

AGENDA FOR  
REGULAR MEETING OF  
OKLAHOMA CITY URBAN RENEWAL AUTHORITY  
105 N. Hudson Avenue, Suite 101  
Wednesday, April 16, 2014

10:30 a.m.

1. Call to order
2. Statement of Compliance with the Oklahoma Open Meeting Law
3. Roll Call
4. Reading and Approval of Minutes of a Special Meeting held on Thursday, March 6, 2014

**CORE TO SHORE**

5. Resolution No. \_\_\_\_\_ Ratifying and Authorizing Purchase Contracts for Property within the Core to Shore Urban Renewal Area

**BRICKTOWN**

6. Resolution No. \_\_\_\_\_ Approving Restated and Amended Contract for Sale of Land and Redevelopment between the Oklahoma City Urban Renewal Authority and Shri Krishnapriya Hospitality, L.L.C.

**JFK PROJECT AREA**

7. Resolution No. \_\_\_\_\_ Approving Redevelopment Agreement with Ron Walters Homes, L.L.C. for One (1) Single-Family Residence on all of Lot Six (6), Block Eighteen (18), 700 Bath Court, John F. Kennedy Addition in the John F. Kennedy Urban Renewal Project Area, and Approving Design Documents for the Development

**HARRISON/WALNUT**

8. Resolution No. \_\_\_\_\_ Authorizing the Commencement of Condemnation Proceedings upon a certain Right Of Way Contract Burdening Property owned by the Authority in the Harrison-Walnut Urban Renewal Plan Area and Directing that all Necessary Steps be Taken to Acquire all Right, Title, and Interest in and to said Right Of Way Contract

## OCURA AGENDA

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9. Resolution No. \_\_\_\_\_ Ratifying Approval of Schematic Design Documents, Design Development Documents, and Construction Documents Submitted by The Hill at Bricktown, L.L.C. for Block 1 and Lots 1 through 6 of Block 2, in the Harrison-Walnut Urban Renewal Project Area
10. Resolution No. \_\_\_\_\_ Ratifying the Executive Director's Approval of Evidence of Financing Submitted by The Hill at Bricktown, L.L.C. for the Purchase and Construction of Block 1 and Lots 1 through 6 of Block 2 in the Harrison-Walnut Urban Renewal Project Area
11. Resolution No. \_\_\_\_\_ Ratifying the Execution of an Early Entry Agreement and Approving an Amended and Restated Redevelopment Agreement with Ainsworth Triangle L.L.C. for Redevelopment of the Flatiron Property, Harrison-Walnut Urban Renewal Plan
12. Resolution No. \_\_\_\_\_ Approving Schematic Design Studies and Design Development Documents submitted by Ainsworth Triangle L.L.C. for Redevelopment of the Building Tract of the Flatiron Property, Harrison-Walnut Urban Renewal Plan
13. Resolution No. \_\_\_\_\_ Approving Evidence of Financing submitted by Ainsworth Triangle L.L.C. for Redevelopment of the Building Tract of the Flatiron Property, Harrison-Walnut Urban Renewal Plan
14. Resolution No. \_\_\_\_\_ Approving the First Amendment to Contract for Sale of Land and Redevelopment Agreement between General Electric Company and Oklahoma City Urban Renewal Authority, Harrison-Walnut Urban Renewal Plan
15. Resolution No. \_\_\_\_\_ Authorizing an Invitation for Qualifications and Proposals for Redevelopment of the Oklahoma City Urban Renewal Authority Property Bounded Generally by Northeast 4th Street, Northeast 7th Street, North Kelley Avenue, and North Stonewall Avenue, Harrison-Walnut Urban Renewal Area and University Medical Center Urban Renewal Area

## CENTRAL BUSINESS DISTRICT

16. Resolution No. \_\_\_\_\_ Declaring the Phase I Improvements of the Contract for Sale of Land and Redevelopment with the American Choral Directors Association Complete and Terminating Phase II thereof, Central Business District Urban Renewal Plan (R-30)

## OTHER MATTERS

17. Resolution No. \_\_\_\_\_ Approving Amendment to Annual Agreement between the Oklahoma City Urban Renewal Authority and The Alliance For Economic Development of Oklahoma City, Inc., an Oklahoma Not-For-Profit Corporation

OCURA AGENDA

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18. Resolution No. \_\_\_\_\_ Approving the Acquisition of a Flail Mower based on State Contract Pricing
19. Presentation of Interim Financial Report for the Period Ending February 28, 2014
20. Report by Legal Counsel Regarding the Skirvin Hotel
21. Staff Report
22. Citizens to be heard
23. Adjournment

POSTED at the offices of the City Clerk and Oklahoma City Urban Renewal Authority by  
10:30 a.m. on Tuesday, April 15, 2014 by Pam Lunnon, Administrative Assistant

MINUTES OF SPECIAL MEETING  
OF  
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Special Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Thursday, March 6, 2014 at 10:30 a.m. at the offices of the Authority located at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102.

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

Mr. Larry Nichols  
Mr. James R. Tolbert  
Ms. Mary Mélon

Trustees Absent:

Mr. Russell M. Perry  
Mr. Mark Beffort

Staff members present:

Catherine O’Connor, Executive Director  
Joe Van Bullard, Director of Redevelopment Programs  
Dan Batchelor, OCURA General Counsel  
Leslie Batchelor, OCURA Associate General Counsel  
Emily Pomeroy, The Center for Economic Development Law  
Geri Kenfield, The Alliance for Economic Development of Oklahoma City  
Denise Balkas, The Alliance for Economic Development of Oklahoma City  
Dustin Akers, The Alliance for Economic Development of Oklahoma City  
Cassi Poor, The Alliance for Economic Development of Oklahoma City  
Pam Lunnon, The Alliance for Economic Development of Oklahoma City

Others present:

Steve Lackmeyer, The Oklahoman  
Bud Miles, Miles Associates  
Traci Keel, Finley & Cook, PLLC  
David Ferrell, GE  
Russ Fray, GE  
Jason Bradshaw, Colony Partners  
Carl Hook, M.D., PLICO  
Rand Elliott, Elliott + Associates Architects  
Stan Lingo, Lingo  
Chuck Ainsworth, Ainsworth Company  
Zac Woods, Butzer Gardner Architects



The Chairman requested a motion to approve the circulated minutes of the Regular Board Meeting of the Oklahoma City Urban Renewal Authority held on Wednesday, January 15, 2014 at 10:30 a.m.

Commissioner Tolbert moved the adoption of the minutes, and upon second by Commissioner Mélon, the vote was as follows:

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

Minutes Adopted.

*Chairman introduced the following resolutions:*

#### **GENERAL BUSINESS**

*Resolution No. 5613 entitled:*

***“Receiving and Accepting an Audit of Accounts by Finley & Cook, PLLC for Fiscal Year Ending June 30, 2013”***

Presentation given by Traci Keel, Finley & Cook, PLLC on audit for fiscal year ending June 30, 2013.

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

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

Resolution Adopted

*Resolution No. 5614 entitled:*

***“Amending the Oklahoma City Urban Renewal Authority Investment Policy and Authorizing the Executive Director to Perform Services for the Oklahoma City Urban Renewal Authority as Granted by the Policy”***

Commissioner Mélon moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

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

Resolution Adopted

***Resolution No. 5615 entitled:***

***“Authorizing an Invitation for Proposals for the Auditing of the Authority’s Finances for Fiscal Year Ending June 30, 2014”***

Commissioner Mélon moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

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

Resolution Adopted

**CENTRAL BUSINESS DISTRICT**

***Resolution No. 5616 entitled:***

***“Conditionally Designating a Redeveloper for a Tract of Land Located Between Couch Drive and 2nd Street Just East of N. Lee Avenue, Central Business District Urban Renewal Plan”***

Presentation given by Jason Bradshaw, Colony Partners on above project.

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

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

Resolution Adopted

## **JFK PROJECT AREA**

### ***Resolution No. 5617 entitled:***

***“Accepting the Donation of Two Lots from L. Runnels Enterprises and Two Lots from Allstate Properties, LLC, Located in the John F. Kennedy Urban Renewal Area”***

Commissioner Mélon moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

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

Resolution Adopted

### ***Resolution No. 5618 entitled:***

***“Authorizing Invitation for Qualifications and/or Proposals for Redevelopment of the OCURA Property Located at the Southwest Corner of Fonshill Avenue and Northeast 23rd Street, John F. Kennedy Urban Renewal Project Area”***

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

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

Resolution Adopted

## **BRICKTOWN**

### ***Resolution No. 5619 entitled:***

***“Authorizing and Approving a Redevelopment Agreement between the Oklahoma City Urban Renewal Authority and Newcrestimage Holding, LLC, for the Development of a Hotel on a Parcel of Land Located at the Northeast***

***Corner of Russell M. Perry Avenue and East Sheridan Avenue, Maps Sports-Entertainment-Parking Support Redevelopment Plan”***

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

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

Resolution Adopted

***AFFORDABLE HOUSING***

***Resolution Tabled entitled:***

***“Approving a Termination Agreement with the Mideke Building, LLC, for Affordable Housing, using Community Development Block Grant Funds”***

Resolution Tabled

***HARRISON/WALNUT***

***Resolution No. 5620 entitled:***

***“Approving and Authorizing the Voluntary Acquisition of Real Property at 1036 NE 8th Street and the Improvements Thereon from Mary H. Johnson, Located within the University Medical Center Urban Renewal Area, Project Okla. R-20, and the Harrison-Walnut Urban Renewal Area”***

Commissioner Mélon moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

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

Resolution Adopted

**Resolution No. 5621 entitled:**

***“Authorizing the Negotiation of an Assignment of Amended Redevelopment Agreement with PHF Redevelopment, L.L.C., and Humphreys Real Estate Investments, LLC (F/K/A Gibraltar Investments, L.L.C.), to Ainsworth Company, LLC, Harrison-Walnut Urban Renewal Plan”***

Presentation given by Chuck Ainsworth, Ainsworth Company and Rand Elliott, Elliott + Associates Architects on above project.

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

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

Resolution Adopted

**THE HILL**

***Resolution No. 5622 entitled:***

***“Approving the Ninth Amendment to the Contract for Sale of Land and Redevelopment between the Oklahoma City Urban Renewal Authority and The Hill at Bricktown, L.L.C., Harrison-Walnut Urban Renewal Plan”***

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

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

Resolution Adopted

## ***OTHER MATTERS***

### ***Financial Report***

Ms. Kenfield presented the financial reports through January 31, 2014

### ***Staff Report***

Executive Director O'Connor reported the Edge is moving forward nicely, although the weather has impacted their schedule. The Authority continues to work with the City of Oklahoma in the JFK area. The Authority is looking ahead to see if we can work together on more single or multi-family developments.

Executive Director O'Connor introduced Denise Balkas, new Vice President of Operations for the Alliance.

There being no further business to come before the Board, the meeting was adjourned at 11:01 a.m.

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Secretary

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Ratifying and Authorizing Purchase Contracts for Property within the Core to Shore Urban Renewal Area

**Background:** On March 2, 2010, the City Council of the City of Oklahoma City approved the Core to Shore Urban Renewal Plan and authorized the Oklahoma City Urban Renewal Authority ("Authority") to carry out the plan. The Authority has authorized the Officers, Executive Director, and Legal Counsel to undertake activities necessary or appropriate for acquisition, relocation, and financing in accordance with Authority policies.

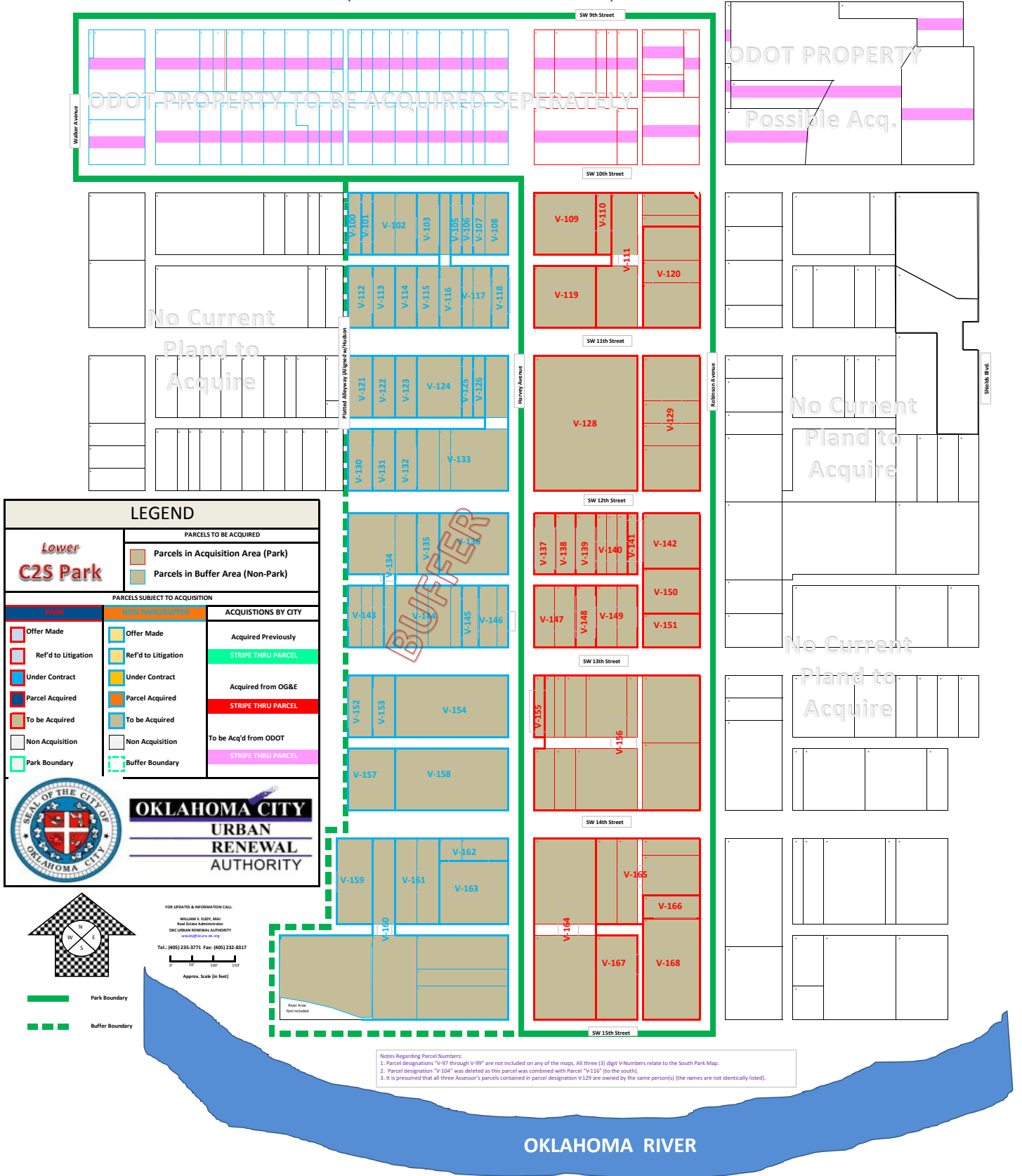
The acquisition of specific parcels within the Core to Shore Urban Renewal Area that are adjacent to or in close proximity to the proposed MAPS III Central Park has been undertaken. Refer to attached map of acquisition area. Purchase contracts and other closing documents have been executed.

**Summary of Agenda Item:** The proposed resolution specifically ratifies and authorizes the Executive Director, and Legal Counsel to undertake activities to acquire properties which are appropriate to implement the Core to Shore Urban Renewal Plan.

**Recommendation:** Approval of Resolution

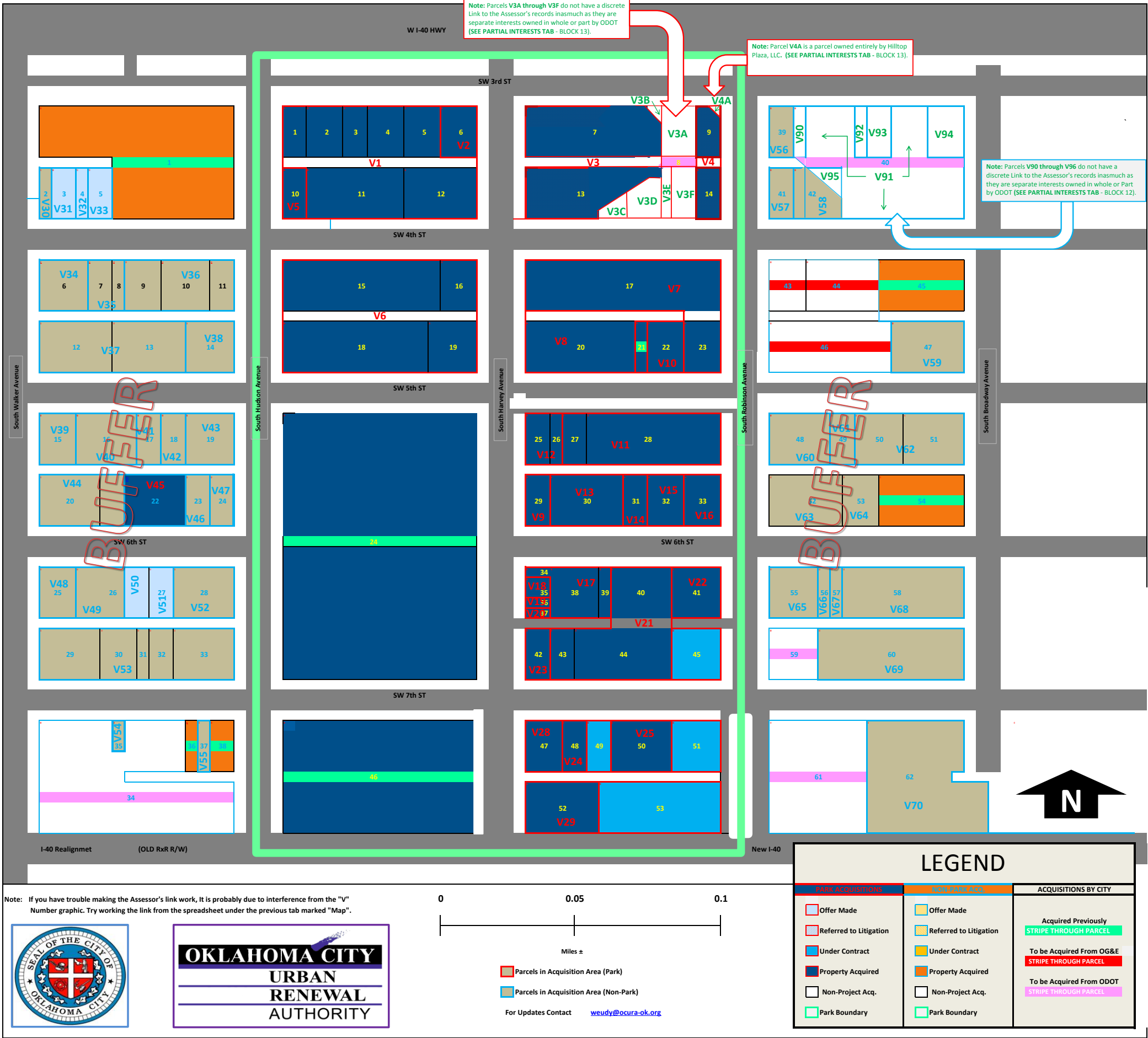
# MAPS 3 CORE-TO-SHORE LOWER C2S PARK ACQUISITION MAP

NEW I-40 CROSSOWN EXPRESSWAY





VALUATION PARCELS INCLUDING BUFFER & ODOT RAMPS FOR THE OLD I-40 Alignment



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

**RESOLUTION RATIFYING AND AUTHORIZING PURCHASE CONTRACTS FOR  
PROPERTY WITHIN THE CORE TO SHORE URBAN RENEWAL AREA**

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**WHEREAS**, on March 2, 2010, the City Council of The City of Oklahoma City (“The City”) approved the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*, and authorized the Oklahoma City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

**WHEREAS**, a key objective of the Urban Renewal Plan is the creation of a vibrant urban neighborhood to be anchored by a new central park that connects the Central Business District to the Oklahoma River and is a welcoming place for the entire community; and

**WHEREAS**, in accordance with the Oklahoma Urban Redevelopment Law and the Urban Renewal Plan, the Authority is authorized and directed to carry out certain responsibilities for implementation of the Urban Renewal Plan (“Implementation Activities”); and

**WHEREAS**, the Board of Commissioners of the Authority has authorized the Authority’s Officers, Executive Director, and Legal Counsel to undertake Implementation Activities necessary or appropriate for acquisition, relocation, and financing in accordance with the policies and practices of the Authority; and

**WHEREAS**, the Authority’s Officers, Executive Director, and Legal Counsel have undertaken Implementation Activities directed toward the acquisition of specific parcels within the Core to Shore Urban Renewal Area that are adjacent or in close proximity to the borders of the proposed central park (“Buffer Parcels”), including the execution of purchase contracts and other closing documents; and

**WHEREAS**, the Board of Commissioners of the Authority deems it is necessary, appropriate, and desirable for the Authority’s Officers, Executive Director, and Legal Counsel to undertake such Implementation Activities in furtherance of the goals of the Urban Renewal Plan and specifically to authorize the Executive Director to incur necessary and appropriate costs and expend funds to acquire properties authorized for acquisition by the Urban Renewal Plan.

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

1. The actions of the Authority’s Officers, Executive Director, and Legal Counsel directed toward the acquisition of Buffer Parcels, including the execution of purchase contracts and other closing documents for those Buffer Parcels, are hereby ratified.
2. The Officers, Executive Director, and Legal Counsel for the Authority are authorized to undertake such Implementation Activities as are necessary and appropriate to

implement the Core to Shore Urban Renewal Plan, including all activities necessary or appropriate for acquisition, relocation, and financing in accordance with the policies and procedures of the Authority, including but not limited to the execution of purchase contracts and other closing documents for Buffer Parcels; and

3. The Executive Director is authorized to incur the necessary and appropriate costs and to expend funds to acquire properties authorized for acquisition by the Urban Renewal Plan.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at its offices at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 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 Commissioners present.

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SECRETARY

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Amending the Contract for Sale of Land and Redevelopment between the Oklahoma City Urban Renewal Authority and Shri Krishnapriya Hospitality, L.L.C.

**Background:** On June 18, 2008, the Oklahoma City Urban Renewal Authority ("Authority") entered into a redevelopment agreement with Shri Krishnapriya Hospitality, L.L.C for the construction of a limited-service hotel for the property located on the northeast corner of Reno Avenue and Lincoln Blvd. Events beyond the control of Shri Kirshnapriya Hospitality, L.L.C. have delayed construction commencement and completion beyond the times specified in the redevelopment agreement. These events were the 2008 economic recession and Right of Way negotiations with the Oklahoma Department of Transportation.

**Summary of Agenda Item:** The proposed resolution amends the redevelopment agreement so that its new commencement date is June 1, 2014, and its new completion date is December 31, 2015.

**Recommendation:** Approval of Resolution.

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

**RESOLUTION APPROVING RESTATED AND AMENDED CONTRACT FOR SALE OF LAND AND REDEVELOPMENT BETWEEN THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND SHRI KRISHNAPRIYA HOSPITALITY, L.L.C.**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the MAPS Sports-Entertainment-Parking Support Redevelopment Plan, (“Redevelopment Plan”); and

**WHEREAS**, Shri Krishnapriya Hospitality, L.L.C., an Oklahoma limited liability company, (“Redeveloper”) proposed a development plan for property on the northeast corner of Reno Avenue and Lincoln Blvd (“Property”) to construct a limited-service hotel; and

**WHEREAS**, the Authority and the Redeveloper entered into a Contract for the Sale of Land and Redevelopment, dated June 18, 2008 (“Redevelopment Agreement”), which sets forth the terms and conditions by which the Redeveloper agrees to build the proposed limited-service hotel; and

**WHEREAS**, due to circumstances beyond Redeveloper’s control, development of the Property and construction of the limited-service hotel pursuant to the terms of the Redevelopment Agreement have been delayed, and modifications to the Redevelopment Agreement are necessary to ensure the Property is developed in accordance with the objectives of the Redevelopment Plan.

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

1. The Restated and Amended Contract for the Sale of Land and Redevelopment between the Oklahoma City Urban Renewal Authority and Shri Krishnapriya Hospitality, L.L.C. is hereby approved, and the Officers and Executive Director are authorized to execute the Restated and Amended Contract and to take such actions and execute such documents as may be necessary to undertake the redevelopment in accordance with the Restated and Amended Contract, including making such modifications and corrections as are advised by legal counsel to be necessary and desirable.
2. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such actions as may be necessary or appropriate to implement this authorization and to implement the provisions of the Restated and Amended Contract.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution to Approve a Proposed Redevelopment Agreement with Ron Walters Homes, LLC, for a Single-Family Residence, and Approve Design Documents

**Background:** Ron Walters Homes, LLC (“Redeveloper”), proposes to build one single-family residence (“Project”) on Oklahoma City Urban Renewal Authority (“Authority”) property located in the John F. Kennedy Urban Renewal Project Area in accordance with Resolution Nos. 4245 and 4255 and building guidelines established by the Authority. The Redeveloper proposes to build a single family home on Lot Eighteen, Block Six in the John F. Kennedy Addition, having a street address of 700 Bath Court. A redevelopment agreement has been negotiated, and Design Documents have been submitted for the Project. A copy of the home’s elevation is attached. The purchase price is being sold for \$254,890 (\$115.44/sf).

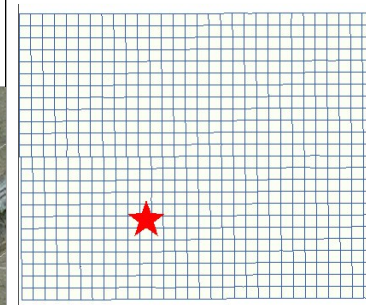
**Summary of Agenda Item:** The resolution approves the proposed Redevelopment Agreement with the Redeveloper, approves the Design Documents submitted for the Project, and authorizes the Executive Director to execute the Redevelopment Agreement.

**Recommendation:** Approval of Resolution





## Ron Walters Homes, LLC



### Legend

-  Sections  
 Streets  
 Parcels  
 North Canadian River  
 Rivers & Creeks  
 Lakes  
 Aerials (flown Feb 28th - March 23rd, 2011)  
 County Background  
 700 Bath Court



**Scale: 1:2,453**

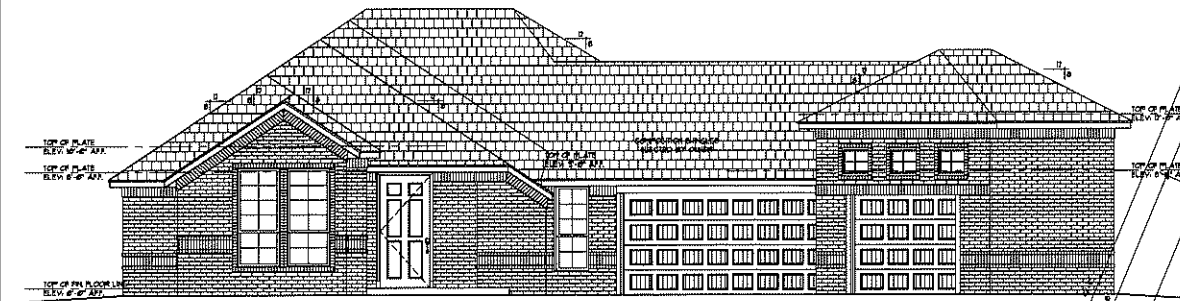
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: Custom Home for Alexis and Jason Burris (Under Contract for \$254,890.00)



Leonard Sullivan Oklahoma County Assessor  
**ONLINE MAPPING**



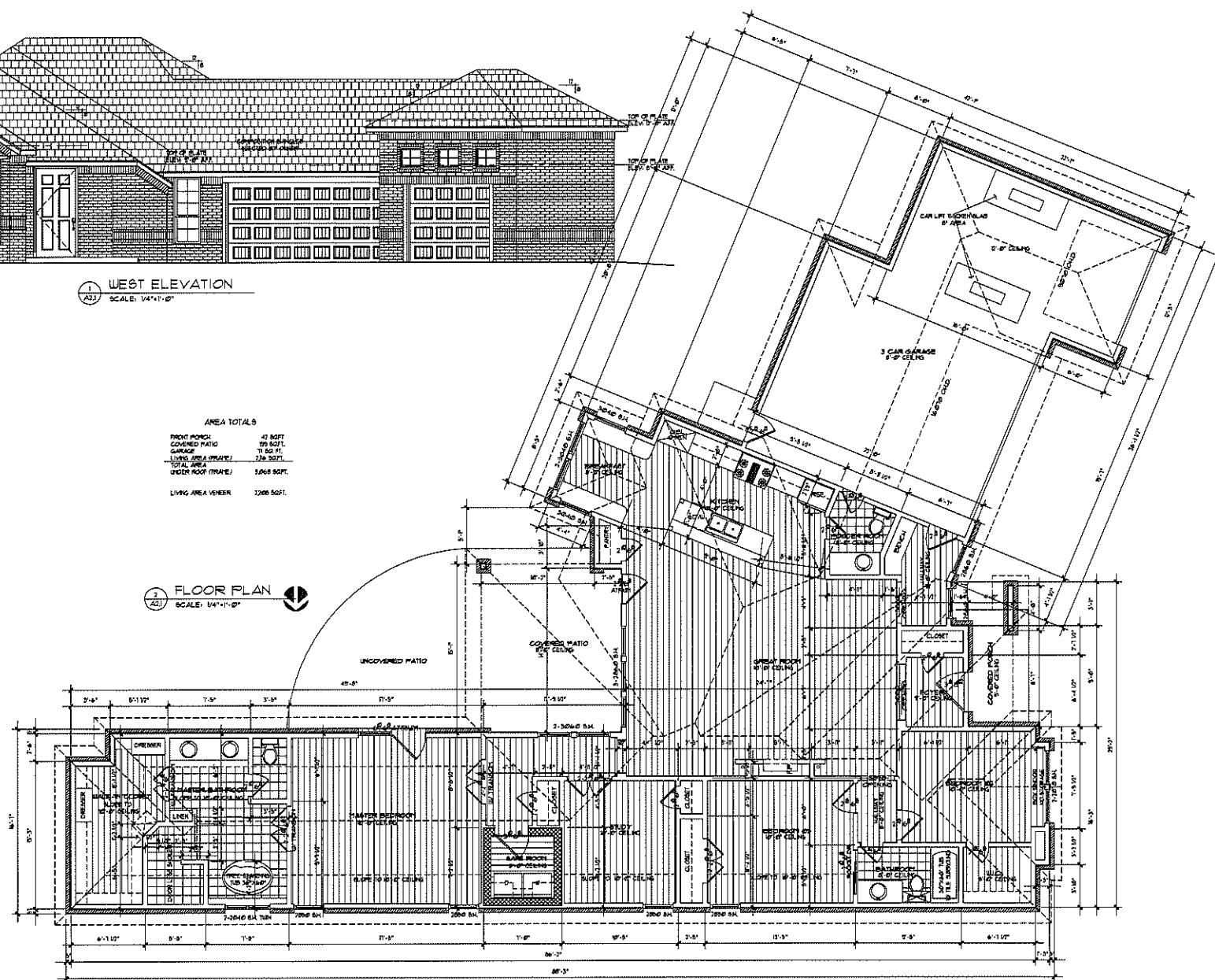


1 WEST ELEVATION  
SCALE: 1/4"=1'-0"

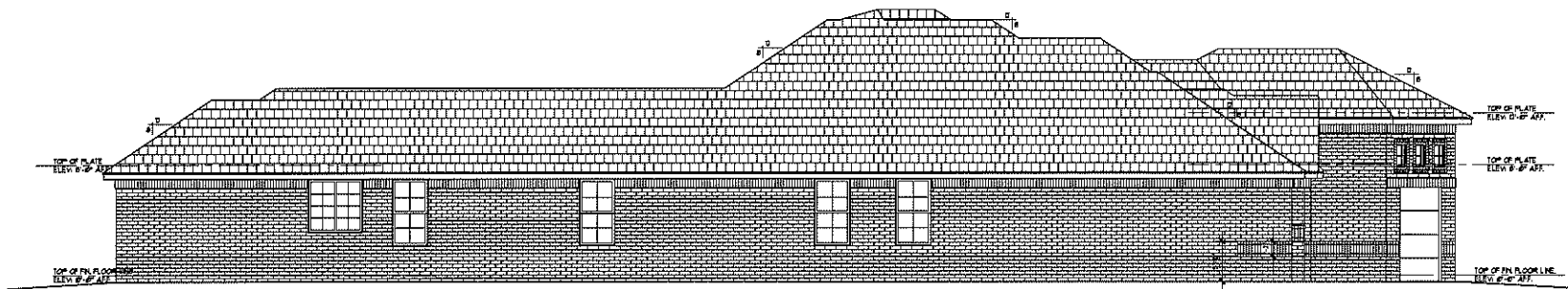
AREA TOTALS

FRONT PORCH	42 SQ. FT.
COVERED PATIO	189 SQ. FT.
GARAGE	71 SQ. FT.
LIVING AREA (TOTAL)	2,158 SQ. FT.
TOTAL AREA	5,068 SQ. FT.
UNDER ROOF (TRAPE)	
LIVING AREA VENER	2,200 SQ. FT.

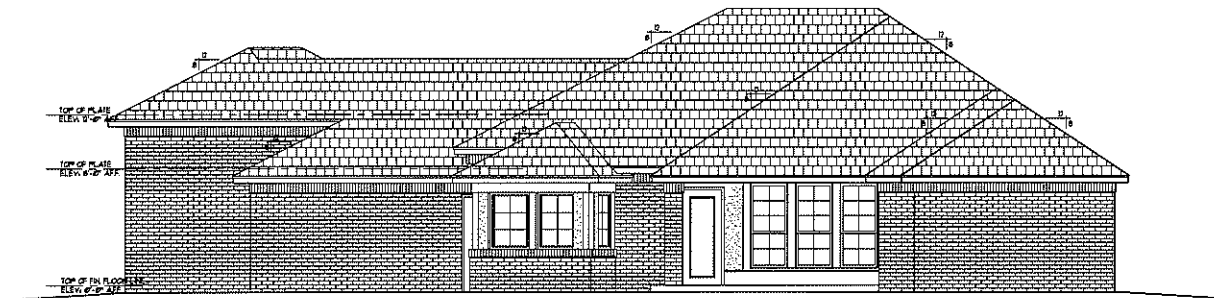
2 FLOOR PLAN  
SCALE: 1/4"=1'-0"



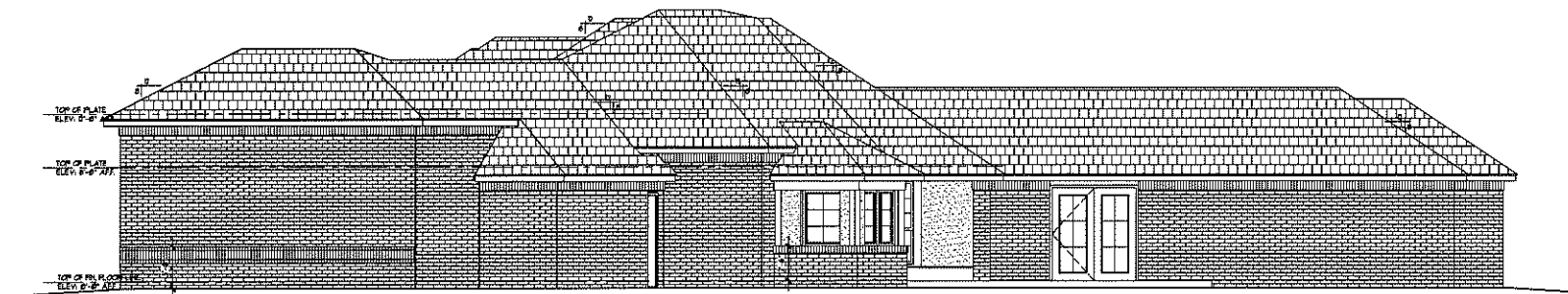
REVISIONS:	ALEXIS AND JASON RESIDENCE 700 BATH CT. NE 7TH ST OKC, OKLAHOMA
ELEVATIONS AND FLOOR PLAN	
 J.R. WALTERS CONSTRUCTION SERVICES, INC. ARCHITECTURAL & CONSTRUCTION	
COPYRIGHT © 2014 ALL RIGHTS RESERVED PROJECT: 140025 DATE: 03-07-14 DRAWING NO.: A2.1	



(A31) NORTH ELEVATION  
SCALE: 1/4"=1'-0"



(A31) EAST ELEVATION  
SCALE: 1/4"=1'-0"



(A31) SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS:

ALEXIS AND JASON RESIDENCE  
700 BATH CT. NE 7TH ST OKC, OKLAHOMA

ELEVATIONS



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PROJECT: 140035

DATE: 03-07-14

DRAWING NO.

A31

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

**RESOLUTION APPROVING REDEVELOPMENT AGREEMENT WITH RON WALTERS HOMES, L.L.C. FOR ONE (1) SINGLE-FAMILY RESIDENCE ON ALL OF LOT SIX (6), BLOCK EIGHTEEN (18), 700 BATH COURT, JOHN F. KENNEDY ADDITION IN THE JOHN F. KENNEDY URBAN RENEWAL PROJECT AREA, AND APPROVING DESIGN DOCUMENTS FOR THE DEVELOPMENT**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the John F. Kennedy Urban Renewal Plan (OKLA. R-35) (“Urban Renewal Plan”) for the redevelopment of an area (“Project Area”) within The City of Oklahoma City; and

**WHEREAS**, the Executive Director, Real Estate Administrator and Legal Counsel have negotiated a Contract for Sale of Land and Redevelopment (“Redevelopment Agreement”) with Ron Walters Homes, L.L.C. (“Redeveloper”) on the terms and conditions of a single-family residential development plan for all of Lot Six (6), Block Eighteen (18), John F. Kennedy Addition (the “Property”), and recommend the Redevelopment Agreement for approval; and

**WHEREAS**, Redeveloper desires to construct one (1) residential unit on the Property for sale to individuals in accordance with the redevelopment plan and is willing to purchase the Property for the amount established by the reuse appraisal currently on file which is \$0.20/sf; and

**WHEREAS**, the proposed purchase price contained in the proposed Redevelopment Agreement is determined to be not less than the fair value of the Property for uses in accordance with the Urban Renewal Plan, and the restrictions upon, and the covenants, conditions, and objectives assumed by the Redeveloper; and

**WHEREAS**, the Authority’s Board of Commissioners has determined that the proposed redevelopment furthers the objectives of the Authority for the Project Area and is consistent with the development in the area; and

**WHEREAS**, consistent with the terms of the Redevelopment Agreement, the Redeveloper has submitted Design Documents for review and approval by the Authority; and

**WHEREAS**, the Design Documents are in conformance with the terms of the Redevelopment Agreement; and

**WHEREAS**, the Authority deems it appropriate and desirable to approve the Design Documents submitted by the Redeveloper for the construction of one (1) residential unit.

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

1. The proposed Redevelopment Agreement with the Redeveloper is hereby approved, and the Executive Director is authorized to execute the Redevelopment Agreement and to take such actions and execute such documents as may be

necessary to undertake the redevelopment in accordance with the approved Redevelopment Agreement, including making such modifications and corrections as are advised by Legal Counsel and are necessary and desirable.

2. The Officers of the Authority, the Executive Director and Legal Counsel are authorized to execute such documents and take such actions as may be necessary or appropriate to implement this authorization and to implement the provisions of the Redevelopment Agreement.
3. The purchase price of \$0.20/square foot is determined to be an amount not less than the fair value of the Property for uses in accordance with the Urban Renewal Plan and the Redevelopment Agreement for this Property.
4. The Design Documents submitted by the Redeveloper are hereby approved and determined to be in accordance with the terms of the approved Redevelopment Agreement and the provisions of the Urban Renewal Plan.
5. The Executive Director and Legal Counsel of the Authority are authorized to review supplemental submissions, to impose requirements with respect thereto if appropriate, and to approve plans pursuant to this Resolution.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

### **URBAN**

### **RENEWAL**

### **AUTHORITY**

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Authorizing the Commencement of Condemnation Proceedings Upon a Certain Right of Way Contract Burdening Property Owned by the Authority in the Harrison-Walnut Urban Renewal Plan Area and Directing That All Necessary Steps be Taken to Acquire All Right, Title, And Interest in and to Said Right Of Way Contract

**Background:** The Oklahoma City Urban Renewal Authority Board of Commissioners ("Authority") has previously approved a Contract for Sale of Land and Redevelopment Agreement dated effective January 1, 2014 ("Redevelopment Agreement") for the development by General Electric Company ("GE") of its oil and gas research facility. A Right of Way Contract executed on October 25, 1940, in favor of Phillips Petroleum Company, as subsequently assigned (the "Right of Way Contract"), burdens Lots 25 and 26 of the Amended Plat of Block 15, Maywood Addition, according to the recorded plat thereof, which property is a part of the real property subject to the Redevelopment Agreement for redevelopment by GE. The Authority has agreed to remove the Right of Way Contract as an exception to the title commitment issued for the redevelopment site. Phillips Petroleum Company and/or its successor in interest ("Phillips") and Walnut Grove Salt Water Disposal, Inc. ("Walnut Grove"), as parties holding an interest in the Right of Way Contract have been requested to execute a Release, Disclaimer, and Termination of Interest to terminate their respective interests in the Right of Way Contract ("Release"). In the event Phillips and/or Walnut Grove fail or refuse to provide the Authority with an executed Release for recordation in the county clerk's office of Oklahoma County, Oklahoma, thereby removing the Right of Way Contract as an exception to title to the redevelopment site, it will become necessary for the Authority to initiate condemnation proceedings to acquire all right, title, and interest in and to the Right of Way Contract in the name of the Authority, as a necessary step to consummate the closing of the redevelopment site with GE.

**Summary of Agenda Item:** The proposed resolution authorizes the Authority to exercise the power of eminent domain, pursuant to the powers granted under 11 O.S. 38-111, specifically to acquire all right, title, and interest in and to the Right of Way Contract in the name of the Authority.

**Recommendation:** Approval of Resolution

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

**RESOLUTION AUTHORIZING THE COMMENCEMENT OF CONDEMNATION PROCEEDINGS UPON A CERTAIN RIGHT OF WAY CONTRACT BURDENING PROPERTY OWNED BY THE AUTHORITY IN THE HARRISON-WALNUT URBAN RENEWAL PLAN AREA AND DIRECTING THAT ALL NECESSARY STEPS BE TAKEN TO ACQUIRE ALL RIGHT, TITLE, AND INTEREST IN AND TO SAID RIGHT OF WAY CONTRACT**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority ( “Authority”) is engaged in the undertaking and execution of an Urban Renewal Plan for the Harrison-Walnut Urban Renewal Project, as amended; and

**WHEREAS**, the Urban Renewal Plan provides for the acquisition of certain property to be redeveloped in accordance with said Plan, and it is specifically found that the acquisition of said property is necessary for the carrying out of the Urban Renewal Plan; and

**WHEREAS**, the Authority has previously acquired approximately certain real property located generally at N.E. 9<sup>th</sup> Street and Central Avenue (“Redevelopment Site”), which Redevelopment Site includes Lots 25 and 26, of the Amended Plat of Block 15, Maywood Addition, according to the recorded plat thereof (“Maywood Lots”), for the purpose of implementing the Urban Renewal Plan; and

**WHEREAS**, the Authority has previously executed a Contract for Sale of Land and Redevelopment Agreement pursuant to the Oklahoma Urban Redevelopment Law with General Electric Company (“GE”) dated effective January 1, 2014 (“Redevelopment Agreement”) for the development by GE of its oil and gas global research facility on the Redevelopment Site; and

**WHEREAS**, there exists a cloud on the Authority’s title to the Maywood Lots by virtue of the easements and rights described in: (1) a Right of Way Contract recorded in Book 459, at Page, 64, in the office of the County Clerk of Oklahoma County, Oklahoma (“Right of Way Contract”), executed in favor of Phillips Petroleum Company (“Phillips”), which Right of Way Contract was subsequently assigned by Phillips to John Rankin, wherein Phillips reserved certain rights under the Right of Way Contract; and (2) a subsequent Assignment of the Right of Way Contract from John Rankin to Walnut Grove Salt Water Disposal, Inc. (“Walnut Grove”) recorded in Book 6821, at Page 899, in the office of the County Clerk of Oklahoma County, Oklahoma (“Assignment”); and

**WHEREAS**, legal counsel for the Authority has requested Phillips and/or its successor in interest and Walnut Grove to execute a release of their respective interests in the Right of Way Contract and the Assignment (“Release”); and

**WHEREAS**, in the event Phillips and/or Walnut Grove decline to provide a Release, it will become necessary to commence condemnation proceedings to remove the cloud on the Authority’s title to the Maywood Lots by acquiring the respective rights, title, and interest of Phillips and/or Walnut Grove in and to the Right of Way Contract and the Assignment by the Authority’s exercise of the power of eminent domain, pursuant to the powers granted the Authority under 11 O.S. 38-111, thereby allowing the Authority to proceed with consummating the closing of the Redevelopment Site

with GE in accordance with the terms of the Redevelopment Agreement.

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

1. It is hereby determined that the acquisition of all right, title, and interest in and to the Right of Way Contract and the Assignment is necessary in order to carry out the provisions of the Urban Renewal Plan for the Harrison-Walnut Urban Renewal Project, and that condemnation proceedings may be instituted to acquire such right, title, and interest for redevelopment purposes in accordance with the Urban Renewal Plan, as amended.

2. The Executive Director and Legal Counsel of the Authority are authorized and directed to take all necessary and appropriate actions to acquire all right, title, and interest in and to the Right of Way Contract and the Assignment in the name of the Oklahoma City Urban Renewal Authority by eminent domain proceedings in accordance with applicable provisions of Oklahoma law.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

### URBAN

### RENEWAL

### AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Ratifying Approval of Schematics Design Documents, Design Development Documents, and Construction Documents Submitted by The Hill at Bricktown, L.L.C. for Block 1 and Lots 1 through 6 of Block 2, in the Harrison-Walnut Urban Renewal Project Area

**Background:** The Oklahoma City Urban Renewal Authority ("Authority") entered into a redevelopment agreement with The Hill at Bricktown, L.L.C. ("Redeveloper"); pursuant to the provisions of the Redevelopment Agreement, the Redeveloper has submitted Schematic Design Documents, Design Development Documents, and Construction Documents for phase five (Block 1 and Lots 1 through 6 of Block 2) of the project for consideration. The submissions mirror the components of the previous phases already constructed. Attached is a map of the area covered by this resolution, Block 1 and Lots 1-6 of Block 2.

After review and comment by staff, the Executive Director approved the Schematic, Design Development, and Construction Documents for phase five submitted by the Redeveloper. On March 31, 2014, the Redeveloper closed on the phase five property.

**Summary of Agenda Item:** The resolution ratifies the approval of the Executive Director of the Schematic, Design Development and Construction Documents for phase five as the submittals are in accordance with the terms of the Agreement and the Urban Renewal Plan.

**Recommendation:** Approval of Resolution



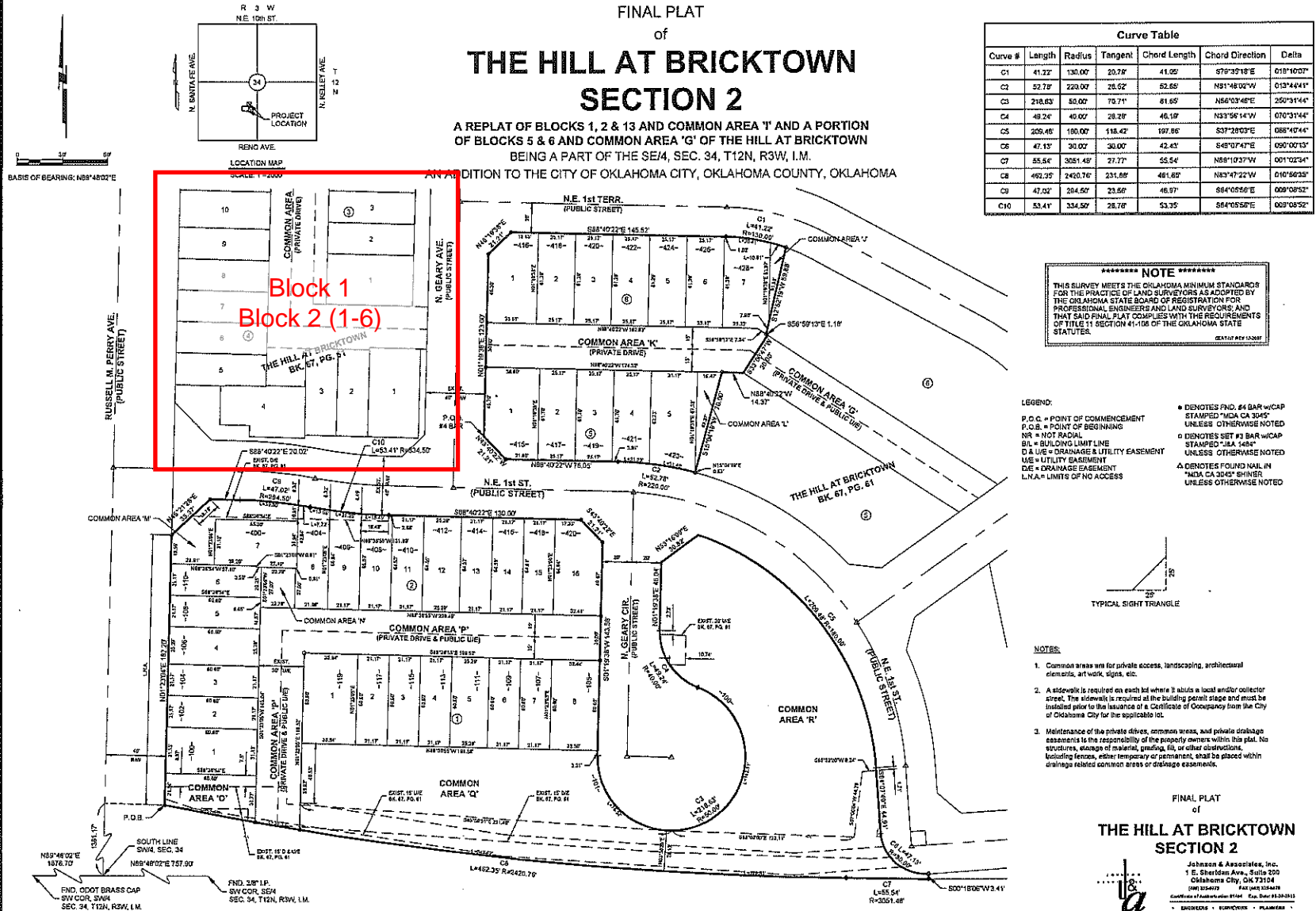
# EXHIBIT B

## FINAL PLAT

of

# THE HILL AT BRICKTOWN SECTION 2

A REPLAT OF BLOCKS 1, 2 & 13 AND COMMON AREA 'T' AND A PORTION  
OF BLOCKS 5 & 6 AND COMMON AREA 'G' OF THE HILL AT BRICKTOWN  
BEING A PART OF THE SE1/4, SEC. 34, T12N, R3W, I.M.  
IN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



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

**RESOLUTION RATIFYING APPROVAL OF SCHEMATIC DESIGN DOCUMENTS, DESIGN DEVELOPMENT DOCUMENTS, AND CONSTRUCTION DOCUMENTS SUBMITTED BY THE HILL AT BRICKTOWN, L.L.C. FOR BLOCK 1 AND LOTS 1 THROUGH 6 OF BLOCK 2, IN THE HARRISON-WALNUT URBAN RENEWAL PROJECT AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) has undertaken the implementation of the Harrison-Walnut Urban Renewal Plan (“Urban Renewal Plan”), as amended, pursuant to the approval and direction of the City of Oklahoma City; and

**WHEREAS**, pursuant to public invitation for redevelopment proposals, the Authority approved a Contract for Sale of Land and Redevelopment, as amended (“Redevelopment Agreement”) with The Hill at Bricktown L.L.C., an Oklahoma limited liability company (“Redeveloper”); and

**WHEREAS**, pursuant to the provisions of the Redevelopment Agreement, the Redeveloper has submitted Schematic Design Documents, Design Development Documents, and Construction Documents for phase five (Block 1 and Lots 1 through 6 of Block 2) of the project for consideration and approval by the Authority; and

**WHEREAS**, the submission by the Redeveloper closely matches the design and construction components of previous phases of The Hill at Bricktown project approved by the Authority; and

**WHEREAS**, upon review and comment by Staff, the Executive Director approved the Schematic Design Documents, Design Development Documents, and Construction Documents for phase five (Block 1 and Lots 1 through 6 of Block 2) submitted by the Redeveloper; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and desirable to ratify the Executive Director’s approval of the Schematic Design Documents, Design Development Documents, and Construction Documents for phase five (Block 1 and Lots 1 through 6 of Block 2), subject to conditions and exceptions, if any, contained in a letter issued pursuant to this resolution.

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

1. The approval by the Executive Director of the Schematic Design Documents, Design Development Documents, and Construction Documents for phase five (Block 1 and Lots 1 through 6 of Block 2) submitted by the Redeveloper is hereby ratified and such submittals are determined to be in accordance with the terms of the Redevelopment Agreement and the Urban Renewal Plan, subject to any such

limiting conditions and exceptions as may be contained in a letter to be issued by the Executive Director of the Authority.

2. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

### **URBAN**

### **RENEWAL**

### **AUTHORITY**

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Ratifying the Executive Director's Approval of Evidence of Financing submitted by The Hill at Bricktown, L.L.C. for the Purchase and Construction of Phase Five on Block 1 and Lots 1 through 6 of Block 2 in the Harrison-Walnut Urban Renewal Project Area

**Background:** The Oklahoma City Urban Renewal Authority ("Authority") and The Hill at Bricktown, L.L.C. ("Redeveloper") have entered into a Contract for Sale of Land and Redevelopment, as amended, for the redevelopment of certain property located at N.E. 1<sup>st</sup> Street and Russell M. Perry Avenue. The Redeveloper submitted evidence of financing for the purchase of property from the Authority and for construction of phase five (Block 1 and Lots 1 through 6 of Block 2) of the single family for sale development. The Executive Director, with review by Legal Counsel, has approved the financial documentation for phase five. The map provided for Agenda Item 9 shows the location of the property.

It would be appropriate to ratify the approval by the Executive Director of the financial submittals by the Redeveloper.

**Summary of Agenda Item:** The resolution will ratify and approve the Executive Director's approval of the evidence of financing submitted by The Hill at Bricktown. L.L.C.

**Recommendation:** Approval of Resolution

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

**RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S APPROVAL OF EVIDENCE OF FINANCING SUBMITTED BY THE HILL AT BRICKTOWN, L.L.C. FOR THE PURCHASE AND CONSTRUCTION OF PHASE 5 ON BLOCK 1 AND LOTS 1 THROUGH 6 OF BLOCK 2 IN THE HARRISON-WALNUT URBAN RENEWAL PROJECT AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority ("Authority") and The Hill at Bricktown, L.L.C., an Oklahoma limited liability company ("Redeveloper"), have entered into a Contract for Sale of Land and Redevelopment, as amended ("Redevelopment Agreement"), for the development of certain property in the Harrison-Walnut Urban Renewal Project; and

**WHEREAS**, pursuant to the approved Redevelopment Agreement, the Redeveloper submitted to the Authority evidence of financial commitment for the purchase of property from the Authority and construction of phase five (Block 1 and Lots 1 through 6 of Block 2) of the development of The Hill in accordance with plans approved by the Authority; and

**WHEREAS**, the Executive Director, with review by Legal Counsel, has approved the evidence of financing submitted by the Redeveloper that summarizes the current status of financing for the project and the financing for phase five; and

**WHEREAS**, it is appropriate and desirable to ratify the approval by the Executive Director of the Redeveloper's evidence of financing for the purchase and construction of Phase five.

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

1. The Executive Director's approval of the evidence of financing submitted by The Hill at Bricktown, L.L.C., for the purchase of property and construction of phase five (Block 1 and Lots 1 through 6 of Block 2) is hereby ratified and approved.
2. The Officers and Executive Director of the Authority, with the advice of the Authority's legal counsel, are authorized to execute such documents as are necessary and appropriate to evidence the scope and substance of this approval.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

### URBAN

### RENEWAL

### AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Approval of an Early Entry Agreement and Approving an Amended and Restated Redevelopment Agreement for Redevelopment of the Triangular Tract of Land Bounded by Harrison Avenue, NW 5<sup>th</sup> Street, and North Walnut Avenue with Ainsworth Triangle LLC

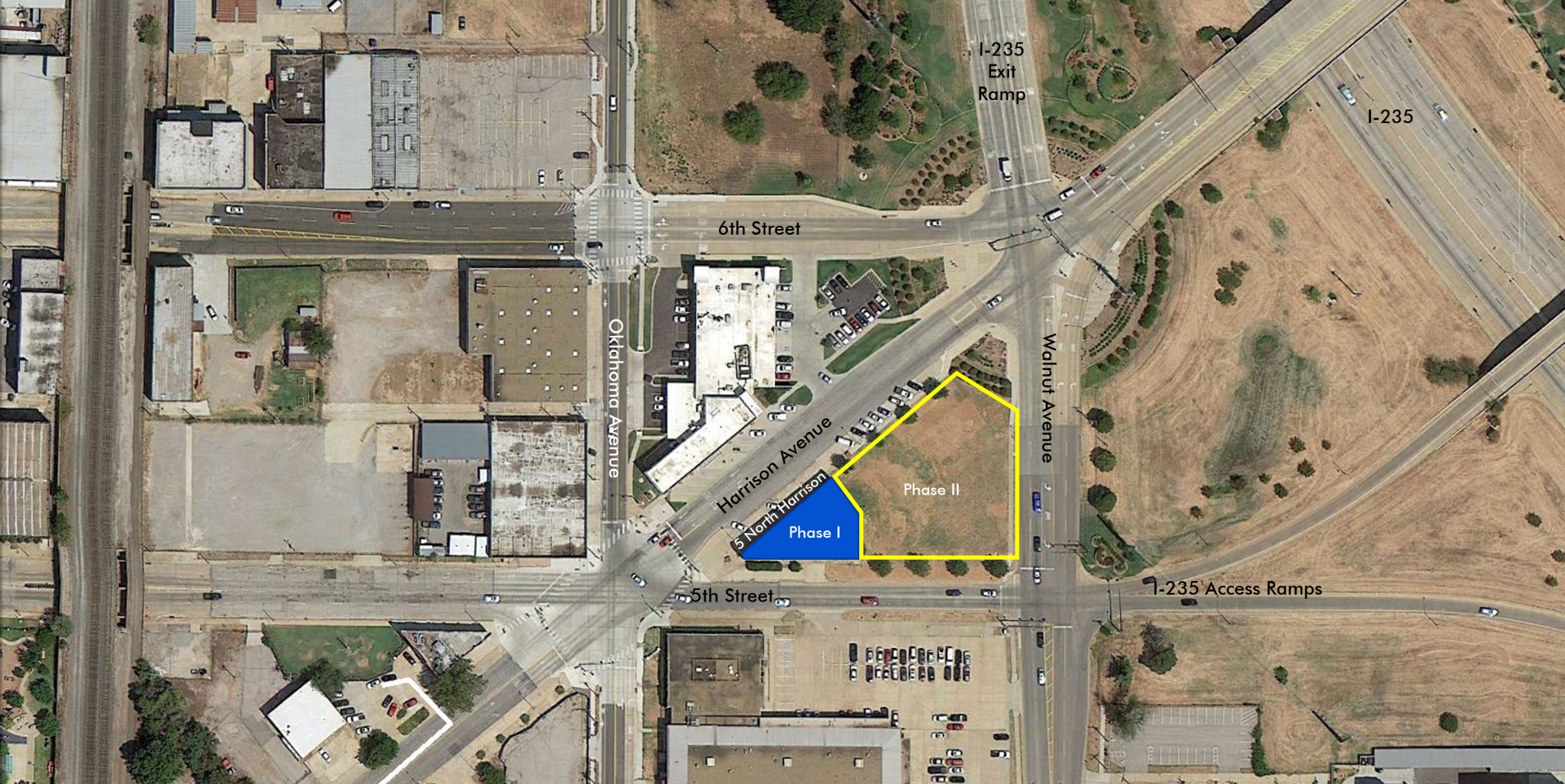
**Background:** Pursuant to the Harrison-Walnut Urban Renewal Plan, The Board of Commissioners of the Oklahoma City Urban Renewal Authority ("Authority") entered into a Contract for Sale of Land and Redevelopment with the Presbyterian Health Foundation ("PHF") dated November 1, 2000 for the redevelopment of the site. The Authority later agreed to PHF assigning its interest in the agreement to PHF Redevelopment, L.L.C and subsequently approved an Amended Redevelopment Agreement and assignment of interests to Humphreys Real Estate Investments, LLC. PHF Redevelopment, L.L.C, and Humphreys Real Estate Investment, LLC subject to the Authority's consent, propose to assign all of their interests in the Redevelopment Agreement to Ainsworth Triangle LLC. It would be appropriate for the Authority and the Redeveloper to enter into this amended Agreement for the redevelopment of the property. A property location map is attached.

Ainsworth Triangle LLC requested an authorization for early entry to the property for commencement of site preparation activities. The request was appropriate and the Executive Director did execute an Early Entry Agreement on the 28<sup>th</sup> day of March, 2014.

**Summary of Agenda Item:** The proposed resolution approves the Redevelopment Agreement with Ainsworth Triangle LLC for the site bounded by Harrison Avenue, NE 5<sup>th</sup> Street, and North Walnut and authorizes and directs the Executive Director to execute the agreement. The resolution also ratifies the execution of an Early Entry Agreement with Ainsworth Triangle LLC.

**Recommendation:** Approval of Resolution





0 100'  
SCALE: 1" = 100'

Ainsworth Companies  
Elliott+Associates Architects  
Lingo Construction Services



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

**RESOLUTION RATIFYING THE EXECUTION OF AN EARLY ENTRY AGREEMENT  
AND APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT  
WITH AINSWORTH TRIANGLE LLC FOR REDEVELOPMENT OF THE FLATIRON  
PROPERTY, HARRISON-WALNUT URBAN RENEWAL PLAN**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Harrison-Walnut Urban Renewal Plan, as amended (“Urban Renewal Plan”); and

**WHEREAS**, the Authority has heretofore authorized the disposition of certain property in the Harrison-Walnut Renewal Project area, in accordance with the requirements of the Urban Renewal Plan; and

**WHEREAS**, pursuant to the Urban Renewal Plan, the Authority entered into a Contract for Sale and Redevelopment (“Redevelopment Agreement”) with the Presbyterian Health Foundation, a not-for-profit corporation (“Foundation”) dated November 1, 2000, for the acquisition and redevelopment of a certain tract of land (“Property”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Foundation, with the Authority’s consent, assigned all of its interest in the Redevelopment Agreement to PHF Redevelopment, L.L.C., an Oklahoma limited liability company, and Gibraltar Investments, L.L.C., an Oklahoma limited liability company, who later assigned its interests to Humphreys Real Estate Investments, LLC (collectively referred to as the “Redeveloper”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, as amended, the Redeveloper, subject to the Authority’s consent, proposes to assign all of its interest in the Redevelopment Agreement to Ainsworth Triangle LLC, an Oklahoma limited liability company; and

**WHEREAS**, the Board of Commissioners authorized and directed the Executive Director and Legal Counsel to conduct negotiations with Ainsworth Triangle LLC to attempt to reach an agreement as to the terms of the assignment and the terms and conditions of a proposed amended and restated redevelopment agreement to be presented to the Board of Commissioners for review and consideration; and

**WHEREAS**, the Executive Director and Legal Counsel have negotiated terms of an Amended and Restated Contract for Sale of Land and Redevelopment (“Amended and Restated Redevelopment Agreement”) with Ainsworth Triangle LLC as directed by the Board of Commissioners; and

**WHEREAS**, in anticipation of the Authority and Ainsworth Triangle LLC entering into the Amended and Restated Redevelopment Agreement, the Executive Director granted Ainsworth Triangle LLC access to the Property through execution of an Early Entry Agreement; and

**WHEREAS**, the Board of Commissioners deems it appropriate to and desirable to ratify the

actions of the Executive Director in executing the Early Entry Agreement and to approve the Amended and Restated Redevelopment Agreement with Ainsworth Triangle LLC.

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

1. The actions of the Executive Director in approving and executing an Early Entry Agreement with Ainsworth Triangle LLC are hereby ratified.
2. The proposed Amended and Restated Redevelopment Agreement with Ainsworth Triangle LLC is hereby approved.
3. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval, the Early Entry Agreement, and the Amended and Restated Redevelopment Agreement, including approval of corrections and clarifications thereof, and documents to support the development and incur costs and approve contracts for surveys, appraisals, and other related contracts that are appropriate to performing the terms of the Early Entry Agreement and the Amended and Restated Redevelopment Agreement.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

\_\_\_\_\_  
SECRETARY

(SEAL)

## **OKLAHOMA CITY**

### URBAN

### RENEWAL

### AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Approving Schematic Design Studies and Design Development Documents Submitted by Ainsworth Triangle LLC for Redevelopment of the Building Tract of the Flatiron Property, Harrison-Walnut Urban Renewal Plan

**Background:** The Oklahoma City Urban Renewal Authority ("Authority") entered into a Contract for Sale and Redevelopment with the Presbyterian Health Foundation, a not-for-profit corporation ("PHF"), dated November 1, 2000, for the acquisition and redevelopment of a tract of land bounded by North Harrison, N.E. 5<sup>th</sup> Street, and North Walnut Avenue. With consent of the Authority, PHF assigned all of its interest in the Agreement to PHF Redevelopment, L.L.C and Gibraltar Investments, L.L.C, who later assigned its interests to Humphreys Real Estate Investment, LLC ("Redeveloper").

The Redeveloper, with the Authority's consent, has assigned all of its interests in the Agreement to Ainsworth Triangle LLC. The Authority has approved an Amended and Restated Contract for Sale of Land and Redevelopment with Ainsworth Triangle LLC.

Ainsworth Triangle LLC has now submitted Schematic Design Studies and Design Development Documents for the building currently sitting on the west edge of the property (Phase I) at Harrison and N.E. 5<sup>th</sup> Street. A rendering is attached. The undeveloped portion of the tract will be redeveloped in a later phase.

**Summary of Agenda Item:** The resolution approves the schematic and design development documents for the redevelopment of the building tract of the Flatiron property.

**Recommendation:** Approval of Resolution







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

**RESOLUTION APPROVING SCHEMATIC DESIGN STUDIES AND DESIGN DEVELOPMENT DOCUMENTS SUBMITTED BY AINSWORTH TRIANGLE LLC FOR REDEVELOPMENT OF THE BUILDING TRACT OF THE FLATIRON PROPERTY, HARRISON-WALNUT URBAN RENEWAL PLAN**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Harrison-Walnut Urban Renewal Plan, as amended (“Urban Renewal Plan”); and

**WHEREAS**, the Authority has heretofore authorized the disposition of certain property in the Harrison-Walnut Renewal Project area, in accordance with the requirements of the Urban Renewal Plan; and

**WHEREAS**, pursuant to the Urban Renewal Plan, the Authority entered into a Contract for Sale and Redevelopment (“Redevelopment Agreement”) with the Presbyterian Health Foundation, a not-for-profit corporation (“Foundation”) dated November 1, 2000, for the acquisition and redevelopment of a certain tract of land (“Property”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Foundation, with the Authority’s consent, assigned all of its interest in the Redevelopment Agreement to PHF Redevelopment, L.L.C., an Oklahoma limited liability company, and Gibraltar Investments, L.L.C., an Oklahoma limited liability company, who later assigned its interests to Humphreys Real Estate Investments, LLC (collectively referred to as the “Redeveloper”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, as amended, the Redeveloper, subject to the Authority’s consent, has assigned all of its interest in the Redevelopment Agreement to Ainsworth Triangle LLC, an Oklahoma limited liability company; and

**WHEREAS**, the Board of Commissioners has approved an Amended and Restated Contract for Sale of Land and Redevelopment with Ainsworth Triangle LLC (“Amended and Restated Redevelopment Agreement”); and

**WHEREAS**, Ainsworth Triangle LLC has submitted Schematic Design Studies and Design Development Documents pursuant to that Amended and Restated Redevelopment Agreement for the redevelopment of the portion of the Property where a building currently sits (“Building Tract”); and

**WHEREAS**, the Board of Commissioners deems it appropriate to and desirable to approve the Schematic Design Studies and Design Development Documents for the redevelopment of the Building Tract submitted by Ainsworth Triangle LLC, subject to conditions and exceptions, if any, contained in a letter issued pursuant to this resolution.

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

1. The Schematic Design Studies and Design Development Documents for the redevelopment of the Building Tract submitted by Ainsworth Triangle LLC to the Authority for review pursuant to the terms of the Amended and Restated Redevelopment Agreement are hereby approved, subject to any such limiting conditions and exceptions as may be contained in a letter to be issued by the Executive Director of the Authority.
2. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Approving Evidence of Financing Submitted by Ainsworth Triangle LLC for  
Redevelopment of the Building Tract of the Flatiron Property, Harrison-Walnut Urban  
Renewal Plan

**Background:** The Oklahoma City Urban Renewal Authority ("Authority") entered into a Contract for Sale and Redevelopment ("Redevelopment Agreement") with the Presbyterian Health Foundation ("PHF") dated November 1, 2000 for the redevelopment of property located at N.E. 5<sup>th</sup> Street, North Harrison, and North Walnut Avenue. PHF assigned its interest, with the Authority's consent, to PHF Redevelopment, L.L.C and Gibraltar Investments, L.L.C. These interests were later assigned to Humphreys Real Estate Investments, LLC. Now all of the interests in the Agreement have been assigned to Ainsworth Triangle LLC, subject to the Authority's consent. The Board has approved the Schematic Design Studies and Design Development Documents submitted by Ainsworth Triangle LLC for the redevelopment of the portion of the property where a building currently sits.

**Summary of Agenda Item:** The resolution approves the evidence of financing for the redevelopment of the building tract submitted by Ainsworth Triangle LLC.

**Recommendation:** Approval of Resolution

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

**RESOLUTION APPROVING EVIDENCE OF FINANCING SUBMITTED BY  
AINSWORTH TRIANGLE LLC FOR REDEVELOPMENT OF THE BUILDING TRACT  
OF THE FLATIRON PROPERTY, HARRISON-WALNUT URBAN RENEWAL PLAN**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Harrison-Walnut Urban Renewal Plan, as amended (“Urban Renewal Plan”); and

**WHEREAS**, the Authority has heretofore authorized the disposition of certain property in the Harrison-Walnut Renewal Project area, in accordance with the requirements of the Urban Renewal Plan; and

**WHEREAS**, pursuant to the Urban Renewal Plan, the Authority entered into a Contract for Sale and Redevelopment (“Redevelopment Agreement”) with the Presbyterian Health Foundation, a not-for-profit corporation (“Foundation”) dated November 1, 2000, for the acquisition and redevelopment of a certain tract of land (“Property”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Foundation, with the Authority’s consent, assigned all of its interest in the Redevelopment Agreement to PHF Redevelopment, L.L.C., an Oklahoma limited liability company, and Gibraltar Investments, L.L.C., an Oklahoma limited liability company, who later assigned its interests to Humphreys Real Estate Investments, LLC (collectively referred to as the “Redeveloper”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, as amended, the Redeveloper, subject to the Authority’s consent, has assigned all of its interest in the Redevelopment Agreement to Ainsworth Triangle LLC, an Oklahoma limited liability company; and

**WHEREAS**, the Board of Commissioners has approved an Amended and Restated Contract for Sale of Land and Redevelopment with Ainsworth Triangle LLC (“Amended and Restated Redevelopment Agreement”); and

**WHEREAS**, the Board of Commissioners has approved Schematic Design Studies and Design Development Documents submitted by Ainsworth Triangle LLC pursuant to the Amended and Restated Redevelopment Agreement for the redevelopment of the of the portion of the Property where a building currently sits (“Building Tract”); and

**WHEREAS**, Ainsworth Triangle LLC has submitted evidence of financing sufficient for the redevelopment of the Building Tract to the Authority for approval pursuant to the terms of the Amended and Restated Redevelopment Agreement; and

**WHEREAS**, the Board of Commissioners deems it appropriate to and desirable to approve the evidence of financing for the redevelopment of the Building Tract submitted by Ainsworth Triangle LLC and to authorize the Executive Director, with advice of Legal Counsel, to approve any



supplements to the evidence of financing submitted by Ainsworth Triangle LLC.

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

1. The evidence of financing for the redevelopment of the Building Tract submitted by Ainsworth Triangle LLC to the Authority for approval pursuant to the terms of the Amended and Restated Redevelopment Agreement are hereby approved.
2. The Executive Director, acting with advice of Legal Counsel, is authorized to approve any supplements to the documentation submitted by Ainsworth Triangle LLC as evidence of its financing capacity for the redevelopment of the Building Tract.
3. The Officers and Executive Director of the Authority, with the advice of the Authority's legal counsel, are authorized to execute such documents as are necessary and appropriate to evidence the scope and substance of this approval.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Approving First Amendment to Contract for Sale of Land and Redevelopment Agreement between the Oklahoma City Urban Renewal Authority and General Electric Company

**Background:** The Oklahoma City Urban Renewal Authority Board of Commissioners ("Authority") has previously approved a Contract for Sale of Land and Redevelopment Agreement dated effective January 1, 2014 ("Redevelopment Agreement") for the development by General Electric Company ("GE") of its oil and gas research facility.

**Summary of Agenda Item:** The proposed resolution amends the Redevelopment Agreement to describe the terms upon which GE may drill test wells on the redevelopment site before closing, as a permitted construction activity during the early access rights granted to GE in the Redevelopment Agreement, and to further acknowledge that the performance dates and obligations under the Redevelopment Agreement may be extended by a written letter agreement signed by the parties.

**Recommendation:** Approval of Resolution

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

**RESOLUTION APPROVING THE FIRST AMENDMENT TO CONTRACT FOR SALE OF LAND AND REDEVELOPMENT AGREEMENT BETWEEN GENERAL ELECTRIC COMPANY AND OKLAHOMA CITY URBAN RENEWAL AUTHORITY, HARRISON-WALNUT URBAN RENEWAL PLAN**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority ( “Authority”) is engaged in the undertaking and execution of an Urban Renewal Plan for the Harrison-Walnut Urban Renewal Project, as amended; and

**WHEREAS**, the Urban Renewal Plan provides for the acquisition of certain property to be redeveloped in accordance with said Plan, and it is specifically found that the acquisition of said property is necessary for the carrying out of the Urban Renewal Plan; and

**WHEREAS**, the Authority and General Electric Company (“GE”) have previously executed a Contract for Sale of Land and Redevelopment Agreement dated effective January 1, 2014 (“Redevelopment Agreement”) for the development by GE of its oil and gas global research facility on the Redevelopment Site; and

**WHEREAS**, it is appropriate and desirable to authorize the approval of the First Amendment to the Contract for Sale of Land and Redevelopment Agreement between the Authority and GE to (a) provide additional terms and conditions with respect to GE’s drilling of test wells on the Property for its future operations, as a permitted pre-closing activity on the Property under the Redevelopment Agreement, and (b) acknowledge the parties are authorized to extend the performance dates and obligations under the Redevelopment Agreement by means of a written letter agreement executed by the parties.

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

1. The First Amendment to the Contract for Sale of Land and Redevelopment Agreement between the Authority and GE (“First Amendment”) to (a) provide additional terms and conditions with respect to GE’s drilling of test wells on the Property for its future operations, as a permitted pre-closing activity on the Property under the Redevelopment Agreement, and (b) acknowledge the parties are authorized to extend the performance dates and obligations under the Redevelopment Agreement by means of a written letter agreement executed by the parties, is hereby approved.
2. The officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such actions as may be necessary or appropriate to implement the First Amendment, including, without limitation, execution of a letter agreement to extend performance dates and obligations, approval of amendments, corrections and clarifications thereof, including modifications of a technical or procedural nature, and to incur costs and approve contracts which are appropriate to performing the terms of the First Amendment.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

### URBAN

### RENEWAL

### AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Resolution Authorizing an Invitation for Qualifications and/or Proposals for Redevelopment of the Oklahoma City Urban Renewal Authority Property Bounded Generally by Northeast 4<sup>th</sup> Street, Northeast 7<sup>th</sup> Street, North Kelley Avenue, And North Stonewall Avenue, Harrison-Walnut Urban Renewal Area and University Medical Center Urban Renewal Area

**Background:** The Oklahoma City Urban Renewal Authority (“Authority”) owns considerable property adjacent to the former Page-Woodson School, located near N.E. 6<sup>th</sup> Street and High Street. The recent acquisition of the former school property and other developer interest in the areas signals market interest in the properties. Redevelopment of this property in accordance with the Harrison-Walnut Urban Renewal Area and University Medical Center Urban Renewal Area supports the continued efforts to revitalize the area. Authorization of an invitation for redevelopment proposals is therefore timely and appropriate.

A map of the property to be offered by the Authority is attached.

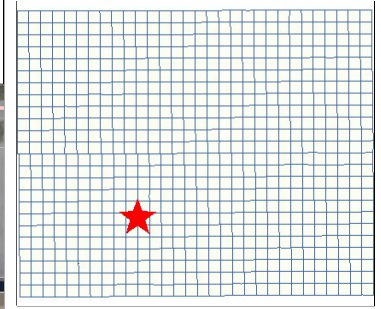
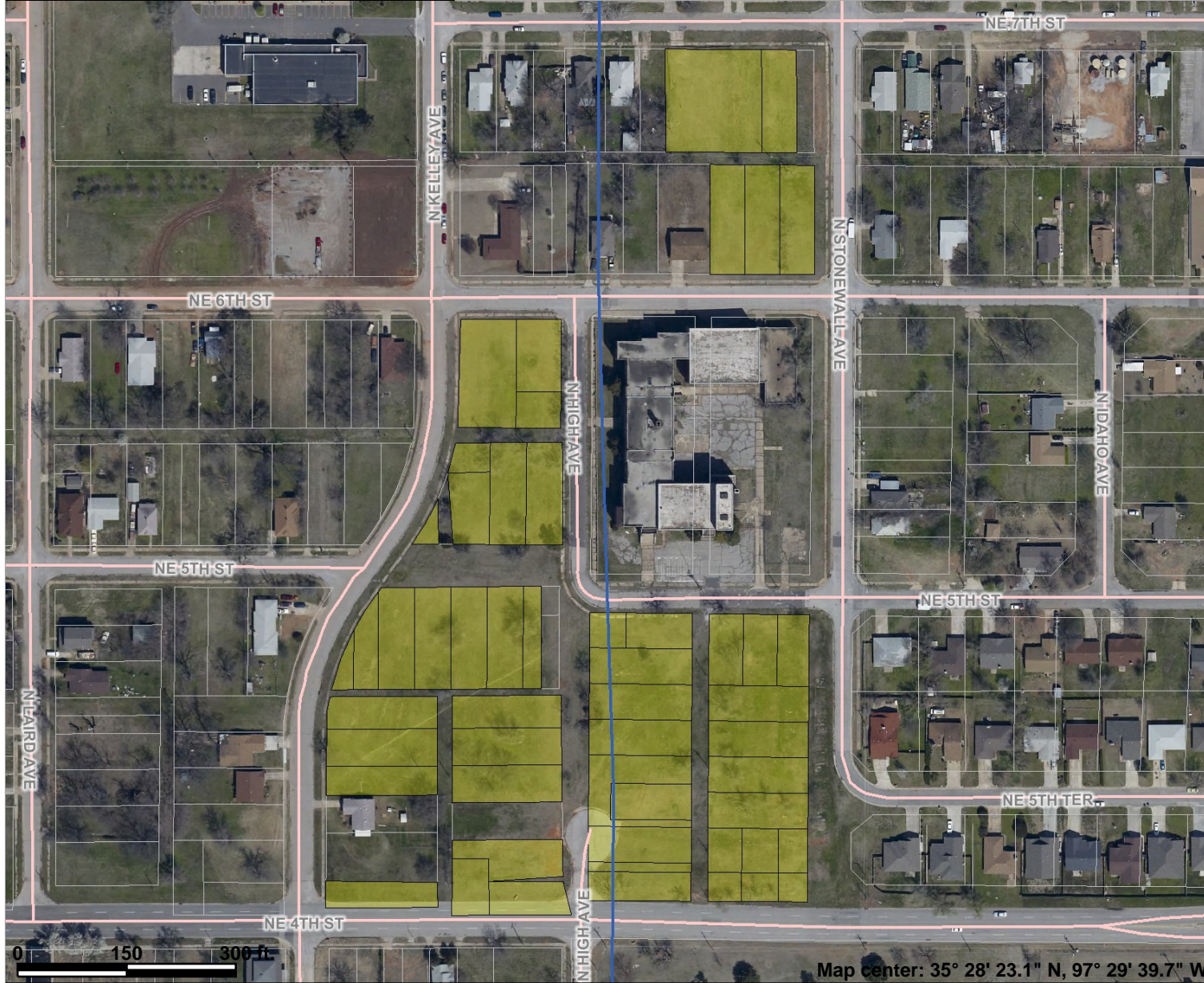
**Summary of Agenda Item:** The resolution replaces the previously authorized resolution approved January 15, 2014 to correct errors and include additional property located north of the former Page-Woodson School, and authorizes issuance of the invitation for redevelopment proposals for redevelopment of the area adjacent to the former Page-Woodson School.

**Recommendation:** Approval of Resolution





# OCURA Property Subject of RFP



## Legend

- Sections
- Streets
- Parcels
- North Canadian River
- Rivers & Creeks
- Lakes
- Aerials (flown Mar 19th-29th, 2010)
- County Background
- OCURA Property



Scale: 1:2,536

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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

**RESOLUTION AUTHORIZING AN INVITATION FOR QUALIFICATIONS AND PROPOSALS FOR REDEVELOPMENT OF THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY PROPERTY BOUNDED GENERALLY BY NORTHEAST 4TH STREET, NORTHEAST 7TH STREET, NORTH KELLEY AVENUE, AND NORTH STONEWALL AVENUE, HARRISON-WALNUT URBAN RENEWAL AREA AND UNIVERSITY MEDICAL CENTER URBAN RENEWAL AREA**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Harrison-Walnut Urban Renewal Plan and the University Medical Center Urban Renewal Area, as amended (“Plans”), 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 property adjacent to and in the vicinity of the former Page-Woodson School (“Site”), located near the intersection of Northeast 6<sup>th</sup> Street and High Street, more particularly described as:

Lots One (1) through Thirty-two (32), both inclusive, Block Twenty-four (24), of PARK PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots Twenty-two (22) through Twenty-eight (28), both inclusive, Block One (1), and Lots One (1) through Twelve (12), both inclusive, Block Two (2), of the Amended Plat of Block 2 and East 200 feet of Block 1, of KNOTT & GILLESPIES’S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots One (1) through Ten (10), both inclusive, and Lots Twelve (12) through Twenty-four (24), both inclusive, Block Two (2) in the Amended Plat of EAST FOURTH STREET ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

The Western 9 feet of Lot Fifteen (15), All of Lots Sixteen (16) through Twenty (20), both inclusive, Block Thirty-eight (38), in the Amended Plat of OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

Lots Thirty-five (35) through Forty (40), both inclusive, Lots Two (2) through Eight (8), both inclusive, and East half of Lot Nine (9), Block Thirty-three (33), in the Amended Plat of OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according the recorded plat thereof; and

LESS AND EXCEPT the East 20 feet of Lot Twenty-two (22) of Block One (1) of the Amended Plat of Block 2 and East 200 feet of Block 1, KNOTT &

GILLESPIES'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

LESS AND EXCEPT the South 10.7 feet of Lot 18, the North 14.3 feet of Lot 20, and all of Lots Five (5), Six (6), and Nineteen (19), inclusive, of Block Two (2) in the Amended Plat of EAST FOURTH STREET ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

LESS AND EXCEPT a part of Block 2, Amended Plat of East Fourth Street Addition, more particularly described as follows: Commencing at the Southwest corner of said Block 2; thence North along the West line of said Block 2 a distance of 44.76 feet; to the point or place of beginning; thence continuing North along the West line of said Block 2 a distance of 65.94 feet; thence East and parallel with the South line of said Block 2 a distance of 160 feet to a point on the East line of Lot 20 said Block 2; thence South along the East line of Lots 20, 21, and 23, a distance of 63.92 feet, said point being 46.78 feet North of the Southeast corner of Lot 24 said Block 2; thence S. 89°16'36" W. a distance of 160.01 feet to the point or place of beginning, according to the recorded plat thereof; and

**WHEREAS**, it is timely and appropriate to invite submissions of qualifications and/or proposals for the redevelopment of the Site; and

**WHEREAS**, it is appropriate and desirable to authorize a public, competitive process, which may be in one or more stages and which may include a request for qualifications and/or an invitation for redevelopment proposals in support of the achievement of the objectives of the Plan.

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

1. The public, competitive process, which may include a request for qualifications and/or an invitation for proposals for the redevelopment of the Site (or any portion of the Site) is hereby authorized.
2. A public notice of requests for qualifications and/or an invitation for proposals is hereby authorized to be published.
3. A period of not less than thirty (30) days from the date of first publication is hereby established for any request for qualifications.
4. A period of not less than sixty (60) days from the date of first publication is hereby established for submission of proposals.
5. The Executive Director, Authority staff and legal counsel are authorized to take necessary or appropriate actions to conduct a public competitive process, which may include one or more stages.



6. The Executive Director, Authority staff and legal counsel are authorized to prepare appropriate documents for inviting and submitting qualifications and redevelopment proposals and are directed to proceed with the issuance of the public invitations in a timely manner.
7. All proposals shall be evaluated, and if acceptable, a redeveloper or redevelopers may be conditionally designated by the Board of Commissioners. The conditional redeveloper designation shall be based on the determination of the redevelopment proposal or proposals deemed to be most acceptable to the Authority.
8. The evaluation of redevelopment proposals shall be based on the principal criteria outlined in Section G. Criteria 1-8 of the RFP.
9. 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 conditional redeveloper 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.
10. The invitation for redevelopment proposals shall not create any legal obligation for the Authority to enter into a contract for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.
11. 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 or desirable to implement this resolution.

I, \_\_\_\_\_, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing Resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at offices at 105 N. Hudson, Suite 101, Oklahoma City, Oklahoma, on the **16th** day of **April, 2014**; 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 the Resolution was duly adopted by a majority of those Commissioners present.

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SECRETARY

(SEAL)

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Approval Of Resolution Declaring The Phase I Improvements Of The Contract For Sale Of Land And Redevelopment With The American Choral Directors Association (ACDA) Complete And Terminating The Phase II Improvements

**Background:** The Board of Commissioners of the Oklahoma City Urban Renewal Authority ("Authority") approved a Contract for Sale of Land and Redevelopment with the American Choral Directors Association ("ACDA") on February 16, 2000. This agreement was for the development of the association headquarters located in the 500 block of Couch Drive, within the Central Business District Urban Renewal Plan (R-30). The ACDA successfully completed the required Phase 1 Redevelopment. On March 3, 2014, the Authority received a letter from the Association asking the Phase II improvements clause be removed from the Agreement. Phase II was the development of a small conference center. The Association does not have funding to develop the conference center.

**Summary of Agenda Item:** The proposed resolution amends the agreement by terminating the Phase II construction of a small conference center.

**Recommendation:** Approval of Resolution

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

**RESOLUTION DECLARING THE PHASE I IMPROVEMENTS OF THE CONTRACT FOR SALE OF LAND AND REDEVELOPMENT WITH THE AMERICAN CHORAL DIRECTORS ASSOCIATION COMPLETE AND TERMINATING PHASE II THEREOF, CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN (R-30)**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Central Business District, Okla. R-30 Urban Renewal Plan; and

**WHEREAS**, the Authority has heretofore invited proposals for the redevelopment of all of Lot 20, Block 7, and all or a portion of Lots 1 through 6 inclusive, Block 8, all in Bennett and Gerson Addition to Oklahoma City in the Central Business District, Okla. R-30 Urban Renewal Project; and

**WHEREAS**, pursuant to such public invitation for proposals, the American Choral Directors Association, an Oklahoma not-for-profit corporation, was designated to undertake the proposed redevelopment subject to approval of a satisfactory redevelopment contract; and

**WHEREAS**, the Authority has approved a Contract for Sale of Land and Redevelopment, as amended (“Redevelopment Agreement”), with the American Choral Directors Association (“Redeveloper”); and

**WHEREAS**, pursuant to the terms of the Redevelopment Agreement, the Redeveloper was to redevelop the property in two phases:

- (1) “Phase I,” which was to consist of offices, conference area, library/archive space and museum, totaling approximately twelve thousand (12,000) square feet of floor space; and
- (2) “Phase II,” which was to consist of a conference center and supporting uses, also totaling approximately twelve thousand (12,000) square feet of floor space; and

**WHEREAS**, the Redeveloper has constructed the Phase I improvements pursuant to the terms of the Redevelopment Agreement; and

**WHEREAS**, the Redeveloper has requested that Phase II of the Redevelopment Agreement be terminated; and

**WHEREAS**, the Board of Commissioners of the Authority deems it appropriate and

desirable to declare the Phase I improvements complete and to terminate Phase II improvements contemplated in the Redevelopment Agreement.

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

1. The Phase I improvements of the Redevelopment Agreement are hereby declared to be complete.
2. Phase II of the Redevelopment Agreement is hereby terminated, and the Redeveloper's obligations and liabilities with respect to thereto under the Redevelopment Agreement are also terminated.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

\_\_\_\_\_  
SECRETARY

(SEAL)

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Amendment to the Annual Agreement for Professional Services between the Oklahoma City Urban Renewal Authority and the Alliance for Economic Development of Oklahoma City, Inc.

**Background:** The Alliance for Economic Development of Oklahoma City, Inc. (“Alliance”) has hired a Director of Community Development to assist with community outreach and public relations for projects and development within urban renewal areas administered by the Oklahoma City Urban Renewal Authority (“Authority”).

The amendment increases the contract amount to cover costs specific to the Director of Community Development for the last three months of the current fiscal year ending June 30, 2014.

**Summary of Agenda Item:** The resolution amends the amount of the Authority’s 2013-2014 Annual Agreement for Professional Services with the Alliance.

**Recommendation:** Approval of Resolution

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

**RESOLUTION APPROVING AMENDMENT TO ANNUAL AGREEMENT BETWEEN  
THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND THE ALLIANCE  
FOR ECONOMIC DEVELOPMENT OF OKLAHOMA CITY, INC., AN OKLAHOMA  
NOT-FOR-PROFIT CORPORATION**

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**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) is a public body corporate created pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*, authorized to exercise its powers pursuant to resolution of the City Council of the City of Oklahoma City; and

**WHEREAS**, pursuant to the Oklahoma Urban Redevelopment Law, 11. O.S. §38-107(E), the powers of the Authority are vested in and shall be exercised by the Board of Commissioners; and

**WHEREAS**, pursuant to the Oklahoma Urban Redevelopment Law, 11. O.S. §38-107(F), the Authority may employ such technical experts and other agents as it may require, and it may contract for any services necessary to its operation; and

**WHEREAS**, the Alliance for Economic Development of Oklahoma City, Inc., an Oklahoma not-for-profit corporation (“Alliance”), was created for the purpose of, among other things, coordinating existing economic development functions of public agencies; and

**WHEREAS**, the Authority previously determined that contracting with the Alliance to provide these services would increase the Authority’s effectiveness and improve coordination with other public entities engaged in economic development and redevelopment; and

**WHEREAS**, on May 16, 2011, the Authority approved the Agreement for Professional Services between the Authority and the Alliance (“Agreement”); and

**WHEREAS**, pursuant to Section 21 of the Agreement, the Agreement shall continue in full force for a period of five (5) years beginning July 1, 2011, and shall end on June 30, 2016, subject to an annual agreement between the Authority and the Alliance as to the scope of services and the fee for those services (“Annual Agreement”), and

**WHEREAS**, the Authority approved an Annual Agreement for 2012-2013 and an Annual Agreement for 2013-2014 with the Alliance, for continued assistance with economic development and redevelopment activities; and

**WHEREAS**, the Alliance proposes an amendment to the Annual Agreement for 2013-2014, increasing the annual Professional Services Fee from \$540,000 to \$565,000 to reflect the addition of an Alliance employee; and

**WHEREAS**, it is appropriate and desirable to authorize and approve the proposed Amendment to the Annual Agreement for 2013-2014 with the Alliance to provide for the

addition of an Alliance employee for continued professional services to the Authority and for the benefit of the City.

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

1. The proposed Amendment to the Annual Agreement for 2013-2014 between the Oklahoma City Urban Renewal Authority and the Alliance for Economic Development of Oklahoma City, Inc. is hereby approved, and the officers of the Authority are authorized to execute the Amendment to the Annual Agreement for 2013-2014 and to take such actions as may be necessary to implement the approved Annual Agreement, as amended.
2. The acts and authority of the Executive Director of the Authority with respect to the negotiation of the Amendment to the Annual Agreement between the Oklahoma City Urban Renewal Authority and the Alliance for Economic Development of Oklahoma City, Inc. are hereby approved and ratified.
3. The officers and Legal Counsel of the Authority are authorized to execute such documents and take such actions as may be necessary or appropriate to implement the Annual Agreement, as amended, between the Oklahoma City Urban Renewal Authority and the Alliance for Economic Development of Oklahoma City, Inc., including approval of amendments, corrections, and clarifications thereof, including modifications of a technical or procedural nature.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

**AMENDMENT TO**  
**ANNUAL AGREEMENT FOR PROFESSIONAL SERVICES**  
**BETWEEN THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND**  
**THE ALLIANCE FOR ECONOMIC DEVELOPMENT OF OKLAHOMA CITY, INC**  
**FOR 2013-2014**

**WHEREAS**, the Oklahoma City Urban Renewal Authority (“Authority”) and the Alliance for Economic Development of Oklahoma City, Inc. (“Alliance”) have entered into an Agreement for Professional Services for a period of five years, subject to an annual agreement as to the scope of services and the fee for those services (“Annual Agreement”); and

**WHEREAS**, the Authority and the Alliance previously approved the Annual Agreement for 2013-2014; and

**WHEREAS**, the parties find it appropriate and desirable to increase the annual Professional Services Fee from \$540,000 to \$565,000 to reflect the addition of an employee to the Alliance.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

**Section 1.** The Professional Services Fee for 2013-2014 shall be \$565,000.

IN WITNESS WHEREOF, The Alliance for Economic Development of Oklahoma City, Inc., adopts and approves this Agreement this \_\_\_\_ day of April, 2014.

THE ALLIANCE FOR ECONOMIC  
DEVELOPMENT OF OKLAHOMA CITY, INC.

\_\_\_\_\_  
J. Larry Nichols, Chairman



IN WITNESS WHEREOF, the Oklahoma City Urban Renewal Authority adopts and approves this Agreement this 16<sup>th</sup> day of April, 2014.

OKLAHOMA CITY URBAN RENEWAL  
AUTHORITY

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J. Larry Nichols, Chairman

## **OKLAHOMA CITY**

URBAN

RENEWAL

AUTHORITY

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To: Board of Commissioners  
From: Catherine O'Connor, Executive Director  
Date: April 16, 2014  
Ref: Approval of the Acquisition of a Flail Mower Based on State Contract Pricing

**Background:** Oklahoma City Urban Renewal Authority ("Authority") needs to replace a twelve year old flail mower. Procurement of equipment using state contracts satisfies the competitive bidding requirement and results in a cost savings to the Authority.

**Summary of Agenda Item:** The resolution authorizes the Executive Director to purchase a flail mower.

**Recommendation:** Approval of Resolution

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

**RESOLUTION APPROVING THE ACQUISITION OF A FLAIL MOWER BASED ON  
STATE CONTRACT PRICING**

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**WHEREAS**, the maintenance activities of the Oklahoma City Urban Renewal Authority (“Authority”) require the use of trucks, tractors, mowers and other motorized equipment; and

**WHEREAS**, the flail mower currently in use is 12 years old, is in poor condition and needs to be replaced; and

**WHEREAS**, the Authority is eligible to purchase equipment through the State of Oklahoma Central Purchasing Division and accordingly is in compliance with procurement policies previously adopted by the Authority; and

**WHEREAS**, adequate funds are available for equipment replacement.

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

1. The Executive Director is authorized to purchase a flail mower through the State Contract, Bid #CPSW190 during the fiscal year ending June 30, 2014 in an amount not to exceed \$5,650, subject to compliance with applicable laws regulations, and procurement policies.
2. The Executive Director of the Authority is authorized to execute such documents related to the acquisition of the flail mower included but not limited to any warranties and purchase agreements as necessary and appropriate provided that the purchase price does not exceed \$5,650.

I, \_\_\_\_\_, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing resolution was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at 105 N. Hudson, Suite 105, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **April, 2014**; 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 Commissioners present.

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SECRETARY

(SEAL)

Oklahoma City Urban Renewal Authority  
Combining Balance Sheet and  
Statement of Revenues, Expenditures and Changes in Fund Balance  
as of and for the Eight Months ending February 28, 2014

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>General</u> <u>Fund</u> <u>Total</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>
Assets											
Cash	1,581,913	40,140	4,250	1,809,948	-	60,588	412,169	263,423	4,172,430	667,980	4,840,410
Investments	4,165,000	-	-	-	-	-	490,000	-	4,655,000	-	4,655,000
Note Receivable	-	-	-	-	-	-	-	-	-	76,500	76,500
Due from Other Governmental Entities	-	1,107	-	-	-	-	-	-	1,107	-	1,107
Due from Other Funds	180,768	58,004	-	-	-	-	25,000	-	263,771	-	263,771
<b>Total Assets</b>	<b>5,927,681</b>	<b>99,250</b>	<b>4,250</b>	<b>1,809,948</b>	<b>-</b>	<b>60,588</b>	<b>927,169</b>	<b>263,423</b>	<b>9,092,308</b>	<b>744,480</b>	<b>9,836,788</b>
Liabilities and Fund Balances											
Due to Other Funds	-	97,053	76,060	-	40,290	50,370	-	-	263,771	-	263,771
Withholdings	-	2,198	-	-	-	-	-	-	2,198	-	2,198
Deposits	-	-	-	-	-	55,000	-	-	55,000	-	55,000
<b>Total Liabilities</b>	<b>-</b>	<b>99,250</b>	<b>76,060</b>	<b>-</b>	<b>40,290</b>	<b>105,370</b>	<b>-</b>	<b>-</b>	<b>320,969</b>	<b>-</b>	<b>320,969</b>
<b>Total Fund Balances</b>	<b>5,927,681</b>	<b>-</b>	<b>(71,810)</b>	<b>1,809,948</b>	<b>(40,290)</b>	<b>(44,782)</b>	<b>927,169</b>	<b>263,423</b>	<b>8,771,339</b>	<b>744,480</b>	<b>9,515,819</b>
<b>Total Liabilities and Fund Balances</b>	<b>5,927,681</b>	<b>99,250</b>	<b>4,250</b>	<b>1,809,948</b>	<b>-</b>	<b>60,588</b>	<b>927,169</b>	<b>263,423</b>	<b>9,092,308</b>	<b>744,480</b>	<b>9,836,788</b>
Revenues											
Grant Revenues - CDBG	221,157	-	-	-	-	-	-	-	221,157	-	221,157
Grant Revenues - Other	-	-	-	-	350,000	-	-	-	350,000	-	350,000
Rentals	83,087	-	-	-	-	-	-	-	83,087	419,470	502,557
Real Estate Sales	2,553	-	-	-	-	-	-	-	2,553	-	2,553
Interest	16,670	-	-	122	-	-	-	130	16,922	4,972	21,894
Core to Shore MAPS 3 Project	-	-	-	-	-	-	41,972	-	41,972	-	41,972
Other	2,000,489	-	-	-	-	-	10,902	-	2,011,391	406,214	2,417,605
<b>Total Revenues</b>	<b>2,323,955</b>	<b>-</b>	<b>-</b>	<b>122</b>	<b>350,000</b>	<b>-</b>	<b>52,875</b>	<b>130</b>	<b>2,727,082</b>	<b>830,655</b>	<b>3,557,737</b>
Expenditures											
General and Administrative	456,022	-	51,218	200	1,562	4,817	19,518	-	533,337	48,564	581,901
Real Estate Acquisition	93,653	-	-	8,000	-	-	-	-	101,653	-	101,653
Property Disposition	13,755	-	-	2,788	1,324	210	-	-	18,076	-	18,076
Site Clearance/Improvements	-	-	-	-	350,000	12,396	235	-	362,631	444,277	806,908
Legal and Professional	172,975	-	20,591	35,949	25,330	13,382	32,738	-	300,966	-	300,966
Property Management	187,923	-	-	-	-	565	-	-	188,488	83,802	272,290
Payments to the City of OKC	1,020,000	-	-	-	-	-	-	-	1,020,000	-	1,020,000
Other	154,651	-	-	-	12,074	19,000	71,437	-	257,161	8,104	265,266
<b>Total Expenditures</b>	<b>2,098,979</b>	<b>-</b>	<b>71,810</b>	<b>46,937</b>	<b>390,290</b>	<b>50,370</b>	<b>123,928</b>	<b>-</b>	<b>2,782,312</b>	<b>584,747</b>	<b>3,367,058</b>
<b>Changes in Fund Balance</b>	<b>224,977</b>	<b>-</b>	<b>(71,810)</b>	<b>(46,815)</b>	<b>(40,290)</b>	<b>(50,370)</b>	<b>(71,053)</b>	<b>130</b>	<b>(55,230)</b>	<b>245,909</b>	<b>190,679</b>
Fund Balance, Beginning of Year	5,702,704	-	-	1,856,763	-	5,588	998,222	263,292	8,826,569	498,571	9,325,140
Fund Balance, Current	5,927,681	-	(71,810)	1,809,948	(40,290)	(44,782)	927,169	263,423	8,771,339	744,480	9,515,819

Unaudited - For Management Use Only

Oklahoma City Urban Renewal Authority  
Combining Balance Sheet and  
Statement of Revenues, Expenditures and Changes in Fund Balance  
as of and for the One Month Ending February 28, 2014

	<u>Closeout Project Fund</u>	<u>Revolving Fund</u>	<u>Core to Shore MAPS 3 Fund</u>	<u>Core to Shore Buffer</u>	<u>SEP II Fund</u>	<u>Harrison- Walnut Other Fund</u>	<u>Nonfederal Fund</u>	<u>OCRC</u>	<u>General Fund Total</u>	<u>Bass Pro Shop Fund</u>	<u>Total</u>
Assets											
Cash	1,581,913	40,140	4,250	1,809,948	-	60,588	412,169	263,423	4,172,430	667,980	4,840,410
Investments	4,165,000	-	-	-	-	-	490,000	-	4,655,000	-	4,655,000
Note Receivable	-	-	-	-	-	-	-	-	-	76,500	76,500
Due from Other Governmental Entities	-	1,107	-	-	-	-	-	-	1,107	-	1,107
Due from Other Funds	180,768	58,004	-	-	-	-	25,000	-	263,771	-	263,771
<b>Total Assets</b>	<b>5,927,681</b>	<b>99,250</b>	<b>4,250</b>	<b>1,809,948</b>	<b>-</b>	<b>60,588</b>	<b>927,169</b>	<b>263,423</b>	<b>9,092,308</b>	<b>744,480</b>	<b>9,836,788</b>
Liabilities and Fund Balances											
Due to Other Funds	-	97,053	76,060	-	40,290	50,370	-	-	263,771	-	263,771
Withholdings	-	2,198	-	-	-	-	-	-	2,198	-	2,198
Deposits	-	-	-	-	-	55,000	-	-	55,000	-	55,000
<b>Total Liabilities</b>	<b>-</b>	<b>99,250</b>	<b>76,060</b>	<b>-</b>	<b>40,290</b>	<b>105,370</b>	<b>-</b>	<b>-</b>	<b>320,969</b>	<b>-</b>	<b>320,969</b>
<b>Total Fund Balances</b>	<b>5,927,681</b>	<b>-</b>	<b>(71,810)</b>	<b>1,809,948</b>	<b>(40,290)</b>	<b>(44,782)</b>	<b>927,169</b>	<b>263,423</b>	<b>8,771,339</b>	<b>744,480</b>	<b>9,515,819</b>
<b>Total Liabilities and Fund Balances</b>	<b>5,927,681</b>	<b>99,250</b>	<b>4,250</b>	<b>1,809,948</b>	<b>-</b>	<b>60,588</b>	<b>927,169</b>	<b>263,423</b>	<b>9,092,308</b>	<b>744,480</b>	<b>9,836,788</b>
Revenues											
Grant Revenues - CDBG	221,157	-	-	-	-	-	-	-	221,157	-	221,157
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	10,077	-	-	-	-	-	-	-	10,077	52,434	62,510
Real Estate Sales	(539)	-	-	-	-	-	-	-	(539)	-	(539)
Interest	323	-	-	14	-	-	-	10	346	-	346
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>231,017</b>	<b>-</b>	<b>-</b>	<b>14</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10</b>	<b>231,041</b>	<b>52,434</b>	<b>283,474</b>
Expenditures											
General and Administrative	60,930	-	7,767	25	-	-	(660)	-	68,062	-	68,062
Real Estate Acquisition	-	-	-	-	-	-	-	-	-	-	-
Property Disposition	-	-	-	2,788	-	-	-	-	2,788	-	2,788
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-	-	-
Legal and Professional	22,509	-	20,591	4,044	3,237	-	-	-	50,381	-	50,381
Property Management	26,137	-	-	-	-	-	-	-	26,137	12,057	38,194
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	(3,491)	-	(3,491)	-	(3,491)
<b>Total Expenditures</b>	<b>109,576</b>	<b>-</b>	<b>28,358</b>	<b>6,856</b>	<b>3,237</b>	<b>-</b>	<b>(4,151)</b>	<b>-</b>	<b>143,876</b>	<b>12,057</b>	<b>155,933</b>
<b>Changes in Fund Balance</b>	<b>121,442</b>	<b>-</b>	<b>(28,358)</b>	<b>(6,843)</b>	<b>(3,237)</b>	<b>-</b>	<b>4,151</b>	<b>10</b>	<b>87,165</b>	<b>40,377</b>	<b>127,541</b>
Fund Balance, Beginning of Period	5,806,239	-	(43,451)	1,816,790	(37,053)	(44,782)	923,018	263,413	8,684,175	704,103	9,388,278
Fund Balance, Current	5,927,681	-	(71,810)	1,809,948	(40,290)	(44,782)	927,169	263,423	8,771,339	744,480	9,515,819

Unaudited - For Management Use Only

Oklahoma City Urban Renewal Authority  
Schedule of Investments  
February 28, 2014

Description	Interest Rate	Maturity Date	Settlement Date	Amount
Fifth Third Bank CD	0.25%	04/10/14	04/10/13	245,000
Pacific Continental Bank CD	0.20%	04/30/14	04/30/13	245,000
Mizuho Corporation Bank USA CD	0.25%	05/01/14	05/01/13	245,000
Bank of Baroda CD	0.30%	08/13/14	08/13/13	245,000
Beal Bank SSB CD	0.20%	09/10/14	09/11/13	245,000
Key Bank N.A. CD	0.25%	10/24/14	04/24/13	245,000
Wells River Savings Bank CD	0.30%	10/27/14	09/26/13	245,000
Putnam First Mercantile Bank CD	0.30%	12/10/14	09/10/13	245,000
Firstbank CD	0.65%	12/15/14	09/13/13	245,000
Ally Bank CD	0.55%	01/26/15	07/24/13	245,000
GE Capital Retail Bank CD	0.60%	03/13/15	09/13/13	245,000
Goldman Sachs Bank USA CD	0.50%	04/24/15	04/24/13	245,000
Cathay Bank CD	0.60%	06/22/15	09/20/13	245,000
GE Capital Bank CD	0.70%	07/13/15	07/12/13	245,000
American Express Centurion CD	0.70%	07/27/15	07/25/13	245,000
Compass Bank CD	0.65%	09/11/15	09/11/13	245,000
Sallie Mae Bank CD	0.75%	10/17/15	10/16/13	245,000
State Bank of India CD	0.85%	10/19/15	10/18/13	245,000
Discover Bank	0.75%	12/11/15	12/11/13	245,000
Total Investments				4,655,000