



MEMORANDUM

Council Agenda
Item No. XI. X
9/26/2023

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Public hearing regarding Joint Resolution with the Oklahoma City Economic Development Trust approving an allocation not to exceed \$1,900,000 from Tax Increment District No. 2's Residential Development Budget Category, from the Amended and Restated Downtown/Maps Economic Development Project Plan 2023, in support of the 520 W. Main Project.
2. Joint Resolution with the Oklahoma City Economic Development Trust approving an allocation not to exceed \$1,900,000 from Tax Increment District No. 2's Residential Development Budget Category, from the Amended and Restated Downtown/Maps Economic Development Project Plan 2023, in support of the 520 W. Main Project located at 520 West Main Street in Oklahoma City just west of the Sheridan Walker Parking Garage, which project consists of the construction of 204 apartment units by redeveloping the old Holiday Inn Building at that location, with an estimated \$20,000,000 in private capital investment to be provided by the developer. Ward 6.

Location:

520 West Main

Background:

On March 7, 2000, The City of Oklahoma City ("City") adopted Ordinance No. 21,431, approving the initial Downtown/MAPS Economic Development Project and Project Plan ("Project" and "Project Plan", respectively) and establishing, among other provisions, the creation of Increment Districts to serve the Project and its associated Project Area. The Project Plan was last Amended and Restated on March 28, 2023 ("Amended Project Plan"), and it requires that the Downtown/MAPS Tax Increment Review Committee ("Review Committee") review any proposed development and/or budgetary allocation in consideration of the Project's objectives, feasibility, priorities, and funding availability and submit its recommendation to the City Council of the City of Oklahoma City ("City Council") prior to implementation of a development project.

On August 11, 2023, the Downtown/MAPS Review Committee convened and considered evidence presented regarding the "520 W. Main Street" project, which project consists of residential complex at 520 West Main Street in Oklahoma City, with approximately 204 apartment units, retail space and other amenities with a total capital investment from the developer, Infiniti Living 1 LLC, of approximately \$20,000,000.

After hearing this evidence and finding that the project meets the goals and objectives of the Project Plan, the Review Committee adopted a resolution recommending that the City Council and Trustees approve a budgetary allocation of a total amount not to exceed \$1,900,000 from the Residential Development budget category for assistance in development financing to close a gap in financing costs for the 520 W. Main Street project.

In accordance with this Joint Resolution, the allocation would be provided to the Developer in an amount not to exceed \$1,500,000 of the total Allocation upon completion of the project, with \$400,000 of the total Allocation provided as a reimbursement of 100% of the ad valorem tax increment generated by the project over the remaining life of TIF 2.

Review:

Finance – Economic Development

Recommendation: Public hearing be held and Resolution be adopted.