

# Yukon Economic Development Authority Agenda

Centennial Building - 12 South 5<sup>th</sup> Street

November 19, 2015 – 4:00 p.m.

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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, November 18, 2015.

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**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. Oklahoma Finance Authorities (ODFA, OIFA) presentation by Jeremy Stoner, Senior Vice President.

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

**ACTION** \_\_\_\_\_

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

**ACTION** \_\_\_\_\_

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

- 6. Report from Executive Director with Related Discussion/Questions:**
  - A. Smart Growth America; 2015-2016 Application for Smart Growth Technical Assistance**
  - B. Art Design Committee Update**
  - C. YEDA Departmental Expense Summary**
  - D. FY 2015-2016 TIF Revenue Collections**
  - E. FY 2015-2016 Hotel/Motel Tax Collections Updated Report (handout)**
  
- 7. Setting the date for the next Regular Economic Development Meeting for December 17, 2015 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.**
  
- 8. Adjournment**



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.



## TAXABLE LOAN PROGRAM SUMMARY

**PROGRAM AUTHORITY AND DESCRIPTION:** OIFA is a non-appropriated constitutional authority established to provide long term capital financing for companies that manufacture, process, store, warehouse, assemble, or distribute agricultural, mining or industrial products. OIFA sells general obligation bonds and lends the funds for approved projects. OIFA is not a competitor of community banks in the lending process, but rather a working partner to participate with banks in the lending process to meet the needs of Oklahoma industry. By sharing the collateral and risk, both public and private sector funds can be leveraged and dispersed more widely.

**TYPE OF FINANCING:** Fixed asset (land, buildings & equipment)

**LOAN TERM:** 15 year maximum

**SECURITY POSITION:** First Mortgage

**LOAN AMOUNT:** OIFA's portion of proceeds may not exceed 66 2/3% of allowable project costs with a maximum not to exceed \$5,000,000.

**INTEREST RATE:** Rates are established at the time the loan commitment is issued and are based on credit quality and OIFA's cost of funds.

**PARTICIPATION:** OIFA can participate in projects above the OIFA loan limit in a shared first mortgage position with other lenders as long as OIFA's portion of proceeds meet guidelines above.

**OTHER CONSIDERATIONS:** Loan applications are admissible for new projects, expansion of existing business or business relocation into Oklahoma. Real estate should be at least 25% of project cost. Business must demonstrate ability to repay debt. Personal guaranty of owners is required.

**CONTACT:** Michael D. Davis, President  
Jeremy Stoner, Sr. Vice President  
9220 North Kelley Avenue  
Oklahoma City, OK 73131  
(405) 842-1145



# OKLAHOMA ECONOMIC DEVELOPMENT POOLED FINANCE PROGRAM

*A \$200 million Economic Development Incentive program for business expansion in the state of Oklahoma:*

- Provides companies expanding in Oklahoma an opportunity to recapture a portion of their capital investment
- Key drivers of project qualification and award amount under the program:
  - Capital Investment
  - Jobs – both existing and newly created
  - Wage Level
- Incentive paid to company over time through an annual transfer of the employee Oklahoma withholding taxes paid to the Oklahoma Tax Commission – includes withholding taxes of both existing and newly created employment
- Company receives annual transfer of the annual withholding taxes paid to the Oklahoma Tax Commission until the award amount is received or the term of the agreement expires
- Application to the Oklahoma Department of Commerce allows the determination of the expansion projects net positive benefit to the state of Oklahoma which drives the qualification of the project and the amount of the award

## CONTACT:

### **Oklahoma Department of Commerce**

900 North Stiles Avenue  
Oklahoma City, Oklahoma 73104  
(405) 815-6552

**Martin Roberts**, Director, Business Customer Services  
[martin\\_roberts@okcommerce.gov](mailto:martin_roberts@okcommerce.gov)  
(405) 815-5262

**Christopher Suttle**, Business Incentives Specialist  
[christopher\\_suttle@okcommerce.gov](mailto:christopher_suttle@okcommerce.gov)  
(405) 815-5148

### **Oklahoma Development Finance Authority**

9220 North Kelley Avenue  
Oklahoma City, Oklahoma 73131  
(405) 842-1145

**Michael D. Davis**, President  
[mdavis@okfinance.com](mailto:mdavis@okfinance.com)

**Jeremy Stoner**, Senior Vice President  
[jstoner@okfinance.com](mailto:jstoner@okfinance.com)



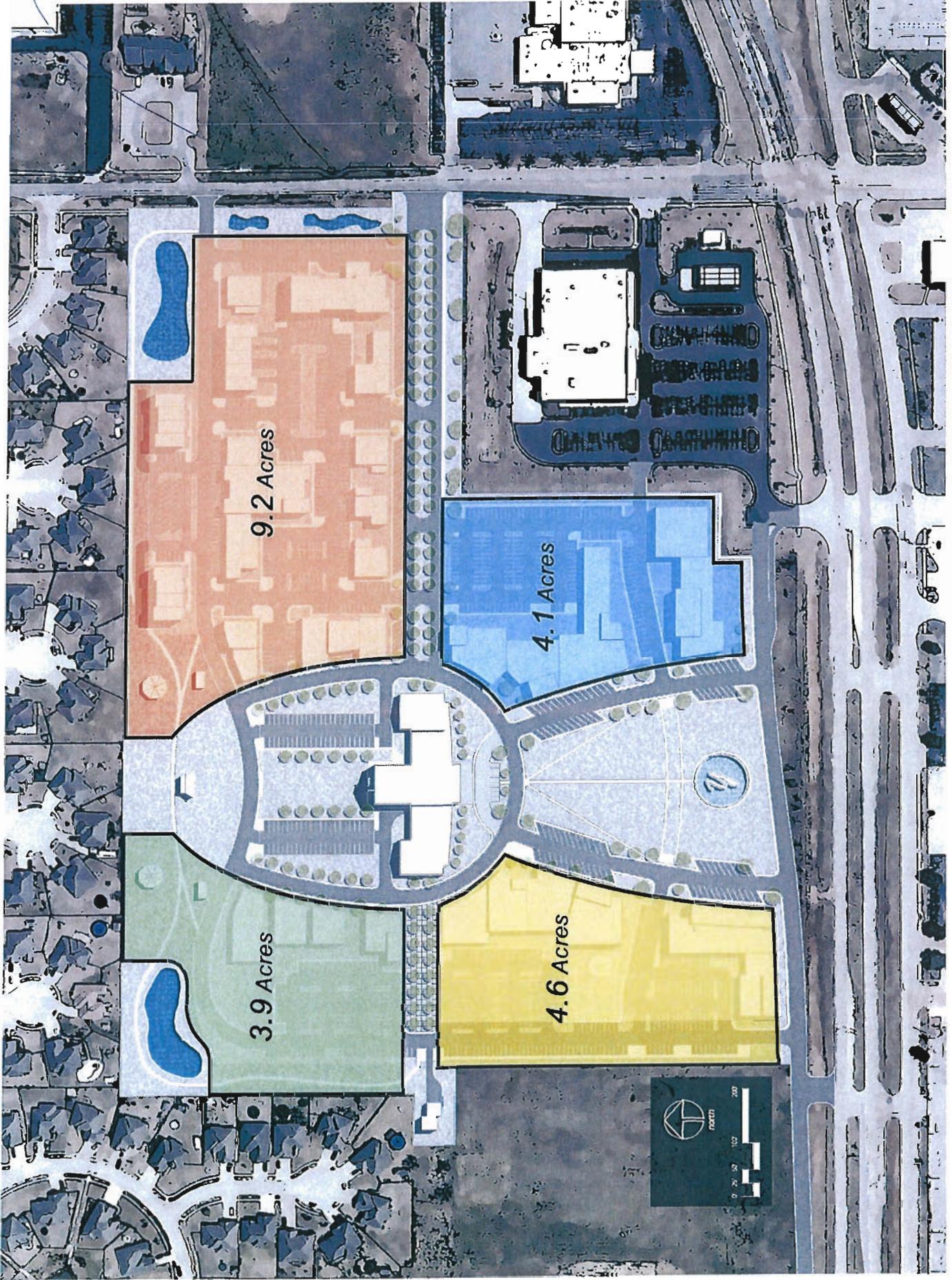


**DATE:** October 28, 2015  
**FROM:** Larry Mitchell, Executive Director YEDA  
**TO:** Yukon City Council  
**RE:** Proposed rezoning of City Hall Plaza/Yukon Crossing property

In September of this year, The City of Yukon was successful in purchasing 41 +/- acres of real estate located at the northwest corner of Yukon Parkway and U.S. Route 66 (Main Street). Approximately one-half of the vacant land parcel will be reserved for the construction of a new City Hall, City Hall Plaza, and the remaining one-half of the site, Yukon Crossing, will be offered to private development companies. The City of Yukon has recently retained the professional services of Dewberry Architects, INC. to begin the lengthy process of completing a set of building plans for the City Hall project. The balance of the site will be offered to commercial development companies interested in the four (4) remaining tracts as shown on the attached layout.

The rezoning application is being filed jointly by the Yukon Municipal Authority and the Yukon Economic Development Authority. The purpose of the rezoning request is primarily designed to give the City the greatest amount of flexibility in developing the remaining twenty (20) acres of residential/commercial property. By using or applying the Urban Gateway Smart Code Ordinance, prospective developers will be able to mix residential and commercial uses, as well as, received higher density values for urban style projects. In addition, when private development occurs, a project design consistent with the new City Hall facility and associated improvements will be required for each of the four building tracts.

Currently, we are drafting a Request for Qualifications (RFQ) package that will invite experienced developers that have the ability to undertake a large scale mixed-use project to submit proposals for the remaining twenty (20) acres of Yukon Crossing. This solicitation and the responses it generates will be the first step in the City's selection process to determine the qualifications of commercial development companies wishing to enter into a formal development agreement with the City. Our objective is to achieve the best and most desirable project in accordance with the development priorities/goals for the site and to obtain an agreement that includes the terms and conditions most favorable to the City.



9.2 Acres

4.1 Acres

3.9 Acres

4.6 Acres





# REZONING APPLICATION

*Please PRINT or TYPE all information*

**Part 1 – PROPERTY INFORMATION** SECTION 16 RANGE 12 TOWNSHIP 5  
 A. Physical Location/Address of Property: NW 66 (EAST MAIN STREET)  
 B. Lot \_\_\_\_\_ Block: \_\_\_\_\_ Currently Zoned  Subdivision \_\_\_\_\_  
 C. Residential \_\_\_\_\_; Commercial ; Industrial \_\_\_\_\_; Other \_\_\_\_\_  
 Or Metes and Bounds Description: LEGAL DESCRIPTION ATTACHED

**PART 2 -APPLICANT INFORMATION**

**DEVELOPER:**  
 A. YUKON MUNICIPAL AUTHORITY / YUKON ECONOMIC DEVELOPMENT AUTHORITY  
 (First Name/ or Business Name) (Last Name)  
 B. 500 MAIN STREET YUKON OK 73099  
 (Street Address) (City) (State) (Zip Code)  
 C. 405-350-4700  
 (Telephone) (Fax)

**PART 3 - REZONING REQUEST**

A. PRESENT ZONING CLASSIFICATION C-3 REQUESTED ZONING CLASSIFICATION URS OVERLAY DISTRICT  
 The present use of the property is (include description of existing improvements)  
VACANT PROPERTY  
 The proposed use of the property is (include description of existing improvements)  
CITY HALL PLAZA - MIXED-USE RESIDENTIAL/COMMERCIAL  
 Dimensions of Property (in feet) - width 4700 depth 1,198 total square feet 4,827,525 sq. ft.

	<u>EXISTING STRUCTURE</u>	<u>PROPOSED STRUCTURE</u>
Front Yard Set Back	_____	_____
Side Yard Set Back	_____	_____
Rear Yard Set Back	_____	_____
Building Height	_____	_____
Off-Street Parking Spaces #	_____	_____
Type of Parking Space	_____	_____



**LEGAL DESCRIPTION**

The following legal description of the subject property lies wholly within the tracts of land, when taken together, described in the Correction Warranty Deed recorded in Book 2406, Page 687.

A tract of land being a part of the southeast quarter of Section 16, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the southeast corner of said southeast quarter;

- Thence North 00°06'30" West, along and with the east line of said southeast quarter, a distance of 642.06 feet to the point of beginning;
- Thence South 89°54'55" West, departing said east line, parallel with the south line of said southeast quarter, a distance of 549.50 feet;
- Thence South 00°06'30" East, parallel with the east line of said southeast quarter, a distance of 509.81 feet;
- Thence South 89°54'55" West, parallel with the south line of said southeast quarter, a distance of 115.75 feet;
- Thence South 00°06'30" East, parallel with the east line of said southeast quarter, a distance of 132.25 feet to a point on the south line of said southeast quarter;
- Thence South 89°54'55" West, along and with the south line of said southeast quarter, a distance of 982.52 feet to the southeast corner of Yukon Church of the Nazarene First Addition recorded in Book 8 of Plats, Page 183;
- Thence North 00°05'55" West, along and with the east line of said Yukon Church of the Nazarene First Addition, a distance of 659.66 feet (660.00 feet record) to the northeast corner of said Yukon Church of the Nazarene First Addition;
- Thence South 89°53'46" West, along the north line of said Yukon Church of the Nazarene First Addition, a distance of 736.97 feet to a point on the east line of Rose Petal Addition recorded in Book 9 of Plats, Page 118;
- Thence North 00°05'55" West, along the east line of said Rose Petal Addition, a distance of 80.00 feet to a point on the south line of Rosewood recorded in Book 9 of Plats, Page 48;
- Thence along and with the south line of said Rosewood the following 3 colls:

- 1) North 89°53'46" East, a distance of 684.59 feet;
- 2) North 00°06'21" West, a distance of 539.84 feet;
- 3) North 89°54'21" East, a distance of 1700.00 feet to the southeast corner of said Rosewood, said point lying on the east line of said southeast quarter;
- Thence South 00°06'30" East, along and with the east line of said southeast quarter, a distance of 637.71 feet to the point of beginning.

To Tamkin Development Corporation, a California corporation, Old Republic National Title Insurance Company, American Eagle Title Group, L.L.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and RPS, includes items 1, 2, 4, 7, 8, 9, 10, 11 and 16 of Table A thereof. The field work was completed on July 13, 2015.



Date of Plat or Map July 15, 2015.  
Kenneth E. Hauk (kenneth.hauk@cdsmuery.com)

*Kenneth E. Hauk*  
PLS#1300

**NOTES**

The following items are contained in Commitment for Title Insurance (Schedule B - Part II) by Old Republic National Title Insurance Company, Commitment No. 1506-0030-68, Effective Date: June 24, 2015.

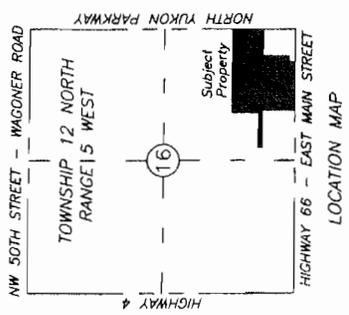
Item 8: Section line road easement created under Title 43 USC Section 1095 does affect the subject property as shown on Sheet 1 of 2 of this survey.

Item 9: Temporary Easement in favor of the City of Yukon, recorded in Book 848, Page 186, by the legal description does affect the subject property, however the document states that "It is a condition of this easement that it shall not be filed for record and that all rights conveyed to the City of Yukon and the Transportation Commission by this instrument shall terminate upon completion and installation of traffic signals", and is dated September 10, 1986.

Item 10: Easement in favor of the City of Yukon, recorded in Book 2096, Page 745 is for an additional 17' of right of way and does affect the subject property as shown on Sheet 1 of 2 of this survey.

Item 11: Proposed 10 foot and 20 foot utility easements shown on the Plat of Yukon Crossing, recorded in Book 9 of Plats, Page 387 do affect the subject property as shown on Sheet 1 of 2 of this survey.

Item 12: Easements with Covenants and Restrictions Affecting Land ("ERC"), recorded in Book 4132, Page 296 does affect the subject property as shown on Sheet 1 of 2 of this survey.

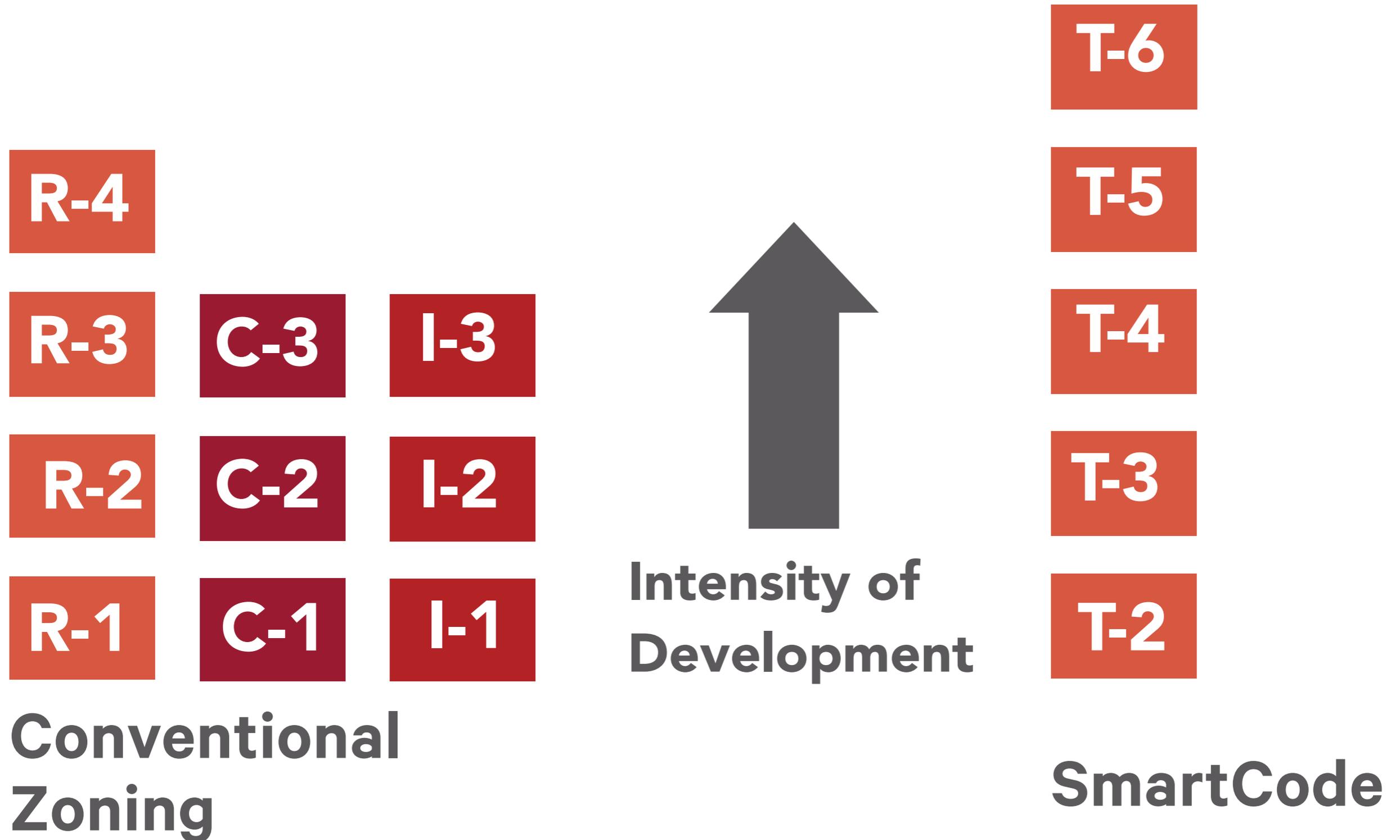


**FLOOD NOTE**  
By graphically plotting the subject property is not affected by a Flood Zone per the National Flood Insurance Rate Map, Map Number 40017C0290H, Revised September 26, 2008.

**CDSmuery**  
ENGINEERS - SURVEYORS  
1000 N. W. 10th Street, Suite 100  
Lawton, Oklahoma 73505  
Phone: 581-222-1111  
Fax: 581-222-1112  
www.cdsmuery.com

SCALE 1" = 200'	DATE 7/15/2015	SHEET 2 OF 3
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# How The Urban Gateway SmartCode Differs From Conventional Zoning



# Goals of SmartCode



## Ensure Efficient Land Use

*by restricting*

- 1. Block size**
- 2. Street size**
- 3. Setbacks**
- 4. Surface parking**



## Improve the Quality of the Public Realm

*by requiring*

- 1. Street trees**
- 2. 1<sup>st</sup> floor windows**
- 3. Sidewalks**



## Create Complete Neighborhoods

*by encouraging*

- 1. Mixed use**
- 2. Varied densities**
- 3. Frequent parks**
- 4. Civic buildings**

(To be published in the Yukon Review Wednesday, November 18, 2015)

Notice is hereby given that the City of Yukon Planning Commission will hold a public hearing on December 14, 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 Urban Gateway Overlay Supplemental District regulations throughout the City and (2) modify the boundaries of the "Urban Gateway Overlay Supplemental District," thereby amending the City's official zoning map accordingly.

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

A tract of land being a part of the southeast quarter of Section 16, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the southeast corner of said southeast quarter; Thence North 00°06'30" West, along and with the east line of said southeast quarter, a distance of 642.06 feet to the point of beginning; Thence South 89°54'55" West, departing said east line, parallel with the south line of said southeast quarter, a distance of 549.50 feet; Thence South 00°06'30" East, parallel with the east line of said southeast quarter, a distance of 509.81 feet; Thence South 89°54'55" West, parallel with the south line of said southeast quarter, a distance of 115.75 feet; Thence South 00°06'30" East, parallel with the east line of said southeast quarter, a distance of 132.25 feet to a point on the south line of said southeast quarter; Thence South 89°54'55" West, along and with the south line of said southeast quarter, a distance of 982.52 feet to the southeast corner of **Yukon Church of the Nazarene First Addition** recorded in Book 8 of Plats, Page 183; Thence North 00°05'55" West, along and with the east line of said **Yukon Church of the Nazarene First Addition**, a distance of 659.66 feet (660.00 feet record) to the northeast corner of said **Yukon Church of the Nazarene First Addition**; Thence South 89°53'46" West, along the north line of said **Yukon Church of the Nazarene First Addition**, a distance of 736.97 feet to a point on the east line of **Rose Petal Addition** recorded in Book 9 of Plats, Page 118; Thence North 00°05'55" West, along the east line of said **Rose Petal Addition**, a distance of 80.00 feet to a point on the south line of Rosewood recorded in Book 9 of Plats, Page 48; Thence along and with the south line of said Rosewood the following 3 calls:

- 1 North 89°53'46" East, a distance of 684.59 feet;
  - 2 North 00°06'21" West, a distance of 539.84 feet;
  - 3 North 89°54'21" East, a distance of 1700.00 feet to the southeast corner of said Rosewood, said point lying on the east line of said southeast quarter;
- Thence South 00°06'30" East, along and with the east line of said southeast quarter, a distance of 637.71 feet to the point of beginning.  
Total area of subject property 1,827,525.18 square feet or 41.95 acres.

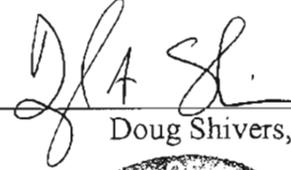
**Proposed Use:** A pedestrian-friendly urban lifestyle center development and conventional commercial development compatible with such uses and design.

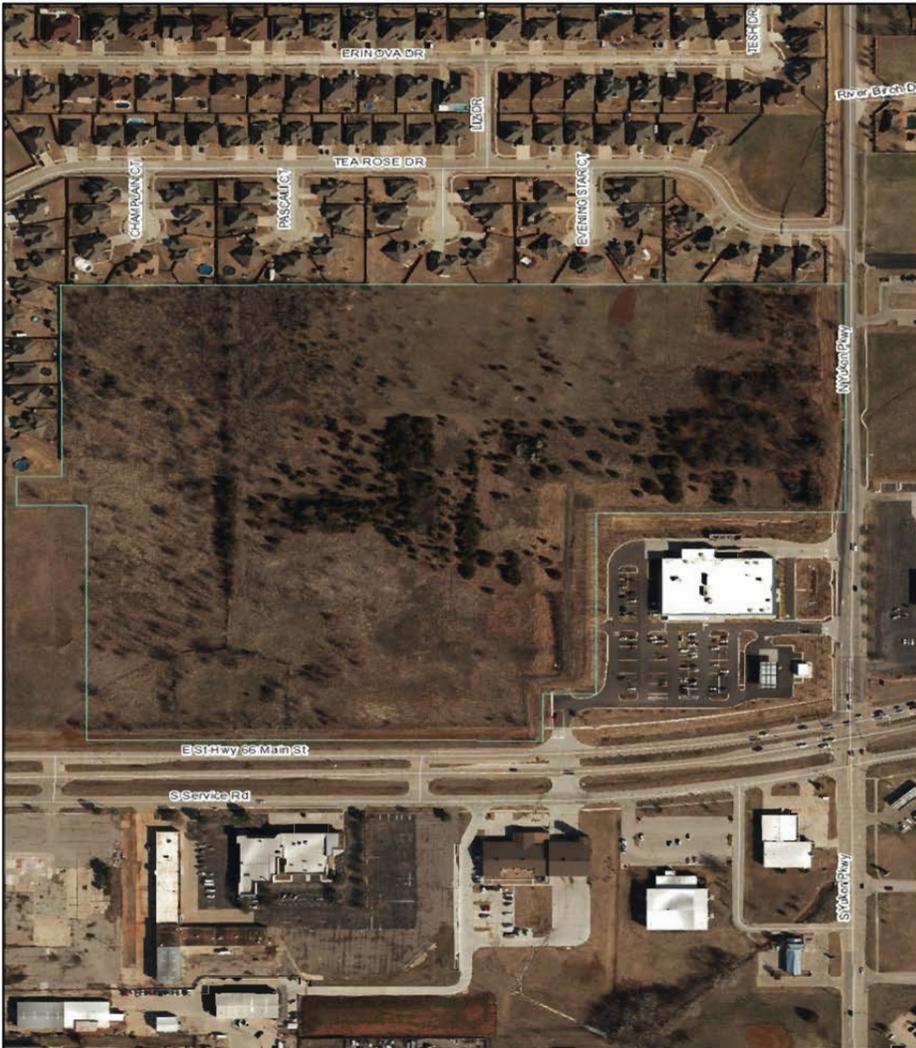
**Description of Proposed Zoning District:** The Urban Gateway Overlay Supplemental District will require property within its boundaries to adhere to a specified set of design principles

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.

Dated this twelfth day of November, 2015.  
SEAL  
For further information call (405) 354-6676.

  
\_\_\_\_\_  
Doug Shivers, City Clerk



Document  
The City of Yukon provides this mapping for your convenience. The data is to be used for general reference only. It shall be provided as is, with no liability, and without warranty of any kind, expressed or implied, including but not limited to, the implied purpose. The City of Yukon does not warrant that the GIS data will meet your requirements. Verifying the accuracy of all information through other sources is the responsibility of the user. Without any, claims or warranties for any other reasons, using information provided by the City of Yukon GIS Department acknowledges that the use of this information may cause loss and agree to hold harmless the City of Yukon from any liability or damages that result from the use of this information.





YUKON ECONOMIC  
DEVELOPMENT AUTHORITY

**DATE:** October 27, 2015  
**FROM:** Larry Mitchell, Executive Director YEDA  
**TO:** Yukon City Council  
**RE:** Proposed Resolution of Intent for Frisco Road T.I.F. District

The City of Yukon established the Frisco Road T.I.F. District in March, 2014 when the City Council adopted Ordinance #1297 that approved the official Project Area and Project Plan. This action authorized the use of sales, use, and hotel occupancy taxes to fund certain project costs and also authorized the Yukon Economic Development Authority to carry out the provisions of the Project Plan.

Today, there are compelling reasons for the City to consider a major revision/amendment to the Frisco Road Economic Development Plan by creating an ad valorem tax increment district for a significant portion of the original project area. Recent events dictate that the present project budget needs to be revised to reflect changing national development trends and the City's decision to introduce a new smart growth ordinance that encourages mixed-use, urban style projects. The net result is that Prairie West will incorporate residential and office commercial uses that do not generate sales tax revenues but will instead produce ad valorem taxes. This shift means that sales tax collections for the district will most likely be lower than originally projected and may not cover the infrastructure costs associated with the construction of the I-40/Frisco Road Interchange and other public utilities.

The proposed Resolution of Intent calls for the creation of an ad valorem tax increment district and project plan amendments that would cover approximately 135 acres of land located in Sec. 30, T12N, R5W between Frisco Road and the extension of Health Center Parkway (Exhibit A). Upon approval by the City Council, a Review Committee must be appointed to consider the merits of the proposed district and report those findings to the Yukon Planning Commission and City Council.

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

**Telephone No: (985) 809-1577**  
[Clint@clpjrlaw.net](mailto:Clint@clpjrlaw.net)

**Facsimile No: (985) 809-3588**  
[Melissa@clpjrlaw.net](mailto:Melissa@clpjrlaw.net)

November 16, 2015

Mayor John Alberts  
500 West Main Street  
P.O. Box 850500  
Yukon, Oklahoma 73085

Re: Prairie West Development  
Yukon, OK

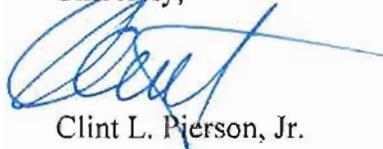
Dear Mayor Alberts,

This is written on behalf of Prairie West Holdings, LLC to express our support for the initiative to amend Yukon's T.I.F. District to include ad valorem tax increment as shown and defined by the proposed Resolution of Intent. With the adoption of the Urban Gateway Smart Code Ordinance, our Prairie West development will ultimately have a significantly greater residential-to-commercial retail ratio thereby increasing its ad valorem tax flow.

Since the City Council's adoption of the Urban Gateway Smart Code, we have retained the architectural design services of Architects Southwest, who designed the preeminent smart growth development in Lafayette, Louisiana, called River Ranch. Our goal is to replicate River Ranch in Yukon which will possibly be the finest place to live and shop in all of Oklahoma.

I thank you and the council members for your support of the ad valorem tax amendment for the TIF.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clint", with a long horizontal flourish extending to the right.

Clint L. Pierson, Jr.

cc: Council Members  
Grayson Bottom, City Manager  
Larry Mitchell, EDD

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

**Telephone No: (985) 809-1577**  
[Clint@clpjrlaw.net](mailto:Clint@clpjrlaw.net)

**Facsimile No: (985) 249-3999**  
[Melissa@clpjrlaw.net](mailto: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

**RESOLUTION NO. 2015-23**

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

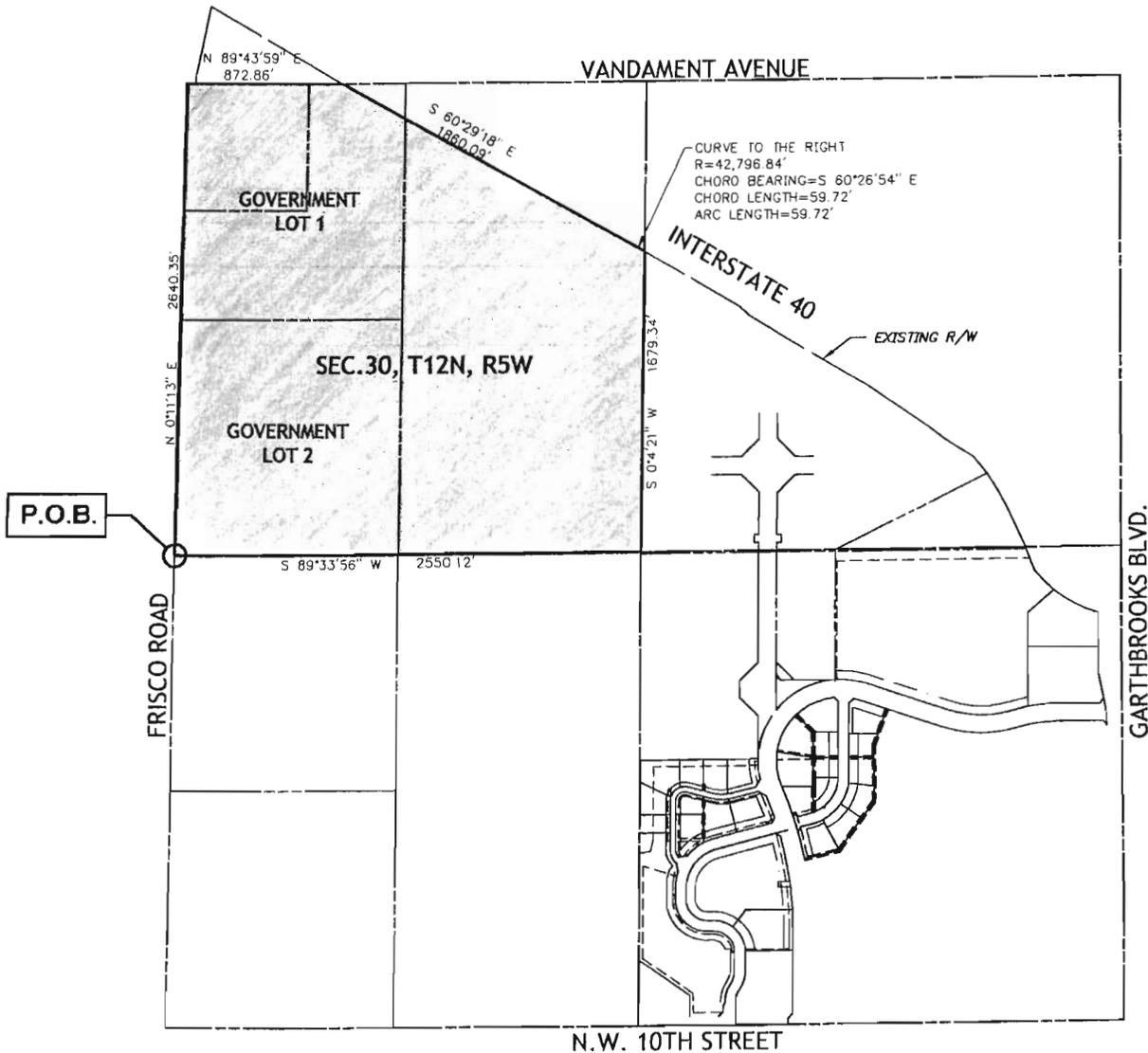
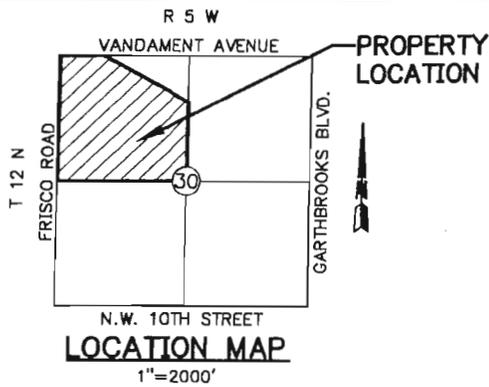
**REVIEWED** for form and legality this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
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  Resolution making findings of financial impacts and eligibility, and providing recommendation to City Council	Doug Shivers  Doug Shivers	TBD  TBD	TBD  n/a	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 amendment and financial impacts; answer questions	Publication Notice  Draft Amended and Restated Frisco Road Economic Development Project  Publication Notice	Doug Shivers  Doug Shivers  Doug Shivers	TBD  TBD  TBD	TBD  n/a  TBD	TBD  n/a  TBD
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	Ordinance Approving and Adopting the Amended Frisco Road Economic Development Project Plan, including new ad valorem increment district  Final Amended and Restated Frisco Road Economic Development Project Plan (if changes requested at first public hearing)	Doug Shivers  Doug Shivers	TBD  TBD	n/a  n/a	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



**Smart Growth America**  
Making Neighborhoods Great Together

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# Application for Smart Growth Technical Assistance

Year Five of Five (2015-2016)

This technical assistance program is funded under a grant from the U.S. Environmental Protection Agency's Office of Sustainable Communities through their Building Blocks for Sustainable Communities Program



## Summary

Smart Growth America, through a grant from the U.S. Environmental Protection Agency's Office of Sustainable Communities' Building Blocks for Sustainable Communities Program, is offering free technical assistance to help local leaders and residents make their communities more livable, sustainable, and vibrant places. Any unit or subdivision of local, tribal or regional government is eligible to apply. The deadline for Smart Growth America Technical Assistance applications is Wednesday, October 21, 2015 at 5:00 PM EDT. Applications must be uploaded to the Smart Growth America web page application portal at <http://www.smartgrowthamerica.org/technical-assistance/free-annual-workshops/apply> or emailed to [assistance@smartgrowthamerica.org](mailto:assistance@smartgrowthamerica.org) by this time. Smart Growth America will hold a webinar to discuss the technical assistance program and the application on Wednesday, September 30, 2015 at 1:00 PM EDT. Interested parties can register for the webinar at <https://cc.readytalk.com/cc/s/registrations/new?cid=btw8udiasnfd>. For pre-application assistance and inquiries, email [assistance@smartgrowthamerica.org](mailto:assistance@smartgrowthamerica.org).

## Building Blocks for Sustainable Communities Program

Smart Growth America's free technical assistance is funded under a grant from the EPA's Office of Sustainable Communities under their Building Blocks for Sustainable Communities Program. The Building Blocks for Sustainable Communities Program funds quick, targeted assistance to communities that face common development programs. The Office of Sustainable Communities works closely with the Department of Housing and Urban Development and the Department of Transportation under the Partnership for Sustainable Communities.

## Purpose of the technical assistance

Smart Growth America's technical assistance program, now in its fifth year, helps facilitate solutions to local development issues so that participating communities are able to grow in ways that benefit residents and businesses while protecting the environment and preserving a sense of place. The assistance provides the tools and training needed to help local leaders and residents in urban, suburban and rural communities alike make their communities more livable, sustainable and vibrant places.

As a national leader in the field, Smart Growth America possesses extensive experience working with communities to help them use land strategically, maximize existing resources and invest public funds in ways that catalyze quality private development. Smart Growth America has already worked with more than 50 communities through this program alone. Together, we will help your community grow in smart ways that suit your local needs.

## Technical assistance free-of-charge and ready-to-go

Applicants apply for one of twelve free, “ready-to-go” technical assistance tools, listed below. For each tool, Smart Growth America delivers the technical assistance in the form of a one- or two-day workshop. After the workshop, each community will also receive a report that summarizes the workshop and provides suggested next steps for the community.

The twelve technical assistance tools are:

- Implementing smart growth 101
- Planning for economic and fiscal health
- Regional planning for small communities
- Sustainable land use code audit
- Smart growth zoning codes for small cities
- Complete streets
- Walkability workshop/audit
- Transportation performance measurement
- Parking audit
- Implementing transit-oriented development 101
- Cool planning: local strategies to slow climate change
- Using LEED-ND to accelerate the development of sustainable communities

## Post-workshop reporting

Communities that receive this technical assistance agree to submit three brief post-workshop progress reports. The purpose of these reports is to let Smart Growth America know about any local solutions that result from the assistance. Each community will submit a progress report one month, six months, and twelve months after receipt of the post-workshop next steps report.

## Eligibility for technical assistance

Any unit or subdivision of local government, Indian tribe, or regional government is eligible to apply for this technical assistance.

## Selection process and criteria

Smart Growth America will select up to 7 communities to receive this free technical assistance. Applications will be evaluated on the basis of criteria established by Smart Growth America in consultation with the EPA’s Office of Sustainable Communities.

- Smart Growth America staff will review each application for completeness. Only applications that are complete and submitted either through [our website](#) or by email to [assistance@smartgrowthamerica.org](mailto:assistance@smartgrowthamerica.org) will advance to the next step.

- A proposal review committee will review each proposal per the criteria listed below.
- Smart Growth America will determine which applications best meet the selection criteria and offer technical assistance to those communities.
- Smart Growth America reserves the right to reject any or all applications as not meeting its requirements.
- Successful proposers will be notified on or by December 2, 2015.

The primary selection criteria are:

- **Interest in smart growth solutions (20% of score)** – The community’s application should demonstrate interest in smart growth solutions and show that the requested technical assistance tool is an appropriate way to address the community’s issues— that it helps them overcome barriers to implementing smart growth and sustainable community solutions.
- **Need for technical assistance (20% of score)** – Smart Growth America wants to work with communities that are interested in smart growth and/or sustainable communities development strategies but may need some additional help to define and move forward with local solutions.
- **Involvement of key community leaders (20% of score)** – Smart Growth America will consider the degree to which local government, business and community leaders demonstrate their commitment and capacity to implement the results of the technical assistance. Smart Growth America requires a letter of commitment signed by the mayor, county commission chair, or comparable elected leader that states the commitment of local elected leaders to implement any local initiatives that result from the smart growth technical assistance offered. This letter must be uploaded with the application.
- **Readiness to implement (20% of score)** – Is the community ready to act based upon the tools supplied? Evidence that the community is ready for action will help Smart Growth America to determine which communities will benefit most from technical assistance.
- **Public Involvement Plan (20% of score)** – Smart Growth America will consider the community’s capacity to carry out public engagement (particularly to low income and disadvantaged communities) and the quality of the proposed engagement plan. We like communities’ applications to address questions like: How will the community get the word out? Is the location accessible? Does the community have letters of support from relevant partners?

Other factors that will affect the selection of communities to receive technical assistance:

- **Geographic diversity** – Smart Growth America wants to work in a variety of states, regions, and communities and with a diverse set of populations.

- **Equity** – Smart Growth America will consider the degree to which the application contributes to the diversity of the communities being assisted through this program (and the diversity of communities that have adopted smart growth more broadly), with an emphasis on low income, disadvantaged, and rural communities.
- **Past receipt of assistance** – Has the community received related technical assistance from the EPA or other federal agencies in the past? Is the community currently applying for technical assistance from the EPA, other federal agencies, or other EPA Building Blocks for Sustainable Communities Program grant recipients? If yes, how will the assistance being requested with this application complement or leverage the other assistance already received or being applied for?

## Pre-application assistance and communication

SGA will hold a webinar to discuss the technical assistance program and the application on September 30, 2015 at 1:00 PM EDT. Interested parties may register at <https://cc.readytalk.com/cc/s/registrations/new?cid=btw8udiasnfd>.

All pre-application questions or inquiries must be made in writing to [assistance@smartgrowthamerica.org](mailto:assistance@smartgrowthamerica.org). The Smart Growth America project team will contact you promptly. Please do not contact other Smart Growth America staff.

## Application deadline

The deadline for Smart Growth America Technical Assistance applications is October 21, 2015 at 5:00 PM EDT. Applications must be uploaded to the Smart Growth America web page application portal at <http://www.smartgrowthamerica.org/technical-assistance/free-annual-workshops/apply> or emailed to [assistance@smartgrowthamerica.org](mailto:assistance@smartgrowthamerica.org) by this time. Applications received after this deadline will not be reviewed.

## Application form

Name of applicant agency:	City of Yukon, Oklahoma
Agency CEO or other individual authorized to enter into agreements:	Grayson Bottom, City Manager
Contact person name, email, phone:	Larry Mitchell, YEDA Executive Director lmitchell@cityofyukonok.gov 405-350-4700
Organization address, phone and website:	P.O. Box 850500 Yukon, OK 73085 405-350-3939 <a href="http://www.cityofyukonok.gov/">http://www.cityofyukonok.gov/</a>
Form of government (local, regional, tribal):	Municipality
Tool being applied for (limit one per application):	Regional planning for small communities.

### Why are you applying for this smart growth tool? How will this tool help your community overcome the barriers to implementing smart growth?

Canadian County is the fastest growing county in Oklahoma due to a rapidly expanding Oklahoma City metro. The cities of Yukon, El Reno, and Mustang are three small communities located in that I-40 west growth corridor that are experiencing the ill effects of suburban sprawl. The City of Yukon recently adopted a new Urban Gateway SmartCode Ordinance, March 2015; as a way to encourage mixed-use, higher density development. We would like to provide support and identify critical assets in the surrounding rural areas of the county. We are also interested in building a collective capacity with other cities in the region.

### **What is the community's interest in smart growth solutions?**

Geographically, the City of Yukon has a very small footprint when compared to the larger Oklahoma City metro. As a result, there are limited opportunities to accommodate the competing interests of commercial and residential development. Our residents are also keenly aware that "growth for growth sake" is not a sustainable model for suburban communities. Earlier this year, the City Planning Commission, Economic Development Authority, and City took steps to incorporate smart growth strategies and worked together to adopt the first Urban Gateway SmartCode Ordinance in Oklahoma. The new ordinance will promote mixed-use development, support pedestrian access, and encourage shared parking arrangements.

### **What is the community's need for technical assistance?**

First of all, the smart growth strategy is a foreign concept to most private development interests in the state of Oklahoma. Secondly, Yukon has a very small planning department and limited support staff. The combination of the two means that the learning curve for both the private developer and public employer is fairly steep. In addition, the idea of introducing the smart growth model and financial benefits to other small communities in the county is a sizable challenge. The technical assistance will greatly improve our chances of getting it right sooner versus later. Finally, the technical assistance will provide each of us with successful examples and a method of answering the difficult questions related to smart growth strategies.

### **To what level are community leaders (elected, business, community) committed to pursuing smart growth solutions?**

For the past three years, community leaders have been pro-active in addressing the growth pressures and issues facing the City of Yukon and the Yukon Public Schools. Canadian County recently received the dubious distinction of being the fastest growing county in Oklahoma. This simple fact has reinforced the idea that "growth for growth sake" is not in the best interest of the community and its residents. Community leaders are actively looking for best practices around the country and believe that smart growth solutions hold a lot of promise from both a livability and financial standpoint. Recently, the City has purchased nearly 300 acres of vacant property to ensure that valuable resources are managed well.

**How does the community propose to implement the smart growth solution once assistance is received?**

The City of Yukon would work with other small communities in the county to evaluate and address critical issues identified during the smart growth workshop. There are two issues that are already receiving considerable interest in Canadian County as the result of the Oklahoma City urban/suburban sprawl. The efficient use of infrastructure and the management/allocation of public safety services are two that are generating considerable attention. We are hoping that the regional planning workshop will help the small communities set an agenda for building a collective capacity to manage future growth and to establish a strategy for protecting the region's quality of life.

**Describe your plan for involving the public in the technical assistance?**

The City of Yukon uses a wide variety of public mediums to engage community residents, including; City website, Facebook, Twitter, and the more conventional face-to-face neighborhood meeting. We also have a great relationship with the Yukon Review Newspaper and the Yukon Public Schools. Recently, we were able to collect over 700 responses to a community-wide survey that asked a series of economic development/planning questions. Our community would work with the area cities of Mustang and El Reno to reach as many interested county residents as possible. This effort would also include Canadian County Commissioners and area Chambers of Commerce.

**To what degree does your plan address equity issues?**

Traditional or conventional land use and zoning standards evolve around transportation and access for vehicles at the expense of pedestrians. This suburban sprawl model limits convenient access by groups and individuals that have limited resources (time, location, income). The City of Yukon thinks that smart growth strategies can reverse the negative impacts of uncontrolled growth by allowing for mixed-use, higher density, urban-style development. We have visited other cities in the southwest region that have successfully used the smart growth planning principle but most of them are larger cities located in urban centers. We are interested in applying those examples to a smaller more rural environment.

Have you received related technical assistance from the EPA, other federal agencies, or their contractors or grantees in the past?

Yes

No

If so, describe the assistance, including how the new assistance you are requesting of Smart Growth America would build upon or complement the past assistance:

Are you applying for related technical assistance from the EPA, other federal agencies, or their grantees or contractors?

Yes

No

If so, describe the assistance, including how that assistance would complement the assistance you are requesting of Smart Growth America:

### Letter of Commitment

To help us assess community support for smart growth solutions, Smart Growth America requires a letter of commitment signed by the mayor, county commission chair, or comparable elected leader. The letter should state the commitment of local elected leaders to implement any local initiatives that result from the smart growth technical assistance offered. This letter must be uploaded with the application.



October 20, 2015

John Alberts  
1420 Springcreek  
Yukon, OK 73099

Re: Application for regional planning for small communities

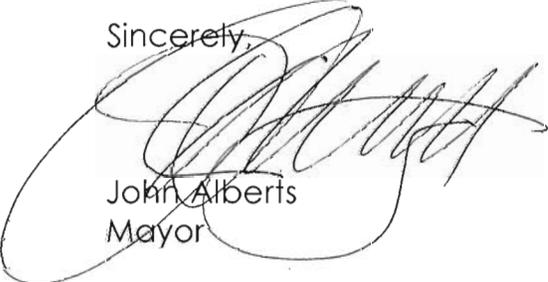
Dear Sir:

The City of Yukon, population 27,000, is a strong advocate for a more efficient use of land by encouraging mixed-use developments that locate retail businesses, residential homes, and public services close to one another. This Smart Growth model is particularly important to our city because we are experiencing the ill effects of the conventional suburban development activity moving rapidly west from Oklahoma City, population 620,000. Recently, the City of Yukon adopted an Urban Gateway SmartCode Ordinance to direct future development toward a form-based design standard that offers higher density and a wider range of building types.

We believe that Yukon's example and progressive approach to managing future development pressures can be shared with other small communities in Canadian County. The Smart Growth regional planning tool would be a great way to introduce the mixed-use development model to other small communities in our county. The one-day workshop would certainly be an excellent way to share resources and common experiences, as well as, help define suitable growth strategies.

The City of Yukon appreciates the technical assistance being offered by Smart Growth America and is willing to be the lead sponsor for the regional planning workshop.

Sincerely,



John Alberts  
Mayor



YUKON ECONOMIC  
DEVELOPMENT AUTHORITY

November 13, 2015

**HCP Art/Design Working Committee**

Mike Geers  
[mikegeers@cox.net](mailto:mikegeers@cox.net)  
641-4051

Nina Goodwin  
[ngoodwin3@cox.net](mailto:ngoodwin3@cox.net)  
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Krista Stanley  
[krista.stanley13@yahoo.com](mailto:krista.stanley13@yahoo.com)  
317-1592

## 36 -ST Capital Improvement

## ECONOMIC DEVELOPMENT

% OF YEAR COMPLETED: 33.33

## DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PERSONNEL</b>							
36-5502-101 Regular Employees	132,952.00	16,020.19	0.00	47,546.41	0.00	85,405.59	35.76
36-5502-102 Extra Help	45,500.00	3,420.00	0.00	10,368.00	0.00	35,132.00	22.79
36-5502-106 Car Allowance	3,600.00	276.90	0.00	830.70	0.00	2,769.30	23.08
36-5502-112 Employee Retirement	33,039.00	3,234.94	0.00	11,999.54	0.00	21,039.46	36.32
36-5502-113 FICA (Social Security)	13,652.00	1,506.96	0.00	4,488.42	0.00	9,163.58	32.88
TOTAL PERSONNEL	228,743.00	24,458.99	0.00	75,233.07	0.00	153,509.93	32.89
<b>SUPPLIES</b>							
36-5502-201 Office Supplies	1,500.00	96.95	0.00	171.56	78.44	1,250.00	16.67
36-5502-202 Duplication/Computer	200.00	61.78	0.00	61.78	138.22	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	190.70	0.00	190.70	159.30	0.00	100.00
36-5502-225 Promotional Items	5,150.00	(1.85)	0.00	230.81	110.01	4,809.18	6.62
TOTAL SUPPLIES	8,100.00	347.58	0.00	654.85	485.97	6,959.18	14.08
<b>EQUIPMENT AND MAINTENANCE</b>							
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	940.87	0.00	1,558.06	5,769.37	2,672.57	73.27
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	0.00	0.00	100.00	0.00	300.00	25.00
36-5502-345 Advertising	5,000.00	420.00	0.00	420.00	0.00	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	700.00	0.00	3,561.40	3,442.50	4,996.10	58.37
36-5502-348 Consultant Fees	30,000.00	7,072.95	0.00	12,074.70	0.00	17,925.30	40.25
36-5502-349 Printing	5,000.00	0.00	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	715.00	3,285.00	17.88
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	0.00	0.00	89.76	180.24	0.00	100.00
36-5502-381-103 6x6 on 66 Art Show	1,500.00	203.86	0.00	203.86	486.06	810.08	45.99
36-5502-381-104 YHS Homecoming	150.00	477.85	0.00	477.85	145.73	473.58	415.72
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: OCTOBER 31ST, 2015

36 -ST Capital Improvement  
 ECONOMIC DEVELOPMENT  
 DEPARTMENTAL EXPENDITURES

% OF YEAR COMPLETED: 33.33

	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	9,815.53	0.00	18,774.83	14,317.50	105,377.67	23.90
TOTAL ECONOMIC DEVELOPMENT	375,313.00	34,622.10	0.00	94,662.75	14,803.47	265,846.78	29.17
=====	=====	=====	=====	=====	=====	=====	=====
*** TOTAL EXPENDITURES ***	7,758,041.00	956,768.13	0.00	2,808,891.54	299,569.21	4,649,580.25	40.07
=====	=====	=====	=====	=====	=====	=====	=====

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

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

Financial Activity Report - November 2015

**TIF DISTRICT REVENUES**

Account Number	Tax Revenue	2014-2015 Estimated	2014-2015 Actual	2015-2016 Estimated	Current Monthly Collection	2015-2016 Total
	<b>Sales Tax</b>	350,000.00	202,191.71	252,000.00	18,431.34	88,107.31
	<b>Use Tax</b>	30,000.00	0	15,000.00	0	0
	<b>Hotel/Motel Tax</b>	0	0	0	0	0
	<b>Total</b>	<b>380,000.00</b>	<b>202,191.71</b>	<b>267,000.00</b>	<b>18,431.34</b>	<b>88,107.31</b>

\*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
<b>Public Improvements</b>						
	Extension of Health Center Parkway	300,000.00	0	1,308,281.91	0	-
	<b>Total</b>	<b>300,000.00</b>	<b>0</b>	<b>1,308,281.91</b>	<b>0</b>	<b>25,000,000.00</b>

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

<b>Development Assistance</b>						
	NA	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,000,000.00</b>

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

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

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

<b>Program Contingency</b>						
	NA	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000.00</b>

<b>Total</b>	<b>330,000.00</b>	<b>0</b>	<b>1,338,281.91</b>	<b>0</b>	<b>37,000,000.00</b>
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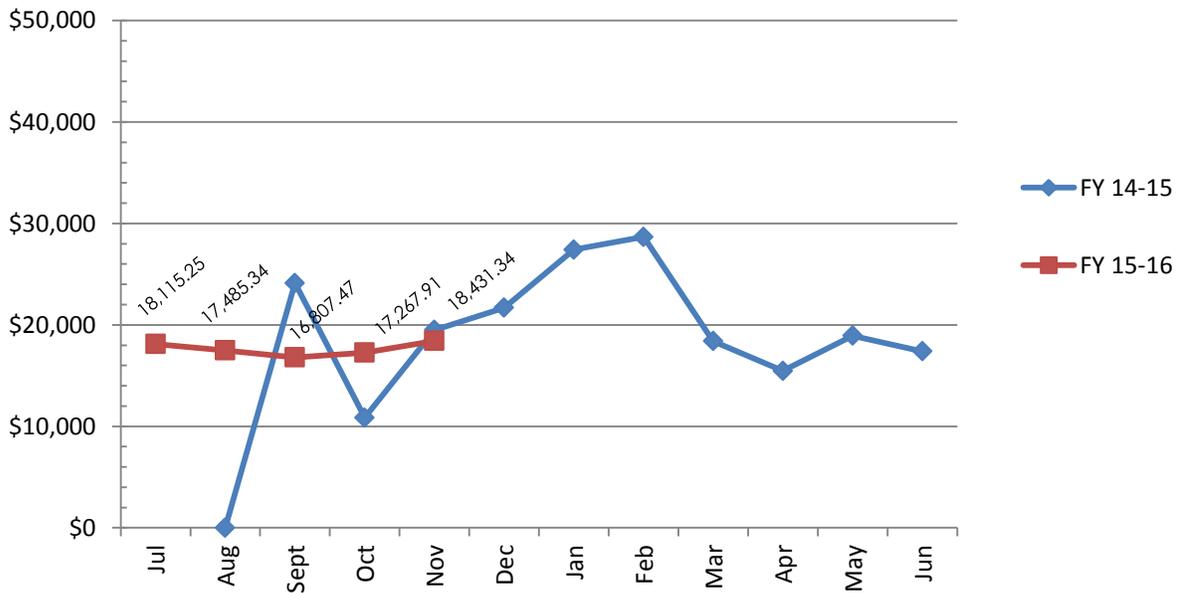
Total budget - \$37,000,000.00

**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)	<b>Phase 1 design-I40/Frisco</b>	750,000.00	0	750,000.00	0	0
30715(04) (ODOT)	<b>Phase 2 design-I40/Frisco</b>	965,000.00	0	965,000.00	0	0
30715(04) (ODOT)	<b>Construction of I40/Frisco Road</b>	5,600,000.00	0	5,600,000.00	0	0
E232.00 (City/Triad)	<b>Engineering for Health Center Parkway/Prairie West Boulevard</b>	124,560.00	0	124,560.00	0	0
	<b>Total</b>	<b>7,439,560.00</b>	<b>0</b>	<b>7,439,560.00</b>	<b>0</b>	<b>0</b>

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





**FINANCE DEPARTMENT**

**DATE:** November 16, 2015  
**FROM:** J. I. Johnson, City Treasurer  
**TO:** Grayson Bottom, City Manager  
**RE:** November 2015 Tax Receipts (September 2015 Sales)

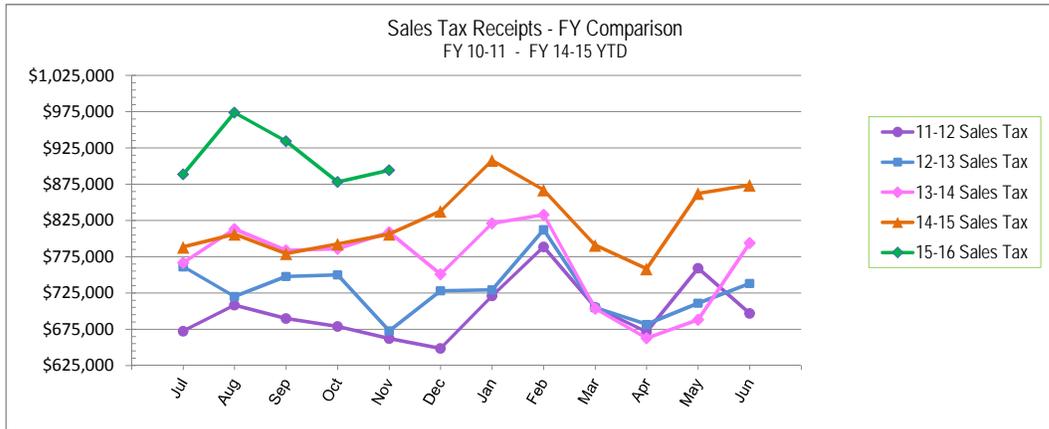
Current Month Receipts

• Sales Tax	\$1,788,646.28
Same Month / Prior Year - Increase	10.92% ↑
YTD-Same Mo / Prior Year - Increase	15.02% ↑
• Use Tax	\$82,885.53
Same Month / Prior Year - Decrease	-41.82% ↓
YTD-Same Mo / Prior Year - Decrease	-30.61% ↓
• Cigarette/Tobacco Tax	\$21,200.32
Same Month / Prior Year - Increase	7.86% ↑
YTD-Same Mo / Prior Year - Decrease	-77.63% ↓
• Excise Tax	\$4,113.90
Same Month / Prior Year - Decrease	-16.42% ↓
YTD-Same Mo / Prior Year - Increase	2.92% ↑
• TIF Transfer	\$18,431.34
TIF Transfer - YTD	\$88,107.31

**Sales Tax Collections**  
FY 2015-2016

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT											\$ INCR/(DECR)					
SALES MONTH	REC'D	1996 ST CIP			POLICE RES				2007 ST CIP				FROM SAME MO	% INCR/(DECR)	YTD	% INCR/(DECR)
		GEN FUND	3/4 CENT	PEST	75%				25%				PRIOR YEAR	SAME MO	TOTAL	YTD-SAME MO
MAY	7/9/2015	888,652.60	333,244.71	333,244.71	122,189.71	111,081.56	99,973.41	111,081.57	111,081.57	111,081.57	1,777,305.13	200,578.14	12.72%	1,777,305.13	12.72%	
JUNE	8/10/2015	973,638.20	365,114.31	365,114.31	133,875.22	121,704.76	109,534.29	121,704.77	121,704.77	1,947,276.33	335,021.59	20.78%	3,724,581.46	16.80%		
JULY	9/9/2015	934,456.42	350,421.14	350,421.14	128,487.73	116,807.04	105,126.34	116,807.05	116,807.05	1,868,912.77	310,177.84	19.90%	5,593,494.23	17.81%		
AUGUST	10/9/2015	878,152.66	329,307.24	329,307.24	120,745.96	109,769.07	98,792.17	109,769.08	109,769.08	1,756,305.26	171,279.50	10.81%	7,349,799.49	16.06%		
SEPTEMBER	11/9/2015	894,323.17	335,371.18	335,371.18	122,969.41	111,790.38	100,611.35	111,790.39	111,790.39	1,788,646.28	176,018.96	10.92%	9,138,445.77	15.02%		
OCTOBER																
NOVEMBER																
DECEMBER																
JANUARY																
FEBRUARY																
MARCH																
APRIL																
<b>TOTAL</b>		<b>4,569,223.06</b>	<b>1,713,458.58</b>	<b>1,713,458.58</b>	<b>628,268.03</b>	<b>571,152.80</b>	<b>514,037.57</b>	<b>571,152.86</b>	<b>571,152.86</b>	<b>9,138,445.77</b>	<b>1,193,076.03</b>					

TIF Transfer: 18,431.34      TIF Transfer-YTD: 88,107.31



**Sales Tax Collections**

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT											\$ INCR/(DECR)					
SALES MONTH	REC'D	1996 ST CIP			POLICE RES				2007 ST CIP				FROM SAME MO	% INCR/(DECR)	YTD	% INCR/(DECR)
		GEN FUND	3/4 CENT	PEST	75%				25%				PRIOR YEAR	SAME MO	TOTAL	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%	1,576,726.99	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%	3,188,981.73	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%	4,747,716.66	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%	6,332,742.42	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%	7,945,369.74	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%	9,620,565.27	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%	11,436,233.64	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%	13,170,548.76	3.50%		
JANUARY	3/6/2015	790,743.14	296,528.67	296,528.67	108,727.16	98,842.88	88,958.60	98,842.89	98,842.89	1,581,486.23	174,363.24	12.39%	14,752,034.99	4.38%		
FEBRUARY	4/9/2015	758,216.26	284,331.09	284,331.09	104,254.71	94,777.02	85,299.33	94,777.03	94,777.03	1,516,432.47	191,122.87	14.42%	16,268,467.46	5.24%		
MARCH	5/8/2015	862,176.75	323,316.27	323,316.27	118,549.28	107,772.08	96,994.88	107,772.09	107,772.09	1,724,353.44	348,067.14	25.29%	17,992,820.90	6.88%		
APRIL	6/8/2015	873,828.59	327,685.71	327,685.71	120,151.41	109,228.56	98,305.71	109,228.57	109,228.57	1,747,657.12	160,190.28	10.09%	19,740,478.02	7.16%		
<b>TOTAL</b>		<b>9,870,239.38</b>	<b>3,701,339.63</b>	<b>3,701,339.63</b>	<b>1,357,157.62</b>	<b>1,233,779.75</b>	<b>1,110,401.89</b>	<b>1,233,779.88</b>	<b>1,233,779.88</b>	<b>19,740,478.02</b>	<b>1,318,560.32</b>					

TIF Transfer: 17,395.97      TIF Transfer-YTD: -

**Sales Tax Collections**

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT											\$ INCR/(DECR)					
SALES MONTH	REC'D	1996 ST CIP			POLICE RES				2007 ST CIP				FROM SAME MO	% INCR/(DECR)	YTD	% INCR/(DECR)
		GEN FUND	3/4 CENT	PEST	75%				25%				PRIOR YEAR	SAME MO	TOTAL	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%	1,533,153.11	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%	3,159,257.08	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%	4,726,835.80	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%	6,298,645.61	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%	7,916,181.69	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%	9,418,240.29	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%	11,060,193.58	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%	12,725,731.97	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%	14,132,854.96	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%	15,458,164.56	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%	16,834,450.86	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%	18,421,917.70	5.18%		
<b>TOTAL</b>		<b>9,210,959.20</b>	<b>3,454,109.57</b>	<b>3,454,109.57</b>	<b>1,266,506.61</b>	<b>1,151,369.74</b>	<b>1,036,232.87</b>	<b>1,151,369.86</b>	<b>1,151,369.86</b>	<b>18,421,917.70</b>	<b>906,784.65</b>					

★ 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.