

**Request for Proposals for Residential Development
at the former Truman Elementary School Site**

Pre-Submission Meeting Notes

Date: Monday, March 30th at 10:00 am

Administrative Notes:

- Deadline: Ensure proposals are submitted on time and by **3:00 PM on June 17, 2026**
 - OCURA is obligated to return late submissions to the respondent unopened. OCURA offices open at 8:00 AM; couriered or hand-delivered proposal submissions cannot be accepted before our offices open, please plan accordingly. Early submission is encouraged.

Question & Answer Log:

Pre-submission Meeting Questions

Process & Agreements

Q: What does the process look like after proposal submission? When will OCURA convey the land to the successful developer?

A: After submission, proposals will be evaluated for completeness and compliance with all required submittals. Proposals deemed complete and responsive will go through a selection evaluation process led by a committee, which may include interviews.

The successful proposal(s) will receive a Conditional Redeveloper Designation allowing the parties to begin negotiating a Redevelopment Agreement (RDA). The RDA will outline the terms, including purchase price, development obligations and any applicable phasing and will be subject to approval by the OCURA Board of Commissioners.

OCURA will not transfer ownership of any property until the project is ready for vertical construction. The RDA will obligate the Redeveloper to complete the project in accordance with its terms. Upon completion, OCURA staff will inspect the project and will issue a Certificate of Completion confirming compliance with the terms of the RDA.

If the terms of the RDA are violated, OCURA retains the right to exercise its reversionary interest and reclaim the property.

Q: What is the timeline after breaking ground?

A: While the OCURA process takes time, the construction timeline itself is largely determined by the developer and should be included in the proposal submission. Please refer to Section IV.F. “Timeframe to Complete,” of the RFP (page 12) for additional details. Any phasing requirements will be outlined in the RDA.

Q: How does the appraisal process work (Fair Market Value (FMV) vs. Fair Value)?

A: OCURA will conduct an appraisal later in the process, in tandem with negotiation of the RDA. The appraisal will first establish the property’s fair market value (FMV) and then adjust that value to account for any development restrictions and requirements placed on the project, resulting in a “fair value” determination.

As part of the proposal submission, respondents are expected to provide an *estimated* purchase price (see “Tier 1 Submittal Requirement” under Section IV.E. of the RFP, page 11). This initial value serves as an indication of the respondent’s understanding of the market and will be further negotiated and refined as the process advances.

In accordance with Oklahoma State Law, disposition must occur at or above the final determined “fair value”.

Design & Development

Q: Design Standards – Are developers allowed to select the architectural style(s)?

A: Yes; this property will be subject to OCURA’s [NE Residential Design Standards](#). Architectural categories must comply with the “New Subdivision Development” requirements outlined in the Standards (page 67).

Q: Is there a possibility of building fourplexes (multifamily)? What is the intended mix of 36-unit minimum? Can it include rental units?

A: OCURA encourages a mix of housing types, including multifamily and homes with Accessory Dwelling Units (ADUs) to create diverse housing opportunities. The reference to 36-units represents the minimum, and OCURA prefers higher-density development that is compatible with the existing neighborhood.

The primary focus is for-sale housing. OCURA does not intend for fourplexes or other multifamily units to be held as investment properties. For a quadplex or similar multifamily structure, the preferred approach is owner-

occupancy for one unit with the remaining units rented by that owner or creating ownership opportunities through condominium-style structures.

Q: Does the NE Residential Design Standards address multifamily housing?

A: Yes; Section 1.2. (page 22) of the OCURA [NE Residential Design Standards](#) describes the existing architectural categories. Additionally, the Introduction to Section 2.0 notes that house types, including two-family homes, are possible and may be adapted from the six categories in the Design Standards.

Q: How will lot size variation for density be handled or enabled?

A: Lot size variation can be addressed through a variance or SPUD/PUD rezoning. OCURA will consider supporting such an application if such action is determined to be in the best interest for redevelopment of the site.

Q: Any consideration of on-site commercial development?

A: No — this project is strictly residential.

Partnerships & Collaboration

Q: Collaboration with smaller builders — is there a process, and should it be presented upfront or later?

A: OCURA strongly encourages respondents to involve small homebuilders, developers, and subcontractors to promote participation from the surrounding community. Respondents should describe their approach to collaboration in the proposal submission or explain why no collaboration is planned.

Planning, Infrastructure & Governance

Q: Who oversees the existing Tax Increment Financing (TIF) District?

A: The City of Oklahoma City, with assistance from The Alliance for Economic Development, oversees the existing [Amended and Restated Northeast Renaissance Redevelopment Project Plan](#). The property is within Increment District “B,” which has yet to be activated for this site. Any TIF incentives will be granted at the sole discretion of the OKC’s City Council.

Q: Does the Planning Department have a role in the selection process?

A: The selection committee has not yet been finalized, but involvement by the Planning Department is possible.

Q: How much are OCURA single/scattered lots currently being sold for in the area?

A: Based on a 2018 appraisal, OCURA scattered vacant properties in the area are being sold for \$0.60/sq ft, representing their “fair value”.

Q: Have there been any engineering reviews regarding stormwater detention requirements?

A: No formal review has been completed. The City of Oklahoma City will determine the detention requirement. Please see the Drainage Ordinance Revision and Drainage Criteria Manual linked [here](#).

Q: Are there any specific infrastructure requirements?

A: Yes, all infrastructure must meet City of Oklahoma City standards.

Submission, Communication & RFP Process

Q: Can potential respondents provide examples for feedback in advance?

A: No. OCURA must provide equal opportunity to all respondents. General questions may be submitted to contact listed on the front of the RFP and any new information will be shared publicly. Feedback and potential revisions may occur during the formal proposal review process after the submission deadline.

Q: Is there a chance to negotiate RFP requirements along the way?

A: Amendments to the RFP are possible, though unlikely. If formal changes are made, an official amendment will be issued, and the submission deadline would likely be extended to give respondents time to adjust proposals.
