

AGENDA FOR
REGULAR AND ANNUAL MEETING OF
OKLAHOMA CITY REDEVELOPMENT CORPORATION
431 WEST MAIN, SUITE B
WEDNESDAY, JULY 20, 2016
10:00 a.m.

“Business will commence as soon after 10:00 a.m. as the Oklahoma City Redevelopment Authority is adjourned”

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 Regular and Annual Meeting of the Board of Directors held on Wednesday, July 15, 2015
5. Election of Officers
6. Resolution of the Oklahoma City Redevelopment Corporation Authorizing the Use of Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2016
7. Resolution Approving the Grant Agreement between the Oklahoma City Redevelopment Corporation, an Oklahoma Not-For-Profit Redevelopment Corporation, and Progress OKC, a Community Development Corporation, Inc.
8. Consideration of any Old Business, including any Tabled or Otherwise Continued Items
9. Staff Reports
10. Citizens to be heard
11. Adjourned

POSTED at the offices of the Oklahoma City Redevelopment Corporation and the City Clerk's Office by 10:00 a.m. Tuesday, July 19, 2016 by Pam Lunnon, Executive Assistant

MINUTES OF A REGULAR AND ANNUAL MEETING
OF THE
OKLAHOMA CITY REDEVELOPMENT CORPORATION

The Regular and Annual Meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation was held on Wednesday, July 15, 2015 at 10:13 a.m. in the offices of the Corporation at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma.

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
Mr. Mark Beffort
Mr. Russell M. Perry
Ms. Mary Mélon
Mr. James R. Tolbert

Commissioners Absent:
None

Staff members present:

Catherine O'Connor, Executive Director
Dam Batchelor, OCURA General Counsel
Leslie Batchelor, OCURA Associate General Counsel
Denise Balkas, The Alliance for Economic Development
Geri Kenfield, The Alliance for Economic Development
Cassi Poor, The Alliance for Economic Development
Michael Owens, The Alliance for Economic Development
Pam Lunnon, The Alliance for Economic Development

Others present:
None

The Chairman requested a motion to approve, as circulated, the minutes of a Special and Annual Meeting held on Wednesday, July 16, 2014.

Ms. Mélon moved the adoption of the minutes, and upon second by Mr. Perry, the vote was as follows:

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

Minutes adopted.

The Chairman called for Election of Officers

Chairman stated it is time to conduct the annual election of officers for the Oklahoma City Redevelopment Corporation and the following has been recommended:

| | |
|----------------------|-----------------------|
| President: | J. Larry Nichols |
| Vice President: | James R. Tolbert, III |
| Secretary: | Mary Mélon |
| Assistant Secretary: | Russell Perry |
| Treasurer | Mark Beffort |

Mr. Beffort moved to adopt the officers, and upon second by Mr. Perry, the vote was as follows:

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

Officers adopted.

The Chairman introduced the following resolution:

“Resolution of the Oklahoma City Redevelopment Corporation Authorizing the Use of Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2015”

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

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

Resolution adopted.

The Chairman asked for consideration of old business, staff reports, and citizens to be heard.

There being no further business to come before the Board, the Oklahoma City Redevelopment Corporation was adjourned at 10:14 a.m.

SECRETARY

OKLAHOMA CITY REDEVELOPMENT CORPORATION

105 N. Hudson, Suite 101 • Oklahoma City, Oklahoma 73102 • 405 / 235 / 3771 • Fax 405 / 232 / 8317

CATHERINE O'CONNOR
Executive Director

To: Board of Commissioners of the Oklahoma City Redevelopment Authority
From: Catherine O'Connor, Executive Director
Date: July 20, 2016
Ref: Election of Officers

Background: Officers of the Oklahoma City Redevelopment Corporation ("OCRC") are elected each year in July. The current OCRC officers are:

President: J. Larry Nichols
Vice President: James R. Tolbert, III
Secretary: Mary Mélon
Assistant Secretary: Russell Perry
Treasurer: Mark Beffort

Recommendation: It is recommended to retain the current officers for the coming year.

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CATHERINE O'CONNOR
Executive Director

To: Board of Directors of the Oklahoma City Redevelopment Corporation
From: Catherine O'Connor, Executive Director
Date: July 20, 2016
Ref: Resolution of the Oklahoma City Redevelopment Corporation Authorizing the use of Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2016

Background: The Oklahoma City Redevelopment Corporation, a not-for-profit redevelopment corporation ("Corporation") was organized for the purpose of aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority ("Authority") in connection with its proposed and approved redevelopment activities.

Summary of Agenda Item: The resolution for consideration ratifies and authorizes the Authority's use of advancements from the Corporation to pay costs authorized by the Board of Commissioners of the Authority in connection with planning and implementation of redevelopment project activities for which funds are not presently available.

Recommendation: Approval of Resolution

Attachments: None

RESOLUTION NO. _____

**RESOLUTION OF THE OKLAHOMA CITY REDEVELOPMENT CORPORATION
AUTHORIZING THE USE OF ADVANCEMENTS FOR PAYMENT OF CERTAIN
COSTS INCURRED BY THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY
IN CONNECTION WITH PROPOSED AND APPROVED PROJECTS AND
APPROVING AND RATIFYING ACTIONS THROUGH JUNE 30, 2016**

WHEREAS, the Oklahoma City Redevelopment Corporation, a not-for-profit redevelopment corporation (“Corporation”), was organized for the purpose of aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority (“Authority”) in connection with its proposed and approved redevelopment activities; and

WHEREAS, the Authority is engaged in the planning, undertaking, and implementation of existing and proposed redevelopment projects pursuant to the Oklahoma Urban Redevelopment Law and the Oklahoma Local Development Act; and

WHEREAS, such planning and implementation activities are undertaken at the request of the City of Oklahoma City and include, but are not limited to the Downtown/MAPS Economic Development Project Plan, the Central Business District Urban Renewal Plan, the Core to Shore Urban Renewal Plan, the Harrison-Walnut Urban Renewal Plan, the MAPS-Sports-Entertainment-Parking Support Redevelopment Plan, the Oklahoma Health Center Economic Development Plan, the Northeast Renaissance Urban Renewal Plan, and other redevelopment activities; and

WHEREAS, it is appropriate and desirable to authorize the Oklahoma City Urban Renewal Authority to use advancements of funds from the Corporation for payment of costs incurred in connection with proposed and approved redevelopment activities for which funds are not presently available, to confirm prior transactions, and to ratify prior transactions through June 30, 2016.

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

1. Prior advancements of funds from the Corporation to the Authority through June 30, 2016, in connection with planning and implementation of redevelopment projects are ratified and approved.
2. Additional advancements of funds from the Corporation to the Authority to pay costs authorized by the Board of Commissioners of the Authority in connection with planning and implementation of redevelopment project activities for which funds are not presently available are authorized and approved.
3. To the extent that reimbursement is obtained for any such costs, the Authority shall repay the Corporation without interest.

4. Actions of the Officers, the Executive Director, and Legal Counsel of the Corporation taken with respect to the activities described in paragraphs 1, 2, and 3 above are authorized, approved, and ratified through June 30, 2016.

I, _____, Secretary of the Board of Directors of the Oklahoma City Redevelopment Corporation, certify that the foregoing Resolution was duly adopted at a **regular and annual** meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation, held at its offices at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **20th** day of **July, 2016**; 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 Directors present.

SECRETARY

(SEAL)

OKLAHOMA CITY REDEVELOPMENT CORPORATION

105 N. Hudson, Suite 101 • Oklahoma City, Oklahoma 73102 • 405 / 235 / 3771 • Fax 405 / 232 / 8317

CATHERINE O'CONNOR
Executive Director

To: Board of Directors of the Oklahoma City Redevelopment Corporation
From: Catherine O'Connor, Executive Director
Date: July 20, 2016
Ref: Resolution Approving the Grant Agreement Between the Oklahoma City Redevelopment Corporation, an Oklahoma Not-for-profit Redevelopment Corporation, and Progress OKC, A Community Development Corporation, Inc.

Background: Progress OKC, A Community Development Corporation, Inc. ("Progress OKC") is a newly organized Oklahoma not-for-profit corporation that will focus on housing and employment opportunities in blighted areas and for economically disadvantaged persons. Progress OKC has requested a \$50,000 start-up grant from the Oklahoma City Redevelopment Corporation, a not-for-profit redevelopment corporation, to assist with grant writing and other costs associated with the identification of funding opportunities to further its mission.

Summary of Agenda Item: The resolution for consideration approves the grant agreement and authorizes the Chairman to execute the agreement.

Recommendation: Approval of Resolution

Attachments: Grant Agreement between Progress OKC and The Oklahoma City Redevelopment Corporation

RESOLUTION NO. _____

RESOLUTION APPROVING THE GRANT AGREEMENT BETWEEN THE OKLAHOMA CITY REDEVELOPMENT CORPORATION, AN OKLAHOMA NOT-FOR-PROFIT REDEVELOPMENT CORPORATION, AND PROGRESS OKC, A COMMUNITY DEVELOPMENT CORPORATION, INC.

WHEREAS, the Oklahoma City Redevelopment Corporation, a not-for-profit redevelopment corporation (“Corporation”), was organized for the purpose of aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority (“Authority”) in connection with its proposed and approved redevelopment activities; and

WHEREAS, the Authority is engaged in the planning, undertaking, and implementation of existing and proposed redevelopment projects pursuant to the Oklahoma Urban Redevelopment Law and the Oklahoma Local Development Act; and

WHEREAS, Progress OKC, A Community Development Corporation, Inc. (“Progress OKC”) was organized for the purpose of providing relief to the poor and distressed or the underprivileged, lessen neighborhood tensions, reduce prejudice and discrimination, and combat community deterioration and juvenile delinquency by:

- (a) assisting, promoting, and encouraging development of affordable housing, and revitalization of blighted areas where economically disadvantaged persons live;
- (b) providing job training, entrepreneurial development and employment opportunities for economically disadvantaged persons, and
- (c) enhancing, enriching, and promoting equality of life in the community and improving the educational conditions of the residents of Central Oklahoma located within geographic areas in need of rehabilitation; and

WHEREAS, Progress OKC has requested a grant from the Corporation for assistance with start-up costs associated with grant applications and consultants to help identify additional funding for carrying out its purposes; and

WHEREAS, the Corporation and Progress OKC have negotiated a certain Grant Agreement between the Oklahoma City Redevelopment Corporation, an Oklahoma Not-For-Profit Redevelopment Corporation, and Progress OKC, A Community Development Corporation, Inc., dated July 20, 2016 (“Grant Agreement”), which authorizes the Corporation to grant funds of up to Fifty Thousand Dollars (\$50,000.00) for costs incurred by Progress OKC for efforts that support the Authority’s redevelopment activities, including, but are not limited to, activities authorized by the John F. Kennedy Urban Renewal Plan, the Northeast Renaissance Urban Renewal Plan, the

Harrison-Walnut Urban Renewal Plan, the Oklahoma Health Center Economic Development Plan, Downtown/MAPS Economic Development Project Plan, the Central Business District Urban Renewal Plan, the Core to Shore Urban Renewal Plan, the MAPS-Sports-Entertainment-Parking Support Redevelopment Plan, and other redevelopment activities; and

WHEREAS, it is appropriate and desirable to approve the Grant Agreement between the Corporation and Progress OKC.

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

1. The proposed Grant Agreement is hereby approved, and the Chairman is authorized to execute the Grant Agreement and to take such actions and execute such documents as may be necessary to undertake the course of action described therein, including making such modifications and corrections as are advised by Legal Counsel and are necessary and desirable.
2. The officers, Executive Director, and Legal Counsel of the Corporation 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 Grant Agreement.

I, _____, Secretary of the Oklahoma City Redevelopment Corporation, certify that the foregoing Resolution was duly adopted at the **regular and annual** meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation held at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102 on the **20th** day of **July, 2016**; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said Resolution was adopted by a majority of those present.

SECRETARY

(SEAL)

**GRANT AGREEMENT BETWEEN
THE OKLAHOMA CITY REDEVELOPMENT CORPORATION,
AN OKLAHOMA NOT-FOR-PROFIT REDEVELOPMENT CORPORATION, AND
PROGRESS OKC, A COMMUNITY DEVELOPMENT CORPORATION, INC.**

This Grant Agreement (“Agreement”) is made as of this 20th day of July, 2016, between the Oklahoma City Redevelopment Corporation, an Oklahoma not-for-profit redevelopment corporation (“OCRC” or “Grantor”) and Progress OKC, A Community Development Corporation, Inc. (“Progress OKC” or “Grantee”).

WHEREAS, the OCRC was organized for the purpose of aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority (“Authority”) in connection with its proposed and approved redevelopment activities; and

WHEREAS, Progress OKC was organized for the purpose of providing relief to the poor and distressed or the underprivileged, lessen neighborhood tensions, reduce prejudice and discrimination, and combat community deterioration and juvenile delinquency by:

- (a) assisting, promoting, and encouraging development of affordable housing, and revitalization of blighted areas where economically disadvantaged persons live;
- (b) providing job training, entrepreneurial development and employment opportunities for economically disadvantaged persons, and
- (c) enhancing, enriching, and promoting equality of life in the community and improving the educational conditions of the residents of Central Oklahoma located within geographic areas in need of rehabilitation; and

WHEREAS, Progress OKC has requested a grant from OCRC for assistance with start-up costs associated with grant applications and consultants to help identify additional funding for carrying out its purposes; and

WHEREAS, it is appropriate and desirable to make a grant of OCRC funds of up to Fifty Thousand Dollars (\$50,000.00) for costs incurred by Progress OKC for efforts that support the Authority’s redevelopment activities, including, but are not limited to, activities authorized by the John F. Kennedy Urban Renewal Plan, the Northeast Renaissance Urban Renewal Plan, the Harrison-Walnut Urban Renewal Plan, the Oklahoma Health Center Economic Development Plan, Downtown/MAPS Economic Development Project Plan, the Central Business District Urban Renewal Plan, the Core to Shore Urban Renewal Plan, the MAPS-Sports-Entertainment-Parking Support Redevelopment Plan, and other redevelopment activities.

1. The Grant.

OCRC hereby grants to Progress OKC the sum of Fifty Thousand Dollars (\$50,000.00), for the purpose of paying costs incurred by Progress OKC associated with grant applications and consultants to help identify additional funding for efforts that support the Authority’s redevelopment activities, including, but not limited to, activities authorized by the John F. Kennedy Urban Renewal Plan, the Northeast Renaissance Urban Renewal Plan, the Harrison-

Walnut Urban Renewal Plan, the Oklahoma Health Center Economic Development Plan, Downtown/MAPS Economic Development Project Plan, the Central Business District Urban Renewal Plan, the Core to Shore Urban Renewal Plan, the MAPS-Sports-Entertainment-Parking Support Redevelopment Plan, and other redevelopment activities.

2. Payment.

OCRC will make payment to Progress OKC as follows:

- (a) Ten Thousand Dollars (\$10,000.00) within thirty days of execution of this Agreement.
- (b) Forty Thousand Dollars (\$40,000.00) upon presentation of invoices or other documentation demonstrating expenses covered by this Agreement.
- (c) All payments shall be made to Progress OKC, 105 N. Hudson, Suite 101, Oklahoma City, Oklahoma 73102, or to such other address as requested by Progress OKC.

3. Term and Termination. The term of this Agreement shall be from the date it is fully executed by the parties until December 31, 2017, unless sooner terminated as follows:

- (a) By written agreement of the parties at any time;
- (b) By OCRC if Progress OKC materially breaches any of the terms or conditions of this Agreement or ceases to remain in existence as a not-for-profit community development corporation; or
- (c) By ninety days' written notice of either party.

4. Notices.

A notice or other communication under this Agreement by either party to the other will be sufficiently given or delivered if sent by first class, registered, or certified mail, postage prepaid, or delivered personally, and:

- (a) in the case of OCRC, is addressed (or delivered personally) to OCRC at:

Oklahoma City Redevelopment Corporation
105 N. Hudson, Suite 101
Oklahoma City, Oklahoma 73102

with copy to:

Center for Economic Development Law
301 N. Harvey, Suite 100
Oklahoma City, Oklahoma 73102

- (b) in the case of Progress OKC, is addressed (or delivered personally) to Progress OKC at:

Progress OKC, a Community Development Corporation, Inc.
105 N. Hudson, Suite 101
Oklahoma City, Oklahoma 73102

or

- (c) at such other address for either such party as that party may designate in writing and forward to the other as provided in this Section.

5. Miscellaneous.

- (a) This Agreement is governed by the laws of the State of Oklahoma.
- (b) Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any other persons, as third-party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights express or implied, upon any other person.
- (c) Neither party may assign its rights or obligations under this Agreement without the written consent of the other party.
- (d) This Agreement does not create any partnership or joint venture between the parties, or render any party liable for any of the debts or obligations of any other party.
- (e) The parties understand and agree that time is of the essence with regard to all the terms and provisions of this Agreement.
- (f) The parties represent and warrant that they are validly existing and lawful entities with the power and authorization to execute and perform this Agreement. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.
- (g) This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and may not be amended or modified except in writing signed by the parties.

IN WITNESS WHEREOF, OCRC and Progress OKC have executed this Agreement as of the date first above written.

**OKLAHOMA CITY
REDEVELOPMENT CORPORATION**

By: _____
James R. Tolbert, III, Vice-Chairman

PROGRESS OKC

By: _____
Chairperson