

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 9:11 am, Jan 14, 2025

AGENDA
REGULAR MEETING OF
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
WEDNESDAY, JANUARY 15, 2025
CONFERENCE ROOM
431 W. MAIN STREET, SUITE B
10:30 A.M.

Business will commence as soon after 10:30 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 Special Meeting on Monday, November 4, 2024

JFK PROJECT AREA

5. Resolution No. _____ Resolution Conditionally Designating a Redeveloper for Certain Property Located at the Northeast Corner of Northeast 19th and Martin Luther King Jr. Boulevard, John F. Kennedy Urban Renewal Plan
6. Resolution No. _____ Resolution Conditionally Designating a Redeveloper for Certain Property Located near the Southeast Corner of Northeast 4th Street and North Wisconsin Avenue, John F. Kennedy Urban Renewal Plan

HARRISON-WALNUT

7. Resolution No. _____ Resolution (1) Approving Amendments to the Contract for Sale of Land and Redevelopment to Extend Certain Dates, (2) Approving Schematic Design Studies, Design Development Documents, and Landscaping Plans, and (3) Authorizing the Executive Director to Approve Construction Documents and Evidence of Financing, all Submitted or to be Submitted by Sandwal LLC for the Redevelopment of Property Located on the East Side of Walnut Avenue, between N.E. 5th Street and Harrison Avenue, Harrison-Walnut Urban Renewal Plan

MAPS-SPORTS-ENTERTAINMENT-PARKING

8. Resolution No. _____ Resolution Authorizing the Executive Director to Exercise the Option for Routine Common Area Maintenance of The Bass Pro Building Common Area to Be Performed by The Bricktown Entertainment Center Owners' Association, Inc.

OCURA AGENDA

January 15, 2024

Page 2

NORTHEAST RENAISSANCE

9. Resolution No. _____ Resolution Approving Real Estate Acquisition Agreement with the City Of Oklahoma City, Northeast Renaissance Urban Renewal Plan

GENERAL MATTERS

10. Presentation of Interim Financial Report for the Period Ending September 30, 2024
11. Staff Report
12. Citizens to be heard
13. Adjournment

Official action can only be taken on items which appear on the agenda. The OCURA Board of Commissioners 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 105 N. Hudson, Suite 101 by 10:30 a.m. on Tuesday, January 14, 2025 by Pam Lunnon, Accounting & Administrative Coordinator

MINUTES OF SPECIAL MEETING
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
MONDAY, NOVEMBER 4, 2024

A Special Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Monday, November 4, 2024, at 1:00 p.m. in the conference room located at 431 W. Main Street, Suite B; 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.

Commissioners Absent:

Mr. Russell M. Perry
Mr. James R. Tolbert, III

Staff Members Present:

Emily Pomeroy, Jeff Sabin, Lisa Harden and Dan Batchelor, CEDL
Kenton Tsoodle, Geri Harlan, Keith Kuhlman, Olen Cook, Cassi Poor, Melva Franklin,
Monse Lozano and Pam Lunnon, The Alliance for Economic Dev. of OKC

Others Present:

Jerry Lawrence II, OCURA
Jeremy Logan, OCURA
Darnell Forshee, OCURA
Renina & Keith Forhsee
Lloyd Fortune, Fortune Enterprises, LLC
Shree McConnell
Tim Strange, Rose Rock
Steve Lackmeyer, Oklahoman
Candace Baitz, PIVOT

The Chairman requested a motion to approve the circulated minutes of the Special Board Meeting of the Oklahoma City Urban Renewal Authority held on August 28, 2024. Commissioner

OCURA Board of Commissioners, Monday, November 4, 2024

Hatfield moved the adoption of the minutes and upon second by Commissioner Cooper, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Minutes Approved

The Chairman introduced the following resolutions:

NORTHEAST RENAISSANCE

Resolution No. 6125 entitled:

“Resolution Approving Redevelopment Agreement with Orbit Homes and Construction LLC for Two Single-Family Residences, Northeast Renaissance Urban Renewal Plan”

Commissioner Cooper moved the adoption of the resolution, and upon second by Commissioner Hatfield, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

HARRISON-WALNUT

Resolution No. 6126 entitled:

“Resolution Approving Phasing Plan for All Phases; Approving Schematic Design Studies and Design Development Documents for Phase 1; Authorizing Executive Director to Approve Construction Documents, Landscaping Plans, and Evidence of Financing Capacity for Phase 1, All Submitted or to be Submitted by Bison Hill 2024 LLC for the Redevelopment of Property

OCURA Board of Commissioners, Monday, November 4, 2024

Generally Located Between Russell M. Perry Avenue, Main Street, N.E. 1st Street, and N.E. 2nd Street, Harrison-Walnut Urban Renewal Plan”

Commissioner Hatfield moved the adoption of the resolution, and upon second by Commissioner Cooper, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

JFK PROJECT AREA

Resolution No. 6127 entitled:

“Resolution Approving a Redevelopment Agreement with the Nexus Group, LLC for a Single-Family Residence, John F. Kennedy Urban Renewal Plan”

Commissioner Cooper moved the adoption of the resolution, and upon second by Commissioner Hatfield, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

Resolution No. 6128 entitled:

“Resolution Approving a Redevelopment Agreement with Fortune Enterprises LLC for a Single-Family Residence, John F. Kennedy Urban Renewal Plan”

Commissioner Cooper moved the adoption of the resolution, and upon second by Commissioner Hatfield, motion carried by the following roll call votes:

OCURA Board of Commissioners, Monday, November 4, 2024

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

Resolution No. 6129 entitled:

“Resolution Authorizing an Invitation for Proposals for Redevelopment of Property Located at the Northeast Corner of Northeast 19th and Martin Luther King Avenue, John F. Kennedy Urban Renewal Plan”

Commissioner Hatfield moved the adoption of the resolution, and upon second by Commissioner Cooper, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

GENERAL MATTERS

Resolution No. 6130 entitled:

“Resolution Authorizing a Community Development Block Grant Operating Agreement with the City of Oklahoma City for Fiscal Year 2024–2025 and Execution of the Agreement by the Executive Director”

Commissioner Hatfield moved the adoption of the resolution, and upon second by Commissioner Cooper, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

OCURA Board of Commissioners, Monday, November 4, 2024

Resolution No. 6131 entitled:

“Resolution Approving a Community Development Block Grant Services Agreement Between the Oklahoma City Urban Renewal Authority and The Alliance for Economic Development of Oklahoma City, Inc., for the Management of the CDBG Program in Accordance with the CDBG Operating Agreement Between the Oklahoma City Urban Renewal Authority and the City Of Oklahoma City for Fiscal Year 2024–2025”

Commissioner Hatfield moved the adoption of the resolution, and upon second by Commissioner Cooper, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

Resolution No. 6132 entitled:

“Resolution Approving Community Development Block Grant Services Agreement Between the Oklahoma City Urban Renewal Authority and the Center for Economic Development Law, PLLC, for the Provision of General Counsel Services Needed in Connection with the CDBG Program in Accordance with the CDBG Operating Agreement Between the Oklahoma City Urban Renewal Authority and the City of Oklahoma City for Fiscal Year 2024–2025”

Commissioner Cooper moved the adoption of the resolution, and upon second by Commissioner Hatfield, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

OCURA Board of Commissioners, Monday, November 4, 2024

Resolution No. 6133 entitled:

“Resolution Approving a Vendors List for Professional Services Providers, Including Acquisition and Relocation Services; Architecture, Landscape Architecture, City Planning, Urban Design and Construction Management; Civil Engineering and Traffic Analysis; Community and Neighborhood Engagement and Outreach; Demolition and Site Work; Environmental Assessment and Testing; Independent Appraisal Services; Land Surveying; and Land Title Examination and Title Insurance Services”

Commissioner Hatfield moved the adoption of the resolution, and upon second by Commissioner Cooper, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

Resolution No. 6134 entitled:

“Resolution Commending Darnell Forshee for Outstanding and Dedicated Service to the Oklahoma City Urban Renewal Authority Upon His Retirement”

Commissioner Cooper moved the adoption of the resolution, and upon second by Commissioner Hatfield, motion carried by the following roll call votes:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Resolution Adopted

Financial Report

Geri Harlan presented the financial reports through August 31, 2024

OCURA Board of Commissioners, Monday, November 4, 2024

Commissioner Cooper moved to accept financials, and upon second by Commissioner Hatfield, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Judy J. Hatfield	Aye
Mr. Russell M. Perry	Absent
Mr. James R. Tolbert, III	Absent
Mr. Lee E. Cooper, Jr.	Aye

Financials Received

Staff Report - none

Citizens to be heard

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:34 p.m.

Secretary

OCURA Board of Commissioners, Monday, November 4, 2024

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Kenton Tsoodle, Executive Director
Date: January 15, 2025
Ref: Resolution Conditionally Designating a Redeveloper for Certain Property Located at the Northeast Corner of Northeast 19th Street and Martin Luther King Avenue, John F. Kennedy Urban Renewal Plan

Background: OCURA opened a public request for proposals (RFP) for property it owns located at NE 19th St. and N MLK Ave. JAT Realty Incorporated submitted the only proposal which was reviewed and deemed responsive to the criteria established in the RFP. It is appropriate to conditionally designate JAT Realty Incorporated as the redeveloper of the property for a period of 90 days to attempt to negotiate a redevelopment agreement.

Purpose of Agenda Item: The resolution conditionally designates a redeveloper.

Staff Recommendation: Approval of Resolution

Attachments: Map Exhibit

RESOLUTION NO. _____

RESOLUTION CONDITIONALLY DESIGNATING A REDEVELOPER FOR CERTAIN PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTHEAST 19TH AND MARTIN LUTHER KING JR. AVENUE, JOHN F. KENNEDY URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the John F. Kennedy (R-35) Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Authority owns the real property located at the northeast corner of Northeast 19th Street and North Martin Luther King Jr. Avenue, as described and depicted on the attached Exhibit A and having a general address of 2000 North Martin Luther King Jr. Avenue (“Property”); and

WHEREAS, the Authority previously invited proposals for the redevelopment of the Property; and

WHEREAS, JAT Realty Incorporated, an Oklahoma corporation, have submitted a response to the public invitation; and

WHEREAS, the Board of Commissioners of the Authority has reviewed the redevelopment proposal submitted by JAT Realty Incorporated in response to the public invitation; and

WHEREAS, in accordance with the public invitation process, the Board of Commissioners finds that the proposal submitted by JAT Realty Incorporated is responsive to the criteria established in the public invitation, is an acceptable initial proposal, and it is appropriate to conditionally designate JAT Realty Incorporated as redeveloper of the Property; and

WHEREAS, the Board of Commissioners deems it appropriate and desirable to authorize and direct its Executive Director and Legal Counsel to conduct negotiations with the conditionally designated redeveloper for a period of ninety (90) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority, and present a draft contract for sale of land and redevelopment to the Board of Commissioners for review and consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The redevelopment proposal submitted by JAT Realty Incorporated, an Oklahoma corporation, is hereby deemed an acceptable initial proposal, and JAT Realty Incorporated, an Oklahoma corporation, are hereby conditionally designated as the redeveloper for the proposed redevelopment site.

2. The Executive Director and Legal Counsel of the Authority are authorized and directed to negotiate with JAT Realty Incorporated, an Oklahoma corporation, for a period of ninety (90) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority and present a draft contract for sale of land and redevelopment to the Board of Commissioners for review and consideration..

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, OK 73102, on the **15th** day of **January, 2025**; 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 legally sufficient number of the Commissioners.

SECRETARY

(SEAL)

Exhibit A

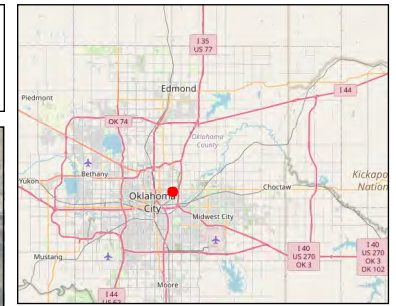
Legal Description and General Depiction of the Property

Lot Eleven (11), of Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 22, Page 91, including all right, title and interest in and to vacated streets and alleys abutting thereon.








1: 2,257



Legend

-  Sections (>1:40,000)
-  Parcels
-  OK County Boundary

Notes

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

OKLAHOMA CITY

**URBAN
RENEWAL
AUTHORITY**

To: Board of Commissioners
From: Kenton Tsoodle, Executive Director
Date: January 15, 2025
Ref: Resolution Conditionally Designating a Redeveloper for Certain Property Located Near the Southeast Corner of Northeast 4th Street and North Wisconsin Avenue, John F. Kennedy Urban Renewal Plan

Background: OCURA opened a public request for proposals (RFP) for property it owns located near NE 4th St. and N Wisconsin Ave. Veterans Community Project Inc., submitted the only proposal which was reviewed and deemed responsive to the criteria established in the RFP. It is appropriate to conditionally designate Veterans Community Project Inc. as the redeveloper of the property for a period of 180 days to attempt to negotiate a redevelopment agreement.

Purpose of Agenda Item: The resolution conditionally designates a redeveloper.

Staff Recommendation: Approval of Resolution

Attachments: Map Exhibit

RESOLUTION NO. _____

RESOLUTION CONDITIONALLY DESIGNATING A REDEVELOPER FOR CERTAIN PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF NORTHEAST 4th STREET AND NORTH WISCONSIN AVENUE, JOHN F. KENNEDY URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the John F. Kennedy (R-35) Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Authority owns the real property located at and adjacent to the southeast corner of Northeast 4th Street and North Wisconsin Avenue having a general address of 1836 Northeast 4th Street, as described and depicted on the attached Exhibit A (“Property”); and

WHEREAS, the Authority previously invited proposals for the redevelopment of the Property; and

WHEREAS, Veterans Community Project Inc., a Delaware nonprofit corporation, has submitted a response to the public invitation; and

WHEREAS, the Board of Commissioners of the Authority has reviewed the redevelopment proposal submitted by Veterans Community Project Inc. in response to the public invitation; and

WHEREAS, in accordance with the public invitation process, the Board of Commissioners finds that the proposal submitted by Veterans Community Project Inc. is responsive to the criteria established in the public invitation, is an acceptable initial proposal, and it is appropriate to conditionally designate Veterans Community Project Inc. as redeveloper of the Property; and

WHEREAS, the Board of Commissioners deems it appropriate and desirable to authorize and direct its Executive Director and Legal Counsel to conduct negotiations with the conditionally designated redeveloper for a period of one-hundred eighty (180) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority, and present a draft contract for sale of land and redevelopment to the Board of Commissioners for review and consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The redevelopment proposal submitted by Veterans Community Project Inc., a Delaware nonprofit corporation, is hereby deemed an acceptable initial proposal, and Veterans Community Project Inc. is hereby conditionally designated as the redeveloper for the proposed redevelopment site.

2. The Executive Director and Legal Counsel of the Authority are authorized and directed to negotiate with Veterans Community Project Inc. for a period of one hundred eighty (180) days to attempt to reach an agreement as to development plans, financing arrangements, price contingencies, and other terms and conditions satisfactory to the Authority and present a draft contract for sale of land and redevelopment to the Board of Commissioners for review and consideration..

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, OK 73102, on the **15th** day of **January, 2025**; 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 legally sufficient number of the Commissioners.

SECRETARY

(SEAL)

Exhibit A

Legal Description and General Depiction of the Property

The legal description is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on a survey.

Parcel 'A'

Part of the west half of the west third of the east half of the northeast quarter of the southeast quarter of the of Section Thirty-five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING 661.37 feet west and 30 feet south of the northeast corner of said southeast quarter;

THENCE south and parallel with the east line of said southeast quarter 397.73 feet to a point on the north line of a tract deeded to the Chicago, Rock Island and Pacific Railroad by Warranty Deed recorded in Book 377, page 302;

THENCE northeasterly 110.45 feet along said north line of the Chicago, Rock Island and Pacific Railroad tract;

THENCE north and parallel with the east line of said southeast quarter 387.39 feet;

THENCE west 110 feet to the POINT OR PLACE OF BEGINNING. East half of the west one third of the east half of the northeast quarter of the southeast quarter of Section 35, Township twelve (12) North, Range 3 West, **LESS** the southerly 400 feet measured at right angles to the northerly right of way line of the Chicago, Rock Island & Pacific Railway Company of that part of the east half of the west one third of the east half of the northeast quarter of the southeast quarter of Section 35, Township twelve (12) North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, lying north of said railway company's right of way.

Lots 1 through 12, both inclusive, and the north half of vacated N.E. 3rd Street adjoining said Lot 12, in Block 2, New Park, Place Addition, Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 21 of Plats, page 34.

Parcel 'B'

Lots 7 through 18, both inclusive, and the north half of vacated N.E. 3rd Street adjoining Lots 7 and 12, in Block 1, New Park Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 21 of Plats, page 34,

LESS AND EXCEPT that portion of the above described property lying within the following described tract: A part of Block 1, New Park Place Addition and a part of the vacated N.E. 3rd Street being more particularly described as follows:

BEGINNING at a point 60 feet south of the northwest corner of said Block 1; THENCE North $45^{\circ}22'20''$ East a distance of 35.39 feet to a point 25 feet east and 35 feet south of the northwest corner of said Block 1;

THENCE South $89^{\circ}41'18''$ East parallel with and 65 feet south of the north line of the southeast quarter of Section 35, Township 12 North, Range 3 West of the Indian Meridian, a distance of 133 feet to a point 42 feet west and 35 feet south of the northeast corner of said Block 1;

THENCE South $44^{\circ}45'09''$ East a distance of 35.39 feet to a point 60 feet south and 17 feet west of the northeast corner of said Block 1;

THENCE south and parallel with and 50 feet west of the east line of said southeast quarter a distance of 270 feet to the center of vacated N.E. 3rd Street;

THENCE North $89^{\circ}41'18''$ West along the centerline of vacated N.E. 3rd Street a distance of 71 feet;

THENCE north a distance of 168 feet;

THENCE northwesterly a distance of 14.14 feet;

THENCE North $89^{\circ}41'18''$ West a distance of 102 feet to a point in the west line of said Block 1;



THENCE north along the west line of said Block 1 a distance of 92 feet to the point or place of beginning. AND LESS AND EXCEPT the east 17 feet of Lots 7 through 12, both inclusive, and the east 17 feet of the north half of vacated N.E. 3rd Street adjoining Lot 12.

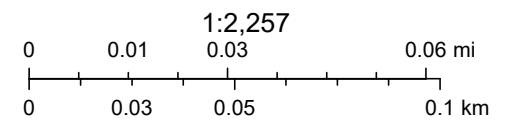


OCURA NE 4th and MLK Ave.



1/10/2025, 3:14:02 PM

-  Tax Parcels
-  Sections



Maxar, Microsoft

OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

To: Board of Commissioners

From: Kenton Tsoodle, Executive Director

Date: January 15, 2025

Ref: Resolution (1) Approving Amendments to the Contract For Sale of Land and Redevelopment to Extend Certain Dates, (2) Approving Schematic Design Studies, Design Development Documents, and Landscaping Plans, and (3) Authorizing the Executive Director to Approve Construction Documents and Evidence of Financing, All Submitted or to be submitted by 5ANDWAL LLC for the Redevelopment of Property located on the East Side of Walnut Avenue, between N.E. 5th Street and Harrison Avenue, Harrison-Walnut Urban Renewal Plan

Background: In June 2024, OCURA entered into a Contract for Sale of Land and Redevelopment with 5ANDWAL LLC for the development of a 4-story office building of approximately 60,000 square feet of Class A office space on property located along Walnut Avenue between N.E. 5th Street and Harrison Avenue. The project has experienced delays, and the Redeveloper has requested amendments to the Redevelopment Agreement to extend the construction commencement and completion dates and the remaining submittal dates.

In accordance with the redevelopment agreement, the Redeveloper has submitted schematic design studies, design development documents, and landscaping plans for review and approval, consistent with the scope of the Project. It is appropriate and desirable to approve the schematic design studies, design development documents, and landscaping plans.

The Redeveloper must also submit construction documents and evidence of financing for the purchase and development of the Property. To assist the Redeveloper in commencing construction as soon as possible it is appropriate and desirable to authorize the Executive Director to approve construction documents and evidence of financing to be submitted by the Redeveloper for the purchase and development of the Property.

Purpose of Agenda Item: The resolution approves amending the submittal dates and construction dates in the Contract for Sale of Land and Redevelopment, approves schematic design studies, design development documents, landscaping plans and authorizes the Executive Director to approve Construction Documents and Evidence of Financing.

Staff Recommendation: Approval of Resolution

Attachments: Design Development Documents and Landscaping Plans

RESOLUTION NO. _____

RESOLUTION (1) APPROVING AMENDMENTS TO THE CONTRACT FOR SALE OF LAND AND REDEVELOPMENT TO EXTEND CERTAIN DATES, (2) APPROVING SCHEMATIC DESIGN STUDIES, DESIGN DEVELOPMENT DOCUMENTS, AND LANDSCAPING PLANS, AND (3) AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE CONSTRUCTION DOCUMENTS AND EVIDENCE OF FINANCING, ALL SUBMITTED OR TO BE SUBMITTED BY 5ANDWAL LLC FOR THE REDEVELOPMENT OF PROPERTY LOCATED ON THE EAST SIDE OF WALNUT AVENUE, BETWEEN N.E. 5TH STREET AND HARRISON AVENUE, HARRISON-WALNUT URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Harrison-Walnut Urban Renewal Plan (“Urban Renewal Plan”), pursuant to the approval and direction of the City of Oklahoma City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.*; and

WHEREAS, the Authority owns and seeks to convey for redevelopment real property located on the east side of Walnut Avenue between N.E. 5th Street and Harrison Avenue (“Property”); and

WHEREAS, the Authority has entered into a Contract for Sale of Land and redevelopment (“Redevelopment Agreement”) with 5ANDWAL LLC (“Redeveloper”) for the development of a 4-story office building of approximately 60,000 square feet of Class A office space on the Property (“Project”); and

WHEREAS, the Project has experienced delays, and the Redeveloper has requested amendments to the Redevelopment Agreement to reflect extended dates; and

WHEREAS, the Board of Commissioners deems it appropriate and desirable to amend the dates in Section 4 of the Redevelopment Agreement as follows:

Commencement of Construction	June 1, 2025
Completion of Construction	January 1, 2027

WHEREAS, the Board of Commissioners deems it appropriate and desirable to amend the dates in Section 5(F) of the Redevelopment Agreement as follows:

Schematic Design Studies	January 1, 2025
Design Development Documents	January 1, 2025
Landscaping Plans	January 1, 2025
Construction Documents	May 1, 2025
Evidence of Financing Capacity	May 1, 2025

WHEREAS, pursuant to the provisions of the Redevelopment Agreement, the Redeveloper is required to submit Schematic Design Studies, Design Development Documents, and Landscaping Plans by dates certain; and

WHEREAS, consistent with the Redevelopment Agreement, the Redeveloper has submitted Schematic Design Studies, Design Development Documents, and Landscaping Plans for the Project; and

WHEREAS, Board of Commissioners deems it appropriate and desirable to approve the Schematic Design Studies, Design Development Documents, and Landscaping Plans for the Project submitted by the Redeveloper, subject to conditions and exceptions, if any, contained in an approval letter issued pursuant to this resolution; and

WHEREAS, pursuant to the provisions of the Redevelopment Agreement, the Redeveloper is required to submit Construction Documents and Evidence of Financing Capacity by dates certain; and

WHEREAS, Board of Commissioners deems it appropriate and desirable to authorize the Executive Director to approve Construction Documents and Evidence of Financing Capacity for the Project, provided such submittals are in accordance with the terms of the Redevelopment Agreement and previously approved submittals.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The following amendments to the Redevelopment Agreement are hereby approved:

The dates contained in Section 4 of the Redevelopment Agreement hereby amended to read as follows:

Commencement of Construction	June 1, 2025
Completion of Construction	January 1, 2027

The dates contained in Section 5(F) of the Redevelopment Agreement are hereby amended to read as follows:

Schematic Design Studies	January 1, 2025
Design Development Documents	January 1, 2025
Landscaping Plans	January 1, 2025
Construction Documents	May 1, 2025
Evidence of Financing Capacity	May 1, 2025

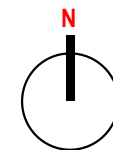
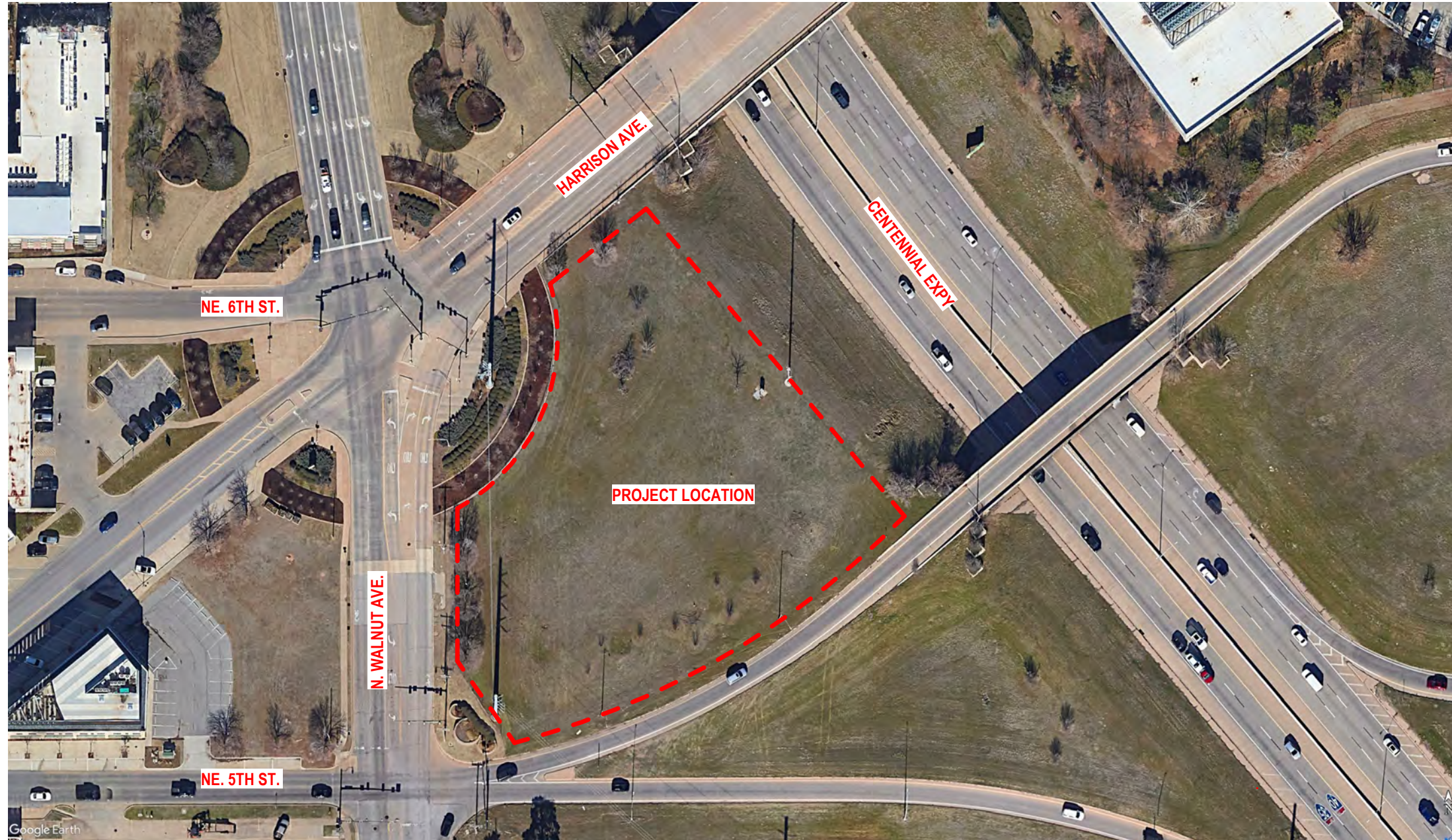
Except as amended by Paragraph 1 of this resolution, the Redevelopment Agreement is ratified and confirmed.

2. The Schematic Design Studies, Design Development Documents, and Landscaping Plans submitted by the Redeveloper for the Project are hereby approved, subject to conditions and exceptions, if any, contained in an approval letter issued by the Executive Director of the Authority, which approval letter the Executive Director is hereby authorized and directed to provide.
3. The Executive Director, with the assistance of Legal Counsel, if necessary, is hereby authorized to approve Construction Documents and Evidence of Financing Capacity to be submitted by the Redeveloper for the Project consistent with the Redevelopment Agreement, if the Executive Director determines, in his judgment, that they are in accordance with the terms of the Redevelopment Agreement
4. The Officers of the Authority, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such actions as may be necessary or appropriate to implement this authorization and to implement the amendments to the Redevelopment Agreement and the authorizations made by this resolution.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, OK 73102, on the **15th** day of **January, 2025**; 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 legally sufficient number of the Commissioners.

SECRETARY

(SEAL)



5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
SHEET: A0.0 COVER

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



LIGHTING LEGEND	
	POLE LIGHT ON CONCRETE PEDESTAL STOOL
	LINEAR LIGHT
	TREE LIGHT
PARKING	
COMPACT PARKING (7' - 6" X 15' - 0") = 5	
ADA PARKING (11'-0" X 18' - 0") W/ 5' - 0" AISLE = 5	
PARKING (8' - 6" X 18' - 0") = 94	
TOTAL PARKING: 104	
LANDSCAPE LEGEND	
	WATER RETENTION
	3" CALIPER TREE CHINESE PISTACHE QUANTITY = 47 TREES LANDSCAPE POINTS = 47 x 15 = 705
	EVERGREEN LARGE SHRUB NELLIE STEVENS HOLLY AT 4'-0" CENTERS, 3FT LARGE SHRUB: QUANTITY = 946' - 0" LINEAR FEET OF HEDGE LANDSCAPE POINTS = (946 / 4) x 3 = 709 6FT LARGE SHRUB: QUANTITY = 93' - 0" LINEAR FEET OF HEDGE LANDSCAPE POINTS = (93 / 4) x 3 = 69
	EVERGREEN GROUNDCOVER PURPLELEAF WINTER CREEPER EUNONYMUS FORTUEI "COLORATUS" QUANTITY = 568 SF 1GAL POTS 1 POT PER 1SF = 568 1GAL POTS LANDSCAPE POINTS = 1,170 x 1/2 = 284
	BERMUDA TURF GRASS QUANTITY = 11,720 SF = 1,302 SY LANDSCAPE POINTS = 1302 x 1/4 = 325
TOTAL LANDSCAPE POINTS = 2,092	
REQUIRED LANDSCAPE POINTS DEVELOPED LAND = 69,432SF / 200 = 348 REQUIRED PARKING = 0 ADDITIONAL PARKING = 104 x 1 = 104	
TOTAL REQUIRED LANDSCAPE POINTS = 452	

N

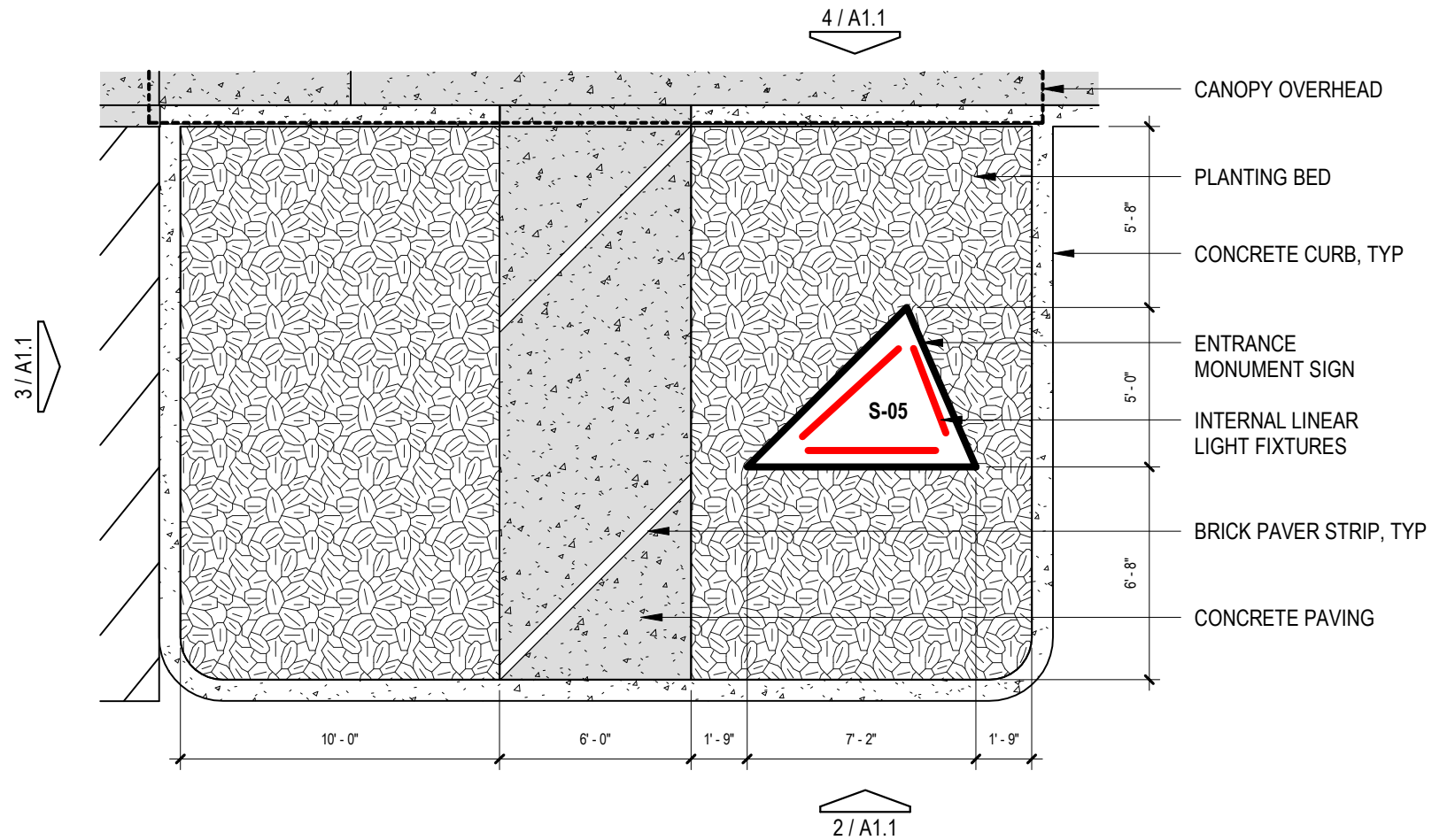
1 **SITE PLAN**
A1.0 SCALE: 1" = 40'-0"

5 SANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.0 SITE PLAN

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554

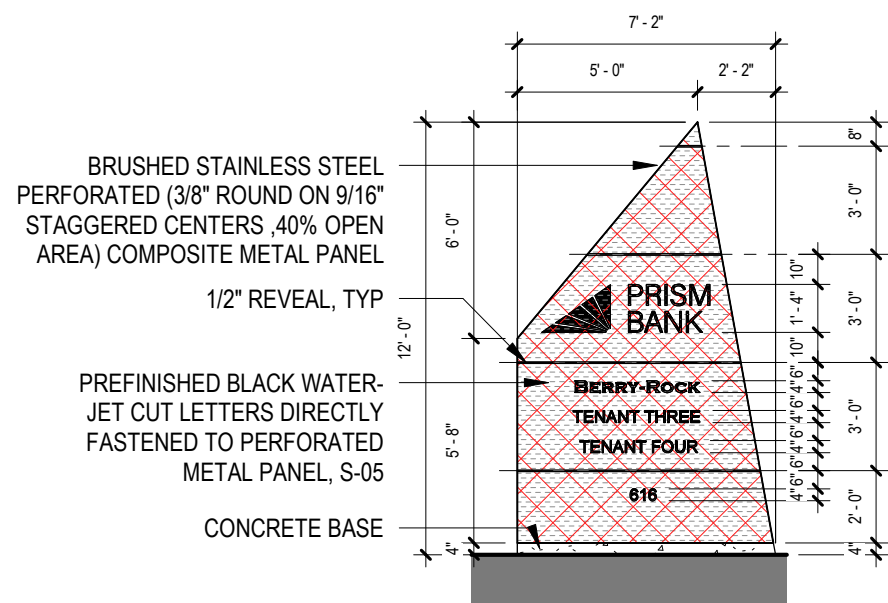


EXTERIOR SIGNAGE LEGEND		
CODE	SF	DESCRIPTION
S-01	73	W CHANNEL LIT SIGN
S-02	73	E CHANNEL LIT SIGN
S-03	24	SW CHANNEL LIT SIGN
S-04	94	NE CHANNEL LIT SIGN
S-05	56	ENTRY MONUMENT SIGN
S-06	156	STREET MONUMENT SIGN
TOTAL SQ FT = 476		

SIGNAGE AREA CALCULATION

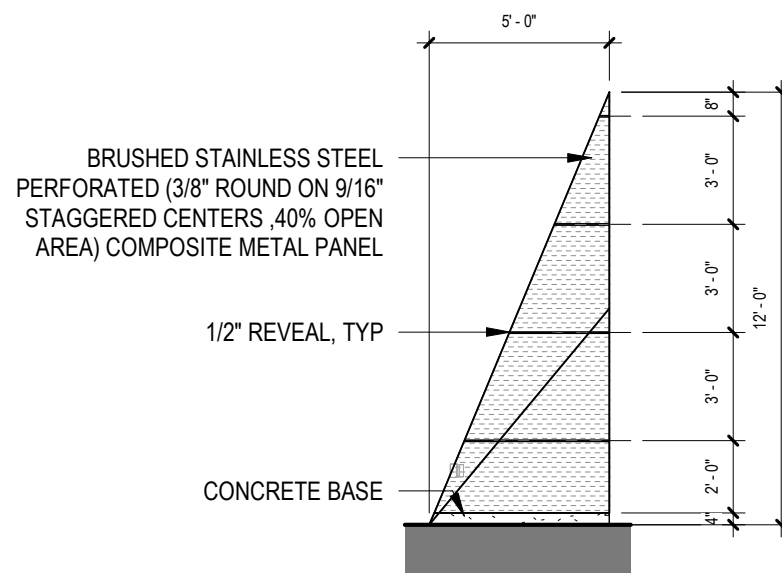
1 MONUMENT SIGN @ BUILDING ENTRANCE

A1.1 SCALE: 3/16" = 1'-0"



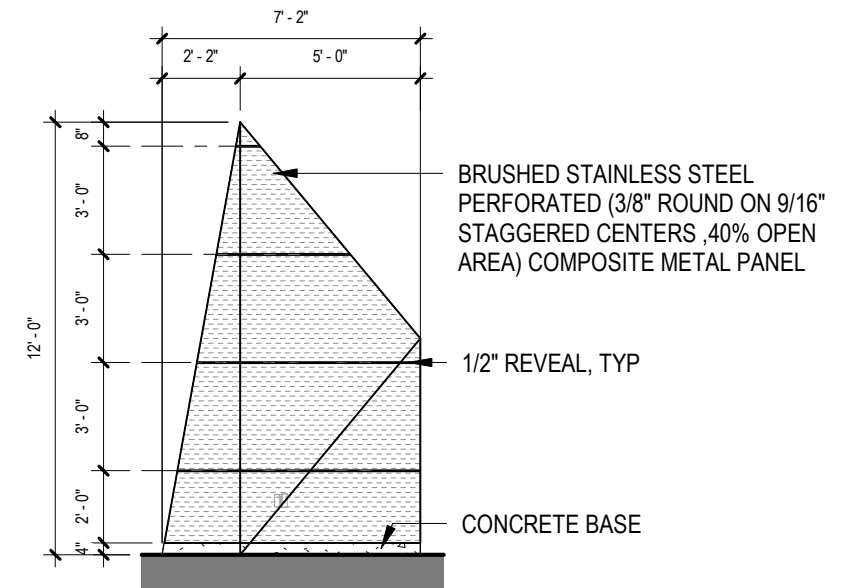
2 ENTRY MONUMENT SIGN ELEV - FRONT

A1.1 SCALE: 3/16" = 1'-0"



3 ENTRY MONUMENT SIGN ELEV - SIDE

A1.1 SCALE: 3/16" = 1'-0"



4 ENTRY MONUMENT SIGN ELEV - BACK

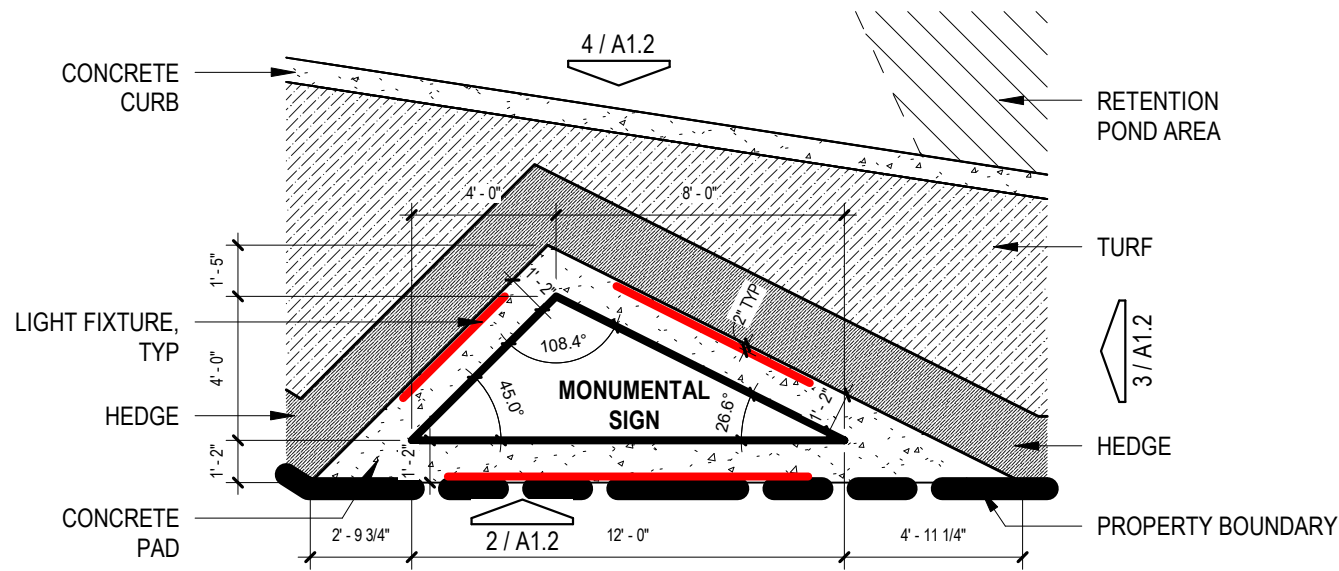
A1.1 SCALE: 3/16" = 1'-0"

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.1 MONUMENT SIGN @ ENTRANCE

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554

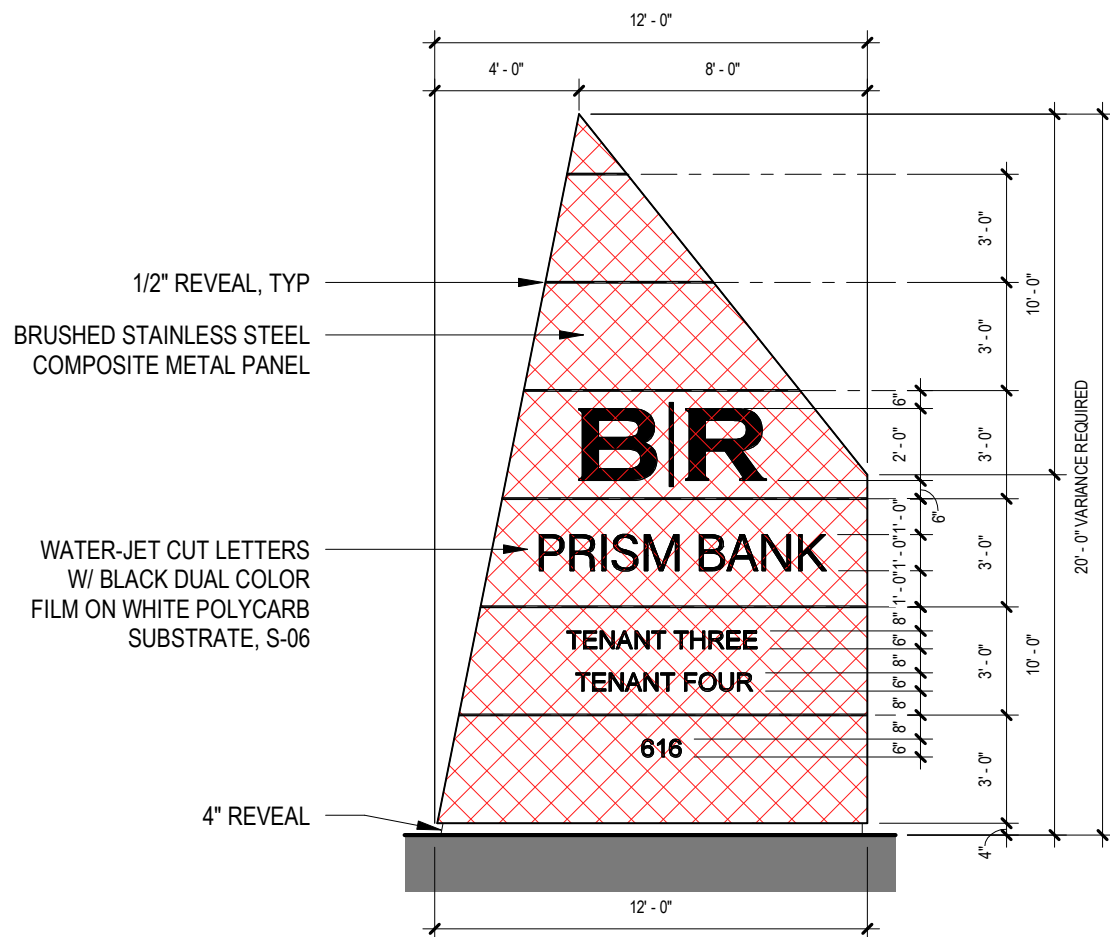


EXTERIOR SIGNAGE LEGEND		
CODE	SF	DESCRIPTION
S-01	73	W CHANNEL LIT SIGN
S-02	73	E CHANNEL LIT SIGN
S-03	24	SW CHANNEL LIT SIGN
S-04	94	NE CHANNEL LIT SIGN
S-05	56	ENTRY MONUMENT SIGN
S-06	156	STREET MONUMENT SIGN
TOTAL SQ FT = 476		



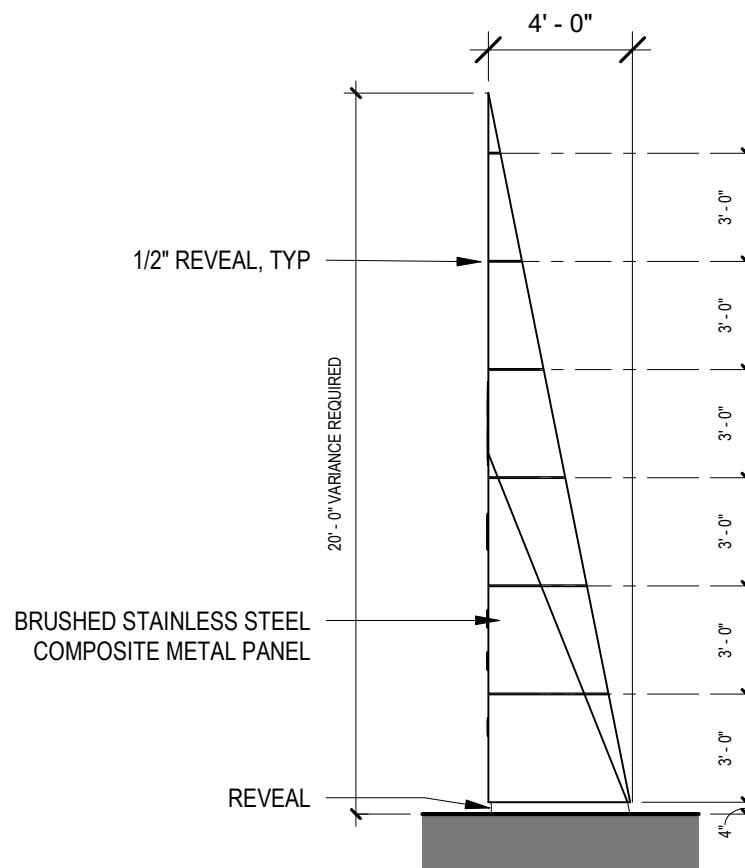
1 MONUMENT SIGN @ STREET CORNER

A1.2 SCALE: 3/16" = 1'-0"



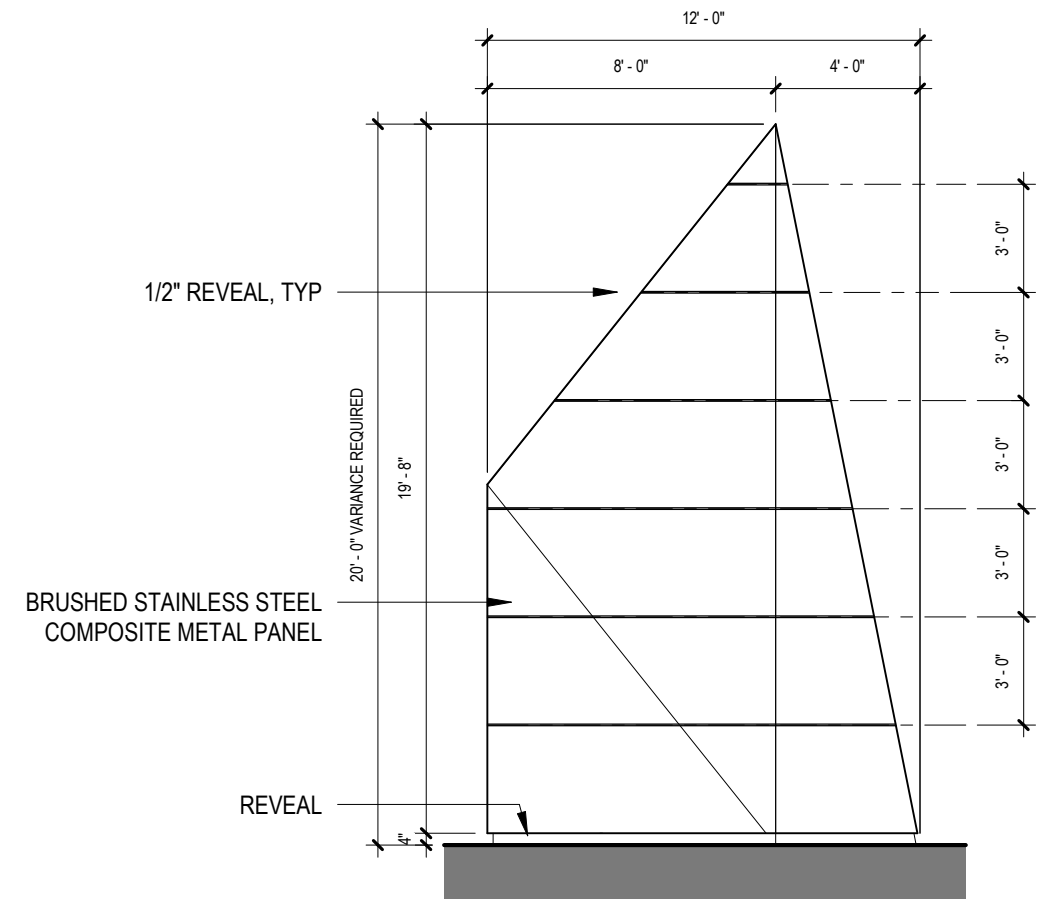
2 STREET MONUMENT SIGN ELEVATION - FRONT

A1.2 SCALE: 3/16" = 1'-0"



3 STREET MONUMENT SIGN ELEVATION - SIDE

A1.2 SCALE: 3/16" = 1'-0"



4 STREET MONUMENT SIGN ELEVATION - BACK

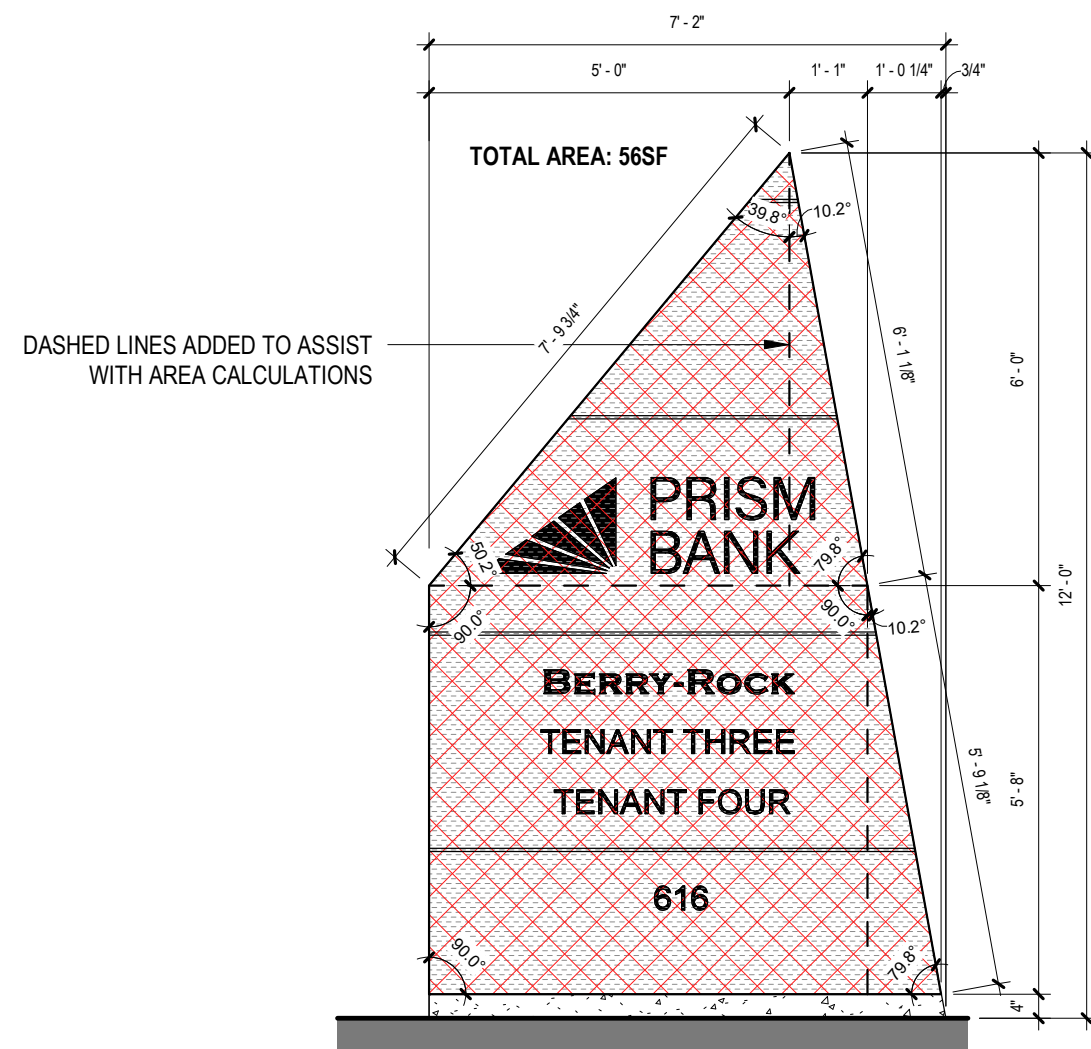
A1.2 SCALE: 3/16" = 1'-0"

5 SANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.2 MONUMENT SIGN @ STREET CORNER

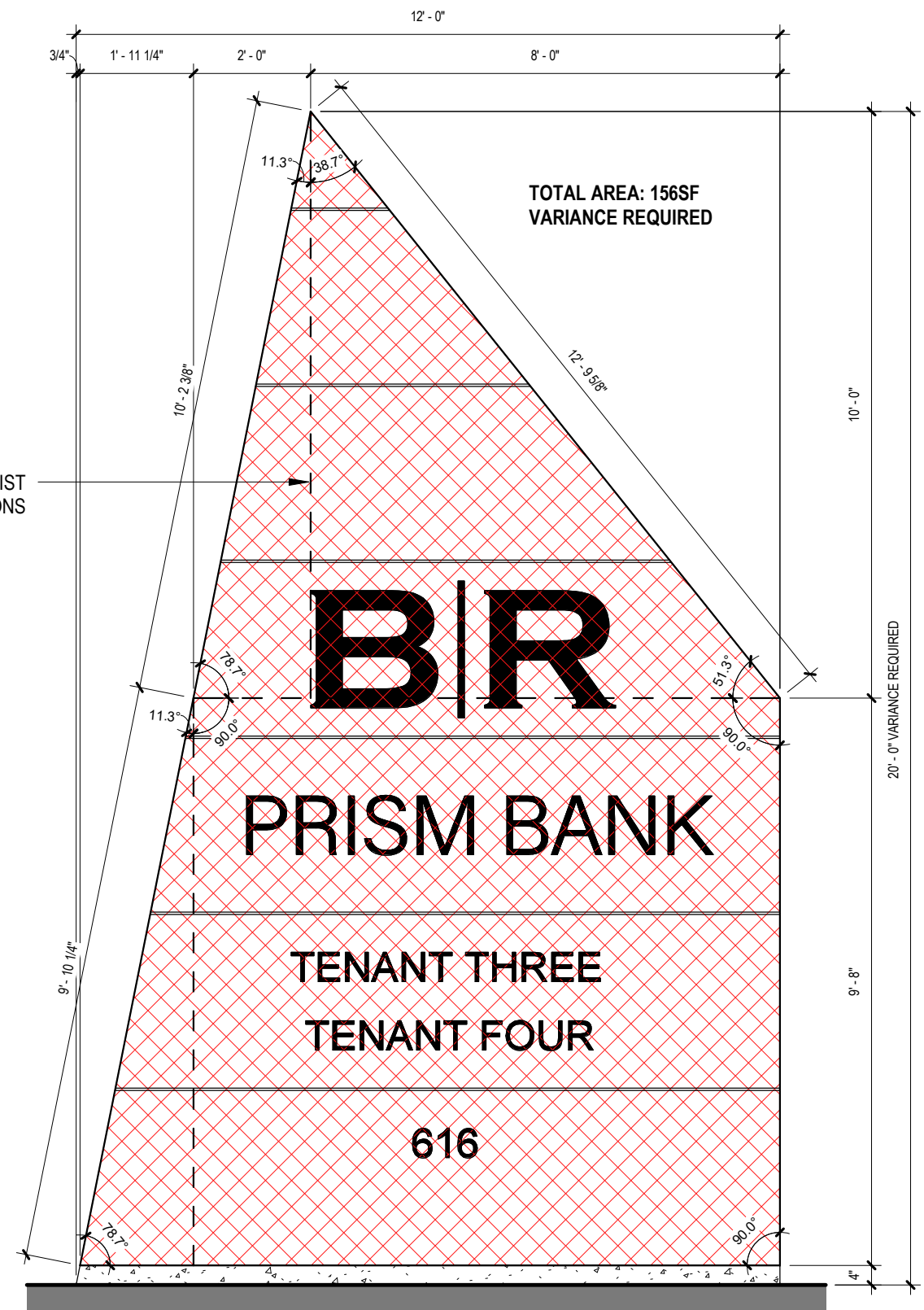
RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 ENTRY MONUMENT SIGN ELEV - FRONT
 A1.3 SCALE: 3/8" = 1'-0"

DASHED LINES ADDED TO ASSIST WITH AREA CALCULATIONS



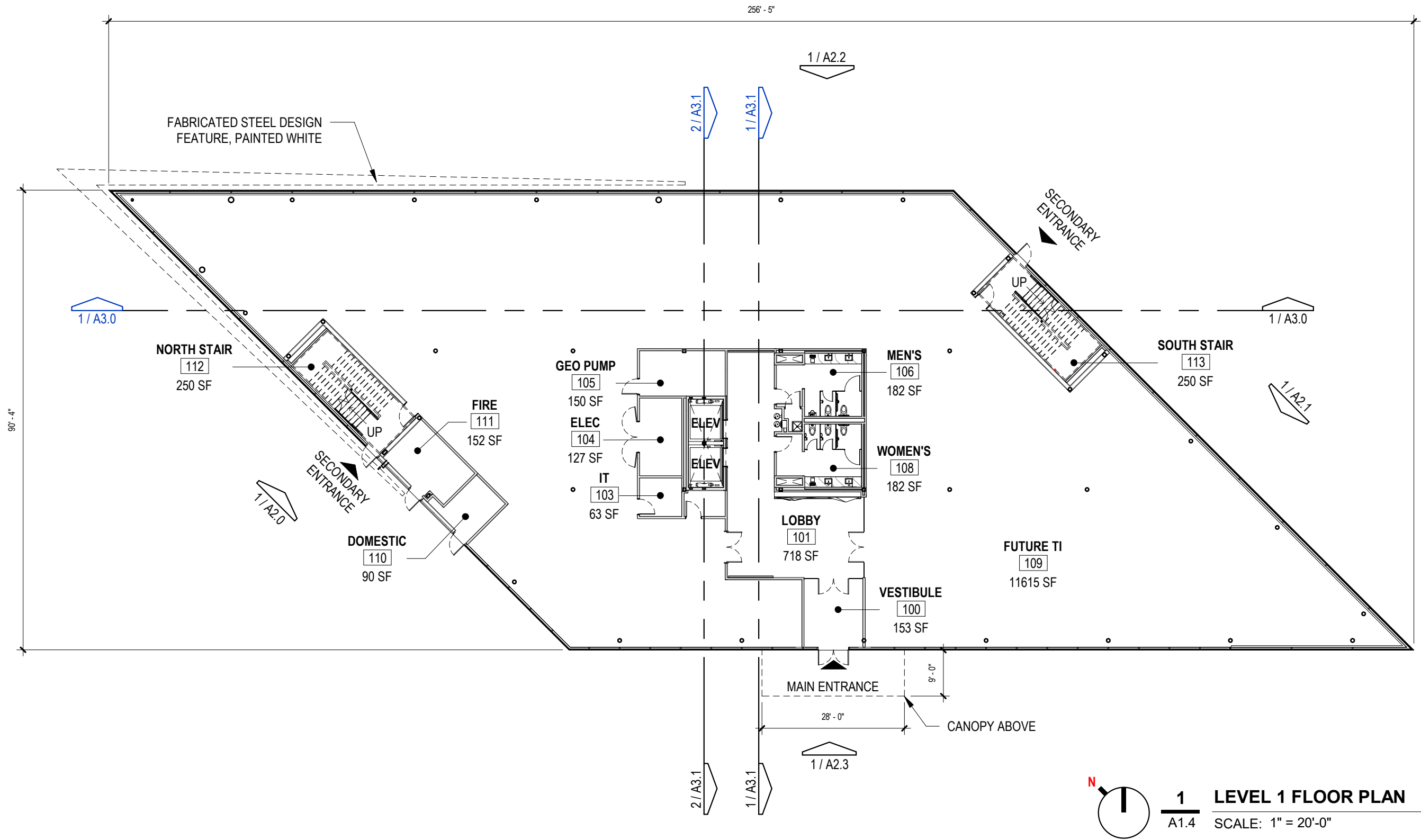
2 STREET MONUMENT SIGN ELEVATION - FRONT
 A1.3 SCALE: 3/8" = 1'-0"

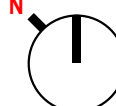
5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.3 MONUMENT SIGN CALCULATION SHEET

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



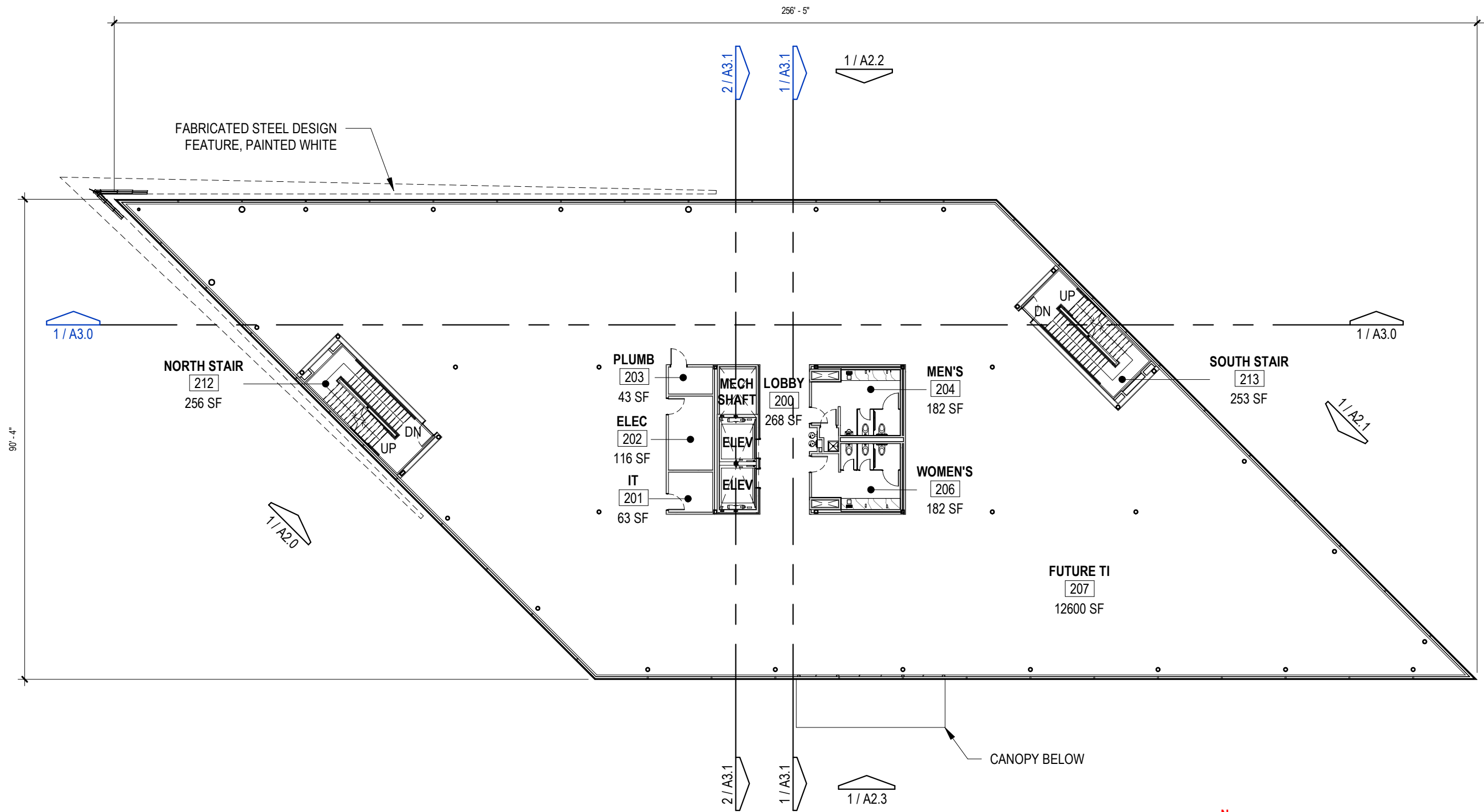

1 LEVEL 1 FLOOR PLAN
 A1.4 SCALE: 1" = 20'-0"

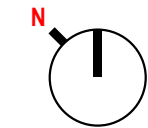
5SANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.4 1ST FLOOR PLAN

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



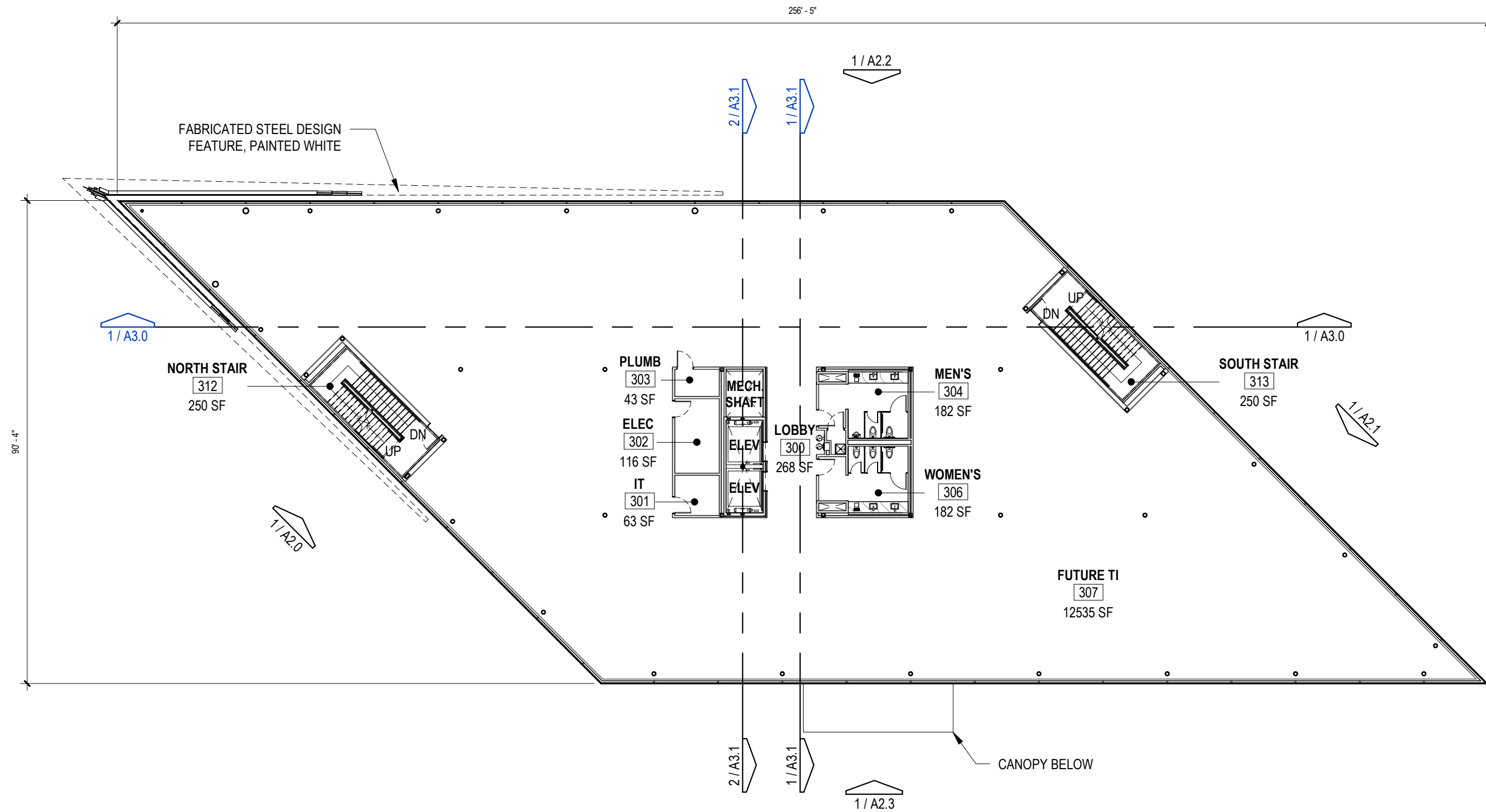

1 LEVEL 2 FLOOR PLAN
 A1.5 SCALE: 1" = 20'-0"

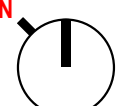
5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.5 2ND FLOOR PLAN

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



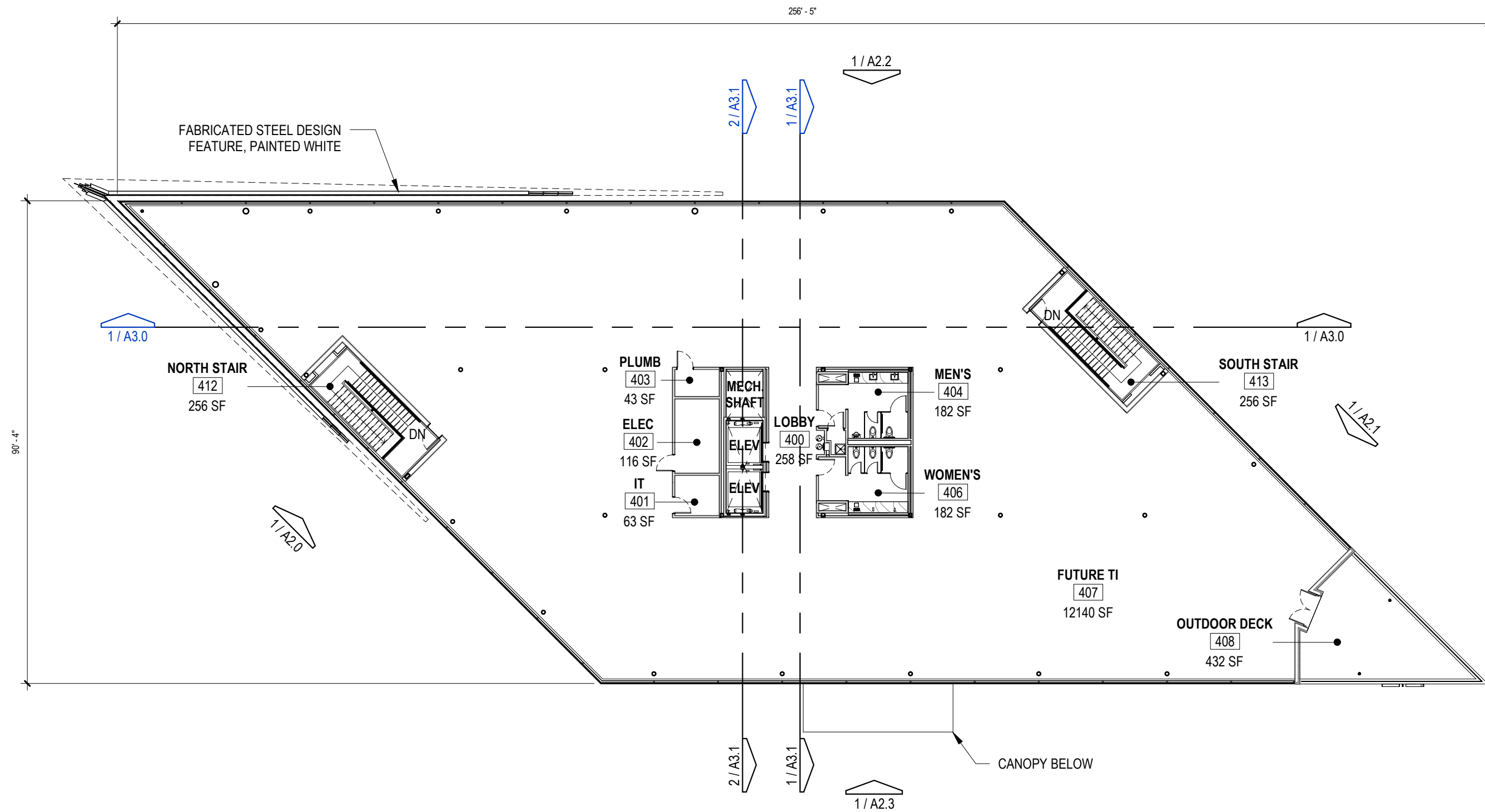

1 LEVEL 3 FLOOR PLAN
 A1.6 SCALE: 1" = 20'-0"

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.6 3RD FLOOR PLAN

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



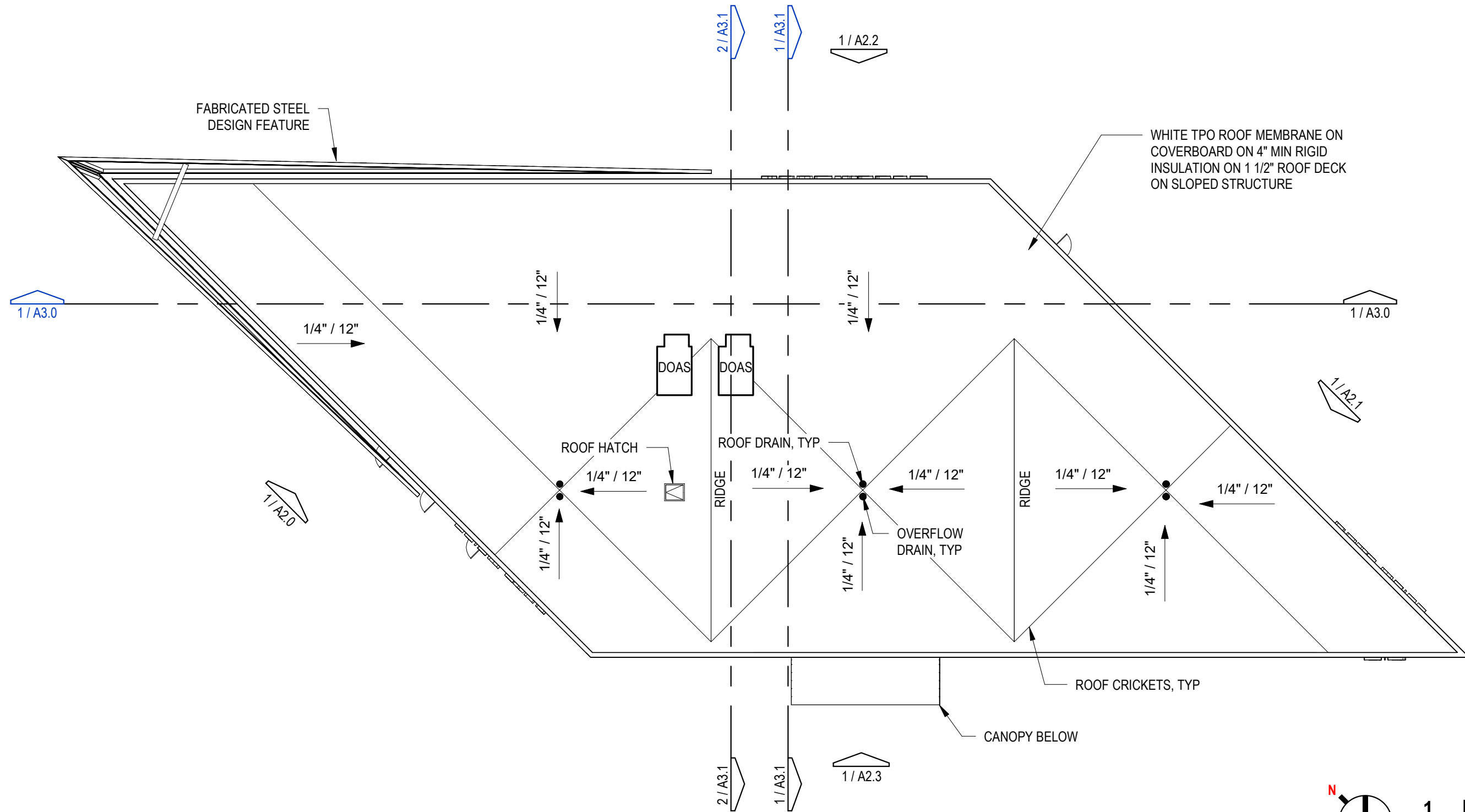

1 LEVEL 4 FLOOR PLAN
 A1.7 SCALE: 1" = 20'-0"

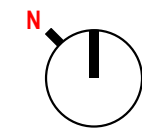
5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.7 4TH FLOOR PLAN

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



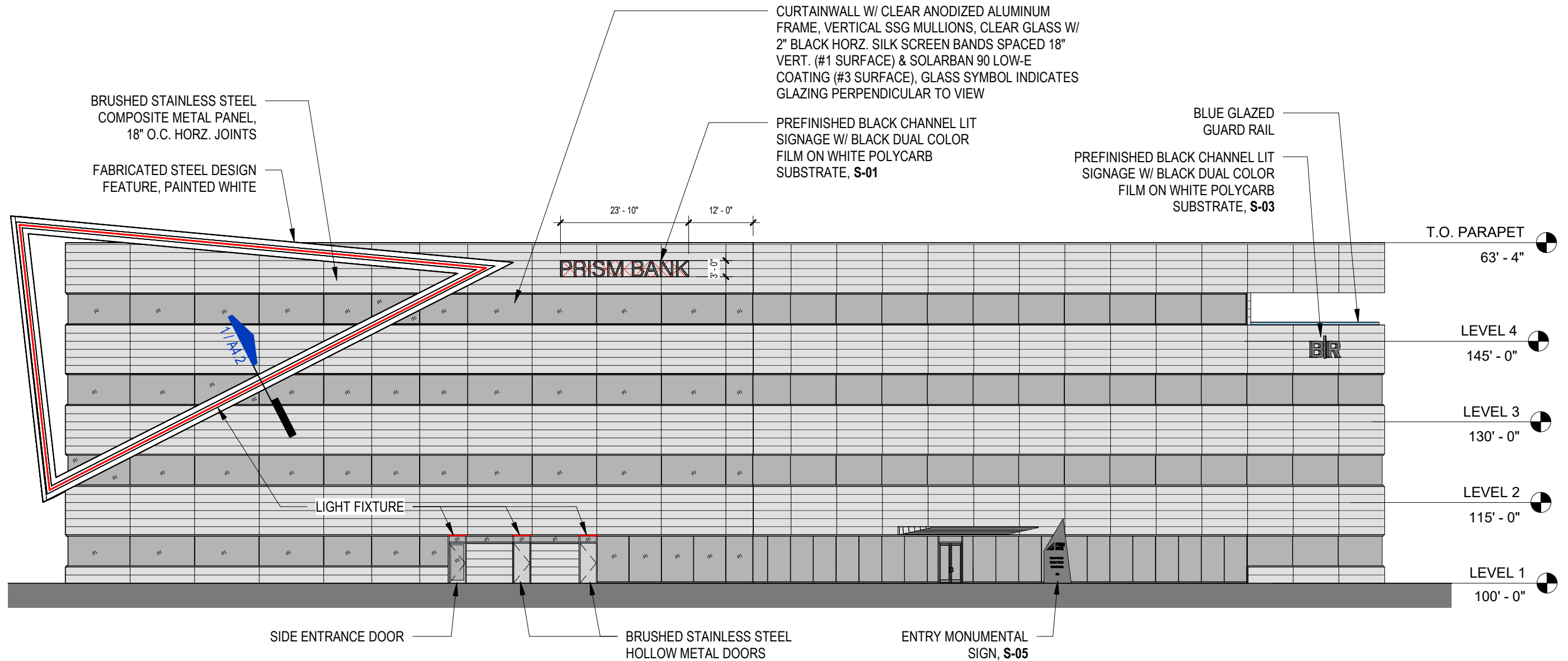

1 **ROOF PLAN**
A1.8 **SCALE: 1" = 20'-0"**

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A1.8 ROOF PLAN


RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 WEST ELEVATION
 A2.0 SCALE: 1" = 20'-0"

EXTERIOR SIGNAGE LEGEND		
CODE	SF	DESCRIPTION
S-01	73	W CHANNEL LIT SIGN
S-02	73	E CHANNEL LIT SIGN
S-03	24	SW CHANNEL LIT SIGN
S-04	94	NE CHANNEL LIT SIGN
S-05	56	ENTRY MONUMENT SIGN
S-06	156	STREET MONUMENT SIGN
TOTAL SQ FT = 476		

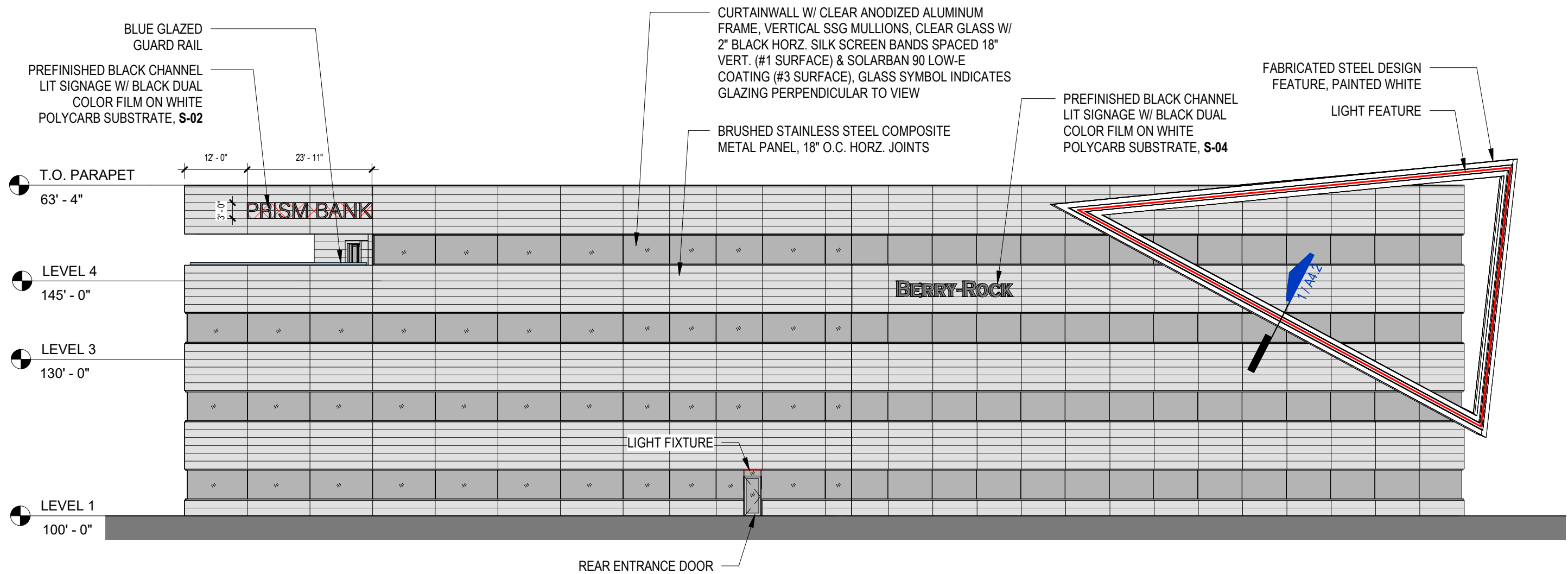
SIGNAGE AREA CALCULATION 

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A2.0 BUILDING ELEVATION

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 EAST ELEVATION
 A2.1 SCALE: 1" = 20'-0"

EXTERIOR SIGNAGE LEGEND		
CODE	SF	DESCRIPTION
S-01	73	W CHANNEL LIT SIGN
S-02	73	E CHANNEL LIT SIGN
S-03	24	SW CHANNEL LIT SIGN
S-04	94	NE CHANNEL LIT SIGN
S-05	56	ENTRY MONUMENT SIGN
S-06	156	STREET MONUMENT SIGN
TOTAL SQ FT = 476		

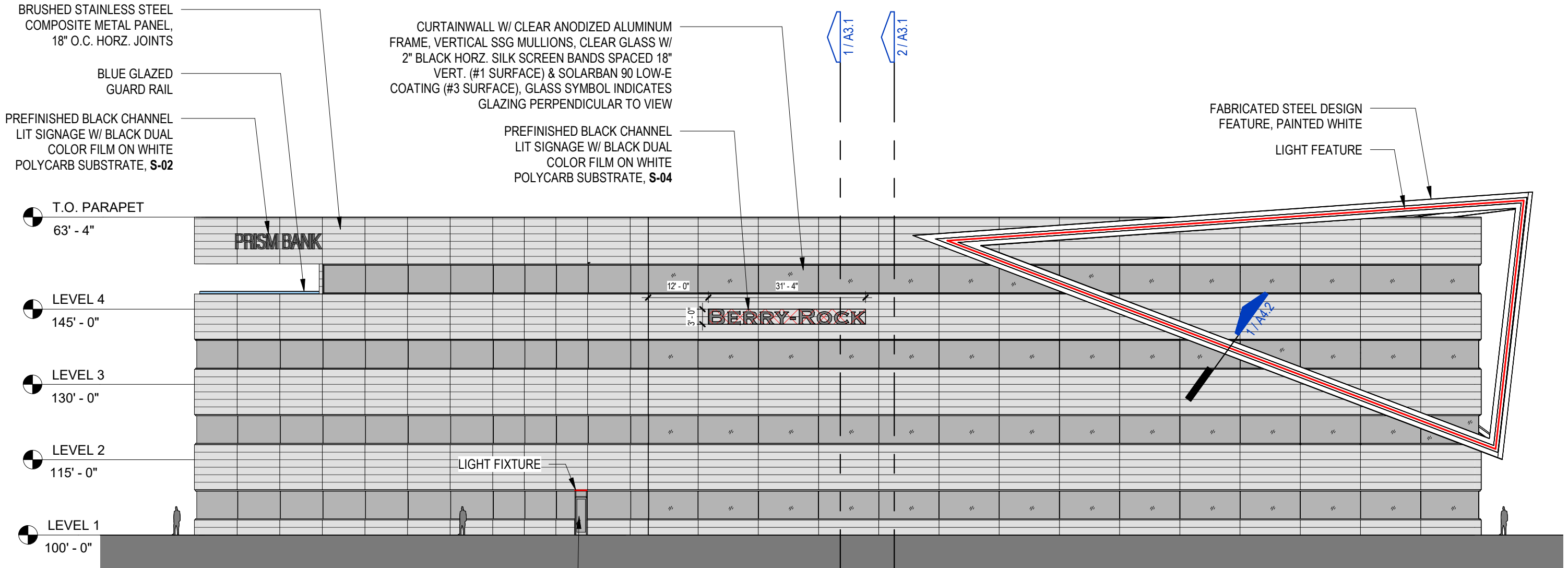
SIGNAGE AREA CALCULATION 

5SANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A2.1 BUILDING ELEVATION

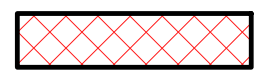
RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 **NORTHEAST ELEVATION**
 A2.2 SCALE: 1" = 20'-0"

EXTERIOR SIGNAGE LEGEND		
CODE	SF	DESCRIPTION
S-01	73	W CHANNEL LIT SIGN
S-02	73	E CHANNEL LIT SIGN
S-03	24	SW CHANNEL LIT SIGN
S-04	94	NE CHANNEL LIT SIGN
S-05	56	ENTRY MONUMENT SIGN
S-06	156	STREET MONUMENT SIGN
TOTAL SQ FT = 476		

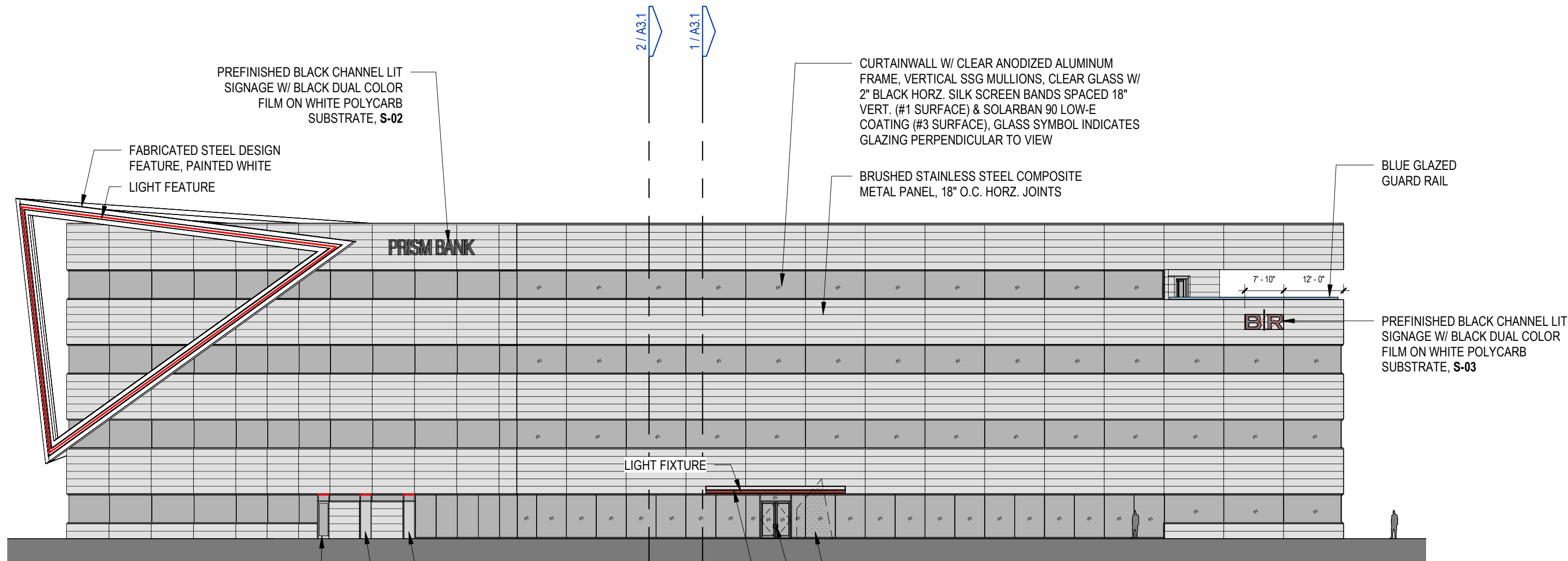
SIGNAGE AREA CALCULATION 

5 SANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A2.2 BUILDING ELEVATION

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



PREFINISHED BLACK CHANNEL LIT SIGNAGE W/ BLACK DUAL COLOR FILM ON WHITE POLYCARB SUBSTRATE, **S-02**

FABRICATED STEEL DESIGN FEATURE, PAINTED WHITE
LIGHT FEATURE

CURTAINWALL W/ CLEAR ANODIZED ALUMINUM FRAME, VERTICAL SSG MULLIONS, CLEAR GLASS W/ 2" BLACK HORZ. SILK SCREEN BANDS SPACED 18" VERT. (#1 SURFACE) & SOLARBAN 90 LOW-E COATING (#3 SURFACE), GLASS SYMBOL INDICATES GLAZING PERPENDICULAR TO VIEW

BRUSHED STAINLESS STEEL COMPOSITE METAL PANEL, 18" O.C. HORZ. JOINTS

BLUE GLAZED GUARD RAIL

PRISM BANK

BIR

PREFINISHED BLACK CHANNEL LIT SIGNAGE W/ BLACK DUAL COLOR FILM ON WHITE POLYCARB SUBSTRATE, **S-03**

LIGHT FIXTURE

SIDE ENTRANCE DOOR

BRUSHED STAINLESS STEEL HOLLOW METAL DOORS

ENTRY MONUMENTAL SIGN, HIDDEN FOR CLARITY, **S-05**

MAIN ENTRANCE DOORS

BRUSHED STAINLESS STEEL COMPOSITE METAL PANEL CANOPY

1 **SOUTHWEST ELEVATION**
A2.3 SCALE: 1" = 20'-0"

EXTERIOR SIGNAGE LEGEND		
CODE	SF	DESCRIPTION
S-01	73	W CHANNEL LIT SIGN
S-02	73	E CHANNEL LIT SIGN
S-03	24	SW CHANNEL LIT SIGN
S-04	94	NE CHANNEL LIT SIGN
S-05	56	ENTRY MONUMENT SIGN
S-06	156	STREET MONUMENT SIGN
TOTAL SQ FT = 476		

SIGNAGE AREA CALCULATION

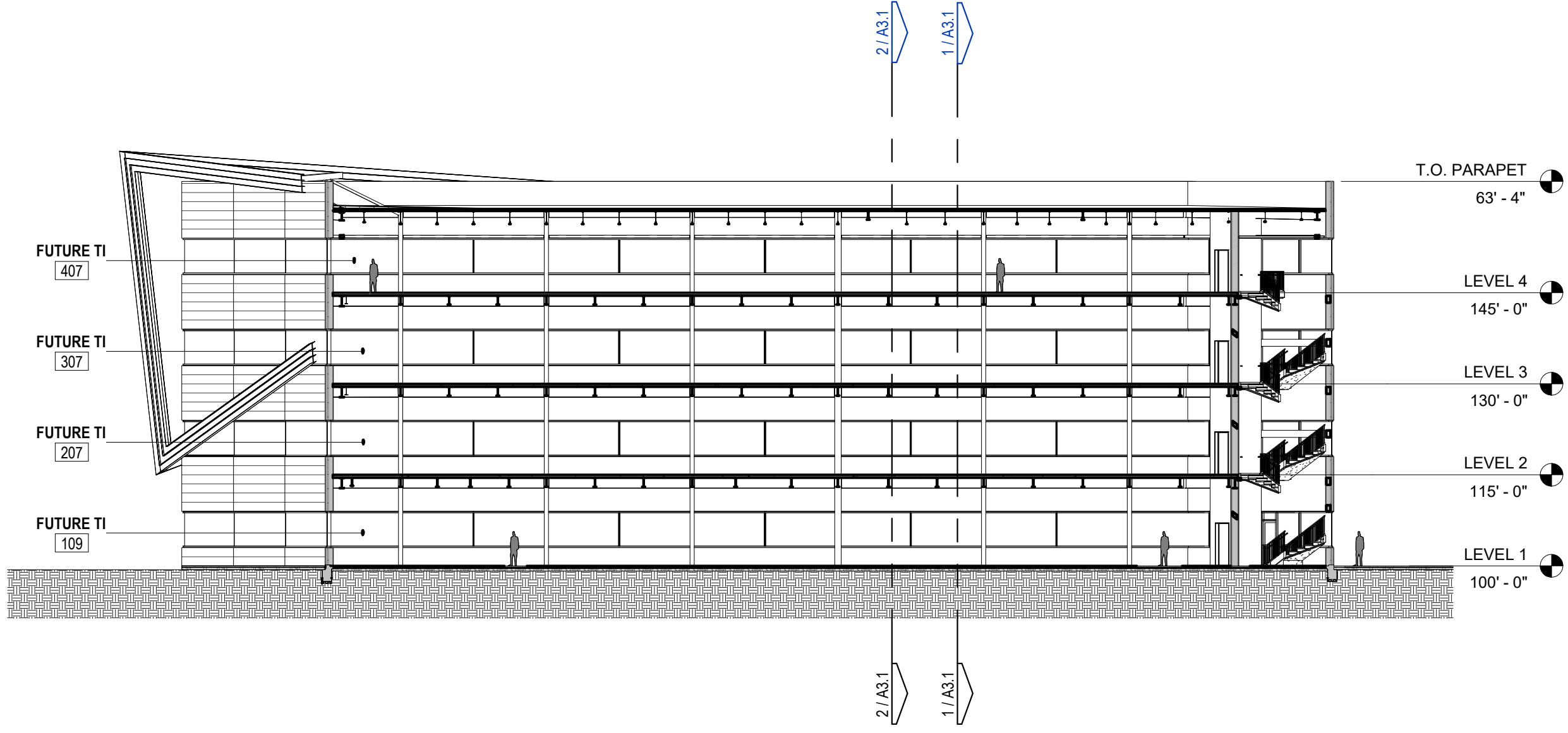


5SANDWAL OFFICE BUILDING

DATE: 11.19.2024
ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
SHEET: A2.3 BUILDING ELEVATION

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



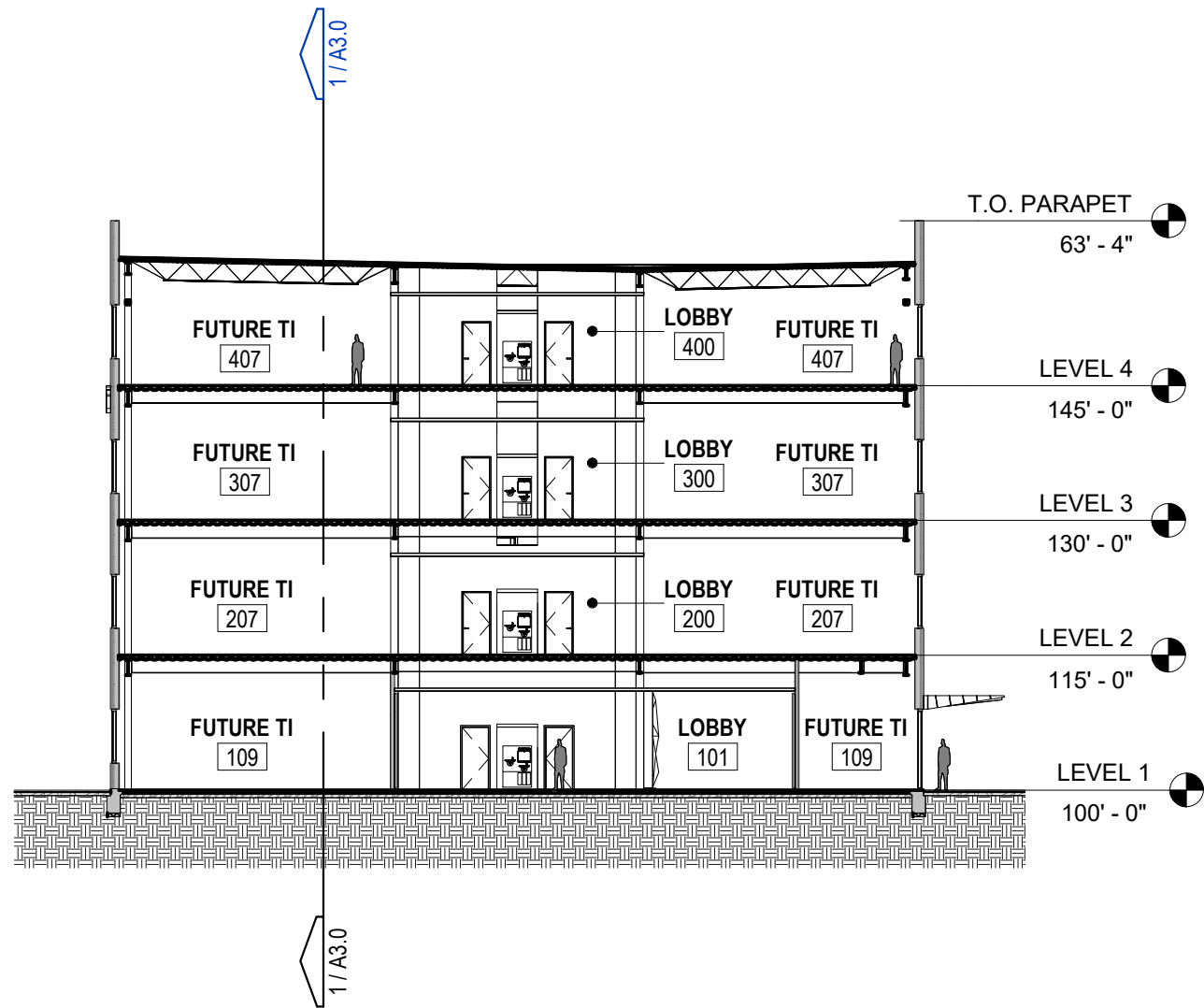
1 BUILDING SECTION
 A3.0 SCALE: 1" = 20'-0"

5SANDWAL OFFICE BUILDING

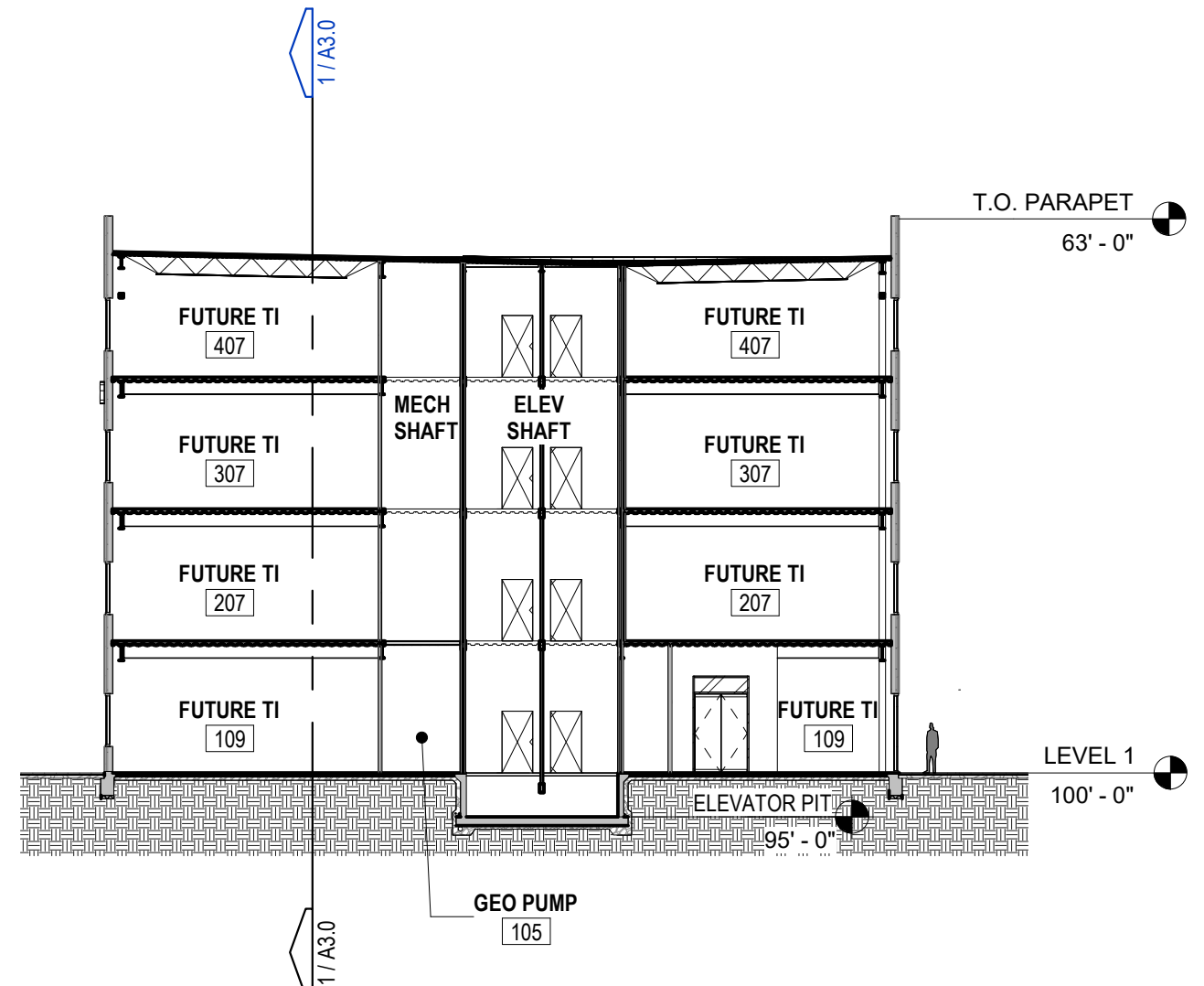
DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A3.0 BUILDING SECTION

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 BUILDING SECTION
 A3.1 SCALE: 1" = 20'-0"



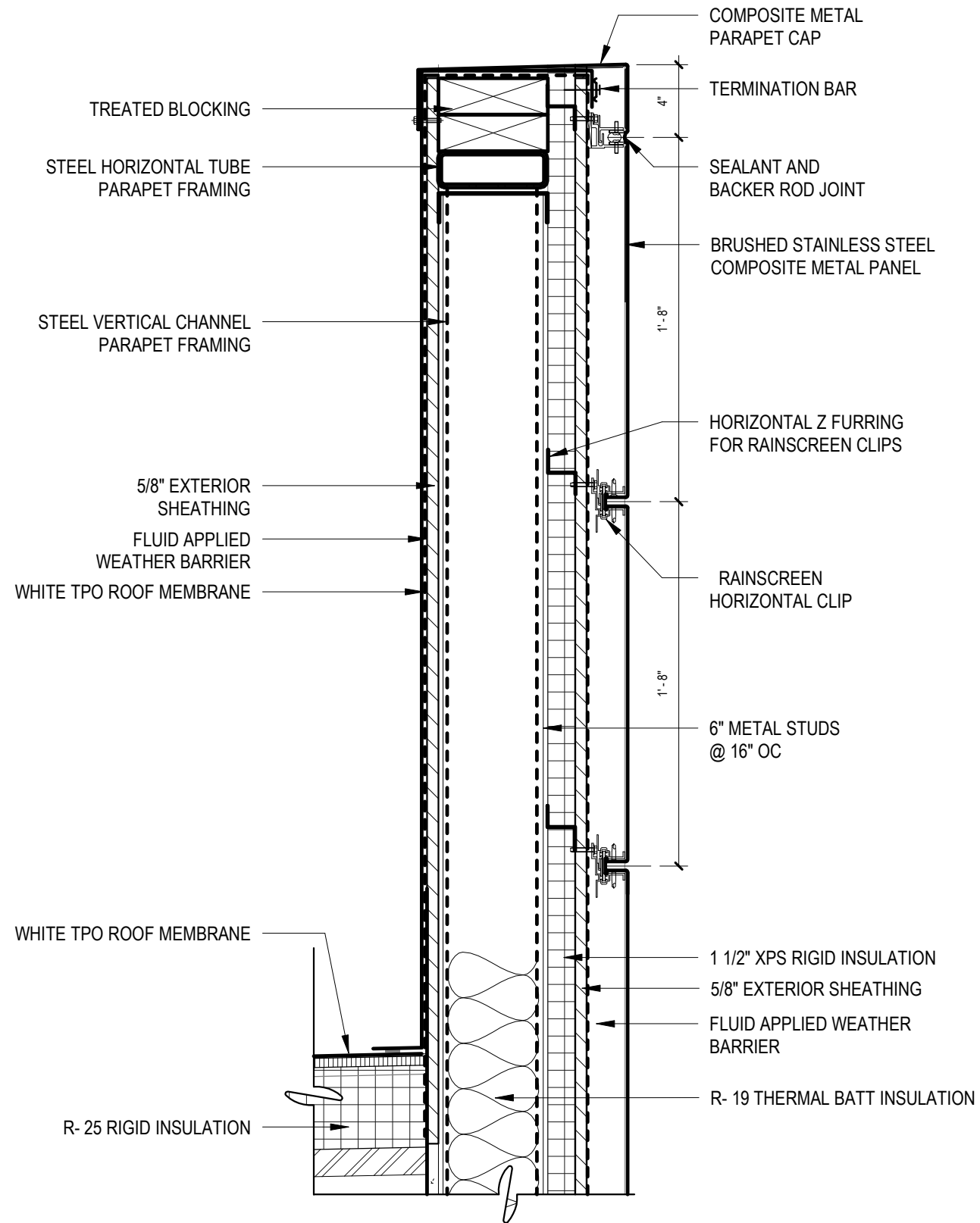
2 BUILDING SECTION
 A3.1 SCALE: 1" = 20'-0"

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A3.1 BUILDING SECTIONS

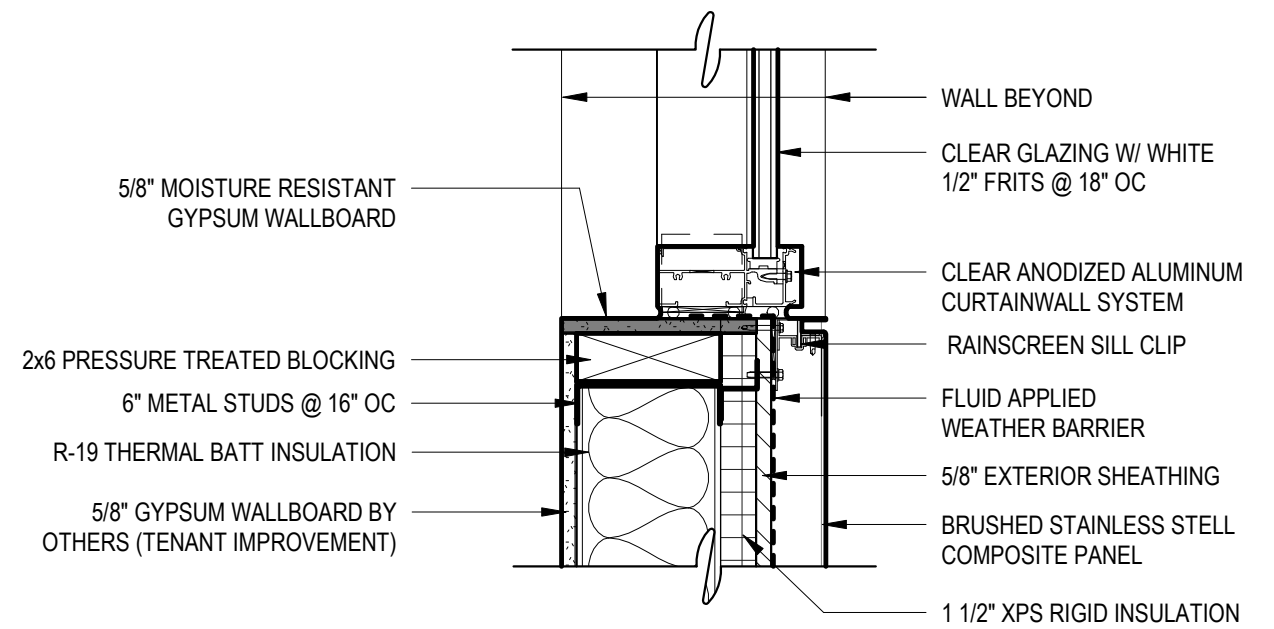
RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 VERTICAL DETAIL - PARAPET CAP

A4.0 SCALE: 1 1/2" = 1'-0"



2 VERTICAL DETAIL - WINDOW WALL SILL

A4.0 SCALE: 1 1/2" = 1'-0"

5ANDWAL OFFICE BUILDING

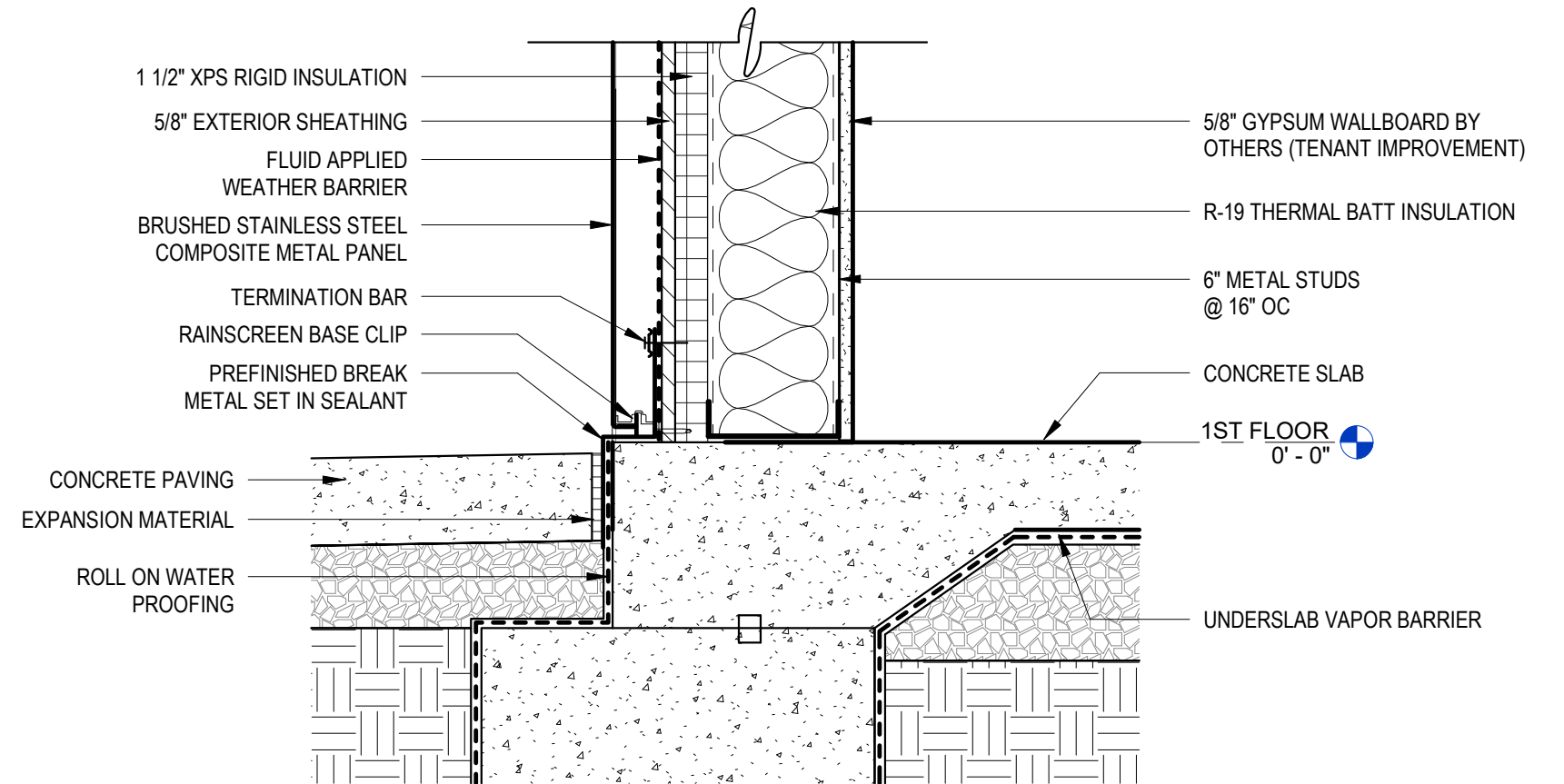
DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A4.0 VERTICAL DETAILS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



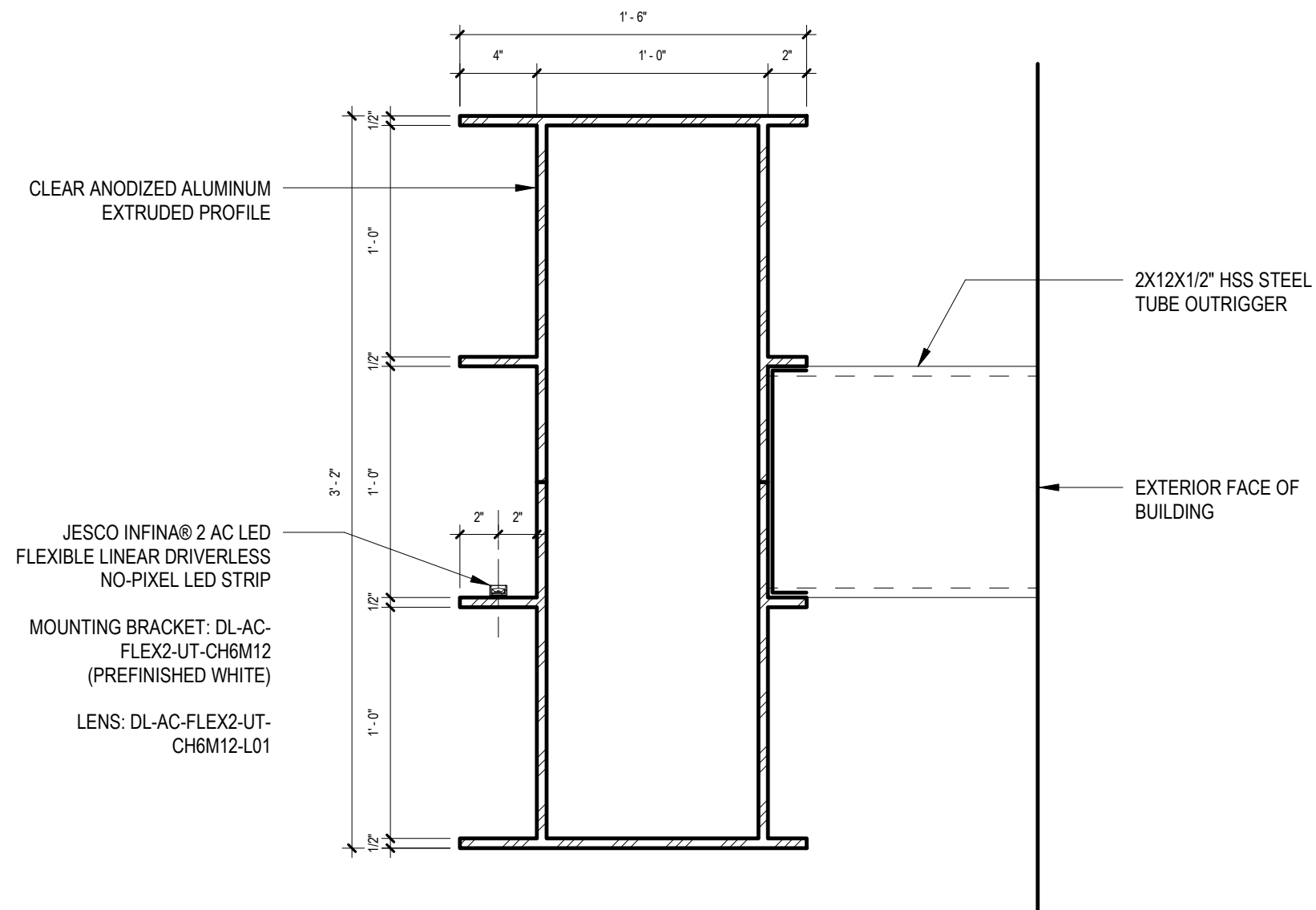
2 VERTICAL DETAIL - TYPICAL BASE CONDITION
 A4.1 SCALE: 1 1/2" = 1'-0"

5ANDWAL OFFICE BUILDING

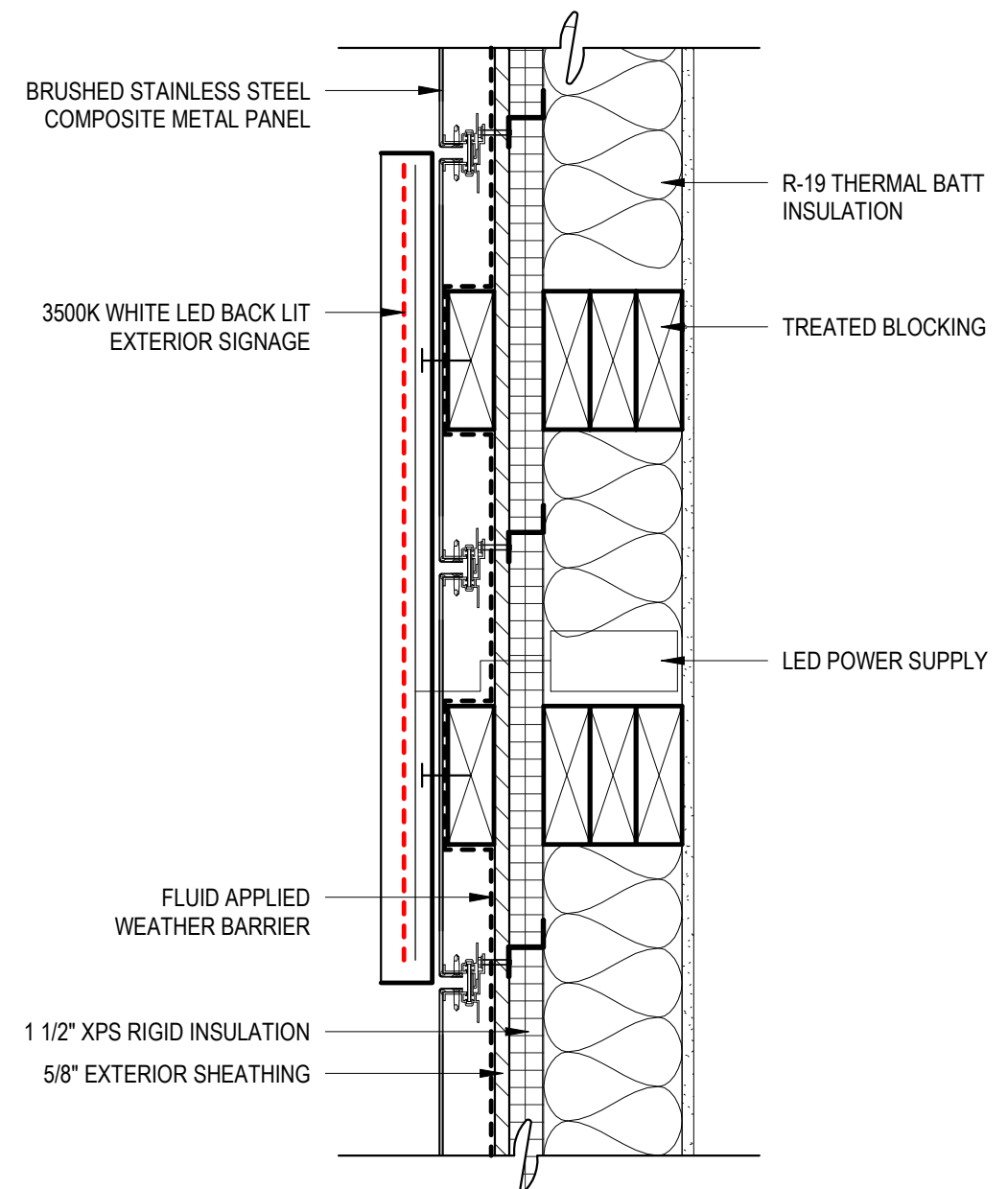
DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A4.1 VERTICAL DETAILS

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1 PRELIMINARY PORTAL FRAME PROFILE DDRC
 A4.2 SCALE: 1 1/2" = 1'-0"



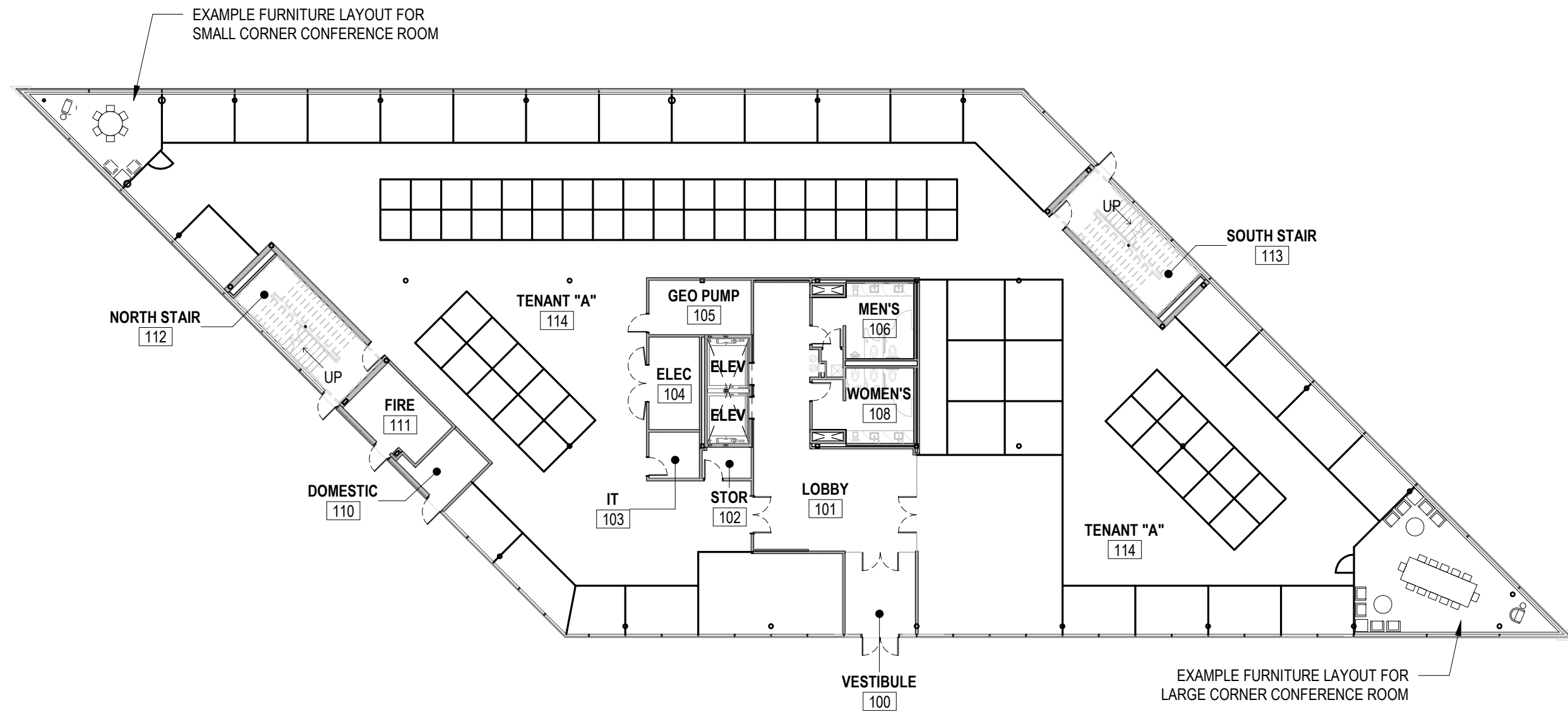
2 VERTICAL DETAIL - SIGNAGE CONNECTION
 A4.2 SCALE: 1 1/2" = 1'-0"

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A4.2 VERTICAL DETAIL

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



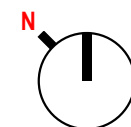
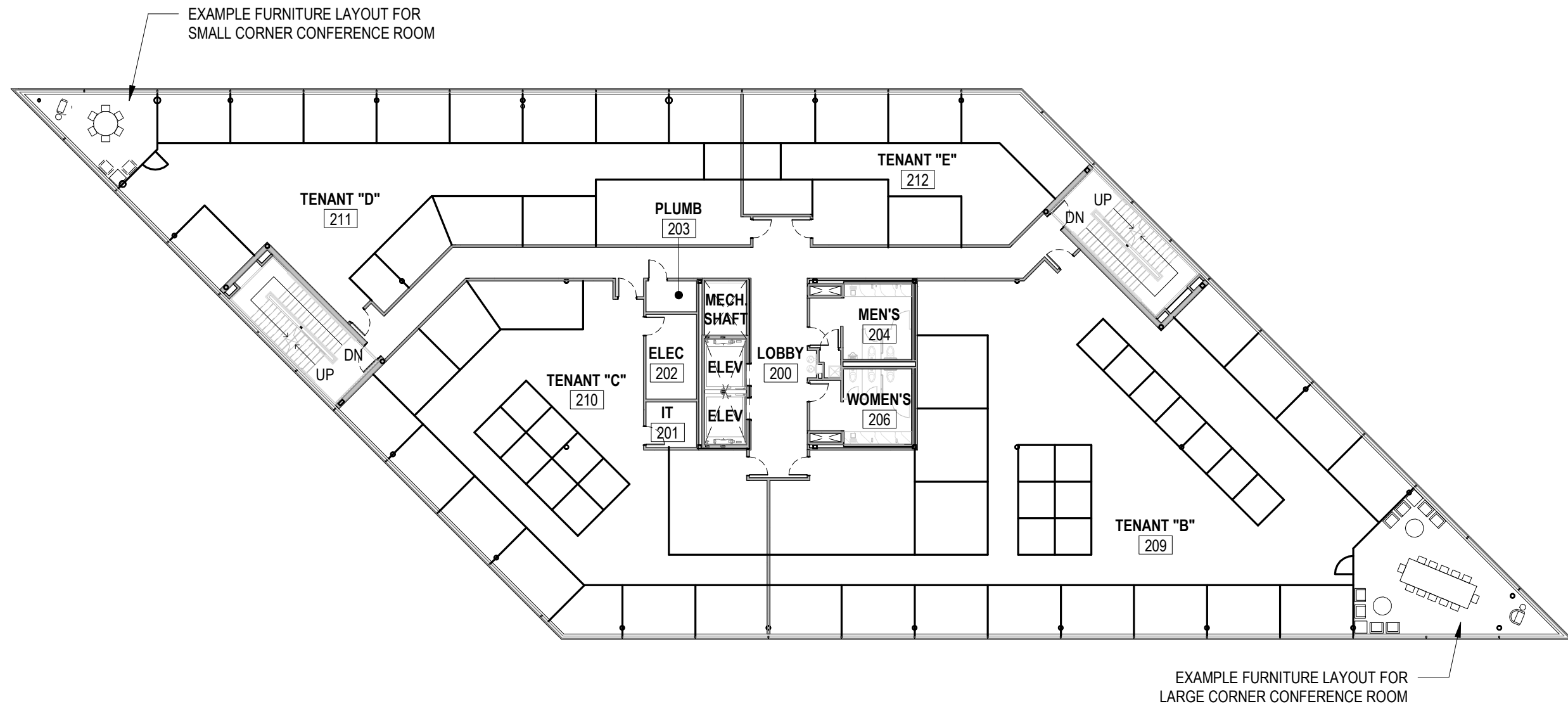

1 PROPOSED TENANT PLAN - 1ST FLOOR
 A4.3 SCALE: 1" = 20'-0"

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A4.3 1ST FLOOR PROPOSED TENANT PLAN

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1
A4.4

PROPOSED TENANT PLAN - 2ND FLOOR

SCALE: 1" = 20'-0"

5ANDWAL OFFICE BUILDING

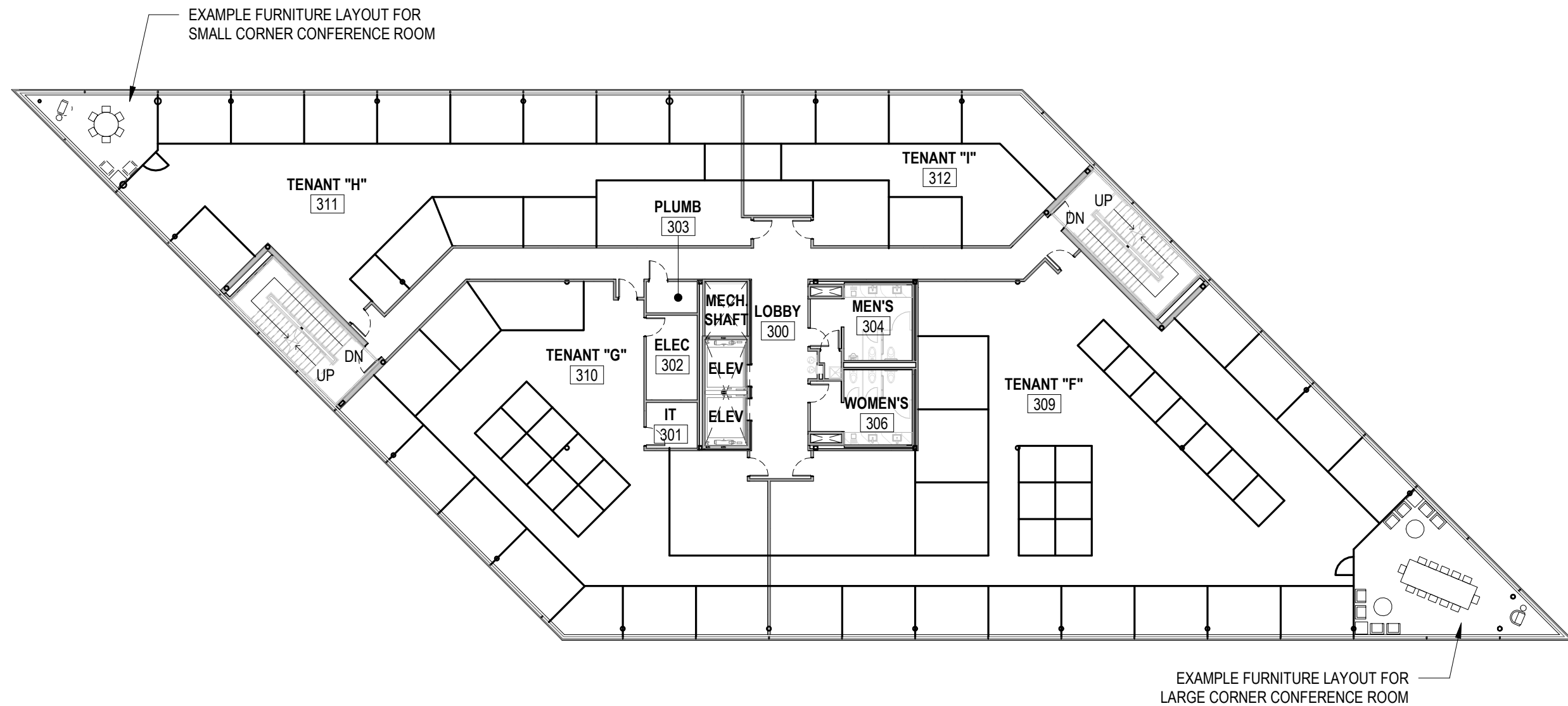
DATE: 11.19.2024

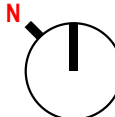
ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A4.4 2ND FLOOR PROPOSED TENANT PLAN

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



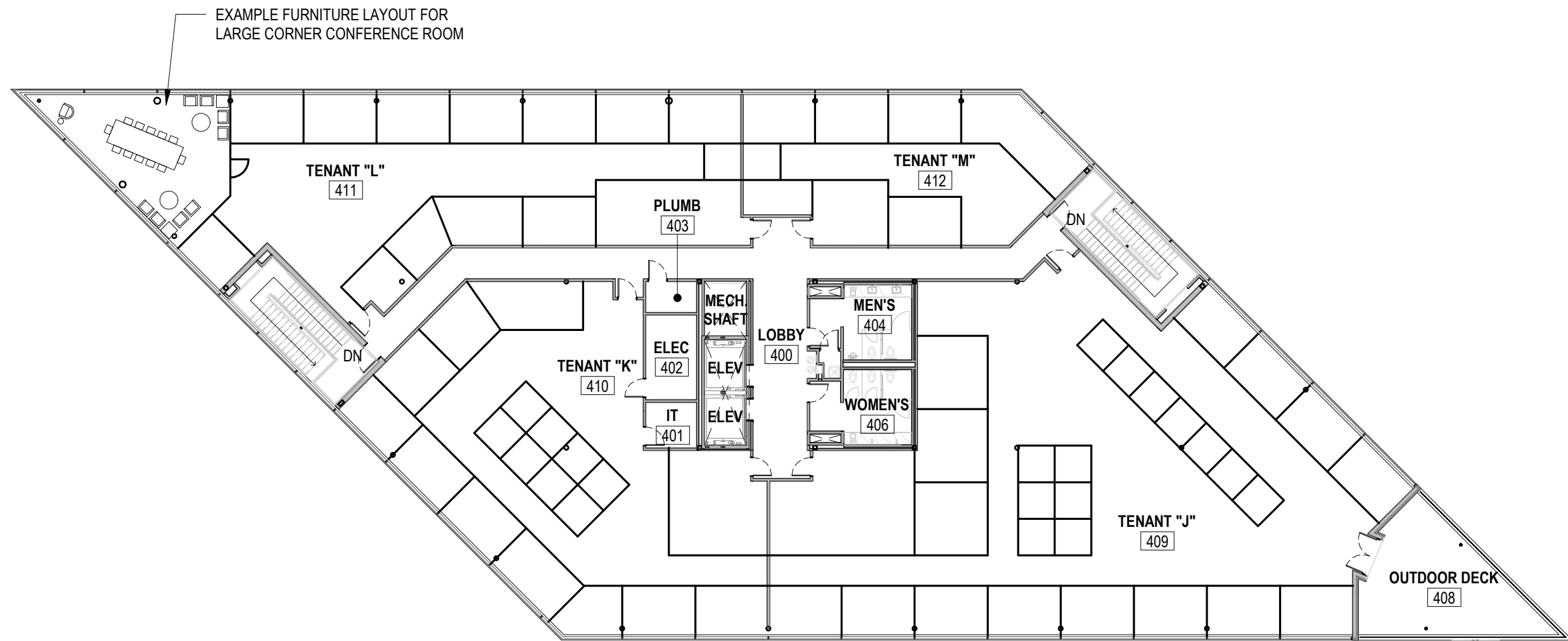

1 **PROPOSED TENANT PLAN - 3RD FLOOR**
A4.5 SCALE: 1" = 20'-0"

5SANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A4.5 3RD FLOOR PROPOSED TENANT PLAN

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



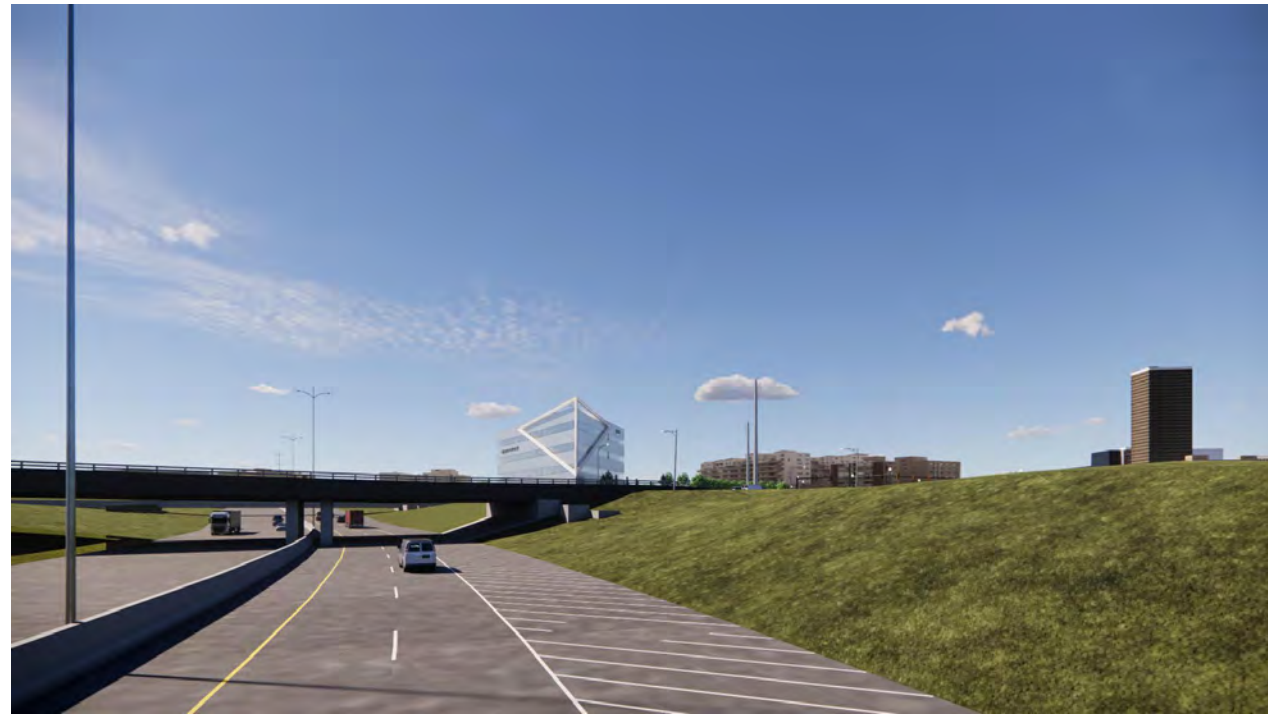

1 **PROPOSED TENANT PLAN - 4TH FLOOR**
A4.6 SCALE: 1" = 20'-0"

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A4.6 4TH FLOOR PROPOSED TENANT PLAN

RAND ELLIOTT
 ARCHITECTS

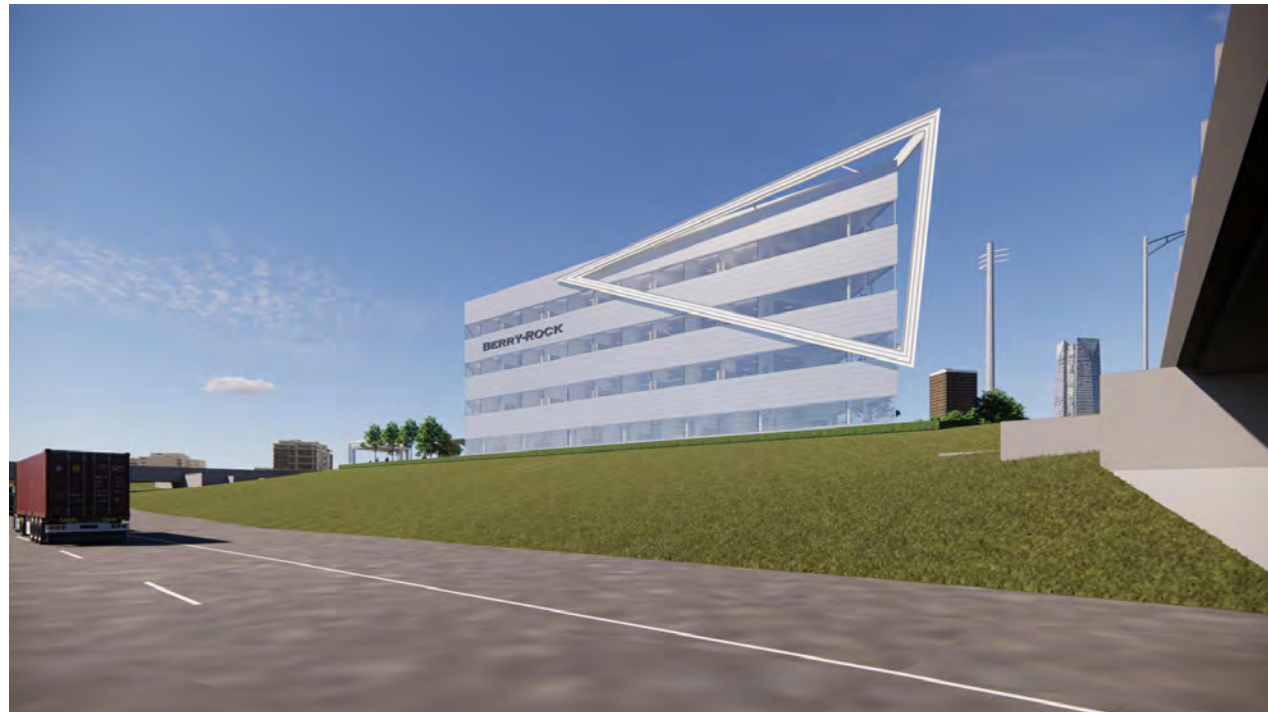
35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554



1. VIEW FROM HIGHWAY LOOKING SOUTH



2. VIEW FROM HARRISON AVE.



3. VIEW FROM HIGHWAY LOOKING WEST



4. VIEW FROM HARRISON AVE.

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A5.0 RENDERINGS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



1. VIEW FROM HARRISON LOOKING SOUTHWEST



2. VIEW FROM HARRISON LOOKING SOUTH



3. VIEW FROM 6TH & HARRISON



4. SIGNAGE VIEW AT 5TH & WALNUT STREET CORNER

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A5.1 RENDERINGS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



1. VIEW FROM ON RAMP LOOKING WEST



2. VIEW FROM PARKING LOT ENTRY



3. VIEW OF MAIN ENTRY



4. VIEW FROM PARKING LOT LOOKING EAST

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A5.2 RENDERINGS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



1. VIEW LOOKING EAST FROM ON RAMP



2. VIEW FROM PARKING LOT ENTRY AT DUSK



3. SIGNAGE VIEW AT 5TH & WALNUT STREET CORNER AT DUSK



4. VIEW FROM IN 4TH FLOOR DECK

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

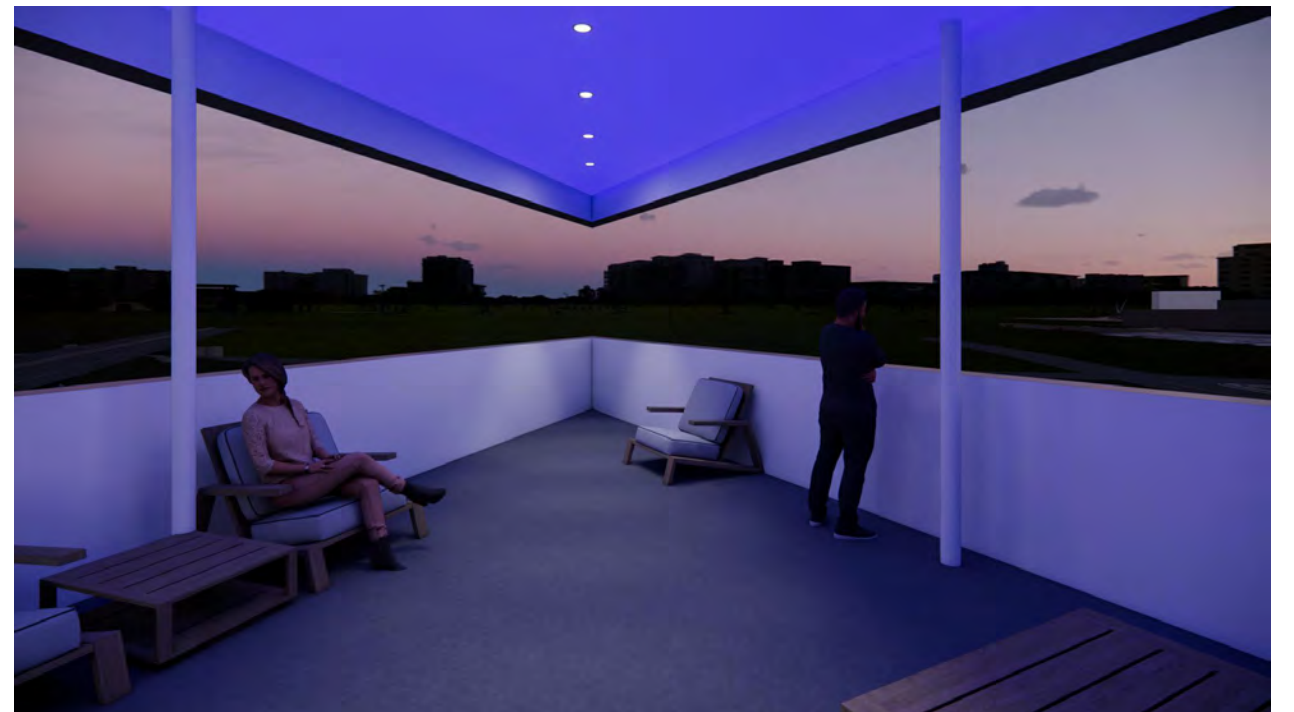
SHEET: A5.3 RENDERINGS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



1. VIEW OF 4TH FLOOR DECK



2. VIEW OF 4TH FLOOR DECK AT DUSK



3. INTERIOR CORNER CONFERENCE ROOM



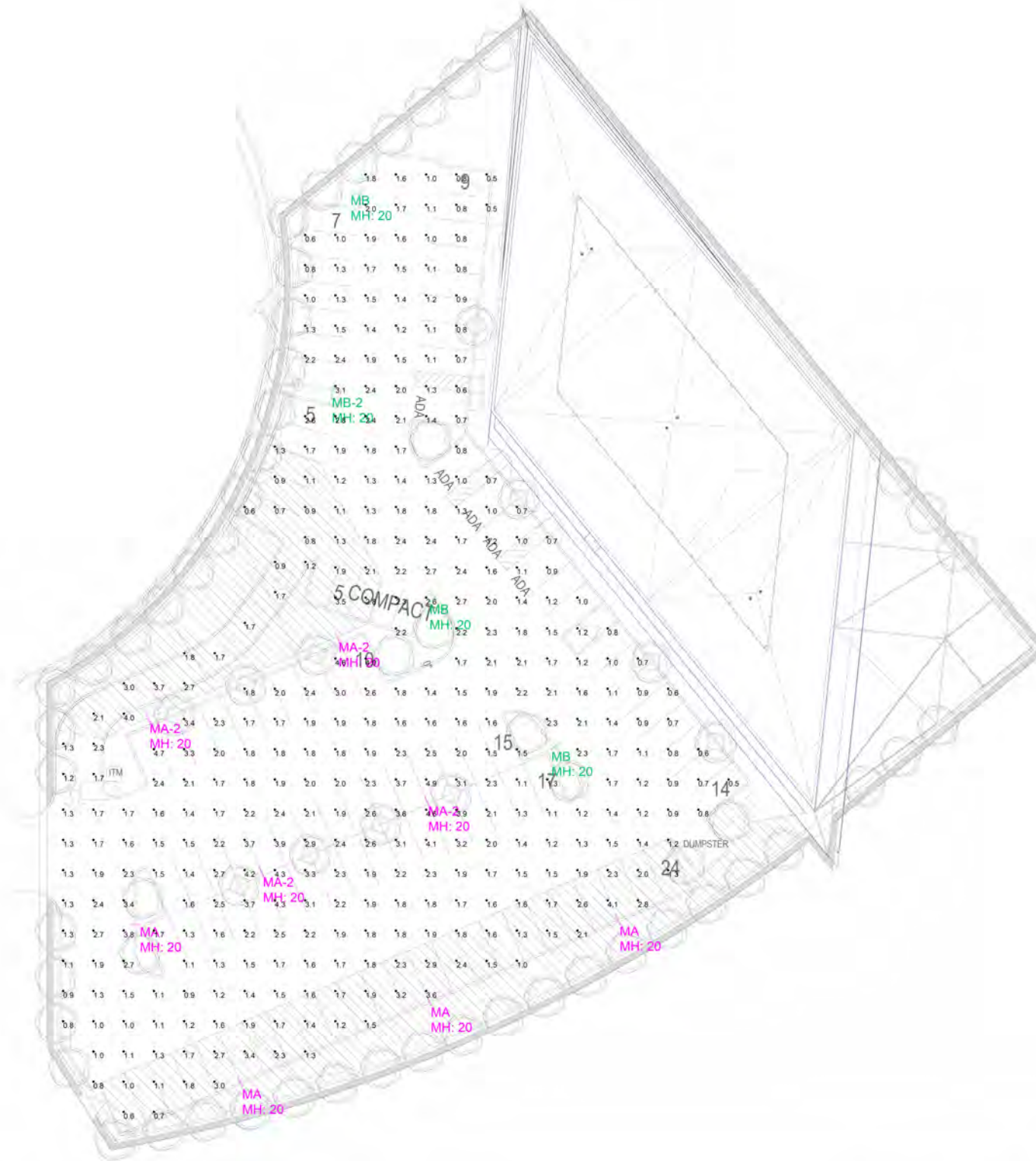
4. INTERIOR CORNER CONFERENCE ROOM

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
SHEET: A5.4 RENDERINGS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



GENERAL NOTES:

1. NOT FOR CONSTRUCTION PURPOSES.
2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
3. CALCULATION POINT SPACING IS 10' x 10' ON GROUND
4. ALL CALCULATIONS ARE IN FOOT CANDLE MEASUREMENTS
5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: PARKING LOT = .2, WALLS = .5, CEILING = .5



Bell & McCoy
Lighting and Controls
719 N. Shartel, Suite 200
Oklahoma City, OK

**SANDWAL OFFICE BUILDING
LIGHTING PACKAGE**

Revisions:
X XXXXXXXX

Drawn By:
C. Collins
Date:
7/10/2024
Scale:
N.T.S.
Sheet Title:
Site Photometrics
Sheet No.
1

Luminaire Schedule						Lum. Watts	Total Watts	Lum. Lumens	LLD	LDD	BF
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description						
MA	4	MA	Single	LSI INDUSTRIES, INC.	LAL4-40-06L-3-30K8	48	192	5652	1,000	1,000	1,000
MA-2	4	MA-2	Back-Back	LSI INDUSTRIES, INC.	LAL4-40-06L-3-30K8	48	384	5652	1,000	1,000	1,000
MB	3	MB	Single	LSI INDUSTRIES, INC.	LAL4-40-06L-4-30K8	48	144	5652	1,000	1,000	1,000
MB-2	1	MB-2	Back-Back	LSI INDUSTRIES, INC.	LAL4-40-06L-4-30K8	48	96	5652	1,000	1,000	1,000

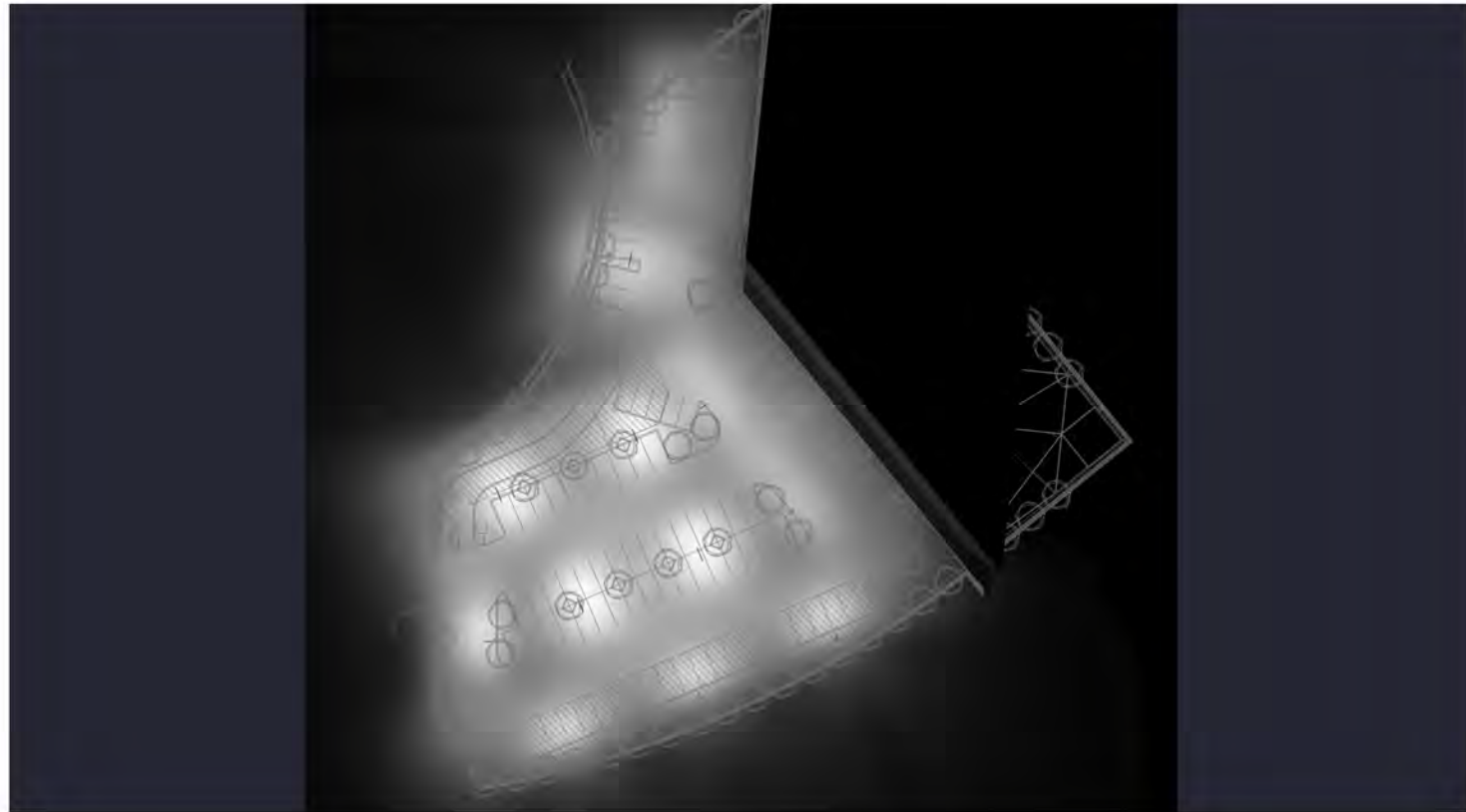
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE	Illuminance	Fc	2.07	4.0	0.9	2.30	4.44
PARKING LOT	Illuminance	Fc	1.79	4.9	0.5	3.58	9.80

5SANDWAL OFFICE BUILDING

DATE: 11.19.2024
ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
SHEET: A6.0 SITE PHOTOMETRICS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554

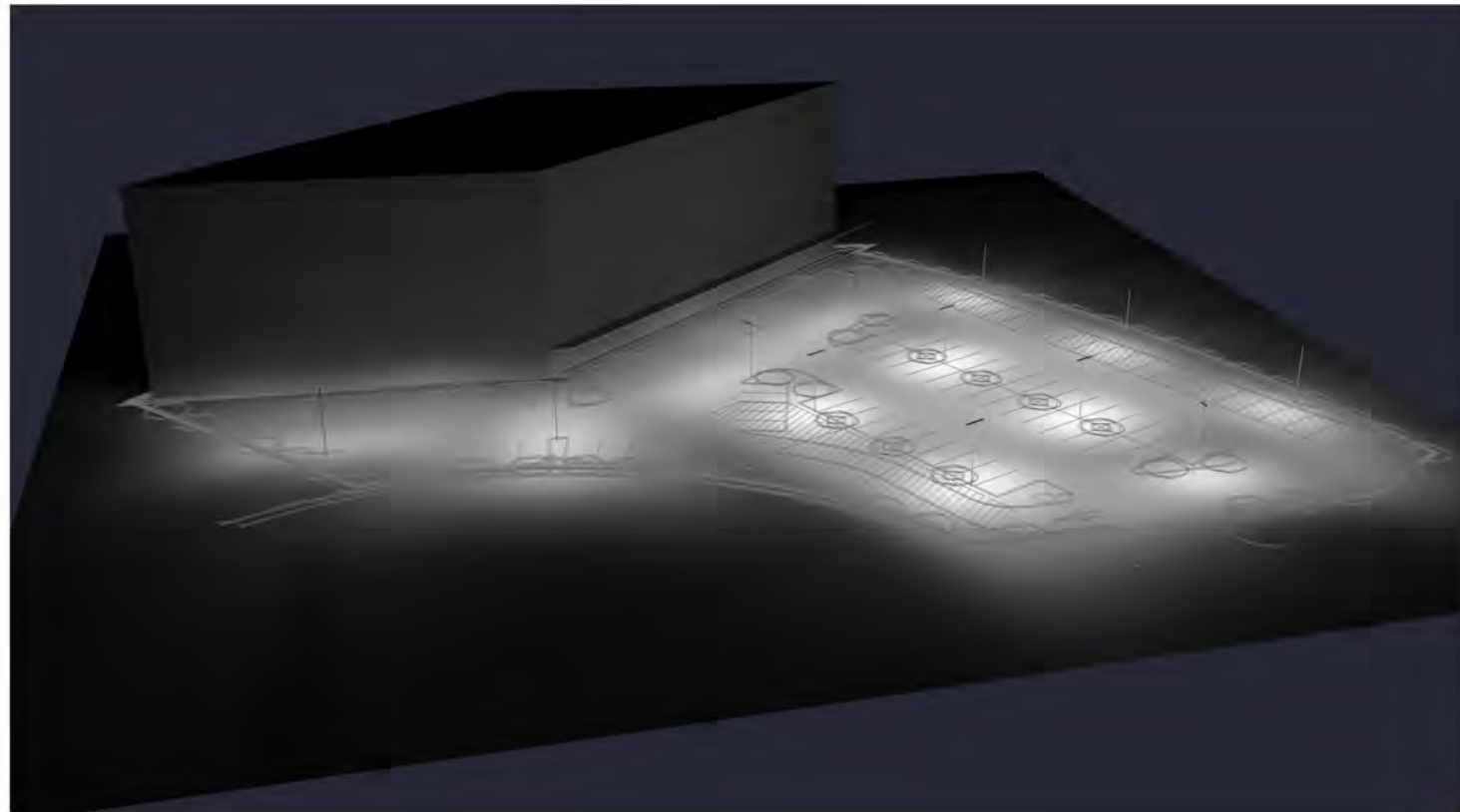


- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 10' x 10' ON GROUND
 4. ALL CALCULATIONS ARE IN FOOT CANDLE MEASUREMENTS
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: PARKING LOT = .2, WALLS = .5, CEILING = .5



Bell & McCoy
Lighting and Controls
719 N. Shartel, Suite 200
Oklahoma City, OK

5ANDWAL OFFICE BUILDING
LIGHTING PACKAGE



Revisions:
X XX/XX/XXXX

Drawn By:
C. Collins
Date:
7/10/2024
Scale:
N.T.S.
Sheet Title:
Site Photometrics
Sheet No.
2

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
SHEET: A6.1 SITE PHOTOMETRICS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554



Catalog #: _____ Project: _____ Type: _____
 Prepared By: _____ Date: _____

Linear Area Light (LAL4)

Outdoor Linear Area Light



OVERVIEW	
Lumen Package (lm)	3,000 - 18,000
Wattage Range (W)	.24 - 144
Efficacy Range (LPW)	120 - 135
Weight lbs (kg)	7.6 - 12.3 (3.4 - 5.6)
Controls	IMSBT, ALB, 7-Pin, PCI

QUICK LINKS

- [Ordering Guide](#)
- [Performance](#)
- [Photometrics](#)
- [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Formed housing.
- Fully enclosed weather-tight housing contains factory prewired drivers and field connections.
- Easily accessible electrical components via driver cover.
- Luminaire is proudly made in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- Select high-brightness LEDs in 2700K, 3000K, 3500K, 4000K, 5000K
- Minimum CRI of 80
- Distribution types 2, 3, 4 and 5 available - asymmetric optics are factory rotatable.
- State-of-the-Art silicone optics deliver industry leading optical control with an integrated gasket
- Zero Uplight

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC)
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2)
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- 0-10V dimming (10% - 100%) standard. Must specify EXT option for dimming leads.
- Total harmonic distortion (THD): <20% Power factor (PF): >.90

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance

costs while optimizing light quality 24/7.

Installation

- Designed to mount to a square pole.
- Utilizes LSI's B2 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations
- 1.5G vibration rating.
- Meets Buy American Act requirements
- IDA compliant; with 3000K color temperature selection.

Linear Area Light (LAL4) Outdoor Linear Area Light

Have questions? Call us at (800) 436-7800

Type: _____

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: LAL4 48 12L 3 UNV 30K8 BLK ALBCS1				
Prefix	Length	Lumen Package ²	Distribution	Rotation ³
LAL4 ¹ - 4" Linear Area Light	22 - 22" (6L max) 32 - 32" (6L max) 40 - 40" (12L max) 48 - 48" (6L-18L only)	3L - 3,000 lumens 6L - 6,000 lumens 9L - 9,000 lumens 12L - 12,000 lumens 15L - 15,000 lumens 18L - 18,000 lumens	2 - Type 2 3 - Type 3 4 - Type 4 5 - Type 5	Blank - No Rotation L - Optics rotated left 90° R - Optics rotated right 90°
Voltage	Color Temperature/Rendering	Finish	Controls	
UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	27K8 - 2700K CCT / 80CRI 30K8 - 3000K CCT / 80CRI 35K8 - 3500K CCT / 80CRI 40K8 - 4000K CCT / 80CRI 50K8 - 5000K CCT / 80CRI	BRZ - Dark Bronze BLK - Black GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Salin Verde Green	Blank - None Wireless Controls System ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ⁴ ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) ⁴ ALBMR1 - AirLink Blue Wireless Multi-Range Sensor Controller (8-15' MH) ⁴ Stand-Alone Controls EXT - 0-1 (v Dimming leads extended to housing exterior) CR7P - 7 Pin Control Receptacle ANSI C1 36.41 ⁵ IMSBTL1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBTL2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴ Button Type Photocells PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	



Need more information?
[Click here for our glossary](#)

Have additional questions?
 Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION⁶

Part Number	Description
122514	PC120 Photocell for use with CR7P option (120V) ⁷
122515	PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁷
122516	Twist Lock Photocell (347V) for use with CR7P ⁷
1225180	Twist Lock Photocell (480V) for use with CR7P ⁷
661409	AirLink 5 Pin Twist Lock Controller ⁸
661410	AirLink 7 Pin Twist Lock Controller ⁸
149328	Shorting Cap for use with CR7P

MOUNTING ACCESSORIES ORDERING INFORMATION⁶

Part Number	Description
674299CLR	Square Pole Tenon Adapter
740022CLR	15" Square Pole Quick Mount Bracket
750441CLR	Wall Mount Bracket
751534CLR	Square Pole Quick Mount Bracket
BKS PQM RD B2 CLR	Round Pole Quick Mount Bracket
BKS PQ15 RD B2 CLR	15" Round Pole Quick Mount Bracket
75163 1	10' Linear Bird Spike Kit (3-4' Recommended per Luminaire)
751632	Silicone Adhesive for Bird Spike Kit (Covers Approximately 25' of Linear Spike)

FUSING OPTIONS⁸

Part Number	Description
Single Fusing (120V)	
Single Fusing (277V)	
Double Fusing (208V, 240V)	See Fusing Accessory Guide
Double Fusing (480V)	
Double Fusing (347V)	

1. Use with B2 drilling pattern.
 2. Custom lumen and wattage packages available; consult factory. Values are within industry standard tolerances but not DEC listed.
 3. Not available with type 5 distribution.
 4. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.

5. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
 6. Accessories are shipped separately and field installed.
 7. Factory installed CR7P option required. See Options.
 8. Fusing must be located in the hand hole of pole.
 9. "CLR" to be replaced by paint finish selection. See Finish options for paint color selection.

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A6.2 EXTERIOR POLE LIGHT CUT SHEETS

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554

Linear Area Light (LAL4) Outdoor Linear Area Light

Have questions? Call us at (800) 436-7800

Type: _____

PERFORMANCE

[Back to Quick Links](#)

Delivered Lumens ²		2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage	
Lumen Package	Distribution	CRI	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy		BUG Rating
3L	2	70	2732	109	B1 U0 G1	2891	116	B1 U0 G1	3047	122	B1 U0 G1	3038	122	B1 U0 G1	25
	3	70	2682	109	B1 U0 G1	2838	115	B1 U0 G1	2991	121	B1 U0 G1	2982	121	B1 U0 G1	
	4	70	2682	108	B1 U0 G1	2838	114	B1 U0 G1	2991	120	B1 U0 G1	2982	120	B1 U0 G1	
	5	70	2727	110	B2 U0 G1	2885	116	B2 U0 G1	3041	124	B2 U0 G1	3032	122	B2 U0 G1	
6L	2	70	5442	112	B1 U0 G1	5758	119	B1 U0 G1	6069	125	B1 U0 G1	6051	125	B1 U0 G1	48
	3	70	5342	110	B1 U0 G1	5652	117	B1 U0 G1	5957	123	B1 U0 G1	5940	123	B1 U0 G1	
	4	70	5342	110	B1 U0 G1	5652	117	B1 U0 G1	5957	123	B1 U0 G2	5940	123	B1 U0 G2	
	5	70	5432	112	B3 U0 G1	5746	119	B3 U0 G1	6057	125	B3 U0 G1	6039	125	B3 U0 G1	
9L	2	70	8108	113	B1 U0 G1	8578	120	B1 U0 G2	9042	126	B2 U0 G2	9015	126	B2 U0 G2	72
	3	70	7959	111	B2 U0 G2	8420	118	B2 U0 G2	8876	124	B2 U0 G2	8849	124	B2 U0 G2	
	4	70	7959	111	B2 U0 G2	8420	118	B2 U0 G2	8876	124	B2 U0 G2	8849	124	B2 U0 G2	
	5	70	8092	113	B3 U0 G2	8561	120	B3 U0 G2	9024	126	B3 U0 G2	8997	126	B3 U0 G2	
12L	2	70	10850	111	B2 U0 G2	11478	117	B2 U0 G2	12099	123	B2 U0 G2	12063	123	B2 U0 G2	98
	3	70	10650	108	B2 U0 G2	11267	115	B2 U0 G2	11876	121	B2 U0 G2	11841	121	B2 U0 G2	
	4	70	10650	108	B2 U0 G2	11267	115	B2 U0 G2	11876	121	B2 U0 G2	11841	121	B2 U0 G2	
	5	70	10828	110	B4 U0 G2	11456	117	B4 U0 G2	12075	123	B4 U0 G2	12039	123	B4 U0 G2	
15L	2	70	13629	117	B2 U0 G2	14418	124	B2 U0 G2	15198	130	B2 U0 G2	15153	130	B3 U0 G3	117
	3	70	13378	115	B3 U0 G3	14153	121	B3 U0 G3	14919	128	B3 U0 G3	14874	127	B3 U0 G3	
	4	70	13378	115	B2 U0 G2	14153	121	B2 U0 G2	14919	128	B3 U0 G3	14874	127	B2 U0 G2	
	5	70	13602	117	B4 U0 G2	14390	123	B4 U0 G2	15168	130	B4 U0 G2	15123	130	B4 U0 G2	
18L	2	70	16251	113	B2 U0 G2	17192	120	B2 U0 G2	18122	126	B3 U0 G3	18068	126	B3 U0 G3	144
	3	70	15952	111	B3 U0 G3	16876	118	B3 U0 G3	17789	124	B3 U0 G3	17736	124	B3 U0 G3	
	4	70	15952	111	B3 U0 G3	16876	118	B3 U0 G3	17789	124	B3 U0 G3	17736	124	B3 U0 G3	
	5	70	16219	113	B4 U0 G2	17158	120	B4 U0 G2	18086	126	B4 U0 G2	18032	126	B4 U0 G2	

Electrical Data (AMPS) ²							
Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
3L	25	0.20	0.12	0.10	0.09	0.07	0.05
6L	48	0.40	0.23	0.20	0.17	0.14	0.10
9L	72	0.60	0.34	0.30	0.26	0.21	0.15
12L	98	0.82	0.47	0.41	0.35	0.28	0.20
15L	117	0.97	0.56	0.49	0.42	0.34	0.24
18L	144	1.20	0.69	0.60	0.52	0.41	0.30

¹ LED Chips are frequently updated therefore values are nominal.
² Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Linear Area Light (LAL4) Outdoor Linear Area Light

Have questions? Call us at (800) 436-7800

Type: _____

PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

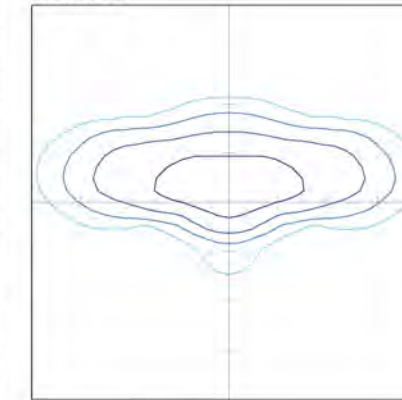
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

LAL4-48-18L-2-40K8

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	18,121
Watts	144
Efficacy	126
IES Type	Type II Medium
BUG Rating	B3 U0 G3

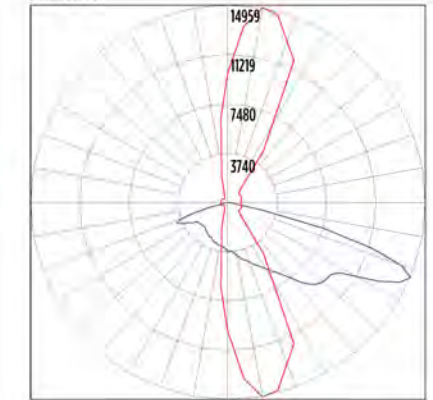
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4,024	22%
Medium (30-60°)	8,961	49%
High (60-80°)	4,994	28%
Very High (80-90°)	142	1%
Uplight (90-180°)	-	0%
Total Flux	18,121	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



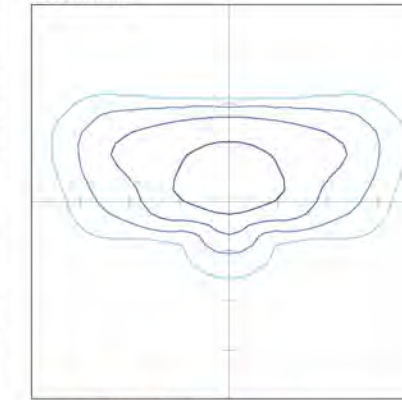
Vertical Plane Horizontal Cone

LAL4-48-18L-3-40K8

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	17,789
Watts	144
Efficacy	124
IES Type	Type III Short
BUG Rating	B3 U0 G3

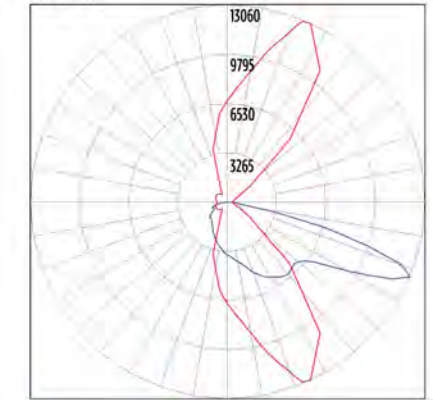
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3,201	18%
Medium (30-60°)	8,852	49%
High (60-80°)	5,515	30%
Very High (80-90°)	221	1%
Uplight (90-180°)	-	0%
Total Flux	17,789	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A6.3 EXTERIOR POLE LIGHT CUT SHEETS

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554

Linear Area Light (LAL4) Outdoor Linear Area Light

Have questions? Call us at (800) 436-7800

Type: _____

PHOTOMETRICS

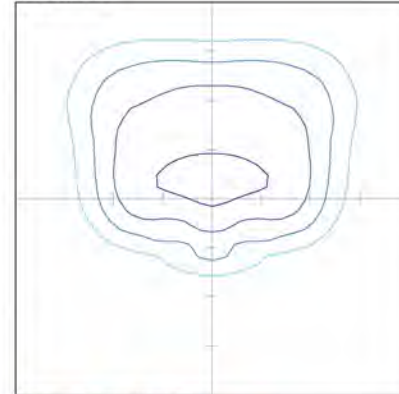
[Back to Quick Links](#)

LAL4-48-18L-4-40K8

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	17,790
Watts	144
Efficacy	124
IES Type	Type IV Short
BUG Rating	B3 U0 G3

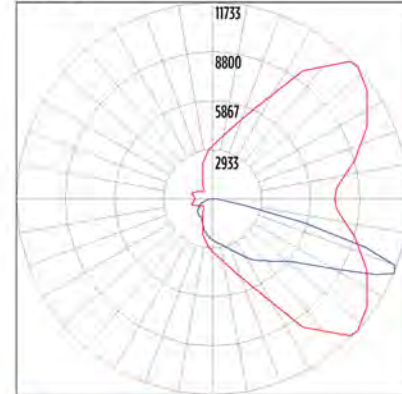
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	2,126	12%
Medium (30-60°)	8,638	48%
High (60-80°)	6,757	37%
Very High (80-90°)	270	1%
Uplight (90-180°)	-	0%
Total Flux	17,790	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



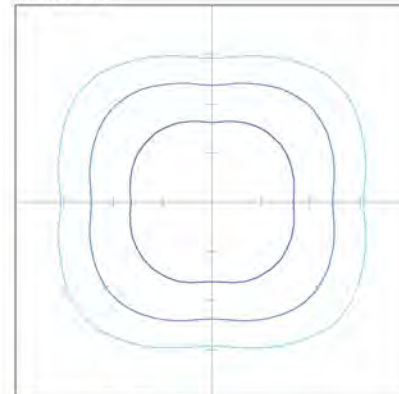
Vertical Plane Horizontal Cone

LAL4-48-18L-5-40K8

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 80 CRI
Delivered Lumens	18,086
Watts	144
Efficacy	126
IES Type	Type VS Short
BUG Rating	B4 U0 G2

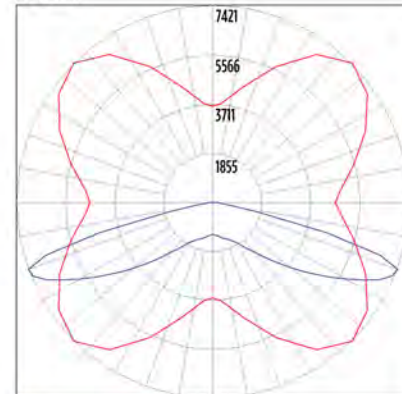
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1,248	7%
Medium (30-60°)	7,795	43%
High (60-80°)	8,870	49%
Very High (80-90°)	175	1%
Uplight (90-180°)	-	0%
Total Flux	18,086	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
 5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

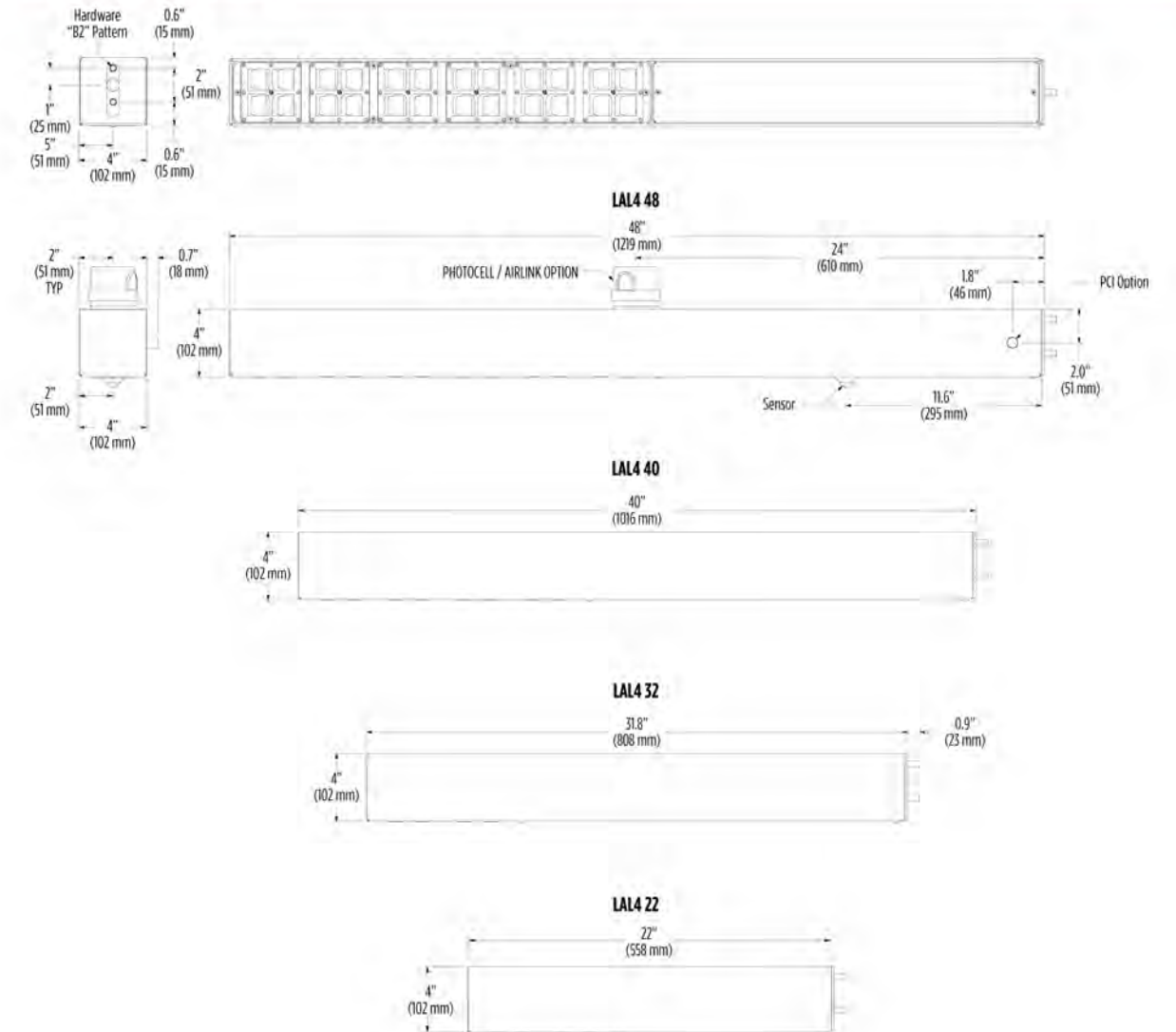
Linear Area Light (LAL4) Outdoor Linear Area Light

Have questions? Call us at (800) 436-7800

Type: _____

PRODUCT DIMENSIONS

[Back to Quick Links](#)



Luminaire EPA Chart - LAL4					
Configurations		22"	32"	40"	48"
Single	D90°	.07	1.1	1.3	1.6
D180°	T90°	1.4	2.2	2.6	3.2

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024
 ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104
 SHEET: A6.4 EXTERIOR POLE LIGHT CUT SHEETS

RAND ELLIOTT
 ARCHITECTS

35 Harrison Avenue
 Oklahoma City, OK 73104
 405.232.9554

Linear Area Light (LAL4) Outdoor Linear Area Light

1/11/2024

 [Have questions? Call us at \(800\) 436-7800](#)

CONTROLS

[Back to Quick Links](#)

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OIMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OIMSB	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

5ANDWAL OFFICE BUILDING

DATE: 11.19.2024

ADDRESS: 616 N. WALNUT AVENUE, OKLAHOMA CITY, OK, 73104

SHEET: A6.5 EXTERIOR POLE LIGHT CUT SHEETS

RAND ELLIOTT
ARCHITECTS

35 Harrison Avenue
Oklahoma City, OK 73104
405.232.9554

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Kenton Tsoodle, Executive Director
Date: January 15, 2025
Ref: Resolution Authorizing the Executive Director to Exercise the Option for Routine Common Area Maintenance of the Bass Pro Building Common Area to be Performed by the Bricktown Entertainment Center Owners' Association, Inc.

Background: OCURA is responsible for Common Area maintenance at the Bass Pro Building, as provided by the lease between OCURA, the City and Bricktown Entertainment Center Owners' Association, Inc (BECOA). BECOA performs the routine Common Area maintenance and has submitted their estimated budget for annual routine maintenance of the Common Area. The proposed proportionate share of the budgeted expenses for the Bass Pro Building is, not to exceed, \$162,133.44. The estimated budget is a nominal increase from the prior year's budget of \$1,653.48. The budget has been reviewed by OCURA staff and has determined the budget is acceptable.

Summary of Agenda Item: The resolution authorizes the Executive Director to exercise the option for routine common area maintenance of the Bass Pro Building Common Area.

Recommendation: Approval of Resolution.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXERCISE THE OPTION FOR ROUTINE COMMON AREA MAINTENANCE OF THE BASS PRO BUILDING COMMON AREA TO BE PERFORMED BY THE BRICKTOWN ENTERTAINMENT CENTER OWNERS' ASSOCIATION, INC.

WHEREAS, in furtherance of the objectives of the Urban Redevelopment Law of the State of Oklahoma, 11 O.S. 38-101, *et seq.*, the Oklahoma City Urban Renewal Authority (the "Authority") has undertaken a program for the development of a blighted area in the City of Oklahoma City (the "City"), and in this connection is engaged in carrying out an urban renewal project known as the MAPS Sports-Entertainment-Parking Support Redevelopment Project (the "Project"); and

WHEREAS, there has been prepared and approved by the Authority an urban renewal plan for the Project designated as the MAPS Sports-Entertainment-Parking Support Redevelopment Plan, as Amended (the "Plan"); and

WHEREAS, the Authority has been duly designated by the City to carry out and administer the Project; and

WHEREAS, the City has authorized the Authority to undertake the development and leasing of a facility pursuant to a Shopping Center Lease between the Authority, as Landlord, and Bass Pro Outdoor World, L.L.C., a Missouri limited liability company, as Tenant ("Bass Pro"), entered into as of May 21, 2002, as amended (the "Lease"); and

WHEREAS, the Authority and Bass Pro have executed the Lease, and whereby the Authority has leased to Bass Pro the Leased Premises (as defined in the Lease) with buildings and other improvements planned or constructed thereon (the "Bass Pro Building"); and

WHEREAS, pursuant to the Lease, the Authority has assumed duties with respect to the Bass Pro Building, the supporting common area (the "Common Area"), and the canal connection (the "Canal Connection"); and

WHEREAS, the Authority is responsible for Common Area maintenance obligations, as provided in the Lease and the Declaration of Protective Covenants, entered into between the Authority, the City, and Bricktown Entertainment, L.L.C. on September 25, 2002 (the "Declaration of Protection Covenants"), which may be entirely performed directly, or the Authority (or the City) may request that the Bricktown Entertainment Center Owners' Association, Inc. (the "Association") perform routine Common Area maintenance with respect to the Common Area; and

WHEREAS, the Association has submitted a proposed estimated, annual budget for the Common Area maintenance, which has been reviewed and analyzed by the Executive Director of the Authority and staff; and

WHEREAS, the Executive Director has determined that the proposed estimated, annual budget is acceptable and deems it appropriate and desirable for the Authority to exercise its right to request that the Association perform annual routine Common Area maintenance.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Oklahoma City Urban Renewal Authority as follows:

1. The Executive Director is authorized to approve the proposed estimated, annual budget not to exceed \$162,133.44 for the annual routine maintenance of the Common Area from January 1, 2025, through December 31, 2025, to be performed by the Association.
2. The Executive Director, with the advice of Legal Counsel, is hereby authorized to exercise the right of the Authority to request that the Association perform annual routine Common Area maintenance, and to execute such documents and take such actions as may be necessary or appropriate to implement the exercise of the option and the acceptance of the proposed estimated, annual budget, including making such modifications and corrections as are necessary and desirable.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, OK 73102, on the **15th** day of **January, 2025**; 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 legally sufficient number of the Commissioners.

SECRETARY

(SEAL)

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Kenton Tsoodle, Executive Director
Date: January 15, 2025
Ref: Resolution Approving a Real Estate Acquisition Agreement with the City of Oklahoma City, Northeast Renaissance Urban Renewal Plan

Background: In accordance with the Northeast Renaissance Urban Renewal Plan, OCURA acquired property near NE 24th St. and MLK Ave. with the objective to stimulate reinvestment, revitalization and improvement and expansion of commercial gathering places. The City's MAPS 4 Clara Luper Civil Rights Center has been proposed on OCURA's property and meets the plan objectives. The proposed Real Estate Acquisition Agreement with the City has been negotiated for fair market value to construct the MAPS 4 Program-funded Clara Luper Civil Rights Center.

Purpose of Agenda Item: The resolution approves a Real Estate Acquisition Agreement with the City.

Staff Recommendation: Approval of Resolution

Attachments: Real Estate Acquisition Agreement with Exhibit

RESOLUTION NO. _____

RESOLUTION APPROVING REAL ESTATE ACQUISITION AGREEMENT WITH THE CITY OF OKLAHOMA CITY, NORTHEAST RENAISSANCE URBAN RENEWAL PLAN

WHEREAS, on December 30, 2014, the City Council of the City of Oklahoma City (“City”) approved the Northeast Renaissance Urban Renewal Plan (“Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), and authorized the Oklahoma City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

WHEREAS, in accordance with the Act and the Urban Renewal Plan, the Authority has acquired certain real property within the Northeast Renaissance Urban Renewal Area (“Urban Renewal Area”) located northwest and southwest of the intersection of Northeast 24th Street and Martin Luther King, Jr. Avenue, more particularly described on Exhibit A to this Resolution (“Property”); and

WHEREAS, the objectives of the Urban Renewal Plan include supporting City policies and activities, stimulating reinvestment and revitalization, and the improvement and expansion of community gathering places within the Urban Renewal Area; and

WHEREAS, meeting such objectives may include helping the City with the development of the Clara Luper Civil Rights Center, which is included in the resolution of intent by the City identifying certain public improvements projects to be completed using dedicated sales taxes as approved by the voters (“MAPS 4 Program”), which may be located within the boundaries of the Urban Renewal Area; and

WHEREAS, the Executive Director of the Authority and Legal Counsel have negotiated a proposed Real Estate Acquisition Agreement with the City, the form of which is shown on Exhibit B to this Resolution, pursuant to which the City will purchase the Property from the Authority for its fair market value and on such property build the MAPS 4 Program-funded Clara Luper Civil Rights Center; and

WHEREAS, the Authority finds it appropriate and desirable to approve the proposed Real Estate Acquisition Agreement with the City and to authorize the Executive Director to finalize and execute said agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Oklahoma City Urban Renewal Authority that:

1. The Real Estate Acquisition Agreement by and between the Authority and the City is hereby approved, and the Executive Director, with the assistance of Legal Counsel, is authorized to finalize and execute said agreement.

2. The Executive Director and Legal Counsel are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval and the Real Estate Acquisition Agreement, consistent with the Urban Renewal Plan.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, OK 73102, on the **15th** day of **January, 2025**; 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 legally sufficient number of the Commissioners.

SECRETARY

(SEAL)

Exhibit A

Legal Description and General Depiction of the Property

Lots 1-4 and 39-48 of Block 2 of Wallace Adkins Addition, being a subdivision of Blocks 9 and 10 of Raney Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; *[the 'Subject "NW/C"' shown below]*

and

Lots 1-12 and 41-48, in Block 6, in Harmony Hill Addition, Subdivision of Blocks 5, 6, 7, 8, 11, and 12, Raney Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof *[the 'Subject "SW/C"' shown below].*

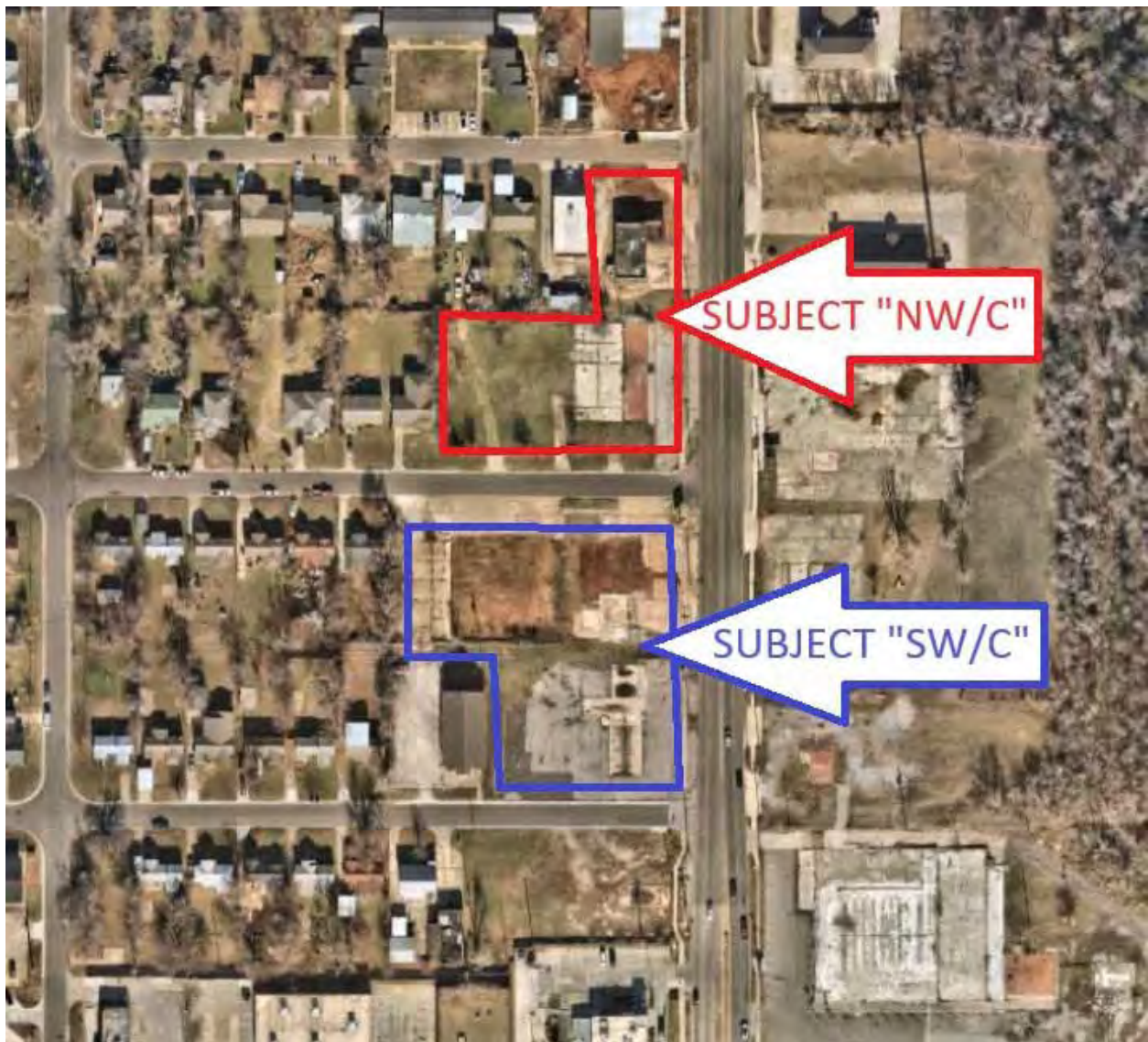


Exhibit B

[Insert Agreement]

REAL ESTATE ACQUISITION AGREEMENT

THIS REAL ESTATE ACQUISITION AGREEMENT (this “Agreement”) dated as of _____, 20____, is made by and among the Oklahoma City Urban Renewal Authority, an Oklahoma public body corporate (“OCURA”), and The City of Oklahoma City, an Oklahoma municipal corporation and charter city (“City”).

WITNESSETH:

1. Authority for Transfer. Title 11, Section 38-109 of the Oklahoma Statutes allows OCURA to transfer title of property to the City for purposes of carrying out an urban renewal plan approved by the City. The real property being transferred to the City is located within the boundaries of the approved and authorized Northeast Renaissance Urban Renewal Plan (“Urban Renewal Plan”) and is to be conveyed to the City by OCURA pursuant to the terms of this Agreement for inclusion in the property on which the City will construct the MAPS 4-funded Clara Luper Civil Rights Center (“Project”). The Property consists of five parcels, three of which are located at the southwest corner (“SW/C Parcels”) and two of which are located at the northwest corner (“NW/C Parcels”) of the intersection of Northwest 24th Street and North Martin Luther King, Jr. Avenue (SW/C Parcels and NW/C Parcels together, “Property”). Upon approval of this Agreement, OCURA’s Executive Director will have the authority to execute the General Warranty Deed attached hereto as **Exhibit A**, conveying the Property to the City.

2. Agreement to Transfer Title. Pursuant to 11 O.S. § 38-109, OCURA hereby chooses and agrees to transfer title to the City and the City accepts title to the Property, including without limitation, the surface of the real estate comprising the Property, together with all of OCURA’s right, title, interest and estate in and to oil, gas and other minerals in and under the Property not previously reserved or conveyed of record.

2.1. *Consideration.* A significant portion of the Property was purchased with Community Development Block Grant (“CDBG”) funds and the Project’s end use will not qualify for an eligible CDBG National Objective under appropriate federal regulations; therefore, in order to remove Community Development Block Grant (“CDBG”) regulatory requirements from the Property due to the Project’s end use’s failure to qualify for an eligible CDBG National Objective, the City will pay OCURA the fair market value of the Property. An appraisal of the Property determined its fair market value to be:

\$72,562.35 (\$2.15/sf) for 2501 N. MLK Ave,
\$29,024.98 (\$2.15/sf) for 2523 N. MLK Ave,
\$48,232.98 (\$1.79/sf) for 2425 N MLK Ave,
\$29,921.57 (\$1.79/sf) for 2445 N MLK Ave, and
\$42,785.01 (\$1.79/sf) for 1930 NE 24th St,

which the City agrees to pay to OCURA at closing. The City also agrees:

(a) to provide such assistance and participation as OCURA may reasonably request to comply with applicable CDBG regulations involving a change of use, as more specified in OCURA’s CDBG Change of Use Citizen Consultation Policy; and

(b) that it will utilize the Property in the implementation of the Urban Renewal Plan and in accordance with state law for the purposes of constructing and operating the Project.

3. Time and Place of Closing. Closing shall occur at a location, date, and time mutually agreeable to OCURA and the City after the completion of the CDBG change of use procedures referenced in Section 2(a) above (“Closing Date”). The closing also shall not occur until the City provides written notice of its desire to close on the sale. Said notice shall be given in writing by the City pursuant to Section 12 herein no less than thirty (30) days prior to the desired closing date.

4. Apportionments and Adjustments. The following items are to be apportioned to and adjusted between OCURA and the City as of the close of business on the Closing Date and are to be assumed and paid thereafter by the City:

(a) all utilities, if any;

(b) all real estate taxes, general or special, and all other public or governmental charges or assessments against the Property, which are or may be payable on an annual basis (including charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof or subsequent thereto), whether assessments have been levied or not as of the Closing Date.

5. Pre-Closing Requirements. Within thirty (30) days from the date of this Agreement or such later time as may be provided for with respect to specific matters, the following items shall be obtained:

5.1. *Title Insurance Commitment.*

(a) The City, at the City’s sole cost and expense, shall obtain a commitment for the current ALTA owner’s policy of title insurance (the “Commitment”) issued by the Title Company in the amount of the Purchase Price, showing marketable record title to the Property in OCURA according to the Title Standards adopted by the Oklahoma Bar Association, subject to recorded plat restrictions, recorded utility easements, and zoning ordinances, including any of the oil, gas, and other minerals not previously reserved or conveyed of record, and subject to such other exceptions or encumbrances of record, which may be approved in writing by the City (the “Permitted Title Exceptions”). Copies of all instruments constituting an exception in the Commitment shall accompany the Commitment. The City shall have ten (10) working days after receipt of the Commitment within which to submit in writing any objections to the title to OCURA.

(b) The owner’s policy, when issued, shall insure over mechanic’s and materialmen’s liens. The owner’s policy shall further permit

deletion of encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection, and shall delete all exceptions relating to survey matters, provided, however, the City shall be required to obtain a survey, at the City's sole cost and expense, which will permit the Title Company to insure over the above-referenced survey matters.

5.2. *City's Objections; OCURA's Option to Cure.*

- (a) Upon the City's receipt and review of the items enumerated in this Section 5, above, the City shall be entitled to deliver specific written objections to OCURA as to any of such items (the "Objections"). Any Objections of the City to such items furnished to the City not described in a written notice delivered to OCURA within ten (10) working days of the City's receipt thereof shall be deemed waived by the City. Upon OCURA's receipt of such Objections, OCURA shall be entitled to deliver written notice to the City to the effect that OCURA will, at OCURA's sole cost and expense, satisfy one or more of the City's Objections or that OCURA is either unable or refuses to satisfy either one or all of the Objections, in which event the City shall be entitled to either (i) terminate this Agreement, or (ii) the City may waive any such Objection in writing.

6. Events Occurring at Closing.

6.1. *OCURA's Performance.* OCURA shall deliver to the City:

- (a) A good and sufficient General Warranty Deed accompanied by necessary documentary stamps paid by OCURA fully and duly executed and acknowledged, conveying fee simple title in and to the Property to the City including any of the oil, gas, and other minerals not previously reserved or conveyed of record, and subject only to the permitted title exceptions.
- (b) Upon closing, any existing Abstract(s) of Title shall become the property of the City.
- (c) A "bills paid affidavit" executed by OCURA and verifying that there are no unpaid bills for labor performed, material supplied, or services provided for or to the Property prior to the Closing. In the event there are unpaid bills for labor performed, material supplied, or services provided for or to the Property incurred prior to Closing, which is or may become a lien against the Property, then OCURA will pay at Closing these expenses.
- (d) All documents, fully executed, required to meet and/or cure all

requirements and defects of title, if any.

7. Closing Costs. The City shall pay the following costs and expenses in connection with the Closing:

- (a) Recording fees for the General Warranty Deed;
- (b) All documentary stamps required;
- (c) Any escrow or closing fees charged by the Title Company if utilized for purposes of Closing;
- (d) Abstract costs;
- (e) Title Examination fee for Commitment;
- (f) Title Insurance premium and any closing gap fee;
- (g) All costs incurred in connection with obtaining a survey of the Property; and
- (h) All other costs required from the City.

8. Other Costs. All other expenses incurred by Seller or the City with respect to the consummation of the transaction contemplated by this Agreement, including but not limited to attorneys' fees of the City and Seller, are to be borne and paid exclusively by the party incurring same, without reimbursement except to the extent otherwise specifically provided in this Agreement.

9. Possession and Condition of the Property. Possession of the Property shall be given to the City at closing. At closing, the condition of the Property shall be as-is.

10. Access Pending Closing. After execution of this Agreement, each of the parties' consultants, agents, architects and contractors shall have the right to enter the Property, at their own risk and at reasonable times, for the purpose of examination and study. Entries shall be made at such times and in such a manner as to not interfere with the other.

11. Representations and Warranties. The Parties hereby represent and warrant as follows:

11.1. *Compliance with Laws.* Neither the entering into of this Agreement nor the consummation of the transaction contemplated hereby shall constitute or result in a violation or breach by either party of any judgment, order, writ, injunction or decree issued against or imposed upon it, or shall result in a violation of any applicable law, order, rule or regulation of any governmental authority.

11.2. *Hazardous Substances.* Prior to closing, OCURA will, at its expense, complete a general Phase I Environmental Assessment or Audit upon which the City may rely. OCURA has completed a Phase II Environmental Assessment for the portion of the Property located generally at 2425 North Martin Luther King, Jr. Avenue and specifically described as Lots 41 through 48, inclusive, of Block 6 in Harmony Hill Addition, which recommends that installation of a VOC vapor liner be incorporated into any future buildings located on that portion of the Property. OCURA's environmental consultant, StanTech, LLC, also recommends the installation of VOC vapor liners be incorporated into any future buildings located at the portion of the Property, and continue remedial action by removing and restoring an additional 10,755 cubic yards of impacted soil under the OCC PSTD Indemnity Fund program at the Property, located generally at 2445 North Martin Luther King, Jr. Avenue (more specifically described as Lots 1 through 5, inclusive, of Block 6 in Harmony Hill Addition) and 1930 Northeast 24th Street (more specifically described as Lots 6 through 12, inclusive, of Block 6 of Harmony Hill Addition), and that the installation of electricity and a low-flow blower to augment the sub-slab system previously installed at that portion of the Property located generally at 2523 North Martin Luther King, Jr. Avenue (more specifically described as Lots 1 through 4, inclusive, of Block 2 of Wallace Adkins Addition) to allow for an active vapor mitigation system. Until such recommendations have been completed, OCURA and the City shall continue to allow StanTech, LLC to continue performing annual groundwater monitoring per approvals from the Oklahoma Corporation Commission. The City will be responsible for any environmental remediation or mitigation efforts required to develop the Property. If the result of any Phase I Environmental Assessment or Audit or any other test or reports for Hazardous Substances or asbestos containing materials are unacceptable to the City, then the City may: (a) terminate this Agreement by furnishing written notice of termination to OCURA or (b) waive the defects and proceed to closing.

12. *Notices.* Any notices required or permitted to be given by either party to the other shall have been deemed to have been served when hand delivered or, if the United States Mail is used, on the three (3) business day after the notice is deposited in the United States Mail, postage prepaid, registered or certified mail, and addressed to the parties as follows:

To the City: The City of Oklahoma City
 Attn: David Todd
 100 N. Walker, 4th floor
 Oklahoma City, OK 73102

With copy to: Amy Simpson, City Clerk
 200 North Walker, 2nd Floor
 Oklahoma City, OK 73102

To OCURA: Oklahoma City Urban Renewal Authority
 Attn: Kenton Tsoodle
 105 N. Hudson Ave. #101
 Oklahoma City, OK 73102

Either party, by written notice to the other, may change its address to which notices are to be sent.

13. Default and Penalties.

13.1. *Seller's Defaults; the City's Remedies.*

- (a) *Seller's Defaults.* Seller shall be deemed to be in default hereunder in the event that Seller shall fail to comply with or observe any covenant, agreement, or obligation on Seller's part to be performed within the time limits and in the manner required herein or in the event any of the conditions precedent described herein shall not have been complied with or waived by the City.
- (b) *The City's Remedies.* In the event Seller shall be deemed to be in default by virtue of the occurrence of any one or more of the events specified herein, the City may, at City's option do one of the following as City's sole and exclusive remedy for such default:
 - (i) Terminate this Agreement by written notice delivered to Seller on or before Closing Date; or
 - (ii) Enforce specific performance of this Agreement against Seller.

13.2. *The City's Defaults; Seller's Remedies.*

- (a) *The City's Defaults.* The City shall be deemed to be in default hereunder in the event that the City shall fail to comply with or observe any covenant, agreement, or obligation on the City's part to be performed within the time limits and in the manner required herein.
- (b) *Seller's Remedies.* In the event the City shall be deemed to be in default, Seller may, at Seller's sole option, terminate this Agreement by written notice to the City.

14. Miscellaneous Provisions.

14.1. *Gender.* As used herein the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

14.2. *Binding Effect.* This Agreement shall be binding upon the parties hereto and on their respective successors or assigns.

14.3. *Entire Agreement.* This Agreement contains the final and entire agreement between the parties and they shall not be bound by any terms, conditions, statements or representations, oral or written, not herein contained. Any subsequent amendment to this

Agreement shall be valid only if executed in writing by both parties to this Agreement or their successors or assigns.

14.4. *Governing Law.* This Agreement shall be construed, interpreted and enforced according to the laws of the State of Oklahoma without regard to principles of conflict of laws. Jurisdiction and venue for any action pertaining to this Agreement shall be the Oklahoma County District Court.

14.5. *Time.* Time shall be of the essence for this Agreement.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement and affixed their seals as of the date and year first above written.

APPROVED by the Oklahoma City Urban Renewal Authority this ____ day of _____, 20____.

EXECUTIVE DIRECTOR

APPROVED by the Council and signed by the Mayor of The City of Oklahoma City this ____ day of _____, 20____.

ATTEST

CITY CLERK

MAYOR

REVIEWED for form and legality.

Assistant Municipal Counselor

EXHIBIT A

After recordation, return to:

The City of Oklahoma City
200 N. Walker Avenue, 2nd Floor
Oklahoma City, OK 73102
Attn: City Clerk

**Exempt From Documentary Stamp Tax
Okla. Stat. 68, Article 32, Section 3202**

Reserved For Recording Information

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT on this ____ day of _____, 20____, the **Oklahoma City Urban Renewal Authority, a public body corporate**, (“Grantor”), for good and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto The City of Oklahoma City (the “Grantee”), whose mailing address is 200 N. Walker Avenue, Oklahoma City, Oklahoma 73102, all of the Grantor’s right, title and interest in and to that certain real property and premises situated in Oklahoma County, State of Oklahoma, as more particularly described on Exhibit A attached hereto, together with all improvements thereon and all rights and appurtenances thereunto belonging (the “Property”); LESS AND EXCEPT all oil, gas, coal, metallic ores, and other mineral interests therein and thereunder previously reserved or conveyed, and less all rights, interests, and estates of whatsoever nature incident thereto or arising therefrom; SUBJECT TO: (a) all taxes for the current and subsequent years; (b) any existing building and zoning ordinances, and other governmental restrictions; and (c) all covenants, conditions, restrictions, rights-of-way and other matters of record (collectively, the “Permitted Exceptions”); and WARRANTS title to the Property to be free, clear, and discharged of and from, other than the Permitted Exceptions, all former grants, charges, taxes, judgments, mortgages, liens, and encumbrances of whatsoever nature made or suffered to be made or done by, through, or under Grantor, but not otherwise.

SIGNED and DELIVERED this _____ day of _____, 20____.

OKLAHOMA CITY URBAN RENEWAL AUTHORITY,
a public body corporate

By: _____
Kenton Tsoodle, Executive Director

OKLAHOMA CITY

**URBAN
RENEWAL
AUTHORITY**

To: Board of Commissioners
From: Kenton Tsoodle, Executive Director
Date: January 15, 2025
Ref: Financial Statements as of September 30, 2024

Background: The Oklahoma City Urban Renewal Authority prepares monthly and year-to-date financial statements for review and acceptance by the Board of Commissioners. The following are highlights of the September 30, 2024, financial statements.

Assets totaled \$4,491,225 at the end of September 2024 and were primarily held in cash and investments.

Revenues year-to-date were \$271,020. Revenues include Lease revenue \$228,491, Real Estate Sales \$15,801 and Interest \$25,528.

Expenditures year-to-date were \$539,992. Major expense categories include General and Administrative \$193,015, Property Management \$243,626 and Site Clearance/Improvement \$51,717 for repairs at the Bass Pro Shop. All expenses are within budget parameters.

OCURA's fund balance was \$4,435,225 at September 30, 2024, with a negative change in fund balance of \$268,972 year-to-date.

Recommendation: Acceptance of the September 30, 2024, financial statements.

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Month Ending September 30, 2024

	<u>Closeout</u>				<u>Harrison-</u>			<u>Bass Pro</u>		<u>Budget</u>
	<u>Project</u>	<u>Revolving</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>		<u>Shop</u>	<u>Total</u>	<u>2024-25</u>
	<u>Fund</u>	<u>Fund</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>	<u>OCRC</u>	<u>Fund</u>		
Assets										
Cash	1,076,774	10,326	61,862	-	-	545,446	185,711	781,389	2,661,507	
Investments	1,470,000	-	-	-	-	245,000	-	-	1,715,000	
Accounts Receivable	-	23,183	-	-	-	-	-	-	23,183	
Due from Other Governmental Entities	-	91,534	-	-	-	-	-	-	91,534	
Due from (to) Other Funds	192,082	(125,043)	(36,396)	(7,238)	(64,406)	41,000	-	-	-	
Total Assets	2,738,856	-	25,466	(7,238)	(64,406)	831,446	185,711	781,389	4,491,225	
Liabilities and Fund Balances										
Accounts Payable	100	-	-	-	-	-	-	-	100	
Deposits	900	-	25,000	-	25,000	5,000	-	-	55,900	
Total Liabilities	1,000	-	25,000	-	25,000	5,000	-	-	56,000	
Total Fund Balances	2,737,856	-	466	(7,238)	(89,406)	826,446	185,711	781,389	4,435,225	
Total Liabilities and Fund Balances	2,738,856	-	25,466	(7,238)	(64,406)	831,446	185,711	781,389	4,491,225	
Revenues										
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-	788,880
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Lease Revenues	1,125	-	5,000	5,699	-	-	-	216,667	228,491	692,000
Real Estate Sales	15,801	-	-	-	-	-	-	-	15,801	2,857,571
Interest	10,302	-	-	-	-	14,436	596	195	25,528	65,000
Other	1,200	-	-	-	-	-	-	-	1,200	-
Total Revenues	28,428	-	5,000	5,699	-	14,436	596	216,862	271,020	4,403,451
Expenditures										
General and Administrative	117,405	-	7,756	12,827	54,719	308	-	-	193,015	765,000
Real Estate Acquisition	-	-	-	-	-	3,725	-	-	3,725	-
Real Estate Disposition	5,676	-	-	-	2,947	-	-	-	8,623	75,000
Site Clearance/Improvements	-	-	-	-	-	-	-	51,717	51,717	100,000
Legal	16,299	-	3,930	110	18,812	-	-	-	39,151	300,000
Other Professional	134	-	-	-	-	-	-	-	134	100,000
Property Management	91,762	-	4,640	-	12,928	-	-	134,297	243,626	776,500
Payments to Other Governments	-	-	-	-	-	-	-	-	-	732,000
Other	-	-	-	-	-	-	-	-	-	60,000
Total Expenditures	231,277	-	16,326	12,937	89,406	4,033	-	186,014	539,992	2,908,500
Changes in Fund Balance	(202,849)	-	(11,326)	(7,238)	(89,406)	10,402	596	30,848	(268,972)	1,494,951
Fund Balance, Beginning of Year	2,940,705	-	11,792	-	-	816,044	185,115	750,541	4,704,197	
Transfers In (Out)	-	-	-	-	-	-	-	-	-	
Fund Balance, Current	2,737,856	-	466	(7,238)	(89,406)	826,446	185,711	781,389	4,435,225	

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the One Month Ending September 30, 2024

	<u>Closeout</u>				<u>Harrison-</u>			<u>Bass Pro</u>	
	<u>Project</u>	<u>Revolving</u>	<u>Core to Shore</u>	<u>SEP II</u>	<u>Walnut</u>	<u>Nonfederal</u>		<u>Shop</u>	
	<u>Fund</u>	<u>Fund</u>	<u>Buffer</u>	<u>Fund</u>	<u>Other Fund</u>	<u>Fund</u>	<u>OCRC</u>	<u>Fund</u>	<u>Total</u>
Assets									
Cash	1,076,774	10,326	61,862	-	-	545,446	185,711	781,389	2,661,507
Investments	1,470,000	-	-	-	-	245,000	-	-	1,715,000
Accounts Receivable	-	23,183	-	-	-	-	-	-	23,183
Due from Other Governmental Entities	-	91,534	-	-	-	-	-	-	91,534
Due from (to) Other Funds	192,082	(125,043)	(36,396)	(7,238)	(64,406)	41,000	-	-	-
Total Assets	2,738,856	-	25,466	(7,238)	(64,406)	831,446	185,711	781,389	4,491,225
Liabilities and Fund Balances									
Accounts Payable	100	-	-	-	-	-	-	-	100
Deposits	900	-	25,000	-	25,000	5,000	-	-	55,900
Total Liabilities	1,000	-	25,000	-	25,000	5,000	-	-	56,000
Total Fund Balances	2,737,856	-	466	(7,238)	(89,406)	826,446	185,711	781,389	4,435,225
Total Liabilities and Fund Balances	2,738,856	-	25,466	(7,238)	(64,406)	831,446	185,711	781,389	4,491,225
Revenues									
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-
Grant Revenues - Other	-	-	-	-	-	-	-	-	-
Lease Revenues	225	-	5,000	5,699	-	-	-	108,333	119,257
Real Estate Sales	15,801	-	-	-	-	-	-	-	15,801
Interest	10,302	-	-	-	-	11,356	188	62	21,908
Other	-	-	-	-	-	-	-	-	-
Total Revenues	26,328	-	5,000	5,699	-	11,356	188	108,395	156,966
Expenditures									
General and Administrative	39,323	-	1,657	3,487	18,309	81	-	-	62,857
Real Estate Acquisition	-	-	-	-	-	-	-	-	-
Real Estate Disposition	136	-	-	-	2,434	-	-	-	2,570
Site Clearance/Improvements	-	-	-	-	-	-	-	-	-
Legal	12,585	-	3,930	-	8,869	-	-	-	25,384
Other Professional	-	-	-	-	-	-	-	-	-
Property Management	42,446	-	2,422	-	1,428	-	-	107,547	153,843
Payments to the City of OKC	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Total Expenditures	94,490	-	8,009	3,487	31,039	81	-	107,547	244,654
Changes in Fund Balance	(68,163)	-	(3,009)	2,212	(31,039)	11,275	188	848	(87,688)
Fund Balance, Beginning of Period	2,806,019	-	3,475	(9,449)	(58,366)	815,171	185,523	780,541	4,522,912
Fund Balance, Current	2,737,856	-	466	(7,238)	(89,406)	826,446	185,711	781,389	4,435,225

Oklahoma City Urban Renewal Authority
Schedule of Investments
September 30, 2024

	<u>Interest Rate/Yield</u>	<u>Maturity Date</u>	<u>Settlement Date</u>	<u>Amount</u>
Closeout Project Fund:				
Morgan Stanley PVT Bank CD	4.900%	05/27/25	05/24/23	245,000
Morgan Stanley Bank, NA CD	4.900%	05/27/25	05/24/23	245,000
State Bank of India CD	5.300%	06/24/25	06/24/24	245,000
Bank of America NA CD	5.250%	06/27/25	06/27/24	245,000
Associated BK Green Bay CD	5.250%	06/27/25	06/28/24	245,000
Bank of Baroda CD	5.350%	06/30/25	06/28/24	245,000
Nonfederal Fund:				
Tab Bank, Inc. CD	4.950%	05/30/25	05/30/23	245,000
Total Investments	5.129%			1,715,000