

Yukon Economic Development Authority Agenda

Centennial Building - 12 South 5th Street

January 25, 2016 – 3:00 p.m.

The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this Council meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-1895. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify City Hall, 500 West Main, by noon, January 25, 2016.

Call to Order: Ray Wright, Chairman

Roll Call: Ray Wright, Chairman
John Nail, Vice-Chairman
John Alberts
Mike Geers
Rena Holland
Michael McEachern
Tara Peters

1. Consider approving the minutes of the November 19, 2015 Regular meeting.

ACTION _____

2. Design Team Presentation for Prairie West design charrette

3. Yukon Economic Development Authority staffing changes – Tammy DeSpain

4. Consider approving a schedule of quarterly meetings for the Yukon Economic Development Authority, and setting the date for the next Regular Yukon Economic Development Authority meeting for April 28, 2016 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

ACTION _____

5. Adjournment

many startups. Mr. Stoner stated no, we help existing companies grow. Mr. Mitchell asked about relocations. Mr. Stoner stated yes. Mr. McEachern asked how they fit for Yukon right now. Mr. Mitchell stated probably not for current, but for project IRIS. It is a financial service company interested in relocating. Mr. McEachern assumes most applicants are industrial. Mr. Stoner stated yes, per statute. Mr. Mitchell asked if they were involved in either Boeing or GE relocation to OKC. Mr. Stoner stated no, they are larger than our limits.

3. Consider approving a joint rezoning application for Yukon Crossing/City Hall Plaza from C-3 Restricted Commercial District to Urban Gateway Overlay Supplemental District, as recommended by the General Manager and Executive Director of YEDA.

Mr. Wright stated Council had postponed this item on Tuesday night and thought it was appropriate for YEDA to postpone until Council's action occurs. Mr. Mitchell gave explanation of expected development. Mr. Wright is happy to wait. He does believe rezone must occur prior to sale. Rezone will be first contingency on any contract. It is wise to do ahead of time.

The motion to postpone a joint rezoning application for Yukon Crossing/City Hall Plaza from C-3 Restricted Commercial District to Urban Gateway Overlay Supplemental District, as recommended by the General Manager and Executive Director of YEDA., was made by Michael McEachern and seconded by Rena Holland.

The vote:

AYES: Peters, Nail, Geers, Holland, Wright

NAYS: None

Trustee McEachern Abstained and it is counted as a "No" vote

VOTE: 5-1

MOTION CARRIED

4. Review and Discuss the 2016 YEDA Schedule of Regular Meetings and take any action as deemed necessary and appropriate by the Trustees.

Mr. Wright stated the schedule shows moving the meetings to the 4th Thursday per staff and time is open. Mr. Mitchell stated it allows time to obtain financials for YEDA and information preparation for Council Meeting.

The motion to approve the 2016 YEDA Schedule of Regular Meetings for the 4th Thursday at 4:00 pm, was made by Rena Holland and seconded by Michael McEachern.

The vote:

AYES: McEachern, Nail, Holland, Peters, Wright, Geers

NAYS: None

VOTE: 5-0

MOTION CARRIED

5. Review and Discuss Resolution No. 2015-23, a Resolution declaring the intent to consider an amendment to the Frisco Road Economic Development Project Plan by creating an Ad Valorem Tax Increment District or Districts under the Local Development Act.

Mr. Mitchell recapped the rules for the TIF Review Committee. This Review Committee would be set up for capturing Ad Valorem Taxes. The Committee would consist of a member from Canadian Valley Technology, Health Department, and Banner School District. They would meet for 3 or 4 times to review the question, evaluate the information and then give their recommendation to the Planning Commission. Once committee completes their work, the committee is done. Under the SmartCode there are scenarios where a portion of the development will not generate sales tax. By using Ad Valorem Tax, it could be an asset to project. Mr. Mitchell directed them to map and stated boundaries. If approved, we can capture revenue from property taxes generated by development. This can be done for 25 years or by budget amount.

Mr. Wright asked how TIF Ad-Valorem District works. Mr. Mitchell stated same as Sales Tax. Today's collection is the base. Any growth goes to project budget. Mr. Wright can't imagine school district supporting. He doesn't want enemies. Mr. Mitchell stated we can do cost sharing. Mrs. Holland stated once TIF ends, then the school will collect all taxes. Mr. Wright stated the concern is the influx to Banner Schools and later Yukon Schools. Mr. Mitchell stated we would compare before and after to set budget. Mr. Wright stated SmartCode has flexibility. Are we talking large apartment complexes? Mr. Mitchell stated no, may have some multi-use, but mostly single and residential. Developer has retained architect with SmartCode experience and we should see proposal in the next 2-3 months. They must provide regulating plan and terms and conditions. We know infrastructure need of \$37million. Mr. Wright stated TIF not administered here. Mr. Mitchell stated correct. Mr. Geers clarified the County collects taxes. Mr. Mitchell stated yes, tax collection by county increment sent to Yukon. Mr. Mitchell stated there are 4 to 5 taxing entities on Review Committee. They have no veto power. It's simply recommendation. The parameters are set by the local Development Act.

- 6. Report from Executive Director with Related Discussion/Questions:**
- A. Smart Growth America; 2015-2016 Application for Smart Growth Technical Assistance**
 - B. Art Design Committee Update**
 - C. YEDA Departmental Expense Summary**
 - D. FY 2015-2016 TIF Revenue Collection**
 - E. FY 2015-2016 Hotel/Motel Tax Collections Update Report (handout)**

Mr. Mitchell stated grant application will be selected in December. If we are awarded grant, they will come into community for a one day workshop. We would invite Canadian County communities. It is valuable coaching.

Hotel/Motel tax is up 20%.

Departmental Expenses are on track with budget. Sales Tax's grand total is \$300,000.00 in TIF fund.

Mr. Geers talked about Art Committee and the traffic circle. We want lights. Today we discussed ways to attract artists. The art we are wanting would be contemporary, interactive, and innovative, something people will want to see. Property adjacent to circle could be used for a small park. We have many ideas and would like to see developer's proposal. Mr. Mitchell will do RFP with preliminary budget large enough to attract participation. We will then look for grants and contributions. Mr. Geers wants to make entry exciting. We will offer concept to artists. They will submit ideas and then we would select a few to come in and present designs. Mr. Mitchell stated it is an eligible expense under TIF budget. We have a ballpark number of \$100,000.00 to \$150,000.00 including stipend to artist. Mr. Geers stated budget should attract many artists. We have discussed many elements for the design.

7. Setting the date for the next Regular Economic Development Meeting for December 17, 2015 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

Mr. Mitchell stated meeting may be cancelled due to no agenda items. Mr. Wright stated if cancelled, please make a decision as early as possible. Mr. Mitchell stated we will notify by 30th.

Mr. McEachern asked if we were on budget for TIF collections. Mr. Mitchell stated we are tracking about the same as last year. We will have a better way of gauging next year.

8. Adjournment



DATE: January 22, 2016
FROM: Doug Shivers
TO: Tammy DeSpain
RE: Yukon Economic Development Authority Meetings

MEMORANDUM

In light of the recent staffing changes at YEDA, I would like to offer a revised schedule of regular meetings for the remainder of the 2016 calendar year.

The schedule of regular meeting for YEDA that was filed last year set meetings for the fourth Thursday of each month, at 4:00 pm, in the Council Chambers of the Centennial Building at 12 S. 5th. I suggest we keep those meetings in place for the dates of **April 28, July 28, and October 27**. I can easily cancel the scheduled meetings that surround those dates with the appropriate notice posted prior to each meeting.

With your approval, I will use this memo as the support document for an item on Monday's YEDA agenda asking the Trustees to revise the schedule.