

AGENDA FOR  
REGULAR AND ANNUAL MEETING OF  
OKLAHOMA CITY REDEVELOPMENT CORPORATION  
431 WEST MAIN, SUITE B  
WEDNESDAY, JUNE 16, 2021  
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 17, 2019
5. Election of Officers
6. Resolution of the Oklahoma City Redevelopment Corporation Authorizing Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects; Approving and Ratifying Actions through June 30, 2021; and Authorizing General Activities in Support of the Oklahoma Regional Innovation District Project Plan, Other Proposed and Approved Projects, and Other Redevelopment Activities of the Oklahoma City Urban Renewal Authority and the Oklahoma City Redevelopment Authority
7. Consideration of any Old Business, including any Tabled or Otherwise Continued Items
8. Staff Reports
9. Citizens to be heard
10. Adjourned

POSTED at the offices of the City Clerk, and at <https://www.theallianceokc.org/2021-meetings> by 10:00 a.m. on Tuesday, June 15, 2021 by Shira Lucky, Convening & Outreach Specialist

MINUTES OF A REGULAR AND ANNUAL MEETING  
OF THE  
OKLAHOMA CITY REDEVELOPMENT CORPORATION  
WEDNESDAY, JULY 15, 2020

This Regular and Annual Meeting Notice via teleconference was posted on okc.gov at 10:43 a.m. on July 2, 2020. The Regular Meeting Agenda via teleconference was posted on okc.gov at 9:07 a.m. on July 13, 2020. The Chair announced if the teleconference is disconnected anytime during the meeting, the meeting shall be stopped and reconvened once the audio connections is restored. If communication is unable to be restored within 10 minutes, items remaining for consideration will be moved to August 19<sup>th</sup>, which is our next regularly scheduled monthly meeting.

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the Oklahoma Open Meeting Law. Pam Lunnon called roll and the following Commissioners were present via teleconference:

Mr. J. Larry Nichols  
Mr. Russell M. Perry  
Ms. Judy Hatfield  
Mr. Mark Beffort

Commissioners Absent:

Mr. James R. Tolbert

The Chairman requested a motion to approve, as circulated, the minutes of a Regular & Annual Meeting held on Wednesday, July 17, 2019.

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

Mr. J. Larry Nichols	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Absent
Ms. Judy Hatfield	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:	Mark Beffort
Assistant Secretary:	Judy Hatfield

**OCRC Board of Directors, July 15, 2020**

Treasurer                      Russell Perry

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

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

Officers adopted.

*The Chairman introduced the following resolution:*

***“Resolution of the Oklahoma City Redevelopment Corporation Authorizing 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, 2020”***

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	Absent
Ms. Judy Hatfield	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 10:25 a.m.

Ms. Hatfield moved for adjournment; 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	Absent
Ms. Judy Hatfield	Aye
Mr. Mark Beffort	Aye

Adjournment Approved

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SECRETARY

**OCRC Board of Directors, July 15, 2020**

# 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: June 16, 2021  
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: Judy J. Hatfield  
Assistant Secretary: Lee E. Cooper, Jr.  
Treasurer: Russell M. Perry

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

# OKLAHOMA CITY REDEVELOPMENT CORPORATION

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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: June 16, 2021  
Ref: Resolution of the Oklahoma City Redevelopment Corporation Authorizing Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects; Approving and Ratifying Actions through June 30, 2021; and Authorizing General Activities in Support of the Oklahoma Regional Innovation District Project Plan, Other Proposed and Approved Projects, and Other Redevelopment Activities of the Oklahoma City Urban Renewal Authority and the Oklahoma City Redevelopment Authority

**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 ADVANCEMENTS FOR PAYMENT OF CERTAIN COSTS INCURRED BY THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY IN CONNECTION WITH PROPOSED AND APPROVED PROJECTS; APPROVING AND RATIFYING ACTIONS THROUGH JUNE 30, 2021; AND AUTHORIZING GENERAL ACTIVITIES IN SUPPORT OF THE OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN, OTHER PROPOSED AND APPROVED PROJECTS, AND OTHER REDEVELOPMENT ACTIVITIES OF THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY**

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**WHEREAS**, the Oklahoma City Redevelopment Corporation, a 501(c)(3) 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 Corporation provides a useful and appropriate private entity to assist the Authority in carrying out 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 Northeast Renaissance Urban Renewal Plan, the Oklahoma Regional Innovation District Project Plan (“Innovation District Project Plan”), and other redevelopment activities; and

**WHEREAS**, it is appropriate and desirable to authorize advancements of funds from the Corporation to the Authority for payment of costs incurred in connection with proposed and approved redevelopment activities, and to confirm and ratify prior actions through June 30, 2021, including the acquisition of property through voluntary transactions; and

**WHEREAS**, the Innovation District Project Plan authorizes the Authority and the Oklahoma City Redevelopment Authority (“OCRA”) to carry out and administer its provisions in order to achieve its objective of creating an innovation district; and

**WHEREAS**, it is appropriate and desirable to authorize the Corporation, acting at the direction of the Executive Director, to carry out general activities in support of the Innovation

District Project Plan, approved and proposed projects of the Authority, and other redevelopment activities to assist the Authority and OCRA.

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

1. Prior advancements of funds from the Corporation to the Authority through June 30, 2021, 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 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. The Executive Director is authorized to carry out general activities in support of the Innovation District Project Plan, approved and proposed projects of the Authority, and other redevelopment activities to assist the Authority and OCRA.
5. Actions of the Officers, the Executive Director, and Legal Counsel of the Corporation taken with respect to the activities described above are authorized, approved, and ratified through June 30, 2021.

I, \_\_\_\_\_, Secretary of the Board of Directors of the Oklahoma City Redevelopment Corporation, certify that the foregoing Resolution No. \_\_\_\_\_ 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 **16<sup>th</sup>** day of **June, 2021**; 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.

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SECRETARY

(SEAL)