



MEMORANDUM

Council Agenda
Item No. IX.B.
2/23/2016

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Ordinance on final hearing (emergency), amending Ordinance No. 24,921 by approving and adopting the Amended and Restated Downtown/MAPS Economic Development Project Plan; revising project objectives; strengthening the ability of the Project Plan to meet project objectives by revising the leverage fund budget for Increment District No. 2; amending the project budget by revising estimated project costs for Increment District No. 2; providing that certain levies made pursuant to Okla. Const. Art. 10, §9(b) as the revenue entirely of I-89 School District; identifying and creating Increment District No. 10, City of Oklahoma City; providing that the apportioned ad valorem tax increment revenues from Increment District No. 10 may be allocated to fund assistance in development financing; providing for the establishment of a sales tax increment for Increment District No. 10; establishing a project budget for Increment District No. 10; designating and adopting boundaries for a revised project area and boundaries for Increment Districts No. 2, and No. 10, City of Oklahoma City; ratifying and confirming the actions, recommendations and findings of the Downtown/MAPS Increment District Review Committee and the Planning Commission; making certain findings and providing for severability. Wards 6 and 7.

Background

In 1992, the Oklahoma Legislature enacted the Local Development Act, Title 62, Section 850, et. seq., authorizing municipalities to establish tax increment financing districts. On March 7, 2000, The City of Oklahoma City adopted Ordinance No. 21,431, approving the Downtown/MAPS Economic Development Project Plan and establishing Increment District Number Two, City of Oklahoma City ("Increment District No. 2"), which Project Plan has been amended from time to time, with the most recent Project Plan Amendment approved on July 15, 2014 by the City Council, and which amendments included, among other things, the establishment of Increment District No. 8.

The proposed Amended and Restated Downtown/MAPS Economic Development Project Plan ("Amended and Restated Plan") is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. § 850, et seq. ("Act"). The Amended and Restated Plan is intended to augment achievement of the objectives of the previously approved Comprehensive (Master) Plan of The City of Oklahoma City and subsequent amendments thereto, and to implement urban renewal plans previously approved under Title 11 O.S. § 38-101, et seq., within the project area.

The proposed Amended and Restated Plan increases the project cost budget for Increment District No. 2 to \$165,000,000, expands the project area boundaries, and establishes Increment District No. 10 to encompass the First National Center. Furthermore, the Amended and Restated Plan allows for the removal of certain parcels within the existing Increment District No. 2 in order to be included in the proposed Core to Shore Reinvestment Area Increment Districts.

Redevelopment in the Downtown/MAPS Increment Districts and Project Area have already generated over \$1.8 billion in new investment, and the changes in the proposed Amended and Restated Plan are estimated to increase new investment by an additional \$1 billion to an aggregate \$2.8 billion.

On December 21, 2015, the Downtown/MAPS Tax Increment District Review Committee found the project area and increment district eligible under the Act, made findings regarding the financial impacts on the affected taxing jurisdictions and business activities within the project area and increment districts, and recommended that the attached Amended and Restated Plan be approved and adopted by City Council.

The Oklahoma City Planning Commission deemed the Amended and Restated Project Plan was in conformance with the Comprehensive (Master) Plan of The City of Oklahoma City and further recommended City Council approval on January 28, 2016.

Review

City Manager's Office - Economic Development

Recommendation: Ordinance be adopted.

Attachment