

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

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

Located South of NE 13th Street, between N Kelham
Ave and N Missouri Ave, John F. Kennedy Urban
Renewal Project Area

RFP Date of Release:

Tuesday, February 17th, 2026

Pre-submission Meeting:

Date: Monday, March 30th, 2026 at 10 a.m.

Location: Oklahoma City Urban Renewal Authority

105 N. Hudson Street, Suite 101

Oklahoma City, OK 73102

RFP Proposal Responses Due:

Wednesday, June 17th, 2026 at 3 p.m. (120 days after the RFP release date)

Responses may be submitted via email and/or postal.

Good Faith Deposit of \$25,000 is required with submittal.

The RFP narrative defines submittal specifics.

Contact Person for Questions Concerning this RFP:

Brooke Hoehner, Senior Director, brooke.hoehner@theallianceokc.org

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I. INFILL / NEW SUBDIVISION REDEVELOPMENT VISION

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the submission of written proposals from qualified residential developers (“Redeveloper”) for the purchase of land and construction of for-sale residences such as single-family homes with or without accessory dwelling units (ADUs), duplexes, condominiums, townhomes or similar small-scale residential housing products on OCURA-owned land depicted in Exhibit 1 below (“Redevelopment Site”).

Exhibit 1: Redevelopment Site offered by OCURA



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

Lots Twenty-five (25) thru Forty-eight (48), both inclusive, Block One (1) of EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (Book 6, Page 7),

and

A portion of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Twelve, (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, described and bounded as follows:

BEGINNING at a point 1482.57 feet (90 rods record) South 89°51'08" West (West record) and 1168.67 feet (71 1/9 rods record) North 00°19'16" West (North record) of the Southeast corner of said Quarter Section;

THENCE 30.00 feet North 89°40'44" East (East record) to the POINT OF BEGINNING;

THENCE North 89°56'06" East (East record) a distance of 598.79 feet (600 feet record);

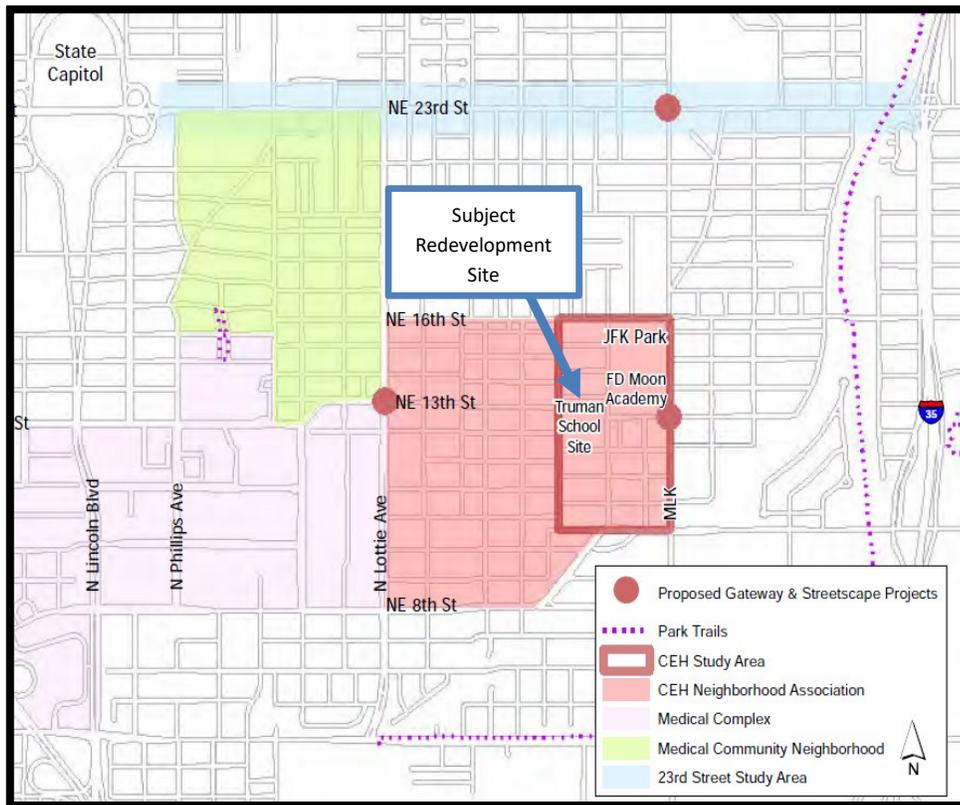
THENCE North 00°19'16" West (North record) a distance of 329.92 feet (330 feet record);

THENCE South 89°56'06" West (West record) a distance of 598.79 feet (600 feet record);

THENCE South 00°19'16" East (South record) a distance of 329.92 feet (330 feet record) to the POINT OF BEGINNING.

The approximately 6.5-acre subject property, commonly referred to as the Truman Site, includes the former Truman Elementary School land and is located within the Culbertson East Highland (CEH) Neighborhood (depicted in Exhibit 2), which lies within the John F. Kennedy (JFK) Urban Renewal Area. A primary objective of the JFK Urban Renewal Area is neighborhood redevelopment and revitalization, which OCURA seeks to advance by increasing owner occupancy through the development and offering of well-designed, mixed-rate, infill housing products, while honoring the site’s historical legacy.

Exhibit 2: Site Location and Context Map



Map Source: City of OKC Smart Neighborhood Initiative (SNI) Report, 2020

The vision for the property is redevelopment into owner-occupied housing by replatting the land and establishing road infrastructure that is consistent with or blends well with the character of the existing neighborhood. The site should be divided into residential lots to create a variety of for-sale housing options accessible to residents across a range of income levels. The optimal master plan for this site cohesively maximizes the number of housing units while incorporating a diverse mix of housing types, sizes, and price points to provide multiple entry opportunities for buyers.

It is the intent that one primary developer proposes an integrated masterplan and manages the full site. However, OCURA strongly encourages the utilization of small homebuilders, developers, and subcontractors for the development of the property to promote participation from the surrounding community.

II. BACKGROUND AND HISTORY

A. TRUMAN ELEMENTARY SCHOOL

The school building was constructed in 1925 and held many different names throughout its history, operating as Dew Spivey Elementary (1925-1928), Bath Elementary (1928-1954), and eventually as Truman Elementary School (1955-1987). In the mid-1950's and in the decades that followed, the school became one of the integral educational and social anchors for the northeast surrounding community, providing a foundation for learning, connection and neighborhood identity. Due to disinvestment in the community, the school was closed in 1987, and it remained vacant until it was destroyed by fire in 2009 and was subsequently demolished. In 2013, OCURA acquired the approximate 4-acre school property. The school site combined with the vacant OCURA-owned residential parcels abutting to the north bringing the total acreage of the site to approximately 6.5 acres and is surrounded by residential housing.

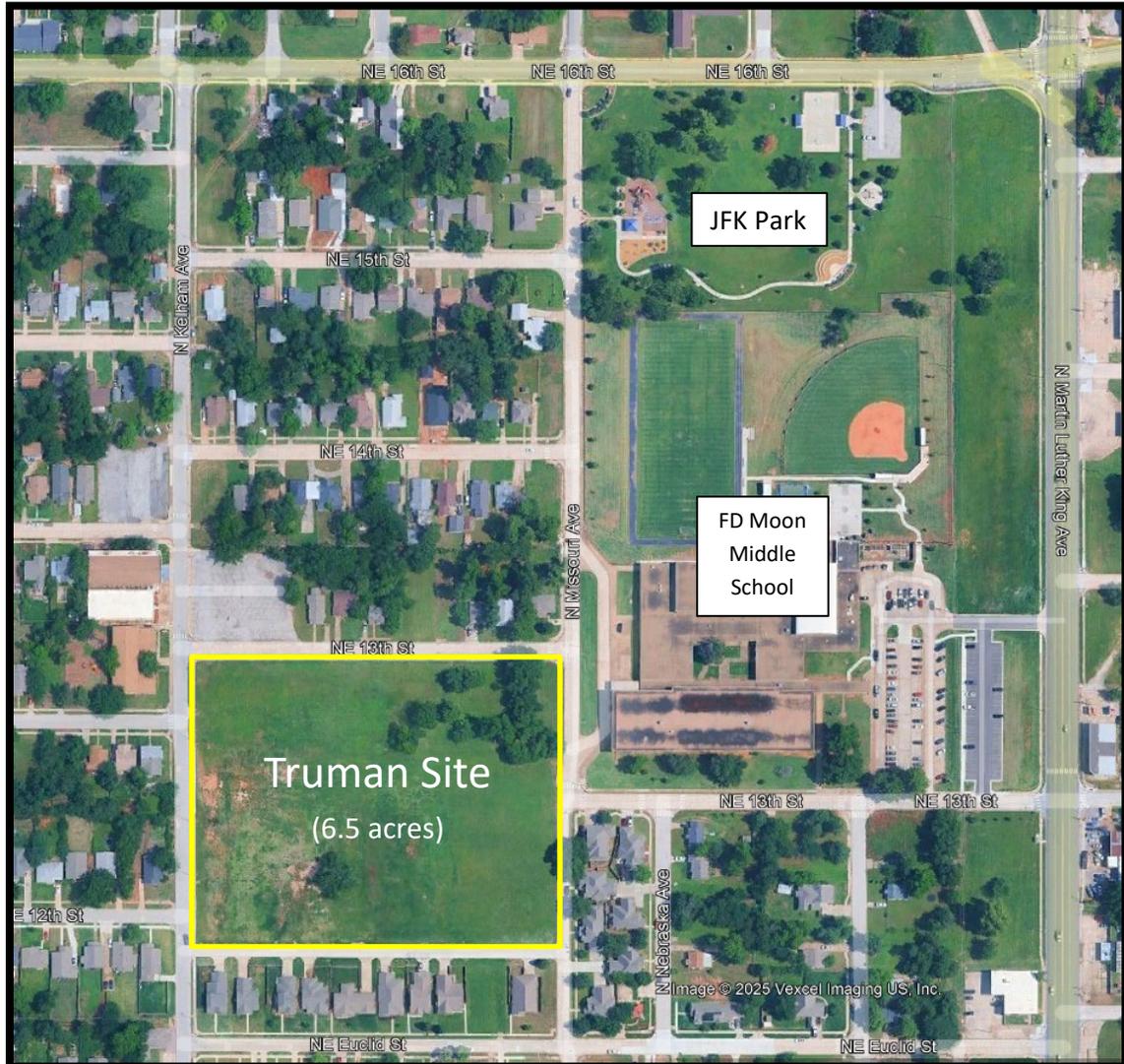
B. CULBERTSON EAST HIGHLAND NEIGHBORHOOD

This site is located in the Culbertson East Highland (CEH) neighborhood, one of the first neighborhoods selected for revitalization under the City of Oklahoma City's Strong Neighborhoods Initiative (SNI), which participated in the program from 2013 through 2020. Select projects completed by various partners during that timeframe include the construction of the Euclid Alley, renovation and improvements of JFK Park, construction of 18+ new homes, 30+ housing rehabilitation projects, 100+ new trees planted, 30+ hazardous tree removals, installation of neighborhood signage, and establishment and support of after-school programs associated with both Thelma Parks Elementary School and FD Moon Middle School.

Development of the Truman site will capitalize on the continued revitalization momentum already underway in the neighborhood. Nearby neighborhood assets (shown in Exhibit 3 below) include FD Moon Middle School (converted from an elementary school in the

summer of 2019) and the renovated JFK Park, which is slated for additional minor improvements funded through MAPS 4.

Exhibit 3: Site Location and Context Map



III. REDEVELOPMENT POLICIES, CONSIDERATIONS & RESOURCES

A. REGULATORY & SITE DEVELOPMENT CONSIDERATIONS

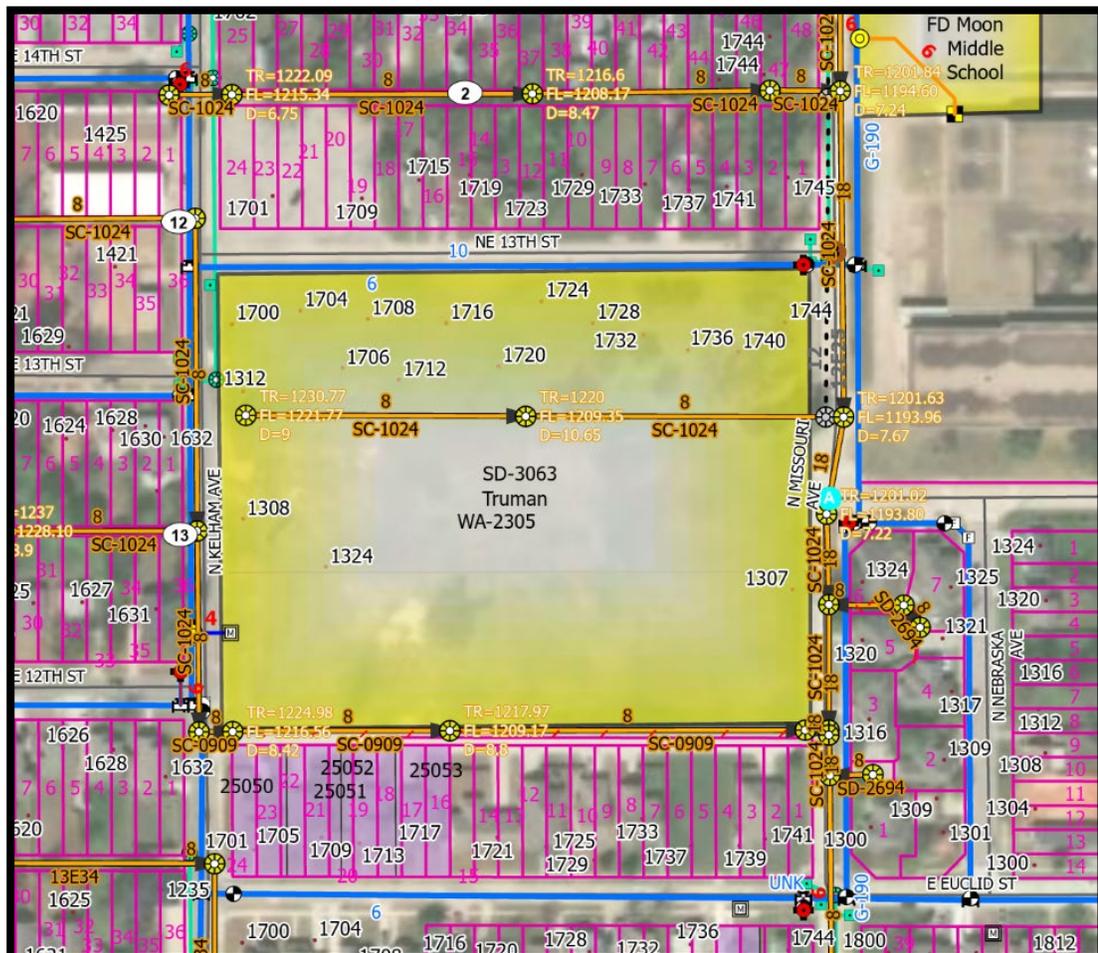
It is the intention of OCURA to coordinate this RFP with the City's ongoing planning efforts in the area including the City's Comprehensive Plan, planokc.org. Redevelopment of the site should be informed by the following City of Oklahoma City and OCURA plans, policies, regulatory documents and framework, and development considerations:

1. JFK Urban Renewal Plan. A copy can be furnished upon request to the contact listed on the front.
2. Oklahoma City Urban Renewal Authority Northeast Residential Design Standards. When considering architectural types, the proposal must adhere to the OCURA Northeast

Residential Design Standards further described in the below Submittal Requirements section and related to Form 5. All policies/protocols described will apply to this site. A link to the residential design and site planning standards can be found [here](#) or on The Alliance's web site at www.theallianceokc.org/land-rfps.

3. **New Subdivision Platting and Zoning.** The property will need to be replatted for subdivision development. OCURA is willing to participate in the procedural steps required to create a new subdivision plat based on developer plans. The site is presently zoned R-1 Single-Family Residential; therefore, proposals must either be consistent with City zoning and applicable development standards or pursue a variance application or rezone. OCURA will consider supporting a variance application or rezoning if such action to be in the best interest for redevelopment of the site. Reference [Oklahoma City Online Zoning Map](#) & [Oklahoma City Municipal Code](#), as needed.
4. **Infrastructure Costs.** Infrastructure costs should be incorporated into the project plan and budget by the developer. This includes, but is not limited to, the construction of new street(s) and the cost of any utility improvements required to serve the development. Exhibit 4 below shows existing water and sewer infrastructure at the site to the best of current knowledge but is not guaranteed to be accurate or complete.

Exhibit 4: Water & Sewer Infrastructure Map



Source: Oklahoma City Water Utilities Trust (Dec 2025)

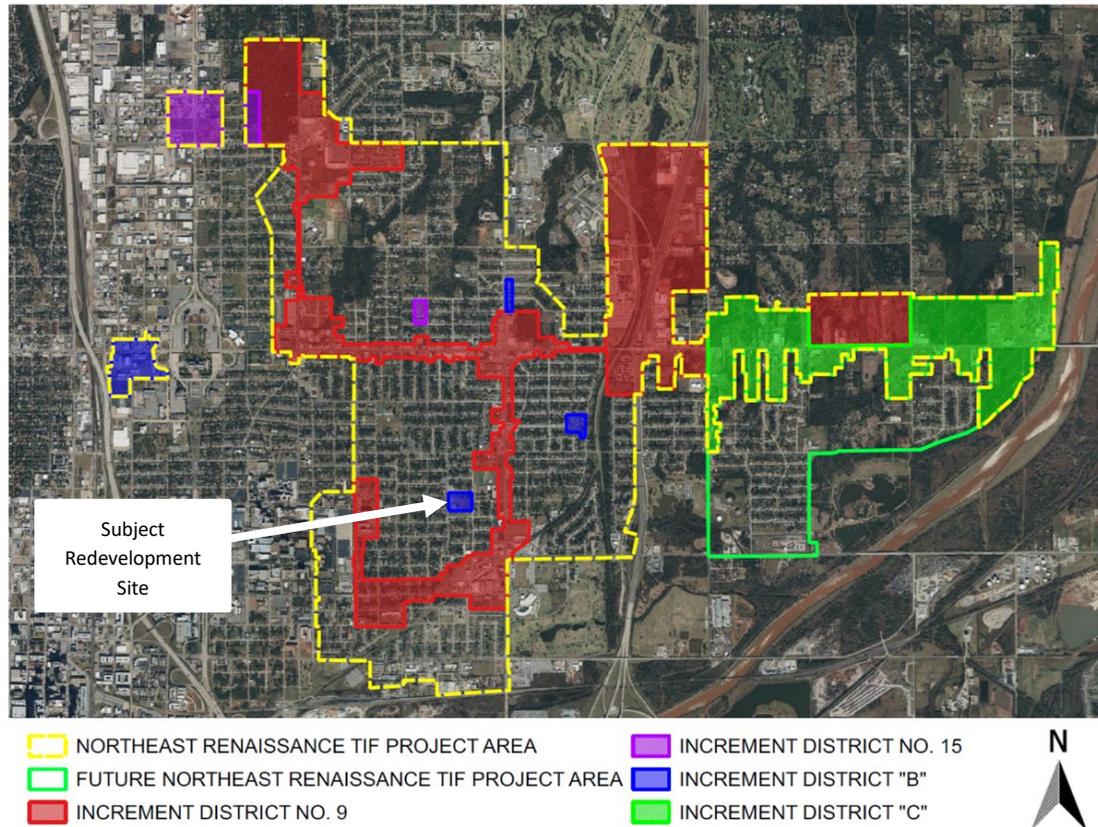
5. Brownfield Assessment. In May of 2013, a Phase I Environmental Site Assessment (ESA) was completed for this tract. The ESA did not identify any historical evidence of contamination. A copy of the assessment is available for review [here](#) or can be shared by the individual listed on the front of the RFP. Because Phase I ESA's are valid for six months from the report date, an updated Phase I will be required prior to commencing construction. Since the site has remained vacant since the original assessment, no subsequent contamination is anticipated.
6. All property is offered as-is. The property is offered "as-is", which may include, but is not limited to, access, utilities, site grading, tree removal, site cleanup, rezoning, etc. All associated costs are the sole responsibility of the developer and will not be covered or reimbursed by OCURA.

B. SELECT FUNDING & DEVELOPMENT RESOURCES

The funding tools and resources described below may be available through various federal, state, or municipal programs and are provided for informational purposes only. OCURA does not facilitate, control, or guarantee the availability, approval, or allocation of these resources. These resources are not all-encompassing.

1. U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG). Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development (HUD) may be available if the development pro forma demonstrates a need for infrastructure assistance.
2. Oklahoma Housing Stability Program (HSP). The Oklahoma Housing Finance Agency (OHFA) program provides 0% interest construction loans for the new construction of single-family homes. Applications are being accepted for both the Oklahoma Homebuilder and Increased Housing Program. More info at <https://www.ohfa.org/housingstability/>.
3. Tax Increment Finance (TIF) District. In 2015, the City of Oklahoma City established the Northeast Renaissance Redevelopment Project Plan to spur economic development along three major commercial corridors: (1) NE 23rd Street; (2) Martin Luther King, Jr. Avenue; and (3) Kelley Avenue. In 2019 and again in 2024, the Northeast TIF District project plan was amended to establish new and/or revise Increment Districts to add several potential catalytic development sites. The project plan is available [here](#) or at <https://www.okc.gov/Infrastructure-Development/Economic-Development/Tax-Increment-Financing>. The Truman site is located in Increment District "B", which has not yet been activated for development and must be activated no later than 2029 for consideration of TIF incentives. If a financial need is demonstrated, TIF incentives may be available in the form of assistance in development finance or support for infrastructure improvements *The availability of TIF assistance is solely at the discretion of The City of Oklahoma City, and not OCURA.*

Exhibit 5: Northeast Renaissance TIF Project & Increment Area



IV. SUBMITTAL REQUIREMENTS

A. REDEVELOPMENT OBJECTIVES & CONCEPTUAL MASTER PLAN

The Redeveloper shall submit a Conceptual Master Plan for the full 6.5-acre site that addresses the below OCURA redevelopment objectives:

- Owner-occupancy. "For Sale" products must be proposed with the ultimate intent to promote owner occupancy.
- Diverse product offering. Proposals should offer a mix of housing products of various sizes and access points for buyers.
- Accessibility. Proposals should not contain any element that could be interpreted as creating a private or gated community, including any form of physical access restrictions to the overall development such as gates, perimeter fencing, restrictive signage, etc. Privacy fencing will be permitted in accordance with the design guidelines. The intent of this requirement is to ensure that the new housing development integrates well with and complements the surrounding neighborhood.
- HOA. Preference will be given to proposals that exclude communal areas, thereby reducing the long-term obligations and costs associated with homeowners' associations for future buyers.

- Number of housing units. Any proposed masterplan should include no fewer than 36 units, with a preference for higher density, while remaining compatible with the character of the existing neighborhood.

The Conceptual Master Plan should include the following elements:

1. Conceptual Site layout and Replat. A conceptual site layout and proposed replat that reflects the infill/new subdivision vision and overall redevelopment objectives.
2. Architectural Categories. List the architectural categories proposed for the development (see OCURA Northeast Residential Design Standards). Architectural types are *not required to be specified* for each individual proposed house, and detailed architectural home plans are not required as part of this proposal submittal. Upon selection of a redeveloper and execution of a redevelopment agreement, OCURA will require design submittals and approval for each home plan to ensure compliance with the OCURA Northeast Residential Design Standards. Design approval must be obtained from OCURA prior to proceeding to closing.
3. Housing Program. List the type and number of homes to be constructed (e.g., single-family, duplex, etc.), including the anticipated square footage.
4. Context and Compatibility. Provide a narrative on how the proposed development will integrate into its surroundings and historical context, including its relationship to the nearby school, park, and local street, alley and sidewalk infrastructure. Design themes can be conveyed through written descriptions and/or graphic illustrations. A material board is not required for submittal.

B. HOME PLAN CONFORMANCE WITH RESIDENTIAL DESIGN AND SITE PLANNING STANDARDS

Redevelopers must complete Form 5 in Exhibit A that confirms acknowledgment of and adherence to the OCURA Northeast Residential Design Standards previously referenced in this RFP, which were adopted by OCURA in 2015 and updated in 2021. These standards will be used to review home plans and site features such as setbacks, garage orientation, fencing, walls and so forth. Design review typically requires that the Redeveloper retain the services of an architect or other qualified design or construction professional to assist with home design, lot layout and City of Oklahoma City building permit processing.

C. HOUSING MARKET FEASIBILITY

The Redeveloper must submit market evidence for the proposed housing mix, including anticipated sales price of the units by type (e.g., single-family, duplex, etc.) and size (square footage). Acceptable market evidence may include comparable sales from the area, a broker price opinion, and/or other documentation by a qualified third-party real estate professional.

D. COMMUNITY OUTREACH

Provide an action plan describing how the Redeveloper intends to keep the community informed throughout the development process if selected as the successful redeveloper. This may include strategies for ongoing communication, updates on project milestones or other outreach methods that promote transparency. The plan should reflect a commitment to transparency.

E. REDEVELOPER QUALIFICATIONS & FINANCIAL ABILITY TO EXECUTE CONCEPTUAL MASTER PLAN

QUALIFICATIONS OF DEVELOPMENT TEAM

- i. List all development team members, including consultants, and their qualifications to undertake the project.
- ii. List all comparable projects, completed and/or in progress, by the redeveloper within the past 10 years. Highlight those most similar to the conceptual master plan proposed, if any. Discuss which projects, if any, involved a public/private partnership with an entity such as an urban renewal or a similar public agency, local government, etc.

FINANCIAL ABILITY TO EXECUTE THE PROPOSED MASTER PLAN

To assist OCURA in reviewing the financial ability of the Redeveloper, information will be requested in two tiers. The initial tier must be submitted with the RFP response, the second tier will be requested if the respondent is selected by OCURA as a conditional redeveloper (defined in Section V. D. of this RFP, page 16).

Tier 1 Submittal Requirements

- i. Describe your ability and experience in financing a project of the proposed scale.
- ii. Execute the financial and credit check forms under Exhibit A (Forms 1-4) and submit in a separate envelope.
- iii. A summary project pro forma (in digital Excel workbook format). The pro forma should show sources and uses for construction of the project, including the cost of all necessary infrastructure, and provide an indication of project financing requirements, gaps and financial feasibility.
 - a. The Redeveloper's proposed purchase price for the redevelopment site must be included in the pro forma and take into consideration the real estate market in the area as well as the infrastructure development costs. A determination of a "fair value" price will be made by an independent appraiser selected by OCURA. The final determination of the land sales price will not be less than "fair value" per Oklahoma State law.
 - b. OCURA will consider proposals which include requests for public tax increment financing (TIF) assistance provided that the need and appropriateness is demonstrated by financial and market circumstances.

The availability of TIF assistance is solely at the discretion of The City of Oklahoma City, and not OCURA.

Tier 2 Submittal Requirements (if selected as a Conditional Redeveloper defined below)

- i. If selected as a Conditional Redeveloper, OCURA will request detailed documentation of financing commitments. Debt and equity sources must be outlined with their use and timing in the project's development cycle.
- ii. Developer financials of the principal or parent company. In the absence of such financials, the tax returns of the principal respondents to this RFP will be requested.

F. TIMEFRAME TO COMPLETE

Include a full development/build-out plan as part of your submission, incorporating home construction timelines as well as infrastructure construction. The plan should specify the timeframe to complete the project, and if a phased approach is considered, provide a phasing plan with milestones. It is not the intent of OCURA to sell lots to a redeveloper for land banking.

G. GOOD FAITH DEPOSIT

RFP response shall include a bank certified check or surety bond with a company listed in the latest issue of the U.S. Treasury Circular No. 570. Alternatively, a letter of credit acceptable to OCURA in the amount of \$25,000 may also be provided. The good faith deposit must be valid for a minimum of 120 days after the RFP submission due date. Unsuccessful RFP applicants will have their deposits returned at the end of 120 days or when a Conditional Redeveloper is chosen, whichever comes first. OCURA will retain the Good Faith Deposit of the redeveloper chosen for the project and apply the amount towards the project as negotiated in the development agreement.

H. SUMMARY OF SUBMISSION REQUIREMENTS

1. Conceptual Master Plan with required elements, as outlined above
2. Adherence to Northeast Residential Design Standards (Form 5 in Exhibit A)
3. Housing Market Feasibility Evidence
4. Community Outreach Strategy
5. Redeveloper Team Qualification Narrative
6. Financial Ability - Tier 1 Information including executed Forms 1-4 in Exhibit A submitted in a separate envelope, as outlined above
7. Timeframe to Complete Narrative (Development/Build-out Plan)
8. \$25,000 Good Faith Deposit
9. Five (5) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
10. One (1) electronic copy of proforma Excel workbook (not a PDF)

RFP responses must be received at the time and date indicated on the cover sheet to be considered.

V. REVIEW OF RFP SUBMISSIONS & SELECTION PROCESS

A. CRITERIA & TIMELINE

After receipt of proposals, the submissions will be reviewed for completeness by OCURA staff. The next phase of the selection process will consist of review and evaluation of the redevelopment proposals based upon, but not, limited to the following criteria:

1. Responsiveness of the proposed conceptual master plan to the redevelopment vision and objectives stated in the RFP.
2. Review of the housing market feasibility narrative and its documentation that the project is feasible and likely to succeed.
3. Review of community outreach strategy for thoroughness and discussions, as needed.
4. Review of developer team qualifications and their relevance to the proposed project and demonstrated expertise in completing projects similar to the one proposed.
5. Adequacy of the draft pro forma and appropriateness of any financial assistance requested.
6. The Redeveloper must demonstrate, to the satisfaction of OCURA, its probable financial capacity to carry out this project from the Tier 1 information submitted with the RFP response.
7. Review of other Tier 1 financial submittals and ability to demonstrate sound financial and moral character.
8. Preliminary review of the timeframe to complete narrative and build-out plan.
9. Ability of redeveloper to initiate the development process (land use entitlements, financing commitments etc.) within 180 days after execution of the redevelopment agreement and to complete the project in a timeline satisfactory to the Board of Commissioners.
10. Execution of Forms 1-5 in Exhibit A to the satisfaction of OCURA.
11. Timeline for Review

RFP Release	Tuesday, February 17 th , 2026
Pre-submission Meeting	Monday, March 30 th , 2026 at 10 a.m.
RFP Response Due Date	Wednesday, June 17 th , 2026 at 3 p.m. (120 days after release)
Staff and OCURA Review Period	*Two to Three Weeks
Designation of Conditional Redeveloper	*August or September Board Meeting
Redevelopment Agreement Negotiations/Execution	30-60 days after designated Conditional Redeveloper

**Estimated timeframes are subject to change.*

Reviews and evaluations by staff of OCURA and other consultants, public or private organizations or committees requested by the Board of Commissioners will be advisory only. The level of consideration and weight to be given to any review will be determined by the Board of Commissioners of OCURA, and the Board of Commissioners reserves complete and final authority for actions and approvals in connection with the selection process.

B. OPTIONAL COMPETITIVE NEGOTIATIONS

The Board of Commissioners may, in its discretion, authorize and direct competitive negotiations with two or more prospective redevelopers. Such negotiations may be with respect to one or more elements of the selection criteria. Such negotiations will be undertaken by the staff of OCURA in accordance with direction from the Board of Commissioners.

In the event competitive negotiations are authorized, a cut-off date will be established after which no further negotiations will occur and no additional submissions by prospective redevelopers will be considered.

A decision by the Board of Commissioners to conduct competitive negotiations will not confer any rights upon a prospective redeveloper nor create any obligation of OCURA to approve and enter into a redevelopment agreement with a redeveloper.

C. OCURA'S RIGHT

OCURA reserves the unconditional right, at its sole discretion, to reject any or all proposals submitted for any reason or no reason. OCURA may, at its discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. OCURA reserves the right to request and obtain any additional information necessary to complete evaluation of the proposals.

OCURA also reserves the right to modify or extend the submission schedule as described in Section V. A. OCURA will provide notice of any modification or extension of the submission schedule through direct email courtesy announcements and through OCURA's website.

D. CONDITIONAL REDEVELOPER DESIGNATION

Upon review and evaluation of redevelopment proposals or following negotiations with prospective redeveloper(s), the Board of Commissioners may grant a conditional redeveloper designation. This designation will be under such terms and conditions as the Board 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 OCURA. A conditional redeveloper designation may be terminated at any time by OCURA.

E. PREPARATION AND APPROVAL OF REDEVELOPMENT AGREEMENTS

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 OCURA. Disposition must take place at or above “fair value” as required by Oklahoma Law. If a negotiation is conducted simultaneously with two or more redevelopers, the negotiations are to be competitive as to the disposition price and will is one of the criteria involved in making the selection.

END OF RFP NARRATIVE

EXHIBITS FOLLOW

EXHIBIT A

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

**RFP PROPOSAL FORMS 1-5 TO BE EXECUTED FOR RFP
SUBMITTAL**

**PLEASE SUBMIT THE FOLLOWING FORMS IN A
SEPARATE ENVELOPE. DO NOT INCLUDE COPIES OF THE
FORMS IN YOUR PRINTED PROPOSAL.**

FORM 1: CERTIFICATION OF READING & 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 (Exhibit B) as issued by the Oklahoma City Urban Renewal Authority.

Printed Name of Prospective Redeveloper

Signature/Title

SUBMITTED this _____ day of _____, 20_____.

FORM 2: REDEVELOPMENT PROPOSAL

The undersigned proposes to purchase from the Oklahoma City Urban Renewal Authority, an Oklahoma public body corporate ("OCURA"), OCURA's property in Oklahoma City, Oklahoma defined as the "Redevelopment Site" as referenced by the Request for Proposals (RFP) issued by OCURA. 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 OCURA.

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 Oklahoma City Urban Renewal Authority at in the City of Oklahoma City, State of Oklahoma is subject to adjustment as to exact boundaries, dimensions, interests and final determination based on surveys and described as follows:

Lots Twenty-five (25) thru Forty-eight (48), both inclusive, Block One (1) of EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (Book 6, Page 7),

and

A portion of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Twelve, (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, described and bounded as follows:

BEGINNING at a point 1482.57 feet (90 rods record) South 89°51'08" West (West record) and 1168.67 feet (71 1/9 rods record) North 00°19'16" West (North record) of the Southeast corner of said Quarter Section;

THENCE 30.00 feet North 89°40'44" East (East record) to the POINT OF BEGINNING;

THENCE North 89°56'06" East (East record) a distance of 598.79 feet (600 feet record);

THENCE North 00°19'16" West (North record) a distance of 329.92 feet (330 feet record);

THENCE South 89°56'06" West (West record) a distance of 598.79 feet (600 feet record);

THENCE South 00°19'16" East (South record) a distance of 329.92 feet (330 feet record) to the POINT OF BEGINNING.

(Continued on next page...)

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.

(Continued on next page...)

- 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%).

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

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):

NAME AND ADDRESS	POSITION/TITLE	PERCENT OF INTEREST	EXTENT OF INTEREST

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 4A: CONSENT TO OBTAIN CREDIT REPORT

I hereby authorize OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”), at its discretion and should it elect to do so, to obtain and review my credit report. Any such credit report would be obtained from a qualified reporting agency selected by OCURA. I understand and agree that, if OCURA chooses to obtain and review this information, it would be used solely for the purpose of evaluating my creditworthiness and qualifications in connection with a potential contractual relationship with OCURA.

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 4B: CONSENT TO OBTAIN CRIMINAL BACKGROUND INFORMATION

I hereby authorize and instruct OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) to obtain and review my criminal background information. My criminal background information will be obtained from a qualified reporting agency chosen by OCURA. I understand and agree that OCURA intends to use this information solely for the purpose of evaluating my qualifications to contract with OCURA.

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 4C: BUSINESS CREDIT INFORMATION

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

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

FORM 5: ACKNOWLEDGMENT OF DESIGN STANDARDS

In an attempt by the Oklahoma City Urban Renewal Authority (“OCURA”) to deliver architecturally compatible housing options in northeast Oklahoma City, certain design standards were adopted in March of 2015 by OCURA and updated in 2021. These standards will be used to review the home plans and their site features such as setbacks, garage orientation, fencing, walls and so forth. A link to the residential design and site planning standards can be found [here](#) or on The Alliance’s web site at www.theallianceokc.org/land-rfps.

I, the undersigned prospective Redeveloper, or the authorized representative of the prospective Redeveloper, hereby certify that I have read and understand the OCURA Northeast Residential Design Standards and agree to follow and meet these standards while developing on OCURA parcels.

Printed Name of Prospective Redeveloper

Signature/Title

SUBMITTED this _____ day of _____, 20____.

EXHIBIT B

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Resolution Authorizing Invitation for Proposals (Release of RFP)

**Resolution Authorizing Invitation (Release of RFP) for Redevelopment
Proposals Public Notice**

RESOLUTION NO. 6158

RESOLUTION AUTHORIZING AN INVITATION FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY SOUTH OF NE 13TH STREET BETWEEN NORTH KELHAM AVENUE AND NORTH MISSOURI AVENUE (FORMER TRUMAN ELEMENTARY SCHOOL SITE), JOHN F. KENNEDY URBAN RENEWAL PLAN

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

WHEREAS, the Authority owns the real property south of NE 13th Street between North Kelham Avenue and North Missouri Avenue, formerly the Truman Elementary School Site, described and depicted on the attached Exhibit A ("Property"); and

WHEREAS, the redevelopment of the Property represents an important opportunity to contribute to the continued efforts to revitalize the area and adjacent neighborhoods; and

WHEREAS, it is timely and appropriate to authorize an invitation for proposals for the redevelopment of the Property in accordance with the Urban Renewal Plan and the revitalization objectives of the City of Oklahoma City.

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

1. The invitation for proposals for the redevelopment of the Property is hereby authorized.
2. A public notice of invitation for proposals is hereby authorized to be published, and a period of not less than 90 days from the date of publication is hereby established for submission of proposals.
3. The Executive Director, Authority staff, and legal counsel are authorized to take necessary and appropriate actions to conduct a public competitive process 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, the Board of Commissioners may designate a redeveloper or redevelopers. The conditional redeveloper(s) designation shall be based on the determination of the proposal or proposals deemed to be most acceptable to the Authority.
5. The evaluation of redevelopment proposals shall be based on the principal criteria of:

- a. Responsiveness of the proposal to meet the goals and objectives of the Urban Renewal Plan, PlanOKC, and any other applicable requirements and guidelines contained in the Oklahoma City Zoning Code or Municipal Code.
 - b. Preference for an integrated master plan of for-sale housing that fits within the character of the existing neighborhood, maximizes cohesive density, and includes a diverse mix of housing types, sizes, and price points to create multiple entry opportunities for buyers.
 - c. Market feasibility and likelihood of the proposal to succeed.
 - d. Qualifications and experience of the redevelopment team to complete the redevelopment.
 - e. Ability to achieve the design objectives and specific requirements identified in the invitation for proposals.
 - f. Sufficient evidence of financial capacity to carry out the proposal, and the financial ability of the redevelopment team to complete the redevelopment.
6. 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 a conditional 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 obligations for the Authority to enter into a contract for redevelopment except on terms and conditions the Board of Commissioners deems, in its discretion, to be acceptable and desirable.
 8. The Executive Director, legal counsel, officers, and staff for 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, Claudia San Pedro, Secretary of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, certify that the foregoing Resolution No. 6158 was duly adopted at a **regular** meeting of the Board of Commissioners of the Oklahoma City Urban Renewal Authority, held at the Arts District Garage Conference Room, 431 West Main Street, Suite B, Oklahoma City, Oklahoma 73102, on the **19th day of November 2025**; that said meeting was held in accordance with the By-Laws of the Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a legally sufficient number of the Commissioners.

C. San Pedro
 SECRETARY





	AYE	NAY
J. LARRY NICHOLS	✓	
LEE E. COOPER, JR.	✓	
KEVIN S. PERRY	absent	
JUDY J. MATFIELD	✓	
CLAUDIA SAN PEDRO	✓	

EXHIBIT A

Lots Twenty-five (25) thru Forty-eight (48), both inclusive, Block One (1) of EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (Book 6, Page 7),

and

A portion of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Twelve, (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, described and bounded as follows:

BEGINNING at a point 1482.57 feet (90 rods record) South 89°51'08" West (West record) and 1168.67 feet (71 1/9 rods record) North 00°19'16" West (North record) of the Southeast corner of said Quarter Section;

THENCE 30.00 feet North 89°40'44" East (East record) to the POINT OF BEGINNING;
THENCE North 89°56'06" East (East record) a distance of 598.79 feet (600 feet record);
THENCE North 00°19'16" West (North record) a distance of 329.92 feet (330 feet record);
THENCE South 89°56'06" West (West record) a distance of 598.79 feet (600 feet record);
THENCE South 00°19'16" East (South record) a distance of 329.92 feet (330 feet record) to the POINT OF BEGINNING.

INVITATION FOR DEVELOPMENT PROPOSALS – RELEASE OF RFP

The OKLAHOMA CITY URBAN RENEWAL AUTHORITY (“OCURA”) invites the presentation of written proposals from qualified developers (“Redeveloper”) for the purchase and redevelopment of an approximate 6.5-acre property, located south of NE 13th Street Between North Kelham Avenue and North Missouri Avenue, also known as the former Truman Elementary School Site. The subject property offered by OCURA is located in the John F. Kennedy Urban Renewal Plan Project Area.

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

Lots Twenty-five (25) thru Forty-eight (48), both inclusive, Block One (1) of EAST VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (Book 6, Page 7),

and

A portion of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Twelve, (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, described and bounded as follows:

BEGINNING at a point 1482.57 feet (90 rods record) South 89°51'08" West (West record) and 1168.67 feet (71 1/9 rods record) North 00°19'16" West (North record) of the Southeast corner of said Quarter Section;

THENCE 30.00 feet North 89°40'44" East (East record) to the POINT OF BEGINNING;

THENCE North 89°56'06" East (East record) a distance of 598.79 feet (600 feet record);

THENCE North 00°19'16" West (North record) a distance of 329.92 feet (330 feet record);

THENCE South 89°56'06" West (West record) a distance of 598.79 feet (600 feet record);

THENCE South 00°19'16" East (South record) a distance of 329.92 feet (330 feet record) to the POINT OF BEGINNING.

A pre-submission meeting will take place on **Monday, March 30, 2026 at 10:00 a.m.** in the offices of the Oklahoma City Urban Renewal Authority, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma. Attendance is recommended but not required.

The selection process will be initiated by the submission of formal written proposals to OCURA in accordance with these instructions. Before the deadline for submitting formal written proposals, OCURA will provide all prospective redevelopers with available information, background materials, and guidance to support the preparation of proposals that best align with OCURA’s objectives.

All formal written proposals for the purchase and redevelopment of the site being offered for sale will be received at the offices of the Oklahoma City Urban Renewal Authority, 105 North Hudson Avenue, Suite 101, Oklahoma City, Oklahoma, until **3:00 p.m. on Wednesday, June 17, 2026**. Any proposals received after this time will be returned unopened to the prospective redeveloper. Proposals will be publicly opened and read aloud by OCURA at **3:00 p.m. on Wednesday, June 17, 2026**, in the conference room at the offices of OCURA.

The evaluation of redevelopment proposal will in part be based upon the principal criteria of:

1. Conceptual Master Plan with required elements outlined in RFP
2. Adherence to Northeast Residential Design Standards (Form 5 in Exhibit A)
3. Housing Market Feasibility Evidence
4. Community Outreach Strategy
5. Redeveloper Team Qualification Narrative
6. Financial Ability - Tier 1 Information including executed Forms 1-4 in Exhibit A
7. Timeframe to Complete Narrative
8. \$25,000 Good Faith Deposit
9. Five (5) paper copies of the RFP submittal packet and one (1) electronic copy in PDF format.
10. One (1) electronic copy of proforma Excel workbook (not a PDF)

One or more tentative redeveloper designations may be made based on a determination of the proposal or proposals deemed most acceptable to OCURA. OCURA 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 OCURA.

For further information, contact Brooke Hoehner at (405) 604-6780 or e-mail brooke.hoehner@theallianceokc.org. The RFP may be obtained at <https://www.theallianceokc.org/land-rfps>.

This invitation for redevelopment proposals will not create any legal obligation for OCURA 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 in the Oklahoman on Tuesday, February 17, 2026.

EXHIBIT C

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Open Records Act and Confidentiality Requirements

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All materials submitted to OCURA 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 OCURA 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 OCURA, 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 OCURA to determine if the Proposer is qualified to contract with OCURA should be submitted in a separate envelope and marked as confidential financial information.

Should an Open Records request be presented to OCURA 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, OCURA will assume that the Proposer agrees that said records are not confidential and are subject to public access.

End of Exhibits