

AGENDA FOR
SPECIAL MEETING OF
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
MONDAY, NOVEMBER 24, 2014
105 NORTH HUDSON AVENUE, SUITE 101
10:00 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 Tuesday, November 4, 2014

CORE TO SHORE

5. Resolution No. _____ Conditionally Designating Redeveloper for Lots One (1) through Twelve (12) and Lots Seventeen (17) through Thirty-Two (32) in Block Sixty (60) of the Original Plat of Oklahoma City, Core To Shore Urban Renewal Area

SPORTS ENTERTAINMENT PARKING

6. Resolution No. _____ Authorizing the Authority to Exercise the Option for Routine Common Area Maintenance of the Bass Pro Building Common Area to be Performed by the Bricktown Entertainment Center Owners' Association, Inc.

OTHER MATTERS

7. Resolution No. _____ Authorizing the Executive Director to Enter into a Professional Services Agreement with Mid-Con Data Services, L.L.C. for Administrative and Records Management Services
8. Presentation of Interim Financial Report for the Period Ending October 31, 2014
9. Staff Report
10. Citizens to be heard
11. Adjournment

POSTED at the offices of the City Clerk and Oklahoma City Urban Renewal Authority by
10:00 a.m. on Thursday, November 20, 2014 by Pam Lunnon, Executive Assistant

MINUTES OF SPECIAL MEETING
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Special Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Tuesday, November 4, 2014 at 3:00 p.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. J. Larry Nichols
Ms. Mary Mélon
Mr. Mark Beffort
Mr. James R. Tolbert
Mr. Russell M. Perry

Trustees Absent:

None

Staff members present:

Catherine O’Connor, Executive Director
Dan Batchelor, OCURA General Counsel
Leslie Batchelor, OCURA Associate General Counsel
Emily Pomeroy, The Center for Economic Development Law
Lisa Harden, The Center for Economic Development Law
Denise Balkas, The Alliance for Economic Development of Oklahoma City
Geri Kenfield, 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:

Gerry Renaud, RTKL
Steve Lackmeyer, Oklahoman
Matthew Mclarty, Bockus-Payne Architects
Bobby Snyder, JE Dunn Construction
Jeremy Stephenson, Milhaus
Scott Dedmon, ADG
Sharon Jackson-Glover, The Black Chamber
Larry Chapman, Clayco
John Pettis, Councilman
Tom Hawes, PSI
Robin Reddix, OUHSC College of Public Health
Marjorie Young, Colony Partners/New Page

OCURA Board of Commissioners, Tuesday, November 4, 2014

Gina Sofola, Colony Partners/New Page
Molly Fleming, Journal Record
Ben Felder, Oklahoma Gazette
Ron Bradshaw, Colony Partners/New Page
Steve Matthews, ADG
Don Smitherman, Colony Partners/New Page
Josh O'Brien, OKC Chamber
Cheryl Denney, McAfee & Taft
Frank Hill, McAfee & Taft
Rainey Williams, Kestrel Investments
Frank Turner, Turner Management
James Cullen, Jones PR
Connie Scothorn, CLS & Associates
Chris Appleyquist, Miller-Valentine Architects
Ian Colgan, City of OKC Planning
JP Craig, Lingo Construction
Jeremy Gardner, Butzer Gardner Architects
Wes Anderson, BOA
Brent Bryant, City of OKC

The Chairman requested a motion to approve the circulated minutes of the Special Board Meeting of the Oklahoma City Urban Renewal Authority held on Wednesday, September 17, 2014 at 10:30 a.m.

Commissioner Beffort 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	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Minutes Adopted.

The Chairman introduced the following resolutions:

CENTRAL BUSINESS DISTRICT

Resolution No. 5669 entitled:

“Approving a Contract for Sale of Land and Redevelopment with The City Of Oklahoma City for the Development of a New Municipal Courts Building on

OCURA Board of Commissioners, Tuesday, November 4, 2014

Property Bounded by North Shartel Avenue, Robert S. Kerr Avenue, North Lee Avenue, And Couch Drive, And Approving a Landscaping Plan, Central Business District Urban Renewal Plan”

Presentation made by Connie Scothorn, CLS & Associates on the above project.

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

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

Resolution Adopted

Resolution No. 5670 entitled:

“Approving a Financing Agreement with Civic Centre Flats, LLC, in the Central Business District Urban Renewal Project Area”

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

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

Resolution Adopted

HARRISON/WALNUT

Resolution No. 5671 entitled:

“Conditionally Designating a Redeveloper for 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”

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

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

Resolution Adopted

Resolution No. 5672 entitled:

“Authorizing and Approving the Planning of an Innovation District, Authorizing the Preparation of Land Use Studies and Community Development Recommendations, and Directing Supporting Actions by the Officers, Executive Director, and Legal Counsel of the Authority, Harrison-Walnut Urban Renewal Plan”

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

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

Resolution Adopted

NORTHEAST RENAISSANCE

Resolution No. 5673 entitled:

“Approving the Northeast Renaissance Urban Renewal Plan”

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

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

Resolution Adopted

SPORTS ENTERTAINMENT PARKING

Resolution No. 5674 entitled:

“Authorizing an Amendment to the Contract for Sale of Land and Redevelopment Between the Oklahoma City Urban Renewal Authority, Bricktown Apartments, LLC and Bricktown East Sheridan Holdings, LLC; Approving Construction Documents; Authorizing the Executive Director to Approve Evidence of Financing Upon Redeveloper’s Receipt of Firm Financing Commitment from the United States Department of Housing and Urban Development; Maps Sports-Entertainment-Parking Support Redevelopment Plan, as Amended”

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

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

Resolution Adopted

CORE TO SHORE

Resolution Deferred entitled:

“Conditionally Designating Redeveloper for Lots One (1) through Twelve (12) and Lots Seventeen (17) through Thirty-Two (32) in Block Sixty (60) of the Original Plat of Oklahoma City, Core to Shore Urban Renewal Area”

First presentation made by Larry Chapman, Clayco on the above project.

Second presentation made by Jeremy Stephenson, Milhaus on the above project.

Commissioner Perry moved to defer this resolution, and upon second by Commissioner Beffort, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye

Mr. James R. Tolbert, III Aye
Mr. Mark Beffort Aye

Resolution Deferred

OTHER MATTERS

Resolution No. 5675 entitled:

“Approving an Approved Vendors List for Professional Services Providers, Including Architecture and City Planning Consultants, Independent Appraisal Services, Title Examination and Title Insurance Services, and Civil Engineering and Traffic Consultants”

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

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

Resolution Adopted

Financial Report

Ms. Kenfield presented the financial reports through September 30, 2014

Commissioner Tolbert moved the financials be accepted, and upon second by Commissioner Mélon, the vote was as follows:

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

Financials Accepted

Citizens to be heard

Comments made by Sharon Jackson-Glover, The Black Chamber

There being no further business to come before the Board, the meeting was adjourned at 4:27 p.m.

Secretary

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: November 19, 2014
Ref: Resolution Conditionally Designating Redeveloper for Lots One (1) Through Twelve (12) and Lots Seventeen (17) Through Thirty-Two (32) in Block Sixty (60) of the Original Plat of Oklahoma City, Core to Shore Urban Renewal Area

Background: The Authority authorized the issuance of a Request For Proposals (“RFP”) for property generally bounded by South Hudson Avenue, West Reno Avenue, South Walker Avenue, and the vacated West California Avenue at its July 16, 2014 meeting. The RFP was released on August 5, 2014 and provided 60 days to respond. On October 6, 2014, the submission deadline date, two redevelopment proposals were received.

Milhaus Development proposes to construct a 20-story, mixed-use tower consisting of approximately 300 residential units, 15,000 sf of commercial space, and a 450-space parking garage. The anticipated total cost of the project is approximately \$80 million.

Clayco, Inc. proposes to create a mixed use development in conjunction with the OG&E headquarters development directly north of the site offered by the Authority in the RFP. Clayco proposes two towers consisting of a 25-story commercial building, a 26-story residential apartment tower of approximately 253-units, and structured parking in between. The redevelopment of the tract would total an estimated \$280 million.

Both development teams presented their proposals to the Board on November 4, 2014. During the November 19 meeting, the Board will determine the proposal most responsive to the requirements of the RFP to conditionally designate the redeveloper of the site.

Purpose of Agenda Item: Consideration of Conditional Redeveloper designation for the tracts.

Staff Recommendation: Designation of a conditional redeveloper(s)

Attachment: Development Proposal Summaries

RESOLUTION NO. _____

RESOLUTION CONDITIONALLY DESIGNATING REDEVELOPER FOR LOTS ONE (1) THROUGH TWELVE (12) AND LOTS SEVENTEEN (17) THROUGH THIRTY-TWO (32) IN BLOCK SIXTY (60) OF THE ORIGINAL PLAT OF OKLAHOMA CITY, CORE TO SHORE URBAN RENEWAL AREA

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) has previously publicly invited proposals for all of the following property generally bound by South Hudson Avenue, West Reno Avenue, South Walker Avenue, and the vacated West California Avenue, which is more particularly described as follows:

Lots One (1) through Twelve (12), all inclusive, and Lots Seventeen (17) through Thirty-two (32), all inclusive in Block Sixty (60) according to the Original Plat of Oklahoma City, Oklahoma County, Oklahoma, plus the south 50 feet of vacated California Avenue; and

WHEREAS, two redevelopment proposals were submitted in response to the public invitation; and

WHEREAS, the Board of Commissioners of the Authority has reviewed each of the redevelopment proposals submitted in response to the public invitation; and

WHEREAS, in accordance with the public invitation process, the Board of Commissioners finds that the proposals submitted by _____ is most responsive to the criteria established in the public invitation and is an acceptable initial proposal, and the Board of Commissioners hereby deems it appropriate to conditionally designate _____ as redeveloper of the tract of land described above, with the final legal description of the area subject to the determination and approval of the Authority; and

WHEREAS, the Board of Commissioners deems it appropriate and desirable to authorize and direct its Executive Director and Legal Counsel to conduct negotiations with the conditionally designated redeveloper for a period of ninety (90) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority and present a draft redevelopment agreement to the Board of Commissioners for review and consideration.

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

1. The redevelopment proposal submitted by _____ is hereby deemed to be an acceptable initial proposal, and _____ is hereby conditionally designated as the redeveloper for the proposed redevelopment site.

2. The Executive Director and Legal Counsel of the Authority are authorized and directed to negotiate with _____ for a period of ninety (90) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority and present a draft redevelopment agreement to the Board of Commissioners for review and consideration.

I, _____, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing No. _____ 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 N. Huston, Suite 101, Oklahoma City, Oklahoma, on the **19th** day of **November, 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.

SECRETARY

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: November 24, 2014
Ref: Bass Pro Common Area Maintenance

Background: The Authority constructed the Bass Pro Shops and other improvements and leased them to Bass Pro Outdoor World, LLC. Pursuant to the Lease, the Authority has assumed the maintenance duties with respect to the supporting common area (parking) and the adjoining canal connection. Per the lease and the Declaration of Protective Covenants between the Authority, The City of Oklahoma City, and Bricktown Entertainment, L.L.C., the maintenance may be entirely performed by Bricktown Entertainment Center Owners' Association, Inc. (BECOA) at the Authority's expense, or the Authority (or the City) may (upon notice) perform the routine maintenance.

Summary of Agenda Item: For the calendar year 2015, the BECOA has submitted an estimate of \$146,686.40 for performing the routine maintenance. The budgets for 2011, 2012, 2013 and 2014 were \$157,000.00. The Executive Director has reviewed and analyzed the proposed 2015 budget which represents a decrease over the current year. The resolution for consideration approves the 2015 budget for maintenance of the common area supporting the Bass Pro Shops and the adjoining canal connection.

Recommendation: Approval of Resolution.

Attachments: BECOA 2015 Common Area Maintenance Charges Notice

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE AUTHORITY TO EXERCISE THE OPTION FOR ROUTINE COMMON AREA MAINTENANCE OF THE BASS PRO BUILDING COMMON AREA TO BE PERFORMED BY THE BRICKTOWN ENTERTAINMENT CENTER OWNERS' ASSOCIATION, INC.

WHEREAS, in furtherance of the objectives of the Urban Redevelopment Law of the State of Oklahoma, 11 O.S. 38-101, *et seq.*, the Oklahoma City Urban Renewal Authority (the "Authority") has undertaken a program for the development of a blighted area in the City of Oklahoma City (the "City"), and in this connection is engaged in carrying out an urban renewal project known as the MAPS Sports-Entertainment-Parking Support Redevelopment Project (the "Project"); and

WHEREAS, there has been prepared and approved by the Authority an urban renewal plan for the Project designated as the MAPS Sports-Entertainment-Parking Support Redevelopment Plan, as Amended (the "Plan"); and

WHEREAS, the Authority has been duly designated by the City to carry out and administer the Project; and

WHEREAS, the City has authorized the Authority to undertake the development and leasing of a facility pursuant to a Shopping Center Lease between the Authority, as Landlord, and Bass Pro Outdoor World, L.L.C., a Missouri limited liability company, as Tenant ("Bass Pro"), entered into as of May 21, 2002, as amended by the First Amendment to Shopping Center Lease, entered into as of July 31, 2002 (the "Lease"); and

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

WHEREAS, pursuant to the Lease, the Authority has assumed duties with respect to the Bass Pro Building, the supporting common area (the "Common Area"), and the canal connection (the "Canal Connection"); and

WHEREAS, the Authority is responsible for Common Area maintenance obligations, as provided in the Lease and the Declaration of Protective Covenants, entered into between the Authority, the City, and Bricktown Entertainment, L.L.C. on September 25, 2002 (the "Declaration of Protection Covenants"), which may be entirely performed directly, or the Authority (or the City) may request that the Bricktown Entertainment Center Owners' Association, Inc. (the "Association") perform routine Common Area maintenance with respect to the Common Area; and

WHEREAS, the Association has submitted a proposed estimated, annual budget for the Common Area maintenance, which has been reviewed and analyzed by the Executive Director of the Authority and staff; and

WHEREAS, the Executive Director has determined that the proposed estimated, annual budget is acceptable and deems it appropriate and desirable for the Authority to exercise its right to request that the Association perform annual routine Common Area maintenance.

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 approve the proposed estimated, annual budget not to exceed \$144,686.40 for the annual routine maintenance of the Common Area from January 1, 2015 through December 31, 2015, to be performed by the Association.
2. The Executive Director, with the advice of Legal Counsel, is hereby authorized to exercise the right of the Authority to request that the Association perform annual routine Common Area maintenance, and to execute such documents and take such actions as may be necessary or appropriate to implement the exercise of the option and the acceptance of the proposed estimated, annual budget, including making such modifications and corrections as are necessary and desirable.

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, Suite 101, Oklahoma City, Oklahoma 73102, on the **19th** day of **November, 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

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: November 19, 2014
Ref: Resolution Authorizing the Executive Director to Enter Into A Professional Services Agreement with Mid-Con Data Services, L.L.C. for Administrative and Records Management Services

Background: This resolution is to approve a consultant for the records management study, in July the Alliance board authorized and the release of an RFP for a records management study for OCURA, Oklahoma Industries Authority (OIA) and the Industrial and Cultural Facilities Trust (ICFT) was approved. The Alliance currently stores records at the office and an offsite location for these agencies. The purpose of the study would be to purge and destroy old records, reorganize files, move to more an electronic management system, and to direct historically significant materials to an archival facility such as a library. The study is an opportunity to unify and automate the record keeping processes of the agencies under the Alliance and to potentially reduce the need for offsite storage. The procurement process to retain a records management firm is complete and staff is proposing to retain MidCon Data Services to perform this work. MidCon is a local company with a client portfolio including energy and health care clients. A copy of their company brochure is attached. The fee for the OCURA portion of the study is \$11,160.

Purpose of Agenda Item: To authorize the Executive Director to execute a contract with MidCon.

Staff Recommendation: Approval of Resolution

Attachments: Company Brochure

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH MID-CON DATA SERVICES, L.L.C. FOR ADMINISTRATIVE AND RECORDS MANAGEMENT SERVICES

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 (“City”); and

WHEREAS, the Authority is engaged in the implementation and administration of several urban renewal plans throughout Oklahoma City as adopted by the Authority; and

WHEREAS, pursuant to the Oklahoma Urban Redevelopment Law, 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 Authority desires to more effectively organize and store records created or retained by the Authority in its implementation and administration activities; and

WHEREAS, the Authority, as part of its Community Development Block Grant (“CDBG”) Operating Agreement with the City, has been awarded CDBG funds for the purposes set forth herein; and

WHEREAS, the Scope of Work included in this Agreement is authorized as part of the City’s approved CDBG project; and

WHEREAS, the Board of Commissioners have authorized the Authority’s procurement of qualified data management companies to perform a records management study through the publication and advertising of a Request for Proposals (“RFP”) for such service to assist the Authority with improving its records management; and

WHEREAS, MID-CON Data Services, L.L.C., an Oklahoma limited liability company (“MID-CON”), has submitted a response to the RFP and has been selected as the top qualified firm amongst the responses to the RFP; and

WHEREAS, the Authority’s procurement and selection processes have complied with the provisions for soliciting professional service providers required by the federal regulations implementing the CDBG program; and

WHEREAS, it is appropriate and desirable to authorize the Executive Director, with the advice and assistance of Legal Counsel, to enter into a satisfactory contract with MID-CON to perform the work contemplated by the RFP.

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

1. The Executive Director, with the assistance and advice of Legal Counsel, is authorized and directed to enter into a satisfactory contract with MID-CON Data Services, L.L.C. to perform the work contemplated by the RFP.
2. The Executive Director and Legal Counsel are authorized and directed to prepare and execute such documents as may be appropriate to carry out the authorization contained in this Resolution.

I, _____, Secretary to the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution _____ was properly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority held on the **19th** day of **November, 2014**, in the offices of the Authority, 105 North Hudson, Suite 101, Oklahoma City, Oklahoma; that a quorum was present at all times throughout said meeting, and that a legally sufficient number of the members of the Board of Commissioners voted in favor of said resolution.

SECRETARY

(SEAL)

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SECURITY

- Protecting your most valuable asset, your data, demands secure storage. We treat all data as confidential. Accessibility to storage is prohibited unless "users" are on a company supplied authorization list.
- Boxes, tapes, or files will be brought from storage to a viewing room or to the main office for audit, review, or pickup - as no one is allowed in the storage areas.
- Each individual user is assigned a unique Username & Password, by MIDCON. Level of access for each user can be limited.
- All MIDCON personnel have gone through thorough background checks and are bonded.
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- ☐ MIDCON offers custom media back-up rotation services
- ☐ We provide daily, weekly and monthly rotations

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MIDCON provides certified document shredding and media destruction. We can pick up the data from your office(s) and shred it or we can shred it on-site. Upon completion MIDCON will provide a Certificate of Destruction that ensures chain of custody for many compliance issues, protects your customers' privacy and prevents identity theft. And, of course, this gives you peace of mind.

- ☐ Certified Shredding and Document Destruction
- ☐ Certified Media and Hard Drive Destruction
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- ☐ Protect Against Identity Theft
- ☐ Recycle

We will provide you with locked recycle bins for your office and recycle boxes for management and executive suites. This ensures employees throw all paper in the bins or boxes so you don't have to worry about a sensitive document going out with the trash.

After we shred it, MIDCON recycles 100 percent of your shredded paper, helping to keep our environment clean.

IMAGING



- ☐ MIDCON can scan your physical records to the medium of your choice
- ☐ Scanned documents can be stored or accessed through our secure on-line MCDS software, with multiple security levels to keep your records private and confidential
- ☐ MIDCON Scan-on-Demand offers electronic delivery of stored data
- ☐ Scan-On-Demand offers the security of storing records offline with the convenience of having the same records available online

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Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Three Months ending October 31, 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>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Budget</u> <u>2014-15</u>
Assets											
Cash	2,520,210	9,178	107,646	1,357,194	-	35,588	414,832	221,637	270,774	4,937,060	
Investments	3,930,000	-	-	-	-	-	495,000	-	245,000	4,670,000	
Accounts Receivable	-	2,910	-	-	-	-	-	-	-	2,910	
Due from Other Governmental Entities	-	1,966	17,707	-	-	-	-	-	-	19,672	
Due from Other Funds	99,262	42,229	-	-	-	-	166,055	-	-	307,547	
Total Assets	6,549,472	56,283	125,353	1,357,194	-	35,588	1,075,888	221,637	515,774	9,937,189	
Liabilities and Fund Balances											
Due to Other Funds	-	55,987	216,173	-	10,456	22,697	2,234	-	-	307,547	
Accounts Payable	539	296	-	-	-	-	-	-	-	835	
Deposits	-	-	-	-	-	30,000	-	-	-	30,000	
Total Liabilities	539	56,283	216,173	-	10,456	52,697	2,234	-	-	338,382	
Total Fund Balances	6,548,933	-	(90,820)	1,357,194	(10,456)	(17,109)	1,073,654	221,637	515,774	9,598,807	
Total Liabilities and Fund Balances	6,549,472	56,283	125,353	1,357,194	-	35,588	1,075,888	221,637	515,774	9,937,189	
Revenues											
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-	-	1,844,274
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	26,832	-	-	-	-	-	-	-	157,301	184,133	736,820
Real Estate Sales	1,715,184	-	-	-	-	-	64,595	-	-	1,779,779	3,250,000
Interest	10,377	-	-	46	-	-	175	29	-	10,627	25,000
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-	250,000
Other	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,752,393	-	-	46	-	-	64,770	29	157,301	157,301	6,106,094
Expenditures											
General and Administrative	408,692	-	20,261	9,965	214	2,625	33	-	115	441,905	898,500
Real Estate Acquisition	3,139	-	24,880	364	-	4,725	-	-	-	33,108	2,300,000
Property Disposition	397,653	-	97	(114)	-	-	-	-	-	397,637	400,000
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-	-	100,000
Legal and Professional	120,645	-	54,826	6,329	10,242	15,347	-	-	-	207,388	400,000
Property Management	108,966	-	-	-	-	-	-	-	48,229	157,195	457,500
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-	2,100,000
Other	-	-	-	-	-	-	-	-	-	-	40,000
Total Expenditures	1,039,095	-	100,064	16,544	10,456	22,697	33	-	48,344	1,237,233	6,696,000
Changes in Fund Balance	713,297	-	(100,064)	(16,499)	(10,456)	(22,697)	64,737	29	108,957	737,305	(589,906)
Fund Balance, Beginning of Year	5,835,636	-	9,244	1,373,693	-	5,588	1,008,917	221,608	406,816	8,861,502	
Fund Balance, Current	6,548,933	-	(90,820)	1,357,194	(10,456)	(17,109)	1,073,654	221,637	515,774	9,598,807	

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 October 31, 2014

	<u>Closeout</u>		<u>Core to Shore</u>			<u>Harrison-</u>			<u>Bass Pro</u>	
	<u>Project</u>	<u>Revolving</u>	<u>MAPS 3</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>		<u>Shop</u>	
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>	<u>OCRC</u>	<u>Fund</u>	<u>Total</u>
Assets										
Cash	2,520,210	9,178	107,646	1,357,194	-	35,588	414,832	221,637	270,774	4,937,060
Investments	3,930,000	-	-	-	-	-	495,000	-	245,000	4,670,000
Accounts Receivable	-	2,910	-	-	-	-	-	-	-	2,910
Due from Other Governmental Entities	-	1,966	17,707	-	-	-	-	-	-	19,672
Due from Other Funds	99,262	42,229	-	-	-	-	166,055	-	-	307,547
Total Assets	6,549,472	56,283	125,353	1,357,194	-	35,588	1,075,888	221,637	515,774	9,937,189
Liabilities and Fund Balances										
Due to Other Funds	-	55,987	216,173	-	10,456	22,697	2,234	-	-	307,547
Accounts Payable	539	296	-	-	-	-	-	-	-	835
Deposits	-	-	-	-	-	30,000	-	-	-	30,000
Total Liabilities	539	56,283	216,173	-	10,456	52,697	2,234	-	-	338,382
Total Fund Balances	6,548,933	-	(90,820)	1,357,194	(10,456)	(17,109)	1,073,654	221,637	515,774	9,598,807
Total Liabilities and Fund Balances	6,549,472	56,283	125,353	1,357,194	-	35,588	1,075,888	221,637	515,774	9,937,189
Revenues										
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-	-
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Rentals	5,505	-	-	-	-	-	-	-	52,434	57,938
Real Estate Sales	1,645,000	-	-	-	-	-	-	-	-	1,645,000
Interest	3,975	-	-	11	-	-	175	8	-	4,168
Core to Shore MAPS 3 Project	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,654,479	-	-	11	-	-	175	8	52,434	1,707,107
Expenditures										
General and Administrative	55,533	-	339	25	(14)	76	(133)	-	-	55,826
Real Estate Acquisition	-	-	23,760	-	-	-	-	-	-	23,760
Property Disposition	(40,759)	-	-	-	-	-	-	-	-	(40,759)
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-	-
Legal and Professional	44,752	-	717	334	2,619	3,367	-	-	-	51,790
Property Management	22,142	-	-	-	-	-	-	-	12,057	34,199
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Expenditures	81,668	-	24,815	359	2,605	3,443	(133)	-	12,057	124,815
Changes in Fund Balance	1,572,812	-	(24,815)	(348)	(2,605)	(3,443)	308	8	40,377	1,582,292
Fund Balance, Beginning of Period	4,976,122	-	(66,005)	1,357,542	(7,851)	(13,666)	1,073,346	221,630	475,397	8,016,515
Fund Balance, Current	6,548,933	-	(90,820)	1,357,194	(10,456)	(17,109)	1,073,654	221,637	515,774	9,598,807

Oklahoma City Urban Renewal Authority
Schedule of Investments
October 31, 2014

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
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
Safra National Bank CD	0.50%	09/15/15	09/15/14	245,000
Bank of China NY CD	0.45%	09/17/15	09/17/14	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 CD	0.50%	12/11/15	12/11/13	245,000
SmartBank CD	0.50%	04/22/16	04/07/14	245,000
Comenity Capital Bank CD	0.85%	09/15/16	09/15/14	250,000
Park National Bank CD	0.90%	09/16/16	09/19/14	250,000
Investor's Bank/Short Hills CD	0.80%	09/26/16	09/26/14	250,000
First Merit Bank Ohio CD	1.00%	10/31/16	10/31/14	245,000
Total Investments				4,670,000