

AGENDA FOR
REGULAR AND ANNUAL MEETING OF
OKLAHOMA CITY REDEVELOPMENT CORPORATION
431 WEST MAIN, SUITE B
WEDNESDAY, JULY 19, 2023
10:30 a.m.

**“Business will commence as soon after 10:30 a.m. as the Oklahoma City Urban
Renewal 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 Special Meeting of the Board of Directors Held on Tuesday, March 7, 2023
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; and Approving and Ratifying Actions through June 30, 2023
7. Consideration of Any Old Business, Including Any Tabled or Otherwise Continued Items
8. Staff Reports
9. Citizens to be heard
10. Adjourned

Official action can only be taken on items which appear on the Agenda. The OCRC Board of Directors may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the Commissioners may refer the matter to the Executive Director or Legal Counsel. The Board may also refer items to staff or committees for additional study. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely. Posted at the offices of the City Clerk, and at 431 W. Main Street, Suite B by 10:30 a.m. on Tuesday, July 18, 2023 by Shira Lucky, Convening & Outreach Specialist

MINUTES OF A SPECIAL MEETING
OF THE
OKLAHOMA CITY REDEVELOPMENT CORPORATION
TUESDAY, MARCH 7, 2023

A Special Meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation was held on Tuesday, March 7, 2023 at 4:36 p.m. in the conference room located at 105 N. 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. Judy J. Hatfield
Mr. Lee E. Cooper, Jr.
Mr. Russell M. Perry

Absent:

Mr. James R. Tolbert

Staff members present:

Kenton Tsoodle, Executive Director
Leslie Batchelor, OCURA General Counsel, CEDL
Emily Pomeroy, OCURA Associate General Counsel, CEDL
Dan Batchelor, OCURA Special Counsel, CEDL
Cassi Poor, Shira Lucky, Leana Dozier, Geri Harlan, Kimberly Francisco, Jose Becerril,
John Kim, and Keith Kuhlman, The Alliance for Economic Dev. of OKC

Others Present:

Tim Strange, Rose Rock Development

The Chairman requested a motion to approve, as circulated, the minutes of a Regular & Annual Meeting held on Wednesday, July 20, 2022.

OCRC Board of Directors, March 7, 2023

Ms. Hatfield 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	Absent
Ms. Judy Hatfield	Aye
Mr. Lee E. Cooper, Jr.	Aye

Minutes adopted

The Chairman introduced the following resolution:

“Resolution Approving a Contract for Sale of Land with Oklahoma City Urban Renewal Authority for the Purchase and Redevelopment of Property Located at the Southeast Corner of North E.K. Gaylord Boulevard and Northwest 4th Street; Approving a Ground Lease With Alley’s End, LP; and Authorizing the Corporation to Hold a Nominal Indirect Interest in the Project Owner, Amended and Reissued Central Business District Urban Renewal Plan (Project Okla. R-30)”

Ms. Hatfield moved the adoption of the resolution; and upon second by Mr. Cooper, 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. Lee E. Cooper, Jr.	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 by the Chairman at 4:37 p.m.

SECRETARY

OCRC Board of Directors, March 7, 2023

OKLAHOMA CITY REDEVELOPMENT CORPORATION

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

KENTON TSOODLE
Executive Director

To: Board of Directors of the Oklahoma City Redevelopment Corporation
From: Kenton Tsoodle, Executive Director
Date: July 19, 2023
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.

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KENTON TSOODLE
Executive Director

To: Board of Directors of the Oklahoma City Redevelopment Corporation
From: Kenton Tsoodle, Executive Director
Date: July 19, 2023
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; and Approving and Ratifying Actions through June 30, 2023

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; AND APPROVING
AND RATIFYING ACTIONS THROUGH JUNE 30, 2023**

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, 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, 2023, including the acquisition of property through voluntary transactions; and

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, 2023, 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. 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, 2023.

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 **19th** day of **July, 2023**; 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)