

AGENDA FOR  
SPECIAL AND ANNUAL MEETING OF  
OKLAHOMA CITY REDEVELOPMENT CORPORATION

105 N. Hudson, Suite 101

July 16, 2014

10:00 a.m.

**“Business will commence as soon after 10:00 a.m. as 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 Special Meeting of the Board of Directors held on Wednesday, August 21, 2013
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, 2014
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 Oklahoma City Redevelopment Corporation and the City Clerk's Office by 10:00 a.m. Monday, July 14, 2014 by Pam Lunnon, Administrative Assistant

MINUTES OF A SPECIAL MEETING  
OF THE  
OKLAHOMA CITY REDEVELOPMENT CORPORATION

The Special Meeting of the Board of Directors of the Oklahoma City Redevelopment Corporation was held on Wednesday, August 21, 2013 at 10:30 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. Russell M. Perry  
Ms. Mary Mélon  
Mr. James R. Tolbert

Commissioners Absent:

Mr. Mark Beffort

Staff members present:

Catherine O'Connor, Executive Director  
Joe Van Bullard, Director of Redevelopment Programs  
Dan Batchelor, OCURA General Counsel  
Leslie Batchelor, OCURA Associate General Counsel  
Susan Rodzon, The Center for Economic Development Law  
Geri Kenfield, The Alliance for Economic Development  
Dustin Akers, The Alliance for Economic Development  
Cassi Poor, The Alliance for Economic Development  
Pam Lunnon, The Alliance for Economic Development

Others present:

Steve Lackmeyer, The Oklahoman  
Jane Jenkins, Downtown OKC  
Bobby Jackson, OUHSC  
Paul Manzello, OUHSC  
John Michael Williams, Williams, Box, Forshee & Bullard  
David Dickerson, MTP  
Marion Hutchison, ONTRAC  
Andy Burnett, Burnett Equity  
Gary Brooks, Cornerstone – Midtown, LLC  
Kathy Bridges, Cornerstone Development

The Chairman requested a motion to approve, as circulated, the minutes of a regular and annual meeting held on Wednesday, July 17, 2013.

Mr. Tolbert moved the adoption of the minutes, and upon second by Ms. Mélon, 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	Absent

Minutes adopted.

**Chairman Nichols introduced the following resolution:**

**“Resolution of The Oklahoma City Redevelopment Corporation Authorizing the Formation of an Entity to Become Certified as a Community Development Entity (CDE) by The United States Department of The Treasury’s Community Development Financial Institutions Fund; Authorizing and Ratifying Actions Taken in Forming OKC Urban Redevelopment, LLC, And Applying for Certification as a CDE; and Authorizing the Pursuit of New Market Tax Credit Allocation”**

Executive Director O’Connor explained we have submitted an application to create a Community Development Entity in conjunction with The Alliance for Economic Development of OKC so that we can make an application for New Market Tax Credits. New Market Tax Credits are a tool that is used to encourage investment and development in low income communities and/or to build facilities to provide services to low income communities. This resolution authorizes creation of the new entity and ratifies staff’s actions applying for CDE certification. It further authorizes them to apply for NMTC allocation by the deadlines posted in the Treasury Department’s notice.

Ms. Tolbert 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	Absent

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 10:35 a.m.

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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 Directors of the Oklahoma City Redevelopment Corporation  
From: Catherine O'Connor, Executive Director  
Date: July 16, 2014  
Ref: Advancement of Funds from the Oklahoma City Redevelopment Corporation

**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 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, 2014**

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**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 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, 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, 2014.

**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, 2014, 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, 2014.

I, \_\_\_\_\_, Secretary of the Oklahoma City Redevelopment Corporation, certify that the foregoing Resolution No. \_\_\_\_\_ was duly adopted at a **regular and annual** meeting of the Oklahoma City Redevelopment Authority, held at its offices at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102, on the **16<sup>th</sup>** day of **July, 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 said meeting; and that the Resolution was duly adopted by a majority of the Board Members present.

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SECRETARY

(SEAL)