

(Published in The Journal Record _____, 2024)

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE CLASSEN CORRIDOR REVITALIZATION PROJECT PLAN, ATTACHED HERETO AS ATTACHMENT A, PURSUANT TO THE OKLAHOMA LOCAL DEVELOPMENT ACT (62 O.S. § 850, *ET SEQ.*).

ORDINANCE

WHEREAS, Article X, Section 6(C) of the Constitution of the State of Oklahoma (“Section 6(C)”), gives the Oklahoma Legislature the power to authorize cities to 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 and to plan, finance and carry out the development or redevelopment of areas determined by the governing body of said city to be unproductive, undeveloped, underdeveloped or blighted; and

WHEREAS, the Oklahoma Legislature has authorized cities to use the powers set forth in Section 6(C) pursuant to and in the manner set forth in the Oklahoma Local Development Act, 62 O.S. §850 *et seq.* (“Act”). The Act provides that cities can make project plans, create increment districts, and direct the application of any increment of property and/or sales taxes to be used to finance a plan and projects; and

WHEREAS, the Act restricts use of these economic development tools to only those areas in which investment, development and economic growth are difficult but possible using these tools. Pursuant to the Act, the Legislature declared that historic preservation, reinvestment and enterprise areas are found to be unproductive, undeveloped, underdeveloped, or blighted areas in compliance with Section 6(C); and

WHEREAS, City staff and staff for the Alliance for Economic Development of Oklahoma City (“Alliance”) have identified an area near the urban core of Oklahoma City in which the economic development tools provided by the Act could be used to enhance private investment and reverse economic stagnation and decline which has made improvement in the area challenging; and

WHEREAS, on March 12, 2024 the City of Oklahoma City (“City”) approved a Resolution authorizing the creation of the Classen Corridor Revitalization TIF Review Committee (“Review Committee”) to consider the creation of a new Project Plan, to be titled the Classen Corridor Revitalization Project Plan (“Classen Project Plan”), pursuant to Section 855 of the Act. Said Resolution additionally appointed Mayor David Holt as chairperson of, and Rusty LaForge as the Oklahoma City Planning Commission representative on, the Review Committee. The Resolution acknowledged that the five taxing jurisdictions that would be affected by the new Classen Project Plan are Oklahoma County, Oklahoma City Public Schools, the Metropolitan Library System, the Oklahoma City County Health Department, and Metro Technology Center, which five entities shall each appoint a representative to serve on the Review Committee.

Lastly, the Resolution acknowledged that once convened, the Review Committee shall appoint three at-large members in accordance with Section 855 of the Act; and

WHEREAS, on April 24, 2024, the Review Committee convened at its first meeting, in accordance with the Oklahoma Open Meeting Act, and appointed Remy Luong, Thuan Nguyen, and Candace Baitz to serve as the three at-large members of the Review Committee from a list of seven names provided by the Chairman of the Review Committee. Additionally, the five taxing jurisdictions representatives were in attendance: Butch Freeman, Scott Randall, Craig Woodruff, Dr. Patrick McGough, and Aaron Collins; and

WHEREAS, on May 2, 2024, the Review Committee met again in an Open Meeting and reviewed the proposed Classen Project Plan. The primary purpose of the Classen Project Plan is to reduce and eliminate blighted conditions, reverse economic stagnation, create new employment opportunities and growth, and to stimulate the rehabilitation and preservation of historically or architecturally significant structures in the Project Area. The Classen Project Plan defines the Project Area as that area from NW 34th Street and North Classen Boulevard south to NW 10th Street and North Pennsylvania Avenue on the west and NW 8th Street and North Robinson Avenue on the east. The Project Area is the area in which development is expected to take place and in which the increment will be spent; and

WHEREAS, at that same meeting, the Review Committee met and considered evidence presented by City and Alliance staff (“Staff”) with regard to the eligibility of the Project Plan. Staff informed the Review Committee that the Project Area is located within a combination of enterprise, reinvestment and urban renewal areas, making it an eligible Project Plan in conformance with the Act. Buildings such as the Gold Dome have sat vacant for years and are ripe for redevelopment which, not unlike a lot of redevelopment needed in the Project Area, is not financially feasible without public assistance; and

WHEREAS, further the Review Committee met and considered evidence presented by Staff with regard to the financial impact the Project Plan will have on the affected taxing jurisdictions and the business activities in the Project Area. New private investment of more than \$350,000,000 over the life of the Project Plan is estimated. Additionally, it is estimated that new tax increment of approximately \$68,000,000 will be generated from the investment in the Project Area. More specific findings are set forth in Section VI of the Project Plan; and

WHEREAS, the proposed Project Plan provided under this Ordinance will create, but not activate, four tax increment districts. Activation will occur at a later date as approved by City Council action but not more than ten years from the date of adoption of the Project Plan. The increment areas are the areas in which development is anticipated to occur, creating tax increment to be used to pay for the Project Costs as identified in Section X of the Project Plan; and

WHEREAS, the Review Committee having reviewed all the evidence presented by Staff has determined that the Project Plan is appropriate, desirable and beneficial to the community; specific measurable increases in demand for service from the affected taxing jurisdictions are expected to be incremental; it is expected that the economic benefits of the Project Plan for the affected taxing jurisdictions and the community as a whole will ultimately offset any adverse

financial impacts resulting from the Project Plan; and the financial impact analysis appears to be reasonable and in conformance with the Act. In light of these findings, the Review Committee recommends approval of the Project Plan to the City Council; and

WHEREAS, on May 9, 2024, the Oklahoma City Planning Commission, at its regularly scheduled public meeting, determined that the Project Plan is in conformance with the Comprehensive (Master) Plan of the City and recommended that the City Council approve and adopt the Project Plan as presented; and

WHEREAS, the City Council has been provided advance copies of this Ordinance, the Project Plan in final form, and the Financial Impacts Analysis. Based on a review of the documents and information provided, the City Council finds that:

- The Project Plan is an eligible plan;
- The improvements made in the Project Area are likely to enhance the value of other real property in the general area and promote the general public interest;
- Investment, development and economic growth in the Project Area are difficult, but possible, if the proposed amendments are adopted;
- It is in the best interests of the City of Oklahoma City and its citizens to approve the Project Plan;
- The aggregate net assessed value of the taxable property in all increment districts within Oklahoma City does not exceed 25% of the total net assessed value of all taxable property within the City;
- The aggregate net assessed value of the taxable property in all increment districts in Oklahoma City does not exceed 25% of the total net assessed value of any affected school district located within the City;
- The land area of the increment districts within the City do not exceed 25% of the total land area of the City.

NOW, THEREFORE, BE IT ENACTED by the City Council of The City of Oklahoma City that the Classen Corridor Revitalization Project Plan is hereby approved as attached hereto as Attachment A.

[Signature Page to Follow]

INTRODUCED AND CONSIDERED in open meeting of the Council of The City of
Oklahoma City this 4TH day of JUNE, 2024.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City this
____ day of _____, 2024.

ATTEST: (Seal)

CITY CLERK

MAYOR

REVIEWED for form and legality.



Assistant Municipal Counselor