

HERITAGE PARK MALL AREA URBAN RENEWAL PLAN

MWCURA Meeting
December 21, 2022



CENTER FOR ECONOMIC
DEVELOPMENT LAW

Legal Basics Overview

Oklahoma Urban Redevelopment Law, 11 O.S. §38-101 - §38-123

- The Act provides a method for the City to:
 - create a workable program to eliminate and prevent the spread of blight
 - to encourage rehabilitation
 - to provide for redevelopment of blighted areas
- Carried out through Urban Renewal Plan, which contains:
 - Acquisition and redevelopment authorizations
 - Acquisition and relocation policies and procedures
 - Implementation, including property acquisition, disposition, and redevelopment
- Approval Process
 - Urban Renewal Authority reviews plan
 - Planning commission determines whether the plan conforms to the general plan for the area
 - City Council holds two public hearings after proper notice



Urban Renewal Authority Powers

- Carry out urban renewal plans approved by the City
- Make public improvements within urban renewal areas
- Acquire property, by agreement and/or eminent domain
- Provide services to individuals and businesses displaced by plan implementation
- Prepare property for redevelopment
- Borrow money and apply for and accept loans
- Urban Renewal Authority **cannot**:
 - Declare an area blighted
 - Issue general obligation bonds, appropriate funds of the City, levy taxes or assessments
 - Make zoning changes



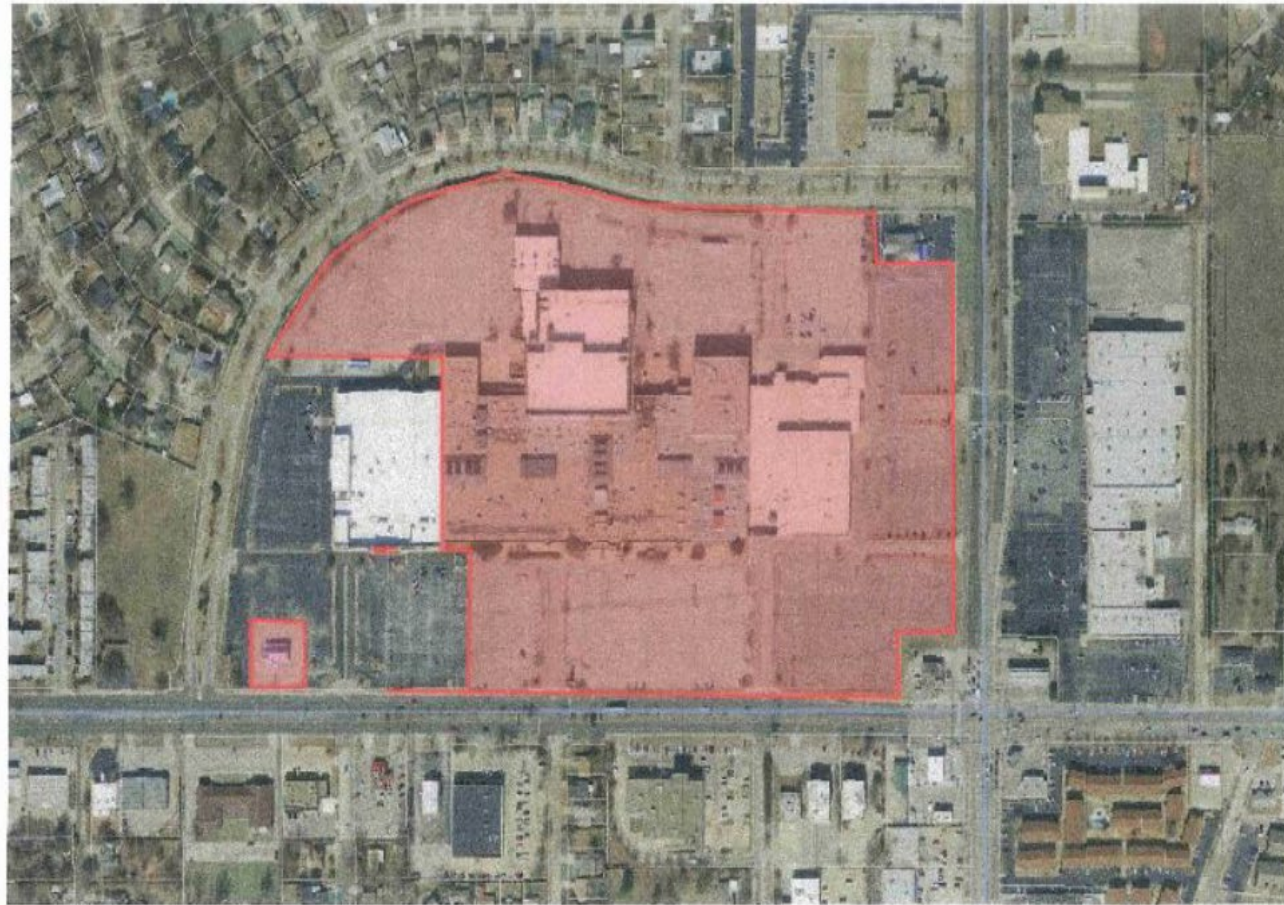
Urban Renewal Plan Contents

- Area
- Objectives and Actions
- Land Use Plan
- Authorizations
 - Land Acquisition
 - Implementation
 - Financing
- Land Disposition
 - Redevelopers' Obligations
 - Procedures
- Financing Plan
- Relocation Plan

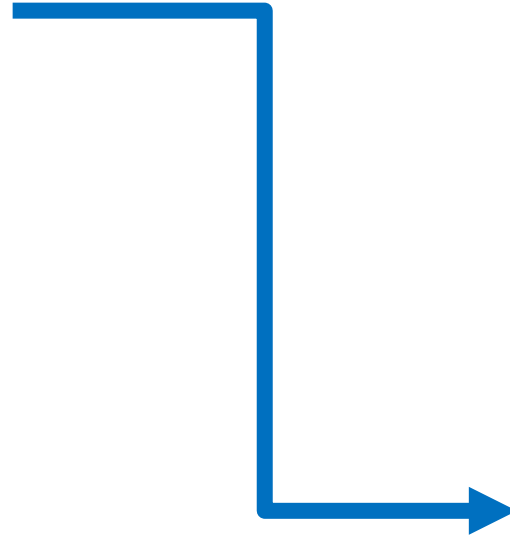


AREA

Declared to be a blighted area by City on August 23,
2022



OBJECTIVES



ACTIONS



LAND USE PLAN

- Map showing Existing Zoned Uses
- Map showing Proposed Land Uses
- Regulations, Controls, and Restrictions on Land Uses
 - Requirements upon disposition
 - Length of time for such restrictions

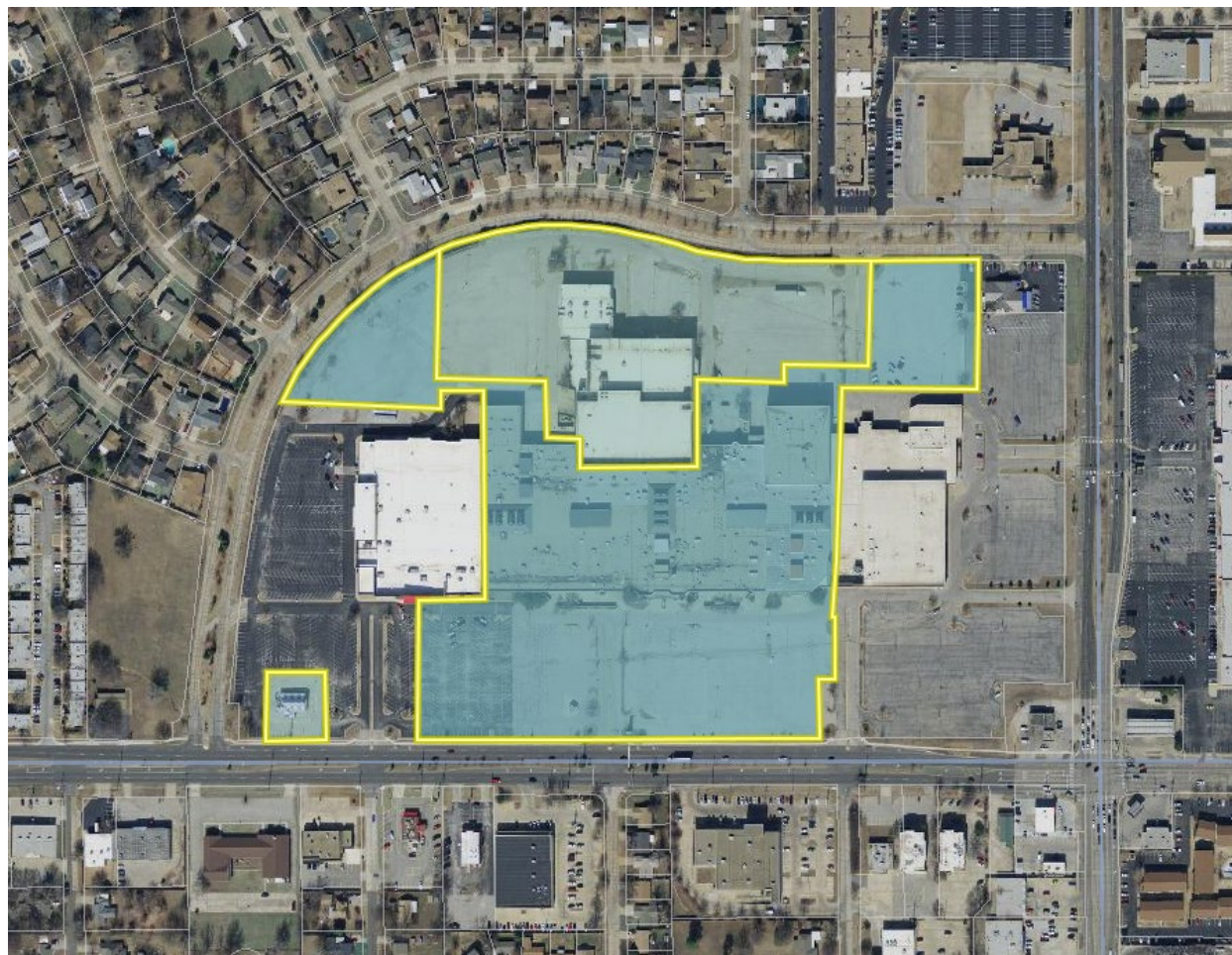


LAND ACQUISITION

- Acquisition Map (below)
- Property may be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to MWCURA
 - MWCURA to obtain fair market value appraisal and purchase offers will be made based upon it
- Right of way and other public use land may be acquired by MWCURA (or the City) as necessary to carry out objectives



LAND ACQUISITION MAP



LAND DISPOSITION

- Property conveyed by MWCURA for no less than fair value
- Redevelopers' Obligations
 - Develop consistent with Urban Renewal Plan, redevelopment requirements of MWCURA, and all required City approvals
 - Developments subject to design review and approval by MWCURA prior to property disposition and commencement of development
- Procedures for Contracts
 - Notice
 - Approval



FINANCING PLAN

- Phasing and Timing
- Financial support for implementation of Urban Renewal Plan
- Grants, loans, contributions
 - Federal, state, local
 - Public, private
- Economic Development Tools and Programs



RELOCATION PLAN

- Law requires MWCURA to make and follow a relocation plan
- Must provide a feasible method for the relocation of families and businesses displaced by its actions into decent, safe, and sanitary accommodations within their means and without undue hardship to such families and businesses
- Midwest City Urban Renewal Authority Relocation Policy and Procedures, as periodically amended, to be followed
 - Notice procedures
 - Relocation obligations
 - Counseling and advisory services
 - Appeals process
- Policy and Procedures previously adopted by MWCURA to be reviewed and examined for potential amendment to ensure appropriate benefits



URBAN RENEWAL PLAN APPROVAL PROCEDURE

- MWCURA reviews and recommends the Urban Renewal Plan
- Planning Commission:
 - Designation of the area as appropriate for the urban renewal area;
 - Finding that the Urban Renewal Plan is in conformance with the City's Comp Plan; and
 - Recommendation of the Urban Renewal Plan to City Council.
- City Council holds two public hearings prior to voting on the Urban Renewal Plan
 - Notice to include publication, on website, and 5 large signs posted in the Urban Renewal Area for at least 14 days before public hearings



TODAY

- MWCURA consideration of resolution to:
 - Determine Heritage Park Mall Area Urban Renewal Plan to be desirable
 - Recommend its approval by City Council
 - Direct Executive Director of MWCURA to submit Heritage Park Mall Area Urban Renewal Plan to Planning Commission for review and consideration

- Questions
- Suggestions
- Next Steps

