

JOINT RESOLUTION

JOINT RESOLUTION OF THE CITY OF OKLAHOMA CITY AND THE OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST, SETTING AND ESTABLISHING THE ANNUAL PROFESSIONAL SERVICES FEE IN THE AMOUNT OF \$620,544, AND SETTING AND ESTABLISHING THE FUNDING FOR “OTHER ADDITIONAL SERVICES” IN THE AMOUNT OF \$123,165, FOR THE ADMINISTRATION AND MANAGEMENT OF ECONOMIC DEVELOPMENT ACTIVITIES AND PROGRAMS BY THE ALLIANCE FOR ECONOMIC DEVELOPMENT OF OKLAHOMA CITY, INC., FOR THE 2024-2025 FISCAL YEAR.

WHEREAS, The Alliance for Economic Development of Oklahoma City, Inc. (“Alliance”), was created in 2011 as a not-for-profit corporation for the purposes of institutionalizing existing practices and consolidating and coordinating existing economic development functions of public agencies; and

WHEREAS, on April 26, 2011 (Council Item No. VIII.A.2.), The City of Oklahoma City (“City”), the Oklahoma City Economic Development Trust (“OCEDT” or “Trust”), and the Alliance (collectively, “the parties”) entered into an Agreement for Professional Economic Development Services (“Agreement”) for the Alliance’s provision of professional coordination, management, planning, and implementation services for economic development activities and programs for a term of five (5) years commencing on July 1, 2011; and

WHEREAS, on July 5, 2016 (Council Item No. VII.BT.), the parties entered into an Amended and Restated Agreement for Professional Economic Development Services (“First Amended Agreement”) for a term of five (5) years commencing on July 1, 2016; and

WHEREAS, on July 6, 2021 (Council Item No. IX.DB.), the parties entered into an Amended and Restated Agreement for Professional Economic Development Services (“Second Amended Agreement”) for a term of five (5) years commencing on July 1, 2021; and

WHEREAS, the Second Amended Agreement sets forth the obligations of the parties regarding the administration, implementation, and management of economic development activities and programs for the purposes of establishing and furthering public/private partnerships for ongoing economic development and redevelopment within Oklahoma City; and

WHEREAS, the Alliance desires to provide the Trust and City with the professional services requested, which services promote and foster economic development opportunities for Oklahoma City, and streamline and coordinate the administration and management of economic development programs currently provided by the Alliance and entities associated with the Alliance; and

WHEREAS, Section 5.G. of the Second Amended Agreement provides that, on or before February 15th of each fiscal year the Agreement is in effect, the Alliance shall deliver to the General Manager of the Trust a proposed preliminary budget for performing the Scope of Services, including the amount of Annual Professional Services Fee requested; and

WHEREAS, Section 6.B. of the Second Amended Agreement provides that the Annual Professional Services Fee and the amount authorized and budgeted in the Additional Services Fund for “Other Additional Services” shall be set and established annually by a Joint Resolution of OCEDT and the City; and

WHEREAS, the City and Trust find it appropriate, desirable, and in the public interest to approve this Joint Resolution setting and establishing the Annual Professional Services Fee for Fiscal Year 2024-2025 at \$620,544, and setting and establishing the amount of funding for “Other Additional Services” for Fiscal Year 2024-2025 at \$123,165; and

WHEREAS, the City and Trust desire to approve this Joint Resolution in order to provide for the successful administration and management of the Alliance’s economic development activities and programs.

NOW, THEREFORE, BE IT JOINTLY RESOLVED by the Mayor and City Council of The City of Oklahoma City and by the Trustees of the Oklahoma City Economic Development Trust that:

1. The Annual Professional Services Fee for Fiscal Year 2024-2025 is hereby set and established in the amount of \$620,544.
2. The amount of funding for “Other Additional Services” for Fiscal Year 2024-2025 is hereby set and established in the amount of \$123,165.

BE IT FURTHER JOINTLY RESOLVED by the Mayor and City Council of The City of Oklahoma City and by the Trustees of the Oklahoma City Economic Development Trust that recommendations may be made throughout the year for adjustments or amendments to the Annual Professional Services Fee or the amount of funding for “Other Additional Services” needed to account for increased operational costs to the Alliance.

[Signature Pages Follow]

ADOPTED by the Trustees and signed by the Chairman of the Oklahoma City Economic Development Trust, Oklahoma, this 18TH day of JUNE, 2024.

ATTEST:

Nicki Graham ASST. Secretary
Todd B. [Signature] Chairman

The seal is circular with a double-lined border. The outer ring contains the text "OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST" at the top and "OKLAHOMA CITY" at the bottom. The inner circle contains the word "OFFICIAL" at the top and "SEAL" at the bottom.

ADOPTED by the Council and signed by the Mayor of the City of Oklahoma City, Oklahoma, this 2ND day of JULY, 2024.

ATTEST:

Amy K. Simpson City Clerk
Brian Peck Mayor

The seal is circular with a double-lined border. The outer ring contains the text "SEAL OF THE CITY OF OKLAHOMA CITY". The inner circle features a shield with a cross, and the word "OFFICE" is written below the shield.

REVIEWED for form and legality.

Amy Douglas
Assistant/Deputy Municipal Counselor

ATTACHMENT A

FISCAL YEAR 2024-2025

The Alliance for Economic Development of Oklahoma City

BACKGROUND

The Oklahoma City Economic Development Trust (“Trust”), with the participation of The City of Oklahoma City (“City”), is retaining The Alliance for Economic Development of Oklahoma City (“The Alliance”) to provide professional services and resources which include, without limitation, managerial services, administrative services, professional economic development and redevelopment services, and other contract professional services and resources needed to accomplish the Scope of Work as set forth below, and to serve as the contact entity for certain designated and described economic development services and activities, which will serve the general public and participating public entities by reducing duplication of efforts and services and by providing a centralized point of contact for potential economic development and redevelopment activity in Oklahoma City.

The Alliance for Economic Development of Oklahoma City has been established out of recognition of the importance of creating a centralized or single point of contact among the various public entities and private interest engaged in economic development within Oklahoma City. This centralization reduces unnecessary duplication of services, eliminates confusion to potential developers, and consolidates available financial and professional resources, which will bring greater efficiency to economic development and redevelopment efforts in Oklahoma City. It is deemed advantageous to the Trust and the City, and other public entities, that The Alliance for Economic Development of Oklahoma City serves to be the officially designated Lead Administrative Entity to coordinate, initiate, and implement economic development and redevelopment efforts that may require public participation through available economic development tools or incentives from the participating public entities.

SCOPE OF WORK

The Alliance serves as the Lead Administrative Entity for coordination, initiation and implementation of economic development or redevelopment projects that require assistance from the public sector. The projects and developments to be undertaken by the Alliance in its capacity as the Lead Administrative Entity may include, without any limitations, the following:

I. ECONOMIC DEVELOPMENT POLICIES

1. Tax Increment Financing

The City and Trust recognize consolidation and centralization of economic development activities is crucial to the overall economic development successes and will benefit the TIF Districts. Therefore, the Scope of Work includes the obligation to provide professional executive leadership to coordinate, implement and oversee economic development activities within the TIF Districts and to assist those responsible entities in the management and administration of the TIF Districts.

The duties to be provided by The Alliance through its President include, but are not limited to the following:

- a. Evaluate the progress of current TIF projects and provide reports to The City and Trust regarding the status and progress of the projects, make recommendations regarding projects and activities designed to enhance and promote the successes of the various TIF districts.
- b. Attend meetings related to current and future TIF projects, including, but not limited to meetings of the City Council, Trust and Tax Increment Review Committees.
- c. Provide oversight of the City's TIF Review Committees as necessary
- d. Evaluate potential developments and redevelopments for current established TIF Districts, serve as the coordination and development point for the creation of new and future TIF Districts, and make recommendations to the City and Trust regarding tax increment financing districts. Identify opportunities for corridors of development and make recommendations for the effective management and administration of The City's TIF Districts.
- e. Prepare analysis of the financial feasibility and the estimated return on investment for possible projects applying for public incentives and analyze the market demand for the proposed project(s).
- f. Evaluate how TIF is used and provide consultative services to assist The City and Trust in developing and promoting new or improved models and frameworks for TIF.
- g. When requested by The City, provide reports and recommendations to The City and The Trust regarding any state or federal legislation impacting TIF and when authorized by The City and the Trust, provide information regarding proposed legislative changes in order to protect or enhance economic development activity made possible by TIF.
- h. Provide recommendations and consultation on methods and programs available enabling TIF to leverage other resources such as other tax credit programs.
- i. Implementation of all of the TIF Project Plans and Guidelines for tax increment financing projects.
- j. Engage qualified consultants to provide studies and analysis of possible public-private investment opportunities in all TIF Project Areas, as needed.

2. GOLT Bond Program

- a. Provide consultation, recommendations, oversight and management of the City's/Trust's General Obligation-Limited Tax Bond Program ("GOLT Bonds"). Programs included in the GOLT Bond Program include: Strategic Investment Program (SIP), Infrastructure Program, Affordable Housing and the Downtown Parking Incentive Program. The Alliance will provide management and oversight of the programs in GOLT Bond Program including:
 1. Update of the Strategic Investment Program (SIP).
 2. Review and evaluate applications submitted for incentives under the GOLT Bond Program and make recommendations to the City and Trust.
 3. Periodically review incentive policies to ensure the policies and offered incentives are maximized to assist the Trust and The City attract and retain quality jobs.
- b. Develop strategy and implementation plan to address the need to reserve land for large employment prospects.
- c. Affordable Housing Strategy and Implementation.
 - i. Facilitate the implementation of strategies identified in the Comprehensive Housing Affordability Study and other affordable housing plans and studies.
 - ii. Meet regularly with Oklahoma City Planning Department, Oklahoma City Housing Authority, and Oklahoma Housing Finance Agency to coordinate guidance on strategies, funding, and implementation to address affordable housing challenges.
 - iii. Periodically review incentive policies to ensure the policies and offered incentives are maximized to assist The Trust and The City attract and retain quality affordable housing.
 - iv. Implement the GOLT Bond Affordable Housing Program by performing due diligence in the evaluation of the proposed project and the applicant's financial viability and experience to create affordable housing units in a manner consistent with the eligibility requirements and guidelines set forth in the affordable housing policy and make recommendations to the City and Trust regarding allocation of funds.
 - v. Procurement of development sites for incorporation of affordable housing.

3. Job Creation/Retention.

- a. Provide consultation and implementation services for retail projects that qualify for incentives under the City's retail incentive policy. These projects include retail in underserved neighborhoods, redevelopment areas, regional retail development projects and new to market retailers. Participate with the City and the Chamber of Commerce to develop retail strategies and priorities and attend and participate in

RECON, the annual International Council of Shopping Centers (ICSC) convention and other ICSC activities.

- b. Coordinate with other City departments on job creation projects to bring high-quality jobs to the Oklahoma City market.
- c. Coordinate Economic Development efforts with the City, The Greater Oklahoma City Chamber of Commerce and The State of Oklahoma Department of Commerce.

4. Other General Economic Development Activities

As requested by the General/City Manager, or by the Trust or City Council: provide liaison services between the City and the development community on issues concerning design review or other city processes; serving as the point of contact for the real estate and development community in Oklahoma City and provide information about public/private partnership opportunities; identifying and initiating projects and programs to enhance the mission of Tinker Air Force Base, and provide information and strategies for utilizing New Market Tax Credits on development projects and other development finance tools.

II. IMPLEMENTATION OF THE MAPS PROGRAM

- a. Engage in the planning, implementation and coordination of efforts and programs, including the development of available financing options, and acquisition of property for purposes of private development. The services may require engaging qualified consultants to provide studies and analysis of possible public-private investment opportunities. Investigate and develop possible public and private funding sources for projects that may require economic development incentives in order to encourage private development and redevelopment that would not otherwise be possible without incentives.
- b. Provide consultation services for land use planning and private investment strategies for private development in the vicinity of Downtown, Core to Shore and other MAPS Program areas.
- c. Participate as requested in the planning and development of projects. Assist with the evaluation of infrastructure needed to support development plans. The Alliance will also evaluate methods to leverage development along the streetcar and bus-rapid transit routes through Transit Oriented Development Strategies. Other projects include those that impact private investment and economic development.
- d. Participate in the planning and development of the Innovation District, Affordable Housing, Homelessness, beautification of NE 23rd Street and Martin Luther King Boulevard and the Clara Luper Civil Rights Center MAPS 4 projects. Coordinate any other MAPS 4 projects as requested by the City. Evaluate methods to leverage other private investment to support MAPS 4 projects.

III. LAND USE PLANNING/IMPLEMENTATION

1. Innovation District Economic Development, Land Use and Placemaking Initiatives.
 - a. Participate in the implementation of the Innovation District Land Use Plan working with the Innovation District.
2. Downtown/Core to Shore Area.
 - b. Facilitate the downtown development, redevelopment and housing development projects. Provide consultation and implementation bringing Economic Development in the Core to Shore Area and development of retail opportunities. Participate and implement, as needed the Downtown Housing Studies and assist the City and the Central Oklahoma Transportation and Parking Authority with the planning of the placement of new garages, development of garages as mixed-use facilities and pursuing public/private partnerships when feasible.

IV. Other Land Use Planning/Implementation.

Facilitate the implementation of strategies identified in various adopted strategic plans or other land use planning documents.

- a. Engage qualified consultants to provide economic development plans and studies for specific districts and areas in Oklahoma City, such as Stockyards, Adventure District, and transit oriented development corridors.
- b. Provide advice and expertise in economic development and redevelopment issues.
- c. Meet regularly with Oklahoma City Planning Department staff to coordinate the implementation of adopted strategies and projects designed to create enhanced synergy between private and public development.

V. ECONOMIC RECOVERY

As funding allows, the Alliance will lead the following:

- a. Creation, implementation and maintenance of Small Business Programs using information and lessons learned from OKC Small Business Continuity Program (SBCP) and OKC Rescue Program to improve resiliency.
- b. Developing of programs that encourage the growth of small business and entrepreneurship.
- c. Assisting with the development and implementation of other programs such as American Rescue Plan that benefit Oklahoma City residents and businesses.

VI. PORT AUTHORITY

Provide management services for the administration of the Oklahoma City Port Authority and Foreign Trade Zone.

VII. OTHER PUBLIC INTEREST PROJECT

Coordinate with the General/City Manager to serve as the representative or liaison on the development of projects that have a high level of public interest or concern such as fine arts or community related developments.

VIII. GENERAL CONSULTATION SERVICES

Provide consultative services to various economic development and community development projects, including projects proposed by the City and Trust, which services could include, as necessary, contracting with and retaining the services of other professional consultants to assist The Alliance and impacted public entities in evaluating and promoting possible economic development projects.

Budget Request Form



Company

Fiscal Year	<u>FY 2024 - 2025</u>	Name	<u>The Alliance for Economic Development</u>
Requested Amount	<u>\$743,709.00</u>	Supplier ID	<u>130003</u>
		Base Agreement	<u>D2204004</u>

Budget Request

Service	Source of Funds	Amount
Base Services	TIF & GOLT	\$570,544.00
Base Services	MAPS 4	\$50,000.00
Additional Services	General Fund	\$123,165.00
Total Request		\$743,709.00

Approval

This budget request is submitted to the Oklahoma City Economic Development Trust and the Oklahoma City Council for consideration and approval for the FY 2025 budget year.



Submitted by

5/24/24

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cole, Paine & Carlin Insurance PO Box 18444 1140 NW 50th Street Oklahoma City OK 73154	CONTACT NAME: Terri Hestand PHONE (A/C, No, Ext): (405)843-5678 FAX (A/C, No): (405)843-5781 E-MAIL ADDRESS: thestand@cpinsurance.com														
INSURED The Alliance for Economic Development of Oklahoma City Inc 105 N. Hudson Ste. 101 Oklahoma City OK 73102	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Continental Casualty Co.</td><td>20443</td></tr><tr><td>INSURER B: American Casualty Co of Reading PA</td><td>20427</td></tr><tr><td>INSURER C: QBE Specialty Insurance Company</td><td>11515</td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Continental Casualty Co.	20443	INSURER B: American Casualty Co of Reading PA	20427	INSURER C: QBE Specialty Insurance Company	11515	INSURER D:		INSURER E:		INSURER F:	
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COVERAGES**CERTIFICATE NUMBER: 24/25****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
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B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WC585030867	5/1/2024	5/1/2025	<table><tr><td><input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000						
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as an Additional Insured under the General Liability coverage for the work of the insured when required with a Written Contract, subject to the terms and conditions of the policy.

CERTIFICATE HOLDER

joanna.mcspadden@okc.gov

City of Oklahoma City
OCEDT
420 W. Main, Suite 700
Oklahoma City, OK 73102

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David Paine/HESTTE

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ACORD 25 (2014/01)

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INS025 (201401)