

# SPECIAL MEETING AGENDA



## **SPECIAL MEETING AGENDA**

February 20, 2017 - 2:00 PM

Midwest City Council Chambers  
100 N. Midwest Boulevard

Special Assistance requests – [tcoplen@midwestcityok.org](mailto:tcoplen@midwestcityok.org) or 739-1002. (Please provide no less than 24 hours' notice) Special assistance request during a meeting call 739-1388

A. **CALL TO ORDER.**

B. **DISCUSSION ITEMS.**

- 1.** Discussion and consideration of approving the minutes of the February 16, 2017 meeting, as submitted.
- 2.** Consideration of a Presentation of the Sooner Rose Shopping Center Development Plan by the Developers.

C. **EXECUTIVE SESSION.**

- 1.** Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(10), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City.

D. **DISCUSSION ITEM continued.**

- 1.** Discussion and consideration of the Project Plan relating to Increment District Number Two, Midwest City, OK (Sooner Rose Increment District).

E. **ADJOURNMENT.**

Notice of this special meeting was filed with the City Clerk of Midwest City 48 hours in advance and copies of the agenda for this meeting were posted at City Hall and on the City's website, accessible to the public for at least 24 hours in advance of this meeting.

## MINUTES OF THE SPECIAL LOCAL DEVELOPMENT ACT COMMITTEE MEETING

February 16, 2017 – 2:00 PM

This special meeting was held in the Midwest City Conference Room on the second floor of City Hall, 100 N. Midwest Boulevard, Midwest City, County of Oklahoma, State of Oklahoma. The following members were present: Chairman Pat Byrne, Members: Butch Freeman, Stan Greil, Kent Lashley, Kay Medcalf, Myron Coleman and Hugh Rice; City Clerk Sara Hancock; and City Staff: City Manager Guy Henson, Assistant City Manager Tim Lyon, City Attorney Philip Anderson, Economic Development Director Robert Coleman; and Dan McMahan of Riggs-Abney, P.C.

Chairman Byrne called the meeting to order at 2:01 p.m.

### DISCUSSION ITEMS.

1. **Consideration and action regarding the election of three( 3) public-at-large members to the City of Midwest City Local Development Act Review Committee Pursuant to Title 62, Section 855 of the Oklahoma State Statutes.**
  - a. Motion was made by Rice, seconded by Coleman, to appoint Mrs. Lisa Newport to seat one. Voting aye: Byrne, Coleman, Medcalf, Greil, Lashley, Rice and Freeman. Nay: none. Absent: none. Abstain: none. Motion carried.
  - b. Motion was made by Freeman, seconded by Griel, to appoint Mr. Gary Pence to seat two. Voting aye: Byrne, Coleman, Medcalf, Greil, Lashley, Rice and Freeman. Nay: none. Absent: none. Abstain: none. Motion carried.
  - c. Motion was made by Lashly, seconded by Freeman, to appoint Mr. Fred Quinn to seat three. Voting aye: Byrne, Coleman, Medcalf, Greil, Lashley, Rice and Freeman. Nay: none. Absent: none. Abstain: none. Motion carried.
2. **Establishing Future Meeting Dates for the Local Development Act Review Committee.** No action was taken.

### ADJOURNMENT.

There being no further business, Chairman Byrne adjourned the meeting at 2:35 p.m.

ATTEST:

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Sara Hancock, City Clerk

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Pat Byrne, Chairman



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 20, 2017

SUBJECT: Consideration of a Presentation of the Sooner Rose Shopping Center Development Plan by the Developers.

The second phase of the Sooner Rose Shopping Center promises additional retail and dining options in addition to a unique entertainment venue. Developers are requesting slightly over \$17 million dollars in public assistance with a commitment to invest over \$23 million of their own capital. The end result will be the creation of a shopping center that is likely to produce over \$60 million in gross annual revenues by its fifth year in operation and will create over 300 jobs.

The City of Midwest City has already invested over \$4 million in the first phase of the Sooner Rose development via its economic development arm, the Midwest City Memorial Hospital Authority (“Authority”); however, it simply does not have the funds needed to sponsor the second phase. Approximately \$2.4 million in Authority moneys remain available, but the balance must be financed with a Tax Increment Finance district planned as the revenue source necessary for repayment.

The proposed Sooner Rose Increment District encompasses over 90 acres and stretches from SE 12<sup>th</sup> Street to just south of SE 15<sup>th</sup> Street and from S Sooner Road eastward to a point parallel with Crosby Boulevard. A significant portion of the properties in the area were never fully developed and the May 3, 1999 tornado devastated many that were. The energy produced by nearby retailers such as Academy Sports + Outdoors, Hobby Lobby, Home Depot and Walmart creates enormous potential that is greatly impeded by obsolete buildings and site designs, property costs, and environmental problems.

The City is working with Oklahoma City-based Sooner Investment on the Sooner Rose project. It is a well known company with a proven track record of successful developments and redevelopments. Sooner was responsible for the revitalization of the “downtown” area of Midwest City where the Towne Center Plaza Shopping Center now stands.

Robert Coleman  
Director of Economic Development



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SUBJECT: Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(10), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City.

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Appropriate information will be provided in executive session.

A handwritten signature in black ink, appearing to read "R. Coleman", written over a horizontal line.

Robert Coleman  
Director of Economic Development



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MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 20, 2017

SUBJECT: Discussion and consideration of the Project Plan Relating to Increment District Number Two, City of Midwest City, OK (Sooner Rose Increment District).

The Local Development Act Review Committee (“Committee”) is tasked with making findings and recommendations to the Midwest City Council (“Council”) regarding the conditions establishing the eligibility of the Sooner Rose Increment District. Committee recommendations must include the analysis used to project revenues over the life of the project plan, the effect on the taxing entities and the appropriateness of the approval of the proposed plan and project.

Prior to approval by Council, the Committee must consider and determine whether the project plan will have a financial impact on any taxing jurisdiction and business activities within the proposed district and shall report its findings to Council. The approval of any district plan or project by the Council must address any findings of such impact by the Committee.

This marks the first presentation of the Sooner Rose Increment District Project Plan. It is the Committee’s priority to recommend that the project plan be approved, denied or approved subject to conditions set forth by the Committee.

Note: Project will be disemenated at the meeting.

Robert Coleman  
Director of Economic Development

Link: [Oklahoma State Statutes Title 62 – Public Finance](#)  
(See §850 - §869 Local Development Act)