

AGENDA
SPECIAL MEETING OF
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FRIDAY, APRIL 22, 2016
CONFERENCE ROOM
105 NORTH HUDSON, SUITE 101
11:00 A.M.

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 held on Wednesday, March 9, 2016

JFK PROJECT AREA

5. Resolution No. _____ Approving a Supplemental Amendment to the Redevelopment Agreement with Mitchford SNI, LLC for a Single-Family Residential Development in Block 1, Edgemont Addition, John F. Kennedy (Okla. R-35) Urban Renewal Plan

CORE TO SHORE

6. Resolution No. _____ of the Oklahoma City Urban Renewal Authority Authorizing the Acquisition of Real Property (Parcels V190 and V191) and the Institution of Condemnation Proceedings, if Necessary, Core To Shore Urban Renewal Plan
7. Resolution No. _____ of The Oklahoma City Urban Renewal Authority Authorizing the Acquisition of Real Property (Parcel V189, A and B) and the Institution of Condemnation Proceedings, if Necessary, Core To Shore Urban Renewal Plan

CENTRAL BUSINESS DISTRICT

8. Resolution No. _____ Authorizing an Invitation for Proposals for Redevelopment of Property at the Southeast Corner of North E.K. Gaylord Boulevard and Northwest 4th Street, constituting a Portion of Redevelopment Parcel Nos. 1-1, 1-2, and 1-7, Amended and reissued Central Business District Urban Renewal Plan (Project Okla. R-30), As Amended

OCURA AGENDA

April 22, 2016

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HARRISON/WALNUT

9. Resolution No. _____ Approving Amended Landscaping Plans Submitted by Ainsworth Triangle LLC for the Building Tract of the Flatiron Property, Harrison-Walnut Urban Renewal Plan

GENERAL

10. Presentation of Interim Financial Report for the Period Ending March 31, 2016
11. Staff Report
12. Citizens to be heard
13. Adjournment

POSTED at the offices of the City Clerk, Oklahoma City Urban Renewal Authority and at 105 North Hudson, Suite 101 by 11:00 a.m. on Wednesday, April 20, 2016 by Pam Lunnon, Executive Assistant

MINUTES OF SPECIAL MEETING
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY

A Special Meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority (“Authority”) was held on Wednesday, March 9, 2016 at 9:00 a.m. in the conference room located at 431 West Main; 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. Mary Mélon
Mr. James R. Tolbert
Mr. Russell M. Perry
Mr. Mark Beffort

Commissioners Absent:
None

Staff Members Present:

Catherine O’Connor, Executive Director
Dan Batchelor, OCURA General Counsel, CEDL
Leslie Batchelor, OCURA Associate General Counsel
Emily Pomeroy, The Center for Economic Development of Oklahoma City
Lisa Hardin, The Center for Economic Development of Oklahoma City
Geri Kenfield, The Alliance for Economic Development of Oklahoma City
Michael Owens, The Alliance for Economic Development of Oklahoma City
Cassi Poor, The Alliance for Economic Development of Oklahoma City
Nicolle Goodman, The Alliance for Economic Development of Oklahoma City
Pam Lunnon, The Alliance for Economic Development of Oklahoma City
Cynthia McCollum, The Alliance for Economic Development of Oklahoma City

Others Present:

Steve Lackmeyer, The Oklahoman
Ron Walters, Ron Walters Homes, LLC
John Davis, Hill & Bricktown
Kip Reiswig, Hill & Bricktown
Dr. Ruth Barnes, Barnes Foundation
Gerard Jazzard, Jazko, LLC

The Chairman requested a motion to approve the circulated minutes of the Regular Board Meeting of the Oklahoma City Urban Renewal Authority held on Wednesday, January 20, 2016 at 10:30 a.m.

OCURA Board of Commissioners, Wednesday, March 9, 2016

Commissioner Tolbert moved the adoption of the minutes, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Minutes Adopted

The Chairman introduced the following resolutions:

CENTRAL BUSINESS DISTRICT

Resolution No. 5743 entitled:

“Approving and Ratifying the Land Lease Agreement by and between the Oklahoma City Urban Renewal Authority and Lingo Construction Services, Inc. for the Provision of Temporary Construction Parking and Material Staging on Lots 1 through 11, Block 3, Bennett & Gerson Addition, and Lots 1 and 2, Block 1, Cary & Weaver Addition, Central Business District (Okla. R-30) Urban Renewal Plan”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

HARRISON/WALNUT

Resolution No. 5744 entitled:

“Approving a First Amendment to the Contract for Sale of Land and Redevelopment with Colony – Page Woodson, LLC, for the Redevelopment of

OCURA Board of Commissioners, Wednesday, March 9, 2016

the Property Bounded Generally by Northeast 4th street, Northeast 7th street, North Kelley Avenue, and North Stonewall Avenue, Harrison-Walnut Urban Renewal Plan and University Medical Center Urban Renewal Plan”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Resolution No. 5745 entitled:

“Approving Evidence of Financing Submitted by Page Woodson Development, LLC, for the Redevelopment of the Phase I Property, Harrison-Walnut Urban Renewal Plan and University Medical Center Urban Renewal Plan”

Commissioner Beffort moved the adoption of the resolution, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Resolution No. 5746 entitled:

“Approving Extension for the Completion of Construction on Lots 1 through 6 of Block 2 Pursuant to the Contract for Sale of Land and Redevelopment Between the Oklahoma City Urban Renewal Authority and The Hill at Bricktown, L.L.C., Harrison-Walnut Urban Renewal Plan”

Commissioner Perry moved the adoption of the resolution, and upon second by Commissioner Tolbert, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye

OCURA Board of Commissioners, Wednesday, March 9, 2016

Mr. James R. Tolbert, III Aye
Mr. Mark Beffort Aye

Resolution Adopted

JFK PROJECT AREA

Resolution No. 5747 entitled:

“Approving Second Amendment to Contract for Sale of Land and Redevelopment between the Oklahoma City Urban Renewal Authority and Jazko, LLC to Extend Times for Certain Actions and Require Monthly Progress Reports, John F. Kennedy (Okla. R-35) Urban Renewal Plan”

Commissioner Mélon moved the adoption of the resolution, and upon second by Commissioner Beffort, the vote as as follows:

Mr. J. Larry Nichols Aye
Ms. Mary Mélon Aye
Mr. Russell M. Perry Aye
Mr. James R. Tolbert, III Aye
Mr. Mark Beffort Aye

Resolution Adopted

Resolution No. 5748 entitled:

“Approving Second Amendment to Contract for Sale of Land and Redevelopment Between the Oklahoma City Urban Renewal Authority and Dr. Ruth Joyce Colbert Barnes Foundation, Inc., as Amended, to Extend the Times for Certain Actions; Authorizing the Executive Director to Approve Revised Design Documents; John F. Kennedy (Okla. R-35) Urban Renewal Plan”

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Mélon, the vote was as follows:

Mr. J. Larry Nichols Aye
Ms. Mary Mélon Aye
Mr. Russell M. Perry Aye
Mr. James R. Tolbert, III Aye
Mr. Mark Beffort Aye

Resolution Adopted

Resolution No. 5749 entitled:

“Approving Amendment to Contract for Sale of Land and Redevelopment Between the Oklahoma City Urban Renewal Authority and Ron Walters Homes, L.L.C. to Extend the Times for Certain Actions, John F. Kennedy (Okla. R-35) Urban Renewal Plan”

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Perry, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

GENERAL

Financial Report

Ms. Kenfield presented the financial reports through January 31, 2016

Resolution No. 5750 entitled:

“Honoring James Dan Batchelor for Fifty Years of Dedicated and Visionary Service to the Oklahoma City Urban Renewal Authority”

Commissioner Tolbert moved the adoption of the resolution, and upon second by Commissioner Beffort, the vote was as follows:

Mr. J. Larry Nichols	Aye
Ms. Mary Mélon	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Mr. Mark Beffort	Aye

Resolution Adopted

Staff Report

There being no further business to come before the Board, the meeting was adjourned at 9:28 a.m.

Secretary

OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: April 22, 2016
Ref: Resolution Approving a Supplemental Amendment to the Redevelopment Agreement with Mitchford SNI, LLC for a Single-Family Residential Development in Block 1, Edgemont Addition, John F. Kennedy (OKLA. R-35) Urban Renewal Plan

Background: In February 2013, the Board entered into a redevelopment agreement with Mitchford SNI, LLC to build phased single-family residences on twenty-four lots in the Edgemont Addition within the 1700 block of NE Euclid Avenue. Presently, two market-rate and two affordable homes have been built and one home is in mid-construction proposed to be completed as an affordable house. The proposed supplemental amendment would allow for the completion of the home in mid-construction and the new construction of one market rate house by end of 2016; this would be considered as an addition to Phase I. The completion of these two additional homes, in addition to the four homes already built, would finish out the redevelopment of lots 2-15 of Block 1 of Edgemont Addition. The additional phases for 6 additional residential homes would be removed from the scope of work in the Agreement.

Purpose of Agenda Item: The resolution approves a supplemental amendment to the redevelopment agreement with Mitchford SNI, LLC for a single-family residential development.

Staff Recommendation: Approval of Resolution

Attachments: Exhibit A – Supplemental Amendment, Map.

RESOLUTION NO. _____

RESOLUTION APPROVING A SUPPLEMENTAL AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH MITCHFORD SNI, LLC FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN BLOCK 1, EDMONT ADDITION, JOHN F. KENNEDY (OKLA. R-35) URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the John F. Kennedy Urban Renewal Plan (OKLA. R-35) (the “Urban Renewal Plan”) for the redevelopment of an area (“Project Area”) within The City of Oklahoma City; and

WHEREAS, the Authority has previously entered into a Contract for Sale of Land and Redevelopment (“Redevelopment Agreement”) with Mitchford SNI, L.L.C., or its approved designee (“Redeveloper”), on the terms and conditions of a phased single-family residential development with twelve (12) residential units in Block One (1) of Edgemont Addition and Block Two (2) of Weaver’s Second Addition (“Property”); and

WHEREAS, the Redeveloper has requested an extension of the construction completion dates listed in the Redevelopment Agreement, and the Authority is willing to extend those dates provided the scope of the proposed redevelopment contemplated by the Redevelopment Agreement is reduced from twelve (12) residential units to six (6) residential units, all to be located on Lots 2–15 of Block One (1) of Edgemont Addition, and that the Redeveloper meets certain terms and conditions; and

WHEREAS, the Authority and Redeveloper have negotiated a Supplemental Amendment to the Redevelopment Agreement dated April 22, 2016 (“Supplemental Amendment”), attached to this Resolution as Exhibit A, that extends the completion date and outlines the reduction in the scope of the proposed redevelopment and the additional terms and conditions placed on the Redeveloper to obtain such extension; and

WHEREAS, the Authority’s Board of Commissioners has determined that the proposed Supplemental Amendment furthers the objectives of the Authority for the Project Area and is consistent with the development in the area.

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

1. The proposed Supplemental Amendment attached as Exhibit A is hereby approved, and the Executive Director is authorized to execute the Supplemental Amendment and to take such additional actions and execute such additional documents as may be necessary to undertake the redevelopment in accordance with the approved Redevelopment Agreement, as amended, including making such modifications and corrections as are advised by Legal Counsel and are necessary and desirable.
2. The Officers of the Authority, Executive Director, and Legal Counsel are authorized to execute such documents and take such actions as may be necessary or appropriate to implement this authorization and to implement the provisions of

the Redevelopment Agreement, as amended, and all actions previously taken for such purposes are hereby ratified.

3. The Executive Director and Legal Counsel of the Authority are authorized to review supplemental submissions, to impose requirements with respect thereto if appropriate, and to approve plans pursuant to this Resolution.

I, _____, Secretary of the Board of Commissioners for the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Conference Room, at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102, on the **22nd** day of **April, 2016**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

SUPPLEMENTAL AMENDMENT

This Supplemental Amendment (“Amendment”) to the Contract for Sale of Land and Redevelopment between the Oklahoma City Urban Renewal Authority (“Authority”) and Mitchford SNI, LLC (“Redeveloper”) dated February 27, 2013 (“Agreement”), is made on or as of this 22nd day of April, 2016 (“Effective Date”) by and between the Authority and the Redeveloper (Authority and Redeveloper, collectively, “Parties”).

WITNESSETH:

WHEREAS, the Parties have previously entered into and have partially performed the Agreement; and

WHEREAS, the Authority is willing to reduce the scope of the redevelopment contemplated by the Agreement in exchange for the Redeveloper’s meeting the terms and conditions contained in this Amendment; and

NOW, THEREFORE, in consideration of the premises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree with the other as follows;

SECTION 1. This terms and provisions of this Amendment shall amend the Agreement whenever they conflict with the Agreement and supplement the Agreement whenever they do not conflict with the Agreement.

SECTION 2. Phase I of the Improvements proposed shall be amended to include Lots 4–6 and Lots 13–15 of Block 1 of Edgemont Addition, and all remaining descriptions for property listed as a part of Phase II and Phase III, as defined by the Agreement, shall be removed from the scope of work in the Agreement, and all references to such phases in the Agreement shall have no effect.

SECTION 3. On or before June 1, 2016, the Redeveloper shall submit the following documents to OCURA and the City of Oklahoma City for the proposed Improvements to be constructed on Lots 4–6 of Block 1 of Edgemont Addition: (a) an updated site plan and floor plan proposal; (b) an updated budget reflecting costs of construction; and (c) evidence of financing capacity satisfactory to the Executive Director of the Authority reflecting the updated budget described in (b) above. In the event the Redeveloper fails to submit these documents by the prescribed deadline, Lots 4–6 of Block 1 of Edgemont Addition shall be removed from the scope of work in the Agreement, as amended.

SECTION 4. On or before December 31, 2016, the Redeveloper shall complete construction of all Improvements referred to in Section 305, as modified by this Supplemental Amendment, and shall sell or cause to become under contract for sale the sole remaining affordable housing unit remaining to be constructed as part of the Improvements (located on Lots 11-12 in Block 1 of Edgemont Addition).

IN WITNESS WHEREOF, the Authority and the Redeveloper have signed this Supplemental Amendment as of the Effective Date.

“AUTHORITY”: **OKLAHOMA CITY URBAN RENEWAL AUTHORITY,**
an Oklahoma public body corporate

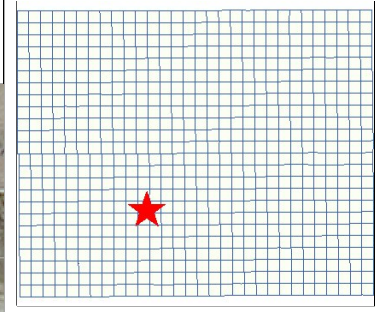
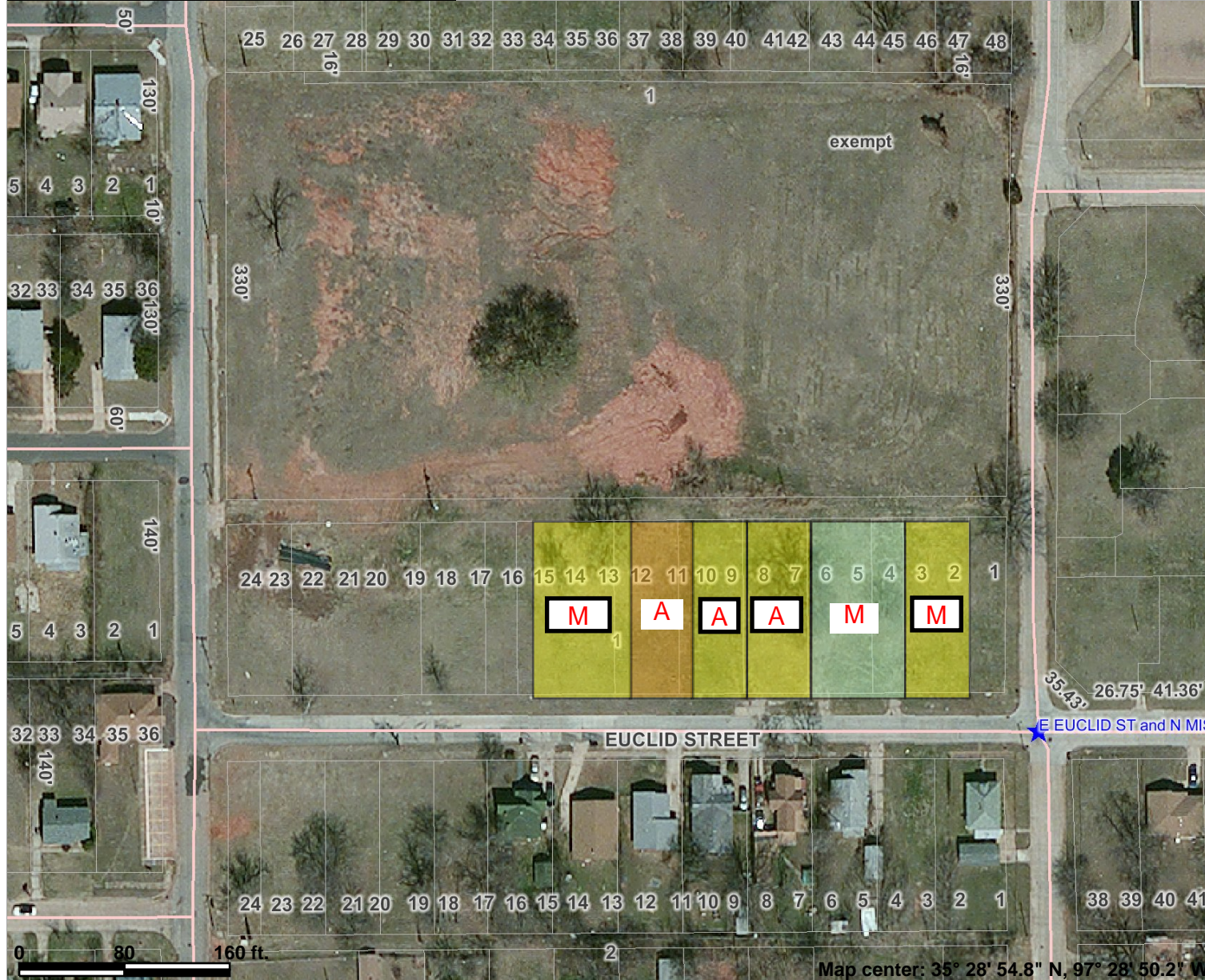
By: _____
Catherine O’Connor, Executive Director

“REDEVELOPER”: **MITCHFORD SNI, LLC,**
an Oklahoma limited liability company

By: _____
Kelvin Mitchell, Authorized Member



Mitchford SNI



Legend

- Annotation
- Sections
- Streets
- Parcels
- North Canadian River
- Rivers & Creeks
- Lakes
- Aerials (flown Feb 28th - March 23rd, 2011)
- County Background
- Construction Complete
- No Construction Started
- Mid-Construction
- Affordable Housing
- Market Rate Housing

Scale: 1:1,401

This map is a user generated static output from an Internet mapping site and is for general 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: Catherine O'Connor, Executive Director
Date: April 22, 2016
Ref: Resolutions Authorizing the Acquisition of Real Property (Parcels V189 (A and B), V190, V191) and the Institution of Condemnation Proceedings, if Necessary, Core to Shore Urban Renewal Plan

Background: The Core to Shore Urban Renewal Plan authorizes the acquisition of property located within the Acquisition Area, depicted on the attached map, an exhibit to the Urban Renewal Plan. To date, the properties necessary for the MAPS 3 Park and Convention Center have been the priority, and the majority of such properties have now been acquired by the City. The attached map entitled Land Acquisition Status Map depicts those properties that have been acquired.

As contemplated and authorized by the Urban Renewal Plan, OCURA has attempted to acquire properties within the Acquisition Area for disposition and redevelopment to support the MAPS 3 Park and Convention Center. The negotiations for the purchase of some of those properties have stalled without agreements as to purchase price. Such properties include those labeled Parcels V189, V190, and V191 shown on the attached Land Acquisition Status Map.

In order to acquire Parcels V189, V190, and V191, consistent with the Urban Renewal Plan, it is necessary to file condemnation petitions. The filing of such petitions will not preclude OCURA from entering into a negotiated purchase of any of the properties.

Summary of Agenda Items: Before the Board are two resolutions authorizing the acquisitions, specifically including through condemnation, of Parcels V189 (A and B), V190, and V191. (Parcels V190 and V191 are included in one resolution because they have unity of title.)

Recommendation: Approval of Resolutions.

RESOLUTION NO. _____

**RESOLUTION OF THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY
AUTHORIZING THE ACQUISITION OF REAL PROPERTY (PARCELS V190 and
V191) AND THE INSTITUTION OF CONDEMNATION PROCEEDINGS, IF
NECESSARY, CORE TO SHORE URBAN RENEWAL PLAN**

WHEREAS, on March 2, 2010, the City Council of the City of Oklahoma City (“City”) approved the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*, and authorized the Oklahoma City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

WHEREAS, a key objective of the Urban Renewal Plan is the creation of a vibrant urban neighborhood to be anchored by a new convention center and central park that connects the Central Business District to the Oklahoma River and is a welcoming place for the entire community; and

WHEREAS, in accordance with the Oklahoma Urban Redevelopment Law and the Urban Renewal Plan, the authority is authorized and directed to carry out certain responsibilities for implementation of the Urban Renewal Plan, including the acquisition of specific parcels within the Core to Shore Urban Renewal Area that are adjacent or in close proximity to the convention center and central park; and

WHEREAS, the Urban Renewal Plan provides for the acquisition of certain real property, and it is specifically found that the acquisition of said property is necessary to carry out the Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan authorizes the acquisition of the property described on the attached Exhibit A, subject to any necessary and appropriate clarifications and corrections, referred to as Parcels V190 and V191 (“Property”); and

WHEREAS, it is necessary and appropriate to authorize the Authority, acting by and through its Executive Director, to acquire the Property, by condemnation action if necessary, and to disburse funds in payment therefore.

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

1. It is hereby determined that acquisition of the Property is necessary in order to carry out the provisions of the Urban Renewal Plan and that condemnation proceedings may be instituted to acquire the Property in accordance with the Urban Renewal Plan.
2. The Executive Director is hereby authorized to negotiate and enter into a contract for the acquisition of the Property and to disburse funds in payment therefore.

3. The Executive Director and legal counsel of the Authority are authorized and directed to take all necessary actions to acquire title in fee simple absolute or lesser interest to the Property by condemnation proceedings, if necessary, in the name of the Authority.

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 **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Conference Room, at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102, on the **22nd** day of **April, 2016**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

EXHIBIT A

Legal Description of the Property, Parcels V190 and V191

Lots 6 through 16, Block 30, South Oklahoma Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 1 of plats, page 16.

RESOLUTION NO. _____

**RESOLUTION OF THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY
AUTHORIZING THE ACQUISITION OF REAL PROPERTY (PARCEL V189, A and B)
AND THE INSTITUTION OF CONDEMNATION PROCEEDINGS, IF NECESSARY,
CORE TO SHORE URBAN RENEWAL PLAN**

WHEREAS, on March 2, 2010, the City Council of the City of Oklahoma City (“City”) approved the Core to Shore Urban Renewal Plan (“Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.*, and authorized the Oklahoma City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

WHEREAS, a key objective of the Urban Renewal Plan is the creation of a vibrant urban neighborhood to be anchored by a new convention center and central park that connects the Central Business District to the Oklahoma River and is a welcoming place for the entire community; and

WHEREAS, in accordance with the Oklahoma Urban Redevelopment Law and the Urban Renewal Plan, the authority is authorized and directed to carry out certain responsibilities for implementation of the Urban Renewal Plan, including the acquisition of specific parcels within the Core to Shore Urban Renewal Area that are adjacent or in close proximity to the convention center and central park; and

WHEREAS, the Urban Renewal Plan provides for the acquisition of certain real property, and it is specifically found that the acquisition of said property is necessary to carry out the Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan authorizes the acquisition of the property described on the attached Exhibit A, subject to any necessary and appropriate clarifications and corrections, referred to as Parcel V189, A and B (“Property”); and

WHEREAS, it is necessary and appropriate to authorize the Authority, acting by and through its Executive Director, to acquire the Property, by condemnation action if necessary, and to disburse funds in payment therefore.

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

1. It is hereby determined that acquisition of the Property is necessary in order to carry out the provisions of the Urban Renewal Plan and that condemnation proceedings may be instituted to acquire the Property in accordance with the Urban Renewal Plan.
2. The Executive Director is hereby authorized to negotiate and enter into a contract for the acquisition of the Property and to disburse funds in payment therefore.

3. The Executive Director and legal counsel of the Authority are authorized and directed to take all necessary actions to acquire title in fee simple absolute or lesser interest to the Property by condemnation proceedings, if necessary, in the name of the Authority.

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 **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Conference Room, at 105 North Hudson, Suite 101, Oklahoma City, Oklahoma 73102, on the **22nd** day of **April, 2016**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

EXHIBIT A

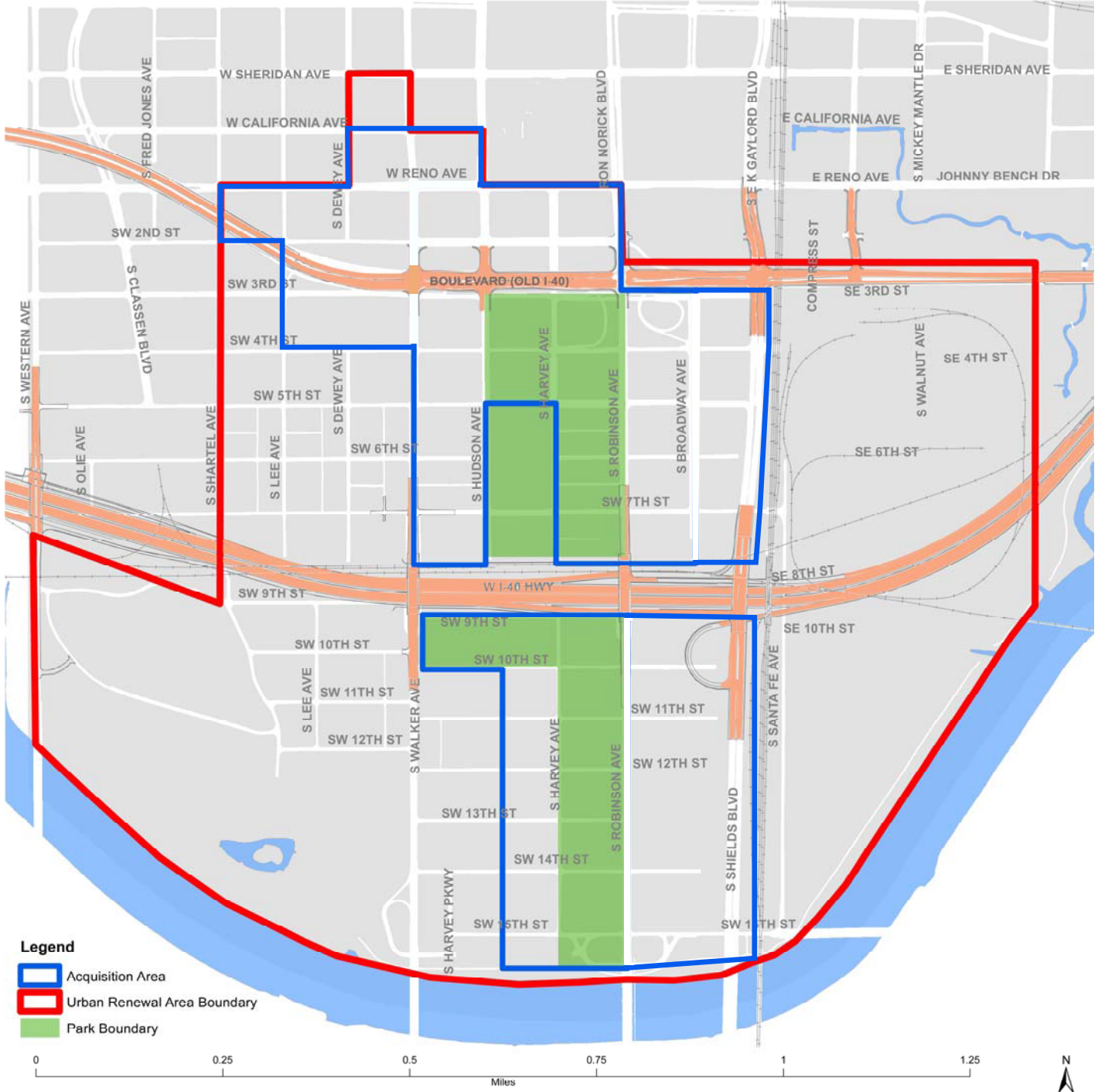
Legal Description of the Property, Parcel V189, A and B

All of Lots 23 through 28, Block 21, South Oklahoma Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 1 of plats, page 16.

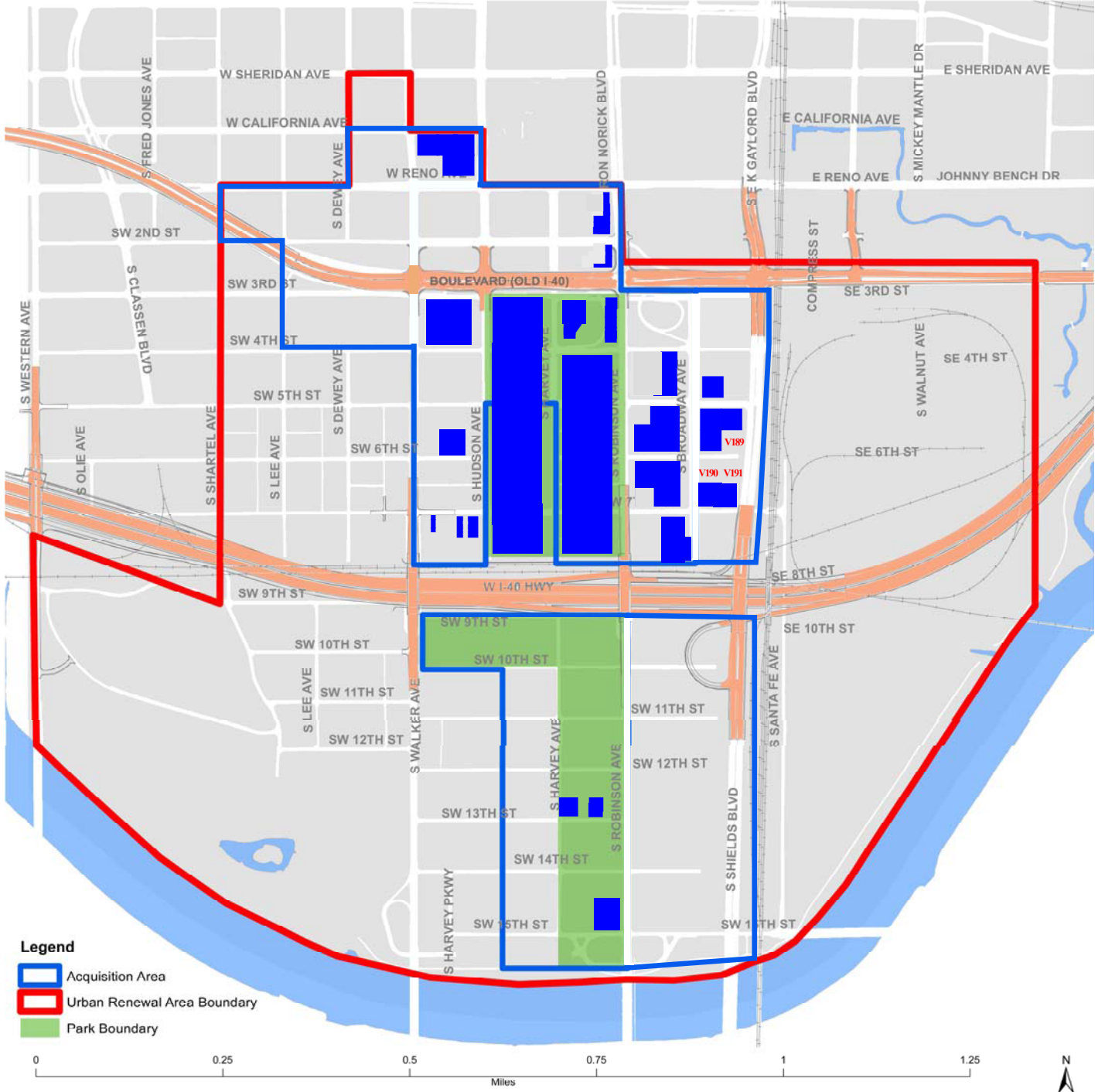
Core to Shore Urban Renewal Plan: Land Acquisition Map

Park Location

Exhibit 4A



LAND ACQUISITION STATUS MAP



OKLAHOMA CITY

URBAN
RENEWAL
AUTHORITY

To: Board of Commissioners
From: Catherine O'Connor, Executive Director
Date: April 22, 2016
Ref: Resolution Authorizing an Invitation for Proposals for Redevelopment of Property at the Southeast Corner of North E.K. Gaylord Boulevard and Northwest 4th Street, Constituting a Portion of Redevelopment Parcels Nos. 1-1, 1-2, and 1-7, Amended and Reissued Central Business District Urban Renewal Plan (Project OKLA. R-30), as Amended

Background: The Authority is carrying out the Amended and Reissued Central Business District Urban Renewal Plan. The Authority owns property located at the southeast corner of North E.K. Gaylord Boulevard and Northwest 4th Street which is designated for high-density, mixed-use development. Redevelopment of the property is in accordance with the Urban Renewal Plan and supports the continued efforts to revitalize the site and create a vibrant downtown. Authorization of an invitation for redevelopment proposals is timely and appropriate.

Purpose of Agenda Item: To authorize an invitation for redevelopment proposals for the redevelopment of the Site in support of the achievement of the objectives of the Plan.

Staff Recommendation: Approval of Resolution

Attachments: Map

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY AT THE SOUTHEAST CORNER OF NORTH E.K. GAYLORD BOULEVARD AND NORTHWEST 4TH STREET, CONSTITUTING A PORTION OF REDEVELOPMENT PARCEL NOS. 1-1, 1-2, AND 1-7, AMENDED AND REISSUED CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN (PROJECT OKLA. R-30), AS AMENDED

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in the implementation of the Amended and Reissued Central Business District Urban Renewal Plan, (Project Okla. R-30), as amended (“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 currently vacant property generally located at the southeast corner of North E.K. Gaylord Boulevard and Northwest 4th Street, identified as Redevelopment Parcels Nos. 1-1, 1-2, and 1-7 in the Plan (“Site”); and

WHEREAS, the Plan calls for the addition of new development on the Site in order to generate employment and provide a linkage between public and private developments, pedestrian interconnections, and business activities; and

WHEREAS, it is timely and appropriate to solicit proposals for the redevelopment of the Site; and

WHEREAS, it is appropriate and desirable to authorize an invitation for redevelopment proposals in support of the achievement of the objectives of the Plan.

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

1. The invitation of proposals for the redevelopment of a portion of Redevelopment Parcel Nos. 1-1, 1-2, and 1-7, generally located at the southeast corner of North E.K. Gaylord Boulevard and Northwest 4th Street, is hereby authorized.
2. A public notice of invitation for proposals is hereby authorized to be published, and a sixty (60) day period from the date of first publication is hereby established for submission of proposals.
3. The Executive Director, Authority staff and legal counsel are authorized to prepare appropriate documents for inviting and submitting redevelopment proposals and are directed to proceed with the issuance of the public invitation for redevelopment proposals in a timely manner.

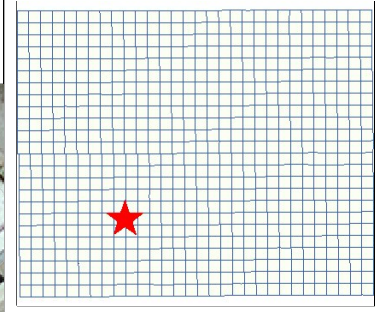
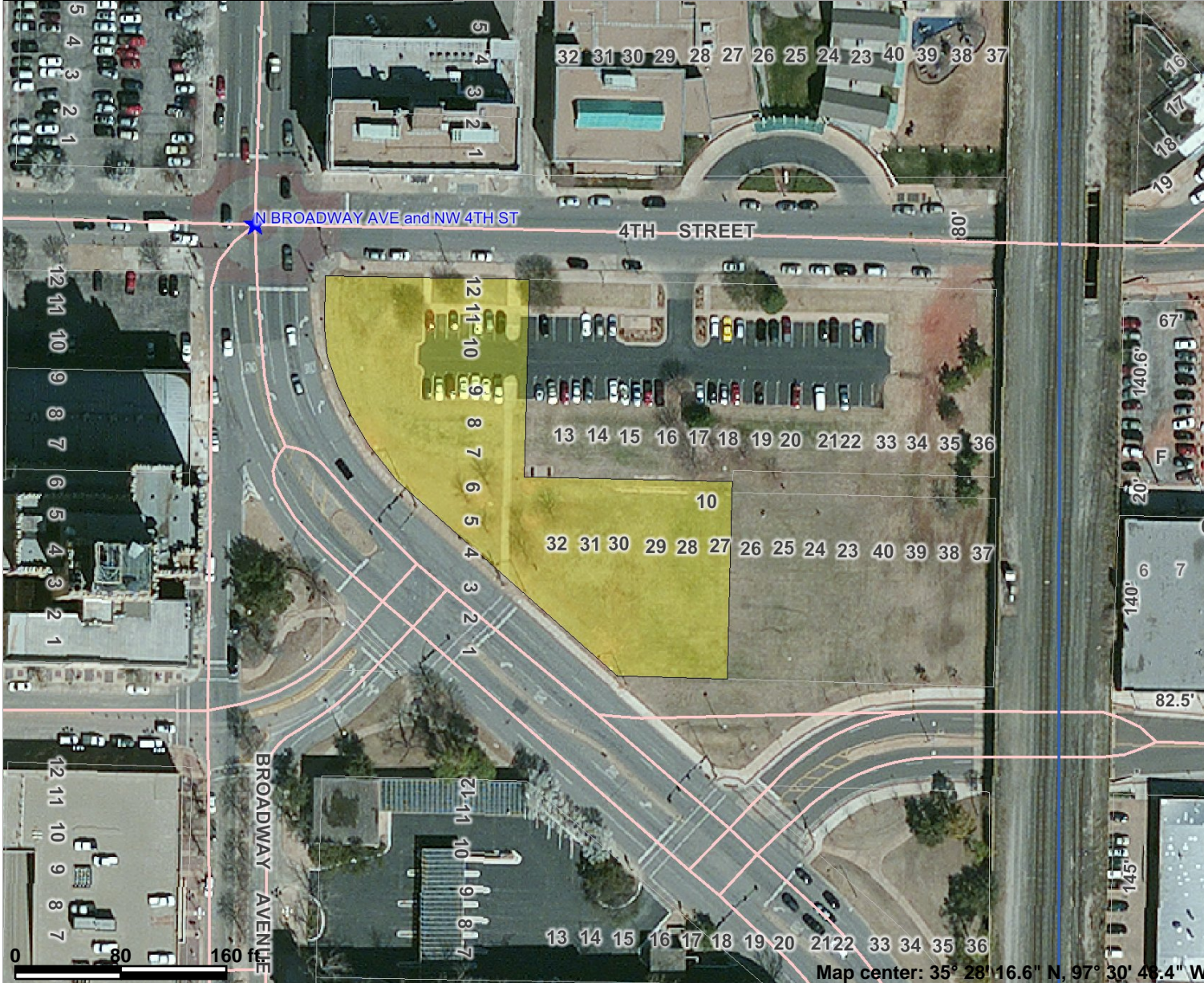
4. All proposals shall be evaluated, and if acceptable, a redeveloper may be conditionally designated by the Board of Commissioners. The conditional redeveloper designation shall be based on the determination of the redevelopment proposal or proposals deemed to be most acceptable to the Authority.
5. The evaluation of redevelopment proposals shall be based on the principal criteria outlined in the invitation, including but not limited to:
 - a. Responsiveness of the proposal to meet the goals and objectives of the Plan, PlanOKC, the Downtown Design Framework, the Downtown Business District and Downtown Parking Overlay zoning requirements, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
 - b. Market feasibility and likelihood of the proposal to succeed.
 - c. Redeveloper team qualifications relevant to the proposal and demonstrated experience in completing similar projects.
 - d. Adequacy of the pro forma for the proposal and appropriateness of any requested financial assistance.
 - e. Sufficient evidence of financial capacity to carry out the proposal.
 - f. Capability of the redeveloper team to initiate and complete the redevelopment process within a timeline satisfactory to the Board of Commissioners.
6. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation in order to achieve the best and most desirable project for the area and obtain agreement as to price and other terms and conditions satisfactory to the Authority.
7. The invitation for redevelopment proposals shall not create any legal obligation for the Authority to enter into a contract for redevelopment except on terms and conditions it deems in the Board's discretion to be acceptable and desirable.
8. The Executive Director, legal counsel, and officers and staff of the Authority are authorized and directed to prepare and execute such documents, letters, and authorizations as may be appropriate or desirable to implement this resolution.

I, _____, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify the foregoing Resolution No. _____ was duly adopted at a **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held the Conference Room, 105 North Hudson, Suite 101, Oklahoma City, Oklahoma, on the **22nd** day of **April 2016**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that a quorum was present at all

times during said meeting; and that the resolution was duly adopted by a majority of those Commissioners present.

Secretary

(SEAL)



Legend

- Annotation
- ▣ Sections
- 🚦 Streets
- ▭ Parcels
- 🌊 North Canadian River
- 🌊 Rivers & Creeks
- 🌊 Lakes
- 📷 Aerials (flown Feb 28th - March 23rd, 2011)
- 🗺️ County Background



Scale: 1:1,401

This map is a user generated static output from an Internet mapping site and is for general 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: Catherine O'Connor, Executive Director
Date: April 22, 2016
Ref: Resolution Approving Amended Landscaping Plans Submitted by Ainsworth Triangle LLC for the Building Tract of the Flatiron Property, Harrison-Walnut Urban Renewal Plan

Background: On April 16, 2014, the Board approved an Amended and Restated Contract of Sale and Redevelopment with Ainsworth Triangle LLC (“Redeveloper”) for the redevelopment of the property located at NE 5th Street, North Walnut Avenue, and Harrison Avenue, known as the Flatiron.

The board and Executive Director have previously approved amended Schematic Designs, amended Design Developments Documents, and Construction Documents, including Landscape Plans.

Ainsworth Triangle LLC would like to request an amendment to the originally submitted Landscape Plans. The plan called for the installation of ten 3” caliper London Plane Trees. Instead, ‘Natchez’ Crape Myrtle were planted in place of the London Plane Tree. The Redeveloper has provided two letters offering professional recommendations for the tree swap. It is of their professional opinion that due to the site constraints (tree well size, poor soils, drainage, etc.) that the London Plane Tree would underperform and only survive a limited period, instead the Crape Myrtle would be a better choice.

Purpose of Agenda Item: The proposed resolution approves an Amendment to the Landscape Plans

Staff Recommendation: Deferred to the discretion of the Board.

Attachments: Two letters from the Redeveloper providing a professional opinion and recommendation for the tree swap.

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDED LANDSCAPING PLANS SUBMITTED BY AINSWORTH TRIANGLE LLC FOR THE BUILDING TRACT OF THE FLATIRON PROPERTY, HARRISON-WALNUT URBAN RENEWAL PLAN

WHEREAS, the Oklahoma City Urban Renewal Authority (“Authority”) is engaged in carrying out the Harrison-Walnut Urban Renewal Plan, as amended (“Urban Renewal Plan”); and

WHEREAS, pursuant to the Urban Renewal Plan, the Board of Commissioners has approved an Amended and Restated Contract for Sale of Land and Redevelopment with Ainsworth Triangle LLC (“Amended and Restated Redevelopment Agreement”); and

WHEREAS, the Authority has approved Schematic Design Studies, as amended, Design Development Documents, as amended, and Construction Documents, including Landscaping Plans, submitted by Ainsworth Triangle LLC (“Redeveloper”) pursuant to the Amended and Restated Redevelopment Agreement for the redevelopment of the portion of the property where a building currently sits (“Building Tract”); and

WHEREAS, the Redeveloper has submitted amended Landscaping Plans that reflect the type of trees that have been planted on the Building Tract that differ from what was approved by the Authority; and

WHEREAS, the Board of Commissioners deems it appropriate and desirable to approve the Amended Landscaping Plans for the Building Tract submitted by the Redeveloper, subject to conditions and exceptions, if any, contained in a letter issued pursuant to this Resolution.

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

1. The Amended Landscaping Plans for the Building Tract submitted by Ainsworth Triangle LLC to the Authority are hereby approved, subject to any such limiting conditions and exceptions as may be contained in a letter to be issued by the Executive Director of the Authority.
2. The Officers, Executive Director, and Legal Counsel of the Authority are authorized to execute such documents and take such other actions as may be necessary or appropriate to implement this approval.

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 **special** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Conference Room, 105 North Hudson, Suite 101, Oklahoma City,

Oklahoma 73102, on the **22nd** day of **April, 2016**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Commissioners present.

SECRETARY

(SEAL)

a i n s w o r t h

February 1, 2016

Ms. Cassi Poor
Oklahoma City Urban Renewal Authority
105 North Hudson
Oklahoma City, OK 73102

Re: Flatiron I

Dear Cassi:

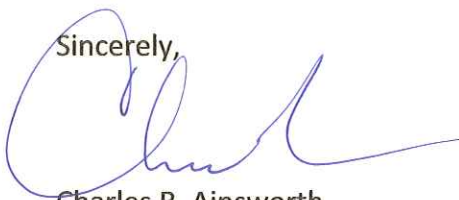
Thanks to you and your staff for your assistance as we developed Flatiron I. During our recent tour, you pointed out the difference between trees originally approved by OCURA and what were planted.

The initial plans specified London Plane trees be planted in the treewells around the building. During construction, we consulted with Brian Dougherty, arborist with the Community Foundation, to make sure this tree was appropriate for this building and location.

Because of site condition constraints, he recommended our plans be amended to include "Natchez" crepe myrtles instead of the London Plane Tree. It was an oversight that we subsequently did not seek your approval for this change.

Please review Brian's attached letter describing his review and recommendation. We respectfully request you approve this change.

Sincerely,



Charles R. Ainsworth

CRA/vt
Enclosure

105 North Hudson, Suite 120
Oklahoma City, OK 73102
Office: 405-235-6300
Fax: 405-235-1960

Mr. Chuck Ainsworth
Ainsworth Companies
Oklahoma City, Oklahoma

Mr. Ainsworth,

Earlier this fall when you and Bill Yen asked me to make some plant material recommendations for the renovation of the Flatiron Building on Harrison, I told you that there were no easy answers or perfect trees especially for downtown tree well locations. Successful plantings are based on evaluating all of the known pros and cons for the different options available and then making the best judgement as you see fit. Central and western Oklahoma are considered by many experts with the USDA as one of the most difficult areas in the country to establish new trees. We average of 52 freeze / thaw cycles, temperature variations that often swing 40 degrees or more over a 24 hour period and typically experience moisture and wind extremes throughout the year. It is understandable why our successful and sustainable plant pallet is often more limited than many of our neighboring regions of the country.

In addition to the climate extremes that the plant material must endure, many downtown revitalization areas have strived to make major aesthetic improvements within their urban core without a full understanding of the biological and ever changing requirements of the trees as they grow older and mature. In order to achieve and maintain a healthy and sustainable life, the root zones require an abundance of oxygen and water which continues to increase as the tree grows older. Sidewalks, building footprints, utility corridors and adjacent streets dramatically limit the space that the tree roots would typically be able to access for these elements. Typical downtown tree well conditions are much different than if the same tree species was growing in a more traditional lawn or park setting.

Due to the site condition constraints around the Flatiron Building, the 4'-6" x 4'-6" (20.5sq. ft.) tree wells are very small and limiting for many of our tree species. It is documented that many larger trees require a root zone of 1 to 2 times the diameter of their tree leaf canopy. Most of our larger species would start to stress and decline within the first 5 years as their root systems grew into the adjacent under-pavement soils with limited oxygen and moisture available. At this time the tree will often try to compensate by growing an abundant number of roots in the sand base directly under the concrete sidewalk. The upward pressure from expanding surface roots is often the cause for the heaving and cracking of adjacent sidewalks. Another critical factor to consider with the Flatiron Building is the very limited distance between the tree wells and the face of the building. Many of our large specimen trees like sycamore, London plane, lacebark elm, oaks, etc. have leaf canopy spreads of 40'-50' which could be detrimental to the face of the building if the trees were able to grow to their mature size.

Taking each of these factors into consideration, that is why I suggested some of the plant options that I did. I tried to recommend some selections that I felt would adapt to this constrained site while offering

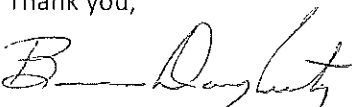
a very aesthetic and sustainable options. Prior to the 1970's many of the tree plantings in inner cities were limited to "tree lawns" which were typically found along parks, medians and long lawn strips that existed between the sidewalks and curb lines. Large tree selections such as American Elms, sycamores, London Planes and oak varieties typically had ample room for root zones in these planting areas and the spacing was often at 40' centers. Trends to maximize pedestrian walking surface and minimize the "lawn" area, resulted in the 4' or 5' square tree wells being incorporated into downtown streetscapes in the 70's and 80's. Bradford pears were overwhelmingly the tree of choice and performed well in most locations until they were 5 to 7 years old. At that time their canopies had become larger and broader than originally desired. The adjacent sidewalks were being heaved and broken from the maturing root mass and the larger branches in the canopies were much more subject to breakage from wind and ice loads. Migrant bird nesting also became a factor in these and other large and dense canopy trees.

Since the demise of the Bradford Pear era, if the footprint allows, many downtown plantings have returned to the "tree lawn" concept. Over the last 20 years the linear tree well has become the planting area of choice if the site plan constraints allow. The enlarged tree well once again allows more room for root development and oxygen/moisture exchange. Architects and planners have also been much more aware of the anticipated mature size of a tree species canopy and tried to avoid the tree canopy outgrowing the corridor space or becoming conflicted with the adjacent building. More recently, risk management concerns have focused an extra awareness to also avoid tree canopies over sidewalk and hard surface areas that produce seeds that could cause tripping or sliding hazards. Trees such as crabapples, pecans, oaks, sycamores, London planes, and sweetgums has been identified as potential problems because of the size of their fruits and/or seeds.

Taking all of these factors into consideration, that is why I suggested one of the newer tree form crapemyrtles such as 'Natchez' to be considered for your tree well locations. 'Natchez' was developed at the National Arboretum in Washington D.C. and has been widely embraced across the southern part of the United States as a very desirable medium size multi-trunk tree. The 'Natchez' provides you with the benefit of a tree that has a more fibrous root system and more upright growth pattern. Crapemyrtle shrubs have performed for years in areas of limited root zones because of their fibrous root system but the tree form selections with abundance of blooms have really opened the opportunity for crapemyrtles to be used as street trees in tight urban corridors. I think that it is entirely possible that the 'Natchez' crapemyrtle selection could perform extremely well in this limited footprint for 30 or more years with negligible conflicts such as concrete cracking, bird nesting problems, etc. My opinion is that few if any other tree selections would be able to survive and/or thrive in these same conditions for the same length of time given the same conditions.

I hope that this explanation has helped clarify my recommendation. Let me know if you have any additional questions.

Thank you,



Brian Dougherty, FASLA



March 28, 2016

Mr. Charles Ainsworth
Ainsworth Companies
Oklahoma City

Dear Chuck,

I am familiar with the Flatiron Building on Harrison and enjoyed watching the renovation of the building as it progressed, including the landscaping around it.

When you told me that the London Plane Tree had originally been chosen for street trees, I knew that it was not a good choice. They would overpower the building if they had a chance to get to their full size. The London Plane Tree does well in Oklahoma, but only with sufficient room to grow to their mature height of 60-100' tall by 80' wide. Besides needing sufficient space above ground, it would also need sufficient space for roots to grow--not the 54" square opening that was allowed. Without more space, the tree would suffer in health, never becoming the stately tree that we are familiar with.

The 'Natchez' Crape myrtle that were planted there are a much better choice. With a potential growing size of 15' wide by 25' tall, they will be in scale with the building. Plus, they are known for growing well in planters and parking lot islands, and tolerating urban conditions such as poor soils, drainage, heat, compacted soil and drought. It will flower well through the late spring and summer, becoming a very showy tree.

So, from a design perspective and from a tree health perspective, the Natchez Crape myrtle is the better choice.

I hope this helps.

Sincerely,

Connie Scothorn, ASLA, RLA
Landscape Architect

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Nine Months Ending March 31, 2016

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>	<u>Budget</u> <u>2015-16</u>
Assets											
Cash	1,007,012	126,367	153,320	39,468	-	35,588	292,262	223,944	684,584	2,562,545	
Investments	4,457,250	-	-	-	-	-	-	-	-	4,457,250	
Accounts Receivable	-	12,199	-	-	-	-	-	-	-	12,199	
Due from Other Governmental Entities	-	17,764	-	-	-	-	-	-	-	17,764	
Due from (to) Other Funds	(834)	(156,220)	(362,814)	(899,365)	625,425	(393,088)	1,186,895	-	-	-	
Total Assets	5,463,428	110	(209,493)	(859,897)	625,425	(357,500)	1,479,157	223,944	684,584	7,049,758	
Liabilities and Fund Balances											
Accounts Payable	-	110	-	-	-	-	-	-	-	110	
Deposits	1,900	-	-	-	-	30,000	-	-	-	31,900	
Total Liabilities	1,900	110	-	-	-	30,000	-	-	-	32,010	
Total Fund Balances	5,461,528	-	(209,493)	(859,897)	625,425	(387,500)	1,479,157	223,944	684,584	7,017,748	
Total Liabilities and Fund Balances	5,463,428	110	(209,493)	(859,897)	625,425	(357,500)	1,479,157	223,944	684,584	7,049,758	
Revenues											
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-	-	1,825,000
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-	-
Rentals	55,762	-	-	-	-	-	-	-	471,903	527,665	720,000
Real Estate Sales	105,712	-	-	-	3,000,000	-	524,973	-	-	3,630,685	1,500,000
Interest	23,085	-	-	67	-	-	2,168	75	1,225	26,620	27,000
Core to Shore MAPS 3 Project	-	-	655,452	-	-	-	-	-	-	655,452	325,000
Other	539	-	-	-	-	-	1,320	2,200	-	4,059	-
Total Revenues	185,098	-	655,452	67	3,000,000	-	528,461	2,275	473,128	4,844,481	4,397,000
Expenditures											
General and Administrative	144,356	-	62,371	9,974	16,381	342,372	1,734	25	46,520	623,733	810,500
Real Estate Acquisition	337	-	735,508	2,056,587	-	-	67,822	-	-	2,860,253	1,750,000
Property Disposition	171,098	-	-	-	2,303,500	200	-	-	-	2,474,798	600,000
Site Clearance/Improvements	-	-	-	-	-	-	-	-	75,219	75,219	300,000
Legal	133,480	-	39,731	12,576	20,120	10,584	-	-	-	216,492	450,000
Other Professional	24,478	-	68,748	12,053	2,094	1,371	-	-	-	108,744	200,000
Property Management	197,756	-	-	-	11,419	21,656	-	-	109,831	340,662	465,500
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-	750,000
Other	25,865	-	-	-	21,061	16,905	425	-	16,947	81,204	40,000
Total Expenditures	697,370	-	906,358	2,091,191	2,374,575	393,088	69,981	25	248,517	6,781,105	5,366,000
Changes in Fund Balance	(512,272)	-	(250,906)	(2,091,124)	625,425	(393,088)	458,480	2,250	224,611	(1,936,623)	(969,000)
Fund Balance, Beginning of Year	5,973,800	-	41,413	1,231,227	-	5,588	1,020,677	221,694	459,973	8,954,371	
Fund Balance, Current	5,461,528	-	(209,493)	(859,897)	625,425	(387,500)	1,479,157	223,944	684,584	7,017,748	

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 March 31, 2016

	<u>Closeout</u>		<u>Core to Shore</u>			<u>Harrison-</u>			<u>Bass Pro</u>	
	<u>Project</u>	<u>Revolving</u>	<u>MAPS 3</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>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	1,007,012	126,367	153,320	39,468	-	35,588	292,262	223,944	684,584	2,562,545
Investments	4,457,250	-	-	-	-	-	-	-	-	4,457,250
Accounts Receivable	-	12,199	-	-	-	-	-	-	-	12,199
Due from Other Governmental Entities	-	17,764	-	-	-	-	-	-	-	17,764
Due from (to) Other Funds	(834)	(156,220)	(362,814)	(899,365)	625,425	(393,088)	1,186,895	-	-	-
Total Assets	5,463,428	110	(209,493)	(859,897)	625,425	(357,500)	1,479,157	223,944	684,584	7,049,758
Liabilities and Fund Balances										
Accounts Payable	-	110	-	-	-	-	-	-	-	110
Deposits	1,900	-	-	-	-	30,000	-	-	-	31,900
Total Liabilities	1,900	110	-	-	-	30,000	-	-	-	32,010
Total Fund Balances	5,461,528	-	(209,493)	(859,897)	625,425	(387,500)	1,479,157	223,944	684,584	7,017,748
Total Liabilities and Fund Balances	5,463,428	110	(209,493)	(859,897)	625,425	(357,500)	1,479,157	223,944	684,584	7,049,758
Revenues										
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-	-
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Rentals	2,497	-	-	-	-	-	-	-	104,867	107,364
Real Estate Sales	102,910	-	-	-	3,000,000	-	-	-	-	3,102,910
Interest	8,635	-	-	-	-	-	-	7	-	8,643
Core to Shore MAPS 3 Project	-	-	214,985	-	-	-	-	-	-	214,985
Other	-	-	-	-	-	-	-	2,200	-	2,200
Total Revenues	114,042	-	214,985	-	3,000,000	-	-	2,207	104,867	3,436,101
Expenditures										
General and Administrative	20,188	-	3,824	25	612	33,749	-	-	-	58,397
Real Estate Acquisition	-	-	87,251	(3,531)	-	-	-	-	-	83,720
Property Disposition	39,717	-	-	-	2,300,000	-	-	-	-	2,339,717
Site Clearance/Improvements	-	-	-	-	-	-	-	-	6,773	6,773
Legal	46,140	-	333	4,382	8,409	2,245	-	-	-	61,510
Other Professional	6,420	-	-	-	-	-	-	-	-	6,420
Property Management	15,980	-	-	-	6,205	2,251	-	-	12,386	36,823
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	(250)	-	-	(250)
Total Expenditures	128,445	-	91,407	877	2,315,226	38,245	(250)	-	19,159	2,593,109
Changes in Fund Balance	(14,403)	-	123,578	(877)	684,774	(38,245)	250	2,207	85,708	842,993
Fund Balance, Beginning of Period	5,475,930	-	(333,071)	(859,020)	(59,349)	(349,255)	1,478,907	221,737	598,876	6,174,755
Fund Balance, Current	5,461,528	-	(209,493)	(859,897)	625,425	(387,500)	1,479,157	223,944	684,584	7,017,748

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 February 29, 2016

	<u>Closeout</u> <u>Project</u> <u>Fund</u>	<u>Revolving</u> <u>Fund</u>	<u>Core to Shore</u> <u>MAPS 3</u> <u>Fund</u>	<u>Core to Shore</u> <u>Buffer</u>	<u>SEP II</u> <u>Fund</u>	<u>Harrison-</u> <u>Walnut</u> <u>Other Fund</u>	<u>Nonfederal</u> <u>Fund</u>	<u>OCRC</u>	<u>Bass Pro</u> <u>Shop</u> <u>Fund</u>	<u>Total</u>
Assets										
Cash	441,802	32,959	42,387	40,345	-	35,588	294,246	221,737	598,876	1,707,938
Investments	4,457,250	-	-	-	-	-	-	-	-	4,457,250
Accounts Receivable	-	25,458	-	-	-	-	-	-	-	25,458
Due from Other Governmental Entities	-	15,419	-	-	-	-	-	-	-	15,419
Due from (to) Other Funds	578,178	(73,825)	(375,458)	(899,365)	(59,349)	(354,842)	1,184,661	-	-	-
Total Assets	5,477,230	10	(333,071)	(859,020)	(59,349)	(319,255)	1,478,907	221,737	598,876	6,206,065
Liabilities and Fund Balances										
Accounts Payable	-	10	-	-	-	-	-	-	-	10
Deposits	1,300	-	-	-	-	30,000	-	-	-	31,300
Total Liabilities	1,300	10	-	-	-	30,000	-	-	-	31,310
Total Fund Balances	5,475,930	-	(333,071)	(859,020)	(59,349)	(349,255)	1,478,907	221,737	598,876	6,174,755
Total Liabilities and Fund Balances	5,477,230	10	(333,071)	(859,020)	(59,349)	(319,255)	1,478,907	221,737	598,876	6,206,065
Revenues										
Grant Revenues - CDBG	-	-	-	-	-	-	-	-	-	-
Grant Revenues - Other	-	-	-	-	-	-	-	-	-	-
Rentals	5,768	-	-	-	-	-	-	-	52,434	58,202
Real Estate Sales	-	-	-	-	-	-	-	-	-	-
Interest	677	-	-	-	-	-	-	7	-	685
Core to Shore MAPS 3 Project	-	-	9,618	-	-	-	-	-	-	9,618
Other	539	-	-	-	-	-	-	-	-	539
Total Revenues	6,984	-	9,618	-	-	-	-	7	52,434	69,043
Expenditures										
General and Administrative	16,762	-	9,555	25	2,150	33,025	372	-	-	61,888
Real Estate Acquisition	-	-	101,838	2,903	-	-	-	-	-	104,740
Property Disposition	56,726	-	-	-	-	-	-	-	-	56,726
Site Clearance/Improvements	-	-	-	-	-	-	-	-	9,862	9,862
Legal	832	-	2,266	2,243	-	-	-	-	-	5,341
Other Professional	-	-	-	-	-	-	-	-	-	-
Property Management	19,555	-	-	-	4,474	6,133	-	-	12,386	42,549
Payments to the City of OKC	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	675	-	-	675
Total Expenditures	93,875	-	113,659	5,170	6,624	39,158	1,047	-	22,248	281,781
Changes in Fund Balance	(86,890)	-	(104,041)	(5,170)	(6,624)	(39,158)	(1,047)	7	30,185	(212,737)
Fund Balance, Beginning of Period	5,562,821	-	(229,031)	(853,850)	(52,725)	(310,097)	1,479,955	221,729	568,690	6,387,492
Fund Balance, Current	5,475,930	-	(333,071)	(859,020)	(59,349)	(349,255)	1,478,907	221,737	598,876	6,174,755

Oklahoma City Urban Renewal Authority
Schedule of Investments
March 31, 2016

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
Discover Bank CD	0.50%	04/11/16	04/09/14	245,000
SmartBank CD	0.50%	04/22/16	04/07/14	245,000
Comenity Capital Bank CD	0.85%	09/15/16	09/15/14	250,000
Park National Bank CD	0.90%	09/16/16	09/19/14	250,000
Investor's Bank/Short Hills CD	0.80%	09/26/16	09/26/14	250,000
First Merit Bank Ohio CD	1.00%	10/31/16	10/31/14	245,000
Ally Bank CD	0.85%	01/30/17	01/29/15	245,000
BMW Bank North America CD	0.90%	03/13/17	03/11/15	245,000
Goldman Sachs Bank USA CD	0.85%	04/24/17	04/22/15	249,000
FirstBank Puerto Rico CD	0.95%	06/12/17	06/12/15	250,000
Capital One Bank USA NA CD	1.05%	06/19/17	06/17/15	249,000
Barclays Bank/Delaware CD	1.15%	09/18/17	09/16/15	245,000
Capital One NA CD	1.20%	10/30/17	10/28/15	245,000
American Express Centurion CD	1.20%	10/30/17	10/28/14	245,000
Federal Home Loan Mtg Corp MTN	0.90%	09/18/17	01/08/16	999,250
Total Investments	0.91%			4,457,250