

# OKLAHOMA CITY REDEVELOPMENT AUTHORITY

## RFP Pre-Submission Meeting Notes

### RFP for the Redevelopment of the OKCPS Administration Building

Pre-submission Meeting Date/Time: Tuesday, October 17, 2023 at 10 a.m.

- *Question:* When was the building vacated as the administration building by Oklahoma City Public Schools (OKCPS)?
  - *Answer:* The Administration building was vacated in 2017, however OKCPS was still actively in and out of the building removing furniture and records for the next two years.
- *Question:* Does the OKCPS property across the street at 1134 NW 8th still serve as the Research Center/Data Processing?
  - *Answer:* No, it is no longer the Research and Data Processing Building. The Data Processing Building was vacated in 2021 for full time staff although OKCPS has continued to have staff in the building on a regular basis. This property is not available for sale. OKCPS is currently using it to warehouse curriculum materials.
- *Question:* What are OKCPS's plans for the parking lot parking lot located on the southwest corner of 8th & Klein?
  - *Answer:* It was sold to Schwab Meat Company in June 2023.
- *Question:* Is the Oklahoma City Housing Authority (OCHA) still exploring a development project located at NW 10<sup>th</sup> St. & Classen Blvd?
  - *Answer:* The 10th & Classen project is currently on hold. OCHA does not own the land and does not have a written purchase agreement currently. OCHA continues to explore options related to relocating the Towers and is waiting to see the outcome of the state Medicaid transition before committing to an assisted living facility at this location. The current economy, rising construction costs, and fluctuating interest rates have impacted and continue to impact this development.

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- *Question:* Attendees wondered if OCRA could coordinate an exterior tour of the building (inside the fence but outside of the building)? And if the Indemnification and Insurance Agreement would be required for that?
  - *Answer:* Yes, we can coordinate an exterior tour of the building. Some of the areas inside the fence are not easily accessible and still may present some hazard to attendees. As such, OKCPS is still requiring the Indemnification and Insurance Agreement. We are working on getting a tour scheduled. If individuals are interested in a tour, please reach out to [cassi.poor@theallianceokc.org](mailto:cassi.poor@theallianceokc.org) to be added to the tour list. OCRA is currently exploring alternative options for the above requirement and hopes to be able to provide an update very soon with the time and date for a scheduled tour that will be emailed out and posted on the website with the RFP.
- *Question:* Is the property eligible for the National Register of Historic Places?
  - *Answer:* Yes, per the [National Register Criteria for Evaluation](#).
- *Question:* Is the property located within an Opportunity Zone?
  - *Answer:* No, it is not located within an Opportunity Zone.
- *Question:* Are there incentives available through OCRA or the City of Oklahoma City for this property?
  - *Answer:* No, the property is not currently located within a TIF district. OCRA will provide additional updates should that change prior to the deadline of this RFP.
- *Question:* What is the purchase price requirements?
  - *Answer:* The purchase price may not be less than \$2,000,000. Proposals that are able to substantiate a higher purchase price, a creative equity structure and/or waterfall structure over \$2,000,000 may be given greater consideration.

## Supplemental Documents:

- [Agreement for Joint Redevelopment and Disposition of 900 N Klein and Related Property \(OCRA & OKCPS\)](#)

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