

**SPECIAL MEETING AGENDA FOR THE
LOCAL DEVELOPMENT ACT REVIEW COMMITTEE**

Midwest City - City Hall Basement Training Room, 100 N. Midwest Boulevard

February 27, 2017 - 2:00 PM

Special Assistance requests – 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 special meeting of February 23, 2017, as submitted.
2. Consideration, discussion and possible action regarding a resolution adopting recommendations and findings in regard to the formation of the Increment District Number Two, City of Midwest City, Oklahoma (Sooner Rose Increment District) and its related project plan; and containing other provisions relating thereto.

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. 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 23, 2017 – 2:00 PM

This special meeting was moved to 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: Myron Coleman, Stan Greil, Kent Lashley, Kay Medcalf, Lisa Newport, Gary Pence, Fred Quinn and Hugh Rice; City Clerk Sara Hancock; and City Staff: City Manager Guy Henson, Assistant City Manager Tim Lyon, City Attorney Philip Anderson, Finance Director Christy Barron, Economic Development Director Robert Coleman; and Legal Counsel Dan McMahan of Riggs-Abney, P.C. Absent: Butch Freeman.

Chairman Byrne called the meeting to order at 2:04 p.m.

DISCUSSION ITEMS.

1. **Discussion and consideration approving the minutes of the February 20, 2017 meeting, as submitted.** A motion was made by Medcalf, seconded by Quinn, to approve the minutes as submitted. Voting aye: Coleman, Greil, Lashley, Medcalf, Newport, Pence, Quinn, Rice, Byrne. Nay: none. Absent: Freeman. Abstain: none. Motion carried.
2. **Discussion and consideration of the Project Plan relating to Increment District Number Two, Midwest City, OK (Sooner Rose Increment District).** After much discussion, no action was taken.

EXECUTIVE SESSION.

1. **Discussion and consideration of 1) entering into executive session, as allowed under 5 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.** No executive session was needed. No action taken.

DISCUSSION ITEMS continued.

3. **Discussion, consideration and possible action regarding a resolution with recommendations and findings in regard to the formation of the Increment District Number Two, City of Midwest City, Oklahoma(Sooner Rose Increment District) and its related project plan; and containing other provisions relating thereto.** After much discussion, no action was taken.

ADJOURNMENT. A motion was made by Rice, seconded by Pence to adjourn. All members voted in favor. The meeting adjourned at 4:06 p.m.

ATTEST:

Sara Hancock, City Clerk

Pat Byrne, Chairman



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

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 27, 2017

SUBJECT: Consideration, discussion and possible action regarding a resolution adopting recommendations and findings in regard to the formation of the Increment District Number Two, City of Midwest City, Oklahoma (Sooner Rose Increment District) and its related project plan; and containing other provisions relating thereto.

The Review Committee has the statutory duty to consider and make its findings and recommendations to the Midwest City Council with respect to the conditions establishing the eligibility of the proposed Sooner Rose Increment District and the appropriateness of the approval of the proposed plan and project, as well as to report its findings to City Council in regard to the financial impact on the taxing jurisdictions within the proposed district and the business activities within the proposed district.

Please see the attached resolution.

Robert Coleman
Director of Economic Development

RESOLUTION 2017-1____

A RESOLUTION ADOPTING RECOMMENDATIONS & FINDINGS IN REGARD TO THE FORMATION OF INCREMENT DISTRICT NUMBER TWO, CITY OF MIDWEST CITY, OKLAHOMA (SOONER ROSE INCREMENT DISTRICT) AND ITS RELATED PROJECT PLAN; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2001, § 851 *et seq.* (the “Local Development Act”), as amended, the City Council for the City of Midwest City, Oklahoma, (the “Governing Body”) appointed the Midwest City Local Development Act Review Committee (the “Review Committee”) to review and make recommendations concerning a mixed-use commercial development proposed by Sooner Investment Group, Inc., an Oklahoma corporation, to be located in the northeast corner of the intersection of S.E. 15th Street and S. Sooner Road in Midwest City, Oklahoma (the “City”); and

WHEREAS, the membership of this Review Committee is comprised of the following individuals: a representative of the Governing Body, a representative of the planning commission having jurisdiction of the proposed project, representatives of each taxing jurisdiction within the proposed district whose taxes might be impacted according to the project plan, and three representatives of the public at large, all as required pursuant to Section 855.A of the Local Development Act; and

WHEREAS, the Review Committee has the statutory duty to consider and make its findings and recommendations to the Governing Body with respect to the conditions establishing the eligibility of the proposed district and the appropriateness of the approval of the proposed plan and project, as well as to report its findings to the Governing Body in regard to the financial impact on the taxing jurisdictions within the proposed district and the business activities within the proposed district; and

WHEREAS, Article 10, Section 6C of the Oklahoma Constitution and its enabling legislation known as the Local Development Act provide that the Governing Body may 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 in the area for which the improvements take place and may direct the apportionment of the taxes and fees for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, the Review Committee has been presented with that certain “Project Plan Relating to Increment District Number Two, City of Midwest City, Oklahoma (Sooner Rose Increment District)”, dated as of February 1, 2017 (the “Project Plan”), providing for the creation of Increment District Number Two, City of Midwest City, Oklahoma (the “Sooner Rose Increment District”), which boundaries are more particularly described in Exhibit “A”, and more particularly illustrated in Exhibit “B”, both attached hereto, wherein certain projects are contemplated to be financed from a combination of public and private sources, including apportionment of ad valorem and sales taxes derived from the proposed Sooner Rose Increment District; and

WHEREAS, the proposed Sooner Rose Increment District **[is][is not]** eligible for designation as an increment district by virtue of being located within a Reinvestment Area, as defined and set forth in 62 O.S.2001, § 690.1 *et seq.*; and

WHEREAS, the Project Plan **[does][does not]** contemplates the funding of essential public improvements; and

WHEREAS, it is more likely than not that the private investments referenced in the Project Plan **[will][will not]** occur within the proposed Sooner Rose Increment District without the public improvements and development financing assistance specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY

COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA, IN REGARD TO THE PROPOSED INCREMENT DISTRICT NUMBER TWO, CITY OF MIDWEST CITY, OKLAHOMA, AND THE PROJECT PLAN RELATING THERETO:

SECTION I. FINDINGS AND RECOMMENDATIONS WITH RESPECT TO THE CONDITIONS ESTABLISHING THE ELIGIBILITY OF THE PROPOSED SOONER ROSE INCREMENT DISTRICT AND THE PROJECT PLAN. The Review Committee hereby finds that the boundaries of the proposed Sooner Rose Increment District, as set forth in Exhibit "A" attached hereto, are within areas that **[do] [do not]** qualify as a "Reinvestment Area" as defined in Section 853.17 of the Local Development Act due to the fact that it **[is][is not]** an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, or to preserve or enhance the tax base or in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Therefore, the Review Committee finds that the proposed Sooner Rose Increment District **[is][is not]** eligible for designation as a tax increment district.

SECTION II. FINDINGS AND RECOMMENDATIONS WITH RESPECT TO THE APPROPRIATENESS OF THE APPROVAL OF THE PROPOSED PLAN AND PROJECT.

A. The Review Committee has considered the Project Plan, and hereby finds that the provisions of the Project Plan **[do] [do not]** meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

1. Investment, development and economic growth are difficult within the boundaries of the proposed Sooner Rose Increment District, but possible if the tax increment financing provisions of the Local Development Act are available.
2. That the proposed Sooner Rose Increment District does not encompass an area where investment, development and economic growth would occur without the assistance of public funds.
3. That the undertaking of the projects described in the Project Plan will not supplant or replace normal public functions and services.
4. That the purpose set forth in the Project Plan for the proposed Sooner Rose Increment District works in conjunction with the Governing Body's locally implemented economic development plans.
5. That the proposed Sooner Rose Increment District does not have boundaries that dissect a similar area and does not create an unfair competitive advantage.
6. That the project contemplates the need for residential and neighborhood treatments, and capital improvements to neighborhood public schools, as well as commercial/industrial development.
7. That where possible, partial credits or credits that do not utilize the full time frame allowed be pursued.
8. That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan.
9. That the Project Plan contemplates the conservation, preservation and rehabilitation of existing improvements within the proposed Sooner Rose Increment District; that demolition, clearance and relocation is minimized except for structures necessary for the undertaking of the projects referenced in the Project Plan.
10. That the Project Plan, upon adoption by the Governing Body, develops and applies clear standards, criteria and threshold limits that are applicable to all similar property and areas that the Project Plan contains protection against nearby relocations to utilize incentives.

B. The Review Committee further finds that contemplated private and public projects described in the Project Plan **[will]** **[will not]** enhance the value of other real property located within the proposed Sooner Rose Increment District as well as effectuating the increase of employment opportunities within said district.

C. The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856.B.4.d of the Local Development Act, within City of Midwest City, **[does]** **[does not]** exceed 25% of the total net assessed value of taxable property within City of Midwest City, Oklahoma.

D. The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856.B.4.f. of the Local Development Act, within City of Midwest City **[does]** **[does not]** exceed 25% of the total assessed net value of any affected school districts located within City of Midwest City.

E. The Review Committee further finds that the land area of all increment districts within City of Midwest City **[does]** **[does not]** exceed 25% of the total land area of City of Midwest City.

F. Based on the foregoing, the Review Committee finds that the Project Plan and the projects therein **[are]****[are not]** appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the Governing Body is hereby **[recommended]****[not recommended]** **[recommended with the following conditions:**

1. _____
2. _____
3. _____].

SECTION III. REPORT OF FINANCIAL IMPACT.

A. The Review Committee has reviewed estimates of the incremental ad valorem (real and business personal) and sales and use taxes which will likely result from the establishment of the Sooner Rose Increment District. The analysis used to project revenues over the life of the project plan are attached hereto as Exhibit “C”.

B. The Review Committee finds that the current property and sales tax revenues collected within the proposed Sooner Rose Increment District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating ad valorem and sales and use taxes to the proposed Sooner Rose Increment District apportionment fund for twenty (20) years **[is]****[is not]** desirable to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, or to preserve or enhance the tax base. These investments **[will]****[will not]** benefit the proposed Sooner Rose Increment District and thereby eventually **[result]****[not result]** in substantial increased ad valorem and sales tax revenues to the taxing jurisdictions at the completion of the Project Plan.

C. The Review Committee further finds the financial impact on each of the taxing jurisdictions within the proposed Sooner Rose Increment District to be as follows:

1. CITY OF MIDWEST CITY, OKLAHOMA. The City of Midwest City, Oklahoma (the “City”) currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the City’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues); and (b) sales and use taxes at a rate of 3.85% on taxable sales within the City or sourced to the City (the “City Sales Tax Revenues”). Pursuant to the Project Plan, only a portion of the City’s sales and use taxes are to be apportioned and used to pay project costs, such portion being equal to:

(i) that amount of sales and use taxes derived from the following:

(a) All use tax revenues generated from taxable sales of construction materials sourced to any tract located within the Sooner Rose Increment District; and

- (b) All sales tax revenue generated from taxable sales occurring within the Warren Theatre Facility (as defined in the Project Plan); and
 - (c) That portion of the sales tax revenue generated from taxable sales occurring within the Sooner Rose Increment District, other than from the Warren Theater Facility, which are equal to 0.88% of such taxable sales;
- (ii) reduced by the “base sales and use taxes”, as such is determined pursuant to the provisions of the Project Plan.

Sinking Fund Revenues: The establishment of the proposed Sooner Rose Increment District does not alter the City’s legal obligation under its General Obligation Bonds, and will likely not affect the City’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on City’s Sinking Fund Revenues is expected.

City Sales Tax Revenues: As all of the City Sales Tax Revenues that are currently being generated within the proposed Sooner Rose Increment District will continue to accrue to the City, no diminishment of the City Sales Tax Revenues will likely result from the establishment of the proposed Sooner Rose Increment District. With regard to future City Sales Tax Revenues, the maximum annual and total incremental revenues generated from the City’s sales tax levies and used to pay “project costs” are estimated to be **[\$1,024,362]** and **[\$10,259,792]** respectively. However, because substantially all of the incremental City Sales Tax Revenues generated from this new private investment **[would]** **[would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant]** **[no significant]** adverse financial impact on the City Sales Tax Revenue is expected.

2. OKLAHOMA COUNTY, OKLAHOMA: Oklahoma County, Oklahoma (the “County”) currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the County’s outstanding General Obligation indebtedness (within this section, the “Sinking Fund Revenues); and (b) ad valorem taxes equal to 10.35 mills to support general county government (within this section, the “General Fund Revenues”).

Sinking Fund Revenues: The establishment of the proposed Sooner Rose Increment District does not alter the County’s legal obligation under its General Obligation Bonds, and will likely not affect the County’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Sinking Fund Revenues is expected.

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed Sooner Rose Increment District will continue to accrue to the County, no diminishment of the County’s General Fund Revenues will likely result from the establishment of the proposed Sooner Rose Increment District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the County’s 10.35 mill levy and used to pay “project costs” are estimated to be **[\$96,457]** and **[\$1,407,768]**, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, **[would]** **[would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant]** **[no significant]** adverse financial impact on the County General Fund Revenue is expected.

3. OKLAHOMA CITY/COUNTY HEALTH DEPARTMENT: The Oklahoma City/County Health Department (“OCCHD”) currently levies ad valorem taxes equal to 2.59 mills to support the operational activities of the OCCHD (within this section, the “General Fund Revenues”).

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed Sooner Rose Increment District will continue to accrue to OCCHD, no diminishment of OCCHD's General Fund Revenues will likely result from the establishment of the proposed Sooner Rose Increment District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from OCCHD's 2.59 mill levy and used for "project costs" service are estimated to be **[\$24,137.59]** and **[\$352,282]**, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant][no significant]** adverse financial impact on OCCHD's General Fund Revenue is expected.

4. METROPOLITAN LIBRARY SYSTEM. The Metropolitan Library System ("MLS") currently levies ad valorem taxes equal to 5.20 mills to support the operational activities of MLS (within this section, the "General Fund Revenues").

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the Sooner Rose Increment District will continue to accrue to MLS, no diminishment of MLS' General Fund Revenues will likely result from the establishment of the Sooner Rose Increment District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from MLS' 5.20 mill levy and used to pay "project costs" are estimated to be **[\$48,462]** and **[\$707,284]**, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on MLS' General Fund is expected.

5. ROSE STATE COLLEGE DISTRICT. The Rose State College District ("RSCD") currently levies ad valorem taxes equal to 19.65 mills to support the operational activities of Rose State College (within this section, the "General Fund Revenues").

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the proposed Sooner Rose Increment District will continue to accrue to RSCD, no diminishment of the General Fund Revenues will likely result from the establishment of the proposed Sooner Rose Increment District. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from RSCD's 19.65 mill levy and used to pay "project costs" are estimated to be **[\$183,129]** and **[\$2,672,718]**, respectively. However, because substantially all of the incremental General Fund Revenues generated from new private investment, **[would] [would not]** have accrued without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the General Fund Revenue is expected.

6. MID-DEL PUBLIC SCHOOL DISTRICT: Independent School District No. 52, Oklahoma County, Oklahoma (the "Mi-Del Public School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Mid-Del Public School District's outstanding General Obligation indebtedness (within this section, the "Sinking Fund Revenues), (b) ad valorem taxes equal to 36.14 mills to support the operational activities of the Mid-Del Public School District (within this section, the "General Fund Revenues"), and (c) ad valorem taxes equal to 5.16 mills to finance a portion of the capital needs of the school district (the "Building Fund Revenues"). Also, additional ad valorem taxes equal to 4.14 mills are levied county-wide to support the operational activities of all public schools in Oklahoma County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (such revenues being referred to herein as the "County Levy Revenues").

Sinking Fund Revenues: The establishment of the proposed Sooner Rose Increment District does not alter the Mid-Del Public School District’s legal obligation under its General Obligation Bonds, and will likely not affect the Mid-Del Public School District’s ability to raise sufficient Sinking Fund Revenues to repay such debt. Thus, no adverse financial impact on the Mid-Del Public School District’s Sinking Fund Revenues is expected.

Building Fund Revenues: As all of the Building Fund Revenues that are currently being generated within the proposed Sooner Rose Increment District will continue to accrue to the Mid-Del Public School District, no diminishment of the Mid-Del Public School District’s Building Fund Revenues will likely result from the establishment of the proposed Sooner Rose Increment District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated and apportioned from the Mid-Del Public School District’s 5.14 mill levy and used for debt service are estimated to be **[\$48,089]** and **[\$701,844]**, respectively. However, because substantially all of the incremental Building Fund Revenues generated from new private investment **[would] [would not]** have occurred without the construction of the projects listed in the Project Plan, **[a significant] [no significant]** adverse financial impact on the Mid-Del Public School District’s Building Fund Revenue is expected.

General Fund Revenues and County Levy Revenues: As all of the General Fund Revenues and County Levy Revenues that are currently being generated within the proposed Sooner Rose Increment District (and allocated to the Mid-Del Public School District) will continue to accrue to the Mid-Del Public School District, no significant diminishment of the Mid-Del Public School District’s General Fund Revenues or County Levy Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from the Mid-Del Public School District's 36.14 mill levy are estimated to be **[\$336,808]** and **[\$4,915,626]** respectively. **[However, General Fund Revenues are predominantly impacted by changes in funding from the State of Oklahoma’s “State Aid Fund”, as provided in Title 70, Sections 18-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the “State Aid Revenues”). Under these provisions, increases in the net assessed valuation of a school district are almost entirely offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the proposed Sooner Rose Increment Sooner Rose Increment District would not substantially increase or decrease the net amount of General Fund Revenues available to the Mid-Del Public School District.] [**

_____]

D. The Review Committee further finds the financial impact on business activities within the proposed Sooner Rose Increment District will be, as follows:

[

_____]

ADOPTED this ____ day of February, 2017.

MIDWEST CITY LOCAL DEVELOPMENT
ACT REVIEW COMMITTEE

PAT BYRNE, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION OF
INCREMENT DISTRICT NUMBER TWO,
CITY OF MIDWEST CITY, OKLAHOMA
(SOONER ROSE INCREMENT DISTRICT)

The boundaries of the proposed Sooner Rose Increment District shall consist of a tract located in Section 4 and Section 9 Township 11 North Range 2 West, more particularly described as follows:

Beginning at a point on the west section line of Section 9 Township 11 North Range 2 West, 208.72 feet south of the Northwest Corner of said section: Thence, N 89° 6' 53" E for a distance of 8.7 feet; Thence N 35° 33" for a distance of 8.7 feet; Thence N 89° 6' 53" E for a distance of 75.3 feet; Thence S 1° 1" E for a distance of 738.776 feet; Thence S 89° 58' " E for a distance of 1194.097 feet; Thence S 9° 7" E for a distance of 34.468 feet; Thence S 89° 57' 4" E for a distance of 489.102; Thence N 36° 7" W for a distance of 843.067 feet; Thence N 89° 5' " W for a distance of 46.618 feet; Thence N 11° 38" W for a distance of 1337.441 feet; Thence S 89° 33' 4" W for a distance of 2635.387 feet; Thence S 1° 6" E for a distance of 346.171 feet; Thence N 89° 31' 33" E for a distance of 652.25 feet; Thence S 57° 17" E for a distance of 338.563 feet; Thence S 89° 4' 35" W for a distance of 649.999 feet; Thence S 1° 6" E for a distance of 659.431 feet to the Point of Beginning. Such tract containing ± 106 acres M.O.L.

EXHIBIT "B"

MAP SHOWING BOUNDARIES OF
INCREMENT DISTRICT NUMBER TWO,
CITY OF MIDWEST CITY, OKLAHOMA
(SOONER ROSE INCREMENT DISTRICT)

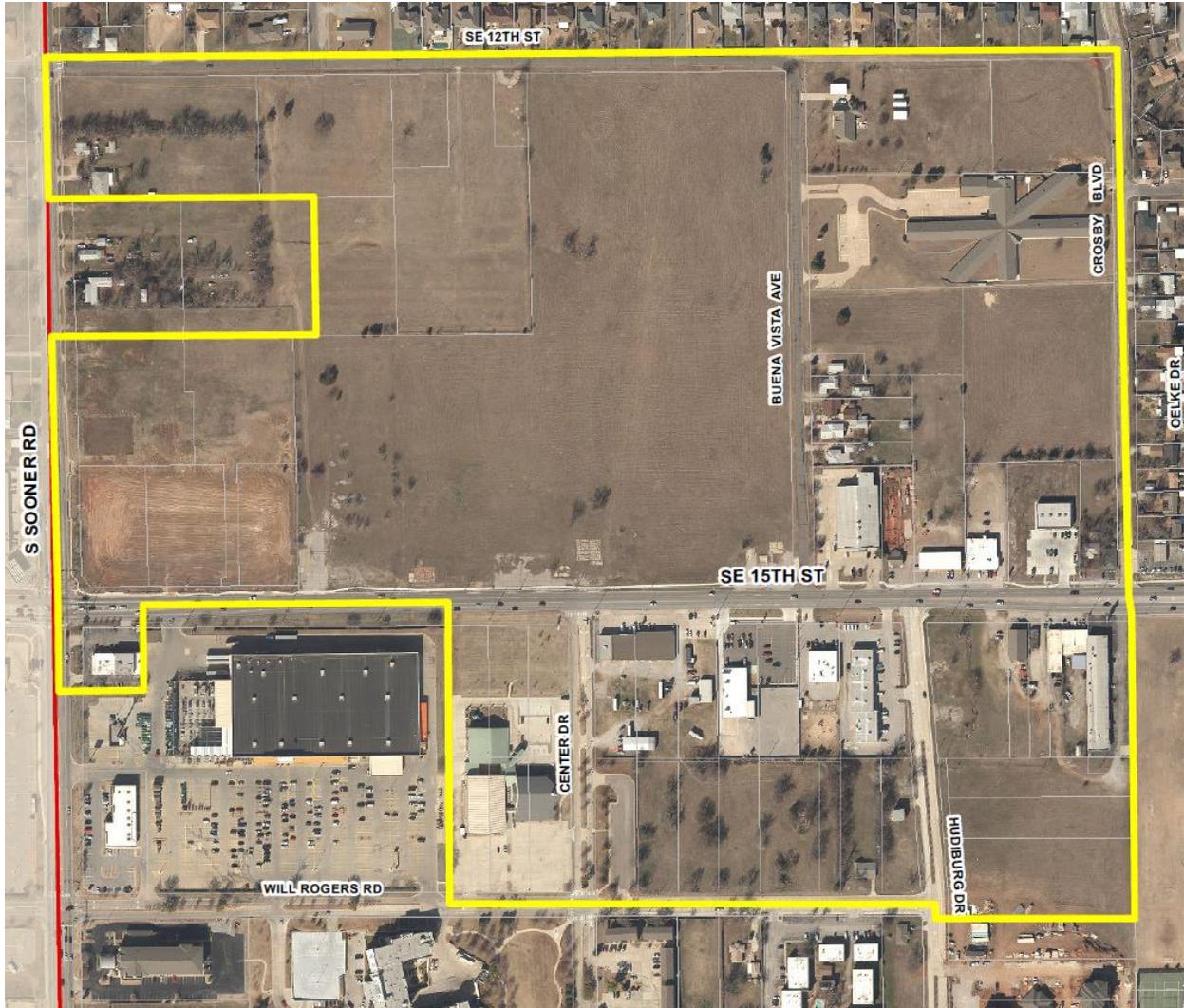


EXHIBIT "C"

ANALYSIS USED TO PROJECT REVENUES
FROM INCREMENT DISTRICT NUMBER TWO,
CITY OF MIDWEST CITY, OKLAHOMA
(SOONER ROSE INCREMENT DISTRICT)



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

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 27, 2017

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.

Appropriate information will be provided in executive session.

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

Robert Coleman
Director of Economic Development