

(Published in The Journal Record June 20, 2024)

ORDINANCE NO. 27,624

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 18TH day of JUNE, 2024.

ATTEST: (Seal)

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Amy Douglas
Assistant Municipal Counselor

**CLASSEN CORRIDOR REVITALIZATION PROJECT PLAN,
CITY OF OKLAHOMA CITY
(Date: June 2024)**

I. DESCRIPTION OF THE PROJECT

- A. This Classen Corridor Revitalization Project Plan (“Project Plan” or “Plan”) is a Project Plan as defined under the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* and is intended to assist in the development, redevelopment and revitalization of the Classen Corridor.

- B. The primary purposes of the Plan are to reduce and eliminate blight conditions, reverse economic stagnation, create new employment opportunities and growth, and to stimulate the rehabilitation and preservation of historically or architecturally significant structures with an established historic value in the Project Area, which area includes a large portion of Oklahoma City’s first Bus Rapid Transit (“BRT”) Line, from NW 34th Street and N Classen Boulevard south to NW 10th Street and N Pennsylvania Avenue on the west and NW 8th Street and N Robinson Avenue on the east. The Project Area also includes areas contained in the Midtown Urban Renewal Plan, an urban renewal plan adopted by The City of Oklahoma City, pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* Portions of the Project Area are located within State and Federal Enterprise Zones.

- C. This Plan contemplates the use of real and personal property ad valorem (“ad valorem”) tax increment revenues generated from within the Increment Districts, once established and initiated, to pay the Project Costs necessary to stimulate the redevelopment of vacant, abandoned, dilapidated, underutilized, blighted and/or historic commercial properties, as well as residential development and redevelopment. In addition, public infrastructure will also be encouraged and will be considered for public financial support through public infrastructure improvements and assistance in development financing.

- D. The Project Plan contemplates the redevelopment of the historic Gold Dome building located at NW 23rd Street and N Classen Boulevard. Redevelopment of this parcel could have a catalytic effect and spur additional investment in and around the Project Area. As the Increment Districts and Project Area are centered around a portion of the BRT Line, the Project Plan will support transit-oriented development in the form of a variety of mixed-use projects easily accessible by public transportation. Other prospective projects could include residential and mixed-use developments in Midtown, residential development along NW 10th Street between N Ellison Avenue and N Virginia Avenue, and redevelopment of the former Oklahoma City Public School Administration Building located at 900 N Klein Avenue. Generally, it is contemplated that the Project Plan will stimulate retail, commercial and residential development in the Project Area. Stimulating investment in the Project Area will enhance the value of other real property in the area and promote the general public interest.

- E. The development and redevelopment of the Project Area are vital to support the achievement of the economic development objectives of The City of Oklahoma City (“City”), the Oklahoma City Economic Development Trust (“OCEDT”), and the Oklahoma City Urban Renewal Authority (“OCURA”).
- F. Implementation of the Plan is expected to result in the stimulation of at least \$400 million in taxable investment and commercial development within the Project Area.
- G. Utilization of tax increment financing in conjunction with other existing public and private programs and redevelopment activities will maximize the impact and implementation of other economic development efforts in the Project Area.
- H. The Increment Districts and Project Area are a combination of a reinvestment area, enterprise areas, and urban renewal areas.

II. DESCRIPTION OF THE PROJECT AREA AND INCREMENT DISTRICT

A. Project Area Boundaries

The Project Area is the area in which project activities will take place. The Project Area for the most part includes undeveloped, underdeveloped, underserved, dilapidated, blighted, and economically stagnant properties generally surrounding N Classen Blvd from NW 34th Street to NW 10th Street, as well as NW 10th Street from N Virginia Avenue to N Harvey Avenue. The Project Area is more specifically shown on **Exhibit A** and the description of Project Area boundaries is contained in **Exhibit B**.

B. Increment Districts – A, B, C and D

- 1. There will be four (4) increment districts subject to the terms of the Plan:
 - Increment District A;
 - Increment District B;
 - Increment District C; and
 - Increment District D.

The Increment Districts are expected to be created and established as 25-year Increment Districts, according to applicable provisions of the Oklahoma Local Development Act.

- 2. The Increment Districts are the areas (within the identified boundaries as shown on **Exhibit C** and described in **Exhibit D**) from which the tax increment will be generated. The increment will come from ad valorem taxes and shall be that amount of ad valorem taxes generated on real and personal property valuation in excess of the base assessed value of each increment district. The increment of ad valorem taxes generated from the Increment Districts may be used to pay Project Costs as authorized in this Project Plan and in the Oklahoma Local Development

Act. A map showing a combination of the Project Area boundaries and the Increment District Boundaries is attached as **Exhibit E**.

III. PLAN OBJECTIVES – DEVELOPMENT AND REDEVELOPMENT PROJECTS

The priorities of the Plan will be those activities and projects that stimulate development, redevelopment and revitalization and encourage investment activities which bring residents and visitors to the Project Area. The objectives of the Plan are to:

- A. Promote economic development to increase sales tax revenues, improve property values, and improve economic stability;
- B. Promote economic development to retain jobs and create new jobs;
- C. Stimulate new investment in Oklahoma City;
- D. Enhance the tax base;
- E. Preserve and rehabilitate historic structures and landmarks;
- F. Encourage transit-oriented development along a portion of Oklahoma City’s first BRT Line, which reaches 40,000 residents and 91,000 jobs in the local workforce;
- G. Prioritize affordable housing by considering increased incentives for projects designating at least 20% of available units as affordable using the income averaging method, as defined by the US Department of Housing and Urban Development, with an average no greater than 60% AMI; and
- H. Stimulate private and public investment in the Project Area to make possible investment, development and economic growth that would otherwise be difficult without the Project Plan and the apportionment of incremental tax revenues for Projects.

IV. REVIEW AND APPROVAL OF SPECIFIC DEVELOPMENTS PRIOR TO IMPLEMENTATION

A. Review Procedures

Any requests for an allocation of ad valorem tax increment from the Increment Districts for a proposed development shall be reviewed and approved in accordance with the process and procedures contained in this Section to the extent possible.

1. Staff Advisory Evaluation

The initial consideration of a proposed development and Project Cost allocation for a private or public development shall be submitted to a Staff Advisory Committee, chaired by the Designee of the City Manager of The City of Oklahoma City, with representatives of The City of Oklahoma City Finance, Public Works, Planning, and Legal departments, and representation from OCURA. The Staff Advisory Committee shall determine which proposals should be recommended to the City Manager for submission to the Classen Corridor Revitalization TIF Review Committee (“Review Committee”) in light of project objectives, feasibility, priorities, and funding availability; provided, however, with respect to proposed public developments, the submitting public entities may direct submission to the Review Committee regardless of recommendation from the Staff Advisory Committee.

2. Recommendation by the Review Committee

The Review Committee shall review the recommendation of the Staff Advisory Committee, the proposed development, and Project Cost allocation in light of the Project Plan objectives, feasibility, priorities, and funding availability and submit its recommendation to the OCEDT and the City, as appropriate, within 60 days after the Review Committee’s receipt of the development proposal.

3. Approval of a Project Cost Allocation by the City Council and the OCEDT

Upon receipt of the recommendation of the Review Committee, or if no recommendation is received within the 60-day period, the OCEDT and the City Council of The City of Oklahoma City may consider the development proposal and the proposed Project Cost allocation necessary to leverage or stimulate private and public developments and may approve, deny or modify such recommendation, and if a budgetary allocation is approved, direct the OCEDT to negotiate an economic development agreement or take such other required action.

4. Consideration by the Oklahoma City Economic Development Trust

Upon City Council approval of a Project Cost allocation for a proposed development within the Project Area, the OCEDT shall take necessary action to negotiate and approve, to the extent possible, appropriate development or redevelopment agreements, within the budgetary allocation, to implement the proposed project in accordance with any procedures as each entity may prescribe from time to time.

If the proposed development project involves property owned by OCURA within City approved urban renewal or redevelopment project areas, the OCEDT may negotiate and approve appropriate agreements concurrently with OCURA’s redevelopment process to timely implement the proposed development project.

V. ELIGIBILITY OF THE PROJECT PLAN

Findings of Fact Regarding Eligibility of the Proposed Project Area and Increment Districts

- A. The Project Plan is eligible in accordance with Article X, Section 6(C) of the Oklahoma Constitution and the Oklahoma Local Development Act (62 O.S. § 851) for the reasons that the Project Area and Increment Districts are comprised of a combination of reinvestment areas and enterprise areas. Much of the Project Area requires public improvements to: (1) help reverse the current state of economic stagnation and decline; (2) serve as a catalyst for expanding employment opportunities; (3) attract major investment; and (4) enhance the tax base. Part of the Project Area has previously been declared blighted and lies within the boundaries of the Midtown Urban Renewal Plan. Portions of the Project Area also lie within a state-designated enterprise zone.
- B. An analysis was conducted to identify the average growth of property values, as well as the average age of structures to demonstrate eligibility as a reinvestment area. Property growth averages 3.8% in the proposed Increment Districts between 2020 and 2023, compared to average growth citywide of 5.5% during the same period. Oklahoma County records indicate that a large majority, 88% of the properties within the Project Area, are more than 35 years old. Further, 53% of the properties are more than 100 years old.

VI. FINANCIAL IMPACTS TO AFFECTED TAXING JURISDICTIONS AND BUSINESS ACTIVITIES

- A. Findings Regarding Financial Impact on Affected Taxing Jurisdictions within the Proposed Project Area and Increment Districts

Specific measurable increases in demand for service from the affected taxing jurisdictions are not immediately quantifiable. In general, 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.

Additionally, as part of the approval process for projects receiving funding, the Review Committee will have an opportunity to consider a recommendation of each project to City Council, in light of priorities, objectives and feasibility. This will allow affected taxing jurisdictions to consider impacts of projects prior to approval by the OCEDT and City Council.

- 1. Oklahoma City Public Schools (OKCPS) – A substantial portion of the Increment Districts include retail and office uses. There is an expectation that new housing would be developed in certain areas, which could result in increased demand for services from local schools. OKCPS has a number of schools within the boundaries of the Increment Districts, with a school population for standard enrollment schools exceeding 2,300 students. There are alternative schools in the area as well, that may absorb some of the increase in students resulting from activities of the Project Plan.

The Project Plan provides for the ability of affected taxing jurisdictions to receive funding from the incremental taxes generated by the Project Plan, which may be used for projects within the Project Area.

It is important to note for Oklahoma City Public Schools that while increased student counts would result in an increase to the calculation of state school aid, increment revenues provided to Oklahoma City Public Schools will not cause a reduction to the calculation. The Oklahoma State School Aid formula specifically excludes any incremental valuation within active increment districts in calculating chargeable income in both Foundation Aid and Salary Incentive Aid. Therefore, those payments are more valuable than revenues subject to school aid efforts.

2. Oklahoma County – Increased service needs from Oklahoma County are not immediately quantifiable; however, impacts are expected to be incremental. The Project Plan provides for the ability of affected taxing jurisdictions to receive funding from the incremental taxes generated by the Project Plan, which may be used for projects within the Project Area.
 3. Oklahoma City-County Health Department – Increased service needs from Oklahoma City-County Health Department are not immediately quantifiable; however, impacts are expected to be incremental. The Project Plan provides for the ability of affected taxing jurisdictions to receive funding from the incremental taxes generated by the Project Plan, which may be used for projects within the Project Area.
 4. Metro Technology Centers – Increased service needs from Metro Technology Centers are not immediately quantifiable; however, impacts are expected to be incremental. The Project Plan provides for the ability of affected taxing jurisdictions to receive funding from the incremental taxes generated by the Project Plan, which may be used for projects within the Project Area.
 5. Metropolitan Library System – Increased service needs from Metropolitan Library System are expected to be minimal. The Project Plan provides for the ability of affected taxing jurisdictions to receive funding from the incremental taxes generated by the Project Plan, which may be used for projects within the Project Area.
 6. The City of Oklahoma City – The anticipated public and private development will generate tax increments sufficient to pay the authorized Project Costs of the Project Plan. It is expected that any increased demand for services will be offset by increased tax revenue, both inside and adjacent to the Project Area.
- C. Findings Regarding Financial Impact on Business Activities within the Proposed Project Area and Increment Districts

Increased development and redevelopment of stagnated properties in the area will likely result in increased activity for new and existing businesses alike. Existing property owners will benefit, either directly or indirectly, from increased development activity and improved property values expected to result from activities of the Project Plan.

Within the Increment Districts, 20% of the property area is publicly owned and generating no tax revenue. A large majority of this property is located along 10th Street west of Classen and is owned by The City of Oklahoma City. The City intends to work with a private developer to redevelop and repurpose this property into a taxable use.

The remaining 80% of the property is predominantly commercial. On average from 2020 to 2023, these property values grew by 3.8%, compared to an average growth citywide of 5.5%. It is expected that activities and projects supported by this Project Plan will increase property values within the Increment Districts and Project Area.

VII. ESTABLISHMENT OF INCREMENT DISTRICTS

A. Increment Districts A, B, C, and D

The Increment Districts will be appropriately numbered and named at the time of initiation of each Increment District by the City Council. The increment of ad valorem taxes from each Increment District, in excess of the base assessed value of the Increment District, shall be apportioned to pay Project Costs (as defined in this Plan and in conformance with Section 853(14) of the Oklahoma Local Development Act) and in the manner authorized pursuant to this Plan for a period not to exceed 25 years, or the period required for the payment of such authorized Project Costs, whichever is less.

Activation of each Increment District shall be deferred until a later date, provided such date shall not be more than 10 years after the date of approval of the Project Plan.

B. Apportionment Fund Managed by the OCEDT

During the period of apportionment, the apportionment fund shall constitute funds of the OCEDT, which entity is approved and authorized by the City to issue tax apportionment bonds or notes. Neither the apportionment fund nor any apportionment shall at any time constitute a part of the City's general fund to be appropriated annually by the governing body of the City.

C. Zoning, Comprehensive Plan, City Ordinances

There are no known changes in zoning, the City's Comprehensive Plan, or City ordinances that are required prior to implementing this Plan. Future developments or redevelopments in the Project Area may require changes to the zoning associated with a particular tract of property to be redeveloped or may require possible changes to the City's Comprehensive Plan or to the City Code. Those changes will be addressed on a project-by-project basis.

VIII. AUTHORIZATIONS

A. Administration of the Plan

The City is authorized to carry out and administer the provisions of this Plan and to exercise all powers necessary or appropriate thereto, pursuant to Section 854 of the Oklahoma Local Development Act. The OCEDT is the public entity specifically designated by the City to assist the City in carrying out this Plan and to exercise all powers authorized, necessary or appropriate thereto pursuant to Section 854 of said Act. The OCEDT will be the entity primarily responsible for carrying out this Plan. The OCEDT is also granted the authority to implement and make minor plan amendments, provided those amendments comply with Section 858(D) of the Oklahoma Local Development Act.

In addition to the OCEDT, The City of Oklahoma City may designate other public trusts, of which the City is beneficiary, to assist in carrying out and administering the provisions of this Plan.

B. Financing and Payment of Project Costs

The OCEDT is authorized by the City to: (1) issue tax apportionment bonds or notes, issue other bonds or notes, or both; (2) incur Project Costs, in accordance with this Plan; (3) provide funds to or reimburse the City or other public entities for the payment of Project Costs and (4) incur the costs of issuance of bonds and accumulate appropriate reserves, if any, in connection with them.

The revenue sources expected to finance Project Costs as defined under the Plan and under the Local Development Act are the portion of the increments generated by values in excess of the base assessed value within the designated Increment Districts, as defined by this Plan.

Project Costs will be paid by the OCEDT, the City or other public entities charged with implementing this Plan. The financing of the projected private development in the Project Area will be provided by private equity and private mortgage financing, secured by private redevelopments, or pursuant to and in accordance with redevelopment agreements entered into between the private sector and the OCEDT, the City, or other public entities charged with implementing this Plan.

Additional sources of revenue to fund projects approved under the Plan may include State and Federal funds, which may be repaid in whole or in part with apportioned tax increments or which may not be repaid, as provided by applicable law. Other possible sources of revenue to pay costs of approved projects may be income or other revenues directly generated by projects within the Increment Districts, which are paid to the City, the OCEDT and/or a public trust designated by the City Council as the recipient of such income or revenues.

C. Person in Charge

The City Manager of Oklahoma City, or their successor in office, acting in their capacity as General Manager of the OCEDT, shall be the person in charge of implementation of the Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained herein. The City Manager (or any successor in office), acting in their capacity as General Manager of the OCEDT, is authorized to empower one or more designees to exercise responsibilities in connection with the Plan or the implementation of any approved project supported under the Plan.

IX. THE ESTIMATED RETURN ON PUBLIC INVESTMENT AND THE ESTIMATED PUBLIC AND PRIVATE INVESTMENT STIMULATED BY THE PLAN

A. Public Revenue Estimated to Accrue from the Plan and Increment Districts

Over the lifespan of the four Increment Districts, between \$46.9 million and \$74.7 million is anticipated to be generated in total incremental ad valorem taxes, described in detail in the table below. These estimates were derived from an analysis of the area and determine the types of development likely to occur, single-story or multi-story, structured parking or surface parking, etc. Then using estimated cost of development per square foot, total potential development costs were determined to be around \$450 million.

These new public revenues simply would not be created except for the Plan, the redevelopment projects to be incentivized, and the public and related financial undertakings necessary for the Plan’s implementation.

Potential Ad Valorem Tax Collections		
Increment District A	\$21,007,976	\$33,612,762
Increment District B	\$3,960,000	\$5,940,000
Increment District C	\$7,089,619	\$11,343,390
Increment District D	\$14,884,322	\$23,814,915
Total	\$46,941,917	\$74,711,067

B. Private and Public Investment Expected from the Plan and Increment District

Within the Project Area, new private investment of nearly \$350 million is expected, supported by \$68 million in public Project Costs.

X. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY APPORTIONED TAX INCREMENTS

The Project Costs will be financed by the apportionment of tax increments from the four Increment Districts in order to leverage private investment and assist in public developments. Project Costs may be financed by the apportionment of tax increments.

A. Types of Project Costs

Eligible Project Costs include assistance in development financing, public improvements, and funding for specific projects for other taxing jurisdictions. Project Costs include the costs incurred or to be incurred by the City, the OCEDT, or other public entities, in implementing this Plan including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of the Plan and the projects supported under the Plan. Project Costs also include all costs incurred for the issuance of any bonds or other methods of financing used to finance Project Costs, including, but not limited to administrative costs, organizational costs, professional service costs, and financing costs and fees. Project Costs include general administrative costs of the OCEDT, the City or other public entities charged with implementation of the Plan.

B. Estimated Project Costs

The total Project Costs authorized to be financed by the apportionment of tax increments in the four Increment Districts is \$68,000,000, plus financing costs, administrative costs, and interest incurred for the repayment of Project Costs. It is anticipated that increment from any of the four Increment Districts may be used for Project Costs anywhere in the Project Area regardless of the Increment District in which the revenue was generated.

Project Costs funded with Ad Valorem Tax

Assistance in Development Financing	\$ 40,000,000
Assistance in Development Financing – Affordable Housing	\$ 10,000,000
Public Improvements and Development	\$ 10,000,000
Other Taxing Jurisdictions	<u>\$ 8,000,000</u>
Total Ad Valorem Tax Budget	\$ 68,000,000

Costs of financing incurred in connection with the Project Plan and project activities, as well as general administrative costs of the OCEDT, the OCURA, the City, or other public entities, incurred in connection with implementation of the Project Plan, shall not exceed 5% of the annual tax increment revenues.

C. Additional Costs

Additional costs necessary or appropriate to implementing this Plan which are to be financed by sources other than apportioned tax increments may be approved by the City at any time. The provisions of this Section are not a limitation on costs to be financed by sources other than apportioned tax increments. Nothing herein shall require the City to use other sources of funds to pay Project Costs.

XI. REFERENCES

- A. Oklahoma City Comprehensive Plan
- B. Midtown Urban Renewal Plan
- C. State Enterprise Zone Maps

XII. EXHIBITS

- A. Map of Project Area for Classen Corridor Revitalization Project Plan
- B. Legal Description of the Project Area
- C. Map of Increment Districts A, B, C, D
- D. Legal Description of Increment Districts A, B, C, D
- E. Map of Project Area and Increment Districts
- F. Map of Existing Conditions – Current Land Use
- G. Map of Existing Conditions – Vacant Land
- H. Map of Existing Conditions – Age of Structures
- I. Map of Existing Conditions – Enterprise Zones
- J. Map of Proposed Uses – Land Use Typology Areas
- K. Map of Proposed Uses – Special Zoning Districts

Exhibit A Project Area

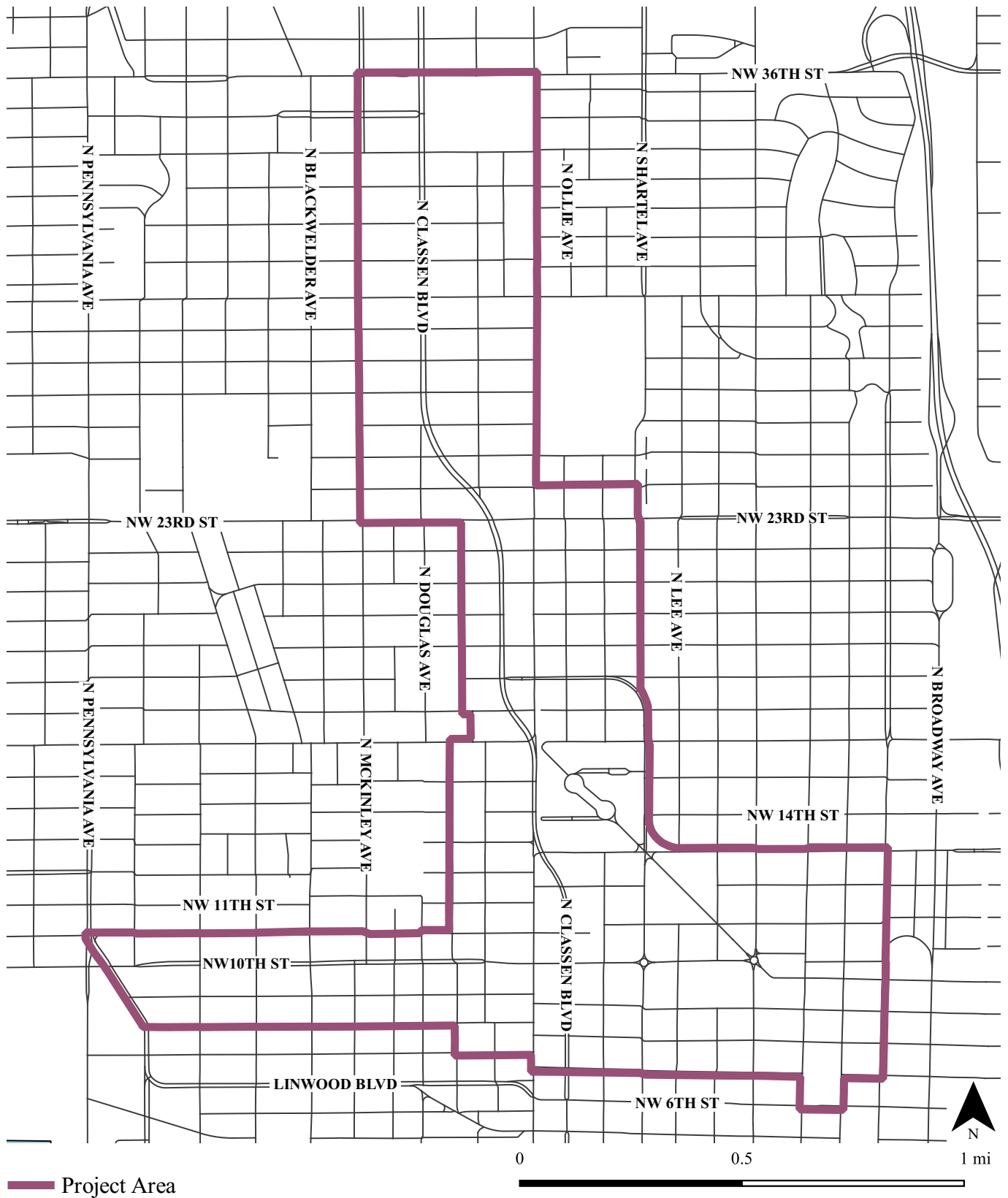


Exhibit B

Project Area Legal Description

March 19, 2024

A tract of land being a part of Sections 16, 17, 20, 21, 28, 29, 30, 32 and 33, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest (NW) right-of-way corner of N Pennsylvania Avenue and W Park Place;

THENCE East, along and with the North right-of-way line of said W Park Place to the West right-of-way of N Ellison Ave;

THENCE North, along and with the West right-of-way line of said N Ellison Ave to the North right-of-way line of NW 16th Street;

THENCE East, along and with the North right-of-way line of said NW 16th Street to the West right-of-way line of N Klein Avenue;

THENCE North, along and with the West right-of-way line of said N Klein Avenue to the South right-of-way line of NW 17th Street;

THENCE West, along and with the South right-of-way line of said NW 17th Street to a point on the West right-of-way line of said N Ellison Ave extended;

THENCE North, along and with the West right-of-way line of said N Ellison Ave to the South right-of-way line of NW 23rd Street;

THENCE West, along and with the South right-of-way line of said NW 23rd Street to the West right-of-way line of N McKinley Avenue;

THENCE North, along and with the West right-of-way line of said N McKinley Avenue to the North right-of-way line of NW 36th Street;

THENCE East, along and with the North right-of-way line of said NW 36th Street to the East right-of-way line of N Western Avenue;

THENCE South, along and with the East right-of-way line of said N Western Avenue to the North right-of-way line of NW 24th Street;

THENCE East, along and with the North right-of-way line of said NW 24th Street to the East right-of-way line of N Shartel Avenue;

THENCE South, along and with the East right-of-way line of said N Shartel Avenue to the Northeasterly right-of-way line of Highland Circle;

THENCE Southeasterly, along and with the Northeasterly right-of-way line of said Highland Circle to the North right-of-way line of NW 13th Street;

THENCE East, along and with the North right-of-way line of said NW 13th Street to the East right-of-way line of N Robinson Avenue;

THENCE South, along and with the East right-of-way line of said N Robinson Avenue to the South right-of-way line of NW 7th Street;

THENCE West, along and with the South right-of-way line of said NW 7th Street to the East right-of-way line of N Harvey Avenue;

THENCE South along and with the East right-of-way line of said N Harvey Avenue to South right-of-way line of NW 6th Street;

THENCE West, along and with the South right-of-way line of said NW 6th Street to the West right-of-way line of N Hudson Avenue;

THENCE North, along and with the West right-of-way line of said N Hudson Avenue to the South right-of-way line of NW 7th Street;

THENCE West, along and with the South right-of-way line of said NW 7th Street extended to the West right-of-way line of N Western Avenue;

THENCE North, along and with the West right-of-way line of said N Western Avenue to the South right-of-way line of NW 7th Street;

THENCE West, along and with the South right-of-way line of said NW 7th Street to the West right-of-way line of N Ellison Avenue;

THENCE North, along and with the West right-of-way line of said N Ellison Avenue to the South right-of-way line of NW 8th Street;

THENCE West, along and with the South right-of-way line of said NW 8th Street extended to the Southwesterly right-of-way line of N Virginia Avenue;

THENCE Northwesterly, along and with the Southwesterly right-of-way line of said N Virginia Avenue extended to the West right-of-way line of N Pennsylvania Avenue;

THENCE North, along and with the West right-of-way line of said N Pennsylvania Avenue to the POINT OF BEGINNING.

Exhibit C Increment Districts A, B, C, D



Exhibit D

Increment Districts Legal Description

Increment District A

March 19, 2024

Five tracts of land being a part of Section 20, 21, 28 and 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerlines of Northwest 23rd Street and North Western Avenue;

THENCE West, along and with the centerline of said North Northwest 23rd Street to the centerline of North Classen Boulevard;

THENCE Northwesterly, along and with the centerline of said North Classen Boulevard to the extended centerline of the West/East alley in Block 21 as shown on the Plat BELLEMONDE ADDITION recorded in Book 5 of plats, Page 42;

THENCE West, along and with the centerline of said West/East alley to a point on the extended East line of Lot 14 Block 21 as shown on said Plat BELLEMONDE ADDITION;

THENCE North, along and with the East line of said Lot 14 extended to the centerline of Northwest 24th Street;

THENCE West, along and with the centerline of said Northwest 24th Street to the centerline of said North Douglas Avenue;

THENCE North, along and with the centerline of said North Douglas Avenue to the centerline of Northwest 26th Street;

THENCE West, along and with the centerline of said Northwest 26th Street to the extended West line of the East 6 ¼ feet of Lot 29 Block 11 as shown on the Plat EPWORTH VIEW ADDITION recorded in Book 4 of plats, Page 42;

THENCE North, along and with the West line of the East 6 ¼ feet of Lot 29 Block 11 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of East/West Alley in said Block 11;

THENCE West, along and with the centerline of said East/West Alley to the extended West line of Lot 12 Block 11 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the West line of said Lot 12 Block 11 extended to the centerline of Northwest 27th Street;

THENCE East, along and with the centerline of said Northwest 27th Street to a point on the extended East line of Lot 26 Block 12 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the East line extended of said Lot 26 and the extended

East line of Lot 17 Block 12 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of Northwest 28th Street;

THENCE West, along and with the centerline of said Northwest 28th Street to a point on the extended East line of Lot 35 Block 13 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the East line extended of said Lot 35 and the extended East line of Lot 8 Block 13 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of Northwest 29th Street;

THENCE East, along and with the centerline of said NW 29th Street to the centerline of the North/South alley in Block 14 of said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the centerline of said North/South alley to a point on the extended South line Lot 1 Block 14 of said Plat EPWORTH VIEW ADDITION;

THENCE East, along and with the South line extended of said Lot 1 Block 14 to the East line of the West 40' of said Lot 1 Block 14,

THENCE North, along and with the East line of the West 40' of said Lot 1 Block 14 extended to the centerline of said Northwest 30th Street;

THENCE West, along and with the centerline of said Northwest 30th Street to the extended East line of the West 20' of Lot 9 Block 4 as shown on the Plat AMENDED PLAT OF BLOCK FOUR MILITARY PARK ADDITION recorded in Book 8 of plats, Page 57;

THENCE North, along and with the East line of the West 20' of said Lot 9 Block 4 extended to the centerline of the West/East alley in said Block 4;

THENCE West, along and with the centerline of said West/East alley to a point on the extended East line of Lot 35 Block 4 as shown on said Plat AMENDED PLAT OF MILITARY PARK ADDITION;

THENCE North, along and with the East line of said Lot 35 extended to the centerline of Northwest 31st Street;

THENCE East, along and with the centerline of said Northwest 31st Street to the extended centerline of the North/South alley in Block 11 as shown on the Plat MILITARY PARK ADDITION filed in Book 5 of plats, Page 13;

THENCE North, along and with the extended centerline of the North/South alley in Block 11 and the extended centerline of the North/South alley in Block 18 of said Plat MILITARY PARK ADDITION to the centerline of Northwest 33rd Street;

THENCE West, along and with the centerline of said Northwest 33rd Street to a point on the extended East line of Lot 5 Block 25 as shown on the Plat SUBDIVISION OF BLOCK 25 MILITARY PARK ADDITION filed in Book 16 of plats, Page 45;

THENCE North, along and with the East line extended of said Lot 5 to a point on the

extended South line of Lot 2 Block 25 as shown on said Plat SUBDIVISION OF BLOCK 25 MILITARY PARK ADDITION;

THENCE East, along and with the South line extended of said Lot 2 Block 25 to the East line of the West 45 feet of said Lot 2 Block 25;

THENCE North, along and with the East line of the West 45 feet of Lots 2 and 1 Block 25 extended as shown on said Plat SUBDIVISION OF BLOCK 25 MILITARY PARK ADDITION to the centerline of Northwest 34th Street;

THENCE West, along and with the centerline of said Northwest 34th Street to the extended West line of Lot 9 Block D as shown on the Plat PUTNAM HEIGHTS ADDITION filed in Book 18, Page 50;

THENCE North, along and with the West line extended of said Lot 9 and the West line of Lots 8 and 7 Block D as shown on said Plat PUTNAM HEIGHTS ADDITION to the Northwest corner of said Lot 7;

THENCE East, along and with the North line of said Lot 7 Block D extended to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the extended North line of Lot 25 as shown on the Plat PARKDALE ADDITION filed in Book 19 of plats, Page 26;

THENCE East, along and with the North line extended of said Lot 25 and the North line of Lot 24 of said Plat PARKDALE ADDITION to the Northeast corner of said Lot 24;

THENCE South, along and with the East line of said Lot 24 extended to the centerline of Northwest 34th Street;

THENCE East, along and with the centerline of said Northwest 34th Street to the extended West line of Lot 1 as shown on the Plat PERDUE ADDITION filed in Book 19 of plats, Page 46;

THENCE South, along and with the West line extended of said Lot 1 and the extended West line of Lot 8 as shown on said Plat PERDUE ADDITION and the extended West line of the East 50 feet of Lots 1 and 2 Block 19 as shown on the Plat MILITARY PARK ADDITION recorded in Book 5, Page 13 to a point on the north line of Lot 3 of said Block 19;

THENCE East, along and with the North line extended of said Lot 3 Block 19 to the centerline of the North/South alley in Block 19 as shown on said Plat MILITARY PARK ADDITION;

THENCE South, along and with the centerline of the North/South alley in said Block 19 extended and the centerline of the North/South alley in Block 10 of said Plat MILITARY PARK ADDITION to the extended North line of Lot 5 in said Block 10;

THENCE West, along and with the North line extended of said Lot 5 Block 10 to the West line of the East 50 feet of said Lot 5 Block 10;

THENCE South, along and with the West line extended of the East 50 feet of said Lot 5 Block 10 to the centerline of Northwest 31st Street;

THENCE East, along and with the centerline of said Northwest 31st Street to the extended centerline of the North/South alley in Block 5 as shown on said Plat MILITARY PARK ADDITION;

THENCE South, along and with the centerline of said North/South alley to the extended North line of Lot 4 of said Block 5;

THENCE West, along and with the North line extended of said Lot 4 Block 5 to the West line of the East 65 feet of said Lot 4 Block 5;

THENCE South, along and with the West line extended of the East 65 feet of Lots 4 and 5 Block 5 as shown on said Plat MILITARY PARK ADDITION to the centerline of Northwest 30th Street;

THENCE East, along and with the centerline of said Northwest 30th Street to the extended centerline of the North/South alley in Block 15 as shown on the Plat EPWORTH VIEW ADDITION filed in Book 4 of plats, Page 47;

THENCE South, along and with the centerline extended of the North/South alley in said Block 15 and the centerline extended of the North/South alley in Block 16 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of Northwest 28th Street;

THENCE West, along and with the centerline of said Northwest 28th Street to the extended West line of the East 50 feet of Lot 1 Block 17 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE South, along and with the extended West line of the East 50 feet of Lots 1 and 2 Block 17 as shown on said Plat EPWORTH VIEW ADDITION to a point on the South line of said Lot 2;

THENCE East, along and with the South line extended of said Lot 2 Block 17 to the centerline of the North/South alley in Block 17 of said Plat EPWORTH VIEW ADDITION;

THENCE South, along and with the centerline of the North/South alley in Block 17 of said Plat EPWORTH VIEW ADDITION, to the centerline of Northwest 27th Street;

THENCE West, along and with the centerline of said Northwest 27th Street to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the centerline of the West/East alley North of Block 1 as shown on the Plat LAWNDALE ADDITION filed in Book 6 of plats, Page 6;

THENCE East, along and with the centerline of said West/East alley to the extended East line of Lot 6 Block 1 as shown on said Plat LAWNDALE ADDITION;

THENCE South, along and with the East line extended of said Lot 6 Block 1 to the centerline of Northwest 26th Street;

THENCE East, along and with the centerline of said Northwest 26th Street to the centerline of North Military Avenue;

THENCE South, along and with the centerline of said North Military Avenue to the centerline of said Northwest 25th Street;

THENCE East, along and with the centerline of said Northwest 25th Street to the extended West line of Lot 28 Block 24 as shown on the Plat WAHL'S ADDITION filed in Book 5 of plats, Page 15;

THENCE North, along and with the West line extended of said Lot 28 to the centerline of the West/East alley in Block 24 as shown on said Plat WAHL'S ADDITION;

THENCE East, along and with the centerline of said West/East alley to the extended West line of Lot 21 Block 24 as shown on said Plat WAHL'S ADDITION;

THENCE North, along and with the West line extended of said Lot 21 to the centerline of Northwest 26th Street;

THENCE West, along and with the centerline of said Northwest 26th Street to the extended West line of the East 15 feet of Lot 20 as shown on the Plat ANDERSON'S ADDITION recorded in Book 6 of plats, Page 5;

THENCE North, along and with the West line extended of the East 15 feet of Lot 20 as shown on said Plat ANDERSON'S ADDITION to the centerline of the West/East alley South of Block 3 as shown on the Plat EDGE COURT ADDITION filed in Book 21 of plats, Page 33;

THENCE East, along and with the extended centerline of the East/West alley South of Block 3 as shown on said Plat EDGE COURT ADDITION to the centerline of North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the POINT OF BEGINNING.

AND

Beginning at the intersection of the centerlines of Northwest 23rd Street and North Western Avenue;

THENCE East, along and with the centerline of said Northwest 23rd Street to the extended West line of Lot 21 Block 10 as shown on the Plat PLEASANT VIEW ADDITION filed in Book 4 of plats, Page 48;

THENCE North, along and with the West line extended of said Lot 21 Block 10 and the extended West line of Lot 4 Block 10 as shown on said Plat PLEASANT VIEW

ADDITION to the centerline of Northwest 24th Street;

THENCE East, along and with the centerline of said Northwest 24th Street to the centerline of North Olie Avenue;

THENCE South, along and with the centerline of said North Olie Avenue to the centerline of Northwest 23rd Street:

THENCE East, along and with the centerline of said Northwest 23rd Street to the extended East line of Lot 6 Block 5 as shown on the Plat UNIVERSITY ADDITION filed in Book 3 of plats, page 23;

THENCE South, along and with the East line extended of said Lot 6 to the centerline of the West/East alley in Block 5 as shown on said Plat UNIVERSITY ADDITION;

THENCE West along and with the centerline extended of the West/East alley in said Block 5 and the extended centerline of the West/East alley in Block 6 of said Plat UNIVERSITY ADDITION to the extended East line of Lot 17 of said Block 6;

THENCE South, along and with the East line extended of said Lot 17 Block 6 to the centerline of Northwest 22nd Street;

THENCE West, along and with the centerline of said Northwest 22nd Street to the centerline of said North Western Avenue;

THENCE North, along and with the centerline of said North Western Avenue to the POINT OF BEGINNING.

AND

Beginning at the intersection of the centerlines of Northwest 23rd Street and North Francis Avenue;

THENCE North, along and with the centerline of said North Francis Avenue to the extended centerline of the West/East alley in Block 8 as shown on the Plat PLEASANT VIEW ADDITION filed in Book 4 of plats, Page 48;

THENCE East, along and with the centerline extended of said West/East alley in Block 8 to the extended East line of Lot 21 Block 8 as shown on said Plat PLEASANT VIEW ADDITION;

THENCE South, along and with the East line extended of said Lot 21 Block 8 to the centerline of Northwest 23rd Street;

THENCE West, along and with the centerline of said Northwest 23rd Street to the POINT OF BEGINNING.

AND

Beginning at the intersection of the centerlines of North Olie Avenue and Northwest 19th Street;

THENCE West, along and with the centerline of said Northwest 19th Street to the extended West line of Lot 11 Block 54 as shown on the Plat UNIVERSITY ADDITION filed in Book 3 of plats, page 23;

THENCE South, along and with the West line extended of said Lot 11 Block 54 to the centerline of the West/East alley in Block 54 as shown on said Plat UNIVERSITY ADDITION;

THENCE West, along and with the centerline extended of said West/East alley in Block 54 to the centerline of North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the extended centerline of the West/East alley in Block 62 as shown on said Plat UNIVERSITY ADDITION;

THENCE West, along and with the centerline extended of said West/East alley in Block 62 to the centerline of North Classen Boulevard;

THENCE North, along and with the centerline of said North Classen Boulevard to the centerline of Northwest 19th Street;

THENCE East, along and with the centerline of said Northwest 19th Street to the centerline of North Western Avenue;

THENCE North, along and with the centerline of said North Western Avenue to the extended centerline of the West/East alley in Block 23 as shown on said Plat UNIVERSITY ADDITION;

THENCE East, along and with the centerline of said West/East alley in Block 23 to the extended West line of said Lot 14 Block 23 as shown on said Plat UNIVERSITY ADDITION;

THENCE South, along and with the West line extended of said Lot 14 Block 23 to the centerline of Northwest 21st Street;

THENCE West, along and with the centerline of said Northwest 21st Street to the extended West line of Lot 3 Block 34 as shown on said Plat UNIVERSITY ADDITION;

THENCE South, along and with the West line extended of said Lot 3 Block 34 to the centerline of the West/East alley in said Block 34 as shown on the Plat UNIVERSITY ADDITION;

THENCE East, along and with the centerline of said West/East alley in Block 34 to the Extended West line of Lot 18 Block 34 as shown on said Plat UNIVERSITY ADDITION;

THENCE South, along and with the West line extended of said Lot 18 Block 34 to the centerline of Northwest 20th Street;

THENCE East, along and with the centerline of said Northwest 20th Street to the centerline of North Olie Avenue;

THENCE South, along and with the centerline of said North Olie Avenue to the POINT OF BEGINNING.

AND

Beginning at the intersection of the centerlines of Northwest 17th Street and North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the centerline of the East/West alley lying South of Lots 1 and 2 as shown on the Plat AVOCA CAMPBELL'S SUBDIVISION OF A RESUBDIVISION OF BLOCK 1 SUMMERS PLACE ADDITION filed in Book 8 of plats, Page 87;

THENCE West, along and with the centerline of said East/West alley Lying South of Lots 1 and 2 to the Extended West line of Lot 2 as shown on said Plat AVOCA;

THENCE North, along and with the West line extended of said Lot 2 to the centerline of Northwest 16th Street;

THENCE East, along and with the centerline of said Northwest 16th Street to the centerline of North Classen Boulevard;

THENCE Northwesterly, along and with the centerline of said North Classen Boulevard to the extended North line of the South Half of Block B as shown on the Plat UNIVERSITY ADDITION recorded in Book 3 of plats, Page 23;

THENCE West, along and with the North line of the South Half of Block B extended and the extended centerline of the West/East alley in Block 75 as shown on said Plat UNIVERSITY ADDITION to the to the extended East line of Lot 17 of said Block 75;

THENCE South, along and with the East line extended of said Lot 17 to the centerline of Northwest 16th Street;

THENCE West, along and with the centerline of said Northwest 16th Street to the extended West line of Lot 18 Block 75 as shown on said Plat UNIVERSITY ADDITION;

THENCE North, along and with the West line extended of said Lot 18 to the centerline of the East/West alley in said Block 75;

THENCE West, along and with the centerline of said East/West alley in Block 75 to the extended West line of Lot 3 Block 75 as shown on said Plat UNIVERSITY ADDITION;

THENCE North, along and with the West line extended of said Lot 3 Block 75 to the centerline of said Northwest 17th Street;

THENCE East, along and with the centerline of said Northwest 17th Street to the POINT OF BEGINNING.

Exhibit D (cont.)
Increment Districts Legal Description

Increment District B

March 19, 2024

A tract of land being a part of Section 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerlines of Northwest 23rd Street and North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the centerline of Northwest 22nd Street;

THENCE West, along and with centerline of said Northwest 22nd Street to the centerline of North Classen Boulevard;

THENCE Northwesterly, along and with the centerline of said North Classen Boulevard to the centerline of Northwest 23rd Street;

THENCE East, along and with the centerline of said Northwest 23rd Street to the POINT OF BEGINNING.

Exhibit D (cont.)
Increment Districts Legal Description

Increment District C

March 19, 2024

A tract of land being a part of Sections 29 and 32, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerlines of Northwest 10th Street and North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the centerline of Northwest 8th Street;

THENCE West, along and with the centerline of said Northwest 8th Street to the centerline of North Klein Avenue;

THENCE North, along and with the centerline of said North Klein Avenue to the centerline of Northwest 9th Street;

Thence East, along and with the centerline of said Northwest 9th Street, to the extended centerline of the North/South alley in Block 1 of the Plat HUNTERS ADDITION recorded in Book 9 of plats, Page 14,

THENCE North, along and with the centerline extended of said alley to the centerline of Northwest 10th Street;

THENCE West, along and with the centerline of said Northwest 10th Street to the centerline of North Kentucky Avenue;

THENCE South, along and with the centerline of said North Kentucky Avenue to the centerline of Northwest 9th Street;

THENCE West, along and with the centerline of said Northwest 9th Street to a point on the extended East line of Lot 40 Block 15 as shown on the Plat BELL VERN ADDITION recorded in Book 13 of plats, Page 93;

THENCE North, along and with the extended East line of said Lot 40 to the centerline of the East/West Alley in said Block 15 as shown on said Plat BELL VERN ADDITION;

THENCE East, along and with the centerline of said East/West alley in Block 15 to the extended East line of Lot 1 Block 15 as shown on said Plat BELL VERN ADDITION;

THENCE North, along and with said East line extended of Lot 1 Block 15 to the centerline of Northwest 10th Street;

THENCE West, along and with the centerline of said Northwest 10th Street to the centerline of North Virginia Avenue lying West of Block 7 as shown on the Plat J J BAUMANN'S ADDITION recorded in Book 3 of plats, Page 33;

THENCE North, along and with the centerline of said North Virginia Avenue to the extended centerline of the East/West alley in Block 7 as shown on said Plat J J BAUMANN'S ADDITION;

THENCE East, along and with the centerline extended of said East/West alley in Block 7 as shown on said Plat J J BAUMANN'S ADDITION, the centerline extended of the East/West alley in Block 8 as shown on the Plat CLASSENS CREAM RIDGE ADDITION recorded in Book 8 of plats, Page 39, and the centerline extended of the East/West alley in Block 9 as shown on the Plat BLOCKS 5-6-9 CLASSENS CREAM RIDGE ADDITION recorded in Book 18 of plats, Page 96 to the centerline of the North/South alley in Block 9 as shown on said Plat BLOCKS 5-6-9 CLASSENS CREAM RIDGE ADDITION;

THENCE North, along and with the centerline extended of said North/South alley in Block 9 as shown on said Plat BLOCKS 5-6-9 CLASSENS CREAM RIDGE ADDITION to the centerline of West Park Place;

THENCE East, along and with the centerline of said West Park Place to the centerline of North Blackwelder Avenue;

THENCE South, along and with the centerline of said North Blackwelder Avenue to the extended centerline of the East/West alley in Block 1 as shown on the Plat BEVERS SUBDIVISION OF LOTS 15 & 16 DITTMER HEIGHTS ADDITION recorded in Book 19 of plats, Page 44;

THENCE East, along and with the centerline of said East/West alley in Block 1 as shown on said Plat BEVERS SUBDIVISION OF LOTS 15 & 16 DITTMER HEIGHTS ADDITION to a point on the West line of Lot 24 of Block 1 as shown on said Plat BEVERS SUBDIVISION OF LOTS 15 & 16 DITTMER HEIGHTS ADDITION;

THENCE South, along and with the West line of said Lot 24 Block 1 to the Southwest corner of said Lot 24;

THENCE East, along and with the South line of said Lot 24 Block 1 to the Southeast corner of said Lot 24;

THENCE Easterly, to the Southwest corner of Lot 11 of Block 3 as shown on the Plat SUBDIVISION OF BLOCKS 1 & 2 DITTMER HEIGHTS ADDITION recorded in Book 13, Page 43;

THENCE East, along and with the South line of Lots 11-1 of Block 3 of said Plat SUBDIVISION OF BLOCKS 1 & 2 DITTMER HEIGHTS ADDITION to the Southeast corner of said Lot 1 Block 3;

THENCE Easterly, to the Southwest corner of Lot 6 of Block 4 as shown on the Plat AMENDED PLAT PERSHEKS SUBDIVISION recorded in Book 20, Page 31;

THENCE East, along and with the South line of Lots 6-1 of Block 4 as shown on said Plat AMENDED PLAT PERSHEKS SUBDIVISION to the Southeast corner of said Lot 1 Block 4;

THENCE Easterly, to the Southwest corner of Lot 2 of Block 21 as shown on the Plat SUMMERS PLACE ADDITION recorded in Book 1, Page 14;

THENCE East, along and with the South line of Lots 2 and 1 Block 21 extended as shown on said Plat SUMMERS PLACE ADDITION to the centerline of North Ellison Avenue;

THENCE North along and with the centerline of said North Ellison Avenue to the centerline of West Park Place;

THENCE East, along and with the centerline of said West Park Place to the centerline of North Klein Avenue;

THENCE South, along and with the centerline of said North Klein Avenue to the extended centerline of the East/West alley in Block 19 as shown on the PLAT OF BLOCK 19 OF SHEILDS HEIGHTS BEING A SUBDIVISION OF BLOCK 19 SUMMERS PLACE recorded in Book 8 of plats, Page 26;

THENCE East, along and with the centerline of said East/West alley in Block 19 to the extended East line of Lot 24 of Block 19 as shown on said PLAT OF BLOCK 19 OF SHEILDS HEIGHTS BEING A SUBDIVISION OF BLOCK 19 SUMMERS PLACE;

THENCE South, along and with said extended East line of said Lot 24 Block 19 to a point 35 feet North of the Southwest Corner of Lot 25 of said Block 19;

THENCE Southeasterly to a point on the East line of Lot 32 of said Block 19, said point being 14 feet North of the Southeast Corner of said Lot 32 Block 19;

THENCE East to a point on the East line of Lot 36 of said Block 19 said point being 14 feet North of the Southeast Corner of said Lot 36 Block 19,

THENCE South, along and with the East line of said Lot 36 Block 19 extended to the centerline of Northwest 10th Street;

THENCE East, along and with the centerline of said Northwest 10th Street to the POINT OF BEGINNING.

Exhibit D (cont.)
Increment Districts Legal Description

Increment District D

March 19, 2024

A tract of land being a part of Sections 28 and 33, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the centerline intersection of North Classen Boulevard and Northwest 8th Street;

THENCE West, along and with the centerline of said Northwest 8th Street to the centerline of North Western Avenue;

THENCE North, along and with the centerline of said North Western Avenue to the centerline of Northwest 13th Street;

THENCE East, along and with the centerline of said Northwest 13th Street to a point on the extended East line of Lot 7 Block 4 as shown on the Plat AMENDED PLAT OF BLOCKS FOUR, FIVE AND SIX CLASSEN'S MARQUETTE ADDITION recorded in Book 4 of plats, Page 56;

THENCE South, along and with the said extended East line of said Lots 7 and 26 Block 4 as shown on said Plat AMENDED PLAT OF BLOCKS FOUR, FIVE AND SIX CLASSEN'S MARQUETTE ADDITION to the centerline of Northwest 12th Street;

THENCE West, along and with the centerline of said Northwest 12th Street to the centerline of North Classen Boulevard;

THENCE Southerly, along and with the centerline of said North Classen Boulevard to the extended centerline of the West/East alley in Block 4 as shown on the Plat BLANCHARD'S ADDITION recorded in Book 3 of plats, Page 27;

THENCE East, along and with the centerline of said alley to the centerline of the North/South alley lying West of Block 15 as shown on the Plat CLASSEN'S MARQUETTE ADDITION recorded in Book 3 of plats, Page 22;

THENCE South, along and with the centerline of the North/South alley lying West of Block 15 as shown on said Plat CLASSEN'S MARQUETTE ADDITION to the centerline of Northwest 10th Street;

THENCE East, along and with the centerline of said Northwest 10th Street to a point on the extended East line of Lot 20 Block 1 as shown on the Plat NORTH WEST TO OKLAHOMA CITY recorded in Book 2 of plats, Page 26;

THENCE South, along and with the extended East line of said Lot 20 Block 1 to the centerline of the North East/West alley in Block 1 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE East, along and with the centerline of said North East/West alley to the

centerline of the North/South alley in Block 1 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE South, along and with the centerline of said North/South alley to the centerline of the South East/West alley in Block 1 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE West, along and with the centerline extended of said South East/West alley in Block 1 and the centerline extended of the South East/West alley in Block 2 of said Plat NORTHWEST TO OKLAHOMA CITY to a point on the extended West line of Lot 8 Block 2 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE South, along and with the West line of said Lot 8 Block 2 extended to the centerline of Northwest 9th Street;

THENCE West, along and with the centerline of said Northwest 9th Street to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the POINT OF BEGINNING.

AND

Beginning at the centerline intersection of Northwest 12th Street and North Francis Avenue;

THENCE East, along and with the centerline of said Northwest 12th Street to the centerline of Shartel Avenue;

THENCE South, along and with the centerline of said Shartel Avenue to the centerline of Northwest 11th Street;

THENCE West; along and with the centerline of said Northwest 11th Street to the centerline of North Francis Street;

THENCE North, along and with the centerline of said North Francis Street to the POINT OF BEGINNING.

AND

Beginning at the centerline intersection of Northwest 11th Street and North Harvey Avenue;

THENCE South, along and with the centerline of said North Harvey Avenue to the centerline of Northwest 10th Street;

THENCE West, along and with the centerline of said Northwest 10th Street to the centerline of North Hudson Avenue;

THENCE North, along and with the centerline of said North Hudson Avenue to the

centerline of West Park Place;

THENCE West, along and with the centerline of West Park Place to a point on the Extended East line of Lot 44 as shown on the Plat DESOTO ADDITION recorded in Book 3 of plats, Page 0;

THENCE South, along and with the East line of said Lot 44 to the Southeast corner of said Lot 44;

THENCE West, along and with the North line of Block 1 as shown on the Plat AMENDED PLAT BLOCK ONE (1) AND THE NORTH ONE-HALF (1/2) BLOCK TWO (2) EDWARDS BOULEVARD ADDITION recorded in Book 6 of plats, Page 51 to the Northeast (NE) corner of Lot 5 as shown on said Plat AMENDED PLAT BLOCK ONE (1) AND THE NORTH ONE-HALF (1/2) BLOCK TWO (2) EDWARDS BOULEVARD ADDITION;

THENCE South, along and with the East line extended of said Lot 5 to the Centerline of Northwest 10th Street;

THENCE West and Northwesterly, along and with the centerline of said Northwest 10th Street to the centerline of North Walker Avenue;

THENCE West along and with the centerline of Northwest 10th Street to the centerline of N Dewey Avenue;

THENCE North, along and with the centerline of said North Dewey Avenue to the centerline of Classen Drive;

THENCE Southeasterly, along and with the centerline of Classen Drive to the centerline of North Walker Avenue;

THENCE North, along and with the centerline of said North Walker Avenue to the centerline of Northwest 11th Street;

THENCE East, along and with the centerline of said Northwest 11th Street to the POINT OF BEGINNING.

AND

Beginning at the centerline intersection of Northwest 9th Street and North Harvey Avenue;

THENCE South, along and with the centerline of said N Harvey Avenue to the centerline of Northwest 8th Street;

THENCE West, along and with the centerline of said Northwest 8th Street to the centerline of North Walker Avenue;

THENCE North, along and with the centerline of said North Walker Avenue to the extended centerline of the East/West alley in Block 2 as shown on the Plat EDWARDS

BOULEVARD ADDITION recorded in Book 4 of plats, Page 33;

THENCE East, along and with the centerline of said East/West alley in Block 2 to a point on the extended East line of a tract of land described in the Special Warranty Deed recorded in Book 15207, Page 838;

THENCE North, along and with the extended East line of said tract of land to the centerline of Northwest 10th Street;

THENCE East, along and with the centerline of said Northwest 10th Street to the centerline of said North Hudson Avenue;

THENCE South, along and with the centerline of said N Hudson Avenue to the centerline of Northwest 9th Street;

THENCE East, along and with the centerline of said Northwest 9th Street to the POINT OF BEGINNING;

AND

All of Lots 13 and 14 as shown on the Plat CORRECTION PLAT BLOCKS 2 & 8 MARQUETTE ADDITION recorded in Book 7 of plats, Page 30.

AND

A part of Lot 6 and a part of the vacated alley lying adjacent thereto, in Block 8, of the Correction Plat of Blocks 2 & 8 Marquette Addition, to Oklahoma City, Oklahoma, recorded in Book 7 of Plats, page 30, being an Amended Plat of Blocks 2 and 8 of Classen's Marquette Addition to Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 3 of Plats, page 22, said described property being more particularly described by metes and bounds as follows:

Commencing at the most easterly corner of said Lot 6, said point being on the southwesterly right-of-way line of Classen Boulevard;

Thence South 44°48'45" West, along the southeasterly line of said Lot 6 a distance of 150.00 feet to the point of beginning;

Thence continuing South 44°48'45" West, along said southeasterly line of Lot 6, passing at 30.00 feet the platted most southerly corner of said Lot 6 and continuing for a total distance of 40.00 feet to the centerline of the vacated alley as referenced in that certain Journal Entry of Vacation recorded in Book 4425, page 1705 in the office of the Oklahoma County Clerk;

Thence North 45°10'18" West, along the centerline of said vacated alley, a distance of 40.00 feet;

Thence North 89°49'14" East a distance of 56.56 feet to the point of beginning.

AND

Lot 7, less and except the southeasterly 20 feet of Lot 7 lying parallel with and measured perpendicular to southeasterly lot line of said Lot 7, and the northeasterly half of the vacated alley lying adjacent to the aforesaid property as described in Journal Entry recorded in Book 4425, page 1705 in the office of the Oklahoma County Clerk, all in Block 8 of the Correction Plat of Blocks 2 & 8 Marquette Addition to Oklahoma City, Oklahoma, recorded in Book 7 of Plats, page 30, being an Amended Plat of Blocks 2 and 8 of Classen's Marquette Addition to Oklahoma City.

Exhibit E

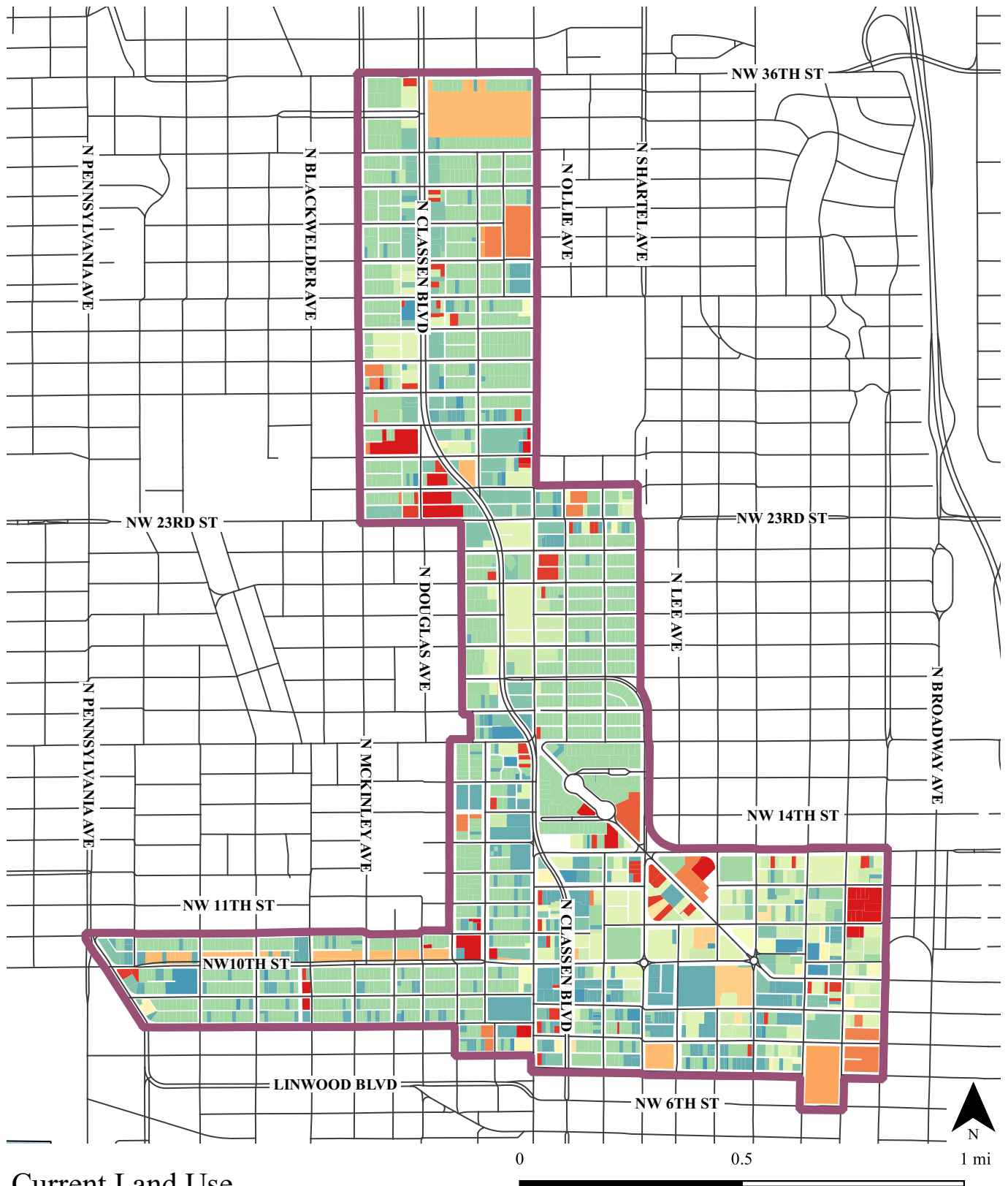
Map of Project Area and Increment Districts



- Project Area
- Increment District "A"
- Increment District "B"
- Increment District "C"
- Increment District "D"

Exhibit F

Existing Conditions -Current Land Use



Current Land Use

- | | | |
|---|---|--|
| ■ Church | ■ Hospital | ■ Recreation |
| ■ Commercial | ■ Hospitality | ■ Residential |
| ■ Cultural | ■ Industrial | ■ Retail |
| ■ Education | ■ Mixed Use | ■ Undeveloped |
| ■ Government: Federal | ■ Office | ■ Unspecified |
| ■ Government: Oklahoma City | ■ Parking | |

Exhibit G

Existing Conditions - Vacant Land

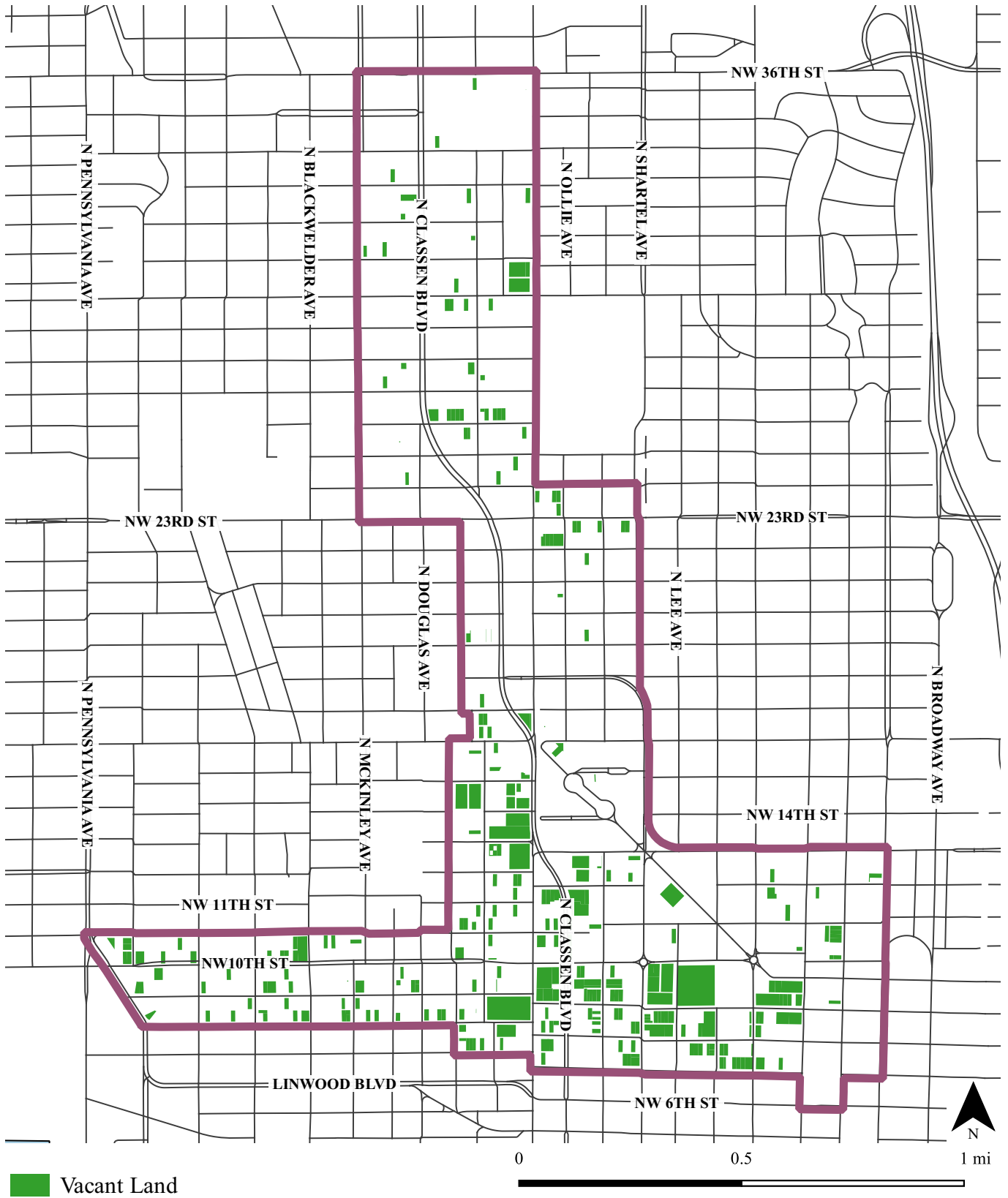


Exhibit H

Existing Conditions - Age of Structures

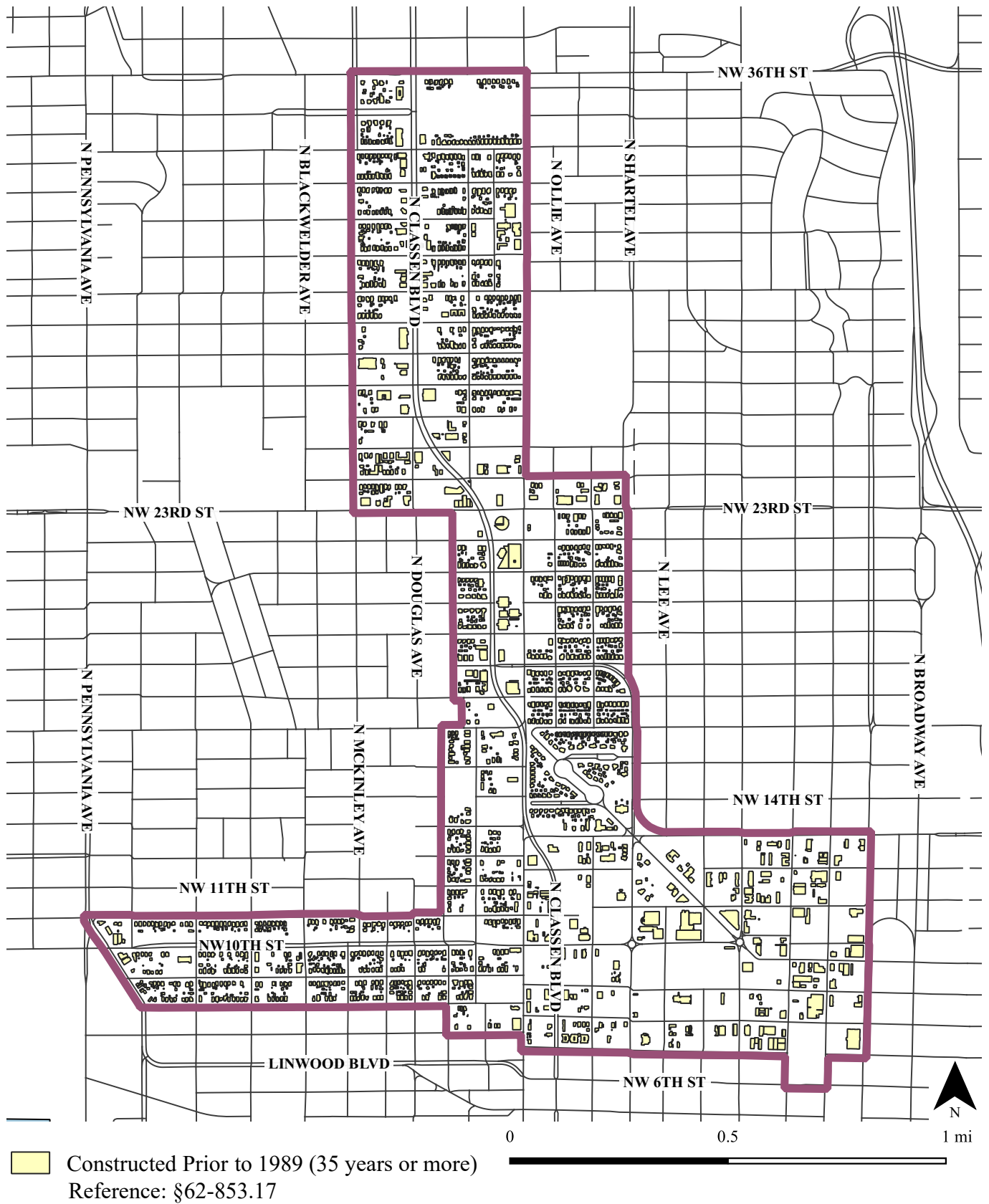


Exhibit I

Existing Conditions - Enterprise Zones

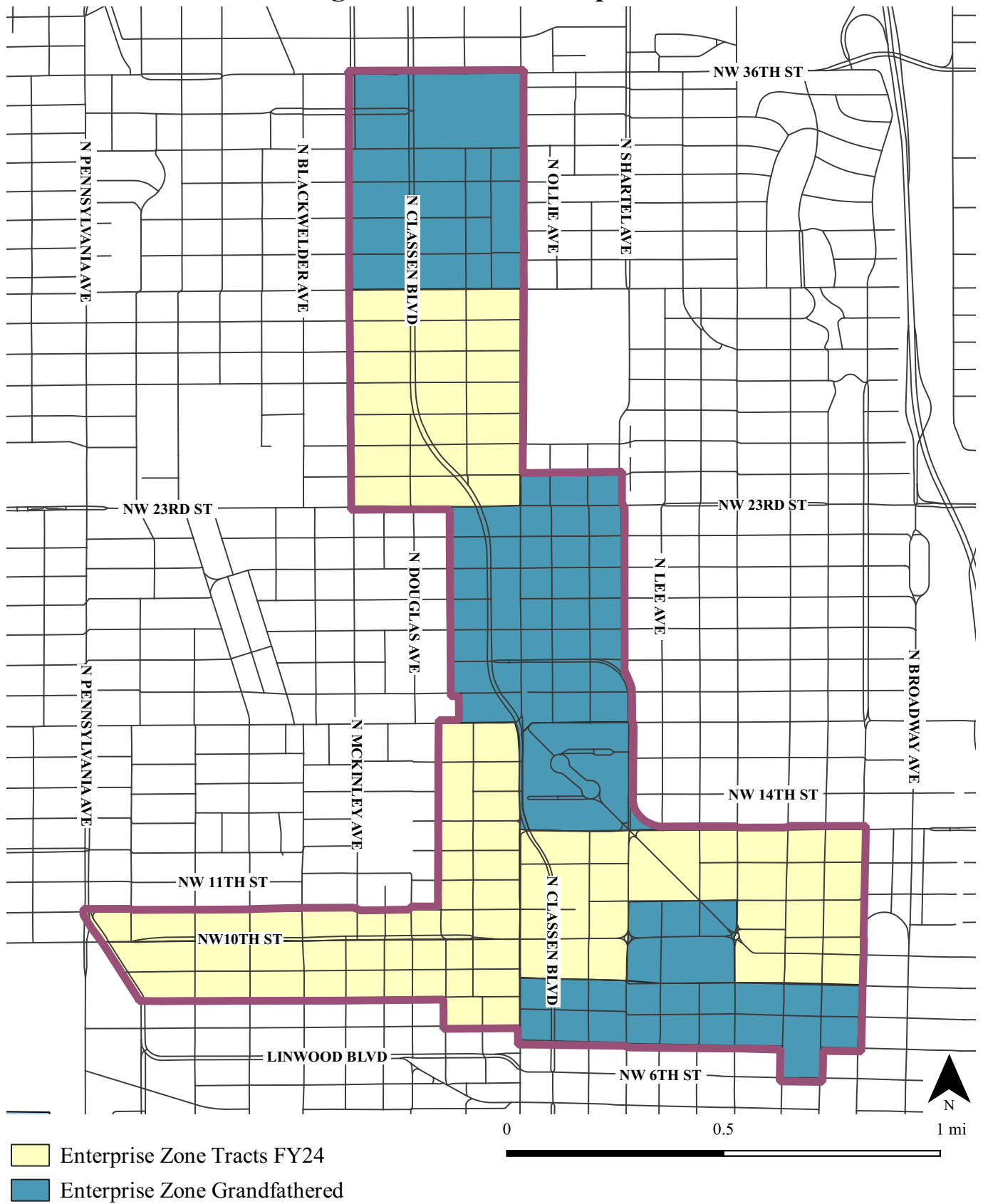
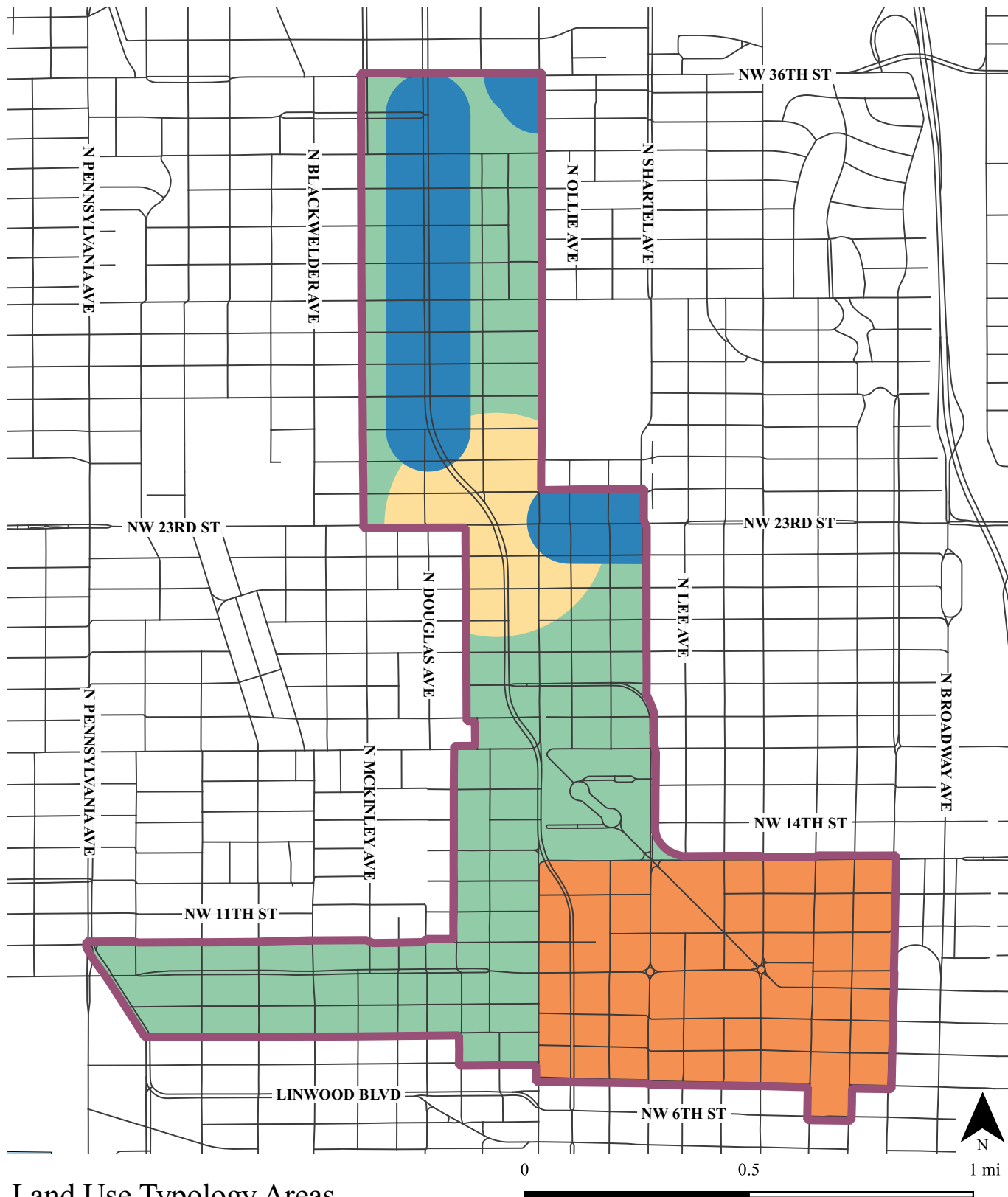


Exhibit J

Proposed Uses - Land Use Typology Areas

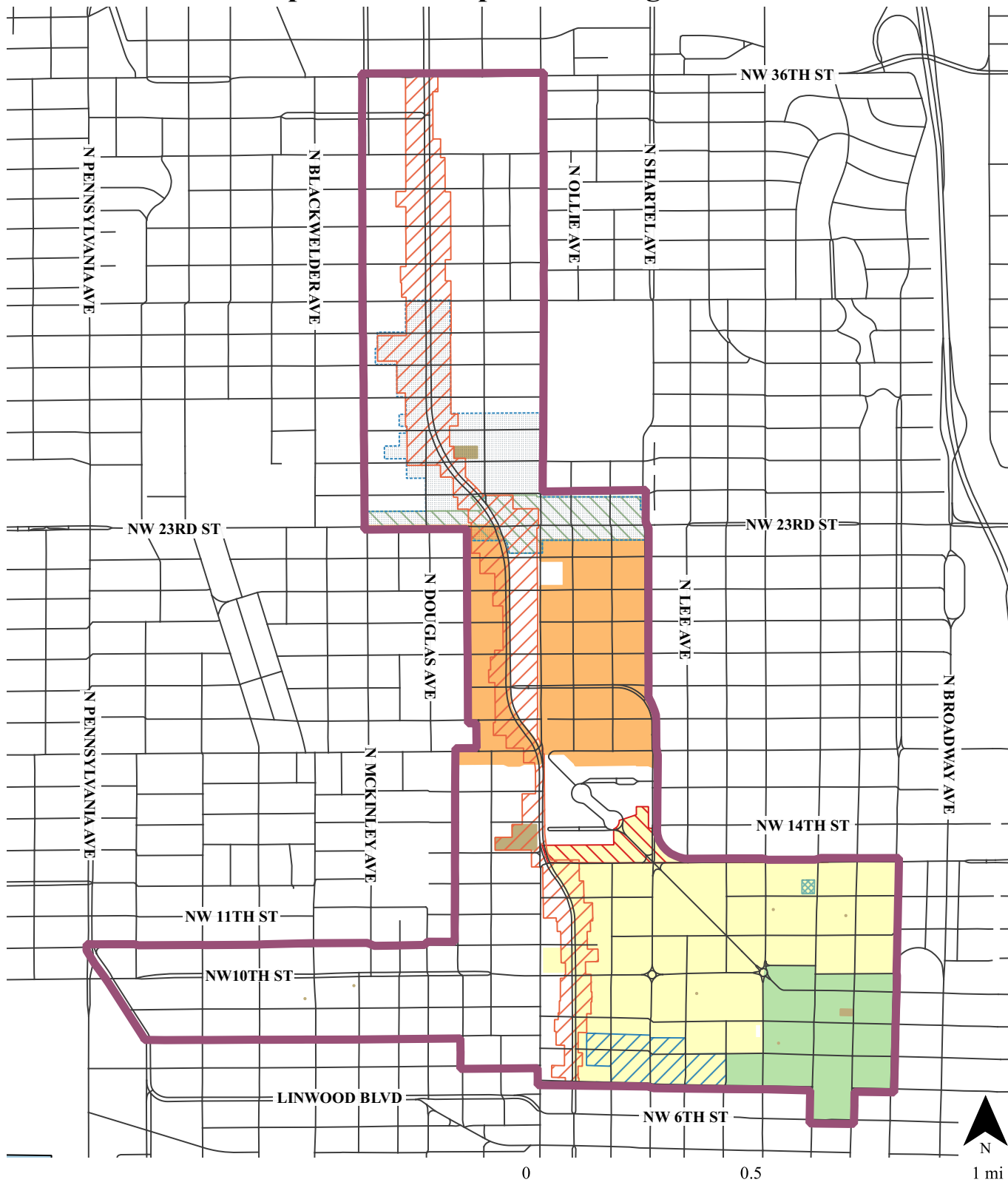


Land Use Typology Areas

- Urban Medium Intensity
- Transit-Oriented Urban Medium Intensity
- Downtown
- Commercial Corridor

Exhibit K

Proposed Uses - Special Zoning Districts



Special Zoning Districts

- | | |
|---|---|
|  DBD |  Historic Landmark Overlay |
|  DTD-1 |  Special Permit |
|  Classen Boulevard Overlay |  Twenty-Third Street Uptown Corridor Overlay |
|  Cottage District / DTD-1/A1 |  Urban Conservation |
|  Downtown Transitional District-1/A2 |  Urban Design Overlay |