

AGENDA FOR
SPECIAL MEETING OF
OKLAHOMA CITY REDEVELOPMENT AUTHORITY
105 N. Hudson, Suite 101
Thursday, March 6, 2014
10:00 a.m.

- I. Call to Order
- II. Statement of Compliance with the Oklahoma Open Meeting Law
- III. Roll Call
- IV. Reading and Approval of Minutes of a Regular Meeting held on Wednesday, January 15, 2014
- V. Resolution No. _____ Authorizing and Approving Development Financing Assistance Agreement with General Electric Company in an Amount not to Exceed \$3,425,000 for Eligible Project Costs in the Oklahoma Health Center Economic Development Project Area
- VI. Resolution No. _____ Authorizing Actions in Connection with the Submission of a Grant Application to the U.S. Economic Development Administration for Assistance for the GE Global Research Center
- VII. Resolution No. _____ Adopting the Oklahoma City Redevelopment Authority Investment Policy and Authorizing the Executive Director to Perform Services for the Oklahoma City Redevelopment Authority as Granted by the Policy
- VIII. Presentation of Interim Financial Report for the Period Ending January 31, 2014
- IX. Unfinished Business
- X. New Business
- XI. Comments from Trustees
- XII. Comments from Citizens
- XIII. Adjournment

POSTED at the offices of the Oklahoma City Redevelopment Authority and the City Clerk's Office by 10:00 a.m. Tuesday, March 4, 2014 by Pam Lunnon, Administrative Assistant

MINUTES OF REGULAR MEETING OF THE BOARD OF TRUSTEES
OF THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY

A Regular Meeting of the Trustees of the Oklahoma City Redevelopment Authority (“Authority”) was held on Wednesday, January 15, 2014 in the offices of the Authority at 105 North Hudson, Suite 101; Oklahoma City, Oklahoma.

The Chairman, J. Larry Nichols called the meeting to order and the following Trustees were present:

Mr. J. Larry Nichols
Mr. James R. Tolbert, III
Mr. Russell M. Perry
Mr. Mark Beffort
Councilman Larry McAtee
Councilman David Greenwell

Staff Present:

Catherine O’Connor, Executive Director
Joe Van Bullard, Director of Redevelopment Programs
Leslie Batchelor, OCURA Associate General Counsel
Emily Pomeroy, The Center for Economic Development Law
Geri Kenfield, The Alliance for Economic Development of Oklahoma City
Cassi Poor, The Alliance for Economic Development of Oklahoma City
Dustin Akers, The Alliance for Economic Development of Oklahoma City
Pam Lunnon, The Alliance for Economic Development of Oklahoma City

Others Present:

Steve Lackmeyer, The Oklahoman
Bud Miles, Miles Associates
Mike Lyons, BKD
Chad Moore, BKD

Chairman, J. Larry Nichols asked for a motion to approve, as circulated, the minutes of a Special Meeting held on Wednesday, September 25, 2013.

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

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Minutes Adopted.

The Chairman introduced the following resolution:

Resolution No. 135 entitled:

“RESOLUTION OF THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY RECEIVING AND ACCEPTING AN AUDIT OF ACCOUNTS BY BKD, LLP FOR FISCAL YEAR ENDING JUNE 30, 2013”

Executive Director O’Connor explained the Authority has engaged BKD, LLP to perform audits of the financial activities of the Authority. Mr. Mike Lyons and Mr. Chad Moore were in attendance to present the audit of accounts for the fiscal year ending, June 30, 2013.

Mr. Lyons presented an overview of the financial activities of the Authority to the Board and an “Unmodified or Clean Opinion” was given with no deficiencies in the financial statements. Results for financial statements had no significant changes in the revenue streams/levels or types. Net Income was increased about 10% over last year.

Mr. Lyons explained to the Board the Schedule of Findings and Responses. During the course of the audit control deficiencies were noted surrounding the Authority’s ability to produce fairly stated financial information these include: (a) no review performed over journal entries made to general ledger (b) failure to balance all fund ledgers and (c) failure to record and properly account for certain revenue accruals, expense accruals and inter-fund transaction. These deficiencies have been discussed with management and we believe management has developed and implemented a plan to accurately address these issues; the plan has not yet been tested by BKD. Mr. Lyon explained “we will follow the audit closely and will spend a little more time looking at those areas to make sure management’s plan has been implemented and has been effective.”

Executive Director O’Connor added we have made a variety of changes of how some of the transactions are monitored, if the Board would like to do a mid-year testing on procedures and controls that can be arranged with BKD. We will just need to get an estimate on what that cost would be. It is an option the Board may want to consider.

Mr. Beffort moved for approval of the financial report with the caveat to start next year’s audit process early or prior to year end to make sure internal controls are safe.

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

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted.

Resolution No. 136 entitled:

“RESOLUTION ACCEPTING THE TRANSFER OF REAL PROPERTY FROM THE BOARD OF REGENTS OF THE UNIVERSITY OF OKLAHOMA AND APPROVING A REDEVELOPMENT AGREEMENT WITH OKLAHOMA CITY HOUSING SERVICES REDEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF HOUSING”

Executive Director O’Connor explained the Authority was approached by the City of Oklahoma City regarding a piece of property owned by the University of Oklahoma (“OU”). The City wanted to acquire this property for a private development along N.E. 14th Street. The staff has developed a transaction where the OU property would be swapped with property owned by the Oklahoma City Urban Renewal Authority (“OCURA”). The Authority then can provide that property for development to a non-profit organization to further the redevelopment of the area. The Authority must be involved in the transaction because the OU property is not located in an OCURA area.

Ms. Pomeroy commented OCURA will transfer property south of N.E. 7th & Philips Street to OU. OU’s property at N.E. 14th & Walnut will be transferred to the Authority. The Authority will then enter into a redevelopment agreement with Oklahoma City Housing Services Redevelopment Corporation for a development of housing.

Ms. Batchelor explained those lots will be included in the proposed development by the American Cancer Society of Hope Lodge. OU is trying to facilitate that development and would like to use the property for parking.

Councilman Greenwell inquired if the two parcels of land being exchanged are similar in value.

Ms. Batchelor replied, they are definitely similar in size, but she doesn’t have information as to the value.

Executive Director O’Connor commented there may be some difference in value between them, but the OCURA land on 7th Street could be considered more valuable.

Councilman McAtee inquired if the difference in price causes any problems.

Ms. Batchelor replied no, since both OCURA and the Authority can act in support of OU’s effort to develop the Health Science Center and as a public entity we do not have to be precise about the valuation.

Executive Director O’Connor explained the proposed resolution accepts the transfer of real property near N.E. 14th and N. Walnut Avenue from the Board of Regents of the University of Oklahoma and approves a redevelopment agreement with Oklahoma City Housing Services Redevelopment Corporation, pursuant to which the Authority will transfer the property for the development of housing.

Mr. Beffort moved the adoption of this resolution and upon a second by Mr. Tolbert, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

Resolution No. 137 entitled:

“RESOLUTION AUTHORIZING SUPPORT FOR IMPLEMENTATION OF THE CONTRACT FOR SALE OF LAND AND REDEVELOPMENT BETWEEN THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY AND GENERAL ELECTRIC COMPANY”

Executive Director O’Connor explained this is a general resolution for authorization to the Oklahoma City Redevelopment Authority to participate and be involved in the GE redevelopment. There may be some issues come up with using Tax Increment Financing Money in TIF #1 relating to GE, but the Redevelopment Authority has the ability to access those funds and enter into agreements for them. There is a possibility that we will be doing some of the construction of the public infrastructure improvements through the Redevelopment Authority so again we would use TIF funds to implement those requirements for the GE development. We have applied for an Economic Development Administration Grant (approximately \$5,000,000) through the U.S. Department of Commerce to help offset our costs on any infrastructure or site improvements needed for the GE project.

Ms. Batchelor commented we are in the process of negotiating with GE on the assistance for the structured parking. We have indicated public support for that because it puts GE in a position to build a second building someday; the parking garage would contain around 400 spaces and their commitment for employees are approximately 125-130.

Executive Director O’Connor explained this resolution grants a general authorization to Oklahoma City Redevelopment Authority, its officers, the Executive Director, and Legal Counsel to provide support activities and services necessary to support the Oklahoma City Urban Renewal Authority and the City in the implementation of the GE Redevelopment Agreement.

Councilman Greenwell moved the adoption of this resolution and upon a second by Mr. Beffort, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

Resolution No. 138 entitled:

“RESOLUTION ESTABLISHING AN AUDIT COMMITTEE OF THE BOARD OF TRUSTEES”

This resolution establishes an Audit Committee of the Board of Trustees.

Mr. Beffort moved the adoption of this resolution and upon a second by Councilman Greenwell, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Aye
Councilman Larry McAtee	Aye
Councilman David Greenwell	Aye

Resolution Adopted

PRESENTATION OF INTERIM FINANCIAL REPORTS FOR THE PERIOD ENDING NOVEMBER 30, 2013

Ms. Kenfield presented a cash based financial statement for the entire period through November 30, 2013. Assets primarily consisted of cash and cash equivalents - \$2,779,987; Total Assets - \$14,439,393; Total Liabilities - \$1,233,118 leaving a Fund Balance of \$13,206,275. Revenues for the year so far consisted of Rental Income - \$361,114; Interest Income - \$160,477; Investment Income - \$17,162; Total Revenues of \$559,834; Total Expenditures \$1,009,330.

There being no further business to come before the Board, meeting was adjourned at 10:25 a.m.

SECRETARY

OKLAHOMA CITY REDEVELOPMENT AUTHORITY

TRUSTEES

J. Larry Nichols
Chairman

James R. Tolbert III
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

EXECUTIVE DIRECTOR

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: March 6, 2014

Ref: Resolution Authorizing and Approving Development Financing Assistance Agreement with GE for Eligible Project Costs in the Oklahoma Health Center Economic Development Project Area

Background: The Amended Oklahoma Health Center Economic Development Project Plan ("Project Plan") provides support through tax increment financing for development of the area anchored by the Oklahoma Health Center ("Project Area"). That support includes assisting in the financing and construction of parking facilities for technological research and development facilities. The City has authorized the Trust to assist in development financing under the Project Plan. The Redevelopment Agreement between the Oklahoma City Urban Renewal Authority and GE provides for assistance in development financing to the Redeveloper for structured parking. The Executive Director and Legal Counsel have negotiated a proposed Development Financing Assistance Agreement, under which development financing assistance is to be provided to cover one half the actual and reasonable costs of the structured parking, which is estimated to be less than Six Million Eight Hundred Fifty Thousand Dollars (\$6,850,000). The proposed Development Financing Assistance Agreement provides that upon completion of the parking facility, the Trust shall make annual payments to the Redeveloper in an amount equal to a portion of the ad valorem taxes paid by the Redeveloper until such payments total one-half the actual and reasonable costs incurred by the Redeveloper to construct the structured parking facility, in an amount not to exceed Three Million Four Hundred Twenty-Five Thousand Dollars (\$3,425,000).

Summary of Agenda Item: The resolution authorizes Assistance in development financing to General Electric an amount not to exceed \$3,425,000.00, in accordance with the provisions of the Amended Oklahoma Health Center Economic Development Project Plan. The officers of the Trust and its Executive Director, with the advice of its Legal Counsel, are authorized to finalize, approve and execute the proposed Development Financing Assistance Agreement and related documents, including the approval and execution of amendments, corrections and clarifications thereof, and to take such actions as may be necessary or appropriate to implement this authorization and to provide assistance in development financing.

Recommendation: Approval of Resolution.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AND APPROVING DEVELOPMENT FINANCING ASSISTANCE AGREEMENT WITH GENERAL ELECTRIC COMPANY IN AN AMOUNT NOT TO EXCEED \$3,425,000 FOR ELIGIBLE PROJECT COSTS IN THE OKLAHOMA HEALTH CENTER ECONOMIC DEVELOPMENT PROJECT AREA

WHEREAS, The City of Oklahoma City has approved the Amended Oklahoma Health Center Economic Development Project Plan (“Project Plan”) in accordance with the provisions of the Oklahoma Local Development Act, 62 Okla. Stat. § 850, *et seq.*; and

WHEREAS, the Oklahoma City Urban Renewal Authority (“OCURA”), in furtherance of its responsibilities to carry out the Project Plan and the Harrison-Walnut Urban Renewal Plan (“Renewal Plan”), has approved a Contract for Sale of Land and Redevelopment Agreement (“Redevelopment Agreement”) with General Electric Company (“Redeveloper”) for the redevelopment of a site generally located between N.E. 10th Street and N.E. 8th Street and between Walnut Avenue and N. Stiles Avenue (“Property”); and

WHEREAS, the Project Plan is intended to provide support for the development of the area anchored by the Oklahoma Health Center (“Project Area”), including specifically to assist in the financing and construction of parking facilities in support of bioscience economic development activities and related development objectives for the area, including technological research and development facilities; and

WHEREAS, OCURA and the Oklahoma City Redevelopment Authority (“Trust”) are authorized in accordance with their respective responsibilities to carry out the Project Plan and the Renewal Plan in order to redevelop the Project Area, serve as a catalyst for expanding employment, attract major investment, and enhance the tax base; and

WHEREAS, by resolution approved on April 10, 2007, the City Council of The City of Oklahoma City authorized the Trust to assist in development financing within the authorizations and limitation of the Project Plan; and

WHEREAS, the Redeveloper proposes to include structured parking facilities as part of the Improvements to be constructed on the Property pursuant to the Redevelopment Agreement; and

WHEREAS, structured parking facilities will increase the capacity of the Property to serve as an employment center and will support the expansion of commercial facilities and economic development in the Project Area; and

WHEREAS, pursuant to the approved Redevelopment Agreement, assistance in development financing is to be provided to the Redeveloper in support of the construction of structured parking; and

WHEREAS, the Executive Director and Legal Counsel have negotiated a proposed Development Financing Assistance Agreement, setting forth the terms and conditions under which such development financing assistance is to be provided; and

WHEREAS, such development financing assistance is to be limited to one half the actual and reasonable costs incurred for structured parking, which shall not exceed Six Million Eight Hundred Fifty Thousand Dollars (\$6,850,000); and

WHEREAS, the proposed Development Financing Assistance Agreement provides that upon completion of the structured parking facility, the Trust shall make annual payments of development financing assistance in an amount equal to a portion of the ad valorem taxes paid by the Redeveloper until such payments total one-half the actual and reasonable costs incurred by the Redeveloper to construct the structured parking facility; and

WHEREAS, approval of assistance in development financing to the Redeveloper for eligible project costs for development in the Project Area is appropriate, desirable and in the public interest.

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

1. Assistance in development financing to General Electric is authorized in an amount not to exceed \$3,425,000.00, in accordance with the provisions of the Amended Oklahoma Health Center Economic Development Project Plan, and as may be further amended from time to time.
2. The officers of the Oklahoma City Redevelopment Authority and its Executive Director, with the advice of its Legal Counsel, are authorized to finalize, approve and execute the proposed Development Financing Assistance Agreement and related documents, including the approval and execution of amendments, corrections and clarifications thereof, and to take such actions as may be necessary or appropriate to implement this authorization and to provide assistance in development financing.

I, _____, Secretary of the Oklahoma City Redevelopment Authority, a public trust, certify that the foregoing Resolution was duly adopted at a **special** meeting of the Oklahoma City Redevelopment Authority held at its offices at 105 N. Hudson, Suite 101, Oklahoma City, Oklahoma, on the **6th** day of **March, 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 such meeting; and that said Resolution was adopted by a majority of those present.

SECRETARY

(SEAL)

OKLAHOMA CITY REDEVELOPMENT AUTHORITY

TRUSTEES

J. Larry Nichols
Chairman

James R. Tolbert III
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

EXECUTIVE DIRECTOR

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: March 6, 2014

Ref: Resolution Authorizing Actions in Connection with an EDA Grant Application for the GE Redevelopment Agreement

Background: The Oklahoma City Urban Renewal Authority (“OCURA”) has entered into a redevelopment agreement with General Electric Company for land near N.E. 10th Street and N. Central Avenue, pursuant to which General Electric will construct a state-of-the-art oil and gas research facility. Under the terms of the Redevelopment Agreement, OCURA has undertaken certain obligations to demolish and remove existing streets, to relocate utilities, to reconstruct a two-block portion of Stiles Avenue as a boulevard in order improve access and circulation to the Property, and to provide development financing assistance for structured parking facilities. Some of these costs may be eligible for federal financial assistance through a grant from the U.S. Economic Development Administration (“EDA”). The Executive Director, Staff, and Legal Counsel have prepared and submitted a grant to the EDA.

Summary of Agenda Item: The resolution authorizes the Officers, Staff, Executive Director, and Legal Counsel to pursue the EDA funding opportunity, including taking all appropriate actions to prepare and execute additional documents, including grant agreements, commitments, and assurances, for the GE Global Research Center and in connection with the Redevelopment Agreement.

Recommendation: Approval of Resolution.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ACTIONS IN CONNECTION WITH THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION FOR ASSISTANCE FOR THE GE GLOBAL RESEARCH CENTER

WHEREAS, the City of Oklahoma City (“City”) has heretofore approved the Harrison-Walnut Urban Renewal Plan, as amended (“Urban Renewal Plan”); and

WHEREAS, in furtherance of its responsibilities to carry out the Urban Renewal Plan, the Oklahoma City Urban Renewal Authority (“OCURA”) has approved a Contract for Sale of Land and Redevelopment Agreement with General Electric Company (the “Redevelopment Agreement”) for the redevelopment of a site generally located between N.E. 10th Street and N.E. 8th Street and between Walnut Avenue and N. Stiles Avenue (the “Property”); and

WHEREAS, pursuant to the terms of the Redevelopment Agreement, OCURA has undertaken certain obligations to demolish and remove existing streets, to relocate utilities, to reconstruct a two-block portion of Stiles Avenue as a boulevard in order improve access and circulation to the Property, and to provide development financing assistance for structured parking facilities; and

WHEREAS, the U.S. Economic Development Administration (“EDA”) provides grants of federal financial assistance for projects that leverage regional economic assets to create jobs and promote innovation; and

WHEREAS, the GE Global Research Center meets the threshold criteria for the EDA funding opportunity; and

WHEREAS, the Executive Director, Staff, and Legal Counsel have prepared and submitted an application to the EDA for a grant to support the development of the GE Global Research Center and the implementation of the Redevelopment Agreement; and

WHEREAS, it is appropriate, desirable, and in the public interest to authorize the Officers, Staff, Executive Director, and Legal Counsel to pursue the EDA funding opportunity, including taking all appropriate actions to prepare and execute additional documents, including grant agreements, commitments, and assurances, for the GE Global Research Center and in connection with the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Oklahoma City Redevelopment Authority that the Officers, Staff, Executive Director, and Legal Counsel are authorized to pursue the EDA funding opportunity, including taking all appropriate actions to prepare and execute additional documents, including grant agreements, commitments, and assurances, for the GE Global Research Center and in connection with the Redevelopment Agreement.

I, _____, Secretary of the Oklahoma City Redevelopment Authority, a public trust, certify that the foregoing Resolution was duly adopted at a **special** meeting of the Oklahoma City Redevelopment Authority held at its offices at 105 N. Hudson, Suite 101, Oklahoma City, Oklahoma, on the 6th day of March, 2014; that said meeting was held in accordance with the By-Laws of the Oklahoma City Redevelopment 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 such meeting; and that said Resolution was adopted by a majority of those present.

SECRETARY

OKLAHOMA CITY REDEVELOPMENT AUTHORITY

TRUSTEES

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Chairman

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Russell M. Perry

EXECUTIVE DIRECTOR

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: March 6, 2014

Ref: Adoption of the Oklahoma City Redevelopment Authority Investment Policy

Background: The Oklahoma City Redevelopment Authority, a public trust, created by Trust Indenture dated May 7, 1985, was organized for the purpose of assisting in the implementation of economic development and redevelopment projects and aiding and providing financial assistance to the Oklahoma City Urban Renewal Authority in connection with its proposed and approved redevelopment activities. Section 20 of Article VIII of the Trust Indenture authorizes the Trustees to invest funds not required for immediate disbursement in property or securities in which savings banks, building and loan associations, or savings and loan associations may legally invest funds. The proposed Oklahoma City Redevelopment Authority Investment Policy outlines the internal procedures and practices for the investment of funds and the general categories of authorized investments.

Summary of Agenda Item: The resolution adopts the Oklahoma City Redevelopment Authority Investment Policy.

Recommendation: Approval of Resolution.

RESOLUTION NO. _____

RESOLUTION ADOPTING THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY INVESTMENT POLICY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO PERFORM SERVICES FOR THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY AS GRANTED BY THE POLICY

WHEREAS, the Oklahoma City Redevelopment Authority (“OCRA”) is a public trust created pursuant to the Oklahoma Public Trust Law, 60 O.S. § 176, *et seq.* (“Act”) by a Trust Indenture dated May 7, 1985 (“Trust Indenture”); and

WHEREAS, section 20 of Article VIII of the Trust Indenture authorizes the Board of Trustees of OCRA to invest funds not required for immediate use in property or securities in which savings banks, building and loan associations, or savings and loan associations may legally invest funds;

WHEREAS, from time to time OCRA has such funds; and

WHEREAS, the Oklahoma City Redevelopment Authority Investment Policy, attached hereto, outlines the internal procedures and practices for the investment of funds and the general categories of authorized investments; and

WHEREAS, it is appropriate and desirable to adopt the Oklahoma City Redevelopment Authority Investment Policy.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Oklahoma City Redevelopment Authority that the Oklahoma City Redevelopment Authority Investment Policy, attached hereto, is adopted and effective as of March 6, 2014, and the Executive Director of OCRA is authorized and directed to take such actions as may be necessary or appropriate to implement the Program and this policy.

I, _____, Secretary of the Oklahoma City Redevelopment Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Oklahoma City Redevelopment Authority held at its offices at 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma 73102, on the **6th** day of **March, 2014**; 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

OKLAHOMA CITY REDEVELOPMENT AUTHORITY INVESTMENT POLICY

Scope

This policy applies to all funds in the custody of the Oklahoma City Redevelopment Authority (OCRA).

Objectives

The policy objectives and activities are:

1. To adhere to the Oklahoma Public Trust Act (60 O.S. § 176, *et seq.*) and other applicable federal, state and municipal statutes;
2. To effectively preserve the principal amount of all investments;
3. To plan and provide for liquidity needed to meet reasonably anticipated financial obligations;
4. To obtain a reasonable rate of return.

Delegation of Authority

Responsibility for OCRA's investments is vested in the Board of Trustees. The Board of Trustees delegates responsibility for the daily administration of investments to the Executive Director. The Executive Director shall establish processes and procedures for investment management that are consistent with this policy.

Prudence and Standard of Care

The Board of Trustees, Executive Director and their designees shall act responsibly and with a standard of care equal to the "prudent person" or "prudent investor" standard when managing the investments of OCRA.

Internal Controls

The Executive Director will establish and maintain an internal control structure to provide reasonable assurance that investments are properly safeguarded and that all transactions are executed, recorded and managed in compliance with the Oklahoma Public Trust Act and other applicable federal, state and municipal statutes.

Diversification

The amounts and maturity dates of investments will be diversified. No more than 75% of the total funds available for investment may be placed in any one authorized institution. Of the funds invested, up to 100% may be invested with a maturity date of 2 year or less, up to 30% may be invested with a maturity of 2-3 years, up to 10% may be invested with a maturity of 3-5 years and up to 5% may be invested with a maturity of 5-30 years.

Authorized Investments

The Board of Trustees, Executive Director and their designees may place available funds in investments authorized by the Oklahoma Public Trust Act and other applicable federal, state and municipal statutes. This policy may be more restrictive than statute requires. Investments authorized by this policy include the following:

1. Direct obligations of the United States Government, its agencies or instrumentalities to the payment of which the full faith and credit of the Government of the United States is pledged.
2. Bonds or other legally created general obligations of the state of Oklahoma, or an agency or political subdivision of the state of Oklahoma.
3. Federal Agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.
4. Collateralized or insured certificates of deposit and other evidences of deposits at banks, savings banks, savings and loan associations and credit unions located in this state when secured by appropriate collateral or fully insured certificates of deposit at banks, savings banks, savings and loan associations and credit unions located out of state.
5. Savings accounts or savings certificates of savings and loan associations, banks, and credit unions, to the extent that the accounts are fully insured by the Federal Deposit Insurance Corporation.

Reporting

At scheduled meetings, the Board of Trustees will be provided a report regarding all of OCRA's investments that includes amounts, locations, investment types, current market values (if applicable), interest rates and maturity dates.

Review and Amendment of Policy

The policy shall be reviewed at least annually and shall be modified, as necessary, by formal action of the Board of Trustees.

Oklahoma City Redevelopment Authority
Governmental Funds Balance Sheet
and Statement of Revenues, Expenditures, and Changes in Fund Balance
as of and for the Seven Months ending January 31, 2014

	<u>TIF 1</u>	<u>Skirvin</u>	<u>Total</u>
Assets			
Cash & Cash Equivalents	2,561,100	497,470	3,058,571
Investments	4,900,000	5,148,000	10,048,000
Rent Receivable	-	164,217	164,217
Interest Receivable	-	52,270	52,270
Investment Income Receivable	-	-	-
Due From Other Governments	-	-	-
Due From Other Fund	-	-	-
Other Assets	300,000	-	300,000
Total Assets	7,761,100	5,861,957	13,623,058
Liabilities			
Due To Other Fund	-	-	-
Accounts Payable	-	-	-
Due to Urban Renewal	390	-	390
Deferred Revenue	250,000	-	250,000
Total Liabilities	250,390	-	250,390
Fund Balance	7,510,711	5,861,957	13,372,668
Total Liabilities & Fund Balance	7,761,100	5,861,957	13,623,058
Revenues			
Apportioned Ad Valorem Taxes - TIF 1	-	-	-
Rental Income	99,223	370,449	469,672
Interest Income	667	185,445	186,112
Investment Income	11,257	10,303	21,560
Other Income	21,081	200,000	221,081
Total Revenues	132,228	766,197	898,425
Expenditures			
Bioscience Development & Improvements	165,591	-	165,591
Public Parking & Related Public Improvements	-	-	-
Implementation & Administration of Project Plan	82,023	-	82,023
Other Project Redevelopment Activity Costs	-	-	-
Debt Service - Principal	870,678	-	870,678
Debt Service - Interest	107,569	-	107,569
Total Expenditures	1,225,861	-	1,225,861
Changes in Fund Balance	(1,093,632)	766,197	(327,435)
Fund Balance, Beginning of Year	8,604,343	5,095,760	13,700,103
Fund Balance, Current	7,510,711	5,861,957	13,372,668

Oklahoma City Redevelopment Authority

Agenda Item VIII

Schedule of Investments

January 31, 2014

<u>Investments</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Settlement Date</u>	<u>Amount</u>
Bank of Baroda CD	0.30%	08/22/14	08/23/13	245,000
Connectone Bank CD	0.25%	09/18/14	09/18/13	245,000
Safra National Bank CD	0.30%	09/30/14	08/30/13	245,000
Salle Mae Bank CD	0.75%	10/17/14	10/17/12	245,000
American Express Centurion CD	0.85%	01/20/15	10/18/12	245,000
Merrick Bank S Jordan CD	0.40%	03/13/15	09/13/13	245,000
Lake Forest Bank & Trust CD	0.45%	06/29/15	06/28/13	245,000
Brand Banking Company CD	0.55%	07/17/15	07/17/13	245,000
FirstBank CD	0.80%	07/31/15	07/31/13	245,000
GE Capital Retail Bank CD	0.70%	08/10/15	08/09/13	245,000
Compass Bank CD	0.70%	09/18/15	09/18/13	245,000
State Bank of India CD	0.85%	09/23/15	09/23/13	245,000
Luana Savings Bank CD	0.50%	10/09/15	10/11/13	245,000
Synovus Bank CD	0.50%	10/09/15	10/11/13	245,000
Pilot Bank CD	0.50%	10/16/15	10/17/13	245,000
Sonabank CD	0.55%	10/19/15	10/24/13	245,000
Wex Bank CD	0.50%	10/23/15	10/23/13	245,000
BMW Bank CD	0.80%	10/26/15	10/25/13	245,000
Beal Bank USA CD	0.55%	10/28/15	10/30/13	245,000
TCF National Bank CD	0.55%	10/30/15	10/30/13	245,000
Total TIF Investments				4,900,000
Doral Bank CD	0.75%	02/10/14	11/15/12	248,000
KeyBank N.A. CD	0.35%	04/24/14	10/24/12	245,000
Oriental Bank & Trust CD	0.35%	10/20/14	03/27/13	245,000
United Bankers Bank CD	0.45%	11/28/14	11/29/12	245,000
Comenity Capital Bank CD	0.40%	12/08/14	12/07/12	245,000
EverBank CD	0.70%	01/16/15	01/16/13	245,000
Enerbank USA CD	0.40%	03/05/15	03/05/13	245,000
Apple Bank for Savings CD	0.40%	03/06/15	03/06/13	245,000
Citizens State Bank CD	0.40%	03/13/15	03/13/13	245,000
First Business Bank CD	0.30%	04/06/15	04/05/13	245,000
GE Capital Financial CD	0.45%	05/11/15	05/10/13	245,000
Private Bank & Trust Company CD	0.35%	05/11/15	05/10/13	245,000
Founders Bank & Trust CD	0.30%	05/15/15	05/15/13	245,000
Sterling Savings Bank CD	0.40%	05/22/15	05/22/13	245,000
North Shore Community Bank CD	0.45%	06/29/15	06/28/13	245,000
Ally Bank CD	0.65%	07/06/15	07/05/13	245,000
Bank of China CD	0.65%	07/10/15	07/10/13	245,000
First National Bank CD	0.60%	08/10/15	08/09/13	245,000
Discover Bank CD	0.70%	08/14/15	08/14/13	245,000
Standard Bank & Trust CD	0.45%	08/17/15	08/16/13	245,000
Quantum National Bank CD	0.40%	08/21/15	06/21/13	245,000
Total Skirvin Investments				5,148,000
Total Investments				10,048,000