

OPPORTUNITY PROFILE

PRESIDENT & CEO

DOWNTOWN OKLAHOMA CITY PARTNERSHIP

EXECUTIVE SUMMARY

Downtown Oklahoma City Partnership (DOKC), a unique collaboration representing six (6) distinctively different districts, is seeking a President & CEO who is a collaborative leader, skilled relationship builder, accomplished placemaker and an expert business management and financial executive. The CEO will convene and lead diverse stakeholders invested in a vibrant, economically resilient urban core. Through sound management, effective partnerships, and engaged stakeholders the CEO will enhance and ensure the credibility of DOKC as an honest-broker and advocate for growth, change, and sustainability as well as the execution of DOKC's programs. The CEO will be an action-oriented, results-driven leader who is passionate about building an authentic, diverse, and welcoming downtown that serves as the economic and cultural engine for the city and region.



WHEN YOU SEE THIS ICON, 'CLICK' TO LEARN MORE.

Throughout this document, you'll find links to informative websites and documents.



OKLAHOMA CITY, OK



Downtown Oklahoma City Partnership (DOKC) is a 501(c)(6) non-profit organization created in 2000 and is responsible for marketing, maintaining, managing, and advocating for the greater downtown Oklahoma City area. The mission of the organization is to create and champion a vibrant and diverse downtown through placemaking and promotion. DOKC's staff consists of 13 dedicated professionals, and the CEO manages a budget of \$4.2M for FY22, representing three separate organizational structures.



Visit Their Website:
www.downtownokc.com

ALWAYS DELICIOUS

A rich mix of cultures and culinary interests.



NATURAL BEAUTY

Parks, trails, gardens, lakes and the Oklahoma River.

ARTS & CULTURE

Enjoy world-class museums and theaters.

ABOUT DOKC

Downtown Oklahoma City Partnership (DOKC) advocates on downtown issues and policies, fundraises, produces events and programming, promotes businesses, supports residents and property owners, performs research, markets the downtown area as a destination, and serves as an information source to its constituents and the public. In addition, DOKC is responsible for the maintenance of streetscapes, landscapes, and several downtown amenities, and clean & safe services through the Green Team program, as well as finance and administrative services.

DOKC is also under contract with the city of Oklahoma City to oversee the **Downtown Business Improvement District (BID)**, an assessment area funded by downtown property owners to provide additional services beyond the baseline provided by the city. The purpose of the BID is to manage, maintain, and market the downtown area. The BID Advisory Board (BID Board) carries out the requirements of the agreement between DOKC and the city of Oklahoma City. DOKC's staff, which is shared by the BID and DOKC, administers DOKC, the BID, and the Downtown Oklahoma City Initiatives. DOKC founded the 501(c)(3) **Downtown Oklahoma City Initiatives** to create and fund public art and activation projects.

The Partnership consists of six (6) districts:



- **Automobile Alley**
automobilealley.org
- **Bricktown**
welcometobricktown.com
- **City Center**
downtownokc.com
- **Deep Deuce**
deepdeucedistrict.com
- **Midtown**
midtownokc.com
- **West Village District**
westvillageokc.com



SKYDANCE BRIDGE



STOCKYARD AUCTION

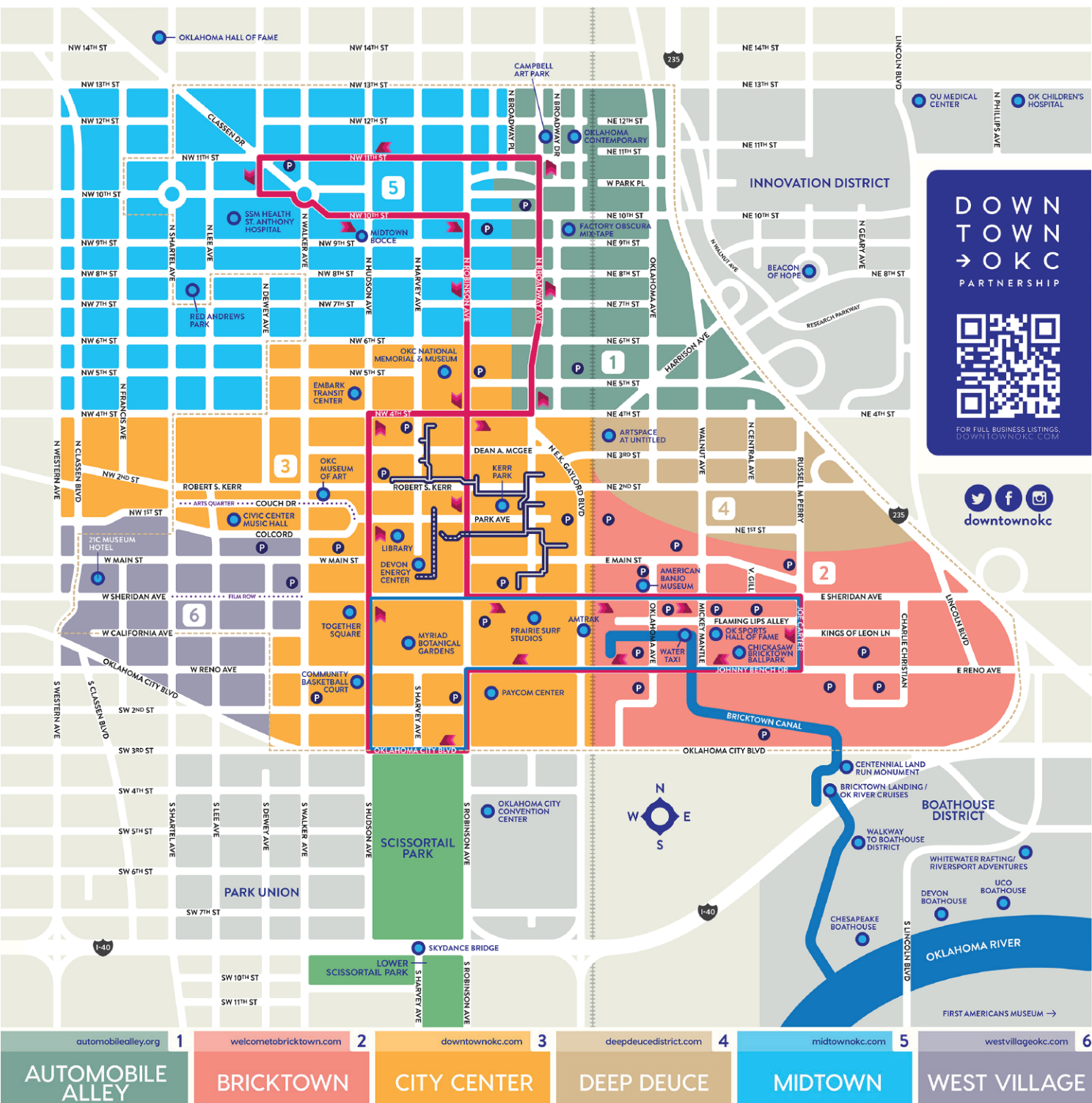


TOWER THEATER



BRICKTOWN WATER TAXI

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-  LANDMARKS
  UNDERGROUND
-  PARKING
  SKYWALKS
-  STREETCAR STOPS
  BID BOUNDARY
-  BRICKTOWN LOOP
 DOWNTOWN LOOP

THE SIX DISTRICTS

In the 1920s, **Automobile Alley** was home to over 50 local auto dealers. In the 70s and 80s, the district fell into a state of decline, but today, its potential has been rediscovered by a new breed of driven locals who have jump-started revitalization and restoration efforts. New businesses, residences and galleries are relocating to the area, drawn by the creative reuse of existing buildings. The district is enjoying an economic resurgence as an urban, mixed-use community.

Bricktown is Oklahoma City's premier entertainment district. For several decades, the warehouse district sat dilapidated and underused. With the passage of the MAPS initiative in 1993, the city of Oklahoma City constructed the Bricktown Ballpark and a one-mile Bricktown Canal that connects the north Bricktown area with the OKC Boathouse District along the Oklahoma River. In the last decade, several residences, restaurants, and offices have moved into Bricktown making the district one of the most unique and diverse areas in the state.

City Center is marked by skyscrapers that form Downtown Oklahoma City's unique skyline and operates as the center for finance, business and government. It features signature hotels and Class-A office space as well as classic architectural treasures that incorporate Oklahoma's history into a modern urban marketplace.

Deep Deuce, known for its African American heritage, is recapturing its glory days as a vibrant urban neighborhood. During the 1940s and 1950s, the area was a hotbed of jazz music and African American culture. Today, the neighborhood is undergoing a renaissance with many large-scale apartments and condominiums. The district is also now home to cozy neighborhood restaurants, art galleries and coffee shops.

Midtown is located just north of the downtown business district, and it is growing exponentially due to new businesses, reinvestment by anchor tenants, revitalization of historic buildings, and a renewed interest in building a strong and diverse local community. Home to some of Oklahoma City's best restaurants, shopping, events, and nightlife, Midtown is a vibrant and welcoming neighborhood to its residents and visitors.

The **West Village District** lies at the artistic intersection of rich history and modern creative expression. From its Historic Film Row to the Ford Factory turned museum and hotel, old and new blend seamlessly in this exciting corner of the city. The West Village offers a stylish and eclectic array of businesses, featuring some of the city's best hospitality, entertainment, services, and community with such cultural breadth, residents and visitors can experience the district morning, noon, and night.

AUTOMOBILE ALLEY



BRICKTOWN



CITY CENTER



DEEP DEUCE



MIDTOWN



WEST VILLAGE DISTRICT



OKLAHOMA CITY

From open skies to open minds, Oklahoma City offers excitement and a welcoming spirit!

The Modern Frontier™

Every destination has a story, and Oklahoma City's story began with several tribal nations that have always inhabited this special place, long before the federal government opened the land for homesteaders and the city was born in a day. We honor that heritage, and its resiliency lives on in the Oklahoma City of today.

Oklahoma City embodies the Modern Frontier and defines its own future. A young city steeped in Native American and Western culture, openness, and an enterprising nature, OKC embraces its roots and continues to pave the way as a center of innovation and entrepreneurship where anything is possible.

Here, you will be welcomed with authenticity and overflowing kindness. You will see a perfect juxtaposition of nostalgia and new growth. You will feel the energy buzzing through our streets, attractions, and amenities.

Discover First American **cultures** and contemporary **art**, neighborhoods and districts with unique personalities, thriving local **restaurants** and craft **breweries**, national **sports** and **family entertainment**, **outdoor adventures** on the Oklahoma River, and a flourishing **live music** scene — plus so much more to explore.

Experience the energy, excitement, and welcoming spirit of OKC, a city open to all.

Oklahoma City — often shortened to “OKC” — is the capital and largest city in Oklahoma. The county seat of Oklahoma County, it ranks 20th among United States cities in population, and is the 11th largest city in the Southern United States.

Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector. The city is in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs a large number of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center (which house offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively).

Located in the state's Frontier Country region, Oklahoma City is on the I-35 Corridor, one of the primary travel corridors south into neighboring Texas and Mexico and north towards Wichita and Kansas City.

DOKC 2021 Year in Review



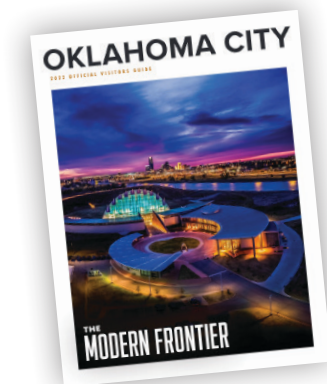
2018 IDA Study: The Value of Downtown Oklahoma City



www.VisitOKC.com



OKC Digital Visitors Guide



OKLAHOMA CITY, continued

ECONOMY

The economy of Oklahoma City, a regional power center of government and energy exploration, has diversified to include the sectors of information technology, services, health services, and administration. The city is headquarters to two Fortune 500 companies: Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies.

CULTURE

Oklahoma City offers several unique, **world-class museums and theaters**, such as the First Americans Museum and the Donald W. Reynolds Visual Arts Center, which is home to the Oklahoma Museum of Art and includes one of the most comprehensive collections of Chihuly glass in the world. The art deco Civic Center Music Hall hosts performances from the Oklahoma City Ballet, the Oklahoma City Opera, the Oklahoma City Philharmonic, along with various concerts and traveling Broadway shows. Other theaters include Lyric Theatre, Jewel Box Theatre, Kirkpatrick Auditorium, the Poteet Theatre, the Oklahoma City Community College Bruce Owen Theater, and the 488-seat Petree Recital Hall, at the Oklahoma City University campus.

The Oklahoma Contemporary Arts Center features exhibitions, performances, classes, workshops, camps, and weekly programs. Science Museum Oklahoma houses exhibits on science, aviation, and an IMAX theater. The Museum of Osteology houses more than 300 real animal skeletons. The National Cowboy & Western Heritage Museum has galleries of western art and is home to the Hall of Great Western Performers. The American Banjo Museum in Bricktown is dedicated to preserving and promoting the music and heritage of the banjo. The Oklahoma History Center is the history museum of the state of Oklahoma. It preserves the history of Oklahoma from the prehistoric to the present day. The Oklahoma State Firefighters Museum contains early colonial firefighting tools, the first fire station in Oklahoma, and modern fire trucks.



OKLAHOMA CITY PHILHARMONIC



OKLAHOMA CITY MUSEUM OF ART



FIRST AMERICANS MUSEUM



AMERICAN BANJO MUSEUM

OKLAHOMA CITY, continued

PARKS AND RECREATION

One of the more prominent landmarks downtown is the Crystal Bridge at the Myriad Botanical Gardens, a large downtown urban park. Influenced by renowned architect I. M. Pei, the Crystal Bridge is a tropical conservatory. The park also has an amphitheater, known as the Water Stage.

The Oklahoma City Zoo and Botanical Garden is home to numerous natural habitats, WPA era architecture and landscaping, and hosts major touring concerts during the summer at its amphitheater. Oklahoma City also has two amusement parks, Six Flags Frontier City theme park and Six Flags Hurricane Harbor Oklahoma City water park. Frontier City is an 'Old West'-themed amusement park. The park also features a recreation of a western gunfight at the 'OK Corral' and many shops that line the "Western" town's main street. Frontier City also hosts a national concert circuit at its amphitheater during the summer.

Oklahoma City also has a combination racetrack and casino open year-round — Remington Park — which hosts both Quarter Horse and Thoroughbred Racing.

Walking trails line Lake Hefner and Lake Overholser in the northwest part of the city and downtown at the canal and the Oklahoma River. The east shore area is taken up by parks and trails, including a leashless dog park and the postwar-era Stars and Stripes Park. Lake Stanley Draper is the city's largest and most remote lake.

Oklahoma City has a major park in each quadrant of the city, going back to the first parks masterplan. Martin Park Nature Center is a natural habitat in far northwest Oklahoma City. Will Rogers Park is home to the Lycan Conservatory, the Rose Garden, and Butterfly Garden, all built in the WPA era.

The Mat Hoffman Action Sports Park is a skate park and was named by the National Geographic Society Travel Guide as one of the "Ten Best" in the country.

RiverSport OKC is a world-class destination for water and land-based urban adventures: surfing, skiing, whitewater rafting and kayaking, ropes courses, zip lines, a BMX course, and more! This month they are hosting the 2022 World Paddlesports Festival, and they are an official U.S. Olympic and Paralympic Training Site.



MYRIAD BOTANICAL GARDENS



SCISSORTAIL PARK



LAKE HEFNER



RIVERSPORT OKC

OKLAHOMA CITY, continued

NEW CONVENTION & MEETING SPACE

In 2021, the \$277-million state-of-the-art **Oklahoma City Convention Center** opened featuring nearly 200,000 square feet of exhibit space, a 30,000-squarefoot ballroom and 45,000 square feet of additional meeting space. Adjacent to the convention center is a new **605-room headquarters hotel** operated by Omni Hotel & Resorts. In addition, the 70-acre, fully programmed **Scissortail Park** opened in 2020. The park's mission is to bring Oklahoma's natural beauty to life in a safe, welcoming and playful environment that encourages community gathering, stewardship, culture and education for neighbors, visitors and future generations. To connect these amenities and the rest of downtown, the **Oklahoma City Streetcar** began service in 2019.



Click the logos below to learn more:



SPORTS

Oklahoma City is home to several professional sports teams, including the Oklahoma City Thunder (NBA). Other professional sports clubs in Oklahoma City include the Oklahoma City Dodgers, the Triple-A affiliate of the Los Angeles Dodgers, the Oklahoma City Energy FC of the United Soccer League, and the Crusaders of Oklahoma Rugby Football Club (USA Rugby). The Paycom Center in downtown is the main multipurpose arena in the city which hosts concerts, NHL exhibition games, and many of the city's pro sports teams. The Oklahoma City Thunder is the major tenant. Nearby in Bricktown, the Chickasaw Bricktown Ballpark is the home to the city's baseball team, the Dodgers.

GOVERNMENT

The city of Oklahoma City has operated under a council-manager form of city government since 1927. Eight council persons represent each of the eight wards of Oklahoma City. Similar to many American cities, Oklahoma City is politically conservative in its suburbs, and progressive in the central city.

OKC CONVENTION CENTER



SCISSORTAIL PARK



OKLAHOMA CITY STREETCAR



OKC THUNDER



CITY HALL



OKLAHOMA CITY, continued

EDUCATION

The city is home to several colleges and universities. Oklahoma City University is known for its performing arts, science, mass communications, business, law, and athletic programs. OCU has its main campus in the north-central section of the city. OCU Law is in the Midtown district in downtown.

The University of Oklahoma has several institutions of higher learning in the city and metropolitan area, with OU Medicine and the University of Oklahoma Health Sciences Center campuses east of downtown in the Oklahoma Health Center district, and the main campus to the south in the suburb of Norman. OU Medical Center hosts the state's only Level 1 Trauma Center. OU Health Sciences Center is one of the nation's largest independent medical centers. OU is one of only four major universities in the nation to operate six medical schools.

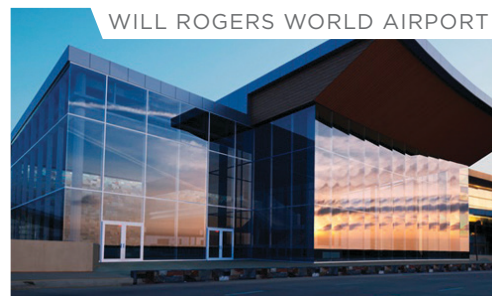
The third-largest university in the state, the University of Central Oklahoma, is just north of the city in the suburb of Edmond. Oklahoma Christian University, one of the state's private liberal arts institutions, is just south of the Edmond border, inside the Oklahoma City limits.

Oklahoma City Community College in south Oklahoma City is the second largest community college in the state. Rose State College is east of Oklahoma City in suburban Midwest City. Oklahoma State University-Oklahoma City is in the "Furniture District" on the Westside. Northeast of the city is Langston University, the state's historically black college (HBCU). Langston also has an urban campus in the eastside section of the city. Southern Nazarene University, which was founded by the Church of the Nazarene, is a university in suburban Bethany, which is surrounded by the Oklahoma City city limits.

Although technically not a university, the FAA's Mike Monroney Aeronautical Center has many aspects of an institution of higher learning. Its FAA Academy is accredited by the Higher Learning Commission. Its Civil Aerospace Medical Institute (CAMI) has a medical education division responsible for aeromedical education in general as well as the education of aviation medical examiners in the U.S. and 93 other countries. In addition, The National Academy of Science offers Research Associateship Programs for fellowship and other grants for CAMI research.



OCU SCHOOL OF LAW



WILL ROGERS WORLD AIRPORT



FESTIVAL OF THE ARTS



RED EARTH FESTIVAL PARADE

ORGANIZATIONAL OVERVIEW, SKILLS AND EXPERTISE

PRESIDENT AND CEO

Downtown Oklahoma City Partnership

OVERVIEW:

The President/CEO is responsible for planning, implementing, and managing all programs and policies of Downtown Oklahoma City Partnership and its affiliated entities. The President and CEO is a key member of the civic leadership of Oklahoma City.

Downtown Oklahoma City Partnership (DOKC) is a 501(c)(6) non-profit organization that advocates on downtown issues and policies, fundraises, produces events and programming, promotes businesses, supports residents and property owners, performs research, markets the downtown area as a destination, and serves as an information source to its constituents and the public. In addition, DOKC is responsible for the maintenance of streetscapes, landscapes, and several downtown amenities, and clean & safe services through the Green Team program, as well as finance and administrative services.

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REQUIRED SKILLS AND EXPERIENCE

The CEO must be a good listener and a masterful collaborator who engages and works with diverse stakeholder groups including employers, developers, brokers, retailers, residents, community groups, and government officials. The CEO should also possess a deep commitment to enhancing downtown as the heart of Oklahoma City. The CEO must also possess the following:

- Significant years of management, business, or leadership experience.
- 10+ years of experience in downtown management industry preferred.
- Demonstrated community leadership.
- Ability to lead the DOKC and BID boards of directors in decision making and through difficult issues.
- Ability to communicate, listen and seek input from others.
- Strong group dynamics and corporate leadership skills.
- Experience with fundraising, budgeting, and forecasting.
- Experience with human resources, policies, and procedures, facilitating effective meetings, and issue management.
- Excellent knowledge of best practices related to downtown and place management.
- Excellent public speaking and presentation skills.
- Open-minded and often seeking new opportunities for the organization.
- Demonstrate the ability to work effectively on a team and with a wide variety of people.
- Project a positive customer-focused attitude inside and outside the office.

CEO RESPONSIBILITIES

Specific elements of these responsibilities include but are not limited to the following:

- Develop strategic and long-range plans for DOKC, the BID, individual downtown districts, and DOKC Initiatives in partnership and collaboration with the Board and other key stakeholders.
- Supervise internal and external efforts, including operations, marketing, community relations, and district management.
- Ensure the mission and vision of the organization are well communicated and drive decisions.
- Manage financial, human resources, and other decisions.
- Supervise Chief Operating Officer, Director of Place Management, and Director of Marketing and Communications as initial direct reports.
- Report to DOKC and BID Board of Directors, as well as district boards and committees as needed.
- Review the annual BID, DOKC and Initiatives budgets and present to the boards of directors.
- Set agendas for board meetings and focus on key strategic functions.
- Assist boards with goal setting and ensure board resolutions are carried out.
- Assist with nominating and recruiting new board members.
- Review, understand, and maintain bylaws for DOKC and DOKC Initiatives, as well as articles of incorporation.
- Act as liaison with Mayor's Office, City Attorney's Office, City Manager's Office, and Police Chief.
- Ensure legal issues that may arise are managed appropriately.
- Manage/lead all advocacy issues and official board opinions and statements.
- Assist individual district boards with construction of or updates to bylaws as needed.
- In consultation with the board, set standards for board conduct and responsibilities, and intervene if conflicts of interest or confidentiality arise.
- Perform speaking engagements and serve as "public face" for DOKC.
- Approve new hires and company policies presented by executive (staff) team.
- Create opportunities for continuing education for board members and staff, mentor staff.
- Give and accept awards on behalf of the organization.
- Recognizes and protects the interests of downtown businesses and stakeholders.
- Serve on DOKC executive team and hold weekly meetings with city of OKC and other partners.
- Join and serve on community boards and committees.
- Be a familiar "street presence" providing supervision, customer service and "eyes that see."
- Represent the organization in a professional manner.
- Ensure excellent customer service is provided to DOKC constituents, guests, sponsors, and partners.
- Represent the organization at meetings, conferences, and industry gatherings.
- Reports to Downtown OKC Partnership's Board of Directors.



Bricktown Canal

LEADERSHIP SKILLS

ANALYSIS AND DECISION-MAKING

- Possesses executive, strategic, and long-term critical thinking capacity with ability to absorb, analyze and retain large amounts of economic, business, demographic, and people relationship data.
- “Ambidextrous” leadership skill—Can manage and deliver current mission and key roles while seeking future trends and needs and readying organization for the future.
- Demonstrated integrity and character. Will to do the “right thing” and is a reliable partner and colleague.
- Ability to effectively make judgments based on intuition, experience and data while recognizing themes, patterns, and trends in disparate data. Probes and digs for follow-up and additional information.
- Is flexible and open to ideas, opinions, and perspectives. Integrates own and others’ ideas into a cohesive perspective and plan of action.
- Develops logical approaches and sequences of steps to move an opportunity or project forward in the development process.
- Must have demonstrated capacity to lead and manage a large, complex organization.



City Center

LEADERSHIP AND INFLUENCE

- Builds common ground, convergence, and consensus about the future direction of the organization and downtown development initiatives.
- Effectively delivers presentations, proposals, and reports to diverse stakeholder groups; possesses effective public, group, and one-on-one communication skills.
- Exhibits strong executive presence as reflected by behavior, appearance, demeanor, and posture with a highly visible leadership presence for DOKC.
- Thinks and responds effectively in real time and “off the cuff.” Listens to others’ ideas and opinions, practices active listening.
- Uses a thoughtful and deliberative decision-making style, weighing risks and impacts on stakeholders.
- Collaborates, supports, and shares credit for success with staff and stakeholder groups.
- Understands the emotions of others and understands how their behavior affects others.
- Acts as an ambassador for the downtown organization and for the community.
- Must be both a good educator and an empowering, supportive leader. Culturally sensitive with demonstrated commitment and understanding of the value of diversity.



Kerr Park

LEADERSHIP SKILLS, continued...

RELATIONSHIPS AND COLLABORATION

- Develops effective relationships and open channels of communication with stakeholder groups, owners of potential projects, resource groups, media, etc. Possesses an ability to communicate and “sell” new ideas to diverse stakeholders.
- Effective and creative in identifying and growing additional resources and funding sources to leverage investment of stakeholders and build partnerships.
- Understands the needs, goals, and motivations of external stakeholder groups as well as staff, board, peers, and direct reports. Identifies and proactively manages competing needs, goals and concerns among stakeholder groups and communities.
- Proven ability to build strategic partnerships along with demonstrated collaboration skills.
- Proven ability to recognize and pursue opportunities regardless of available resources.
- Intrinsically motivated to develop and implement new ideas from concept to implementation.

INTERPERSONAL CHARACTERISTICS

- “Honest Broker” — Recognition across sectors as a trusted, objective, authentic, and credible leader.
- Charismatic and collaborative.
- Mission driven and focused with a sense of urgency — tenaciously displays passion and conviction.
- Thoughtful and analytical.
- Action-oriented, “get it done” professional with a passion for change and a willingness to think locally and regionally.
- Expert listener.

SELF MANAGEMENT, ACHIEVEMENT, AND ETHICAL INTEGRITY

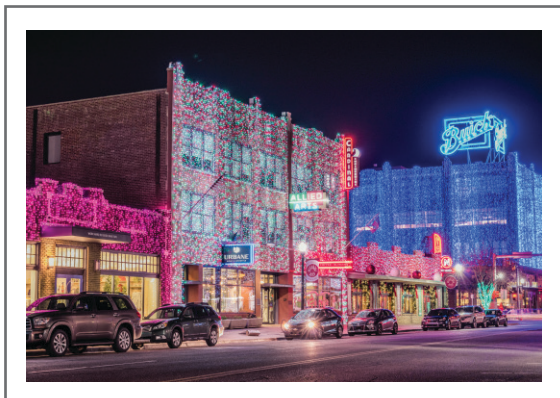
- Possesses a strong sense of personal integrity, duty, and responsibility. Upholds ethical practices.
- Demonstrates strong personal commitment to the organization and its long-term success.
- Demonstrates the importance of confidentiality with all stakeholders.
- Understands the risks inherent in projects and negotiation tactics; takes appropriate steps to mitigate risk while keeping ethics in mind.
- Manages time effectively and in relation to priorities.
- Conveys confidence, passion, and poise. Recognizes, regulates, and manages emotions and stressors.
- High level of personal energy. Engages in continuous learning.
- Performs tasks outside the normal role as needed.

EDUCATION

- Bachelor’s Degree in business, economics, public policy, urban planning or an equivalent combination of education, training, and expertise preferred. Master’s degree a plus.



Skirvin Hilton Hotel



top | Paseo Arts District

bottom | Lights On Broadway — Automobile Alley

ACKNOWLEDGMENTS:



Our special thanks to the following organizations for providing narrative and pictures for this document. Click the links below to learn more:

Downtown Oklahoma City Partnership
downtownokc.com

Oklahoma Convention and Visitor's Bureau
visitokc.com

Oklahoma City Chamber of Commerce
okcchamber.com

The City of Oklahoma City
okc.gov



**EXECUTIVE
SEARCH
CONSULTANTS**

*Integrity
Knowledge
Service*

APPLICATIONS

Electronic applications preferred.

Send Nominations & Applications to:

David Smith | dpsmith@hrsinc.com

Please reference the subject line:
DOKC CEO

Compensation:

A competitive compensation package will be provided. DOKC offers a benefit package that includes health, dental, vision, vacation, and a 401k plan.

APPLICATION DEADLINE:

September 23rd, 2022

The DOKC Search Team:

- **David P. Smith**
Engagement Manager
- **David N. Ginsburg**
Partner
- **Weida Tucker**
Partner

Graphic Design by Lauren DiColli Hooke