REQUEST FOR REDEVELOPMENT
PROPOSALS

SCOTT STREET SITE REDEVELOPMENT
DEL CITY, OK

RELEASE DATE: MARCH 5, 2019

PRE-SUBMISSION MEETING DATE:
APRIL 2, 2019, 10:00 A.M.

RESPONSE DUE DATE: JUNE 10, 2019, 4:00 P.M.

ISSUED BY:
DEL CITY ECONOMIC DEVELOPMENT AUTHORITY
3701 SE 15TH STREET
DEL CITY, OK 73115
SUMMARY

This request for redevelopment proposals is issued by the Del City Economic Development Authority (“DCEDA”) for the purchase and redevelopment of approximately 24.75 acres of land located along the south side of Interstate 40 at Scott Street (“Scott Street Site”). The Scott Street Site has a prime location at the intersection of I-35 and I-40, with over 1400 feet of interstate frontage and direct interstate access. The Scott Street Site is located minutes from the state’s major employers located in and around Downtown Oklahoma City, Tinker Air Force Base, Rose State College, the University of Oklahoma Health Science Center and Research Park, the emerging Innovation District, and the State Capitol, as well as entertainment/cultural destinations like Bricktown, the Oklahoma River, and the American Indian Cultural Center and Museum. The Scott Street Site has undergone extensive predevelopment work, including acquisition, clearance and demolition, survey and title work, environmental testing, utility relocation and removal of dilapidated properties in the surrounding area. The City of Del City considers this property to be a critical part of its redevelopment efforts, and DCEDA envisions a first-class development containing a mixture of retail, entertainment, restaurant and hospitality uses.

A copy of this request for redevelopment proposals may be obtained from the City’s website at www.cityofdelcity.com/economic-development. A hard copy of the request for redevelopment proposals may be obtained from DCEDA through the City’s Director of Community Services, Mr. Tom Leatherbee, at 3701 SE 15th Street, Del City, Oklahoma, 73115, for a non-refundable fee of Thirty Dollars ($30.00). For further information or with any questions, please contact Mr. Leatherbee at (405) 670-7303 or tleatherbee@cityofdelcity.org.
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I. INTRODUCTION

The Del City Economic Development Authority ("DCEDA") invites submission of written proposals from qualified developers ("Redeveloper") for the purchase and redevelopment of an approximately 24.75-acre tract of land owned by DCEDA ("Scott Street Site"), shown in Figure 1. The legal description of the Scott Street Site is provided in Exhibit D of the Appendix.

![Figure 1 – Scott Street Site](image)

The Scott Street Site is currently vacant land that is directly served by the I-40 Frontage Road and the Reno/Scott Street on/off ramps, as shown in Figure 2.

![Figure 2 – Frontage Road Access](image)
The Scott Street Site is located approximately ¼ mile east of the intersection of I-35 and I-40, between Downtown Oklahoma City and Tinker Air Force Base, as shown in Figure 3.

Figure 3 – Scott Street Site Location within OKC Metro

The Scott Street Site is located less than five miles from many of Oklahoma City’s major employment centers and attractions, including the Central Business District, Tinker Air Force Base, the University of Oklahoma Health Sciences Center and Research Park, the American Indian Cultural Center and Museum (currently under construction), the Boathouse District along the Oklahoma River, Bricktown Entertainment District, and the Oklahoma City National Memorial and Museum. See Figure 4 below.
1. Tinker Airforce Base, 6 minutes by car
2. American Indian Cultural Center and Museums, 6 minutes by car
3. Devon Boathouse, 8 minutes by car
4. Bricktown, 8 minutes by car
5. Oklahoma University Health Science Center, 9 minutes by car
6. Oklahoma City National Memorial and Museum, 11 minutes by car

Figure 4 – Scott Street Site Orientation to Nearby Attractions
The site has a number of assets, readying it for a cohesive and positive redevelopment, including:

- **Visibility.** The site has over 1400 feet of direct, unobstructed interstate frontage.
- **Road Access.** The site is located at the entryway to the City and is an important anchor for the City’s Highway Commercial Corridor. It is located near the intersection of I-35 and I-40 and is also adjacent to Reno Avenue, a major commuter route. The site has dedicated access via the Scott Street on/off ramps and bridge and is served by two-way traffic service roads.
- **Location.** The site is located minutes from major employment centers in and around Downtown Oklahoma City, Tinker Air Force Base, Rose State College, OU Health Sciences Center, Innovation District, and the State Capitol. The site is in close proximity to the Bricktown Entertainment District, the Oklahoma River, and the American Indian Cultural Center and Museum.
- **Pre-development Work.** Significant pre-development work has been completed, including acquisition and assemblage of property, demolition of existing structures, relocation of utility lines, environmental testing, preliminary grading, and floodplain remediation planning. In addition, the Del City Urban Renewal Authority has acquired and demolished an adjacent dilapidated property.
- **Commitment to Appropriate Public Financing.** The site lies within the Scott Street South Redevelopment Project Plan Area and Increment District No. 3, City of Del City. Amendments to the project plan are anticipated to be necessary, possibly including creation of one or more additional increment districts. The City and DCEDA have shown a longstanding commitment to providing appropriate public financing necessary to facilitate meaningful redevelopment projects. Significant public funds have already been expended on the acquisition and clearance of the property, in its preparation for redevelopment.
- **Surrounding Neighborhood.** The site is adjacent to the Storybook Ranch Preservation District, a residential neighborhood that is seeing significant private investment since its designation as an architecturally protected district.
- **Mass Transit Access.** The site is in close proximity to the proposed regional transit route for the eastern locally preferred alternative (Downtown OKC-Tinker AFB line).
- **Favorable Development Environment.** Del City has received recognition at the national and state levels for innovation in planning, plan review, permitting, inspections and stormwater. The City has put in place an integrated development services process that dramatically reduces time and expense associated with development projects.
II. REDEVELOPMENT VISION

DCDEA envisions the Scott Street Site redevelopment to result in a first-class commercial development that could contain the following uses:

- Retailers engaged in various market segments, including but not limited to sporting goods, women’s fashion, homegoods, shoes and pet merchandise
- Grocery stores (this site could be the closest grocery-anchored development to the growing Downtown Oklahoma City population)
- Entertainment users
- Full service restaurants and quick service restaurants (with a maximum one fast food with drive through)
- Hotel (higher end limited service, with or without meeting space, with the possibility of extended stay depending on flag and market position)
- Office, as long as such use is positioned above first-floor retail

DCDEA’s vision is for a dense, cohesive development, which requires that any redevelopment proposal include all development to occur at once, rather than in a piecemeal or phased fashion, and that design standards be developed and enforced to ensure uniformity throughout the development.

DCEDA’s redevelopment vision for this property specifically excludes the following uses:

- Residential
- Personal Storage
- Service, medical, office or other non-sales tax generating uses, unless such use is positioned above first-floor retail
- Automotive sales, with a possible exception for a sales-tax generating automotive service and accessories retailer (e.g. Discount Tire, Firestone)
- Certain other uses not generally found in a first-class commercial development.

DCEDA welcomes creative approaches to creating a dense and vibrant commercial development that are consistent with this redevelopment vision.

DCEDA is authorized to issue this request for redevelopment proposals, to receive and evaluate submitted proposals, and to work with a selected Redeveloper to take steps necessary to facilitate this redevelopment vision. DCEDA will give strong preference to proposals that match its vision and demonstrate financial feasibility while also show a commitment to strong design and recognition that this development will serve as a gateway to the City and a symbol of redevelopment efforts that have spanned decades.

III. REDEVELOPMENT GUIDANCE AND REGULATORY FRAMEWORK

Considerations for redevelopment of this site include:
• **Tax Increment Financing.** The site currently is located within the project area of the Scott Street South Remediation Project Plan. This plan provides, in part, for certain eligible project costs to be paid as revenue is generated by the redevelopment. A significant portion of those project costs have already been advanced in the course of property acquisition, site preparation, and project administration. Some additional costs may be reimbursable for stormwater and utility work, as provided below.

• **Redevelopment Agreement.** The character and design for the redevelopment of this site will be governed by a Redevelopment Agreement, to which the City and DCEDA will be a party. This Redevelopment Agreement will include, but not be limited to, development requirements, a purchase price for the property, commencement and completion dates for construction, submission of design-related documents and evidence of financing capacity, and that transfer of the property be by special warranty deed providing recourse for DCEDA in the event of nonperformance. The Redeveloper will be required to seek DCEDA approval and file certain restrictive covenants before transferring the property to a nonrelated entity.

• **Zoning.** Allowable uses and site design will be further governed by applicable regulations contained within the Del City Planning and Zoning Ordinance, whether the regulations of the current Interstate Highway Commercial (H-C) zoning district or those of a Planned Unit Development (PUD) to be submitted by the Redeveloper for approval.

• **Building Codes.** The City has adopted construction and property maintenance codes based on the 2018 International Code Series. More information and local amendments can be found in Chapter 5 of the Del City Code of Ordinances.

• **Stormwater.** The westernmost portion of the site, directly adjacent to Crooked Oak Creek, lies within the Special Flood Hazard Area, with a portion of that area being within the regulatory floodway. It is not anticipated that this floodplain area would impact the overall ability to develop the site. Floodplain remediation in order to level the primary developable area and remove a portion of the site from the mapped floodplain is an authorized project cost in the Project Plan, making the cost of such remediation eligible for the receipt of public financial assistance. Minimal stormwater detention will be required, as a large portion of the property was historically impervious surface and credit for that impervious surface has been banked for future redevelopment. Certain “green infrastructure” may be used in lieu of this required stormwater detention and may be more appropriate given the topography.

• **Billboard.** There are currently a billboard and a former on-premises advertising sign located on the property. DCEDA has secured the right to remove the billboard and is currently negotiating details related to removal with its owner. The former on-
premises sign is expected to be conveyed with the property to be reused or removed by the Redeveloper.

- **Utilities.** The Del City Municipal Services Authority provides water, sewer and sanitation service in this area. Sewer infrastructure is expected to require an upgrade to support this redevelopment. A new lift station has been identified as an authorized project cost in the Project Plan. It is anticipated that new sewer infrastructure would be accepted as public, up to the actual building sewer services. Water infrastructure is in place for this site. Any new water mains required for distribution or fire protection within the site itself would be eligible to be accepted as public, up to the actual building water services. Electric service is provided by OG&E. Distribution lines with sufficient capacity are newly installed at the south boundary of the site. Natural gas service is provided by ONG. Voice and data are provided by AT&T and Cox Communications, and it is anticipated that direct fiber optic connectivity will be available at this site through AT&T and Verizon.

IV. SUBMITTAL REQUIREMENTS

A pre-submission meeting will take place on Tuesday, April 2, 2019 at 10:00 a.m. at the offices of the Authority, 3701 SE 15th Street, Del City, Oklahoma, 73115. Attendance is recommended but not mandatory.

Written responses to the request for redevelopment proposals are due no later than Monday, June 10, 2019 at 4:00 p.m. at the offices of the Authority, attention to Mark Edwards, Manager.

The following are required to be included with a responsive submission:

1. **Conceptual Development Plan**
   The Conceptual Development Plan should include:
   - Site layout of proposed uses
   - Depiction of public and private improvements
   - Conceptual grading plan for addressing stormwater concerns
   - Access, parking and traffic flow diagrams
   - Conceptual landscaping plan
   - Preliminary design guidelines or narrative describing proposed design aesthetic

2. **Market Feasibility Narrative**
   A narrative not exceeding two pages describing the market positioning of the proposed redevelopment and outlining thoughts related to feasibility in the context of local, regional and national economic conditions.
3. **Summary Pro Forma**
   A concise numerical presentation that details the proposed purchase price, requested public assistance, and anticipated private investment. This pro forma should be a realistic snapshot that provides an indication of project financing requirements, gaps and financial feasibility and makes a compelling case for any public assistance being requested (or anticipated to be requested over the development of the site). Please note that portions of the site are required to sell for “fair value” and the overall purchase price must be sufficient to defease the note used to finance the preliminary acquisition and improvements. Further note that, while the site is located within Increment District No. 3 and the redevelopment of this site is contemplated by an existing Project Plan, approval of alterations to that Project Plan are at the discretion of the City and not DCEDA.

4. **Qualifications of Redeveloper**
   Documentation of qualifications should include:
   - A list of all redevelopment team members and their qualifications.
   - A list of all projects, completed or pending, by the Redeveloper within the last 10 years and highlight aspects of those projects most similar to this project. Specific comment should be made about any projects utilizing public financing or public partnerships.
   - Narrative (not to exceed 2 pages) describing the Redeveloper’s ability to finance this project and experience financing similar projects.
   - Narrative (not to exceed 2 pages) describing the Redeveloper’s ability to recruit retail users and experience recruiting retail users to similar projects.
   - Signed authorization for financial and credit check.

5. **Proposed Project Timeline**
   Include a proposed project timeline.

6. **Good Faith Submission Deposit**
   All submissions must be accompanied by a certified check or letter of credit acceptable to DCEDA in the amount of $10,000. Unsuccessful applicants will have deposits returned 90 days following the submission deadline or when a conditional Redeveloper is chosen, whichever comes first. DCEDA will retain the deposit of the chosen Redeveloper and apply those funds as negotiated in the Redevelopment Agreement.

7. **Execution of all Required Forms**
   Forms 1 through 6, provided in Exhibit A, must be completed, executed, and returned.
V. REVIEW OF SUBMISSIONS AND DESIGNATION OF CONDITIONAL REDEVELOPER

DCEDA will review all submissions for completeness, responsiveness, Redeveloper qualifications, project feasibility, project timeline, and overall potential to achieve the goal of creating a first-class commercial development. The evaluation of redevelopment proposals shall be based on principal criteria, including but not limited to:

1. Qualifications and experience of the redevelopment team to complete the project;
2. Density, massing, form, and quality of redevelopment;
3. Architectural and functional compatibility with surrounding environs;
4. Relationship of architectural design to the enhancement of adjacent neighborhood;
5. Impact of streetscape and landscape elements on pedestrian activity;
6. Ability of the development to enhance the surrounding property;
7. Provision of adequate vehicular access and parking; and
8. Financial ability of the redevelopment team to complete the project.

DCEDA or its Manager may direct that DCEDA or City staff, consultants and/or legal counsel perform an initial review and evaluation and make recommendations to DCEDA. The level of consideration and weight to be given to any factor or to any recommendation will be determined by the DCEDA Trustees, and DCEDA reserves complete and final authority for actions or approvals related to the selection process.

DCEDA reserves the right to request detailed financial information from any potential Redeveloper prior to that individual or entity being named conditional Redeveloper or being invited to participate in competitive negotiations. DCEDA further reserves the right to, at its discretion, authorize and direct competitive negotiations with two or more prospective Redevelopers. A decision by DCEDA to conduct competitive negotiations or request financial information will not confer any rights upon a prospective redeveloper or create any obligation for DCEDA to name a Redeveloper or negotiate a Redevelopment Agreement.

The publication of this Request for Redevelopment Proposals shall not create any legal obligation for DCEDA to enter into a contract for redevelopment or for transfer of property except on terms and conditions it deems in its discretion to be satisfactory and desirable. DCEDA reserves the unconditional right, at its sole discretion, to reject any or all proposals for any reason or no reason. DCEDA may, at its discretion, waive any information, minor defects or technical inaccuracies in the proposals. DCEDA reserves the right to request and obtain any additional information necessary to complete evaluation of the proposals.

Upon review and evaluation of redevelopment proposals or following negotiations with
prospective Redeveloper(s), DCEDA may grant a “Conditional Redeveloper” designation. This designation will be under such terms and conditions as DCEDA deems appropriate, to potentially one or more prospective Redevelopers. A Conditional Redeveloper(s) designation will confer no legal rights upon the prospective Redeveloper(s) other than the opportunity to negotiate terms of a redevelopment agreement with DCEDA. DCEDA may terminate this designation at any time.

The final phase of the selection process will consist of negotiations to outline the terms and conditions of a Redevelopment Agreement. Site conveyance will be provided by a special warranty deed, subject to such restrictions as required by DCEDA. Disposition must take place at or above “fair value.” If a negotiation is conducted simultaneously with two or more Redevelopers, the negotiations are to be competitive as to the disposition price, which will be one of the criteria involved in making the selection.

APPENDIX TO FOLLOW
APPENDIX

Del City Economic Development Authority

Request for Redevelopment Proposals
Del City Economic Development Authority

RFP PROPOSAL FORMS 1-6 TO BE EXECUTED FOR RFP SUBMITTAL

Please submit the forms in a separate envelope. Do not include copies of the forms in your printed proposal.
FORM 1: CERTIFICATION of READING and UNDERSTANDING

I, the undersigned prospective Redeveloper, or the authorized representative of the prospective Redeveloper, hereby certify that I have read and understand the Request for Proposals (RFP) requirements and further certify that I have read and understand the Invitation for Redevelopment Proposals Public Notice as issued by the Del City Economic Development Authority.

___________________________________
Printed Name of Prospective Redeveloper

___________________________________
Signature/Title

SUBMITTED this ______ day of __________________________, 20____.
The undersigned proposes to purchase from the Del City Economic Development Authority, a Public Trust ("DCEDA"), all or a portion of DCEDA’s property in Del City, Oklahoma (the “Redevelopment Site”), as referenced by the Request for Proposals (RFP) issued by DCEDA. The proposal contained herein will become binding only if this proposal results in the execution of an agreement to redevelop the Redevelopment Site which is satisfactory to DCEDA.

The undersigned proposes to purchase the Redevelopment Site for a total sum of $______________.

The undersigned understands and agrees that this proposal must comply with all requirements and provisions of the RFP.

All data, documentation and materials required by the RFP is supplied herewith and made a part of this proposal.

SUBMITTED this _____ day of ________________________, 20____.

_______________________________
Printed Name(s) of Prospective Redeveloper(s)

_______________________________
Signature

_______________________________
Signature

_______________________________
Title

_______________________________
Company

_______________________________
Address 1

_______________________________
Address 2

_______________________________
Telephone/Fax

_______________________________
Email Address
FORM 3A: REDEVELOPER’S STATEMENT for PUBLIC DISCLOSURE

Note: If space on this form is inadequate for any requested information it should be furnished on an attached page which is referred to under the appropriate item on the form.

1. Name of Redeveloper/Title

   Address of Redeveloper:

   City, State, Zip Code:

   Phone Number:

   E-mail:

2. The property rights for which the Redeveloper proposes to enter into a contract for or understanding with respect to the purchase or lease of property rights from the Del City Economic Development Authority in The City of Del City, State of Oklahoma is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys and described as follows:

   **Tract 1**

   A part of Block 8, Pages Addition, to Del City, Oklahoma County, Oklahoma, according to the recorded plat recorded in Book 6 of Plats, page 11, being more particularly described as follows:

   Commencing at the Northeast Corner of said Block 8;

   THENCE west on the north line of said Block 8 a distance of 467.18 feet to a point 60.00 feet west of the southwesterly right-of-way line of Tinker Diagonal (I.H. 40) and to the point of beginning;

   THENCE south and parallel with the east line of said Block 8 a distance of 210.00 feet;

   THENCE east and parallel with the north line of said Block 8 a distance of 356.10 feet to the southwesterly right-of-way line of said Tinker Diagonal;

   THENCE southeasterly on the southwesterly right-of-way line of said Tinker Diagonal and on the arc of a curve to the left having a radius of 3024.79 feet, a distance of 131.22 feet to a point on the east line of said Block 8, a distance of 279.31 feet south of the Northeast Corner of said Block 8;

   THENCE south on the east line of said Block 8 a distance of 151.09 feet to the Southeast Corner of said Block 8;
THENCE west on the south line of said Block 8 a distance of 1303.70 feet to the Southwest Corner of said Block 8;

THENCE north on the west line of said Block 8 a distance of 426.90 feet to the Northwest Corner of said Block 8;

THENCE east on the north line of said Block 8 a distance of 832.02 feet to the point or place of beginning.

**Tract 2**

A part of the Southwest Quarter of Section 6, Township 11 North, Range 2 West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest Corner of said Quarter Section;

THENCE east on the north line of said Quarter Section a distance of 89.35 feet to the point or place of beginning;

THENCE continuing on the north line of said Quarter Section a distance of 75.00 feet to the Northwest Corner of Lot 19, Block 1, Del Rancho Addition, Section 4, an addition to Del City, Oklahoma, according to the recorded plat thereof;

THENCE south along the west line of said Lot 19 a distance of 120.01 feet to the Southwest Corner of said Lot 19;

THENCE west and parallel with the north line of said Quarter Section a distance of 75.00 feet;

THENCE north and parallel with the west line of said Quarter Section a distance of 120.01 feet more or less to the point or place of beginning.

**Tract 3**

A tract of land being a part of Blocks 9 and 10, Page’s Addition in the City of Del City, Oklahoma County, lying in the northwest quarter of Section 6, Township 11 North, Range 2 West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of said northwest quarter;

Thence South 00°03’28” West a distance of 1,732.56 feet along the west line of said northwest quarter;

Thence North 89°45’30” East a distance of 33.0 feet to the point or place of beginning, said point being the northwest corner of said Block 9;

Thence along the north line of said Block 9, North 89°45’04” East a distance of 252.80 feet to a point where the north line of said Block 9 intersects the south right-of-way line of Interstate 40;
Thence along said right of way line South 55°37'53" East a distance of 189.77 feet;

Thence continuing along said right of way line South 58°27'21" East a distance of 115.46 feet;

Thence continuing along said right of way line South 52°17'43" East a distance of 430.05 feet to a point where said right of way line intersects the south line of said Block 9;

Thence along the south line of said Block 9, South 89°45'13" West a distance of 848.53 feet to the southwest corner of said Block 9;

Thence along the west line of said Block 9, North 00°03'28" East a distance of 433.10 feet to the point or place of beginning.

**Tract 4**

A part of Block 8, Pages Addition, Oklahoma County, Oklahoma, according to the plat recorded in Book 6 of Plats, page 11, being more particularly described as follows:

Commencing at the northeast corner of said Block 8;

Thence west on the north line of said Block 8 for a distance of 407.18 feet to the southwesterly right of way line of Tinker Diagonal (IH-40) and to the point of beginning;

Thence continuing west on the north line of said Block 8 for a distance of 60.00 feet;

Thence south and parallel with the east line of said Block 8 for a distance of 210.00 feet;

Thence east and parallel with the north line of said Block 8 for a distance of 356.10 feet to the southwesterly right of way of said Tinker Diagonal;

Thence northwesterly on the southwesterly right of way of said Tinker Diagonal and on the arc of a curve to the right having a radius of 3024.79 feet for a distance of 363.03 feet to the point of beginning.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the State of ____________.
   
   _____ a corporation
   
   _____ a nonprofit or charitable institution or corporation
   
   _____ a partnership known as:
   
   _____ a limited liability company
   
   _____ a business association or a joint venture known as:
______ a Federal, State, or local government or instrumentality thereof

______ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization status.

5. Names, addresses, title or position, and nature and extent of the interest of the officers and principal members, partners, shareholders, and investors of any member of the developer, other than a government agency or instrumentality, are to be set forth below as follows:
   a. If the Redeveloper is a corporation, list below the officers, directors, or trustees, and each stockholder owning more than ten percent (10%) of any class of stock.
   b. If the Redeveloper is a nonprofit or charitable institution or corporation, list below the members who constitute the Board of Trustees, or Board of Directors, or similar governing body.
   c. If the Redeveloper is a partnership, list below each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
   d. If the Redeveloper is a limited liability company, list below each member, whether a manager, and either the percent of interest or a description of the character and extent of interest.
   e. If the Redeveloper is a business association or a joint venture, list below each participant and either the percent of interest or a description of the character and extent of interest.
   f. If the Redeveloper is some other entity, list below the officers, the members of the governing body, and each person having an interest of more than ten percent (10%).

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6. Name, address, nature and interest of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the persons or investors named in response to item 5 which gives such person or entity more than a computed ten percent (10%) interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

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Note: If the Redeveloper is a corporation, the following certification should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
FORM 3B: CERTIFICATION

I (We) ____________________________________________________________

Certify that this Redeveloper’s Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

__________________________________________
Signature

__________________________________________
Signature

__________________________________________
Title

__________________________________________
Title

__________________________________________
Address 1

__________________________________________
Address 1

__________________________________________
Address 2

__________________________________________
Address 2

__________________________________________
Telephone/Fax

__________________________________________
Telephone/Fax

__________________________________________
Email

__________________________________________
Email

__________________________________________
Date

__________________________________________
Date
FORM 4: CONSENT TO OBTAIN CREDIT REPORT

I hereby authorize and instruct DEL CITY ECONOMIC DEVELOPMENT AUTHORITY ("DCEDA") to obtain and review my credit report. My credit report will be obtained from a qualified reporting agency chosen by DCEDA. I understand and agree that DCEDA intends to use this information solely for the purpose of evaluating my credit worthiness and qualifications to contract with DCEDA.

Note: A signed consent must be submitted for each key personnel of the redeveloper. If the redeveloper is a new entity, please submit a signed consent form for each key personnel of the redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the credit report.

________________________________________ _______________________________________
Legal Name

________________________________________ _______________________________________
Social Security Number (this information will be redacted from public view)

________________________________________ _______________________________________
Driver’s License # and State (this information will be redacted from public view)

________________________________________ _______________________________________
Address

________________________________________ _______________________________________
City, State, Zip Code

________________________________________ _______________________________________
Signature

________________________________________ _______________________________________
Title

________________________________________ _______________________________________
Date
FORM 5: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

I hereby authorize and instruct DEL CITY ECONOMIC DEVELOPMENT AUTHORITY ("DCEDA") to obtain and review my criminal background information. My criminal background information will be obtained from a qualified reporting agency chosen by DCEDA. I understand and agree that DCEDA intends to use this information solely for the purpose of evaluating my qualifications to contract with DCEDA.

Note: A signed consent must be submitted for each key personnel of the Redeveloper. If the Redeveloper is a new entity, please submit a signed consent form for each key personnel of the Redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the criminal background report.

________________________________________
Legal Name

________________________________________
Social Security Number (this information will be redacted from public view)

________________________________________
Driver’s License # and State (this information will be redacted from public view)

________________________________________
Address

________________________________________
City, State, Zip Code

________________________________________
Signature

________________________________________
Title

________________________________________
Date
FORM 6: BUSINESS CREDIT INFORMATION

The DEL CITY ECONOMIC DEVELOPMENT AUTHORITY (“DCEDA”) will use the information below to obtain a business credit report from a qualified reporting agency chosen by DCEDA. DCEDA intends to use this information solely for the purpose of evaluating the credit worthiness and qualifications to contract with DCEDA.

Note: If the Redeveloper is a new entity, please submit information for the Redeveloper’s parent/manager. Please refer to Exhibit C for Open Records Act and confidentiality requirements which would apply to the information obtained from the business credit report.

__________________________________________
Legal Name

__________________________________________
Federal Tax I.D. # (this information will be redacted from public view)

__________________________________________
Date of Incorporation

__________________________________________
Address

__________________________________________
City, State, Zip Code

__________________________________________
Signature

__________________________________________
Title

__________________________________________
Date
Del City Economic Development Authority

Resolution Authorizing Invitation for Redevelopment Proposals

Invitation for Redevelopment Proposals – Public Notice
RESOLUTION NO. 10-1-18

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF THE PROPERTY LOCATED GENERALLY SOUTH OF INTERSTATE 40, NORTH OF DEL MAR DRIVE, EAST OF CROOKED OAK CREEK, AND WEST OF SCOTT STREET, PURSUANT TO THE SCOTT STREET SOUTH REDEVELOPMENT PROJECT PLAN

WHEREAS, the Del City Economic Development Authority ("Authority") is engaged in the implementation and direction of the City of Del City in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, et seq., and the Oklahoma Local Development Act, 62 O.S. §850, et seq.; and

WHEREAS, pursuant to the Plan, the Authority seeks the redevelopment of property located generally south of Interstate 40, north of Del Mar Drive, east of Crooked Oak Creek, and west of Scott Street, depicted on the attached Exhibit A (subject to adjustment based on final surveys and legal descriptions) ("Property"); and

WHEREAS, the Authority, based on solicitation of proposals, previously entered into agreements for the purchase, sale, and redevelopment of the Property, and such agreements have been terminated by the Authority due to nonperformance by the selected redeveloper; and

WHEREAS, the Authority now desires to solicit new proposals for the redevelopment of the Property; and

WHEREAS, it is timely and appropriate to invite submissions of qualifications and/or proposals for the redevelopment of the Property; and

WHEREAS, it is appropriate and desirable to authorize a public, competitive process in support of the achievement of the objectives of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Del City Economic Development Authority as follows:

1. The public, competitive process, including an invitation for redevelopment, proposals for the redevelopment of the Property (or any portion of the Property) is hereby authorized.

2. A public notice of requests for qualifications and/or an invitation for proposals is hereby authorized to be published.

3. A period of not less than ninety (90) days from the date of first publication is hereby established for any submission of proposals.
4. The Manager, Authority staff, and legal counsel are authorized to take necessary or appropriate actions to conduct a public competitive process.

5. The Manager, Authority staff, and legal counsel are authorized to prepare appropriate documents for inviting redevelopment proposals and are directed to proceed with the issuance of the public invitations in a timely manner.

6. All proposals shall be evaluated, and if acceptable, a redeveloper or redevelopers may be conditionally designated by the Board of Trustees. The conditional redeveloper designation shall be based on the determination of the redevelopment proposal or proposals deemed to be most acceptable to the Authority.

7. The evaluation of redevelopment proposals shall be based on the principal criteria outlined in the invitation, including but not limited to:
   a. Qualifications and experience of the redevelopment team to complete the project.
   b. Density, massing, form, and quality of redevelopment.
   c. Architectural and functional compatibility with surrounding environs.
   d. Relationship of architectural design to the enhancement of adjacent neighborhood.
   e. Impact of streetscape and landscape elements on pedestrian activity.
   f. Ability of the development to enhance the surrounding property.
   g. Provision of adequate vehicular access and parking.
   h. Financial ability of the redevelopment team to complete the project.

8. The Authority shall enter into direct negotiations with the prospective redeveloper receiving conditional redeveloper designation, or, if more than one, with each such 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.

9. 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.

10. The Manager, 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.
PASSED and APPROVED, this 2nd day of October, 2018.

Ken Bartlett
Chairman

ATTEST:

Floyd Eason
City Clerk

Approved as to form and legality this 1st day of October, 2018.

Jack B. Fried, City Attorney
EXHIBIT A

Depiction of the Property
INVITATION FOR REDEVELOPMENT PROPOSALS

The DEL CITY ECONOMIC DEVELOPMENT AUTHORITY ("Authority") invites the presentation of written proposals from qualified developers ("Redeveloper") for the redevelopment of certain property located generally south of Interstate 40, north of Del Mar Drive, east of Crooked Oak Creek, and west of Scott Street. The Authority envisions the development of this approximately 24.75-acre site, located near the intersection of I-35 and I-40, with over 1400 feet of interstate frontage, into a first-class commercial development.

A pre-submission meeting will take place on Tuesday, April 2, 2019 at 10:00 a.m. at the offices of the Authority, 3701 SE 15th Street, Del City, Oklahoma, 73115. The selection process will be initiated by the submission of formal written proposals to the Authority in accordance with these instructions. Prior to the day and time for receipt of such formal written proposals, the Authority will provide all prospective Redevelopers with available information, background material, and advice in order to encourage the preparation of proposals which most fully reflect the objectives of the Authority.

Proposals may be submitted at any time until the invitations for proposals are closed on Monday, June 10, 2019 at 4:00 p.m. All formal written proposals for the purchase and redevelopment of the land will be received at the offices of the Authority, 3701 SE 15th Street, Del City, Oklahoma, 73115, attention to Mark Edwards, Manager.

The evaluation of proposals will in part be based upon the criteria detailed in the request for redevelopment proposals, including but not limited to:

1. Qualifications and experience of the redevelopment team to complete the project
2. Project narrative
3. Achievement of the City’s objectives
4. Density, massing, form, and quality of redevelopment
5. Executed Forms in the Appendix of the request for redevelopment proposals
6. $10,000.00 good faith deposit

One or more tentative Redeveloper designations may be made based on a determination of the proposal or proposals deemed most acceptable to the Authority. The Authority may enter into direct negotiations with the Redeveloper(s) tentatively designated, in order to achieve the best and most desirable project in accordance with the redevelopment objectives of the area and to obtain an agreement as to price and other terms and conditions satisfactory to the Authority.

The request for redevelopment proposals may be obtained from the City’s website at www.cityofdelcity.com/economic-development. A hard copy of the request for redevelopment proposals may be obtained from the Authority through the City’s Director of Community Services, Mr. Tom Leatherbee, at 3701 SE 15th Street, Del City, Oklahoma, 73115, for a non-refundable fee of Thirty Dollars ($30.00). For further information or with any questions, please contact Mr. Leatherbee at (405) 670-7303 or tleatherbee@cityofdelcity.org.
This invitation for redevelopment proposals will not create any legal obligation for the Authority to enter into a contract for redevelopment except on terms and conditions it deems in its discretion to be satisfactory and desirable and the right is reserved to reject any and all proposals.

Published on March 5, 2019.
Del City Economic Development Authority

Open Records Act and Confidentiality Requirements
OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All materials submitted to DCEDA pursuant to this Request for Proposals are potentially subject to the mandates of the Oklahoma Open Records Act (Act), 51 Okla. Stat. §§ 24A.1. et seq. The purpose of the Act is to ensure and facilitate the public’s right of access to and review of government records so they may efficiently and intelligently exercise their inherent political power. Almost all “records”, as that term is defined in the Act, may be disclosed to the public upon request. Except where specific state or federal statutes create an exception or confidential privilege, persons or entities who submit information to public bodies have no right to keep this information from public access, nor is there any reasonable expectation that this information will be kept from public access. See 51 Okla. Stat. §§ 24A.2.

If you believe that any information you will or may submit to DCEDA pursuant to this Request for Proposals is or should be kept confidential under a specific state or federal statute, and therefore, not subject to public disclosure, you must comply with the following:

a. Place said documents/records in a separate envelope marked “Confidential”. DO NOT label your entire response to the Request for Proposals as “Confidential” – label only those portions of the response that you feel are made confidential by state or federal law as “Confidential”. If only a portion of a document is confidential, please identify specifically the portions of the document you are claiming are confidential. (Under the Oklahoma Open Records Act, a public entity may be obligated to produce documents for public inspection even if the documents contain only a portion of material which is confidential. However, the public entity can redact the confidential portions.)

b. For each document for which you are claiming a confidential privilege, identify the federal and/or state law that creates said privilege, e.g., for trade secrets, see 21 O.S. § 1732 (Larceny of Trade Secrets) and the Uniform Trade Secrets Act, 78 O.S. §§ 85, et seq.

Please note that DCEDA, consistent with § 24A.3(d) of the Act, understands that “personal financial information, credit reports or other financial data obtained by a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or the purpose of becoming qualified to contract with a public body” is not subject to disclosure under the Act. Financial information requested by this Request for Proposals for evaluating the creditworthiness of the Proposer or the purpose of allowing DCEDA to determine if the Proposer is qualified to contract with DCEDA should be submitted in a separate envelop and marked as confidential financial information.
Should an Open Records request be presented to DCEDA requesting information the Proposer has identified as “Confidential”, the Proposer will be informed and the Proposer will be responsible for defending its position in the District Court, if needed.

If the Proposer fails to identify any records submitted as part of your proposal as “Confidential” by placing them in the “Confidential” envelope AND if the Proposer fails to identify the specific state or federal law creating such privilege, DCEDA will assume that the Proposer agrees that said records are not confidential and are subject to public access.
Del City Economic Development Authority

Legal Description of Scott Street Site
The exact legal description is subject to adjustment based on revised title commitment and survey.

**Tract 1**

A part of Block 8, Pages Addition, to Del City, Oklahoma County, Oklahoma, according to the recorded plat recorded in Book 6 of Plats, page 11, being more particularly described as follows:

Commencing at the Northeast Corner of said Block 8;

THENCE west on the north line of said Block 8 a distance of 467.18 feet to a point 60.00 feet west of the southwesterly right-of-way line of Tinker Diagonal (I.H. 40) and to the point of beginning;

THENCE south and parallel with the east line of said Block 8 a distance of 210.00 feet;

THENCE east and parallel with the north line of said Block 8 a distance of 356.10 feet to the southwesterly right-of-way line of said Tinker Diagonal;

THENCE southeasterly on the southwesterly right-of-way line of said Tinker Diagonal and on the arc of a curve to the left having a radius of 3024.79 feet, a distance of 131.22 feet to a point on the east line of said Block 8, a distance of 279.31 feet south of the Northeast Corner of said Block 8;

THENCE south on the east line of said Block 8 a distance of 151.09 feet to the Southeast Corner of said Block 8;

THENCE west on the south line of said Block 8 a distance of 1303.70 feet to the Southwest Corner of said Block 8;

THENCE north on the west line of said Block 8 a distance of 426.90 feet to the Northwest Corner of said Block 8;

THENCE east on the north line of said Block 8 a distance of 832.02 feet to the point or place of beginning.

**Tract 2**

A part of the Southwest Quarter of Section 6, Township 11 North, Range 2 West of the Indian Meridian in Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest Corner of said Quarter Section;
THENCE east on the north line of said Quarter Section a distance of 89.35 feet to the point or place of beginning;

THENCE continuing on the north line of said Quarter Section a distance of 75.00 feet to the Northwest Corner of Lot 19, Block 1, Del Rancho Addition, Section 4, an addition to Del City, Oklahoma, according to the recorded plat thereof;

THENCE south along the west line of said Lot 19 a distance of 120.01 feet to the Southwest Corner of said Lot 19;

THENCE west and parallel with the north line of said Quarter Section a distance of 75.00 feet;

THENCE north and parallel with the west line of said Quarter Section a distance of 120.01 feet more or less to the point or place of beginning.

Tract 3

A tract of land being a part of Blocks 9 and 10, Page’s Addition in the City of Del City, Oklahoma County, lying in the northwest quarter of Section 6, Township 11 North, Range 2 West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the northwest corner of said northwest quarter;

Thence South 00°03’28” West a distance of 1,732.56 feet along the west line of said northwest quarter;

Thence North 89°45’30” East a distance of 33.0 feet to the point or place of beginning, said point being the northwest corner of said Block 9;

Thence along the north line of said Block 9, North 89°45’04” East a distance of 252.80 feet to a point where the north line of said Block 9 intersects the south right-of-way line of Interstate 40;

Thence along said right of way line South 55°37’53” East a distance of 189.77 feet;

Thence continuing along said right of way line South 58°27’21” East a distance of 115.46 feet;

Thence continuing along said right of way line South 52°17’43” East a distance of 430.05 feet to a point where said right of way line intersects the south line of said Block 9;

Thence along the south line of said Block 9, South 89°45’13” West a distance of 848.53 feet to the southwest corner of said Block 9;

Thence along the west line of said Block 9, North 00°03’28” East a distance of 433.10 feet to the point or place of beginning.
Tract 4

A part of Block 8, Pages Addition, Oklahoma County, Oklahoma, according to the plat recorded in Book 6 of Plats, page 11, being more particularly described as follows:

Commencing at the northeast corner of said Block 8;

Thence west on the north line of said Block 8 for a distance of 407.18 feet to the southwesterly right of way line of Tinker Diagonal (IH-40) and to the point of beginning;

Thence continuing west on the north line of said Block 8 for a distance of 60.00 feet;

Thence south and parallel with the east line of said Block 8 for a distance of 210.00 feet;

Thence east and parallel with the north line of said Block 8 for a distance of 356.10 feet to the southwesterly right of way of said Tinker Diagonal;

Thence northwesterly on the southwesterly right of way of said Tinker Diagonal and on the arc of a curve to the right having a radius of 3024.79 feet for a distance of 363.03 feet to the point of beginning.
End of Appendix