

Yukon Economic Development Authority Agenda

Centennial Building - 12 South 5th Street

February 19, 2015 – 4:00 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, February 18, 2015.

Call to Order: Ray Wright, Chairman

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

1. Consider approving the minutes of the January 15, 2015 Regular meeting.

ACTION

2. Report from Executive Director with Related Discussion/Questions:

- A. Public Hearing Schedule for Yukon Planning Commission/City Council**
- B. Yukon High School Youth Outreach Endeavor Update**
- C. YEDA Departmental Expense Summary**
- D. FY 2014-2015 TIF Revenue Collections**
- E. FY 2014-2015 Hotel/Motel Tax Collections Updated Report; December 2014 and January 2015 (handouts)**

3. Informational Material

- A. Discussion of preliminary development agreement for Prairie West, Phase I**
- B. Oklahoma Department of Commerce Request for Information; Project Sam Leads and Locates; Greater Oklahoma City Partnership; February 02, 2015**
- C. Proposed Sun Holdings, LLC Economic Development Project**
- D. Economic Development Administration Grant Application Overview of FY 2015 Economic Development Program (ACOG)**

4. Setting the date for the next Regular Economic Development Meeting for March 19, 2015 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

5. Adjournment

Yukon Economic Development Authority January 15, 2015

The Yukon Economic Development Authority met in regular session on January 15, 2015 at 4:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

ROLL CALL: (Present) Ray Wright, Chairman
 John Nail, Vice-Chairman
 John Alberts
 Rena Holland
 Ken Smith

(Absent) Mike Geers
 Tara Peters

OTHERS PRESENT:

Larry Mitchell, Executive Director
 Jeff Sabin, Acting Counsel
 Gary Cooper, Technology Director

Doug Shivers, City Clerk
 Sara Hancock, Deputy City Clerk
 Amy Phillips, Administrative Assistant

1. Consider approving the minutes of the December 18, 2014 Regular meeting

The motion to approve the minutes of the December 18, 2014 Regular meeting, was made by Ken Smith and seconded by John Alberts.

Mr. Mitchell wanted to clarify planning Phase I and Phase II in the financial plan does not refer to Health Center Parkway, but Frisco Rd. Interchange.

The vote:

AYES: Nail, Alberts, Holland, Smith, Wright

NAYS: None

VOTE: 5-0

MOTION CARRIED

2. Review and Discuss final draft of Yukon Urban Gateway SmartCode Ordinance and take any action as deemed necessary and appropriate by the Trustees.

Mr. Mitchell stated there were three items raised at the last meeting. He has included a memo addressing these. The first one had to do with variance and making sure it was the same language as the existing building code. Secondly, was the review process. We have modified procedure to require the plans to go thru the same process as any rezoning application. If financial assistance requested, then it will also

come to YEDA. However, if they are not asking for assistance, Mr. Mitchell would still like plans to come through YEDA as an informational item. Finally, the question came up about owners with small parcel of land. They could have option to use SmartCode or current PUD. It gives flexibility. Mr. Mitchell stated they had a meeting last week with the larger land owners. It went very well and owners were very receptive. Everyone seemed comfortable with proposals. Mr. Sabin agreed the owners were receptive. They had questions and asked for examples on how SmartCode worked with big box retail division. Mr. Highsmith is working on getting examples. Mr. Wright stated some big box could go to other transects. Mr. Highsmith stated correct. Mr. Wright asked for clarification of 10% for one store? Mr. Sabin stated 10% is for lot coverage.

Mr. Wright was at the meeting and it went very well. He talked to a couple of land owners that were not at meeting. He tried to inform them that we were not taking away existing zoning, but offering SmartCode for more options. There was no negative feedback. Mr. Wright believes fallout may come when actual items are presented to Development Services. Mr. Mitchell stated under the SmartCode, we have a Review Committee. The Review Committee may be helpful with working with the small land owners. Mr. Wright stated it is good, because it is a developer based code system. Mr. Smith clarified City still has input. Mr. Wright stated correct and the Review Committee blends ideas. Mr. Mitchell stated once Review Committee completes, it goes to Planning Committee and then Council. Mr. Wright stated as normally done. Mr. Smith just wanted to clarify City still has decision making power.

Mr. Wright asked for clarification on Items 2 and 3. Mr. Mitchell stated on Item 2, once approved, the final draft will be forwarded with Resolution to the Planning Commission. Review by the Planning Commission and or Council may require additional amendments. Once completed, codified copy will come back to YEDA. Mr. Wright re-stated, if we pass draft, Planning Commission and/or City Council can still make changes. Mr. Mitchell stated yes, but hard to predict, if there will be any significant changes. We sent 12 letters to property owners. We have had positive responses. Mr. Smith asked if we needed motion for Item 2. Mr. Mitchell would prefer one. Mr. Sabin stated Item 2 is recommendation and 3 are for changes to existing code that would allow the SmartCode as an option.

The motion to forward the draft of Yukon Urban Gateway SmartCode Ordinance for approval to the Planning Commission was made by Ken Smith and seconded by John Alberts.

The vote:

AYES: Holland, Wright, Alberts, Nail, Smith

NAYS: None

VOTE: 5-0

MOTION CARRIED

3. Consider approving Resolution No. 2014-26, a Resolution recommending the approval of proposed amendments to the City of Yukon zoning ordinance that will allow for the creation of a Form-Based Code overlaying the Frisco Road Economic Development Project Plan Project Area.

Mr. Mitchell stated exhibit A was handed out today. Mr. Sabin stated there were no real changes. He just added the actual transect to exhibit. Mr. Smith stated changes have already been discussed. Mr. Wright stated one developer at the meeting who has land outside TIF District is interested in pursuing code.

The motion to approve Resolution No. 2014-26, a Resolution recommending the approval of proposed amendments to the City of Yukon zoning ordinance that will allow for the creation of a Form-Based Code overlaying the Frisco Road Economic Development Project Plan Project Area, was made by John Alberts and seconded by Rena Holland.

The vote:

AYES: Wright, Smith, Nail, Holland, Alberts

NAYS: None

VOTE: 5-0

MOTION CARRIED

4. Report from Executive Director with Related Discussion/Questions:

A. Second Quarter Status Report (handout)

B. Memorandum to the Yukon Planning Commission regarding the Urban Gateway SmartCode

C. YEDA Departmental Expense Summary

D. FY 2014-2015 TIF Revenue Collections (handout)

E. FY 2014-2015 Hotel/Motel Tax Collections Updated Report (handout)

Mr. Mitchell stated for the quarter we collected over \$52,000.00 and year to date \$100,000.00. Trend should continue, but will slow. Health Center Parkway is under construction and is 10-15% complete. It is gaining interest.

There was a conference in Dallas in November. Mr. Mitchell was able to meet with several retail vendors. This week we have had 4 calls wanting additional information. We are now seeing interest from clothing stores and larger developments.

Department Expenditures and Hotel/Motel Tax was not available.

5. Informational Material

A. ICMA Economic Development 2014 Survey Results

Mr. Mitchell stated survey results could be useful for doing next year's budget. Mr. Mitchell discussed interesting facts of the survey.

- 6. Setting the date for the next Regular Economic Development Meeting for February 19, 2015 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.**

Mr. Wright stated big milestone passing SmartCode.

Mr. Mitchell stated thanks for the hard work. Training is in progress.

7. Adjournment



NOTICE OF PUBLIC HEARING

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 meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify City Hall, 532 W Main, by 5 p.m., Friday, March 6, 2015

Notice is hereby given that the City of Yukon Planning Commission will hold a public hearing on March 9, 2015 at 7:00 p.m. in the Centennial Building at 12 South 5th Street, to receive public comments relating to a recommendation to the Yukon City Council regarding certain amendments to the City of Yukon Zoning Ordinance that will: (1) allow for the implementation of the proposed Urban Gateway SmartCode regulations; (2) create a new overlay supplemental district called the "Urban Gateway Overlay Supplemental District" which will mandate specific design principles and will establish the boundaries of the Urban Gateway Overlay Supplemental District, thereby amending the City's official zoning map accordingly; and (3) will create a new series of zoning designations for properties under the proposed Urban Gateway SmartCode.

Under the terms of said ordinance, the limits of and boundaries of the Urban Gateway Overlay Supplemental District would be established to include the following described property:

Beginning at the intersection of the west jurisdictional boundary the City of Yukon and the north boundary of the southwest quarter (SW $\frac{1}{4}$) of Section 19 of Township 12 North, Range 5 West, **Point of Beginning**; thence east along the north boundary line of the southwest quarter (SW $\frac{1}{4}$) of Section 19 of Township 12 North, Range 5 West a distance of six hundred feet, (600') to a point; thence south (S 0° 00' 00" E) to the north right-of-way of Interstate 40; thence easterly along the north right-of-way of Interstate 40 to the intersection of the east right-of-way of Garth Brooks Boulevard; thence southerly along the east right-of-way of Garth Brooks Boulevard to the intersection of the south jurisdictional boundary of the City of Yukon; thence westerly along the south jurisdictional boundary of the City of Yukon to the intersection of the west jurisdictional boundary of the City of Yukon; thence northerly along the west jurisdictional boundary of the City of Yukon to the intersection of the south jurisdictional boundary of the City of Yukon; thence westerly along the south jurisdictional boundary of the City of Yukon to the intersection of the west jurisdictional boundary of the City of Yukon; thence north along the west jurisdictional boundary of the City of Yukon to the **Point of Beginning**.

Less and Except, Lots 1, 2-A, 2-C, and 3 of Block 1 of the plat of Yukon Parkway West subdivision recorded among the land records maintained by the Office of the Canadian County Clerk in Plat Book 8, Page 228; and

Less and Except, Lots 1, 2-A2, 3, 5, and 6 of Block 1 of the plat of Yukon Village subdivision recorded among the land records maintained by the Office of the Canadian County Clerk in Plat Book 9, Pages 203 and 204; and

Less and Except, Lots 2, and 3 of Block 1 of the plat of Yukon Parkway West Phase IV subdivision recorded among the land records maintained by the Office of the Canadian County Clerk in Plat Book 8, Page 339; and

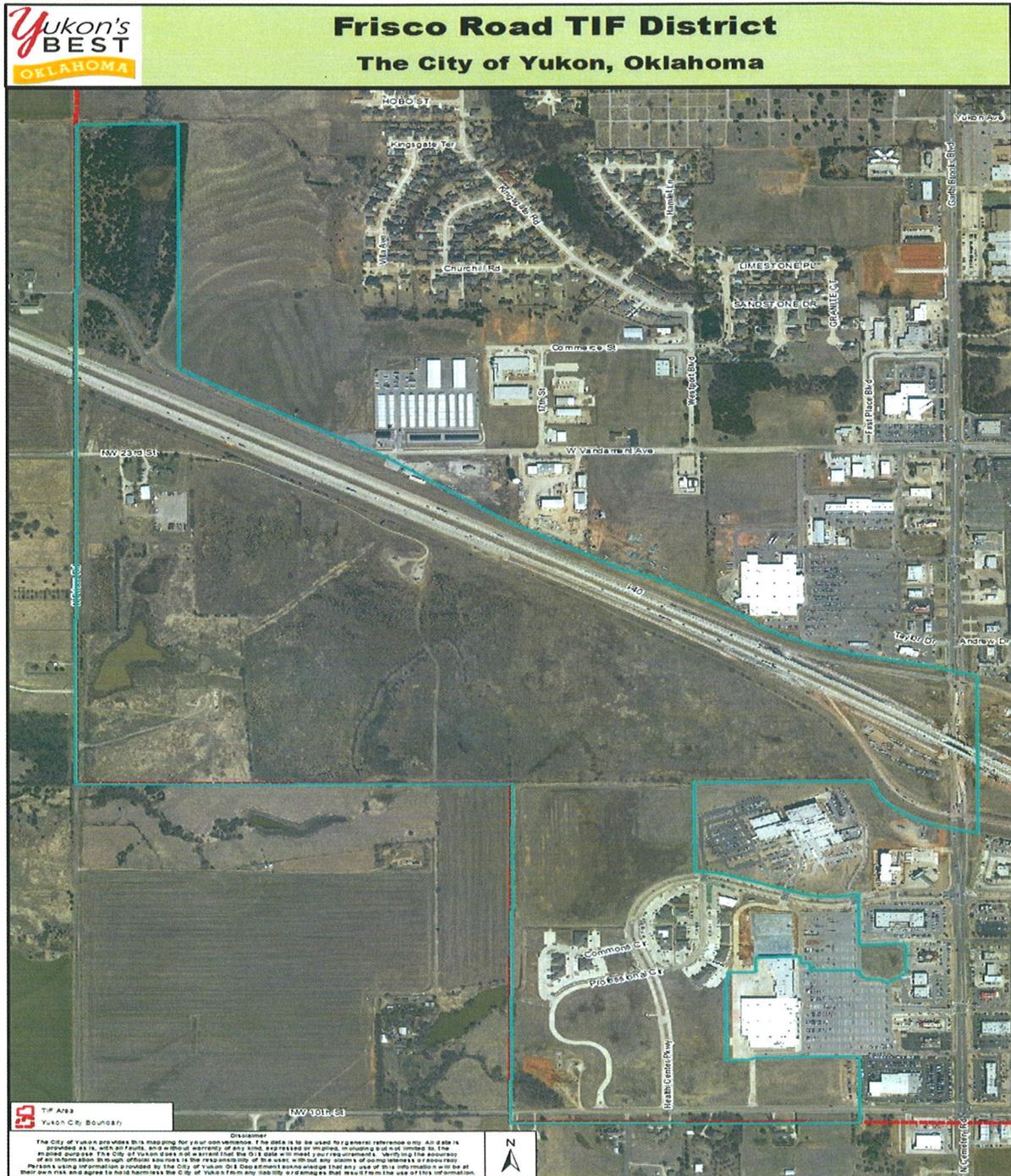
Less and Except, Lot 3 of the plat of Yukon Parkway West Phase III subdivision recorded among the land records maintained by the Office of the Canadian County Clerk in Plat Book 8, Page 316.

Proposed Use: A pedestrian-friendly urban lifestyle center development and conventional commercial development compatible with such uses and design.

Description of Proposed Zoning District: The Urban Gateway Overlay Supplemental District will require property within its boundaries to adhere to a specified set of design principles

through compliance with the City's proposed SmartCode regulations, when adopted, or through a Planned Unit Development rezoning when it develops.

Any person having any objections to the establishment of the proposed overlay district boundaries may appear before the Planning Commission on the above date set for hearing and show cause why the proposed overlay zoning should be established in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the proposed overlay district boundaries, or any owner of property within a 300 foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 500 West Main, P.O. Box 850500, Yukon, Oklahoma 73085.



PROPERTY

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE SMARTCODE; ESTABLISHING THE SMARTCODE (SC) DISTRICT REGULATIONS FOR LAND USE; SMARTCODE REGULATIONS TO BE MANDATORY WITHIN THE URBAN GATEWAY OVERLAY SUPPLEMENTAL DISTRICT UNLESS SPECIFICALLY EXEMPTED OR UNLESS CONTIGUOUS DEVELOPABLE LAND AREA, BY OWNERSHIP, DOES NOT MEET MINIMUM SIZE REQUIREMENTS FOR COMMUNITY SCALE PLANS; SMARTCODE REGULATIONS TO BE OPTIONAL FOR ALL REMAINING DEVELOPMENT AREAS WITHIN THE CITY OF YUKON; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Yukon, Oklahoma adopts the SmartCode described in **Exhibit “A”** being attached hereto and incorporated herein; and

WHEREAS, the City of Yukon Planning Commission and the Yukon Economic Development Authority have both provided their recommendations that the SmartCode be adopted, subject to any changes or recommendations listed in **Exhibit “B”**; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed change in zoning, as prescribed by the Oklahoma Municipal Code, Title 11, Oklahoma Statutes, the Oklahoma Open Meetings Act, Title 25, Oklahoma Statutes, Section 302, *et seq.*, and other applicable law; and

WHEREAS, the City Council determines that the regulations provided for herein are desirable and appropriate; promote the health, safety, and morals of the community; and protects and preserves the general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City Council of the City of Yukon:

SECTION 1. The SmartCode establishing the SmartCode (SC) District regulations described in **Exhibit “A,”** attached hereto and incorporated herein, is hereby adopted and approved, as recommended by the Planning Commission and Yukon Economic Development Authority, and subject to the revisions listed on **Exhibit “B.”**

SECTION 2. Pursuant to Section 607 and 608 of the City of Yukon Zoning Ordinance, the SmartCode (SC) District Regulations are to be mandatory within the Urban Gateway Overlay Supplemental District, unless specifically exempted or unless the contiguous developable land area, by ownership, is incapable of meeting the minimum size requirements for community scale plans as outlined in the SmartCode; and the SmartCode (SC) District Regulations are to be optional for all remaining development areas within the City of Yukon.

SECTION 3. All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION 4. The City Clerk of the City of Yukon is hereby authorized and directed to publish this ordinance in the manner and for the length of time prescribed by law.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. EMERGENCY. **WHEREAS,** it being necessary for the preservation of the peace, health, safety, and public good of the City of Yukon and the inhabitants thereof, an emergency is hereby declared to exist, and by reason whereof, this ordinance shall take full force from and after its passage, as provided by law.

INTRODUCED and CONSIDERED in open meeting of the City Council of the City of Yukon on the ____ day of _____ 2015.

PASSED by the City Council of the City of Yukon on the ____ day of _____ 2015.

SIGNED by the Mayor of Yukon on the ____ day of _____ 2015.

KEN SMITH, MAYOR

ATTEST:

CITY CLERK

APPROVED as for form and legality this ____ day of _____ 2015.

CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE PROVIDING AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF YUKON, OKLAHOMA BY AMENDING APPENDIX A – ZONING ORDINANCE, SECTIONS 201.1, 401.3, 404.1, 406.1 TO PROVIDE FOR CONSISTENCY WITH THE CITY OF YUKON SMARTCODE; AND ENACTING NEW SECTION 607 AND NEW SECTION 608, PROVIDING FOR THE CREATION OF A NEW URBAN GATEWAY OVERLAY SUPPLEMENTAL DISTRICT AND PROVIDING FOR NEW ZONING DESIGNATIONS CORRESPONDING WITH THE CITY OF YUKON SMARTCODE TRANSECTS; ESTABLISHING BOUNDARIES FOR THE URBAN GATEWAY OVERLAY SUPPLEMENTAL DISTRICT; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY.

WHEREAS, the City of Yukon (“City”) has adopted the Frisco Road Economic Development Project Plan (“Project Plan”), which seeks to improve the quality of life for Yukon citizens, stimulate private investment, and enhance the tax base by promoting the development of property located in the general vicinity of Interstate 40 east of Frisco Road; and

WHEREAS, the City has authorized and designated the Yukon Economic Development Authority (“Authority”), a public trust, as a public entity to assist in carrying out provisions of the Project Plan, including incurring Project Costs pursuant to Section VIII of the Project Plan; and

WHEREAS, one of the principal actions under the Project Plan is the planning and design approval of the Project; and

WHEREAS, to assist with this action the Authority has conducted a community design survey, which revealed that there is a strong public preference for mixed-use, new-urban-style development for the Frisco Road Project Area; and

WHEREAS, existing City zoning ordinances and development regulations do not allow the type of mixed-use development desired by City residents, as evidenced by the community design survey; and

WHEREAS, changes to the City’s zoning ordinances and development regulations are necessary in order to implement the development outcomes desired by City residents; and

WHEREAS, the SmartCode is a nationally-known template development code that is easily calibrated to local conditions and will allow the type of development desired by City residents; and

WHEREAS, the Authority has been working to calibrate a SmartCode for the Frisco Road Project Area and have proposed certain amendments to the current City zoning ordinance and changes in zoning that allow the SmartCode to be adopted and implemented; and

WHEREAS, the Planning Commission and the Authority have both provided their recommendations that the amendments and changes in zoning provided for herein be adopted; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed change in zoning, as prescribed by the Oklahoma Municipal Code, Title 11, Oklahoma Statutes, the Oklahoma Open Meetings Act, Title 25, Oklahoma Statutes, Section 302, *et seq.*, and other applicable law; and

WHEREAS, the City Council of the City of Yukon determines that the amendments and changes in zoning provided herein are desirable and appropriate; promote the health, safety, and morals of the community; and protects and preserves the general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City Council of the City of Yukon:

SECTION 1. That Section 201.1 of the City of Yukon Zoning Ordinance be amended to read as follows:

201.1 – Zoning districts established.

For the purpose of this Ordinance and the promotion of public health, safety and general welfare of the community, the following districts are hereby established for the City of Yukon, Oklahoma:

A	Agricultural District
R-1	Single-Family Residential District
R-2	Combined Residential District
R-3	Low and Medium Density, Multi-Family Residential District
CB	Central Business District
C-1	Office District
C-2	Convenience Commercial District
C-3	Restricted Commercial District
C-4	Planned Shopping Center District
C-5	Automotive and Commercial Recreation District

C-6	General Commercial District
I-1	Light Industrial District
I-2	Heavy Industrial District
PUD	Planned Unit Development Supplemental District
FD	Flood Plan [Floodway] Supplemental District
UG	Urban Gateway Overlay Supplemental District
SC	Urban Gateway Smart Code

SECTION 2. That Section 401.3 of the City of Yukon Zoning Ordinance be amended to read as follows:

401.3 – Residential uses restricted to residential lots.

It is intended that these regulations be interpreted as not permitting a dwelling unit to be located on the same lot with or within a structure used or intended to be used primarily for nonresidential purposes, with exceptions for one accessory residential unit provided for a night watchman, motel manager, or similar purpose where essential to the main use of the lot, and for development under the Urban Gateway Smart Code or within the Urban Gateway Overlay Supplemental District.

SECTION 3. That Section 406.1 of the City of Yukon Zoning Ordinance be amended to read as follows:

406.1 – Purpose and application.

It is the intent of these requirements that adequate parking, loading and maneuvering facilities be provided on off-the-street areas for each use of land within the City of Yukon. Requirements are intended to be based on the demand created by each land use and will be satisfied by facilities which are functionally adequate and aesthetically pleasing. These requirements shall apply to all uses in all districts except for any property located within the Urban Gateway Overlay Supplemental District.

SECTION 4. That Section 607 of the City of Yukon Zoning Ordinance be amended to read as follows:

Section 607. – URBAN GATEWAY OVERLAY SUPPLEMENTAL DISTRICT

607.1 – Purpose.

The Urban Gateway Overlay Supplemental District does the following:

1. Coordinate with ongoing planning efforts for the City of Yukon Frisco Road Economic Development Project Plan and Tax Increment Finance District.
2. Further the goals, policies, and objectives outlined in the Comprehensive Plan and as supplemented by the Community Design Survey for the Frisco Road Development.
3. Ensure the integrity of the ongoing planning process so public discourse can take place involving affected property owners and city residents while still ensuring individual development proposals are consistent with the Comprehensive Plan goals, policies, and objectives and the Community Design Survey.
4. Ensure new development incorporates the following design principles to the greatest extent possible:
 - Pedestrian-friendly environment with wide sidewalks, tree-lined streets, active shopfronts, short blocks and variety of uses;
 - Variety of public gathering places such as squares and civic greens;
 - Naturally-calmed streets, shaded by rows of trees that allow for on-street parking;
 - Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development;
 - Variety of compatible uses, allowing people the opportunity to live, work and play near one another, including, specifically residential uses above ground floor commercial uses, as appropriate;
 - Opportunities for housing choice and variety, including attached and detached homes available for both rental and ownership;
 - Buildings placed close to the local or internal collector streets, oriented to the sidewalk and street front, providing easy access for pedestrian activity;

- Building facades that create visual interest through horizontal and vertical articulation with windows, multiple entrances facing streets and sidewalks, and no blank walls;
- Parking located to the rear or side of buildings;
- Central Oklahoma native landscaping and trees in parking areas and along bordering walkways;
- Protection and enhancement of the natural features of the site, using them as a framework in creation of any site plans;
- Internal principal (“main”) street as part of the organization of development on the site; and
- Development that does not turn its back on arterial streets, but instead focuses on taming the street edge with elements such as slip roads, landscaping, and pedestrian-oriented features.

607.2 – Applicability.

These standards apply to all applications for development approval within the boundaries of the Urban Gateway Supplemental District, as designated in Ordinance No. _____ (incorporated by reference), except as expressly exempted.

607.3 – Exemptions.

These standards do not apply to the following:

1. Change in use of an existing structure or expansion of an existing use that is lawfully permitted by the underlying zoning district.
2. Use or development for which only a single-family residential building permit or certificate of occupancy is required.
3. Single household dwelling on a lot recorded on or before the effective date of this overlay supplemental district.
4. Rehabilitation of an existing building or structure that does not change the use or enlarge the building or structure.
5. Permit or approval where a complete application was filed with the City before the effective date of this overlay supplemental district.

607.4 – Additional requirement.

1. All land developed in the Urban Gateway Overlay Supplemental District must explicitly incorporate the design principles stated in Section 607-1 through compliance to the standards and procedures described the Urban Gateway SmartCode, unless specifically exempted or unless the contiguous developable land area, by

ownership, is incapable of meeting the minimum size requirements for community scale plans as outlined in the Urban Gateway SmartCode. If exempted or of inappropriate size as indicated above, all development must incorporate the principles in Section 607-1 to the greatest extent possible through a Planned Unit Development zoning.

2. Sexually-oriented businesses, junk or salvage yards, and major automobile repair facilities are expressly prohibited within the Urban Gateway Overlay Supplemental District.

SECTION 5. That a new Section 608 be added to the City of Yukon Zoning Ordinance to read as follows:

Section 608. – URBAN GATEWAY SMARTCODE

608.1 – Purpose.

The Urban Gateway SmartCode districts are setting for development that conforms to the City’s SmartCode. The SmartCode is a form-based unified land development ordinance designed to create walkable neighborhoods across the full spectrum of human settlement, from the most rural to the most urban, incorporating a transect of character and intensity in each.

608.2 – Applicability.

The Smart Code is maintained as a parallel set of development regulations available by right for land owners as an alternative to the City’s conventional development regulations, that, when opted into, take precedence over other sections of the City of Yukon Code of Ordinances when in conflict.

608.3 – Zoning Districts.

Individual Smart Code transect zones will be identified on the zoning map alongside conventional zoning districts. Transect zones are generally described in Smart Code Table 1 and include:

T1 Natural Zone

T2 Rural Zone

T3 Sub-Urban Zone

T4 General Urban Zone

T5 Urban Center Zone

T6 Urban Core Zone

SD1 Special District

For specific standards for each Transect, please see the Urban Gateway SmartCode.

SECTION 6. That the boundaries of the Urban Gateway Overlay Supplemental District created in Section 4 herein are hereby established as described in “**Exhibit A.**”

SECTION 7. The City Clerk of the City of Yukon is hereby authorized and directed to publish this ordinance in the manner and for the length of time prescribed by law.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this ordinance.

SECTION 9. EMERGENCY. **WHEREAS,** it being necessary for the preservation of the peace, health, safety, and public good of the City of Yukon and the inhabitants thereof, an emergency is hereby declared to exist, and by reason whereof, this ordinance shall take full force from and after its passage, as provided by law.

INTRODUCED and CONSIDERED in open meeting of the City Council of the City of Yukon on the ____ day of _____ 2015.

PASSED by the City Council of the City of Yukon on the ____ day of _____ 2015.

SIGNED by the Mayor of Yukon on the ____ day of _____ 2015.

KEN SMITH, MAYOR

ATTEST:

CITY CLERK

APPROVED as for form and legality this ____ day of _____ 2015.

CITY ATTORNEY

36 -ST Capital Improvement
 ECONOMIC DEVELOPMENT
 DEPARTMENTAL EXPENDITURES

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL							
36-5502-101 Regular Employees	129,269.00	11,045.94	0.00	86,798.31	0.00	42,470.69	67.15
36-5502-102 Extra Help	36,160.00	1,812.00	0.00	15,732.00	0.00	20,428.00	43.51
36-5502-106 Car Allowance	0.00	230.48	0.00	1,728.60	0.00	(1,728.60)	0.00
36-5502-112 Employee Retirement	32,124.00	822.88	0.00	6,699.79	0.00	25,424.21	20.86
36-5502-113 FICA (Social Security)	10,103.00	878.56	0.00	7,044.70	0.00	3,058.30	69.73
TOTAL PERSONNEL	207,656.00	14,789.86	0.00	118,003.40	0.00	89,652.60	56.83
SUPPLIES							
36-5502-201 Office Supplies	700.00	12.48	0.00	362.93	175.00	162.07	76.85
36-5502-202 Duplication/Computer	200.00	0.00	0.00	69.30	0.00	130.70	34.65
36-5502-208 Publications & Period	500.00	0.00	0.00	0.00	0.00	500.00	0.00
36-5502-225 Promotional Items	5,000.00	0.00	0.00	326.71	0.00	4,673.29	6.53
TOTAL SUPPLIES	6,400.00	12.48	0.00	758.94	175.00	5,466.06	14.59
EQUIPMENT AND MAINTENANCE							
36-5502-315 Office Equipment	500.00	0.00	0.00	0.00	0.00	500.00	0.00
36-5502-331 Travel Expense	10,200.00	83.00	0.00	2,334.83	384.00	7,481.17	26.66
36-5502-340 Postage and Shipping	200.00	0.00	0.00	100.00	0.00	100.00	50.00
36-5502-346 Rentals and Leases	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
36-5502-347 Special Services	30,000.00	1,822.50	0.00	16,187.90	2,000.00	11,812.10	60.63
36-5502-348 Consultant Fees	15,000.00	2,497.50	0.00	2,497.50	5,561.80	6,940.70	53.73
36-5502-349 Printing	1,000.00	0.00	0.00	102.50	0.00	897.50	10.25
36-5502-354 Assoc Memberships & C	3,000.00	2,700.00	0.00	4,790.00	302.00	(2,092.00)	169.73
36-5502-356 Training	6,000.00	0.00	0.00	0.00	0.00	6,000.00	0.00
TOTAL EQUIPMENT AND MAINTENANCE	77,900.00	7,103.00	0.00	26,012.73	8,247.80	43,639.47	43.98
TOTAL ECONOMIC DEVELOPMENT	291,956.00	21,905.34	0.00	144,775.07	8,422.80	138,758.13	52.47
*** TOTAL EXPENDITURES ***	9,140,730.00	559,452.47	333,991.17	4,820,689.04	179,023.75	4,475,008.38	51.04

Note- *Yukon's Best Main Street program expenditures are represented within the YEDA 2014-2015 budget.
 *\$2,700.00 charged to YEDA account 354; 1 council members 2015 ICSC membership fee and 4 council members ICSC RECON conference registrations.

**YUKON ECONOMIC DEVELOPMENT AUTHORITY
FRISCO ROAD TIF PROJECTED BUDGET FY14-15**

Financial Activity Report - February 2015

TIF DISTRICT REVENUES

Account Number	Tax Revenue	2013-2014 Actual	2014-2015 Estimated	Actual Monthly Collection	2014-2015 Total
	Sales Tax	0	350,000.00	28,408.22	131,998.13
	Use Tax	0	30,000.00	0	0
	Hotel/Motel Tax	0	0	0	0
	Total	0	380,000.00	28,408.22	131,998.13

TIF DISTRICT EXPENDITURE

Account Number	Expenditure	2013-2014 Actual	2014-2015 Estimated	2014-2015 YTD Actual	Project Balance
	Public Improvements	0			
	Extension of Health Center Parkway		300,000.00		
	Total				25,000,000.00

	Development Assistance	0			
	NA				
	Total				10,000,000.00

	Project Implementation	0			
	*Professional Services - Review Prairie West Master Plan		30,000.00		
	Total				1,000,000.00

	Program Contingency	0			
	NA				
	Total				1,000,000.00

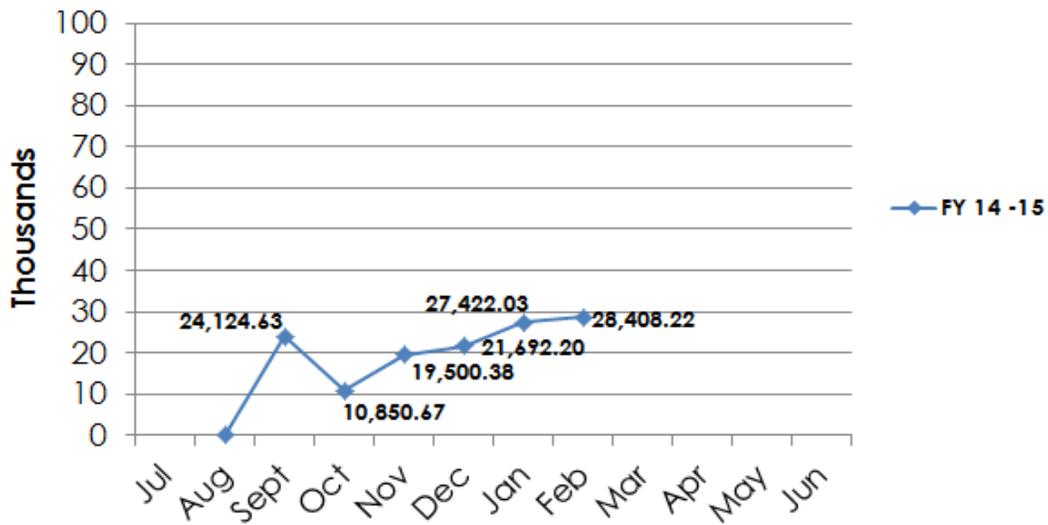
Total	330,000.00	37,000,000.00
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**YUKON ECONOMIC DEVELOPMENT AUTHORITY
FRISCO ROAD TIF PROJECTED BUDGET FY14-15**

Eligible Expenses

Project Number	Pending Obligation	2013-2014 Actual	2014-2015 Proposed	2014-2015 YTD Actual	Remaining Balance
30715(04) (ODOT)	Phase 1 design - I40/Frisco	0	750,000.00	0	0
30715(04) (ODOT)	Phase 2 design - I40/Frisco	0	965,000.00	0	0
30715(04) (ODOT)	Construction of I40/Frisco Road	0	5,600,000.00	0	0
E232.00 (City/Triad)	Engineering for Health Center Parkway/Prairie West Boulevard	0	124,560.00	0	0
Total			7,439,560.00		

**TIF District Revenues
FY 2014-2015**





FINANCE DEPARTMENT

DATE: February 17, 2015
FROM: J. I. Johnson, City Treasurer
TO: Grayson Bottom, City Manager
RE: February 2015 Tax Receipts (December 2014 Sales)

Current Month Receipts

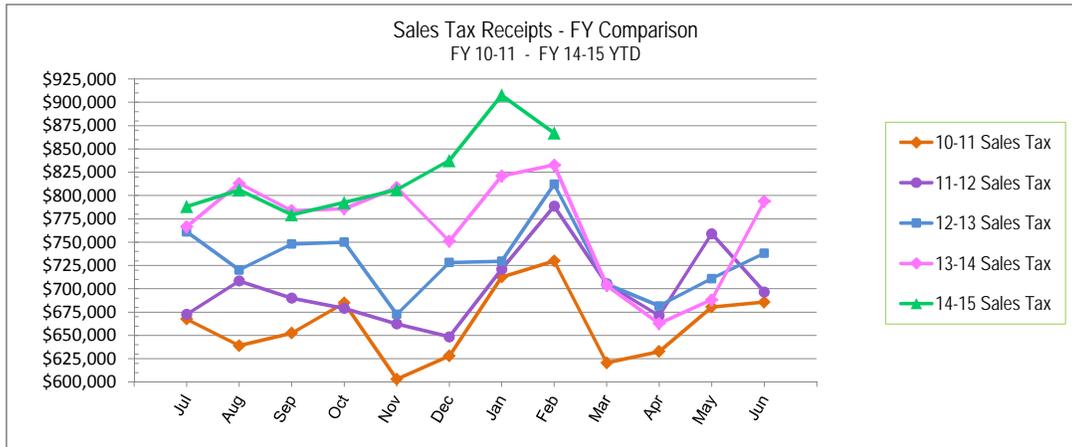
• Sales Tax	\$1,734,315.12
Same Month / Prior Year - Increase	4.13% ↑
YTD-Same Mo / Prior Year - Increase	3.50% ↑
• Use Tax	\$141,400.85
Same Month / Prior Year - Decrease	(9.72%) ↓
YTD-Same Mo / Prior Year - Decrease	(89.43%) ↓
• Cigarette/Tobacco Tax	\$19,256.53
Same Month / Prior Year - Increase	43.62% ↑
YTD-Same Mo / Prior Year - Increase	0.44% ↑
• Excise Tax	\$2,678.32
Same Month / Prior Year - Decrease	(24.77%) ↓
YTD-Same Mo / Prior Year - Increase	3.57% ↑
• TIF Transfer	\$28,408.22
TIF Transfer - YTD	\$131,998.13

Sales Tax Collections

FY 2014-2015

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT										\$ INCR/(DECR)			
SALES MONTH	REC'D	GEN FUND	1996 ST CIP			2007 ST CIP				FROM SAME MO	SAME MO	% INCR/(DECR)	
			3/4 CENT	PEST	75%	25%	1/4 CENT	TOTAL REC'D	PRIOR YEAR	PRIOR YEAR	YTD-SAME MO		
MAY	7/9/2014	788,363.52	295,636.31	295,636.31	108,399.96	98,545.43	88,690.89	98,545.44	98,545.44	1,576,726.99	43,573.88	2.84%	2.84%
JUNE	8/11/2014	806,127.40	302,297.76	302,297.76	110,842.49	100,765.91	90,689.33	100,765.92	100,765.92	1,612,254.74	(13,849.23)	-0.85%	0.94%
JULY	9/9/2014	779,367.49	292,262.80	292,262.80	107,163.01	97,420.92	87,678.84	97,420.93	97,420.93	1,558,734.93	(8,843.79)	-0.56%	0.44%
AUGUST	10/9/2014	792,512.91	297,192.33	297,192.33	108,970.50	99,064.10	89,157.70	99,064.11	99,064.11	1,585,025.76	13,215.95	0.84%	0.54%
SEPTEMBER	11/10/2014	806,313.69	302,367.62	302,367.62	110,868.11	100,789.20	90,710.29	100,789.21	100,789.21	1,612,627.32	(4,908.76)	-0.30%	0.37%
OCTOBER	12/8/2014	837,597.80	314,099.16	314,099.16	115,169.67	104,699.71	94,229.75	104,699.72	104,699.72	1,675,195.53	173,136.93	11.53%	2.15%
NOVEMBER	1/12/2015	907,834.22	340,437.82	340,437.82	124,827.18	113,479.26	102,131.35	113,479.27	113,479.27	1,815,668.37	173,715.08	10.58%	3.40%
DECEMBER	2/9/2015	867,157.59	325,184.09	325,184.09	119,234.14	108,394.68	97,555.23	108,394.70	108,394.70	1,734,315.12	68,776.73	4.13%	3.50%
JANUARY													
FEBRUARY													
MARCH													
APRIL													
TOTAL		6,585,274.63	2,469,477.89	2,469,477.89	905,475.06	823,159.22	740,843.37	823,159.30	823,159.30	13,170,548.76	444,816.79		

TIF Transfer: 28,408.22 TIF Transfer-YTD: 131,998.13



Sales Tax Collections

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT										\$ INCR/(DECR)			
SALES MONTH	REC'D	GEN FUND	1996 ST CIP			2007 ST CIP				FROM SAME MO	SAME MO	% INCR/(DECR)	
			3/4 CENT	PEST	75%	25%	1/4 CENT	TOTAL REC'D	PRIOR YEAR	PRIOR YEAR	YTD-SAME MO		
MAY	7/8/2013	766,576.58	287,466.21	287,466.21	105,404.26	95,822.06	86,239.86	95,822.07	95,822.07	1,533,153.11	10,861.47	0.71%	0.71%
JUNE	8/8/2013	813,052.02	304,894.49	304,894.49	111,794.63	101,631.49	91,468.35	101,631.50	101,631.50	1,626,103.97	185,679.75	12.89%	6.63%
JULY	9/10/2013	783,789.39	293,921.01	293,921.01	107,771.02	97,973.66	88,176.30	97,973.67	97,973.67	1,567,578.72	71,750.99	4.80%	6.02%
AUGUST	10/10/2013	785,904.93	294,714.34	294,714.34	108,061.90	98,238.10	88,414.30	98,238.11	98,238.11	1,571,809.81	71,601.37	4.77%	5.70%
SEPTEMBER	11/12/2013	808,768.07	303,288.02	303,288.02	111,205.59	101,095.99	90,986.40	101,096.01	101,096.01	1,617,536.08	272,238.57	20.24%	8.38%
OCTOBER	12/9/2013	751,029.33	281,635.99	281,635.99	103,266.51	93,878.65	84,490.80	93,878.66	93,878.66	1,502,058.60	45,665.48	3.14%	7.51%
NOVEMBER	1/8/2014	820,976.68	307,866.24	307,866.24	112,884.27	102,622.07	92,359.87	102,622.08	102,622.08	1,641,953.29	183,010.92	12.54%	8.23%
DECEMBER	2/7/2014	832,769.23	312,288.45	312,288.45	114,505.74	104,096.14	93,686.53	104,096.15	104,096.15	1,665,538.39	41,262.51	2.54%	7.45%
JANUARY	3/7/2014	703,561.52	263,835.56	263,835.56	96,739.69	87,945.18	79,150.67	87,945.19	87,945.19	1,407,122.99	(2,605.48)	-0.18%	6.64%
FEBRUARY	★ 4/10/2014	662,654.82	248,495.55	248,495.55	91,115.02	82,831.84	74,548.67	82,831.85	82,831.85	1,325,309.60	(38,074.18)	-2.79%	5.76%
MARCH	★ 5/12/2014	688,143.18	258,053.68	258,053.68	94,619.67	86,017.89	77,416.10	86,017.89	86,017.89	1,376,286.30	(45,648.83)	-3.21%	4.96%
APRIL	6/9/2014	793,733.45	297,650.03	297,650.03	109,138.33	99,216.67	89,295.01	99,216.68	99,216.68	1,587,466.84	111,042.08	7.52%	5.18%
TOTAL		9,210,959.20	3,454,109.57	3,454,109.57	1,266,506.61	1,151,369.74	1,036,232.87	1,151,369.86	1,151,369.86	18,421,917.70	906,784.65		

★ Correction of Sales Tax collected from Jan 2008-Dec 2010 paid to City of Yukon in error by Mathis Brothers. Total amount to DEDUCT \$290,058.10 with \$145,029.05 deducted each month from April and May 2014 sales tax receipts.

Sales Tax Collections

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT										\$ INCR/(DECR)			
SALES MONTH	REC'D	GEN FUND	1996 ST CIP			2007 ST CIP				FROM SAME MO	SAME MO	% INCR/(DECR)	
			3/4 CENT	PEST	75%	25%	1/4 CENT	TOTAL REC'D	PRIOR YEAR	PRIOR YEAR	YTD-SAME MO		
MAY	7/9/2012	761,145.85	285,429.68	285,429.68	104,657.53	95,143.22	85,628.90	95,143.23	95,143.23	1,522,291.64	177,312.91	13.18%	13.18%
JUNE	8/8/2012	720,212.14	270,079.54	270,079.54	99,029.15	90,026.50	81,023.86	90,026.51	90,026.51	1,440,424.22	23,624.40	1.67%	7.28%
JULY	9/7/2012	747,913.89	280,467.70	280,467.70	102,838.14	93,489.22	84,140.31	93,489.23	93,489.23	1,495,827.73	115,827.18	8.39%	7.65%
AUGUST	★ 10/15/2012	750,104.25	281,289.08	281,289.08	103,139.31	93,763.02	84,386.72	93,763.03	93,763.03	1,500,208.44	142,248.73	10.48%	8.35%
SEPTEMBER	11/8/2012	672,648.78	252,243.28	252,243.28	92,489.19	84,081.09	75,672.98	84,081.09	84,081.09	1,345,297.51	20,598.64	1.55%	7.03%
OCTOBER	12/6/2012	728,196.59	273,073.71	273,073.71	100,127.01	91,024.56	81,922.11	91,024.57	91,024.57	1,456,393.12	159,244.29	12.28%	7.87%
NOVEMBER	1/8/2013	729,471.21	273,551.69	273,551.69	100,302.27	91,183.89	82,065.51	91,183.90	91,183.90	1,458,942.37	17,038.87	1.18%	6.86%
DECEMBER	2/8/2013	812,137.97	304,551.73	304,551.73	111,668.95	101,517.23	91,365.52	101,517.24	101,517.24	1,624,275.88	46,841.30	2.97%	6.31%
JANUARY	3/8/2013	704,864.26	264,324.09	264,324.09	96,918.81	88,108.02	79,297.23	88,108.03	88,108.03	1,409,728.47	(1,038.10)	-0.07%	5.59%
FEBRUARY	4/8/2013	681,691.92	255,634.46	255,634.46	93,732.62	85,211.48	76,690.34	85,211.49	85,211.49	1,363,383.78	20,952.86	1.56%	5.20%
MARCH	5/9/2013	710,967.59	266,612.84	266,612.84	97,758.02	88,870.94	79,983.85	88,870.95	88,870.95	1,421,935.13	(96,283.31)	-6.34%	4.06%
APRIL	6/7/2013	738,212.41	276,829.64	276,829.64	101,504.18	92,276.54	83,048.89	92,276.55	92,276.55	1,476,424.76	83,069.27	5.96%	4.22%
TOTAL		8,757,566.85	3,284,087.45	3,284,087.45	1,204,165.18	1,094,695.71	985,226.23	1,094,695.82	1,094,695.82	17,515,133.05	709,437.04		

★ October totals adjusted to reflect additional receipts for August 2012 Sales Tax Free Holiday (OTC advised this is usually included in Sep receipts)

CLINT L. PIERSON, JR.
ATTORNEY AT LAW
5100 VILLAGE WALK, SUITE 101
COVINGTON, LA 70433

Telephone No: (985) 809-1577
Clint@clpjrlaw.net

Facsimile No: (985) 249-3999
Melissa@clpjrlaw.net

February 3, 2015

Larry Mitchell
Executive Director
Yukon Economic Development Authority
458 Main St.
Yukon, OK 73099

Re: TIF

Dear Larry:

I know we have had a number of general conversations about the TIF and its purpose. This is written to request a letter from you as ahead of the Authority outlining the TIF's intended goals and how it will function. I would also like to obtain a copy of the Authority's current approved by-laws, policies and procedures.

You have mentioned the need for a Development Agreement for the Prairie West development. Please provide a list of the topics to be addressed and the information needed for inclusion in a development agreement.

As we discussed last week, please have Triad provide a legal description of the location for the rotary at the end of the previously donated ROW. I believe Leslie may have prepared the previous donations, but if necessary I will draft it. Either way, if necessary, I will get the Archdiocese to execute it.

Sincerely,



Clint L. Pierson, Jr.

cc: Glenn Bodin
Bucky Meredith



YUKON ECONOMIC
DEVELOPMENT AUTHORITY

458 West Main Street
Yukon, OK 73099

February 05, 2015

Mr. Clint L. Pierson, Jr.
5100 Village Walk, Suite 101
Covington, LA 70433

Re: Frisco Road TIF District

Dear Clint:

This letter is an attempt on my part to summarize the intended goals of the Yukon Economic Development Authority with respect to the formation of the Frisco Road TIF District that was established by the Yukon City Council in March 2014. As I mentioned to you in a recent email that included a copy of the Trust Indenture, the primary purpose was to create a dedicated funding source to support the capital infrastructure projects required for the proposed regional commercial development.

Secondly, the Authority wishes to promote a regional destination project that combines a conventional commercial development with a pedestrian-friendly urban lifestyle center. We believe this goal/objective can be best realized by giving private companies the ability to incorporate mix-use design principles that increase the range of development options. Your latest concept plan, SP-12, dated December 02, 2014 indicates that you have a similar approach since the preliminary layout shows a mixed-use scheme that includes; retail, multi-family residential, hotel/conference center, business offices, and public amenities.

We have met on at least two occasions to discuss the need for a Phase I - Development Agreement for the Prairie West development. I have gone over my file notes and can come up with the following issues to offer in a proposed term sheet/draft development agreement;

1. Identify project phasing of 170 acres
2. Proposed site plan, master plan, regulating plan for first phase
3. Engineering path for planning capital needs for phase one

4. Project economics for site prep, layout, engineering for first phase
5. Estimate total costs for soft costs – survey, layout, design
6. Estimate of land costs per phase of development
7. Revenue projections for sales tax over each phase of the development
8. Likely list of prospective tenants – retail, entertainment, residential uses
9. Preliminary schematic design for Prairie West – elevations and common elements
10. Potential financial incentive projects
11. Steps needed to complete the initial agreement

Finally, the last paragraph of your February 03, 2015 letter requests that we provide a legal description of the location of the north rotary and a survey so that a donation agreement for the required right-of-way can be prepared. I have enclosed a copy of that survey provided by Triad Engineering but they did not write a legal description because the final location of the rotary could not be determined. I would ask that you verify that the proposed location has been reviewed and approved by your project engineer. It would also be helpful if that review included an estimated construction cost since this portion of the Health Center Parkway extension was not a part of the City's current construction contract.

Please do not hesitate to call my office should you have any questions concerning the content of the letter.

Sincerely,



Larry Mitchell
Executive Director
Yukon Economic Development Authority

LM/ap

Enclosures (2)

cc: Grayson Bottom, General Manager
Leslie Batchelor, Counsel for the Authority

OKLAHOMA

DEPARTMENT OF COMMERCE

Request for Information Project Sam

Project Sam is a trailer manufacturing company seeking a site in Oklahoma to re-locate their company operation. Below are guidelines for what would be the ideal site for the project and the company will be choosing a site that meets most or all of their requirements and best suits their needs.

Project Sam

The company is a family owned manufacturing company that has made a decision to re-locate in order to grow their business to accommodate order demand. They are currently serving all states in the US with the exception of 2, and plan to be in those states after this re-location.

Drivers of this project are the need for a larger labor pool, need for a better and larger facility and accessibility to major interstate highway and certain industry related venues hosted in the OKC area. Incentives, both state and local, will play a role in their decision.

The company is very committed to making this move permanent and they will be very diligent in their site selection process. They are familiar with Oklahoma but want to make the best business decision for their company so is looking at communities in Kansas and the north Texas region.

Timeline

The company would like to visit selected sites by the end of February, 2015, which is when they will determine their short list of communities. Final decision on a site is scheduled for March 15, 2015. They desire to move into an existing facility within 3 months and a build to suit within 8 months.

Please review the project requirements carefully and if you decide to participate, return your response via email no later than **Friday, February 6, 2015**, to Christie Myers, Oklahoma Department of Commerce, Christie_myers@okcommerce.gov. Questions can be directed by email or by calling 405-831-8272.

Project Requirements

Site

- 5 acres minimum
- Parking spaces for 40-50 cars
- For existing or build to suit, facility, 35,000 total sq. ft.
 - 5,000 office
 - 30,000 production
- If build to suit, timeline to construct facility
- If existing, lease with option to purchase would be a plus
- Ability to expand facility if needed
- 20' bay width
- Concrete floor
- 20' ceiling height
- Production will be run in 2 shifts, 5-6 days per week

Jobs/Wages (this information will be more specifically defined as the project progresses)

- 30 jobs year one
- 40-45 year three
- Total average wage \$32,500 year one
 - Management: @\$46,000
 - Cabinet/finish carpentry: @\$31,200
 - Mechanical/electrical: \$29,120
 - Plumbing: \$29,120
 - Other skillsets: \$33,280

Investment

- Production plant \$1.4 million
- Machinery & Equipment \$75,000

State/Community

- State incentives This information will be provided by Christie Myers
- Local incentives (below would be examples but please provide yours)
 - Low/no cost land
 - Permitting
 - Cash incentive
 - In lieu of cash incentive
- Interstate access
- Local/community permitting assistance
- Ability to fast track building of new facility, if needed



YUKON ECONOMIC
DEVELOPMENT AUTHORITY

458 West Main Street
Yukon, OK 73099

February 06, 2015

Ms. Christie Myers
Oklahoma Department of Commerce
900 North Stiles Avenue
Oklahoma City, OK 73104

Re: Project Sam

Dear Christie:

The Yukon Economic Development Authority is interested in assisting the Oklahoma Department of Commerce with Project Sam. I have enclosed a listing sheet from Newmark Grubb that identifies a possible building site located east of the U.S. 66 and Yukon Parkway intersection. This location has great access and is only 10-12 miles west of the Oklahoma City Fair Grounds.

The Authority, however, is fairly limited in its ability to offer local incentives since the subject property is privately held. We are prepared to work with the prospective company and assist them in the permitting process, as well as, fast-tracking any related development approvals required by the City of Yukon. The Authority would also assist the manufacturing company in coordinating specific employee training needs with the Canadian Valley Technology Center located just west of Yukon on U.S. 66.

I am always available to meet with members of your staff and/or company representatives regarding the benefits of locating in the City of Yukon. Please contact my office should you need any additional information about this opportunity or other locations you may be interested in viewing.

Respectfully,

A handwritten signature in blue ink that reads "Larry Mitchell".

Larry Mitchell
Executive Director
Yukon Economic Development Authority

GREATER OKLAHOMA CITY PARTNERSHIP

LEADS AND LOCATES

February 2, 2015

LOCATES

- ✓ • **Project KC46** – *Closing on the site is anticipated for February 4th.* Acquisition of a 156 acre site currently owned by the BNSF Rail Road, that is located immediately north of the TAC 9001 facility at Tinker Air Force Base (the former GM automobile assembly plant), on the East side of Air Depot Blvd. This site will serve as the location for the Air Force's maintenance and support functions for the new KC46A aircraft refueling fleet. \$500M in construction expenditures by the Air Force – 14 new hangers and apron. 1,321 jobs at an average wage of \$62,000.

PROJECTS LOST

- **Project Clydesdale** – ODOC lead. *Project consultant has informed ODOC that this project is on indefinite hold. It has not been formally cancelled, but it is not moving forward at this time.* Manufacturer of consumer goods will open a manufacturing & distribution operation. Wholesale, Ecommerce, manufacturing and distribution activities will take place at the project facility. Up to 550 jobs are estimated to be created - job growth could continue to total 1,028 after the first three years of operation. No wage rates provided however it was noted that the jobs created are estimated to qualify for QJP. Seeking 100 acre site for a 1,000,000 sq. ft. facility. *Shared with the Partnership on 8-22-14.*

LEADS

- **Project Friday** - Financial services company seeking 60-100k SF customer service facility. Company would create 400-450 jobs. No stated wage info at this point (project consultant requested info on area call center operations, industry wage rates, cost of living info, housing cost/availability info, airport connections and incentives. Project consultant is working with a local brokerage firm on real estate options. *Not shared with the Partnership at the consultant's request/direction.*
- ★ • **Project Jones** - National site selector has a client company that is seeking a 30-70 acre greenfield site on which to develop a headquarters/office campus. The client company is considering multiple states at this point – OK, TX , NM, AR and Mississippi. At this point it is just a site search. Forwarding info on sites in OKC, Edmond, Moore, Norman and Yukon as directed by the project consultant. *Shared with targeted Partnership communities in early January 2015.*
- **Project Jupiter** - National site selection firm looking for a 30-80k existing facility for a call center client. Early stage search, no job or wage info at this time. Consultant asked for assistance in arranging employer interviews with area insurance & financial services call center operations. *Shared with the Partnership in December 2014.*
- **Project Stinar** – company with an aviation support division that designs, engineers and manufacturers airport equipment (truck mounted stairways and push stairs for boarding aircraft). Company has looked at the OKC area (Chickasha) in the past, but the operation did not move forward. Company is looking for 45k SF building to open manufacturing operations. 50-120 jobs – engineers, drafters, admin./office support, QC, Sales, Govt. Relations/Procurement – are among the positions. *Shared with the Partnership in September 2014.*

- **Project Ranger One** – ODOC lead. *The project consultant has informed ODOC and Greater OKC Chamber that the company is focused on a site in OKC. The company is in the process of narrowing the list of 4-5 communities to 2-3. The project consultant anticipates that OKC will remain on the short list and that we will receive an RFP seeking specifics on infrastructure and development review/permit costs and timeframes.* The company is only interested in a narrow corridor along I-35. Oklahoma is part of a multi-state site search for two separate buildings: A) 100,000 sq.ft. min. facility with expansion to 150,000 sq.ft. (with 20 docs doors); B) 600,000 sq.ft. min. facility with expansion to 900,000 sq.ft. (with 160 dock doors - on both sides of the facility). The company is interested in stand-alone facilities that were constructed no earlier than 1990. The company prefers that the two facilities be in close proximity to one another. The company will also consider greenfield sites of a minimum of 15 acres for the smaller facility and 60 acres for the larger facility. The company anticipates between 235 and 355 jobs and a total capital investment of \$100 million. *Shared with the Partnership in August 2014.*
- **Project Velocity** – *Company has informed us that they will be establishing an operation in OKC in the May/June 2015 timeframe. Company is focused on a location within OKC . Company representative made a site visit in mid-October.* Foreign software quality services firm interested in establishing a US testing lab. Company anticipates 25-35 employees in their first year of operation, ramping up to a total of 200 employees by the end of year three – at an average wage of \$55,316. The company is initially seeking 5,000 sq.ft. of space that can be expanded to 10,000 sq.ft. *Shared with the Partnership in October 2013.*



121 South Orange Avenue
North Tower
Suite 1500
Orlando, FL 32801
Tel. 407.377.6386
Fax 407.377.6801

www.ryan.com

January 19, 2015

Mr. Larry Mitchell
Executive Director
City of Yukon Economic Development Authority
458 West Main Street
Yukon, Oklahoma 73099

Re: Proposed Sun Holdings, LLC. Economic Development Project

Dear Mr. Mitchell:

It was a pleasure talking with you during our conference call on January 6, 2015, and sharing potential expansion plans for Sun Holdings, LLC ("Sun Holdings") to build a new Popeye's in the City of Yukon, Oklahoma ("Yukon"). We are writing to request that Yukon assist Sun Holdings in its economic expansion by helping to identify local assistance that might be available to businesses. In particular, we are interested in any real and personal property tax abatements, the possibility of sales tax sharing, cash grants as reimbursement for infrastructure costs, reduction and/or elimination of impact and permitting fees, and expedited permitting.

Founded in 1997 by Mr. Guillermo Perales, the Sun Holdings franchise collection of restaurants features some of the most recognizable and successful brands in the fast-food industry: Burger King, Popeye's, Golden Corral, Cici's, Del Taco, Denny's, Arby's and Krispy Kreme. Sun Holdings owns and operates more than 400 restaurants across North America making Sun Holdings one of the largest franchise organizations in the United States. Sun Holdings is recognized for a culture that rewards caring for and responding to people.

Additionally, Sun Holdings is committed to enhancing the quality of life in the communities where they do business through volunteer involvement and philanthropic support. This is evidenced by the creation of the Certificate of Achievement Award program that encourages students to stay in school and provides nearly five million free meals per year to underprivileged children.

Sun Holdings continues to expand and invest even in light of the recent global economic downturn. However, the decision on where to locate depends on many factors. Customer base, operating costs, as well as return-on-investment are studied in order to make the best decision for Sun Holdings and its loyal customers. Due to the fact that Yukon provides such great opportunities for businesses to expand and create new jobs, Sun Holdings has been seriously considering building a Popeye's in your market at 1205 South Garth Brooks Boulevard.

The value added to Yukon resulting from Sun Holdings' expansion can be immediately measured by the economic benefit to its citizens through employment opportunities; infrastructure and building expenditures; and the aesthetic development of the location. There will be additional benefit created by any peripheral support such as the replacement of inventory, maintenance and repairs to the facility and other support services as required.

Specifically, the **estimated** economic benefit to Yukon from the development of the restaurant will consist of:

- 3 manager level jobs (above \$30,000)
- Approximately 50 new jobs (a mix of full- and part-time positions), or 15 additional full-time equivalent (FTE) employee positions.
- \$105,000 of sales taxes collected and remitted each year
- Approximately \$20,000 of sales taxes paid in the first year on new equipment
- Estimated investment of \$1.1 million (including land, construction and FF&E)

Yukon's economic development programs were enacted to attract new businesses to invest in the community, provide means for its citizens to earn income and promote a goal of community wealth creation and improved quality of life. We believe Sun Holdings' expansion will exceed these objectives, and for the reasons stated above, we request Yukon assist in identifying any and all available cost reduction opportunities for the project.

On behalf of Sun Holdings, LLC, thank you for your time and consideration. We look forward to working with you to hopefully make Yukon's next Sun Holdings restaurant a reality. Please contact me at 407.377.6392 with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ML', with a long, sweeping underline.

Matt Lowell
Ryan, LLC

Amy Phillips

From: Larry Mitchell
Sent: Wednesday, January 21, 2015 1:31 PM
To: Mitchell Hort
Cc: Amy Phillips
Subject: FW: Potential Project in Yukon, Oklahoma RYAN:0802152

M.H.;

FYI--- I don't believe the Authority will be interested in providing a financial incentive of this magnitude to a fast food restaurant. Any questions? Thanks, Larry M.

Larry Mitchell
Executive Director
Yukon Economic Development Authority
458 Main Street
Yukon, Oklahoma 73099
T: 405.350.4700
F: 405.350.4760
C: 405.8204712
www.cityofyukonok.gov



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From: Lowell, Matt [<mailto:Matt.Lowell@ryan.com>]
Sent: Wednesday, January 21, 2015 12:36 PM
To: Larry Mitchell
Subject: FW: Potential Project in Yukon, Oklahoma RYAN:0802152

Larry,

Thank you for your reply.

We typically look for around \$100,000 in incentives per location. We have previously received this in the form of cash grants, fee waivers and tax abatements/credits/refunds.

The timing for the project has been pushed back since we spoke due to the site remediation on the property. If the company decides to move forward, this location would open at the end of this year/beginning of next year.

Please let me know if there is any additional information we can provide to assist in the request. We sincerely appreciate your support of the project.

Best regards,
Matt

Matt Lowell
Manager
Site Selection & Business Incentives
Ryan
121 South Orange Avenue
Suite 1500
Orlando, Florida 32801

407.377.6392 Direct
813.624.2376 Mobile
407.377.6801 Facsimile

www.ryan.com

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From: Larry Mitchell [<mailto:lmitchell@cityofyukonok.gov>]
Sent: Monday, January 19, 2015 11:17 AM
To: Lowell, Matt
Subject: RE: Potential Project in Yukon, Oklahoma RYAN:0802152

Matt;

I have received your Economic Development Project letter this morning and will review it over the course of the next few days. It is too early for me to provide you with any immediate response since the Yukon Economic Development Authority currently does not have any type of incentive program for small retail businesses. As I explained to you in our recent phone conversation, our Authority is presently focused on the implementation of the new Frisco Road TIF District and the public infrastructure required to support a regional destination center on I-40 west. The TIF incentives for this project are designed to attract major commercial and entertainment venues to the 170 acre Prairie West development scheduled to break ground later this year.

The Yukon Economic Development Authority will not meet again until February 19th since we just concluded our January meeting last Thursday. In the meantime, however, I can do some unofficial work on your request and prepare a report for their consideration. It would be helpful for me to know if Sun Holdings has any history with financial incentives or if there is a particular financial threshold that the Authority should consider when reviewing your request. There are also some possible non-monetary cost reduction efforts that may be worth exploring with the City of Yukon.

Larry Mitchell

From: Jerry Church <jchurch@acogok.org>
Sent: Monday, February 09, 2015 1:30 PM
To: Cole, Amber; Larry Mitchell
Subject: FW: EDA Releases FY 2015 EDAP Federal Funding Opportunity

This is the official notice from EDA. Let's go get it! JC

From: EDA News [mailto:edanews=eda.gov@mail95.atl161.mcsv.net] **On Behalf Of** EDA News
Sent: Monday, February 09, 2015 8:39 AM
To: Jerry Church
Subject: EDA Releases FY 2015 EDAP Federal Funding Opportunity



Monday, Feb 9, 2015

FY 2015 Economic Development Assistance Programs Federal Funding Opportunity is now available on grants.gov

Today, EDA published its **FY 2015 Economic Development Assistance Programs Federal Funding Opportunity (EDAP FFO)** on grants.gov.

EDA is continually looking for ways to improve its process so we can make sure we are able to give the best customer service and work in a more effective and efficient way with our partners. As part of that improvement process, we have been refining our grants process for 2015. We thank you for your patience as we worked to incorporate changes that will increase the impact and benefit you get from EDA assistance. Please find additional details about the FFO below:

What funding is being made available under this FFO?

Under this FFO, EDA solicits applications from applicants in rural and urban areas to provide investments that support **construction, non-construction, technical assistance, and revolving loan fund projects** under EDA's Public Works and Economic Adjustment Assistance programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.

Eligibility:

Eligible applicants for EDA financial assistance under the Public Works and Economic Adjustment Assistance programs include a(n): (i) District Organization of a designated Economic Development District; (ii) Indian Tribe or a consortium of Indian Tribes; (iii) State, county, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions; (iv) institution of higher education or a consortium of institutions of higher education; or (v) public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State.

Note: EDA is not authorized to provide grants or cooperative agreements to individuals or to for-profit entities. Requests from such entities will not be considered for funding.

Key dates:

The next two funding cycle deadlines are:

- **March 12, 2015** for funding cycle 2 of FY 2015;
- **June 12, 2015** for funding cycle 3 of FY 2015.

To be considered during a particular funding cycle, completed applications must be validated and time- stamped by Grants.gov by 11:59 p.m. Eastern Time on the applicable funding cycle deadline. Alternatively, paper applications may be delivered to the applicable regional office listed in section VIII. of the FFO. Paper applications must be received no later than 5:00 p.m. local time in the applicable regional office on the funding cycle deadline and the applicant must use a delivery confirmation service from their selected carrier. If your application is received after the deadline, it will be considered late and will not be reviewed by EDA for that funding cycle.

How do I apply?

Application materials can be obtained at <http://www.grants.gov/web/grants/view-opportunity.html?oppId=273468>

Please feel free to share this information.

SUBSCRIBE  FORWARD THIS TO A FRIEND 



JCHURCH@ACOGOK.ORG

EDAP2015

FY 2015 Economic Development Assistance Programs Application submission and program requirements for EDA's Public Works and Economic Adjustment Assistance programs

Department of Commerce

Economic Development Administration

<http://www.grants.gov/web/grants/view-opportunity.html?oppId=273468>

Eligible Applicants: City or township governments
Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education
State governments
Public and State controlled institutions of higher education
Native American tribal governments (Federally recognized)
Special district governments
Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education
County governments
Unrestricted (i.e., open to any type of entity above), subject to any clarification in text field entitled "Additional Information on Eligibility"
Private institutions of higher education

Additional Information on Eligibility: Pursuant to EDA's authorizing statute, the Public Works and Economic Development Act of 1965 (PWEDA), eligible applicants for and eligible recipients of EDA investment assistance include a(n): (i) District Organization; (ii) Indian Tribe or a consortium of Indian Tribes; (iii) State, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions; (iv) institution of higher education or a consortium of institutions of higher education; or (v) public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State. See section 3 of PWEDA (42 U.S.C. § 3122) and 13 C.F.R. § 300.3. EDA is not authorized to provide grants directly to individuals or to for-profit entities seeking to start or expand a private business. Such requests may be referred to State or local agencies, or to non-profit economic development organizations serving the region in which the project will be located.

Additional Information

Agency Name: Economic Development Administration

Description: Under this FFO, EDA solicits applications from applicants in rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA's Public Works and Economic Adjustment Assistance programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities. EDA provides strategic investments on a competitive-merit-basis to support economic development, foster job creation, and attract private investment in economically distressed areas of the United States.

Link to Additional Information: www.eda.gov

Contact Information: If you have difficulty accessing the full announcement electronically, please contact:

the EDA representative for your state. A complete list of EDA representatives is available on EDA's website at <http://www.eda.gov/contact/>

Exhibit B: Site A, B, and C
Industrial Development Summary
Yukon, Oklahoma
September 2014

Legend

- Site Boundary
- City Limits
- Interstate
- State Highway
- County Road
- Local Road



N
Scale: 1 inch = 1,000 feet. Sources: Esri, DeLorme, HERE, USGS, Imagery, GeoEye, IGN, AerGRID, NASA, Esri, Japan, METI, Esri, China (Beijing), Esri, Thailand, Swire.

