



MEMORANDUM

Council Agenda
Item No. IX.I.
8/16/2016

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Resolution authorizing the Mayor to appoint a Wheeler Development District Review Committee with Council confirmation, and requesting that the appointed Review Committee consider and make required recommendations concerning the eligibility of a proposed Wheeler Development Tax Increment District and the appropriateness of a plan, project, or increment district for augmenting economic development in a project area to be determined and funded from tax increment generated by the established Wheeler Development District Economic Development Project Plan and its tax increment district, bounded generally by the Oklahoma River to the north, South Douglas Avenue to the west, SW 20th Street to the south and west of South Walker Avenue to the east. Ward 6.

Location Area bounded generally by the Oklahoma River to the north, Douglas Avenue to the west, SW 20th Street to the south and west of Walker Avenue to the east.

Background The Oklahoma City Council may consider the creation of a tax increment district to facilitate, support, encourage, and incentivize public and private economic development to carry out the development or redevelopment of areas that are determined to be unproductive, undeveloped, underdeveloped or blighted.

The Local Development Act provides for appointment by the City Council of a Review Committee to review and make a recommendation concerning a proposed district, plan or project, including the analysis used to project the revenues over the life of the project plan, to consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed district, and to consider and determine whether the proposed plan and project will have a financial impact on any taxing jurisdictions within the proposed district and to report the Review Committee's findings and recommendations to the City Council.

The Local Development Act provides that the membership of the Review Committee shall consist of the following: a representative of the governing body who shall serve as chairperson; a representative of the planning commission having jurisdiction over the proposed district; a representative designated by each taxing jurisdiction within the proposed district whose ad valorem taxes might be impacted by the plan; and three members, selected by the other committee members from a list of seven names submitted by the chairperson of the Review Committee, which members will represent the public at large, provided at least one the members representing the public at large shall be a representative of the

business community in the City, and if the proposed project plan is principally commercial retail, one of the members shall be either a retailer or a representative of a retail organization. The relevant taxing jurisdictions impacted and included in the proposed Wheeler Development Tax Increment District would be The City of Oklahoma City, Oklahoma County, the City-County Health Department, Independent School District No. I-89, Metro Technology Centers School District No. 22, Oklahoma City Community College/South Oklahoma City Area School District and the Metropolitan Library System.

The Local Development Act provides that the local planning commission shall review the proposed project plan and shall make a recommendation on the plan to the governing body. Adoption of the resolution will authorize the Mayor to appoint, with Council confirmation, a Wheeler Development District Review Committee as outlined above and the subsequent Review Committee, once fully appointed, shall convene to review and make a recommendation concerning the proposed tax increment districts, plan or project, consider and make findings and recommendations regarding the proposed district, consider the financial impact of the proposed plan on any taxing jurisdictions within the proposed district, and make a report of its findings and recommendations to the Oklahoma City Council.

Review City Manager's Office - Economic Development

Recommendation: Resolution be adopted.

Attachment