



MEMORANDUM

Council Agenda
Item No. XI. X.1&2
9/27/2022

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 in a total amount not to exceed \$16,000,000 for the "Strawberry Fields" project.
2. Joint Resolution with the Oklahoma City Economic Development Trust approving an allocation in a total amount not to exceed \$16,000,000 from Increment District No. 2, City of Oklahoma City, consisting of an amount not to exceed \$9,600,000 from the Residential Development budget category and an amount not to exceed \$6,400,000 from the Hotels/Commercial Development budget category of the Amended and Restated Downtown/MAPS Economic Development Project Plan, in support of underground infrastructure for the "Strawberry Fields" project in the area generally bounded by Oklahoma City Boulevard to the north, Hudson Avenue to the east, SW 7th Street to the south, and Shartel Avenue to the west, which project consists of the investment of approximately \$1,500,000,000 toward the construction of a mixed-use urban neighborhood; and directing the negotiation of an Economic Development Agreement. Ward 6.

Request deferral to October 11, 2022.

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 September 14, 2021 ("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 18, 2022, the Downtown/MAPS Review Committee convened and considered evidence presented regarding the "Strawberry Fields" project, which project consists of the investment of approximately \$1,500,000,000 toward the construction of a mixed-use urban neighborhood with both residential and commercial uses in the area generally bounded by Oklahoma City Boulevard to the north, Hudson Avenue to the east, S.W. 7th Street to the south, and Shartel Avenue to the west.

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 \$16,000,000, consisting of an amount not to exceed \$9,600,000 from the Residential Development budget category and an amount not to exceed \$6,400,000 from the Hotels/Commercial Development budget category of the Project Plan, for assistance in development financing to close a gap in financing costs for the Strawberry Fields project.

In accordance with this Joint Resolution, the allocation would be provided as a reimbursement to the Developer for underground infrastructure costs in an amount not to exceed \$16,000,000, subject to the availability of funds in Increment District No. 2. Upon approval of an allocation and authorization to negotiate an economic development agreement (“EDA”), staff will develop an EDA that aligns the infrastructure reimbursements with a phased development plan.

Review:

Finance

Recommendation: Resolution be adopted.