

Yukon Economic Development Authority Agenda

Centennial Building - 12 South 5th Street

October 15, 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, October 14, 2015.

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 September 17, 2015 Regular meeting.

ACTION_____

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

ACTION_____

3. Review and Discuss a Resolution recommending the intent to consider a major amendment to the Frisco Road Economic Development Project Plan.

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

- A. FY 2015-2016 First Quarter Status Report
- B. Art Design Committee Update
- C. YEDA Departmental Expense Summary
- D. FY 2015-2016 TIF Revenue Collections (handout)
- E. FY 2015-2016 Hotel/Motel Tax Collections Updated Report (handout)

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

6. Adjournment

Yukon Economic Development Authority

September 17, 2015

The Yukon Economic Development Authority met in regular session on September 17, 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
 Michael McEachern
 Mike Geers
 Rena Holland

(Absent) John Alberts
 Tara Peters

OTHERS PRESENT:

Grayson Bottom, City Manager
Larry Mitchell, YEDA Director
Gary Cooper, Technology Dir.

Doug Shivers, City Clerk
Amy Phillips, YEDA Admin.
Philip Merry, Deputy Treasurer

1. Consider approving the minutes of the August 20, 2015 Regular meeting

The motion to approve the minutes of the August 20, 2015 Regular meeting, was made by Michael McEachern and seconded by Mike Geers.

The vote:

AYES: Geers, McEachern, Wright, Holland, Nail

NAYS: None

VOTE: 5-0

MOTION CARRIED

2. Discussion of future steps for Health Center Parkway art design concepts.

Mr. Mitchell recommended putting a committee together and would like a volunteer from the Authority. It should take 4 to 5 months to finish. He is thinking it could consist of one Authority member and five or six people from the community. Mr. Geers volunteered. Mr. Mitchell stated they will probably meet around October 14 and he has a book about art in Wichita, KS that is very extensive. Mr. Wright thanked everyone for the good presentation from last meeting. Mr. Bottom recommended people looking at the Eli Lilly Monument in Indianapolis. It is a spectacular example. Mr. Geers asked about a donor stepping forward. Mr. Mitchell stated absolutely and we are also looking for grants. He then showed a video of the Traffic Rotary. We

have also started working on lighting plan; lighting cost of \$7,500 per pole for LED's along rotary and extension.

- 3. Report from Executive Director with Related Discussion/Questions:**
 - A. Project Iris/Leads and Locates; Greater Oklahoma City Partnership**
 - B. America's Top States for Business 2015; CNBC.com**
 - C. Greater Oklahoma City Partnership Presentation, August 26, 2015**
 - D. YEDA Departmental Expense Summary (handout)**
 - E. FY 2015-2016 TIF Revenue Collections (handout)**
 - F. FY 2015-2016 Hotel/Motel Tax Collections Updated Report (handout)**

Mr. Mitchell stated we usually don't meet requirements of leads and locates. However, recently we had one we responded to, Project Iris. Mr. Mitchell gave them three sites for consideration. He then gave an overview of Project Iris. He believes it looks promising.

Mr. Mitchell stated it was interesting CNBC used our own marketing and statistics to rank our state. Oklahoma ranks low across all categories.

Mr. Mitchell presented a power point to OKC Partnership at the August meeting. He thanked Amy Philips for power point presentation. He stated the data shows smart strategies cost 1/3 less for upfront infrastructure and generates three to ten times more tax revenue.

There was no monthly expenditure report.

TIF revenue is steadily coming in and now at \$250,000.

Hotel/Motel tax has risen sharply over the last two years; high occupancy rates.

Mr. Mitchell showed the photos from River Ranch in Lafayette, LA. You can see smart growth influence. It is hugely successful. Mr. Bottom stated very beautiful. Mr. McEachern asked where we would use it. Mr. Mitchell stated Prairie West, but would scale down due to acreage availability. He thinks Project Iris would be a great anchor.

- 4. Setting the date for the next Regular Economic Development Meeting for October 15, 2015 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.**

5. Adjournment

Mr. Wright stated "Paint the Town Red" is tonight with parade on Main Street. Don't forget Czech Festival is October 3.

2016 Calendar Year Schedule of Regular Meetings *

Yukon Economic Development Authority Committee

Proposed

DATE	TIME	PLACE OF MEETING
<u>January 28, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>February 25, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>March 24, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>April 28, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>May 26, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>June 23, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>July 28, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>August 25, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>September 22, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>October 27, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>**November 17, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u>**December 15, 2016</u>	<u>4:00 p.m.</u>	<u>Centennial Bldg., 12 South Fifth, Yukon</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

To be completed by person filing notice:

Name: Larry Mitchell
Title: Economic Development Executive Director
Address: 458 W. Main St.
Yukon, OK 73085
Phone Number: 405/354-4700

Filed in the office of the municipal clerk at _____ am/pm
on _____, 2015

Signed: _____
Clerk/Deputy Clerk

* Must be filed by December 15, 2015

RESOLUTION NO. _____

RESOLUTION DECLARING THE INTENT TO CONSIDER A MAJOR AMENDMENT OF THE FRISCO ROAD ECONOMIC DEVELOPMENT PROJECT PLAN BY CREATING AN AD VALOREM TAX INCREMENT DISTRICT OR DISTRICTS UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF PROJECT PLAN AMENDMENTS; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY AND FINANCIAL IMPACT, IF ANY, ON TAXING JURISDICTIONS WITHIN THE DISTRICT; AND DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED AMENDMENTS TO THE PROJECT

WHEREAS, it is an objective of the City of Yukon (“City”) to promote economic development within its boundaries in order to attract major investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City; and

WHEREAS, in order to stimulate economic development, it is necessary and desirable to establish a legal and economic mechanism that will provide a plan and funding source for the construction of the public infrastructure necessary for the creation of development sites within the City that will attract new and expanding businesses (“Project”); and

WHEREAS, Interstate 40, a highly traveled east-to-west corridor of the United States and the state of Oklahoma, strategically cuts through a portion of the City providing significant opportunities for the City to promote economic development; and

WHEREAS, the City has adopted the Frisco Road Economic Development Project Plan (“Project Plan”), including the creation of Increment District No. 1, City of Yukon, a sales tax increment district, pursuant to the Local Development Act, 62 O.S. § 850, et seq., in order 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 also adopted a form-based code overlay for the Project Plan’s Project Area which require the creation of a mixed-commercial-and-residential-use, new-urban style development; and

WHEREAS, for the health, safety, and public welfare of the residents of the City, the Yukon City Council has determined that it is appropriate to appoint a Review Committee to prepare an amendment to the Project Plan to consider the addition of an ad valorem tax increment district; and

WHEREAS, without the development of a Project, the preparation of a Project Plan amendments, the establishment of the tax increment districts, and other authorizations provided

for in the Local Development Act, economic growth at the Frisco Road site would be difficult or impossible; and

WHEREAS, the Review Committee shall review and make a recommendation concerning a proposed Project and Project Plan including one or more potential local tax increment districts, consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed increment districts, and to consider and determine whether the proposed Project and Project Plan, as to be amended, will have a financial impact on any taxing jurisdiction within the proposed increment districts and to report its findings and make its recommendations to the Yukon City Council; and

WHEREAS, the Local Development Act was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities, towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, the development of the Project Area depends upon the utilization of tax increment financing to help finance the public costs of the development; and

WHEREAS, the Local Development Act provides that the membership of the Review Committee shall consist of the following: Mayor John Alberts, representative of the governing body, who shall serve as chairperson; Larry Taylor, representative of the planning commission having jurisdiction over the proposed district; a representative designated by each taxing jurisdiction within the proposed district whose ad valorem taxes might be impacted according to the plan; and three members representing the public at large and selected by the other committee members from a list of seven names submitted by the chairperson of the Review Committee, provided that at least one representative of the public at large shall be a representative of the business community in the City who is either a retailer or representative of a retail organization; and

WHEREAS, the City finds it appropriate at this time to consider the utilization of ad valorem and sales tax increments to help finance the public costs of the development; and

WHEREAS, the City, Canadian County, the Canadian County Health Department, Banner School District, and Canadian Valley Vocational-Technical District No. 6 would be the only taxing jurisdictions whose taxes might be affected by the project plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yukon that:

1. The Yukon City Council intends to consider approval of a project and creation of an ad valorem and sales tax increment district to facilitate the financing of eligible project costs for economic development and hereby directs the preparation of amendments to the Frisco Road Economic Development Project Plan to be submitted for consideration in accordance with the Local Development Act.

2. A Review Committee is hereby appointed whose membership shall consist of the following: Mayor John Alberts, as representative of the Yukon City Council, who shall be chairperson; Larry Taylor, as representative of the Yukon Planning Commission; one representative designated by Canadian County; one representative designated by the Canadian County Public Health Department; one representative designated by the Banner School District; one representative designated by Canadian Valley Vocational-Technical District No. 6; and three representatives of the public at large who will be selected by the other Review Committee members from a list of seven names submitted by the chairperson of the Review Committee, provided that at least one representative of the public at large shall be a representative of the business community in the City who is either a retailer or representative of a retail organization.

3. Mayor John Alberts, as chairperson of the Review Committee, shall submit a list of seven names of possible persons to represent the public at large and the business community on the Review Committee, and the other Review Committee members shall select three persons from this list, who shall represent the public at large on the Review Committee.

4. The Review Committee shall consider and make its findings and recommendations to the Yukon City Council with respect to the conditions establishing the eligibility of the proposed district and the appropriateness of approval of the proposed plan and project amendments.

5. The Review Committee shall consider and determine whether the proposed plan and project amendments will have a financial impact on any taxing jurisdiction within the proposed districts and shall report its findings to the Yukon City Council.

6. The Yukon Planning Commission shall review the proposed project plan amendments and shall make a recommendation to the Yukon City Council.

ADOPTED by the Yukon City Council and **SIGNED** by the Mayor of the City of Yukon this ____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

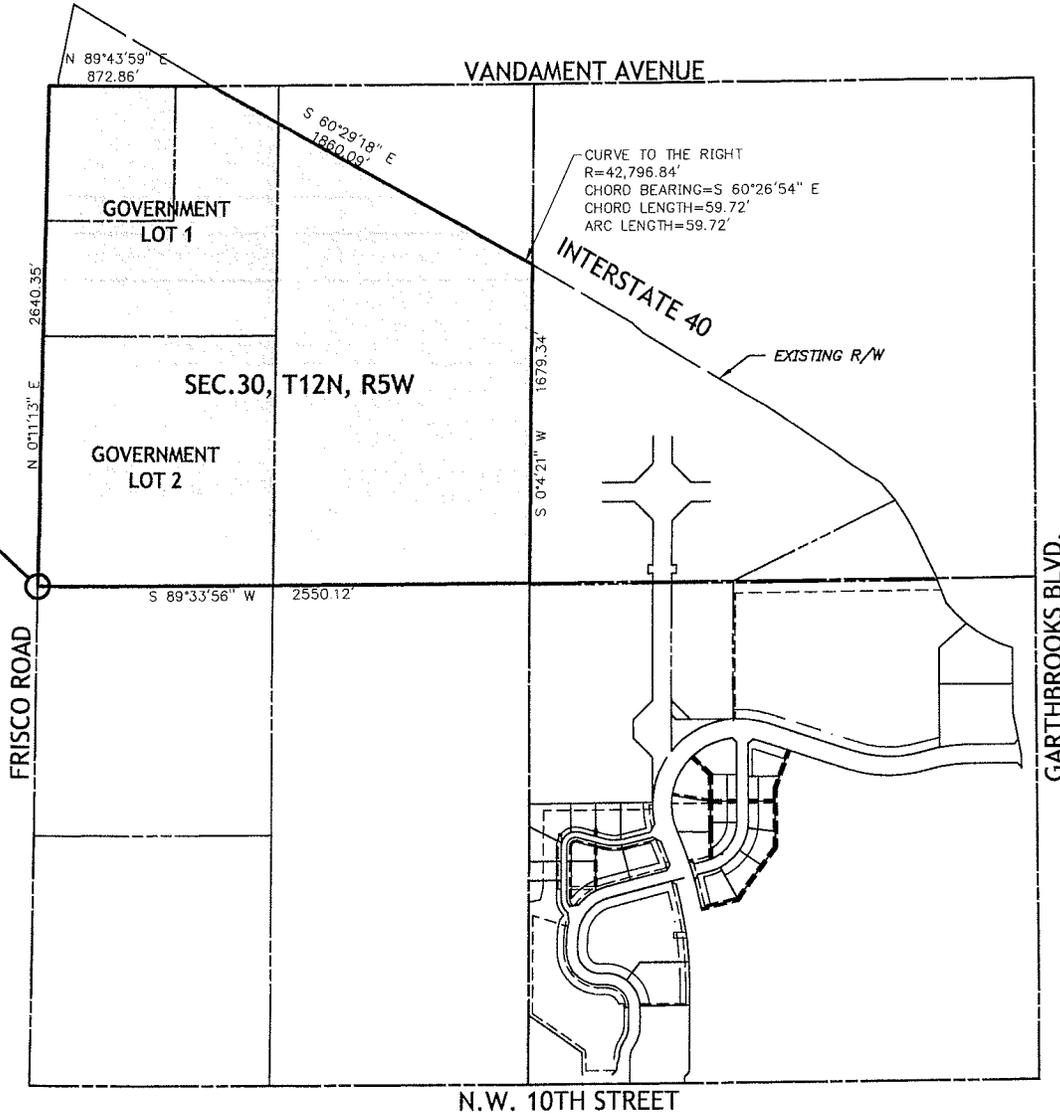
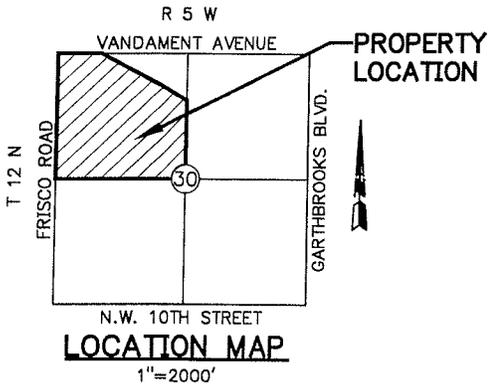
REVIEWED for form and legality this ____ day of _____, 2015.

Municipal Counselor

CITY OF YUKON
FRISCO ROAD ECONOMIC DEVELOPMENT PROJECT PLAN—AD VALOREM INCREMENT DISTRICT AMENDMENT
 TENTATIVE SCHEDULE

Meeting Date	Body	Purpose	Needed Document(s):	Submit Document(s)		Post By:	Publish By:
				To:	By [date]:		
TBD	City Council	Declare intent to consider amendments adding ad valorem increment district	Resolution of Intent	Doug Shivers	TBD	n/a	n/a
TBD	Review Committee	Elect 3 members at large (including one retail/business community representative)	Special Meeting Notice and Agenda	Doug Shivers	TBD	TBD	n/a
TBD	Review Committee	Receive presentation on Project Plan amendments and financial impacts of ad valorem increment district on affected taxing jurisdictions and business activities; take action making findings of financial impacts and providing recommendation on Project Plan amendments and eligibility	Special Meeting Notice and Agenda	Doug Shivers	TBD	TBD	n/a
			Resolution making findings of financial impacts and eligibility, and providing recommendation to City Council	Doug Shivers	TBD	n/a	n/a
TBD	Planning Commission	Review Project Plan amendments, make finding of conformance with Comprehensive Plan, and provide recommendation to City Council	Resolution Finding Conformance with Comprehensive Plan and Making Recommendation to City Council	Mitchell Hort	TBD	n/a	n/a
TBD	City Council	First public hearing and presentation on Project Plan impacts; answer questions	Publication Notice	Doug Shivers	TBD	TBD	TBD
			Draft Amended and Restated Frisco Road Economic Development Project	Doug Shivers	TBD	n/a	n/a
TBD	City Council	Second public hearing; opportunity for public to be heard; consider ordinance adopting Amended and Restated Project Plan and creating new ad valorem increment district	Publication Notice	Doug Shivers	TBD	TBD	TBD
			Ordinance Approving and Adopting the Amended Frisco Road Economic Development Project Plan, including new ad valorem increment district	Doug Shivers	TBD	n/a	TBD
			Final Amended and Restated Frisco Road Economic Development Project Plan (if changes requested at first public hearing)	Doug Shivers	TBD	n/a	n/a

EXHIBIT "A"



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4), GOVERNMENT LOT ONE (1), AND GOVERNMENT LOT TWO (2) OF SECTION THIRTY (30), TOWNSHIP TWELVE NORTH (T12N), RANGE FIVE WEST OF THE INDIAN MERIDIAN (R5W), CANADIAN COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2, THENCE NORTH (N 00°11'13" E) ALONG THE WEST BOUNDARY OF SAID SECTION 30 A DISTANCE OF 2640.35 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30, THENCE EAST (N 89°43'59" E) ALONG THE NORTH BOUNDARY OF SAID SECTION 30 A DISTANCE OF 872.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 40, THENCE SOUTHEASTERLY (S 60°29'18" E) ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1860.09 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 42796.84 FEET, A CHORD DIRECTION OF S 60°26'54" E, A CHORD LENGTH OF 59.72, AND AN ARC LENGTH OF 59.72 FEET TO A POINT ON THE EAST BOUNDARY OF SAID E1/2NW1/4, THENCE SOUTH (S 00°04'21" W) A DISTANCE OF 1679.34 FEET TO THE SOUTHEAST CORNER OF SAID E1/2NW1/4, THENCE WEST (S 89°33'56" W) A DISTANCE OF 2550.12 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 135.89 ACRES.



NOT TO SCALE



CANADIAN

Data provided by **MATT WEHMULLER** County Assessor

Property Information - Date 09/18/2015

The CANADIAN County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

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Assessment Data		Primary Image					
Account	090021405	No Image On File					
Parcel ID	131302-000000-000002						
Cadastral ID							
Property Type	REAL - Real Property						
Property Class	RA						
Tax Area	9 - D-31 R						
Lot Size	125.18 - Acres						
Owners Name							
	CATHOLIC ARCHDIOCESE OF OKLA ETAL PO BOX 32180 OKLAHOMA CITY OK 73123-0000						
Parcel Location		Image Date					
Situs							
Subdivision							
Lot/Block	/						
Sec/Twn/Rng	30 - 12N - 5W - 2						
Neighborhood	300002 - Zone C Mustang/Yukon/Banner Rural						
Legal Description							
T12N R05W S30 NW4 A#2-PT NW4 BEING OGS LTS 1-2 & E/2 NW4 LESS BEG 872.67'E OF NW/C, TH E1672.42' S952.93' CURV'L 59.76' NE1860.17' TPB & LESS BEG @ NW/C, TH E680' S712' W680' N712' TPB.							
Valuation	2015	2014	Tax Detail (Millages)		%	Mills	Dollars
Land Value	39,117	39,117	C001	CANADIAN COUNTY			
Improvements	0	0		COUNTY GENERAL	14.1	10.39	48.69
Mobile Home	0	0		COUNTY SCHOOL	5.6	4.16	19.50
Fair Market Value	39,117	39,117		COUNTY HEALTH	2.1	1.56	7.31
Taxable Value - Capped	39,117	39,117	S031	BANNER			
Assement Ratio	12%	12%		GENERAL	48.9	36.12	169.27
Gross Assessed	4,694	4,694		BUILDING	7.0	5.16	24.18
Exemptions	0	0	V006	CANADIAN VALLEY			
Net Assessed	4,694	4,694		VO-TECH GENERAL	14.1	10.40	48.74
Tax Rate	73.8300	73.8300		VO-TECH BUILDING	7.0	5.20	24.37
Estimated Taxes	347.00	347.00		VO-TECH-SINKING	1.1	.84	3.94



CANADIAN

Data provided by MATT WEHMULLER County Assessor

Property Information - Date 09/18/2015

Sale History							
Instrument	Book	Page	Grantor	Date	Price	Code	
R2013-24349	4072	483	BLACK,JEAN K TRUSTEE	09/2013	1,970,000	14	
R2013-24350	4072	486	SISTERS OF MERCY OF OKLAHOMA	09/2013	526,000	14	
R2013-24351	4072	491	PARIZEK,JOHN & SARAH	09/2013	543,500	14	
R2012-15673	3903	614	BLACK,JEAN TRUSTEE OF MACA	03/2012	0	4	
R2012-15674	3903	616	BLACK,JEAN	03/2012	0	4	
R2012-8809	3874	699	PARIZEK,JOHN	01/2012	0	4	
3521-1040	3521	1040	MACA,LILLIAN AKA SISTER-MARY	01/2009	0	No	
3479-0096	3479	96	MACA,MARTHA AKA SISTER-MARY	08/2008	0	No	
3483-0437	3483	437	MACA,MARTHA AKA SISTER-MARY	08/2008	0	No	
3100-760	3100	760	BLACK,JEAN-SUCCESSOR-TRUSTEE	05/2005	0	No	
1959-046	1959	46	MACA,MARTIN ETAL	10/1995	0	N	
1654-349	1654	349		10/1990	0	N	
1654-341	1654	341		10/1990	0	N	

Billed History							
Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2014	CATHOLIC ARCHDIOCESE OF OKLA ETAL	9	39,117	0	4,694	347.00	
2013	CATHOLIC ARCHDIOCESE OF OKLA ETAL	9	39,117	0	4,694	343.00	
2012	BLACK,JEAN K TRUSTEE	9	39,117	0	4,694	343.00	
2011	BLACK,JEAN TRUSTEE OF MACA	9	39,117	0	4,694	353.00	
2010	BLACK,JEAN TRUSTEE OF MACA	9	39,117	0	4,694	352.00	
2009	BLACK,JEAN TRUSTEE OF MACA	9	39,117	0	4,694	353.69	
2008	BLACK,JEAN TRUSTEE OF MACA	9	39,117	0	4,694	357.17	
2007	BLACK,JEAN TRUSTEE OF MACA	9	39,117	0	4,694	358.06	

Residential Improvements								
Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Base Area	Total Area
1	None							



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Assessment Data		Primary Image					
Account	090021403	No Image On File					
Parcel ID	131301-000000-000007						
Cadastral ID							
Property Type	REAL - Real Property						
Property Class	RA						
Tax Area	6 - I-27 R						
Lot Size	41.79 - Acres						
Owners Name							
	CATHOLIC ARCHDIOCESE OF OKLA ETAL PO BOX 32180 OKLAHOMA CITY OK 73123-0000						
Parcel Location		Image Date					
Situs							
Subdivision							
Lot/Block	/						
Sec/Twn/Rng	30 - 12N - 5W - 1						
Neighborhood	300002 - Zone C Mustang/Yukon/Banner Rural						
Legal Description							
T12N R05W S30 NE4 A#7 BEING ALL NE4 LYING SOUTH OF I-40 LESS BEG 526.39'W OF SE/C, TH W1,033.22' NE920.34' CURV'R217.23' SE244.74' SE5.09' TPB & LESS BEG 1,881.28'W OF SE/C, TH W100' N44.2' W25' N45' E25' N200' E100' S200' E25' S45' W25' S43.59' TPB.							
Valuation	2015	2014	Tax Detail (Millages)		%	Mills	Dollars
Land Value	16,362	16,670	C001	CANADIAN COUNTY			
Improvements	0	0		COUNTY GENERAL	10.0	10.39	20.70
Mobile Home	0	0		COUNTY SCHOOL	4.0	4.16	8.29
Fair Market Value	16,362	16,670		COUNTY HEALTH	1.5	1.56	3.11
Taxable Value - Capped	16,362	16,670	S027	YUKON			
Assesment Ratio	12%	12%		GENERAL	35.2	36.53	72.79
Gross Assessed	1,963	2,000		BUILDING	5.0	5.22	10.40
Exemptions	0	0		SINKING	28.5	29.59	58.96
Net Assessed	1,963	2,000	V006	CANADIAN VALLEY			
Tax Rate	103.8900	103.8900		VO-TECH GENERAL	10.0	10.40	20.72
Estimated Taxes	204.00	208.00		VO-TECH BUILDING	5.0	5.20	10.36
				VO-TECH-SINKING	0.8	.84	1.67



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Property Information - Date 09/18/2015

Sale History

Instrument	Book	Page	Grantor	Date	Price	Code
R2013-24349	4072	483	BLACK,JEAN K TRUSTEE	09/2013	1,970,000	14
R2012-15673	3903	614	BLACK,JEAN TRUSTEE OF MACA	03/2012	0	4
R2012-15674	3903	616	BLACK,JEAN	03/2012	0	4
3100-760	3100	760	BLACK,JEAN-SUCCESSOR-TRUSTEE	05/2005	0	No
1654-349	1654	349		10/1990	0	N

Billed History

Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2014	CATHOLIC ARCHDIOCESE OF OKLA ETAL	6	16,670	0	2,000	208.00
2013	CATHOLIC ARCHDIOCESE OF OKLA ETAL	6	16,671	0	2,001	205.00
2012	BLACK,JEAN K TRUSTEE	6	18,752	0	2,250	229.00
2011	BLACK,JEAN TRUSTEE OF MACA	6	18,752	0	2,250	232.00
2010	BLACK,JEAN TRUSTEE OF MACA	6	18,752	0	2,250	232.00
2009	BLACK,JEAN TRUSTEE OF MACA	6	18,752	0	2,250	226.13
2008	BLACK,JEAN TRUSTEE OF MACA	6	18,752	0	2,250	225.52
2007	BLACK,JEAN TRUSTEE OF MACA	6	18,752	0	2,250	225.25

Residential Improvements

Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Base Area	Total Area
1	None							

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

October 1, 2015

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

Re: Prairie West Development

Dear Larry:

This is to confirm that our company, Prairie West Holdings, has signed an agreement with Steve Oubre's company, Architects Southwest, to provide planning and design services for our Prairie West project. Our contract description of project services reads:

The Project involves the development of a strategically located property into a mixed-use New Urbanist, project for a site (defined below) in Yukon, Oklahoma. The development is to be created using recently adopted Smart Code principles adopted in 2015 by the City of Yukon for its Urban Gateway initiative.

We look forward to accomplishing in Yukon a development on par with Steve's River Ranch project that you and Grayson recently visited.

Sincerely,



Clint L. Pierson, Jr.

cc: Glenn Bodin
Bucky Meredith



YUKON ECONOMIC
DEVELOPMENT AUTHORITY

DATE: October 15, 2015
FROM: Larry Mitchell, YEDA Executive Director
TO: Yukon City Council
RE: Yukon Economic Development Authority Quarterly Report
No. 1

MEMORANDUM

The Memorandum of Understanding (MOU) between the City of Yukon and the Yukon Economic Development Authority requires the Authority to keep the City Council well informed about all major implementation projects or activities by providing a quarterly and annual report. The following narrative summary covers the Authority's financial report and project activities for the first quarter of the FY 2015-2016 fiscal year;

A. Financial Report and FY-2016 Revenues:

For the first quarter of FY-2016, the sales tax revenues collected within the Frisco Road TIF District totaled \$52,408 which represents an average monthly gain of \$17,470 (Exhibit 1). During the second quarter of the year, the Authority will be able to begin comparing year to date revenue receipts against FY-2015 collections. It will be interesting to see if the TIF District growth actually mirrors the rate of growth experienced by the City at-large or vice versa.

The TIF Annual Report was completed for FY-2015, year one of the Frisco Road Project, and approved by the Authority and City Council. Total revenues for the year were \$202,191.71 but only reflect approximately nine months of retail sales activity.

B. Hotel/Conference Center Feasibility Study – Phase I:

The final report issued by Partners-In-Development on August 8th includes the results of an electronic survey mailed to approximately 650 area businesses/groups, interviews with representatives knowledgeable of the regions lodging and banquet/meeting market, a STR market report, and an OKC Venue/Meeting Directory for 2105. The report concludes that there is strong demand and healthy growth in the Canadian County Lodging Market. However, trying to determine the appropriate sizing or scope of the proposed facilities proved difficult because existing banquet space and conference locations were limited in the area. Overall, the report confirmed that there is a limited inventory of “first tier”, full-service meeting or conference space in the Yukon/Canadian County market between Meridian Avenue and El Reno. This fact, alone, supports the potential need for a first class, state of the art hotel and meeting facility in Yukon.

It should also be noted here that a second, independent economic impact analysis strongly urged the construction of 500-600 additional hotel rooms in the Yukon market to support the future sports park complex. A copy of the final report is available at the Economic Development office.

C. Completion of Health Center Parkway Extension:

The City of Yukon issued a construction contract to Brewer Construction in December, 2014 for the extension of Health Center Parkway. The new street will provide vehicle and pedestrian access to the proposed Prairie West mixed-use development project. An official ribbon cutting event was held on Friday, August 26th and marked the opening of Yukon's first traffic roundabout (rotary). The final cost of the street extension project was just under \$2,000,000 and included storm drain, water, and sewer utilities.

D. Presentation to Oklahoma City Chamber and ACOG:

The Yukon Economic Development Director, Larry Mitchell, recently provided the Greater Oklahoma City Chamber Partnership with a twenty minute

briefing of the City's SmartCode Ordinance and the benefits of promoting mixed-use development. A national survey conducted by Smart Growth America in May 2013 compared Smart Growth strategies to conventional suburban zoning in seventeen (17) metro areas. Three major conclusions were drawn from the report; Smart Growth strategies cost one-third (1/3) less, Smart Growth policies save cities ten percent (10%) on service delivery costs, and Smart Growth development generates three (3) to ten (10) times more tax revenue than conventional development.

A second presentation was provided to the Association of Central Oklahoma Governments (ACOG) in June. The group of city/county planners and managers were very interested in how the SmartCode template could be used to encourage "in-fill" redevelopment projects. Several communities liked the idea of making the Smart Growth/SmartCode ordinance a voluntary option for local developers and owners.

E. Art/Design Concepts for Health Center Parkway:

The Authority Trustees wish to create a "grand entrance" for the new boulevard and roundabout that will physically and visually connect the Prairie West development to Garth Brooks Boulevard and N.W. 10th Street. Working with Butzer Architects and Urbanism, LLC, the Authority plans to organize a five to seven member citizens committee to review conceptual artwork and themes that can be used to commission a public art competition. Hopefully, the working committee will be able to make some recommendations to the Authority within three to four months.

F. Development Project – Leads and Locates (OKC Chamber):

Yukon is a member of the Greater Oklahoma City Chamber Partnership and with that membership comes a couple of valuable benefits. First, the Oklahoma City Chamber is a great resource for economic data and a wonderful opportunity to network with other private/public companies in the OKC metro. Secondly, the Oklahoma City Chamber sends out business leads

& locates regarding companies/firms interested in locating in central Oklahoma. Recently, the Authority received an inquiry from a national financial services firm wishing to build a 120,000 sq. ft. office building and hire 800 -1,000 people. The Authority has responded to the proposal and submitted three possible sites for their consideration.

G. Field Trip to River Ranch in Lafayette, LA:

The General Manager, Grayson Bottom, and Executive Director, Larry Mitchell, made a quick trip to Lafayette, Louisiana on September 8th -9th to tour the River Ranch mixed-use development (Smart Growth community). They met with Steve Oubre, the principle developer/architect, who provided them with a detailed history of the project and tour of the 320 acre residential/commercial development that just completed its eighteenth (18) year of successful operations. River Ranch is home to over 2,550 persons who live, work, and play in the district.

Clint Pierson, Prairie West, believes that many elements of River Ranch can be incorporated into the Yukon project and plans to retain Steve Oubre to complete the master plan for all phases of their mixed-use development.

***Note:** For additional information on River Ranch please visit:

<http://www.riverranchdev.com/>

**YUKON ECONOMIC DEVELOPMENT AUTHORITY
FRISCO ROAD TIF PROJECTED BUDGET FY15-16**

Exhibit 1

Financial Activity Report - September 2015

TIF DISTRICT REVENUES

Account Number	Tax Revenue	2014-2015 Estimated	2014-2015 Actual	2015-2016 Estimated	Current Monthly Collection	2015-2016 Total
	Sales Tax	350,000.00	202,191.71	252,000.00	16,807.47	52,408.06
	Use Tax	30,000.00	0	15,000.00	0	0
	Hotel/Motel Tax	0	0	0	0	0
	Total	380,000.00	202,191.71	267,000.00	16,807.47	52,408.06

*2015-2016 Estimated Sales Tax Revenue derived from Jan.-Jul. 2015 revenue, doubled

TIF DISTRICT EXPENDITURE

Account Number	Expenditure	2014-2015 Estimated	2014-2015 Actual	2015-2016 Estimated	2015-2016 YTD Actual	Project Balance
Public Improvements						
	Extension of Health Center Parkway	300,000.00	0	1,308,281.91	0	-
	Total	300,000.00	0	1,308,281.91	0	25,000,000.00

Total Public Improvement Budget - \$25,000,000.00

Development Assistance						
	NA	0	0	0	0	
	Total	0	0	0	0	10,000,000.00

Total Development Assistance Budget - \$10,000,000.00

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

Total Project Implementation Budget - \$1,000,000.00

Program Contingency						
	NA	0	0	0	0	
	Total	0	0	0	0	1,000,000.00

Total	330,000.00	0	1,338,281.91	0	37,000,000.00
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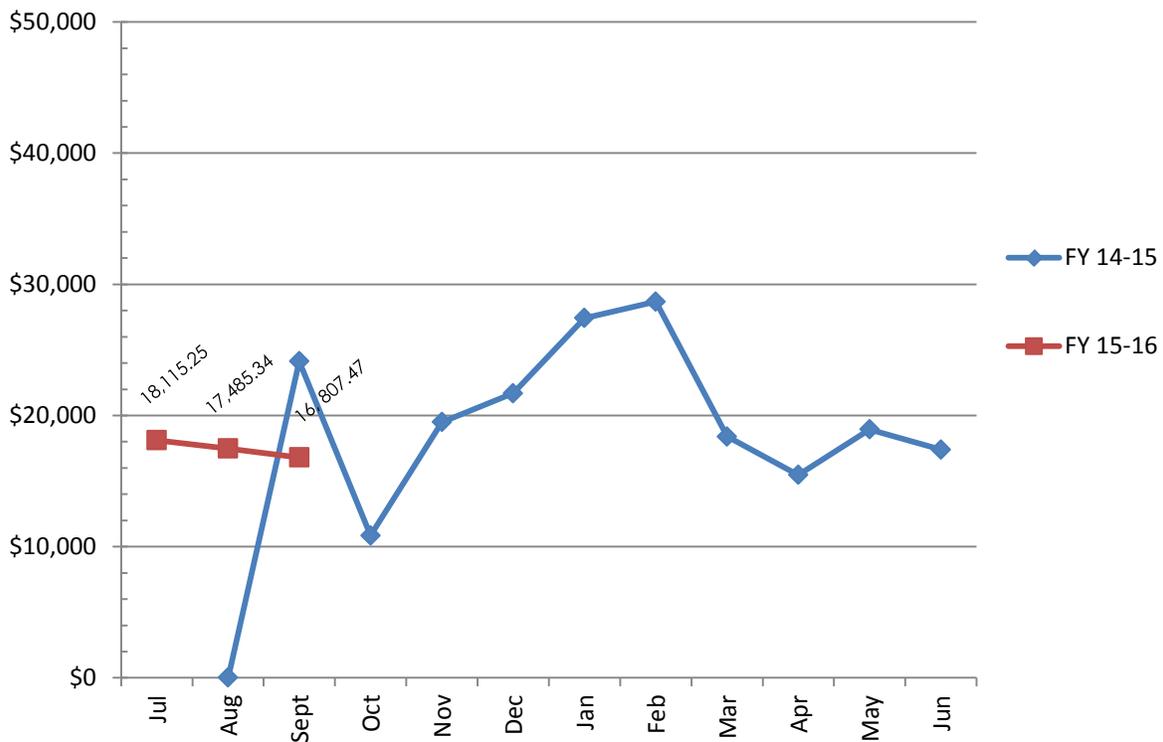
Total budget - \$37,000,000.00

**YUKON ECONOMIC DEVELOPMENT AUTHORITY
FRISCO ROAD TIF PROJECTED BUDGET FY15-16**

ELIGIBLE EXPENSES

Project Number	Pending Obligation	2014-2015 Proposed	2014-2015 Actual	2015-2016 Proposed	2015-2016 YTD Actual	Remaining Balance
30715(04) (ODOT)	Phase 1 design-I40/Frisco	750,000.00	0	750,000.00	0	0
30715(04) (ODOT)	Phase 2 design-I40/Frisco	965,000.00	0	965,000.00	0	0
30715(04) (ODOT)	Construction of I40/Frisco Road	5,600,000.00	0	5,600,000.00	0	0
E232.00 (City/Triad)	Engineering for Health Center Parkway/Prairie West Boulevard	124,560.00	0	124,560.00	0	0
	Total	7,439,560.00	0	7,439,560.00	0	0

**TIF District Revenues - FY Comparison
FY 14-15 - FY 15-16YTD**





October 12, 2015

HCP Art/Design Working Committee

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317-1592

Cathy Wright

36 -ST Capital Improvement
ECONOMIC DEVELOPMENT
DEPARTMENTAL EXPENDITURES

% OF YEAR COMPLETED: 25.00

	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	132,952.00	9,685.30	0.00	31,526.22	0.00	101,425.78	23.71
36-5502-102 Extra Help	45,500.00	2,352.00	0.00	6,948.00	0.00	38,552.00	15.27
36-5502-106 Car Allowance	3,600.00	184.60	0.00	553.80	0.00	3,046.20	15.38
36-5502-112 Employee Retirement	33,039.00	3,742.36	0.00	8,764.60	0.00	24,274.40	26.53
36-5502-113 FICA (Social Security	13,652.00	933.65	0.00	2,981.46	0.00	10,670.54	21.84
TOTAL PERSONNEL	228,743.00	16,897.91	0.00	50,774.08	0.00	177,968.92	22.20
SUPPLIES							
36-5502-201 Office Supplies	1,500.00	13.88	0.00	74.61	175.39	1,250.00	16.67
36-5502-202 Duplication/Computer	200.00	0.00	0.00	0.00	200.00	0.00	100.00
36-5502-208 Publications & Period	400.00	0.00	0.00	0.00	0.00	400.00	0.00
36-5502-213 Food Supplies	500.00	0.00	0.00	0.00	0.00	500.00	0.00
36-5502-217 Wearing Apparel	350.00	0.00	0.00	0.00	350.00	0.00	100.00
36-5502-225 Promotional Items	5,150.00	192.67	0.00	232.66	110.01	4,807.33	6.65
TOTAL SUPPLIES	8,100.00	206.55	0.00	307.27	835.40	6,957.33	14.11
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	10,000.00	422.80	0.00	617.19	1,756.47	7,626.34	23.74
36-5502-332 Tuition Reimbursement	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
36-5502-340 Postage and Shipping	400.00	100.00	0.00	100.00	0.00	300.00	25.00
36-5502-345 Advertising	5,000.00	0.00	0.00	0.00	420.00	4,580.00	8.40
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	12,000.00	1,657.50	0.00	2,861.40	3,042.50	6,096.10	49.20
36-5502-348 Consultant Fees	30,000.00	2,446.25	0.00	5,001.75	2,872.95	22,125.30	26.25
36-5502-349 Printing	5,000.00	142.80	0.00	289.20	3,578.60	1,132.20	77.36
36-5502-354 Assoc Memberships & C	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00
36-5502-356 Training	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
36-5502-360 Contributions and Mem	300.00	0.00	0.00	0.00	0.00	300.00	0.00
36-5502-381-101 Main Street Mobs	300.00	0.00	0.00	0.00	0.00	300.00	0.00
36-5502-381-102 All School Breakfast	270.00	29.76	0.00	89.76	180.24	0.00	100.00
36-5502-381-103 6x6 on 66 Art Show	1,500.00	0.00	0.00	0.00	500.00	1,000.00	33.33
36-5502-381-104 YHS Homecoming	150.00	0.00	0.00	0.00	671.10	521.10	447.40
36-5502-381-105 Shop Small Saturday	250.00	0.00	0.00	0.00	0.00	250.00	0.00
36-5502-381-106 Christmas Open House	250.00	0.00	0.00	0.00	0.00	250.00	0.00
36-5502-381-107 Get Your Kiss On Rt.	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00
36-5502-381-108 OK Main Street Day	200.00	0.00	0.00	0.00	0.00	200.00	0.00
36-5502-381-109 Spring Stroll on Rout	350.00	0.00	0.00	0.00	0.00	350.00	0.00

C I T Y O F Y U K O N
 FINANCIAL STATEMENT - UNAUDITED
 AS OF: SEPTEMBER 30TH, 2015

36 -ST Capital Improvement
 ECONOMIC DEVELOPMENT
 DEPARTMENTAL EXPENDITURES

% OF YEAR COMPLETED: 25.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
36-5502-381-110 90th Anniversary	50,500.00	0.00	0.00	0.00	0.00	50,500.00	0.00
TOTAL EQUIPMENT AND MAINTENANCE	138,470.00	4,799.11	0.00	8,959.30	13,021.86	116,488.84	15.87
TOTAL ECONOMIC DEVELOPMENT	375,313.00	21,903.57	0.00	60,040.65	13,857.26	301,415.09	19.69
*** TOTAL EXPENDITURES ***	7,758,041.00	862,276.66	0.00	1,852,123.41	599,460.23	5,306,457.36	31.60

Note- Yukon's Best Main Street program expenditures are represented within the YEDA 2015-2016 budget.