



## SPECIAL LOCAL DEVELOPMENT ACT REVIEW COMMITTEE AGENDA

Titan Room - Harroz Community Center, 200 N Midwest Boulevard, Midwest City, OK 73110

May 19, 2022 – 1:30 PM

### Presiding members:

Chairman, Pat Byrne - Vice-Mayor, Midwest City

Vice Chairman, Dr. Patrick McGough – CEO, OKC/County Health Department

### District Representatives:

Aaron Collins - Superintendent, Metro Technology Center District #22

Charisse Dye, - CPA, Metropolitan Library System

Butch Freeman - OK County Treasurer

Dr. Kent Lashley - Vice-President, Administration Services, Rose State College

Melvin Perry - Associate Superintendent, Crutchko Public Schools

Scott Randall - COO, OKC Public Schools

Russel Smith – Midwest City Planning Commission Chairman

### Public-At-Large members:

Hiawatha Bouldin

Jason Constable

Shane Willard

### A. CALL TO ORDER.

### B. DISCUSSION ITEMS.

1. Discussion and consideration, including any amendment, of approving the amended minutes of the May 12, 2022 special meeting.
2. Presentation, Discussion and Consideration, Including Any Possible Amendment, on the Proposed Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District).
3. Presentation, Discussion and Possible Action Regarding A Resolution Adopting Recommendations and Findings, Including Any Possible Amendment, in Regard to the Establishment of Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District) and Its Related Project Plan; and Containing Other Provisions Relating Thereto.
4. Discussion and Consideration, including any possible amendment, on the Selection of Future Meeting Date(s).

### C. ADJOURNMENT.

Notice for this special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

**Local Development Act Review Committee Minutes  
Special Meeting**

**May 12, 2022**

This meeting was held at the Harroz, 200 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Pat Byrne called the meeting to order at 2:06 PM with following members present: Aaron Collins, Charisse Dye, Butch Freeman, Dr. Patrick McGough, Melvin Perry, Russell Smith, Jason Constable, and Shane Willard. Staff: Economic Development Director Robert Coleman, City Clerk Sara Hancock, and Legal Counsel Dan McMahan

Absent: Dr. Kent Lashley, Scott Randall, and Hiawatha Bouldin

**DISCUSSION ITEM.**

**1. Discussion and consideration, including any amendment, of approving the amended minutes of the March 10, 2022 Special meeting.**

Constable made a motion to approve the minutes, seconded by Collins. Voting Aye: Collins, Constable, Dye, Freeman, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Lashley, Randall and Bouldin. Motion Carried.

**2. Discussion and consideration, including any amendment, of approving the minutes of the April 14, 2022 Special meeting.**

Collins made a motion to approve the minutes, seconded by Constable. Voting Aye: Collins, Constable, Dye, Freeman, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Lashley, Randall and Bouldin. Motion Carried.

**3. Presentation, discussion and consideration, including any possible amendment, on the proposed project plan relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District).**

D. McMahan presented information and discussion was had. No action needed.

**4. Discussion and consideration, including any possible amendment, on the selection of future meeting date(s).**

Meeting set for May 19, 2022 at 1:30 PM.

Collins made a motion to approve the next date, seconded by Dye. Voting Aye: Collins, Constable, Dye, Freeman, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Lashley, Randall and Bouldin. Motion Carried.

EXECUTIVE SESSION.

- 1. Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C) (11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the Chairman to take action as appropriate based on the discussion in executive session**

McGough made a motion to enter executive session, seconded by Collins. Voting Aye: Collins, Constable, Dye, Freeman, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Lashley, Randall and Bouldin. Motion Carried.

3:18 PM committee entered executive session.

Collins made a motion to return to open session, seconded by Dye. Voting Aye: Collins, Constable, Dye, Freeman, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Lashley, Randall and Bouldin. Motion Carried.

3:26 PM committee returned to open session.

No action needed.

ADJOURNMENT.

There being no further business, Chairman Byrne adjourned the meeting at 3:26 PM.

ATTEST:

---

PAT BYRNE, Chairman

---

SARA HANCOCK, Secretary



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 19, 2022

SUBJECT: Presentation, Discussion and Consideration, Including Any Possible Amendment, on the Proposed Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District)

The Local Development Act Review Committee (“Committee”) is tasked with making findings and recommendations to the Midwest City Council (“Council”) regarding the conditions establishing the eligibility of the North Side Improvement District. Committee recommendations must include the analysis used to project revenues over the life of the project plan, the effect on the taxing entities and the appropriateness of the approval of the proposed plan and project.

Prior to approval by Council, the Committee must consider and determine whether the project plan will have a financial impact on any taxing jurisdiction and business activities within the proposed district and shall report its findings to Council. The approval of any district plan or project by the Council must address any findings of such impact by the Committee.

Please contact my office at (405) 739-1218 with any question.

Robert Coleman  
Director of Economic Development

Enc: Project Plan for City of Midwest City Increment District #3 – North Side Improvement District

---

---

**PROJECT PLAN RELATING TO  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)**

---

---

Submitted By The

**CITY OF MIDWEST CITY, OKLAHOMA**

And The

**MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY**

**DATED: June 1, 2022**

## TABLE OF CONTENTS

|  | Page |
|--|------|
| INTRODUCTION .....   | 1    |
| I. DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT AND THE PROJECT AREA .....  | 2    |
| A. Boundaries of the Proposed District By Legal Description and Street.....  | 2    |
| B. Boundaries of the Project Area By Legal Description and Street.....   | 2    |
| II. PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES .....                           | 2    |
| A. Listing of Type and Location of Public Improvements.....  | 2    |
| B. Anticipated Private Improvements .....  | 5    |
| C. Estimated Public Revenues .....   | 6    |
| III. LISTING OF ESTIMATED PROJECT COSTS AND ADMINISTRATIVE EXPENSES.....   | 7    |
| IV. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED ..... | 7    |
| A. Methods of Financing Project Costs .....  | 7    |
| B. Expected Sources of Revenues.....   | 8    |
| C. Time When Costs or Monetary Obligations Are To Be Incurred.....   | 10   |
| D. Distribution of Revenues.....   | 10   |
| V. MAP OF EXISTING USES AND CONDITIONS; MAP OF PROPOSED IMPROVEMENTS AND USES .....  | 11   |
| VI. PROPOSED CHANGES IN ZONING .....   | 11   |
| VII. PROPOSED CHANGES IN THE MASTER PLAN AND CITY ORDINANCES IF REQUIRED TO IMPLEMENT THE PROJECT PLAN .....                               | 11   |
| VIII. NAME OF PERSON IN CHARGE OF IMPLEMENTATION OF THE PROJECT PLAN .....   | 11   |
| IX. DESIGNATION OF PUBLIC ENTITY AUTHORIZED TO CARRY OUT ALL OR A PART OF THE PROJECT PLAN .....   | 11   |
| X. EFFECTIVE DATE.....   | 12   |
| APPENDIX "A" – Legal Description and Map of the North Side Improvement District.   |      |
| APPENDIX "B" – Legal Description and Map of the North Side Improvement District Project Area.  |      |
| APPENDIX "C" – Existing Uses and Conditions of the Property Within the North Side Improvement District.                                    |      |
| APPENDIX "D" - Map Showing the Proposed Improvements and Uses.   |      |

## **INTRODUCTION**

Over the years, proposals have been developed which called for public improvements along Northeast 23rd Street from North Air Depot Road to North Post Road. These proposals have pointed to the need for utility extensions, better transportation and pedestrian access, and enhanced streetscaping along the Northeast 23rd Street corridor. In addition, several industrial concerns have expressed interest in locating new commercial facilities along and north of this corridor; however, these firms would require an agreement by the City's economic development authorities to provide some level of development assistance before these location decisions can be finalized. (The financing of the these improvements, along with the provision for development financing assistance, are hereinafter referred to as the "Project").

Due to the magnitude of the Project, and the significant public benefits which will accrue from it, the City of Midwest City, Oklahoma (hereinafter, the "City") and the Midwest City Economic Development Authority (hereinafter, the "Authority") have proposed the use of a "tax increment district" to provide a portion of the needed development assistance in connection with the Project. Under the City and the Authority's proposal, financing assistance generated through this tax increment district would be used to defray part of the extensive infrastructure, site development and development financing costs required by the Project.

On December 14, 2021, the City Council of the City adopted Resolution No. 2021-48, authorizing and directing the Midwest City Local Development Act Review Committee to analyze the City's proposal and to determine whether the area described in the proposal would qualify as an "increment district" pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 et seq. of the Oklahoma Statutes (hereinafter, the "Local Development Act"), and to make other recommendations and findings as required by the Local Development Act.

Before an "increment district" may be established, the Local Development Act requires that the City prepare a project plan which must include the following:

1. A description of the proposed boundaries of the district and the proposed boundaries of the project area by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area in detail;
2. A statement listing the kind, number and location of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue;
3. A list of estimated project costs including administrative expenses;
4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;
5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;
6. Proposed changes in zoning;

7. Proposed changes in the master plan and city ordinances if required to implement the project plan;
8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Oklahoma Department of Commerce; and
9. A designation of any public entity to be authorized to carry out all or part of the project plan.

This Project Plan was prepared by the staff of the City, with the assistance of the Authority, to present the information required by the Local Development Act in relation to the establishment of “Increment District Number Three, City of Midwest City, Oklahoma” (hereinafter, the “North Side Improvement District”). Any statements contained herein or in the appendices and exhibits hereto, involving matters of opinion, estimates or projections, whether expressly so stated, are intended as such and not as representations of fact. Summaries of documents referred to herein do not purport to be complete or definitive, and all references made to such documents are qualified in their entirety by reference to the complete document. The information contained herein has been compiled from sources believed to be reliable, as of the date hereof. Such information is subject to change and/or correction, at any time prior to the adoption of this Project Plan by the City.

## **I. DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT AND THE PROJECT AREA**

### **A. Boundaries of the District By Legal Description and Street**

The legal description of the North Side Improvement District and a map of the same are attached hereto as Appendix “A”

### **B. Boundaries of the Project Area By Legal Description and Street.**

The legal description of the North Side Improvement District Project Area (hereinafter, the “Project Area”) and a map of the same are attached hereto as Appendix “B”.

## **II. PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES**

### **A. Listing of Type and Location of Public Works or Improvements**

The public work or improvements being proposed are, as follows:

*(1) Development Financing Assistance* - The public works or improvements authorized under this Project Plan will include the payment or reimbursement of costs incurred by Global Turbine Services, Inc. (or its affiliate) (hereinafter, “GTS”) for improvements



related to the noise attenuation, landscaping, site development and building costs associated with the testing and manufacturing facilities being constructed by GTS (hereinafter, the “GTS Project Facilities”). Development financing assistance for these improvements will be provided to GTS pursuant to the terms of a “Development Financing Assistance Agreement” (hereinafter, the “GTS Financing Assistance Agreement”), between the Authority and GTS, which agreement will provide for the payment or reimbursement of a portion of the costs associated with these improvements in an amount not to exceed \$1,500,000.

**(2) Off-Site Public Improvements Relating to the GTS Project Facilities** - The public works or improvements authorized under this Project Plan will include the payment for the costs of improving traffic signalization and transportation improvements in the area of the GTS Project Facilities. These improvements will include acquisition and construction of enhanced traffic signalization and roadway striping on N.E. 23rd Street in the areas adjacent to the GTS Project Facilities. In addition, a new EMBARK bus stop may be constructed to serve employees working within the GTS Project Facilities. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing roadways, traffic signals, bus stop structures and fixtures, and similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$800,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(3) Utility Improvements** - Certain of the public works or improvements authorized under this Project Plan will consist of utility improvements and will be necessitated by the construction of the food processing and warehousing facilities to serve Project Oscar (hereinafter, the “Project Oscar Facilities”). Such utility improvements will include the following:

**(i) Sanitary Sewer Extensions** – The infrastructure improvements will include the construction of a sanitary sewer main and branch extensions to serve the Project Oscar Facilities. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$1,600,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(ii) Water Distribution System Improvements** –The infrastructure improvements will include the construction of improvements to the water distribution system within the area of the Project Oscar Facility main line within the Project Area. Project costs under this category include the actual costs of the acquisition,

demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including water distribution and supply systems, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$1,400,000, with such improvements to be constructed by the City or one of its related public trust authorities.

Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures; new or existing roadways, including curbing, sidewalks and any similar public improvements, common utility or service facilities; traffic signals, utility structures and fixtures; sanitary sewers and similar public improvements, related common utility or service facilities; water distribution and supply systems, landscaping; parking; water detention/retention systems; retaining walls, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; new or existing structures and fixtures; and professional service costs, including those incurred for architectural, planning, engineering and legal.

**(4) Rail System Improvements** - The public works or improvements authorized under this Project Plan will include the payment for the costs of installing a railroad switch or spur to serve the Project Oscar Facilities. “Project costs” under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing tracks, railways, roadbeds or overpasses and/or transportation structures, fixtures, and ancillary public improvements, including bridges, sidewalks and any similar public improvements, common utility or service facilities, landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. Project costs under this category are estimated to be \$1,650,000, with such improvements to be constructed by the City or one of its related public trust authorities.

**(5) N.E. 23rd Street Improvements** - The public works or improvements authorized under this Project Plan will include the payment of costs associated with the implementation of the Vision23 Project, which calls for the enhancement and revitalization of N.E. 23rd Street from its intersection with N. Air Depot to its intersection with N. Post Road. This project aims to achieve systemic improvements for the benefit of revitalization of economic development, traffic & pedestrian safety, and to promote better accessibility to commercial businesses. Infrastructure improvements will seek to provide a “pedestrian-friendly environment” through upgraded street lighting and dedicated “safe” crossings at major intersections. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping, parking and water detention/retention systems; the actual cost of the clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; professional

service costs, including those incurred for architectural, planning, engineering and legal. It is estimated that the Project Costs for the Vision23 project will be approximately \$750,000.00, and would be undertaken by the City and the Authority.

**(6) Financing Costs.** Most of the project costs included in this Project Plan are intended by the Authority to be paid directly from increment revenues generated from the North Side Improvement District or from other funds of the Authority or the City. However, the City and the Authority may decide to finance certain of the costs described above in order to facilitate the completion of one or more projects. “Financing costs” will include all or a portion of the interest paid to holders of bonds, notes or other forms of indebtedness issued to pay for project costs (exclusive of capitalized interest), premiums paid over and above the principal amount for redemption prior to maturity; and fees for bond guarantees, letters of credit and bond insurance, if any. While many of these costs cannot be accurately predicted at this stage, it is estimated that the financing costs relating to such indebtedness will not exceed \$800,000.

**(7) Costs Of Issuance.** - Costs of issuance includes fees and expenses for bond counsel, financial advisor, printing, trustee bank, underwriters counsel and other similar expenses. It is estimated that costs of issuance will not exceed \$100,000.

**(8) Organizational And Direct Administrative Costs** – “Organizational costs” include the direct costs of organizing and implementing this Project Plan, including the costs of conducting any environmental studies, the cost of publicizing the consideration of the project plan, and costs incidental in the creation of the North Side Improvement District for professional services or otherwise. “Direct administrative costs” include reasonable charges for the time spent by employees of the City and the Authority in connection with the supervision and administration of the above-mentioned projects or employees of private entities under contract with a public entity for project planning or implementation; professional service costs, including those incurred for architectural, planning, engineering, legal and financial advice and services. It is estimated that organizational costs will be approximately \$60,000 and direct administrative costs will be approximately \$20,000 per year, totaling \$240,000, over the life of the North Side Improvement District. The total of both Organizational and Direct Administrative Costs is estimated to be \$300,000.

## **B. Anticipated Private Investments**

### Global Turbine Services, Inc.

Global Turbine Services, Inc. (“GTS”) has proposed the construction of testing and manufacturing facility consisting of multiple buildings, which aggregate approximately 325,000 square feet to be constructed in three phases (the “GTS Project Facilities”). In the first phase, GTS would construct a 25,000 square foot jet engine test cell facility capable of testing military and civilian engines prior to installation. This facility would employ approximately 30 people from around central Oklahoma, including the City. The Company estimates that it will begin construction of this phase in November, 2022, with completion estimated by August, 2024.

The second phase of the GTS Project Facilities will consist of a 150,000 square foot maintenance, repair and overhaul building, with approximately 10% of such being devoted to administrative office space. Such facilities would allow GTS to hire an additional 120 persons. Construction of this phase is estimated to begin in July, 2023 and be completed no later than July, 2025.

The third phase of the GTS Project Facilities is expected to consist of another 150,000 square foot maintenance, repair and overhaul building which will require the company to hire an additional 140 employees. Construction of this third phase is estimated to begin in July, 2024 and be completed no later than July, 2026.

The total potential investment from all three phases is estimated to be between \$25,000,000 and \$60,000,000. The estimated total annual payroll for all three phases is \$13,000,000 based upon 200 full-time equivalent employees earning an average of \$65,000.00 per year.

### Project Oscar

The City is currently in negotiations with a company that is seeking a location for a 55,000 square foot food processing facility. Such a facility would employ at least 90 employees and grow over time to employ a total of 150 people. If the company locates in Midwest City, construction would be expected to begin not later than December of this year, with completion estimated for December, 2023. Average wages for employees are expected to total \$52,000 per year.

### Vision23

The City anticipates that the improvements it will make to N.E. 23rd Street in connection with the Vision23 project will attract new private investment from both current and future business owners along the N.E. 23rd Street corridor. While no estimate can be made as to the amount of private investment that will be made in the next five-to-ten-year period, the City believes that this new private investment will range between \$1 to \$10.5 million dollars within the boundaries of the North Side Improvement District in the coming years.

## **C. Estimated Public Revenues**

The City estimates that the public works or improvements described herein will result in increases in not only municipal sales taxes collected within the North Side Improvement District, but in other types of tax revenues as well, such as ad valorem taxes. These public revenues are estimated to accrue, as follows:

**(1) Ad Valorem Taxes** - The estimates regarding increases in ad valorem taxes are based upon the following assumptions:

Real Property Taxes. Based upon an assessment ratio of eleven percent (11%) for real property, and an average tax rate of \$120 dollars per thousand (120 mills), it is estimated that real property ad valorem revenues generated by the new investment within the North Side Improvement District will increase by between \$8,491 to \$1,314,705 per year. These increases in new real property ad valorem revenues are

expected to total approximately \$11,528,143 over the twelve (12) year expected term of the North Side Improvement District.

Personal Property Taxes. Based upon an assessment ratio of thirteen and three-quarters percent (13.75%) for business personal property, and an average tax rate of \$120.00 dollars per thousand (120 mills), it is estimated that ad valorem revenues generated from the installation of personal property within the North Side Improvement District will increase by between \$1,000 to \$15,000 per year. These increases in new business personal ad valorem revenues are expected to total approximately \$120,000 over the twelve (12) year expected term of the North Side Improvement District.

**(2) City Sales and Use Taxes -** The City currently levies sales and use taxes in the amount of four and 60/100 cents (\$0.046) per dollar of taxable sales. The City estimates that, based upon the current City sales and use tax rates, economic activity within the North Side Improvement District will generate an annual increase in City sales and use tax revenue of between \$1,000 to \$5,000 per year, and is expected to generate approximately \$30,000 in new sales and use tax revenues for the City over the twelve (12) year term of the North Side Improvement District. **(Note: This Project Plan does not authorize or contemplate the apportionment of City sales and use taxes revenues generated within the North Side Improvement District for the payment of any project costs described herein.)**

### III. LISTING OF ESTIMATED PROJECT COSTS AND ADMINISTRATIVE EXPENSES

|   |                |
|---|----------------|
| 1. Development Financing Assistance -             | \$ 1,500,000   |
| 2. Off-Site Public Improvements                   | 800,000        |
| 3. Utility Improvements:                          |                |
| Sanitary Sewer Improvements                       | 1,600,000      |
| Water Distribution System Improvements            | 1,400,000      |
| 4. Rail System Improvements                       | 1,650,000      |
| 5. N.E. 23rd Street Improvements                  | 750,000        |
| 6. Financing Costs                                | 800,000        |
| 7. Costs of Issuance                              | 100,000        |
| 8. Organizational and Direct Administrative Costs | <u>300,000</u> |
| Total   | \$ 8,900,000   |

### IV. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

#### A. Methods of Financing

It is expected that all project costs described above (except for principal, uncapitalized interest payments and redemption premiums, if any, paid on any tax apportionment bonds or notes) will be paid from one of the following sources:

- (i) from increment revenues generated within the North Side Improvement District;
- (ii) from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated; and/or
- (ii) from proceeds from the “Midwest City Economic Development Authority Tax Apportionment Note, Series 20xx (North Side Improvement District Project)” (hereinafter, the “Series 20xx Note”).

## **B. Expected Sources of Revenues**

The payment or reimbursement of project costs will be made from following source(s) of revenues:

**(1) Ad Valorem Taxes** - In accordance with the provisions of the Local Development Act, increments of ad valorem taxes generated within the North Side Improvement District, as such increments are determined and defined by the Local Development Act, are to be apportioned and set aside from all other ad valorem taxes levied within the North Side Improvement District, to be used exclusively for:

- (i) the payment of “project costs” incurred in connection with the development or construction of those projects listed in this Project Plan;
- (ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid “project costs” from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid; and
- (iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

(Such revenues being hereinafter referred to as the “Ad Valorem Increment Revenues”).

The apportionment of Ad Valorem Increment Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all “project costs” incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal and accrued interest due on any “tax apportionment bonds or notes” issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond twelve (12) years from the Effective Date (hereinafter defined) of the North Side Improvement District.

In the event that a portion of the principal of or interest on any “tax apportionment bonds or notes” issued in connection herewith, remains unpaid as of the twelfth (12th) anniversary

of the Effective Date of this Project Plan, then, the North Side Improvement District shall not terminate until the Ad Valorem Increment Revenues apportioned during the twelfth (12th) year are actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the twelfth (12th) anniversary of the Effective Date of this district.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to a special fund to be known as the “North Side Improvement District Apportionment Fund” (hereinafter, the “Apportionment Fund”), which fund will be held by and be the property of, the Midwest City Economic Development Authority (the “Authority”) (except that such fund may also be held by a trustee acting on behalf of the Authority). No portion of such revenues and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and used to pay “project costs” described herein. Such account may also be pledged as security for the payment of the Series 20xx Note, if issued. (Such account being hereinafter referred to as the “Ad Valorem Increment Revenue Account”).

**(2) State of Oklahoma Reimbursement Fund Revenues.** To the extent that: (a) one or more private entities located within the North Side Improvement District applies for and receives an exemption from the payment of ad valorem taxes pursuant to Article X, Section 6B of the Oklahoma Constitution relating to exemptions for “qualified manufacturing concerns”; (b) an application is made for reimbursement of ad valorem tax revenues lost by virtue of such exemption from the State of Oklahoma’s Ad Valorem Reimbursement Fund, pursuant to Title 62, Section 193 of the Oklahoma Statutes; and (c) such application is approved by the Oklahoma Tax Commission, then, in that event, revenues received from the Ad Valorem Reimbursement Fund (hereinafter, the “Reimbursement Revenues”), are also to be apportioned and set aside from other revenues, and, pursuant to the provisions of Title 62, Section 193 of the Oklahoma Statutes, used to the same extent and in the same manner as other ad valorem taxes which are collected within the North Side Improvement District for:

- (i) the payment of “project costs” incurred in connection with the development or construction of those projects listed in this Project Plan; and
- (ii) the reimbursement of the City, or any agency thereof (including the Authority), which has paid “project costs” from funds which were not increments derived from the North Side Improvement District, but only to the extent that such sums were actually paid.
- (iii) the payment of principal, interest and premium, if any, on the Series 20xx Note, issued pursuant to Section 863 of the Local Development Act.

The apportionment of Reimbursement Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all “project costs” incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal

and accrued interest due on any “tax apportionment bonds or notes” issued hereunder; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond twelve (12) years from the Effective Date (hereinafter defined) of the North Side Improvement District.

In the event that a portion of the principal of or interest on any “tax apportionment bonds or notes” issued in connection herewith, remains unpaid as of the twelfth (12th) anniversary of the Effective Date of this Project Plan, then, the North Side Improvement District shall not terminate until the Reimbursement Revenues apportioned during the twelfth (12th) year are actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the twelfth (12th) anniversary of the Effective Date of this district.

Pursuant to the Local Development Act, the Reimbursement Revenues apportioned hereunder shall be transferred by the respective taxing authorities to the Apportionment Fund. No portion of such revenues and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and used to pay “project costs” described herein. Such account may also be pledged as security for the payment of the Series 20xx Note, if issued. (Such account being hereinafter referred to as the “Reimbursement Revenue Account”).

**C. Time When Costs Or Monetary Obligations Are To Be Incurred.**

Except as otherwise provided, all costs associated with the projects described herein (with the exception of financing costs) will be incurred within thirty-six (36) months of the Effective Date of the North Side Improvement District. Financing costs, if any will be incurred during the remaining term of the North Side Improvement District.

**D. Distribution of Revenues.**

During the term of the North Side Improvement District, all Ad Valorem Increment Revenues and Reimbursement Revenues (hereinafter, collectively, the “Apportioned Revenues”) will be used, as follows:

FIRST, to pay principal and interest next due on the Series 20xx Note, if issued;

SECOND, to pay “project costs” as described herein;

THIRD, to pay any unreimbursed “project costs” which were not otherwise financed through the Series 20xx Note, and which had been previously incurred by the Authority or the City; and

FOURTH, the balance shall be used to prepay the principal outstanding under the Series 2017A Note prior to its scheduled maturity.



**V. MAP OF EXISTING USES AND CONDITIONS;  
MAP OF PROPOSED IMPROVEMENTS AND USES**

See Appendix No. “C” for a map showing the existing uses and conditions of the property within the North Side Improvement District. See Appendix No. “D” for a map showing the proposed improvements and uses.

**VI. PROPOSED CHANGES IN ZONING**

It is anticipated that the site of Project Oscar will need to be amended from “Agricultural” to “PUD District”. No other changes in zoning are anticipated at this time.

**VII. PROPOSED CHANGES IN THE MASTER PLAN AND CITY  
ORDINANCES IF REQUIRED TO IMPLEMENT THE PROJECT PLAN**

Section 854.13 of the Local Development Act confers the power to the City to, “[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings.” As noted above, the City Council of the City may find it necessary or convenient to modify current zoning ordinances to bring them into alignment with the City’s development plans for the North Side Improvement District.

**VIII. NAME OF PERSON IN CHARGE OF IMPLEMENTATION  
OF THE PROJECT PLAN OF THE DISTRICT**

The General Manager/Administrator of the Authority shall be the person in charge of the implementation of the plan in accordance with the provisions, authorization, and respective delegations of responsibilities contained herein.

**IX. DESIGNATION OF PUBLIC ENTITY AUTHORIZED  
TO CARRY OUT ALL OR A PART OF THE PROJECT PLAN**

The Midwest City Economic Development Authority (the “Authority”) is designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be “minor” if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not affect more than five percent (5%) of the North Side Improvement District’s area; or (iii) does not affect more than five percent (5%) of the public costs of the plan to be financed by apportioned tax increments, all as determined on a cumulative basis. The Authority is further authorized and designated to carry out those provisions of this Project Plan related to issuance of “tax apportionment bonds or notes” as provided in Section 863 of the Local Development Act, subject to approval of the governing body of the City of any specific notes or bonds.

**X. EFFECTIVE DATE**

The North Side Improvement District shall commence on July 1, 2022, or the effective date of the Ordinance approving this Project Plan and establishing North Side Improvement District, whichever is later (herein, the “Effective Date”).

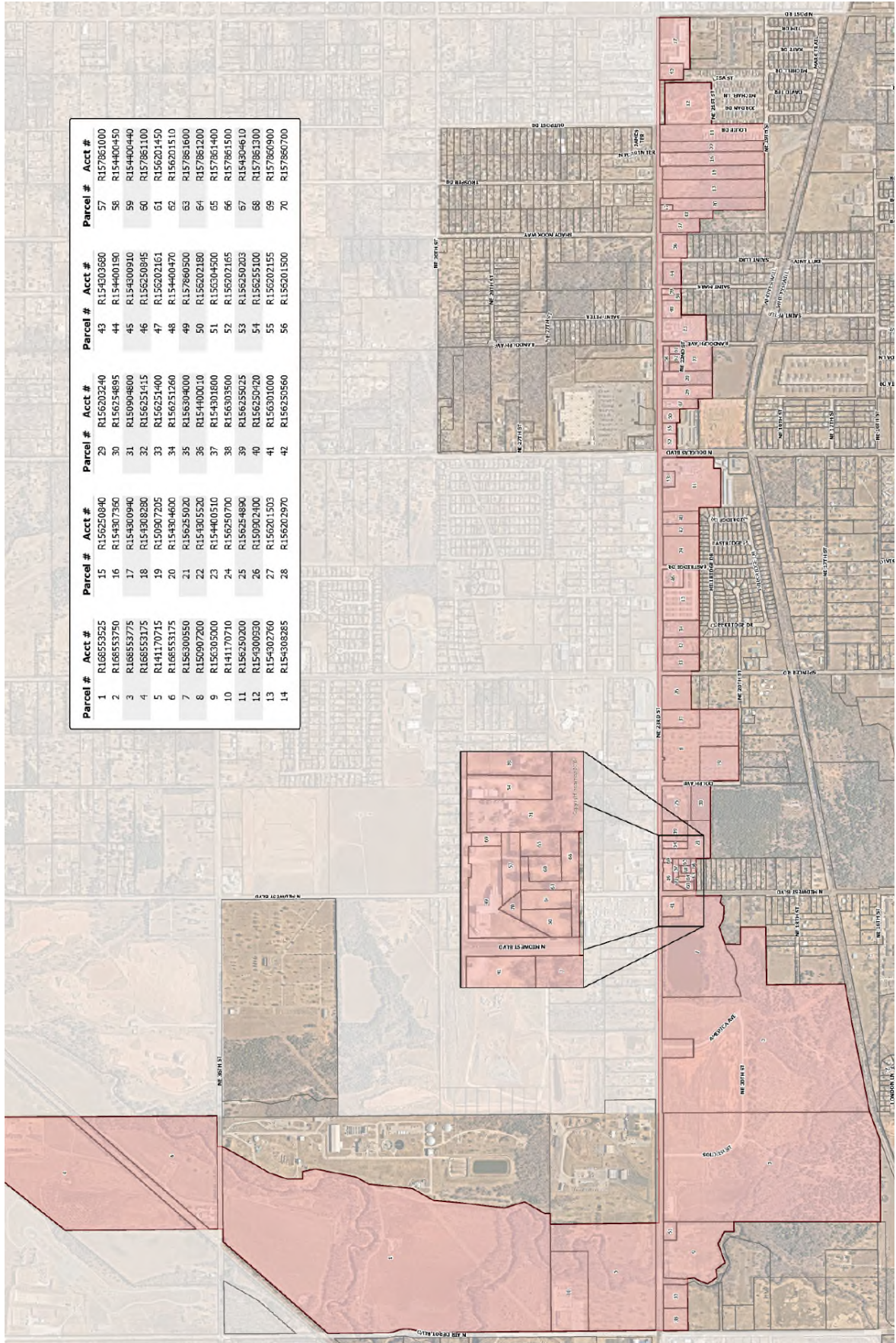
**APPENDIX “A”**

**LEGAL DESCRIPTION AND SKETCH OF  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)**

The boundaries of the North Side Improvement District include tracts located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

**[To Be Provided]**

A map of the boundaries of the North Side Improvement District appears on the following page:



**APPENDIX “B”**

**LEGAL DESCRIPTION AND SKETCH OF  
PROJECT AREA RELATING TO  
INCREMENT DISTRICT NUMBER THREE,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)**

The Project Area relating to the North Side Improvement District is a tract located in Sections 22, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

**[To Be Provided]**

A map of the boundaries of the Project Area relating to the North Side Improvement District appears on the following page:

**[To Be Provided]**

**APPENDIX “C”**

**MAP SHOWING EXISTING USES AND CONDITIONS**

**[To Be Provided]**



**APPENDIX “D”**

**MAP SHOWING PROPOSED IMPROVEMENTS AND USES**

**[To Be Provided]**



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 19, 2022

SUBJECT: Presentation, Discussion and Possible Action Regarding A Resolution Adopting Recommendations and Findings, Including Any Possible Amendment, in Regard to the Establishment of Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District) and Its Related Project Plan; and Containing Other Provisions Relating Thereto.

The Review Committee has the statutory duty to consider and make its findings and recommendations to the Midwest City Council with respect to the conditions establishing the eligibility of the proposed North Side Increment District and the appropriateness of the approval of the proposed plan and project, as well as to report its findings to City Council in regard to the financial impact on the taxing jurisdictions within the proposed district and the business activities within the proposed district.

A handwritten signature in black ink that reads "Robert Coleman". The signature is written in a cursive style.

Robert Coleman  
Director of Economic Development

Enc: Findings Resolution

**RESOLUTION 2022-1**

**A RESOLUTION ADOPTING RECOMMENDATIONS & FINDINGS IN REGARD TO THE ESTABLISHMENT OF INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA (NORTH SIDE IMPROVEMENT DISTRICT) AND ITS RELATED PROJECT PLAN; AND CONTAINING OTHER PROVISIONS RELATING THERETO.**

WHEREAS, Article X, Section 6C of the Oklahoma Constitution and the provisions of the Oklahoma Local Development Act, Sections 851 *et seq.* of Title 62 of the Oklahoma Statutes, as amended (the “Local Development Act”), provide that the governing body of a city, town or county may use local taxes and local fees, in whole or in part, for specific public investments, assistance in development financing, or as a specific revenue source for other public entities in the area in which the improvements take place and may direct the apportionment of the taxes and fees for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, on December 14, 2021, the City Council (the “Governing Body”) of the City of Midwest City, Oklahoma (the “City”) adopted Resolution No. 2021-48, declaring the Governing Body’s intent: (i) to consider designating a portion of the City as a statutory “reinvestment area” pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes (the “Local Development Act”), and (ii) to consider the creation of a tax increment district relating to such area; and

WHEREAS, Resolution No. 2021-48 also authorized the activation of the "Midwest City Local Development Act Review Committee" (hereinafter, the "Review Committee"), authorizing and directing the Review Committee to analyze the City’s proposal and to determine whether the area described in the proposal would qualify as an “increment district

WHEREAS, the membership of this Review Committee is comprised of the following individuals: a representative of the Governing Body, a representative of the planning commission having jurisdiction of the proposed project, representatives of each taxing jurisdiction within the proposed district whose taxes might be impacted according to the project plan, and three representatives of the public at large, all as required pursuant to Section 855.A of the Local Development Act; and

WHEREAS, the Review Committee has the statutory duty to consider and make its findings and recommendations to the Governing Body with respect to the conditions establishing the eligibility of the proposed district, as well as to report its findings in regard to the financial impact on the taxing jurisdictions and the business activities within the proposed district; and

WHEREAS, the Review Committee’s statutory recommendations must also include: the analysis used to project revenues over the life of the project plan; the effect on the taxing entities; and the appropriateness of the approval of the proposed plan and project, and

WHEREAS, the Review Committee has been presented with that certain “Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District)”, dated as of June 1, 2022 (the “Project Plan”), providing, *inter alia*, for the creation of Increment District Number Three, City of Midwest City, Oklahoma, the boundaries of which are more particularly described in Exhibit “A”, and more particularly illustrated in Exhibit “B”, both attached hereto (“Increment District Number Three, City of Midwest City, Oklahoma” being hereinafter referred to as the “North Side Improvement District”); and

WHEREAS, the proposed North Side Improvement District **[is] [is not]** eligible for designation as an increment district by virtue of being located within a Reinvestment Area, as defined and set forth in 62 O.S.2001, § 690.1 *et seq.*; and

WHEREAS, the Project Plan **[does] [does not]** contemplate the funding of essential public improvements; and

WHEREAS, it is more likely than not that the private investments referenced in the Project Plan **[will] [will not]** occur within the proposed North Side Improvement District without the public improvements and development financing assistance specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA, IN REGARD TO THE PROPOSED INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA, AND THE PROJECT PLAN RELATING THERETO:

SECTION I. FINDINGS AND RECOMMENDATIONS WITH RESPECT TO THE CONDITIONS ESTABLISHING THE ELIGIBILITY OF THE NORTH SIDE IMPROVEMENT DISTRICT AND THE PROJECT PLAN. The Review Committee hereby finds that that portion of the North Side Improvement District set forth in Exhibit “A” attached hereto, is within an area that **[does] [does not]** qualify as a “Reinvestment Area” as defined in Section 853.17 of the Local Development Act due to the fact that it **[is] [is not]** an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, or to preserve or enhance the tax base or in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Therefore, the Review Committee finds that the North Side Improvement District **[is][is not]** eligible for designation as a tax increment district.

SECTION II. FINDINGS AND RECOMMENDATIONS WITH RESPECT TO THE APPROPRIATENESS OF THE APPROVAL OF THE PROPOSED PLAN AND PROJECT.

A. The Review Committee has considered the Project Plan, and hereby finds that the provisions of the Project Plan **[do] [do not]** meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

1. Investment, development and economic growth are difficult within the boundaries of the North Side Improvement District, but possible if the tax increment financing provisions of the Local Development Act are available.
2. That the North Side Improvement District does not encompass an area where investment, development and economic growth would occur without the assistance of public funds.
3. That the undertaking of the projects described in the Project Plan will not supplant or replace normal public functions and services.
4. That the purposes set forth in the Project Plan for the North Side Improvement District work in conjunction with the governing body's locally implemented economic development plans.
5. That the North Side Improvement District does not have boundaries that dissect a similar area and does not create an unfair competitive advantage.
6. That the project contemplates the need for residential and neighborhood treatments, and capital improvements to neighborhood public schools, as well as commercial/industrial development.
7. That where possible, partial credits or credits that do not utilize the full time-frame allowed be pursued.
8. That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan.
9. That the Project Plan contemplates the conservation, preservation, and rehabilitation of existing improvements within the North Side Improvement District; that demolition, clearance and relocation is minimized except for structures necessary for the undertaking of the projects referenced in the Project Plan.
10. That the Project Plan, upon adoption by the Governing Body, develops and applies clear standards, criteria and threshold limits that are applicable to all similar property and areas that the Project Plan contains protection against nearby relocations to utilize incentives.

B. The Review Committee further finds that contemplated private and public projects described in the Project Plan **[will]** **[will not]** enhance the value of other real property located within the North Side Improvement District as well as effectuating the increase of employment opportunities within said district.

C. The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856.B.4.d of the Local

Development Act, within City of Midwest City, **[does] [does not]** exceed 25% of the total net assessed value of taxable property within City of Midwest City, Oklahoma.

D. The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856.B.4.f. of the Local Development Act, within the City of Midwest City **[does] [does not]** exceed 25% of the total assessed net value of any affected school districts located within the City of Midwest City.

E. The Review Committee further finds that the land area of all increment districts within the City of Midwest City **[does] [does not]** exceed 25% of the total land area of the City of Midwest City.

F. Based on the foregoing, the Review Committee finds that the Project Plan and the projects therein **[are][are not]** appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the Governing Body is hereby **[recommended][not recommended] [recommended with the following conditions:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_].

### SECTION III. REPORT OF FINANCIAL IMPACT.

A. The Review Committee has reviewed estimates of the incremental ad valorem (real and business personal) taxes which will likely result from the establishment of the North Side Improvement District. The analysis used to project revenues over the life of the Project Plan and the impact of the North Side Improvement District on the taxing entities are attached hereto as Exhibits “C” and “D”, respectively.

B. The Review Committee finds that the current property tax revenues collected within the North Side Improvement District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating ad valorem taxes to the North Side Improvement District apportionment fund for twenty-five (25) years **[is][is not]** desirable to serve as a catalyst for retaining or expanding employment, or to attract major investment in the area or to preserve or enhance the tax base as it **[will][will not]** benefit the proposed North Side Improvement District and thereby eventually will **[result][not result]** in substantial increased ad valorem tax revenues to the taxing jurisdictions at the completion of the Project Plan.

C. The Review Committee further finds the financial impact on each of the taxing jurisdictions within the North Side Improvement District to be as follows:

1. CITY OF MIDWEST CITY, OKLAHOMA. The City of Midwest City, Oklahoma (the “City”) currently levies ad valorem taxes (at varying rates from year to year) to pay principal and interest on the City’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues”).

Sinking Fund Revenues: The establishment of the proposed North Side Improvement District does not alter the City’s legal obligation under its General Obligation Bonds, and will likely not affect the City’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on City’s Sinking Fund Revenues is expected.

2. OKLAHOMA COUNTY, OKLAHOMA: Oklahoma County, Oklahoma (the “County”) currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the County’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues); and (b) ad valorem taxes equal to 10.35 mills to support general county government (within this section, the “General Fund Revenues”).

Sinking Fund Revenues: The establishment of the proposed North Side Improvement District does not alter the County’s legal obligation under its General Obligation Bonds, and will likely not affect the County’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Sinking Fund Revenues is expected.

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to the County, no diminishment of the County’s General Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the County’s 10.35 mill levy and used to pay “project costs” are estimated to be [ \$\_\_\_\_\_ ] and [ \$\_\_\_\_\_ ], respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the County General Fund Revenue is expected.

3. OKLAHOMA CITY/COUNTY HEALTH DEPARTMENT: The Oklahoma City/County Health Department (“OCCHD”) currently levies ad valorem taxes equal to 2.59 mills to support the operational activities of the OCCHD (within this section, the “General Fund Revenues”).

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to OCCHD, no diminishment of OCCHD’s General Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from OCCHD’s 2.59 mill levy and used for “project costs” service are estimated to be [ \$\_\_\_\_\_ ] and [ \$\_\_\_\_\_ ], respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment **[would] [would not]** have



accrued without the construction of the projects listed in the Project Plan, **[a significant][no significant]** adverse financial impact on OCCHD's General Fund Revenue is expected.

4. METROPOLITAN LIBRARY SYSTEM. The Metropolitan Library System ("MLS") currently levies ad valorem taxes equal to 5.20 mills to support the operational activities of MLS (within this section, the "General Fund Revenues").

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to MLS, no diminishment of MLS' General Fund Revenues will likely result from the establishment of the North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from MLS' 5.20 mill levy and used to pay "project costs" are estimated to be **[\$\_\_\_\_\_]** and **[\$\_\_\_\_\_]**, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on MLS' General Fund is expected.

5. ROSE STATE COLLEGE/TECHNICAL AREA EDUCATION DISTRICT. The Rose State College/Technical Area Education District ("RSD") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on RSD's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues"); (b) ad valorem taxes equal to 5.17 mills to finance a portion of the capital needs of RSD (the "Building Fund Revenues"); and (c) ad valorem taxes equal to 10.34 mills to support the operational activities of RSD's college and technical education programs (within this section, the "General Fund Revenues").

Sinking Fund Revenues: The establishment of the proposed North Side Improvement District does not alter RSD's legal obligation under its General Obligation Bonds, and will likely not affect RSD's ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to RSD, no diminishment of RSD's Building Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from RSD's 5.17 mill levy and used for debt service are estimated to be \$\_\_\_\_\_ and \$\_\_\_\_\_, respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment, **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the Building Fund Revenue is expected.

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to RSCD, no diminishment of the General Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from RSD's 19.65 mill levy and used to pay "project costs" are estimated to be [\$ \_\_\_\_\_] and [\$ \_\_\_\_\_], respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the General Fund Revenue is expected.

6. VOCATIONAL-TECHNICAL SCHOOL DISTRICT NO. 22: Vocational-Technical School District No. 22 ("Metro Technology District") currently levies: (a) ad valorem taxes equal to 10.17 mills to support the educational activities of the Metro Technology District (the "General Fund Revenues").

General Fund Revenues: As all of the General Fund Revenues that are currently being generated within the North Side Improvement District will continue to accrue to Metro Technology District, no diminishment of the Metro Technology District's General Fund Revenues will likely result from the establishment of the North Side Improvement District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from Metro Technology District's 10.17 mill levy and used to pay "project costs" (or debt service thereon) are estimated to be [\$ \_\_\_\_\_] and [\$ \_\_\_\_\_], respectively. **[However, because substantially all of the incremental General Fund Revenues generated from new private investment, [would] [would not] have accrued without the construction of the projects listed in the Project Plan, [a significant] [no significant] adverse financial impact on the Metro Technology District's General Fund is expected.]**

7. CRUTCHO PUBLIC SCHOOL DISTRICT: Dependent School District No. 74, Oklahoma County, Oklahoma (the "Crutcho Public School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Oklahoma Public School District's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues), (b) ad valorem taxes equal to 36.14 mills to support the operational activities of the Crutcho Public School District (within this section, the "General Fund Revenues"), and (c) ad valorem taxes equal to 5.14 mills to finance a portion of the capital needs of the school district (the "Building Fund Revenues"). Also, additional ad valorem taxes equal to 4.14 mills are levied county-wide to support the operational activities of all public schools in Oklahoma County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (such revenues being referred to herein as the "County Levy Revenues").

Sinking Fund Revenues: The establishment of the proposed North Side Improvement District does not alter the Crutchto Public School District's legal obligation under its General Obligation Bonds, and will likely not affect the Crutchto Public School District's ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Crutchto Public School District's Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to the Crutchto Public School District, no diminishment of the Crutchto Public School District's Building Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from the Crutchto Public School District's 5.14 mill levy and used for debt service are estimated to be [\$\_\_\_\_\_] and [\$\_\_\_\_\_], respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment **[would] [would not]** have occurred without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the Crutchto Public School District's Building Fund Revenue is expected.

General Fund Revenues and County Levy Revenues: As all of the General Fund Revenues and County Levy Revenues that are currently being generated within the proposed North Side Improvement District (and allocated to the Crutchto Public School District) will continue to accrue to the Crutchto Public School District, no significant diminishment of the Crutchto Public School District's General Fund Revenues or County Levy Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the Crutchto Public School District's 36.14 mill levy are estimated to be [\$\_\_\_\_\_] and [\$\_\_\_\_\_] respectively. **[However, General Fund Revenues are predominantly impacted by changes in funding from the State of Oklahoma's "State Aid Fund", as provided in Title 70, Sections 18-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the "State Aid Revenues"). Under these provisions, increases in the net assessed valuation of a school district are almost entirely offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the proposed North Side Improvement District would not substantially increase or decrease the net amount of General Fund Revenues available to the Crutchto Public School District.]**

---

\_\_\_\_\_.]

8. OKLAHOMA CITY PUBLIC SCHOOL DISTRICT: Independent School District No. 89, Oklahoma County, Oklahoma (the "Oklahoma City Public School District") currently

levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Oklahoma Public School District's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues), (b) ad valorem taxes equal to 36.14 mills to support the operational activities of the Oklahoma City Public School District (within this section, the "General Fund Revenues"), and (c) ad valorem taxes equal to 5.14 mills to finance a portion of the capital needs of the school district (the "Building Fund Revenues"). Also, additional ad valorem taxes equal to 4.14 mills are levied county-wide to support the operational activities of all public schools in Oklahoma County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (such revenues being referred to herein as the "County Levy Revenues").

Sinking Fund Revenues: The establishment of the proposed North Side Improvement District does not alter the Oklahoma City Public School District's legal obligation under its General Obligation Bonds, and will likely not affect the Oklahoma City Public School District's ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Oklahoma City Public School District's Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the proposed North Side Improvement District will continue to accrue to the Oklahoma City Public School District, no diminishment of the Oklahoma City Public School District's Building Fund Revenues will likely result from the establishment of the proposed North Side Improvement District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from the Oklahoma City Public School District's 5.14 mill levy and used for debt service are estimated to be [\$ \_\_\_\_\_] and [\$ \_\_\_\_\_], respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment **[would] [would not]** have occurred without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the Oklahoma City Public School District's Building Fund Revenue is expected.

General Fund Revenues and County Levy Revenues: As all of the General Fund Revenues and County Levy Revenues that are currently being generated within the proposed North Side Improvement District (and allocated to the Oklahoma City Public School District) will continue to accrue to the Oklahoma City Public School District, no significant diminishment of the Oklahoma City Public School District's General Fund Revenues or County Levy Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the Oklahoma City Public School District's 36.14 mill levy are estimated to be [\$ \_\_\_\_\_] and [\$ \_\_\_\_\_] respectively. **[However, General Fund Revenues are predominantly impacted by changes in funding from the State of Oklahoma's "State Aid Fund", as provided in Title 70, Sections 18-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the "State Aid Revenues"). Under these provisions,**

**increases in the net assessed valuation of a school district are almost entirely offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the proposed North Side Improvement District would not substantially increase or decrease the net amount of General Fund Revenues available to the Oklahoma City Public School District.] [\_\_\_\_\_.**

D. The Review Committee further finds the financial impact on business activities within the North Side Improvement District to be, as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

MIDWEST CITY LOCAL DEVELOPMENT ACT  
REVIEW COMMITTEE

\_\_\_\_\_  
PAT BYRNE, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION OF  
INCREMENT DISTRICT NUMBER TWO,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)

The boundaries of the North Side Improvement District shall consist of the following tracts tract of land, more particularly described as follows:

EXHIBIT "B"

MAP SHOWING BOUNDARIES OF  
INCREMENT DISTRICT NUMBER TWO,  
CITY OF MIDWEST CITY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)

The boundaries of the North Side Improvement District lying within the corporate limits of the City shall consist of the following:

EXHIBIT "C"

ANALYSIS SHOWING HISTORIC AND PROJECTED INCREMENTAL TAX REVENUES  
AND HISTORIC AND PROJECTED ANNUAL DEBT SERVICE  
FOR TAX AND BOND YEARS 2021 THRU 2046  
FROM INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY,  
OKLAHOMA  
AND INCREMENT DISTRICT NUMBER ONE, OKLAHOMA COUNTY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)



EXHIBIT "D"

ANALYSIS OF ESTIMATED FINANCIAL IMPACT ON TAXING ENTITIES  
FOR TAX YEARS 2021 THRU 2046  
FROM INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY,  
OKLAHOMA  
AND INCREMENT DISTRICT NUMBER ONE, OKLAHOMA COUNTY, OKLAHOMA  
(NORTH SIDE IMPROVEMENT DISTRICT)



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 19, 2022

SUBJECT: Discussion and Consideration, including any possible amendment, on the Selection of Future Meeting Date(s).

One of our projects appears to be moving along rather quickly. We need to have the Project Plan in order by June, and Staff is suggesting the meeting, if necessary, be scheduled for 2:00 PM, Thursday, May 26<sup>th</sup>, June 2 or June 9<sup>th</sup>, 2022.

Please advise of any conflicts with your schedule.

A handwritten signature in black ink that reads "R. Coleman". The signature is written in a cursive style and is positioned above a horizontal line.

Robert B. Coleman  
Director of Economic Development

Enc: May and June Calendars

## May

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  | 6  | 7  |
| 8  | 9  | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 |    |    |    |    |

## June

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
|    |    |    | 1  | 2  | 3  | 4  |
| 5  | 6  | 7  | 8  | 9  | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 |    |    |