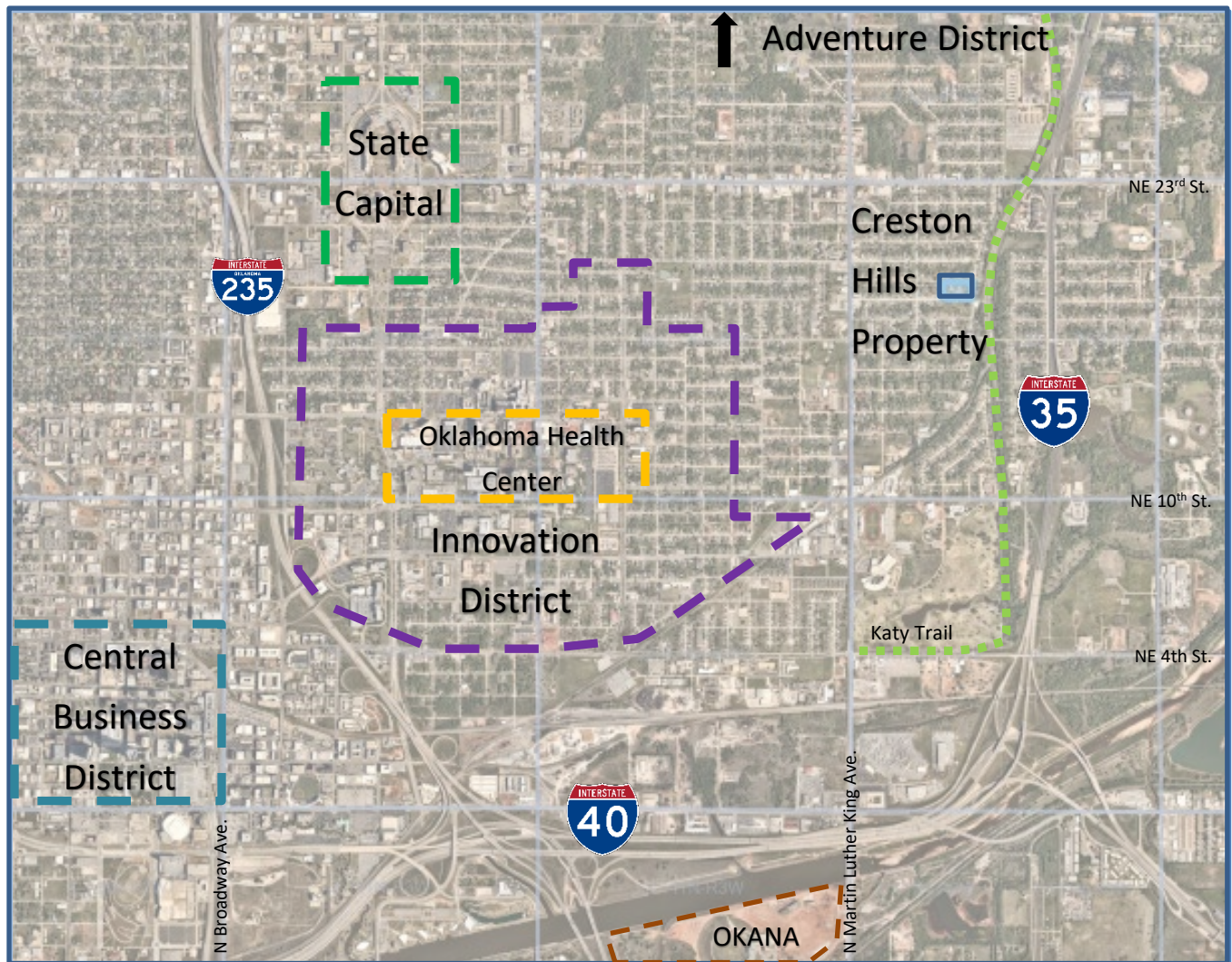


Exhibit 2: Site Location and Context Map

This site represents a tremendous market opportunity given its close proximity to a local and regional highway network; the Oklahoma Health Center—a 300 acre bioscience campus to the southwest; Oklahoma City’s Central Business District; and the Oklahoma State Capitol campus and more.

Redeveloping and revitalizing neighborhoods is a primary objective of the JFK Urban Renewal Area. Northeast 23rd Street has served as the predominant commercial corridor for northeast OKC. Given the economic recovery there is renewed interest in opportunities for private and nonprofit investment and public/private partnerships.

The proposed redevelopment should reflect urban design formats that take into consideration the surrounding Creston Hills South and White Orchard neighborhood. OCURA will work with the selected Redeveloper on site planning through a design review process.



Exhibit 3: Neighborhood Map

II. BACKGROUND AND HISTORY

Creston Hills Elementary School was built in 1934 with funding from the Public Works Administration. The school features Spanish Mission Revival architecture, with a stucco exterior and parapets, and is one of the three remaining Oklahoma City Public School buildings in this style. The school buildings unique architectural design has been identified as potentially eligible for listing on the National Register.

Creston Hills Elementary was eventually closed as part of City of Oklahoma Cities MAPS for Kids initiative. In 2003, John Wesley Charter School moved into the building but was forced to close in 2007 after it was unable to make AYP (Adequate Yearly Progress) for 4 years. The building has remained vacant.

In August 2018, Oklahoma City Public Schools transferred the school property to the City of Oklahoma City. In September 2021, OCURA entered into an agreement with the City of Oklahoma City to help facilitate redevelopment of the property. OCURA took ownership of the property in December of 2021 and in 2022 underwent a community engagement process with the Neighborhood Alliance of Central Oklahoma. As part of the community engagement process, OCURA removed three accessory buildings that were unsafe and in disrepair in the fall of 2022.



Exhibit 4: Map of Demolished Accessory School Buildings

III. 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:

- JFK Urban Renewal Plan (a copy can be furnished upon request to the contact listed on the front)
- [planokc](#)
- [Oklahoma City Municipal Code](#)
- [Oklahoma City Online Zoning Locater](#)

Additional documents that may be helpful:

- [Northeast 23rd Street Corridor Plan](#)
- [Creston Hills Elementary School – Community Engagement for Adaptive Reuse Report](#)

A. ENVIRONMENTAL SITE ASSESSMENTS

Phase I Environmental Site Assessment – Through the City of Oklahoma City Brownfields Program, OCURA obtained a [Phase I Environmental Site Assessment Report dated December 8, 2021](#) from Oklahoma Environmental Services (“OES”) which revealed no evidence of recognized environmental conditions in connection with the property. Further investigation is not needed at this time. An updated Phase I Report will need to be obtained prior to redevelopment activities.

Asbestos – OCURA worked with OES to conduct a [National Emission Standards for Hazardous Air Pollutants Asbestos Survey](#). Interior and exterior building components were surveyed and homogeneous areas of suspect ACMs were visually identified. Category I non-friable and Regulated ACM were identified in the subject building. Any activity conducted in the building should follow the OSHA Asbestos standard and follow the Oklahoma Asbestos Control Act.

Lead Based Paint (“LBP”) – OCURA worked with OES to conduct a [LBP Survey](#) to determine the current conditions of the school building. LBP was identified in the former school building. The building components identified as LBP includes painted original cove base, walls, chalkboards, sink, roof drain, columns, doors, and door components were identified as LBP.

B. ZONING REQUIREMENTS

The current zoning for the redevelopment parcel is R-1 Single Family Residential located in the Healthy Neighborhood Overlay District (HNO). OCURA recognizes that rezoning to a planned unit development may be necessary and would support that action if agreed to as part of a Redevelopment Agreement. The current zoning district is described below.

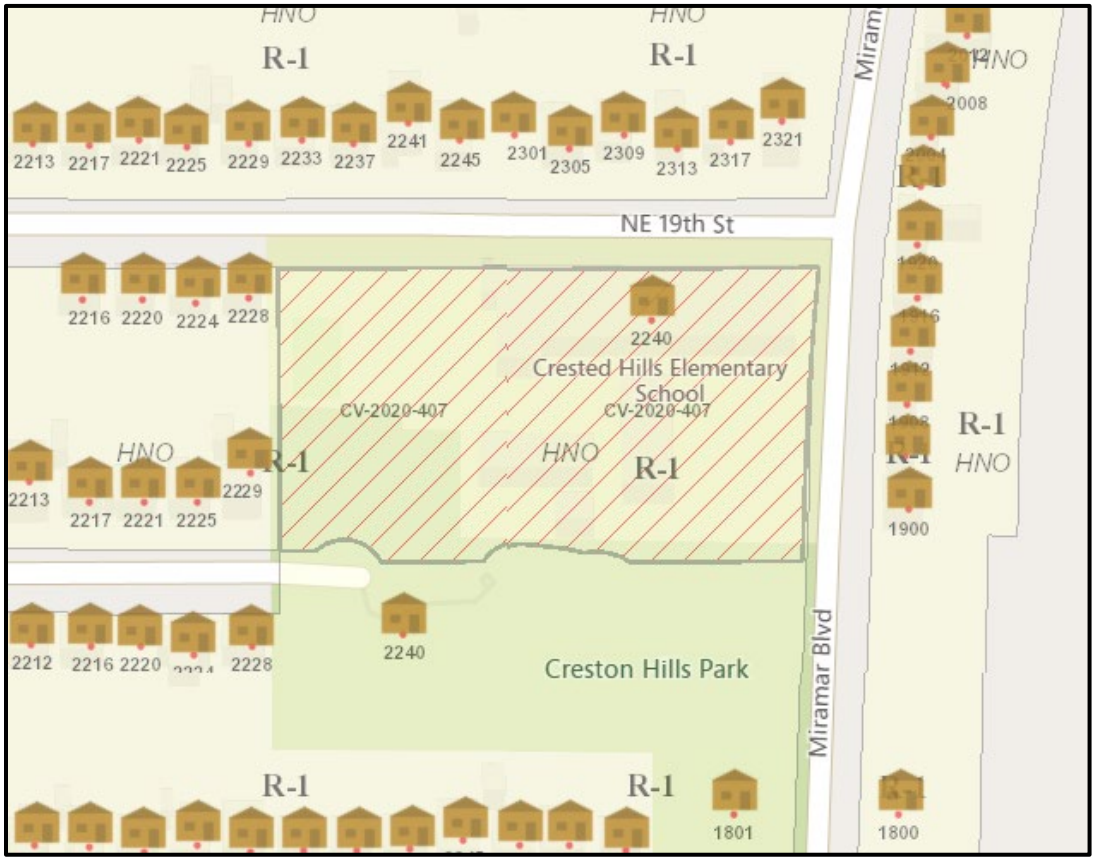


Exhibit 5: The City of Oklahoma City Zoning Requirements

R-1 – Single Family Residential - The R-1 District is the most restrictive residential district. The principal use is single-family residential with provisions for related recreational, religious and educational facilities that are normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order and efficiency are encouraged by providing adequate light, air and open space for dwellings and related facilities, and through consideration of the proper functional relationships of each element.

HNO – The purpose of the Healthy Neighborhoods Overlay District is to promote the public health, safety and welfare by enacting additional regulations in a specified area where there is a desire and need for greater diversity for healthy retail food options and convenient access to fresh meats, fruit, and vegetables.

Proposals submitted must be conceptually consistent with all of the above policy and regulatory documents, with the exception that the site may need to be rezoned to accommodate a redevelopment proposal.

C. LAND USE TYPOLOGY AREAS (LUTA)

Per planOKC, the redevelopment site is within the Urban Medium Intensity land use typology area.

Urban Medium (UM) - UM developments are typically characterized by a mix of residential, commercial, and office uses, and they are often located near public transportation. UM developments can bring a number of benefits including increased density, mixed-use, and being pedestrian friendly.

More information regarding the LUTA can be found at planOKC.org.

D. TAX INCREMENT FINANCING (TIF)

In 2015, the City of Oklahoma City established the Northeast TIF District (Increment District #9) with the intention to spur economic development along three commercial corridors: (1) NE 23rd Street; (2) Martin Luther King, Jr. Avenue; and (3) Kelley Avenue. In 2019, the Northeast TIF District project plan was amended to establish new and/or revise Increment Districts to add several potential catalytic developments, one being the new development of a full-service grocery store. 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.

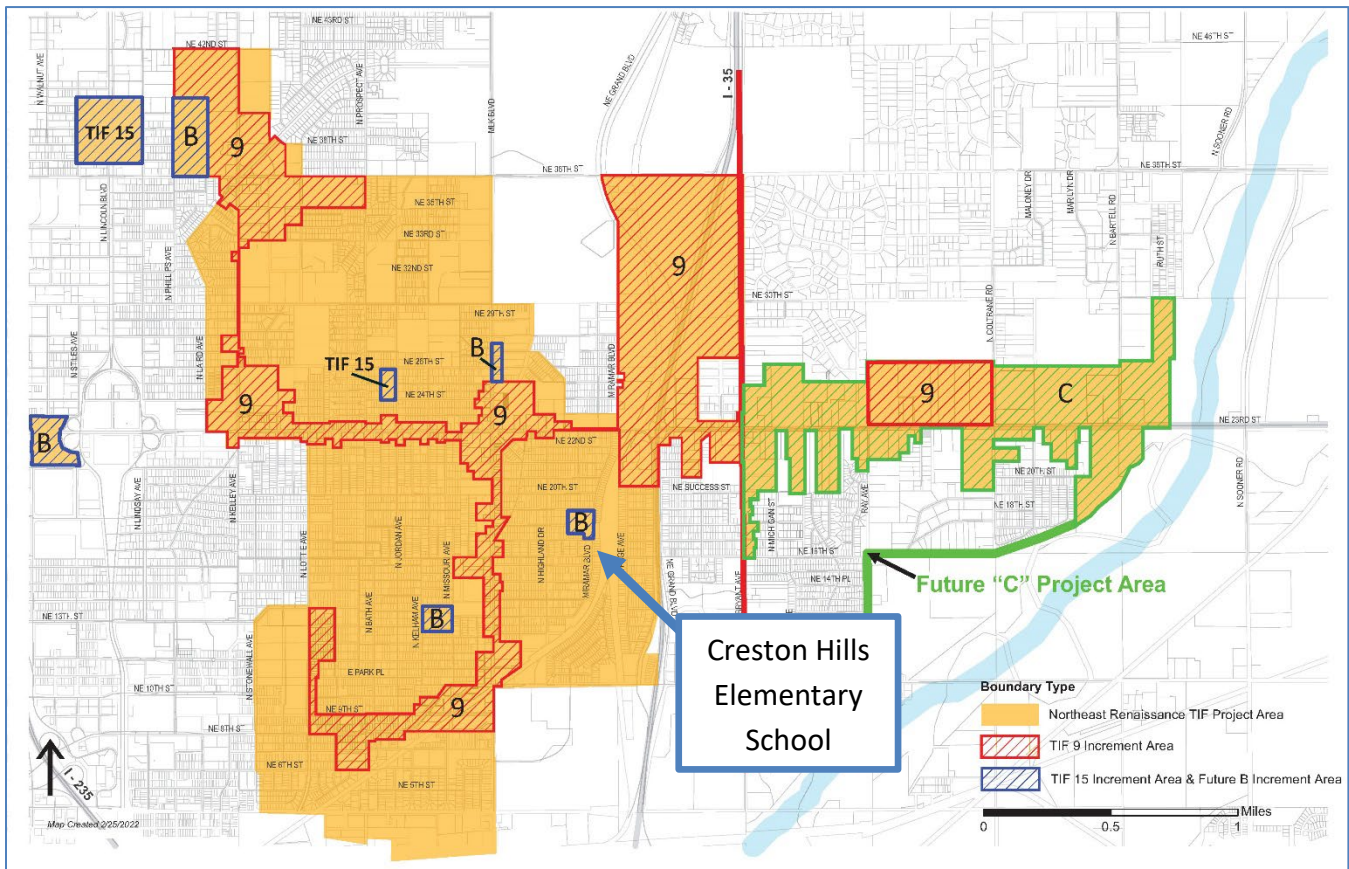


Exhibit 6: Northeast Renaissance TIF Project Area and Increment Area

The property is located in TIF District #9 ([Northeast Renaissance Redevelopment Project Plan](#)). The [TIF #9 Policy Guide](#) outlines how certain projects may potentially 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.

IV. SUBMITTAL REQUIREMENTS

A. CONCEPTUAL MASTER PLAN

The Redeveloper shall identify the parcels of interest and submit a Conceptual Master Plan which will include the following elements:

1. Conceptual site layout of proposed land uses, internal pedestrian and auto circulation network, parking, storage/service areas, connectivity to adjacent parcels and street system, any internal recreation areas (whether private or open to public) such as plazas, courtyards, play/open space areas and any additional site features proposed. Include schematic plans and other images that convey the proposed plan.
2. Conceptual themes for architecture, landscaping (i.e. xeric/native plant material etc.) and urban design elements (benches, fencing etc.) Discuss how the development will relate to its context, both in terms of site design and adjacent architecture and how the existing building will be repurposed. Themes can be discussed in written and/or graphic illustrations. Discuss exterior architectural materials proposed. A material board is not necessary for the submittal.

B. DESIGN OBJECTIVES

1. 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.
2. In addition to high-quality development, the project should aim to 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.
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. Ground-floor residential units that engage the street and sidewalk

would also be considered. Pedestrian and bicycle amenities are important and should be incorporated into the project.

4. New proposed buildings should be pushed to the sidewalk and street edge in order to help activate the street and provide a presence to the street.
5. As much as possible, parking for the development should be placed behind the buildings and not visible from the street when possible.

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 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.
3. List how the redeveloper took into consideration the wants/desires of the community based on the [Creston Hills Elementary School - Community Engagement for Adaptive Reuse Report](#) and provide an action plan of how the redeveloper plans to continue to keep the community engaged and informed, if selected as the successful redeveloper.

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. Execution of 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. (The proforma template can be downloaded at ocura-ok.org/rfps.)
 - 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.
 - 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 on under Section J of this RFP, page 10)

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. Developer 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.

F. GOOD FAITH DEPOSIT

The RFP response shall include a bank certified check or surety bond with a company listed in the latest issue of the U.S. TREASURY CIRCULAR NO. 570. Alternatively, a letter of credit acceptable to OCURA in the amount of \$10,000.00 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. Design Objectives as outlined above
3. Market Feasibility Narrative
4. Redeveloper Team Qualification Narrative and efforts towards fulfilling the needs/desires of the community
5. Financial Information-Tier 1 as outlined above
6. Timeframe to Complete Narrative
7. Executed Forms 1-4 in Exhibit A of this RFP submitted in a separate envelope
8. \$10,000 Good Faith Deposit
9. Five (5) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
10. 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 Redevelopment Policies and Regulatory Documents.
2. Review of the market feasibility narrative and its documentation that the project is feasible and likely to succeed.
3. Review of developer 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. The Redeveloper must demonstrate, to the satisfaction of OCURA, its probable financial capacity to carry out this project from 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. Timeline for Review

RFP Release	Tuesday, September 5, 2023
Presubmission Meeting	Thursday, October 5, 2023 at 10 a.m.
RFP Response Due Date	Monday, December 4, 2023 at 3 p.m. (90 days after release)
Staff and OCURA Review Period	*Two to Three Weeks
Designation of Conditional Redeveloper	*February or March Board Meeting
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper

*Estimated timeframes and are subject to change.

Reviews and evaluations by staff of OCURA and other consultants, public or private organizations or committees requested by the Board of Commissioners will be advisory only. The level of consideration and weight to be given to any review will be determined by the Board of Commissioners of OCURA, and the Board of Commissioners reserves complete and final authority for actions and approvals in connection with the selection process.

I. **OPTIONAL COMPETITIVE NEGOTIATIONS**

The Board of Commissioners may, in its discretion, authorize and direct competitive negotiations with two or more prospective redevelopers. Such negotiations may be with respect to one or more elements of the selection criteria. Such negotiations will be undertaken by the staff of OCURA in accordance with direction from the Board of Commissioners.

In the event competitive negotiations are authorized, a cut-off date will be established after which no further negotiations will occur and no additional submissions by a prospective redevelopers will be considered.

A decision by the Board of Commissioners to conduct competitive negotiations will not confer any rights upon a prospective redeveloper nor create any obligation of OCURA to approve and enter into a redevelopment agreement with a redeveloper.

J. OCURA'S RIGHT

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.

OCURA also reserves the right to modify or extend the submission schedule as described in Exhibit D. OCURA will provide notice of any modification or extension of the submission schedule through direct email courtesy announcements and through OCURA's website.

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 is one of the criteria involved in making the selection.

**END OF RFP NARRATIVE
EXHIBITS FOLLOW**

EXHIBIT A

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

**RFP PROPOSAL FORMS 1-4 TO BE EXECUTED FOR RFP
SUBMITTAL**

**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 and described as follows:

A tract of land being a part of "Lot A", CRESTON HILLS ADDITION, an addition to the City of Oklahoma City, recorded in Book 336 of Plats, Page 486, Oklahoma County, Oklahoma, lying in the Northwest Quarter of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

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THENCE South 89°30'09" West, along the southerly easement line extended to Independent School District No. 89, recorded in Book 2280, Page 335, a distance

of 161.28 feet to a point approximately 1-foot radial to the north edge of a sidewalk;

THENCE Westerly, 1-foot radial to said north edge of sidewalk the following seven (7) courses:

North 58°25'30" West a distance of 9.85 feet;

North 73°01'44" West a distance of 12.18 feet;

North 81°36'33" West a distance of 9.58 feet;

South 86°46'44" West a distance of 14.37 feet;

North 78°20'22" West a distance of 19.56 feet;

North 83°51'21" West a distance of 37.54 feet;

Southwesterly along a non-tangent curve to the left having a radius of 42.01 feet (said curve subtended by a chord which bears South 62°22'45" West a chord distance of 39.80 feet) for an arc length of 41.46 feet to a point on the southerly easement line to Independent School District No. 89, recorded in Book 2280, Page 335;

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THENCE North 00°26'09" West, along said west line, a distance of 264.00 feet to the Northwest corner of said Lot A;

THENCE North 89°33'51" East, along the north line of said Lot A, a distance of 504.30 feet to the POINT OF BEGINNING.

Said Tract of land contains an area of 132,761 square feet or 3.0478 acres, more or less.

The bearing of North 89°33'51" East, along the north line of "Lot A", was used as the basis of bearing for this legal description. ("Property").

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the State of _____.
 - ___ a corporation
 - ___ a nonprofit or charitable institution or corporation
 - ___ a partnership known as:
 - ___ a limited liability company
 - ___ a business association or a joint venture known as:
 - ___ a Federal, State, or local government or instrumentality thereof
 - ___ Other (explain)

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

5. Names, addresses, title or position, and nature and extent of the interest of the officers and principal members, partners, shareholders, and investors of any member of the developer, other than a government agency or instrumentality, are to be set forth below as follows:
 - a. If the Redeveloper is a corporation, list below the officers, directors, or trustees, and each stockholder owning more than ten percent (10%) of any class of stock.
 - b. If the Redeveloper is a nonprofit or charitable institution or corporation, list below the members who constitute the Board of Trustees, or Board of Directors, or similar governing body.
 - c. If the Redeveloper is a partnership, list below each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
 - d. If the Redeveloper is a limited liability company, list below each member, whether a manager, and either the percent of interest or a description of the character and extent of interest.
 - e. If the Redeveloper is a business association or a joint venture, list below each participant and either the percent of interest or a description of the character and extent of interest.
 - f. If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

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

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

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

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

FORM 3B: CERTIFICATION

I (We) _____

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

Signature

Signature

Title

Title

Address 1

Address 1

Address 2

Address 2

Telephone/Fax

Telephone/Fax

Email

Email

Date

Date

FORM 4A: CONSENT TO OBTAIN CREDIT REPORT

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

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

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

Legal Name

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

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

Address

City, State, Zip Code

Signature

Title

Date

FORM 4C: BUSINESS CREDIT INFORMATION

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

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

Legal Name

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

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

**Resolution Authorizing Invitation (Release of RFP) for Redevelopment
Proposals Public Notice**

RESOLUTION NO. 6073

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF THE CRESTON HILLS ELEMENTARY SCHOOL BUILDING AND PROPERTY, JOHN F. KENNEDY URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority, (“Authority”) is engaged in the implementation of the John F. Kennedy (R-35) 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 at 2240 Northeast 19th Street, which houses the building and grounds previously used for Creston Hills Elementary School, as described and depicted on the attached Exhibit A (“Property”); and

WHEREAS, the redevelopment of the Property, to include the adaptive reuse of the existing building, represents an important opportunity for development and reestablishes its central place in the surrounding Creston Hills community; 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, to include adaptive reuse of the main building on 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 adaptive reuse of the primary Creston Hills Elementary School building and the redevelopment of the rest of the Property will be compatible with and/or complementary to the immediately surrounding neighborhood.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Qualifications and experience of the redevelopment team to complete to 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 **special** 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 4th day of **May, 2023**; 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	<i>absent</i>	
JUDY J. HATFIELD	✓	
JAMES R. TOLBERT, III	<i>absent</i>	

Exhibit A

Legal Description and General Depiction of the Property

A tract of land being a part of "Lot A", CRESTON HILLS ADDITION, an addition to the City of Oklahoma City, recorded in Book 336 of Plats, Page 486, Oklahoma County, Oklahoma, lying in the Northwest Quarter of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot A;

THENCE Southerly, along the east line of said Lot A, the following two (2) courses:

Southerly along a curve to the left having a radius of 3141.20 feet (said curve subtended by a chord which bears South 03°32'24" West a chord distance of 223.75 feet) for an arc length of 223.79 feet (225.1 feet Plat);

South 01°27'42" West a distance of 51.46 feet;

THENCE South 89°30'09" West, along the southerly easement line extended to Independent School District No. 89, recorded in Book 2280, Page 335, a distance of 161.28 feet to a point approximately 1-foot radial to the north edge of a sidewalk;

THENCE Westerly, 1-foot radial to said north edge of sidewalk the following seven (7) courses:

North 58°25'30" West a distance of 9.85 feet;

North 73°01'44" West a distance of 12.18 feet;

North 81°36'33" West a distance of 9.58 feet;

South 86°46'44" West a distance of 14.37 feet;

North 78°20'22" West a distance of 19.56 feet;

North 83°51'21" West a distance of 37.54 feet;

Southwesterly along a non-tangent curve to the left having a radius of 42.01 feet (said curve subtended by a chord which bears South 62°22'45" West a chord distance of 39.80 feet) for an arc length of 41.46 feet to a point on the southerly easement line to Independent School District No. 89, recorded in Book 2280, Page 335;

THENCE South 89°30'09" West, along said southerly easement line, a distance of 95.61 feet to a point 1-foot radial to the back of curb of Eighteenth Street cul-de-sac;

THENCE Westerly, along a non-tangent curve to the left, along being 1-foot radial to said back of curb, having a radius of 39.00 feet (said curve subtended by a chord which bears North 80°11'09" West a chord distance of 62.18 feet) for an arc length of 71.96 feet to a point on the north right-of-way line for Eighteenth Street;

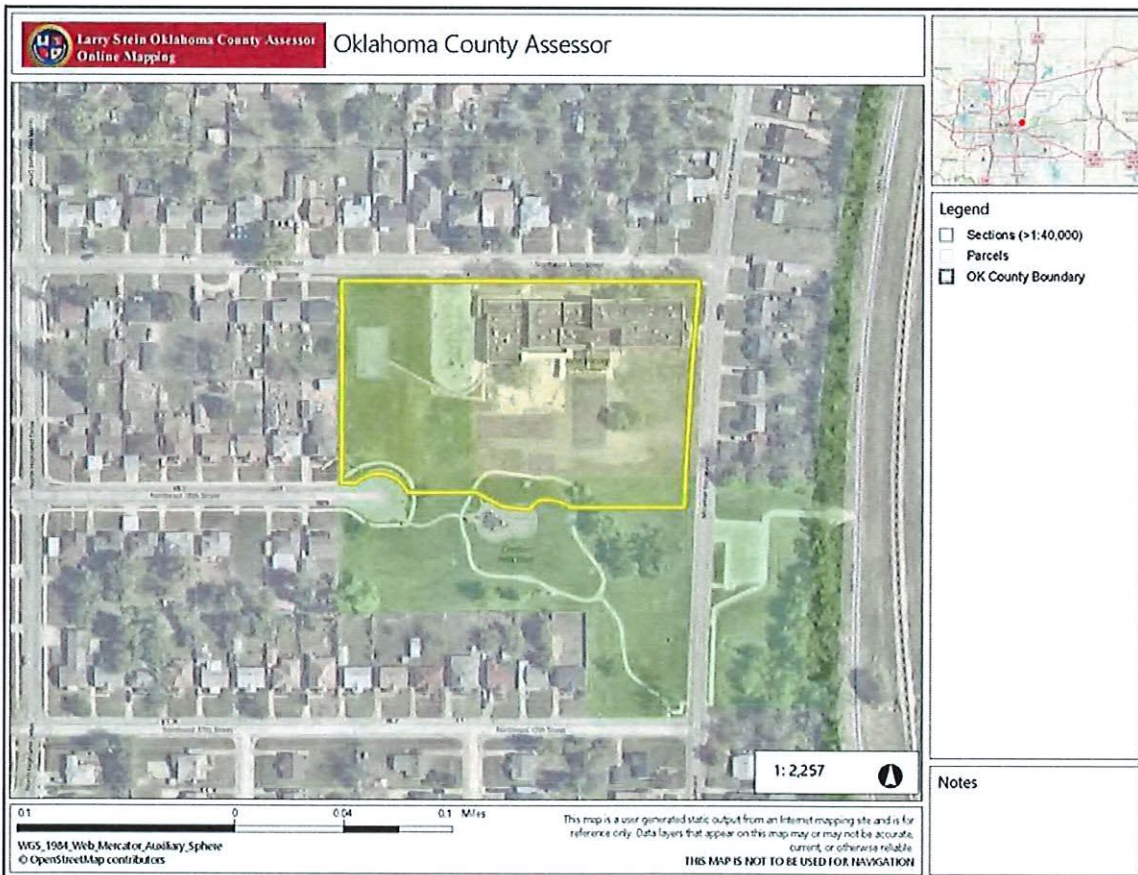
THENCE South 89°33'51" West, along said north right-of-way line, a distance of 33.39 feet to a point on the west line of said Lot A, also being the southeast corner of Lot 16;

THENCE North 00°26'09" West, along said west line, a distance of 264.00 feet to the Northwest corner of said Lot A;

THENCE North 89°33'51" East, along the north line of said Lot A, a distance of 504.30 feet to the POINT OF BEGINNING.

Said Tract of land contains an area of 132,761 square feet or 3.0478 acres, more or less.

The bearing of North 89°33'51" East, along the north line of "Lot A", was used as the basis of bearing for this legal description.



INVITATION FOR DEVELOPMENT PROPOSALS – Release of RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of a tract of land, located at located at the southwest corner of NE 19th Street and Miramar Boulevard. The properties offered by OCURA are located in the John F. Kennedy Urban Renewal Plan Project Area.

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

A tract of land being a part of “Lot A”, CRESTON HILLS ADDITION, an addition to the City of Oklahoma City, recorded in Book 336 of Plats, Page 486, Oklahoma County, Oklahoma, lying in the Northwest Quarter of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot A;

THENCE Southerly, along the east line of said Lot A, the following two (2) courses:

Southerly along a curve to the left having a radius of 3141.20 feet (said curve subtended by a chord which bears South 03°32'24" West a chord distance of 223.75 feet) for an arc length of 223.79 feet (225.1 feet Plat);

South 01°27'42" West a distance of 51.46 feet;

THENCE South 89°30'09" West, along the southerly easement line extended to Independent School District No. 89, recorded in Book 2280, Page 335, a distance of 161.28 feet to a point approximately 1-foot radial to the north edge of a sidewalk;

THENCE Westerly, 1-foot radial to said north edge of sidewalk the following seven (7) courses:

North 58°25'30" West a distance of 9.85 feet;

North 73°01'44" West a distance of 12.18 feet;

North 81°36'33" West a distance of 9.58 feet;

South 86°46'44" West a distance of 14.37 feet;

North 78°20'22" West a distance of 19.56 feet;

North 83°51'21" West a distance of 37.54 feet;

Southwesterly along a non-tangent curve to the left having a radius of 42.01 feet (said curve subtended by a chord which bears South 62°22'45" West a chord distance of 39.80

feet) for an arc length of 41.46 feet to a point on the southerly easement line to Independent School District No. 89, recorded in Book 2280, Page 335;

THENCE South 89°30'09" West, along said southerly easement line, a distance of 95.61 feet to a point 1-foot radial to the back of curb of Eighteenth Street cul-de-sac;

THENCE Westerly, along a non-tangent curve to the left, along being 1-foot radial to said back of curb, having a radius of 39.00 feet (said curve subtended by a chord which bears North 80°11'09" West a chord distance of 62.18 feet) for an arc length of 71.96 feet to a point on the north right-of-way line for Eighteenth Street;

THENCE South 89°33'51" West, along said north right-of-way line, a distance of 33.39 feet to a point on the west line of said Lot A, also being the southeast corner of Lot 16;

THENCE North 00°26'09" West, along said west line, a distance of 264.00 feet to the Northwest corner of said Lot A;

THENCE North 89°33'51" East, along the north line of said Lot A, a distance of 504.30 feet to the POINT OF BEGINNING.

Said Tract of land contains an area of 132,761 square feet or 3.0478 acres, more or less.

The bearing of North 89°33'51" East, along the north line of "Lot A", was used as the basis of bearing for this legal description.

A presubmission meeting will take place on Thursday, October 5, 2023 at **10:00 a.m.** in the offices of the Oklahoma City Urban Renewal Authority, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not optional.

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 **3:00 p.m. on Monday, December 4, 2023**. 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 **3:00 p.m. on Monday, December 4, 2023**, in the conference room at the offices of OCURA.

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

1. Conceptual Master Plan with required elements as outlined above.
2. Market Feasibility Narrative
3. Redeveloper Team Qualification Narrative

4. Financial Information-Tier 1 as outlined above
5. Timeframe to Complete Narrative
6. Executed Forms 1-4 in Exhibit A of this RFP
7. \$10,000 Good Faith Deposit
8. Ten (10) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format

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 Olen Cook at (405) 604-6780 or e-mail olen.cook@theallianceokc.org. The RFP may be obtained at <http://ocura-ok.org/rfps> or hard copies may be obtained from OCURA for a non-refundable fee of Thirty Dollars (\$30.00).

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 Thursday September 5, 2023.

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