

Yukon Economic Development Authority Agenda

Centennial Building - 12 South 5th Street

October 16, 2014 – 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 15, 2014.

Call to Order: Ray Wright, Chairman

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

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

ACTION

2. Review and Discuss Yukon's Commercial PUD Ordinance and possible options for the development of a project master plan for the Frisco Road TIF District.
3. Discuss the possible development of an Economic Assistance Program for small business start-ups, as requested by Trustee John Alberts.
4. Report from Executive Director with Related Discussion/Questions:
 - A. Yukon Community Design Survey for Frisco Road Development
 - B. First Quarter Status Report
 - C. YEDA Departmental Expense Summary
 - D. FY 2014-2015 TIF Revenue Collections
 - E. FY 2014-2015 Hotel/Motel Tax Collections Updated Report
5. Informational Material
 - A. Oklahoma City 2050 Growth Scenarios: Cost Analysis 2014
 - B. Report on Regional Economic Development Districts (68 O.S. 1370.7)
 - C. The Cities that are benefiting the most from the economic recovery; newgeography.com; October 07, 2014
 - D. Still in play: Second soccer team still hopes to kick off next year; The Journal Record; September 29, 2014
 - E. Leads and Locates; Greater Oklahoma City Partnership; September 2014

6. Setting the date for the next Regular Economic Development Meeting for November 20, 2014 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

7. Adjournment

Yukon Economic Development Authority September 18, 2014

The Yukon Economic Development Authority met in regular session on September 18, 2014 at 4:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

ROLL CALL: (Present) Ray Wright, Chairman
 John Nail, Vice-Chairman
 John Alberts
 Mike Geers
 Rena Holland
 Ken Smith (Absent)
 Tara Peters (Absent)

OTHERS PRESENT:

Grayson Bottom, City Manager	Mike Segler, City Attorney
Leslie Batchelor, Attorney	Doug Shivers, City Clerk
Gary Cooper, Technology Director	Amy Phillips, Administrative Assistant
Sara Hancock, Deputy City Clerk	

1. Consider approving the minutes of the August 28, 2014 Regular meeting

The motion to approve the minutes of the August 28, 2014 Regular meeting, was made by Mike Geers and seconded by Rena Holland.

The vote:

AYES: Nail, Geers, Wright, Holland

NAYS: None

VOTE: 4-0

MOTION CARRIED

2. Consider approving Resolution No. 2014-19, a Resolution authorizing the adoption of the City of Yukon’s Purchasing Ordinance establishing accounting procedures and expenditure limitations for the Yukon Economic Development Authority.

Mr. Mitchell stated there was a concern on when to give notice to City Council on expenditures. Adopting this resolution addresses the expenditure concern. Anything over \$25,000 requires Council approval. It also allows Yukon Economic Development Authority to reimburse the City. Mr. Mitchell gave an example of how Professional Services may exceed the \$25,000 threshold and then would have to be approved by Council.

Mr. Wright clarified the City will pay expenditures and the TIF funds will reimburse. Mr. Mitchell stated yes. Mr. Bottom stated purchasing policy in our existing code gives spending authority to each Department Director and anything over \$25,000 requires approval. Mr. Wright questioned contracts at Health Center Parkway. Does the Economic Authority and City Council approve? Mr. Bottom stated yes. Mr. Mitchell stated we would then make a master agreement for payback of funds from TIF to City of Yukon. Mr. Geers questioned \$24,000 in TIF now. Mr. Mitchell stated the number should grow, as stores open.

The motion to approve Resolution No. 2014-19, a Resolution authorizing the adoption of the City of Yukon's Purchasing Ordinance establishing accounting procedures and expenditure limitations for the Yukon Economic Development Authority, was made by Mike Geers and seconded by John Nail.

The vote:

AYES: Wright, Holland, Nail, Geers

NAYS: None

VOTE: 4-0

MOTION CARRIED

Mr. Alberts entered the meeting at 4:09 pm.

3. Review and discuss a preliminary draft of the Authority By-Laws; 09.15. 2014.

Mr. Mitchell stated Mrs. Batchelor has drafted and he has reviewed the By-Laws. Mrs. Batchelor stated it would be appropriate to have By-Laws. It does not add much to the Indenture that is in place, except for the addition to include the \$25,000 limit that was just adopted. Currently they are under review by the Bond Attorney. The only question Attorney has of right now; is whether or not you have to have By-Laws. Mr. Wright stated these are just for review. Mr. Mitchell stated By-Laws could be required by a future lender. They mostly mirror Trust Indenture.

4. Report from Executive Director and Related Discussion/Questions.

A. Report on FY 2014-2015 TIF revenue collections

B. Update on results of the Community Design Study for the Frisco Road Retail Development

C. Report on second meeting with I-40 Properties, LLC

Mr. Mitchell summarized the TIF revenue collections. We are projecting \$350,000 for revenue collections for the first year. By the end of the first quarter, we have officially collected \$24,124. The official records are maintained by the Finance Department. Mr. Wright clarified the \$24,000 collected was thru July. Mr. Bottom stated yes. Mr. Mitchell stated heavy receipt months are coming up. Mr. Mitchell stated on the

bottom half of the report, there are examples of expenditures, such as plans for Health Center Parkway and I-40 Interchange. Report also shows project balance.

Mr. Mitchell gave updated on design survey. There were 717 responses to survey. The final report will be next month. He highlighted questions 15, 16 and 18. There were lots of good responses. He believes City should exert influence to direct development.

Mr. Mitchell and Mrs. Batchelor met with developers. They are having an attorney draft plans with the focus is on the Health Center Parkway area. We will start working on mapping out deliverable submittals. The difficulty we are having is securing the final easement. Mrs. Batchelor stated to make meaningful progress the developer needs to produce a letter of intent. Currently we don't have any and that does give us flexibility, however, we need firm commitments. There is plenty of work to be done on the developer's side. Mr. Wright stated retailers want to see infrastructure, due to poor history. Mr. Geers stated developers need to see dirt being moved. Mrs. Batchelor questioned if they were referring to Health Center Parkway. Mr. Wright stated yes. Mrs. Batchelor stated challenge is with whom to have agreements. Developers are likely to sell plots. It is difficult for us to control who and what kind. Mr. Wright questioned following land or development. Mrs. Batchelor stated we need to ensure, so we control regardless of development. Mr. Wright stated we need to get agreements from developers. Mr. Segler stated Commercial PUD might be better than deed restrictions. Mr. Wright questioned doing a master PUD for the whole thing. Mr. Mitchell stated yes, do an overlay, but have a concept on what we are looking for. Mr. Segler stated requires application. Mr. Wright clarified to put master PUD in place and smaller PUD's for parcels. Mr. Wright stated current developers willing to accept help? Mrs. Batchelor stated yes. Mr. Mitchell stated focus is moving to Frisco Rd. side, perhaps. Mr. Alberts asked if TIF, PUD and developers could all work together. It would be a tragedy if all the work is lost. Mr. Segler stated we could pass an Ordinance. Mr. Alberts worried too many limitations and restrictions could limit interest. Mr. Wright stated PUD is almost the norm. Mr. Segler stated City has flexibility on variances. Mr. Bottom stated PUD goes with land regardless of owner. Mr. Wright stated all know exactly what they are getting. Mrs. Batchelor stated "form based" code is an option. It is new in Oklahoma, but leaves flexibility to developers.

5. Informational Material

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

B. Municipalities welcome eager-to-grow retailers; September 2014; SCT

C. Reminder of OEDC Annual Training Meeting; October 9-10, 2014

Mr. Mitchell stated Hotel/Motel Tax is up \$16,000. This is a big turnaround. It could be due to new hotel and construction ending.

Mr. Mitchell stated if anyone is interested in attending OEDC meeting, let him know.

Mr. Mitchell provided an article that ranked Oklahoma's top 10 cities. Yukon is ranked #5. This could be a good benchmark, if it comes out again next year. Edmond has high number of percentage of college degree holders. Good information.

6. Setting the date for the next Regular Economic Development Meeting for October 16, 2014 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

7. Adjournment



CENTER FOR ECONOMIC
DEVELOPMENT LAW

James Dan Batchelor
Leslie V. Batchelor
Emily K. Pomeroy
Lisa M. Harden
Jeff Sabin
OF COUNSEL
John C. McMurry
301 North Harvey, Suite 100
Oklahoma City, Oklahoma
73102-3421
405 232 4606 TELEPHONE
405 232 5010 FACSIMILE
www.econlaw.com

MEMORANDUM

To: Trustees of the Yukon Economic Development Authority
From: Leslie Batchelor and Jeff Sabin, Center for Economic Development Law
Date: October 10, 2014
Subject: Analysis of Commercial PUD Ordinance and Options to Address Land Use Issues for TIF Project Area Development

BACKGROUND

On March 4, 2014, the City of Yukon (“City”) adopted the Frisco Road Economic Development Project Plan (“Project Plan”), which created a sales tax increment district to help finance infrastructure improvements and other public costs necessary to develop the Project Area. The construction of an interchange at Frisco Road and other actions will enable this area to develop into a commercial and mixed-use area that stimulates additional private investment and greater quality of life in Yukon. Making sure the development in the Project Area serves these ends has been a primary focus of the Project Plan since its inception.

To help achieve these ends, YEDA hired Butzer Gardner Architects, LLC (“Consultants”) to assist with master planning for the site. The Consultants helped the City conduct a community survey that would show the type of development Yukon citizens believe would result in a greater quality of life. The results of the survey overwhelmingly showed a preference for high-quality, new-urban style mixed residential and commercial development. With the results of the survey in hand, the task is now to find ways to help bring about the community’s desired outcome.

COMMERCIAL PUD ORDINANCE SHORTCOMINGS

One option to implement the community’s vision for the Project Area is the City’s commercial planned unit development zoning. However, the existing commercial PUD ordinance has several shortcomings that will prevent its use for this purpose:

1. *The Current PUD Ordinance Does Not Allow Mixed Uses.*

The commercial PUD ordinance does not currently allow a mixture of residential and commercial uses within a designated PUD district. No uses are permitted in a commercial

PUD unless the use is also allowed in the underlying zoning district.¹ The Project Area’s underlying zoning designation is C-5 Commercial. While it may be the least restrictive commercial zoning district available, the C-5 Commercial district does not permit residential uses. In fact, no Yukon zoning district would allow for the mix of uses desired for the site (residential + commercial).

2. *Required PUD Master Plan Detail Not Attainable.*

PUD applications require applicants to attach a PUD Master Development Plan. The PUD Master Development Plan includes a wealth of information, most of which can be drafted to impose the public’s development preferences on the site. However, it also must include a visual depiction of all proposed building locations and improvements on the property and a phased development plan for the Project Area as a whole.² This level of detail is not attainable given the site’s current situation. The City does not own property in the Project Area, nor are the current owners or potential developers at a stage where such detailed information may be obtained. Potential developers currently have a large section of the Project Area under contract, but they are still in preliminary planning stages for any development. Furthermore, the amount of time it would take to eventually get to such a level of detail may result in the potential developers constructing something under current C-5 regulations that does not address any of the City’s goals of meeting the public’s development preferences.

RECOMMENDATION FOR FORM-BASED CODE

To ensure the Project Area can be developed in accordance with public preference as established by the survey, the City has two primary options, both of which would involve implementing some kind of form-based code. A form-based code is a development regulation designed to facilitate predictable built results and a high-quality “public realm” (areas the general public has the right to use for transportation, ingress/egress from private development, and congregation, such as streets, sidewalks, parks, open space, etc.) by regulating the relationships between the buildings and developed public spaces. Form-based codes differ from conventional zoning in that they do not contain specific, categorical land use permissions for each district; if the development meets the public design standards, the specific uses of the buildings are left to market forces.³ This may seem like a radical departure until one realizes that the form a building takes most often dictates its function. In reality, form-based codes simply hearken back to development patterns seen in older, historic “main street” or “downtown” parts of cities and towns, most of which were developed prior

¹ Yukon, Okla. Zoning Ordinance, § 605.94.

² Yukon, Okla. Zoning Ordinance, §§ 605.951, 605.982.

³ Although form-based codes generally try to move away from use restrictions, many form-based codes contain provisions making other, pre-existing city ordinances that prohibit or regulate certain undesirable uses (such as adult-oriented businesses) applicable within areas developed under the form-based code.

to the adoption of zoning codes. Many of the most-loved recent developments in the region have utilized form-based codes to recreate these types of vibrant, mixed-use environments.⁴ Also, on the community survey, environments that used form-based code were always preferred over ones that used conventional zoning. Attachment “A” further outlines what form-based codes are and how they are generally constructed.

OPTIONS ON IMPLEMENTING FORM-BASED CODE FOR PROJECT AREA

1. Amend Current Zoning Ordinance to Allow Mixed-Use PUDs.

The first, and perhaps the simplest, way to implement form-based regulations in the Project Area is to amend the current Yukon zoning ordinance to allow for mixed residential/commercial use PUDs and to lower the detail required in the PUD Master Development Plan to a level where it will indicate a general scheme for development analogous to a form-based code’s regulating plan (as opposed to its current site-plan-like level of detail). Once these amendments are enacted, the City can work with property owners in the Project Area to apply for a PUD for the Project Area that incorporates the public design standards and building regulations that will ensure the project is built in a manner agreeable with the results of the community survey. The resulting PUD would be similar to other current commercial PUDs in the City limits; it would simply have more stringent design standards and the ability to support mixed-use development. Revising the current PUD ordinance may pose some difficulties, primarily with drafting language adequate support a form-based PUD without removing necessary existing protections and controls the ordinance employs to ensure the quality of more conventional PUD developments.

2. Create a New Zoning District Based on a Form-Based Code.

The second option to implement form-based regulations is to create a new zoning district that developers may opt into in lieu of the City’s conventional zoning districts. The City may also make the new district mandatory in certain areas (such as the Project Area). This option may involve more front-end legwork, but would be less likely to impede existing zoning regulations as they apply to areas outside the Project Area. More communities have adopted this sort of approach; template form-based codes such as the “SmartCode” would make drafting the regulations and calibrating the specific design standards simpler.

The primary work on the front end would be to calibrate a form-based code that could potentially apply to any given area in the City and to set up review procedures for rezoning requests to the form-based code. The form-based code zoning district would not include a set

⁴ Some examples include: Addison Circle, Addison, TX; Mueller Airport Redevelopment, Austin, TX; Uptown Dallas, Dallas, TX; Stapleton Airport Redevelopment, Denver, CO; Three Springs, Durango, CO; Frisco Square, Frisco, TX; New Longview, Lee’s Summit, MO; Legacy Town Square, Plano, TX; New Town, St. Charles, MO; and Southlake Town Square, Southlake, TX.

regulating plan, but would instead create several options for types of development, based mostly on regional growth models discussed in the code. The developer would select the type of development he or she desires to build and would create an individualized regulating plan that would meet the specific public standards and regulations applicable to that type of development. The regulating plan would be reviewed and negotiated with the Development Services staff in a manner similar PUD applications. The public standards and building requirements in the form-based code would be separated into 3-8 “building zones” or “transects” which would each contain unique parameters. Every type of development would have a quota for how much of the development would be subject to each building zone/transect.

Once the form-based zoning district is created, the City would then need to adopt an overlay zone for the areas where it desires to use it. The overlay zone will require property owners to implement certain design guidelines (likely a statement of design principles espoused by the form-based code) when they develop, either pursuant to a PUD review process or through voluntary rezoning and compliance with the form-based district regulations.

CONCLUSION

The Consultants and legal counsel recommend adoption of a new form-base zoning district and overlay zone mandating its use for the Project Area (as well as any additional areas the City may desire to apply it). Not only does such an approach appear most likely to bring about the kind of development the community desires, but the zoning itself will help attract experienced developers. The success of form-based projects elsewhere in the region establishes it as an approach that works in the market.

ATTACHMENT “A”

Form-Based Codes Defined

A form-based code is a land development regulation that fosters a predictable built environment and high-quality public space by using physical form of buildings and public spaces as the organizing principle for the code rather than specific, categorized land uses. Not to be confused with design guidelines, form-based codes are full regulations adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between actual buildings and what urban planners call “the public realm”—that part of a developed area the general public has a right to use for transportation, ingress/egress for private spaces, and congregation (streets, sidewalks, parks, open space, etc.)—by regulating building façade articulation and transparency; the form and mass buildings must take in relation to other buildings; and the size and design (taking into account appropriate scale based on abutting buildings and street classification) of streets and blocks. The regulations and standards in form-based codes are typically presented in both words and clearly-drawn diagrams and other visuals that are keyed to a regulating plan designating the appropriate form and scale of development, rather than simply separating development by land-use category. The regulating plan and specific standards are drawn from community input and local conditions to achieve a community vision based on time-tested forms of urbanism.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses. Conventional zoning attempts to control development intensity through abstract and often uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS) that fail to integrate the final, built form the development assumes. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.

Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified.



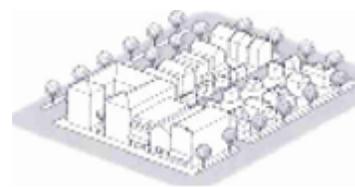
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified.



Form-Based Codes

Street and building types (or mix of types), build-to-lines, number of floors, and percentage of built site frontage specified.



Elements of Form-Based Codes

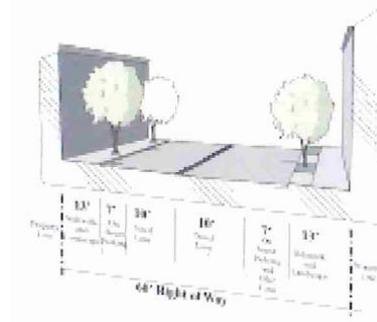
1. Regulating Plan

A plan or map of the regulated area designating the locations where different building form standards apply.



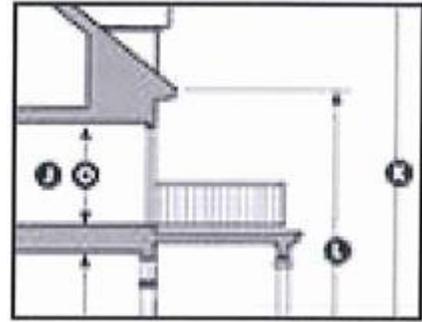
2. Public Standards

Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.



3. Building Standards

Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.



4. Administration

A clearly defined and streamlined application and project review process.



5. Definitions

A glossary to ensure the precise use of technical terms.

Building Elements	
Encroachments	
Front, Areas II, III, IV	To ROW
Front, Areas V, VI	10' beyond
Front, recessed	3'
Side	3'
Notes	
Bay windows, balconies, stoops and the encroachment areas.	

Optional Elements

- **Architectural Standards** – Regulations controlling external architectural materials and quality.
- **Landscaping Standards** – Regulations controlling landscaping design and plant materials on private property as they impact public spaces.
- **Signage Standards** – Regulations controlling allowable signage sizes, materials, illumination, and placement.
- **Environment Resource Standards** – Regulations controlling issues such as storm water drainage and infiltration, development on sloped terrain, tree protection, solar access, etc.
- **Annotation** – Text illustrations explaining the intentions of specific code provisions.

Abandonment of a PUD shall require the City Council's approval, after recommendation by the Planning Commission, repealing the supplemental designation of PUD.

605.79 Revocation

The Planning Commission shall recommend to the City Council and the City Council may revoke any previous PUD approval under the following conditions:

1. If the applicant has not begun construction of improvements within three (3) years from the date of the adoption of the Ordinance by the City Council, except where a time extension has been granted by the City Council;
2. If the applicant does not adhere to the design statement approved by the City Council as part of the PUD Development Plan; or
3. If the applicant does not adhere to the phased development schedule as approved by the City Council.

(Ord. No. 1088, § 1, 8-21-01; Ord. No. 1292, § 1, 6-18-13)

605.9 Planned Unit Development Supplemental District-Commercial.

The Planned Unit Development, herein referred to as PUD, is a special zoning district category that provides an alternative approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to Master Design Statement and a Master Development Plan. The PUD is subject to special review procedures and, once approved by the City Council, it becomes a special zoning classification for the property it represents.

605.91 Purpose.

The intent of the Planned Unit Development District-Commercial is:

1. Encourage the unified design of commercial facilities and to provide for integrated developments having harmony of design and variety of function while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties.
2. Permit flexibility within the development to maximize the unique physical features of the particular site and a pattern of development that preserves outstanding natural topography, geological features, and prevents soil erosion.
3. Provide for a creative approach to the use of land and related physical development and provide greater flexibility in the design of buildings, courts, and circulation, that would not otherwise be possible through the strict application of zoning district regulations.
4. Encourage efficient use and re-use of land, and facilitate economic arrangement of buildings and circulation systems.
5. Achieve a continuity of function and design within the development that results in an economically feasible project which conforms to the comprehensive plan and is compatible with development patterns in the surrounding neighborhood.
6. Provide a tool for negotiating modifications in design regulations in order to achieve innovative design solutions that will protect the health, safety, and general welfare of the citizens.

The PUD District is designed to provide for small and large-scale development incorporating commercial and permitted related noncommercial uses that are planned and developed as a unit.

605.92 Approval.

Commercial planned unit developments (PUDs) may be allowed in any commercial district upon review by Planning Commission and approval by City Council. No PUD approval shall be granted unless the development meets the use, density, and other limitations of the zoning district in which it is located, except as such requirements may be lawfully modified as provided by this code. Compliance with the regulations of this code in no way excuses the developer from the applicable requirements of a subdivision ordinance, except as modifications thereof are specifically authorized in the approval of the application for the PUD.

605.93 Effect of commercial planned unit development approval.

1. Approval of a commercial PUD application by the City Council adopts the commercial PUD Master Development Plan prepared by the applicant and reviewed as part of the application. The commercial PUD Master Development Plan establishes new and specific requirements for the amount and type of land use, development regulations, and location of specific elements of the development such as screening and points of entry.
2. The commercial PUD classification supplements any previous zoning district classification for the parcel.
3. Where there is no provision in the commercial PUD Master Development Plan for special development regulations, the requirements of the most restrictive conventional zoning district in which a proposed use or a structure is permitted shall be applied to the development.

605.94 Uses permitted in commercial planned unit developments.

A commercial PUD may include commercial uses allowed in the Office Districts, Restricted Commercial District, Planned Shopping Center District, and Convenience Commercial District, however no use is permitted in a commercial PUD unless it is a permitted use within the underlying zoning district designated for the property on which the commercial PUD is being proposed. If commercial use is not permitted in the zoning district in which the development is to be located, a change of zoning district shall be required and must be accompanied by an application for a zoning amendment. The commercial uses allowed within the proposed PUD shall be further governed by the requirements of the commercial PUD Master Development Plan.

605.95 Site review requirements.



Because the PUD provides the opportunity for higher densities, greater design flexibility, mixed land uses, and improved marketability; the applicant should be prepared to provide amenities and services that might not be required or possible in a conventional development. Review and approval of a PUD is, therefore, a process of negotiation between the City of Yukon and the applicant to achieve the intents and purposes of these regulations and the comprehensive plan. The following factors should be specifically included as review criteria for the evaluation of a PUD application. Other factors not listed herein may also be considered in the review process in order to respond to specific design and land use proposals.

605.951 Design Standards

1. The proposed commercial PUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of adjacent land uses and zoning districts.
2. Design of the commercial PUD may provide for modification of conventional zoning ordinance requirements for such elements as yard areas, densities, setback and height on individual lots in accordance with the commercial PUD Master Development Plan.
- 3.

Density, land use, and intensity of use requirements shall be based on the Master Development Plan and shall be reviewed carefully to ensure the general health, safety, and welfare of the community.

4. Building code requirements shall not be reduced in the design of a PUD.
5. Location of all buildings and improvements shall be shown in the PUD Master Development Plan.
6. Screen undesirable views, such as service areas and trash receptacles, from pedestrian views and public streets.

605.952 Arrangement

Where feasible, uses with the least height, density, and impact shall be arranged around the boundaries of the development.

605.953 Specific Regulations

Lot area, width, yard, height, density, and coverage regulations shall be determined by the approval of the PUD Master Development Plan.

605.954 Landscaping and signs

1. Landscaping, fencing, and screening related to the use within and along the perimeter of the site shall be planned and a concept plan presented to the Planning Commission for approval and as a means of integrating the proposed development into its surroundings. A planting plan showing proposed tree and shrubbery plantings shall be prepared and a schedule for planting included in the PUD Master Development Plan. The Property Owners Association Agreement shall provide for maintenance and upkeep of the landscaping. A grading and drainage plan shall also be submitted to the Planning Commission with the application. Consideration should be given to the location of trees and shrubs, so that when they reach mature height and size they do not interfere with utility services. Property owners shall keep vegetation trimmed so that it does not obstruct the free, convenient and safe travel over and along streets and sidewalks.
2. The size, location, design, and nature of any signs as well as the intensity and direction of area or floodlighting shall be detailed in the application.

605.955 Location Requirements and Area Requirements

1. A PUD may be permitted in any commercial district set forth in 605.94.
2. No PUD shall have an area not less than two (2) acres.

605.956 Ownership

The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.

605.957 Site Illumination

Provide site illumination that is designed, located, and installed to achieve specific average footcandles in order to provide safe pedestrian and vehicle circulation as well as minimize adverse impacts on adjacent properties. This standard shall apply to light poles and/or wall mounted luminaries for all areas within the site to achieve the following standards:

1. Provide site illumination to achieve maintained average of three footcandles (not less than .75 footcandles) throughout all parking areas;
2. Provide site illumination to achieve a maintained average of six footcandles (not less than 1.5 footcandles):
 - a. Along pedestrian walkways and common areas;
 - b. Within areas of concealment in need of visual access;

- c. At all building entries and exits.
3. Provide site illumination that is designed, located, and installed in a manner to minimize light trespass on adjacent properties by utilizing cutoff luminaries, house-side shields, and/or light-limiting accessories where needed.

605.958 Offstreet Parking Requirements

All required parking spaces for commercial uses shall be provided on the lot containing the use they are intended to serve or in a common parking area. Common parking areas serving commercial uses shall be designed and located in an accessible manner to the uses they serve. The use of public right-of-way for parking shall be prohibited. Provisions for the ownership and maintenance of common parking that will ensure its continuity and conservation shall be incorporated in the PUD Master Development Plan, Property Owners Association Agreement and subdivision plat, in compliance with the provisions of Section 406 of the Zoning Ordinance and Article IV of the Subdivision and Platting Regulations.

605.959 Open Space

Common open space constitutes an essential ingredient in a PUD and is one of the most important design elements. Open space should be distributed more or less equitably throughout the PUD in relationship to the commercial buildings that are intended to be served by the open space. Adequate guarantees must be provided that the common open space areas are preserved and maintained for those purposes only. A property owners association shall be required to improve, operate, and maintain all such common open space areas, and other communally owned facilities.

A minimum of ten (10) percent of the gross area of commercial property of any PUD shall be designated as landscaped open space not to be used for streets or parking.

605.960 Streets and Alleys

Proposed streets and alleyway modifications shall satisfy the following criteria:

1. Street right-of-way and paving widths shall be adequate to provide traffic carrying and utility installation capacity related to the design of the overall street system, the function of the individual street, and the land uses served.
2. Private streets shall be clearly marked "Private street not maintained by the City of Yukon."
3. Private streets and alley modifications shall satisfy the criteria for public facility modifications. Construction must meet City standards at the time of installation and is subject to inspection by the City.
4. Private streets shall not be connected to an adjacent parcel that is not a part of the PUD in order to discourage the circulation of traffic into and through the private street system.
5. Proposed gated entrances to a PUD shall be reviewed to ensure the accessibility of emergency vehicles at all times.
6. The owner/applicant shall clearly demonstrate the existence and capability of a property owners' association to provide the ongoing and long-term maintenance of the private street and alley facilities that will not be provided by the City.
7. Street design should be innovative and restrict through traffic from other areas as much as possible.
8. Encouragement should be given to design of short local streets serving limited areas.
9. Reduction of design widths on street design in a conventional pattern should not be approved.

605.97 Bulk and Area Requirements

Except as otherwise noted, all measurements for lot coverage and setbacks shall include roofs, eaves, and overhangs.

605.971 Setbacks

All lot line set backs shall be addressed in the PUD Master Development Plan.

605.972 Building Height

The height of all commercial structures shall be set in the PUD Master Development Plan and as determined by the Planning Commission.

605.98 Administration of Planned Unit Development

Subject to § 605.956 hereof, any person, corporation, partnership, association, or combination thereof, owning or possessing a property right or interest in or to a tract meeting the site requirements for a PUD may make application for a PUD Master Development Plan and a supplemental zoning district designation PUD.

An application for the approval of a Master Development Plan and the supplemental district designation (i.e., C-1 PUD) may be processed simultaneously with and contingent upon an application for an amendment to the zoning map.

605.981 Pre-application Conference

Before submitting an application to rezone property to the PUD District, the applicant shall confer with the Community Development Director and or his designee in order to become familiar with the PUD review process. The Community Development Director and or his designee will inform the applicant of potential problems that might arise and information required for filing the application.

At the pre-application conference, the applicant should provide the following:

1. Boundaries of the property involved.
2. Existing roadways, easements, and waterways.
3. A general plan of development at a level of detail sufficient to indicate the nature and scope of the project including:
 - a. The location and extent of commercial elements.
 - b. Proposed locations of major open space areas.
 - c. Location of major circulation facilities.
 - d. Proposed treatment of the perimeter of the PUD bordering other zoning districts.

605.982 Required Submissions

Following the Pre-application Conference, an application for a PUD may be filed with the Planning Commission. The application shall be accompanied by the payment of a one thousand five hundred dollar (\$1,500.00) fee. The application shall be in such format and content as the Planning Commission may by resolution establish; provided, that three (3) copies of a PUD Master Development Plan shall accompany the filing of the application. The Master Development Plan shall include but not be limited to the following design statement and graphic elements:

1. Design Statement. The design statement is a written report submitted as part of the PUD Master Development Plan containing a minimum of the following elements:
 - a. Title of the PUD.
 - b. List of the Property Owners and/or developers (including all contact information, including e-mail address(es)).
 - c. Specific location of the proposal, and a legal description of the property, and the approximate phases and sequence in which the development is proposed to be built, if any.
 - d.

Reference to the **comprehensive plan policy** for the subject property, including a map showing zoning and land uses within a minimum of 300 feet of the subject property.

- e. An explanation of the character of the planned development.
 - f. **An acreage or square foot breakdown of land use areas and density proposed.**
 - g. Gross area, lot area, and open space calculated to the nearest square foot.
 - h. **A general description of building types, sizes, and proposed architectural style.**
 - i. Existing and Proposed Land Uses.
 - j. A description of the following physical characteristics of the existing site: elevation, slope analysis, soil characteristics and tree cover.
 - k. Drainage information delineating F.E.M.A. 100 year flood plain levels.
 - l. A statement of utility lines and services to be installed, including which lines will be dedicated to the City and which will remain private.
 - m. A description of lighting for the development.
 - n. A description of trash collection facilities for the development.
 - o. A description of sidewalks and pedestrian paths within the development.
 - p. A description of screening and landscaping for the development, including any required buffering.
 - q. Covenants and restrictions for the development establishing perpetual maintenance and improvement responsibilities for all common areas, drainage improvements, development entrance landscaping, gated entryways, and other amenities. All amenities that serve the development as a whole should have their perpetual maintenance and improvements provided for in the covenants and restrictions.
 - r. Assurances that the City of Yukon shall be entitled to enforce covenants pertaining to maintenance of common areas, drainage, structures, landscaping, gates, entrances, streets, alleys and other improvements.
 - s. A statement on the existing and proposed streets, including right-of-way standards and street design concepts.
 - t. Maintenance plan pertaining to all common areas, drainage improvements, landscaping, entry gates, and other amenities serving the development.
 - u. A schedule setting forth the size, location and contents of all street signs.
 - v. A schedule of proposed street names and mailing addresses.
2. **Graphics. The applicant shall provide graphic representation of the following:**
- a. Proposed land uses including public uses and common open space.
 - b. Location of all setback lines and maintenance easements required.
 - c. **Vehicular and pedestrian circulation plan.**
 - d. Parking, loading, and paving plan.
 - e. Stormwater drainage plan.
 - f. Landscaping plan.
 - g. Delineation of any proposed construction phasing of the PUD.
 - h. Proposed signage.
 - i. Right-of-way, easements, and utility locations.
 - j. Indication of existing natural features of the property, including water features, floodplains, unique natural features, and vegetation.

- k. Topography (if deemed necessary by the Community Development Director during the pre-application conference.)
- l. Building elevations.



- 3. Phased Development Schedule. The applicant shall provide a description of the proposed sequence and schedule of development.

The PUD Master Development Plan shall include sufficient text and graphics for the Community Development Director, Planning Commission, and City Council to determine if all of the requirements of this Section are met. Information not listed above but deemed necessary by the Community Development Director during the pre-application conference shall be put in writing and be required for inclusion in the PUD Master Development Plan.

605.983 Public Hearing and Planning Commission Action

The Planning Commission, upon the filing of an application for the supplemental district designation PUD, shall set the matter for public hearing and give twenty (20) days of notice thereof by publication in a newspaper of general circulation in addition to other notice requirements. Additional notice shall be given by the posting of a sign or signs on the property. Within a reasonable time from the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

1. Whether the PUD is consistent with the Comprehensive Plan;
 2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;
 3. Whether the PUD is a unified treatment of the development possibilities of the project site;
 4. Whether the PUD is consistent with the stated purposes and standards of this section.
- After notice and public hearing, the Planning Commission shall vote to:
1. Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification; or
 2. Deny the application.

An application recommended for approval, or approval subject to modification, shall be transmitted to the City Council along with the report and recommendation of the Planning Commission within fifteen (15) days from the date of Planning Commission action.

An application that has been denied by the Planning Commission shall not be considered further unless the applicant files a written request with the City Clerk for a hearing within fifteen (15) days from the date of the Planning Commission action. A fee of fifty dollars (\$50) shall accompany the request. Upon notice of such request and receipt of the required fee, the Planning Commission shall transmit the application, recommendation, and a copy of Planning Commission minutes on the hearing to the City Council. The City Clerk shall notify all interested parties of record before the Planning Commission proceedings of the time and place of the consideration of the appeal.

605.984 City Council Action

Upon receipt of the application, PUD Master Development Plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the PUD Master Development Plan, approve, disapprove, modify, or return the PUD Master Development Plan to the Planning Commission for further consideration.

Upon approval, the Zoning Map shall be amended and the applicant shall be authorized to process a subdivision plat incorporating the provisions of the PUD Master Development Plan.

605.985 Planned Unit Development Commercial Plat

A commercial PUD plat shall be filed with the Planning Commission and processed in accordance with the Commercial District Regulations. In addition to the requirements of the Commercial District Regulations, the PUD commercial plat shall include:

1. Details as to the location of uses and street arrangement;
2. Provisions for the ownership and maintenance of the common open space to reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council;
3. Covenants to reasonably ensure continued compliance with the approved PUD Master Development Plan. Covenants shall provide that the City of Yukon may enforce compliance.

605.986 Issuance of Building Permits

No building permits shall be issued on lands within the PUD except in accordance with the approved commercial PUD plat filed of record with the County Clerk.

605.987 Deviations from Approved PUD

No deviation from the approved PUD is authorized without one of the following:

1. If, in the opinion of the Community Development Director and or his designee, the proposed deviation from the approved PUD is minor and does not have the potential to detrimentally affect the citizens of Yukon or the proprietors in the development, a written application shall be submitted to the Planning Commission. An application for deviation shall be accompanied by the payment of a fee of Five Hundred Dollars (\$500.00).

At its next regularly scheduled meeting, the Planning Commission shall consider the application. The Planning Commission shall:

- A. Approve the application as submitted;
- B. Approve the application as it may be amended;
- C. Approve the application subject to conditions, modifications or subsequent review; or
- D. Deny the application.

An application which has been denied or approved, subject to conditions, modifications or subsequent review to which the applicant takes exception may, upon written request of the applicant, received not more than ten (10) days after such action, be heard by the City Council. The City Council shall hold a hearing on each application transmitted pursuant to this section and shall:

- A. Approve the application as submitted;
 - B. Approve the application as it may be amended;
 - C. Approve the application subject to conditions, modifications or subsequent review; or
 - D. Deny the application.
2. If in the opinion of the Community Development Director, the Planning Commission or the City Council, the proposed deviation from the PUD is a significant departure therefrom, there shall be a new PUD application filed, pursuant to the terms of § 605.98 hereof.

605.988 Abandonment

If the property owner determines to abandon the PUD zoning, he shall make application for rezoning either to the original status or to a new classification. Said application shall be heard according to regular procedures by the planning commission and the city council.

605.989 Revocation

The Planning Commission shall recommend to the City Council and the City Council may revoke any previous PUD approval under the following conditions:

1. If the applicant has not begun construction of improvements within three (3) years from the date of the adoption of the Ordinance by the City Council, except where a time extension has been granted by the City Council;
2. If the applicant does not adhere to the design statement approved by the City Council as part of the PUD Master Development Plan; or
3. If the applicant does not adhere to the phased development schedule as approved by the City Council.

605.980 through 605.999 - Reserved

(Ord. No. 1115, § 1, 5-6-03; Ord. No. 1268, § 1, 8-2-11)

FOOTNOTE(S):

--- (3) ---

Editor's note— Ord. No. 1088, § 1, adopted August 21, 2001, repealed former App. A, Section 605, §§ 605.1—605.78, and replaced it with a new Section 605, pertaining to similar subject matter, as set out herein.

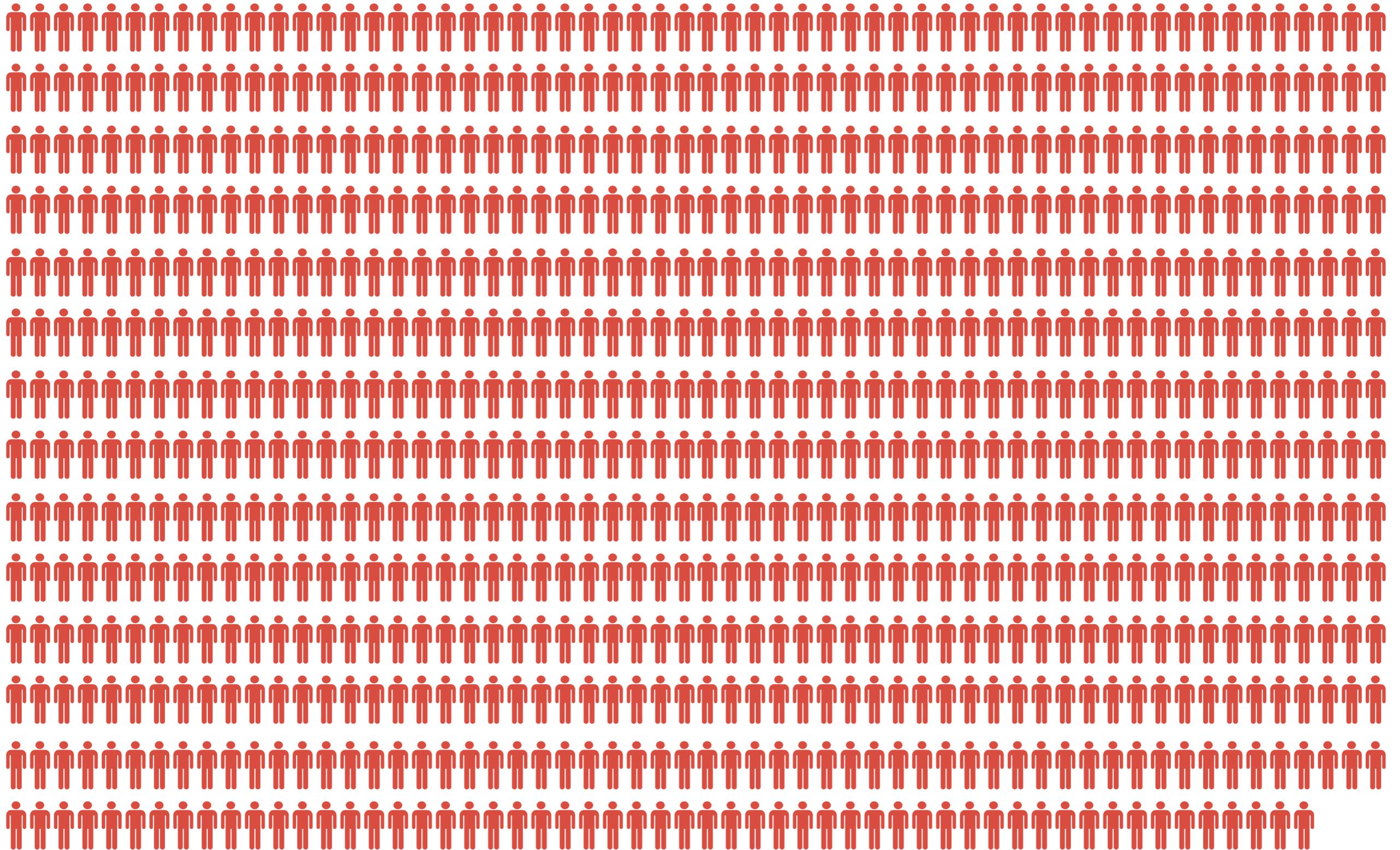
[\(Back\)](#)

Results from Yukon Community Design Survey for the Frisco Road Development

Conducted from August 1st to
September 16th, 2014



717 People responded to the survey



Question 1

Which image better represents your vision for the masterplan?

7.56%



92.44%



Question 2

Which image better represents your vision for the masterplan?

31.70%



68.30%



Question 3

Which image better represents your vision for the masterplan?

6.03%



93.97%



Question 4

Which image better represents your vision for the masterplan?

4.74%



95.26%



Question 5

Which image better represents your vision for the masterplan?

36.07%



63.93%



Question 6

Which image better represents your vision for the masterplan?

12.26%



87.74%



Question 7

Which image better represents your vision for the masterplan?

5.86%



94.14%



Question 8

Which image better represents your vision for the masterplan?

9.39%



90.61%



Question 9

Which image better represents your vision for the masterplan?

3.80%



96.20%



Question 10

Which image better represents your vision for the masterplan?

6.44%



93.56%



Question 11

Which image better represents your vision for the masterplan?

5.60%

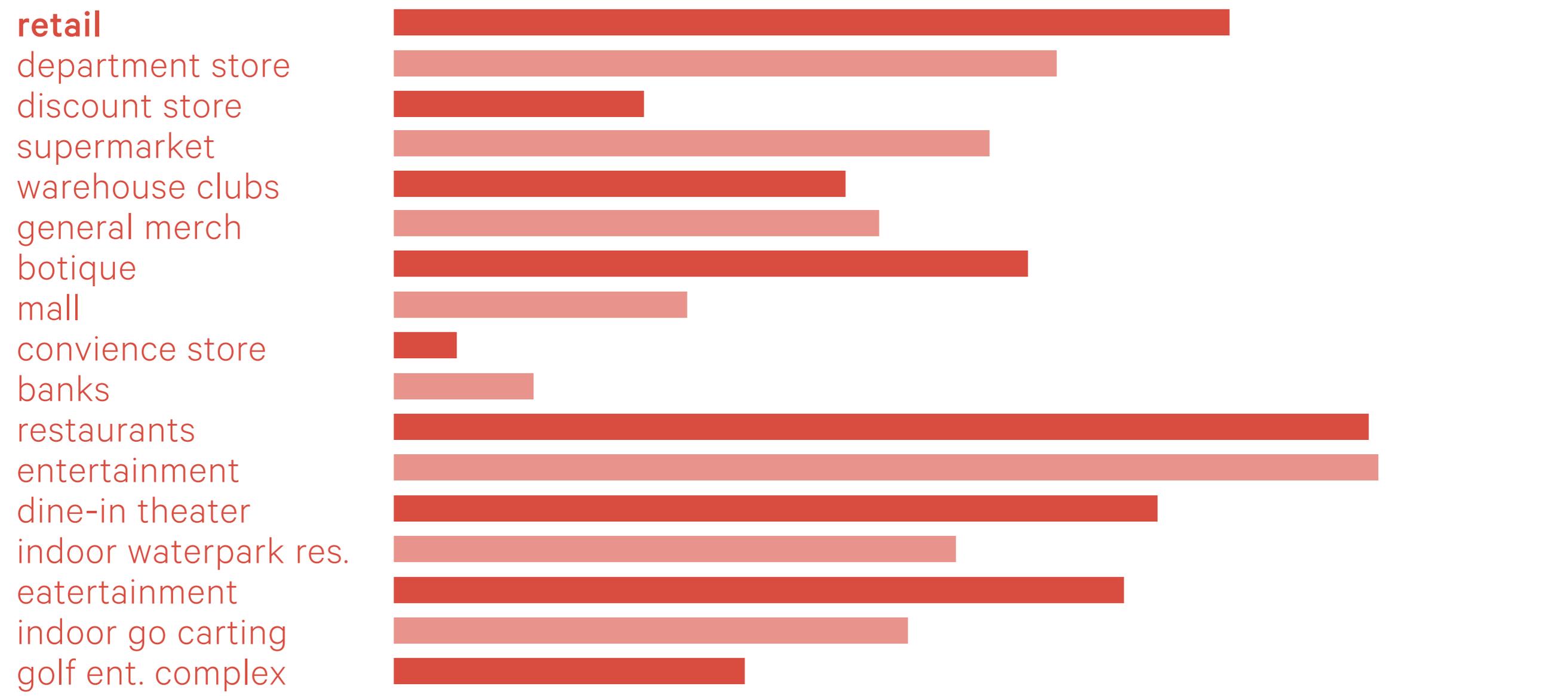


94.40%



Question 12

From the list below, rank each category and subcategory based on the level of importance to you.

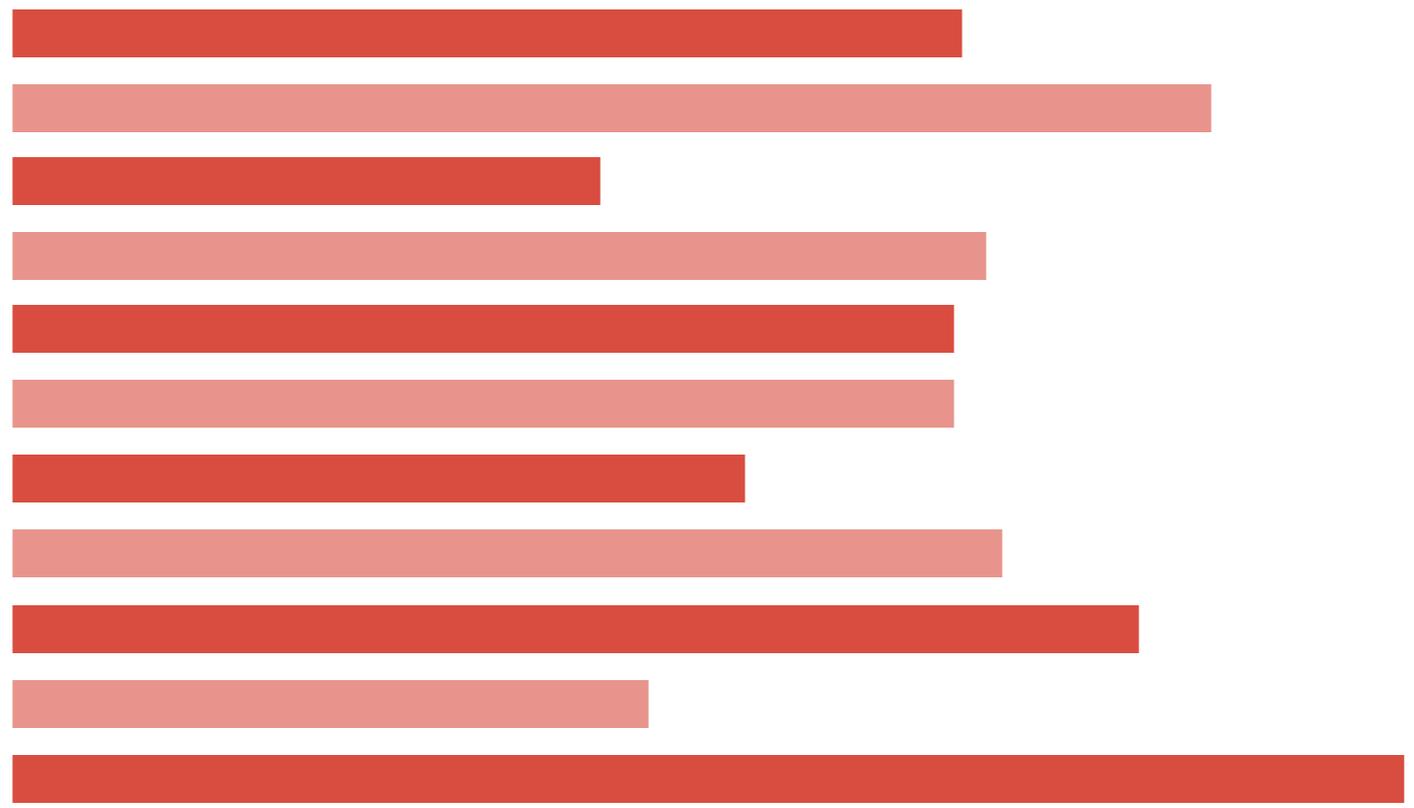


Question 12

From the list below, rank each category and subcategory based on the level of importance to you.

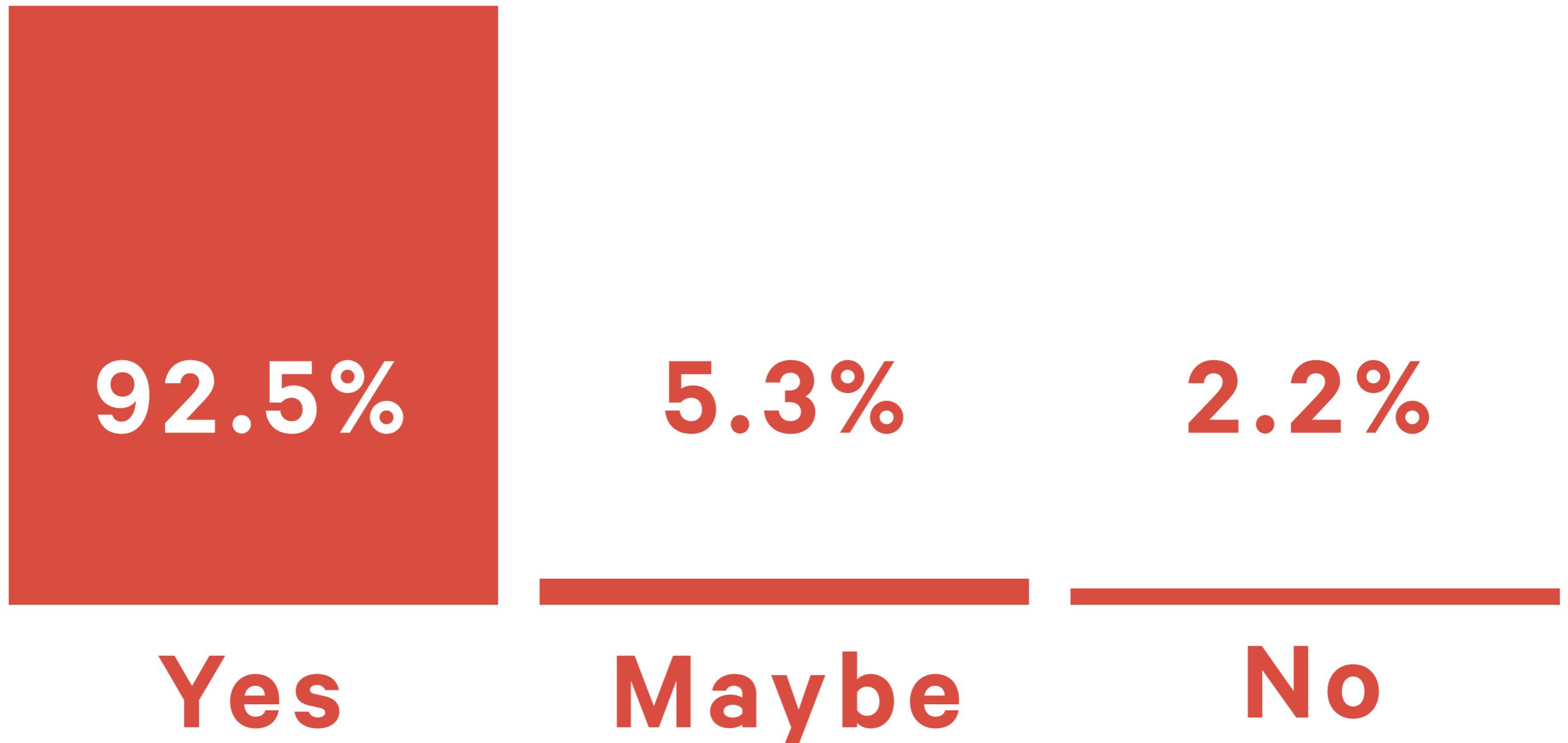


- recreation (cont.)
- community gardens
- cafe/coffee shop
- destination attraction
- pedestrian boardwalk
- water display
- public art
- Beer garden
- food truck armature
- community center
- senior center
- shade structure



Question 13

Do you think this type of project is a good use of this land in Yukon?



Question 13

Do you think this type of project is a good use of this land in Yukon?

“Don’t screw up the out of the way cycling routes in Yukon, Frisco RD is... the only way to cross over the I-40 without a lot of traffic congestion.”

“I would hate to see all of the land turned into concrete”

“I dont like what Midwest City did. It is a mall where you have to go outside and drive to another store.”

“Yes, if done tastefully”

“Yes, although I would hate to lose our town’s charater with generic cookie cutter shopping and dinning.”

“If it is done properly and not more auto shops, discount chains and fast food. More health conscious venue. Or something like classen curve. This must be upscale we have enough crap in Yukon too many fast foods, liquor stores etc”

Question 13

Do you think this type of project is a good use of this land in Yukon?

“Yes. Not only for Yukon, but for the smaller communities west of Yukon. They have to go all the way in to OKC for these types of things.”

“I don’t think we need more retail space. We need to have attractions that set us apart and will bring in visitors from other areas. Being on the western edge of the OKC metroplex, it gives us a great chance to establish Yukon as a destination, not a gateway to somewhere else”

“Yes, it should be commercial with as little government involvement as possible outside the initial planning and approval, especially the need for continuing government services.”

“Yes. We need entertainment sports areas and a walking open shops area.”

“yes. Yukon is seriously lacking in the entertainment side of things, especially for our young people.”

“Access via different transportation, Bikes/walking”

Question 14

What characteristics, if included, would make you want to shop or spend time at the Frisco Road development over other retail centers in the OKC Metro area?

“Would like more locally based companies over big brand stores”

“The use of the old building styles...with use of trees and plants and walk/bike paths”

“An area that I could take my children to play at so we could enjoy both shopping and playing at the same destination.”

“Nice and safe shopping areas. Good after dark lighting, without being harsh. Benches and trees on the sidewalks.”

“I don't think anybody wants to just see another big box store go in with a huge parking lot”

“A different look. Not just retail, but a place people can gather. “

“Trees, seating, shade, water, coffee shop, free wifi, walking trails”

Question 14

What characteristics, if included, would make you want to shop or spend time at the Frisco Road development over other retail centers in the OKC Metro area?

“The use of the old building styles...with use of trees and plants and walk/bike paths”

“Nature! Small trees, not just bushes, in front of stores and in the parking lots. Perennial flowers and plants everywhere..”

“Relaxing water features, benches through the shopping area for those that may have difficulty walking and standing. Maybe an area with outdoor tables...”

“more eco-friendly”

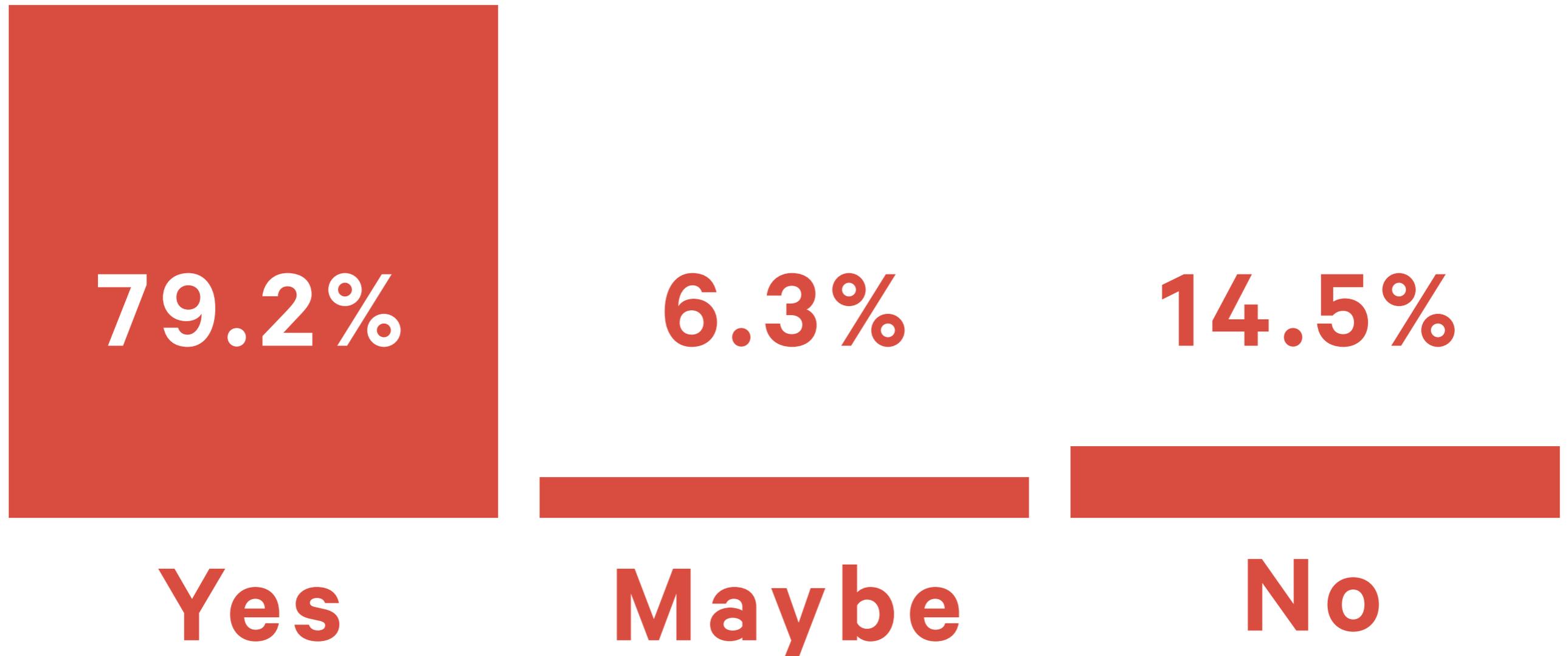
“Outdoor dining, night life”

“Coffee shops, cafes, night-life entertainment, lawn concerts, boutique shopping”

“I’d rather see charming structures rather than cheesey/boring construction. Mature landscaping to make it look less sterile.”

Question 15

Do you believe providing a mixture of uses, such as shops, residences, and small leasable office spaces, will help make this development more successful?



Question 15

Do you believe providing a mixture of uses, such as shops, residences, and small leasable office spaces, will help make this development more successful?

“Not sure I like the idea of residential uses. This would be the Banner School District. Can they handle and increase of more families?”

Yes on the mixture of uses. The only way there should be residences over there is if they are upperend types. No apartment complexes.”

“YES, THE LARGER THE MIXTURE, THE MORE SUCCESSFUL IT WILL BE.”

“I think it would, also some public transportation around it would be great.”

“No Residences!!! But the other uses such as shops, office space, etc would be nice.

“Perhaps, as long as it does not become to much of a business park”

“Yes. It will make more of a community rather than commercial blight”

Question 15

Do you believe providing a mixture of uses, such as shops, residences, and small leasable office spaces, will help make this development more successful?

Yes. People would be able to live, work and shop within a small area.

Yes, as people bring people!

No more apartments!

Yes, the more residential the better. Incorporate traffic calming measures and lots of open space.

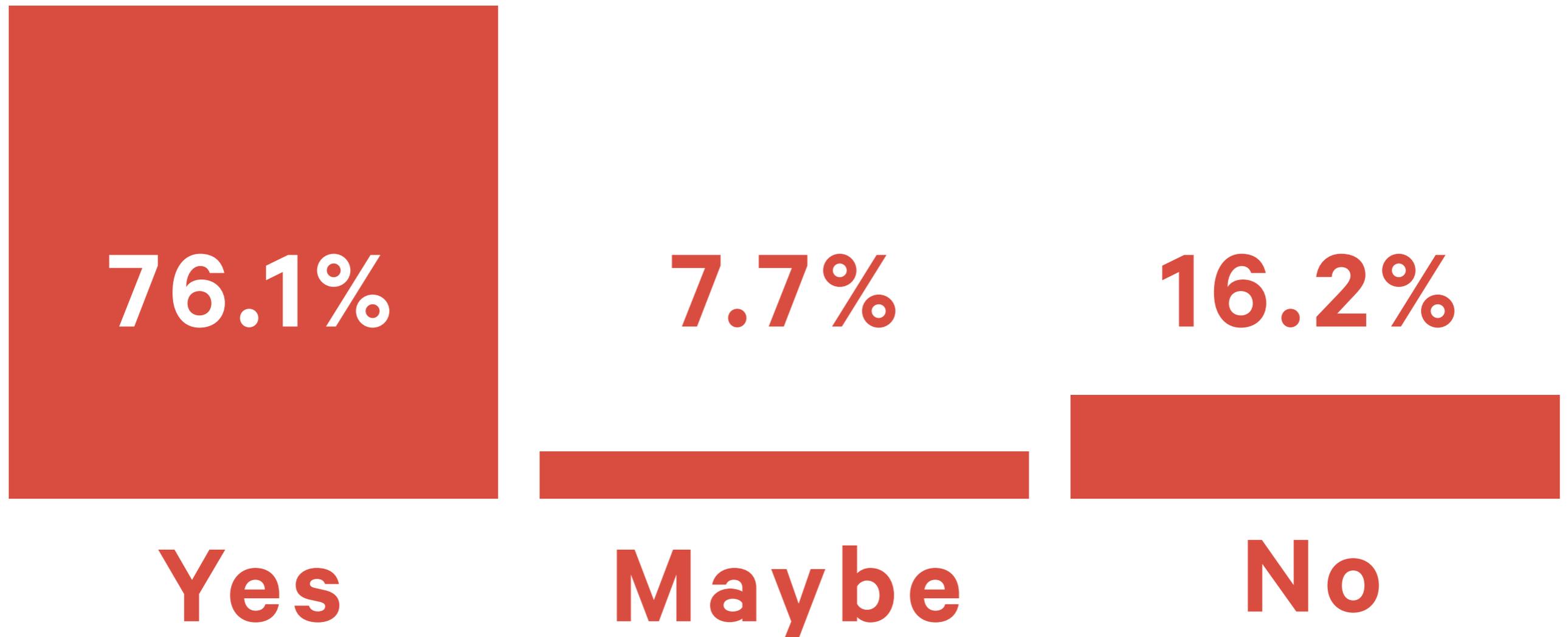
I believe in having the mixture will give it a urban feel with a small town atmosphere. The location alone is what makes it perfect.

Diversity is good.

Yes, I sure do. Most importantly it should be visually pleasing to the eye, nice landscaping that is beautifully maintained.

Question 16

Do you believe there will be people who will want to live in well-managed condominiums or apartments located above shops?



Question 16

Do you believe there will be people who will want to live in well-managed condominiums or apartments located above shops?

“Maybe, but the shops should be high end. and have good parking spaces, or offer shuttle services to other major OKC districts.”

“Yes. Right now it seems Yukon has houses and apartments, but no condos. Not everyone wants to rent, but at the same time not everyone is ready to take on the responsibility of a 3-4 bedroom house. This will address the housing needs of young, active adults who want the bustle of a city life, but on a suburb scale.”

“I think that sounds very cool, I would like that for my business”

“Yes! Especially if groceries, pharmacies, and general merchandise shops are included. This would encourage people to shop “locally” and walk/bike to the shops.”

“That is an EXTREME need within our community. Coming from a 31 year old who is between college age and raising a family. A big gap in there that our community seems to have ignored my entire life.”

Question 16

Do you believe there will be people who will want to live in well-managed condominiums or apartments located above shops?

“If it’s in a decent neighborhood and there is enough shops as well as food places, cafes, and street performers are allowed with permits (not beggars). It needs to be lively.”

You have no idea how much this is needed in Yukon. There are no good apartment/condo in the Yukon school district.

Yes. As the population ages, this will give older people a good place to live without being in a home.

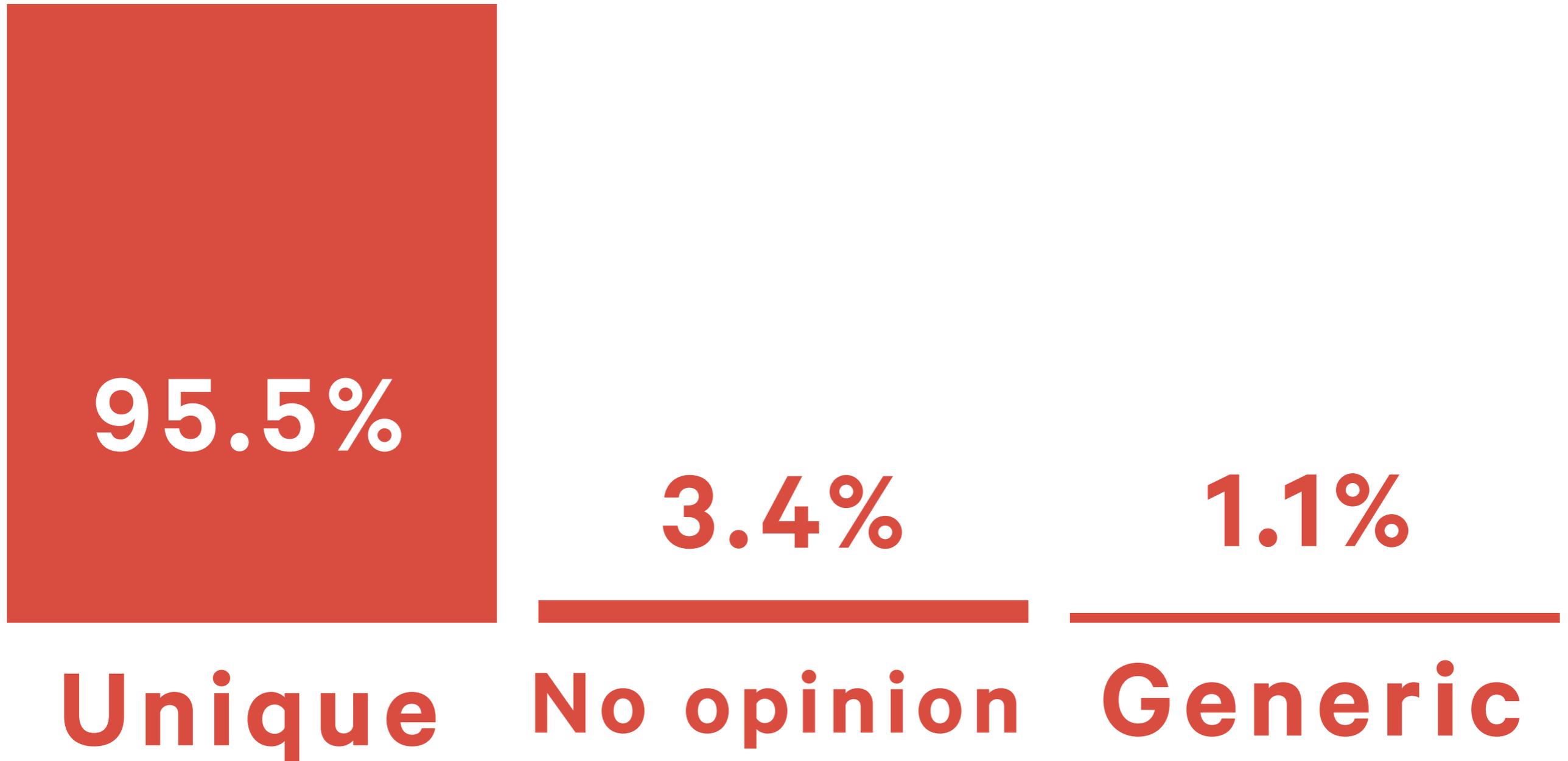
Living quarters above retail shops is a new concept in this part of the country, but I believe this a concept that is going to grow in the future.

Yes, we’ve seen this done in Norman, with much success.

My concern is that over the long run, apartments seem to run down and pull down the surrounding area.

Question 17

Do you wish for this development to feel unique to Yukon, or is it acceptable if this development looks like many other new shopping areas in the region?



Question 17

Do you wish for this development to feel unique to Yukon, or is it acceptable if this development looks like many other new shopping areas in the region?

“The other new developments look like crap. Look to other cities in different states that are popular and successful. Otherwise, it will be dead soon after being built.”

“Unique, but with some similarities of other communities/projects that are successful.”

“either would work. But I think something totally brand new would make everyone “want” to come and see it. Kinda like tons of people go to Guthrie just to see the old town and old homes etc.”

“I’d like it to look more urban...like Midtown Houston”

“Doesn’t matter as long as it doesn’t look like it was pieced together. It needs to look planned.”

Question 17

Do you wish for this development to feel unique to Yukon, or is it acceptable if this development looks like many other new shopping areas in the region?

“Unique, but easy to navigate like other common areas folks are familiar with”

“Must be unique to Yukon. Otherwise we are just putting another cookie cutter commercial space in our own back yards”

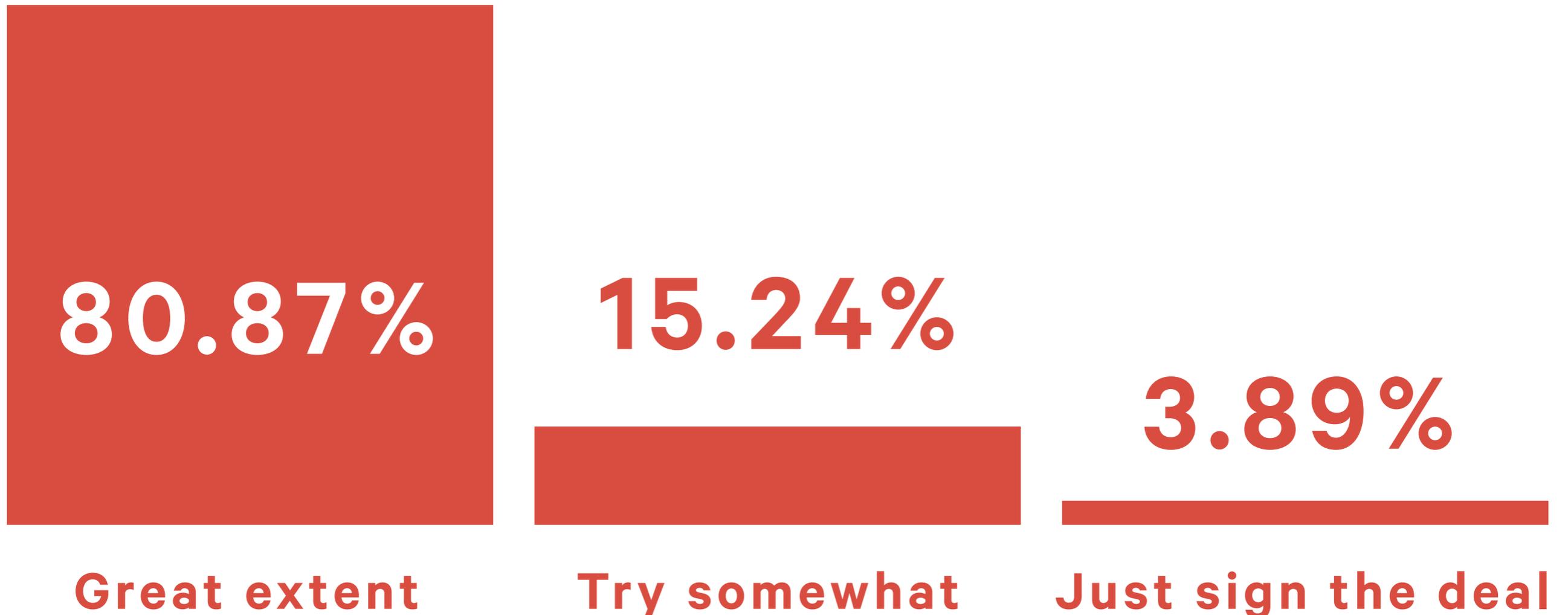
“it should be somewhat different or unique. We already have the conglomeration of stuff on Garth Brooks at I-40”

“Unique is fine as long as it is not “themey”. I don’t want to see a “Czech Village”. Look to Dallas and take a que from their upscale developments.”

“Leaders have an opportunity to prove that they can think outside the “do it like everyone else” box. Let’s think “HEALTHY” too. Gyms are fine but we can work on being healthy with outside activities. Biking, running, exercising can be done free in the right environment. I really think that is what today’s communities are looking for. The old thinking is biscuits and gravy and fried foods”

Question 18

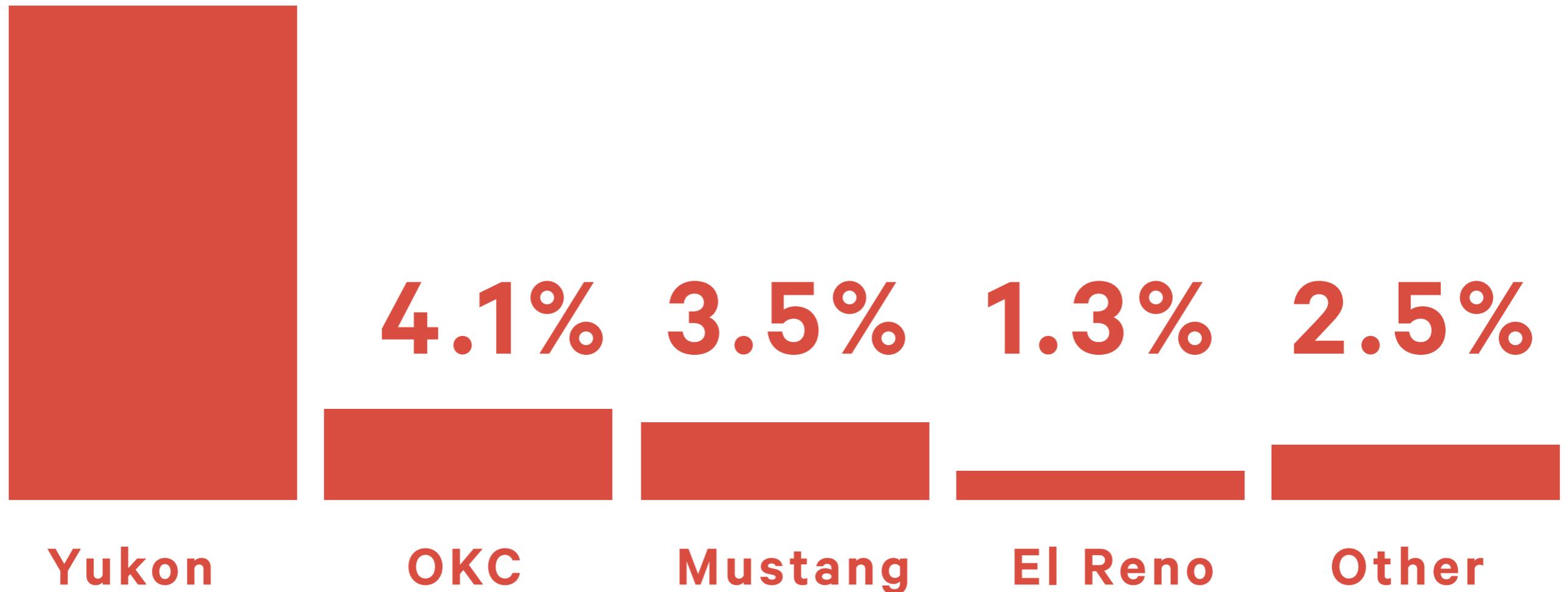
To what extent should City officials negotiate to help improve the quality of the development so that it leads to a walkable, mixed-use live/shop/work type of neighborhood in Yukon?



Question 19

Respondents' zip codes

88.7%





DATE: October 10, 2014
FROM: Larry Mitchell, YEDA Executive Director
TO: Yukon City Council
RE: Yukon Economic Development Authority – Quarterly Report; No. 1

MEMORANDUM

The recently adopted Memorandum of Understanding (MOU) between the Yukon Economic Development Authority and the City of Yukon requires that the Authority Trustees keep the City Council well-informed about all major implementation activities by providing quarterly reports. During the first quarter of the FY 2014-2015 fiscal year, the following narrative summary covers the Authorities activities and financial report;

- A. Financial Report:
 The Frisco Road T.I.F. District recorded its first sales tax payment in August and will experience a steady growth in revenue over the balance of the year. To date, Hobby Lobby, Big Lots, and Kirkland's have opened stores in the district. It is anticipated that a fourth shop will open during the second quarter of the fiscal year and additional retail activity will follow once the Health Center Parkway Project is under construction. For the initial reporting period, the Authority received \$24,124.63 in sales tax collections. A quarterly financial report showing year to date sales tax revenue collections is attached as Exhibit (1).

B. Community Design Survey:

The Authority reviewed and approved a community design survey drafted by Butzer Gardner Architects in July. The survey asked Yukon residents to help the Authority select planning concepts and project elements that are important to include in the Frisco Road Master Plan. The approved community design survey was posted on the City's website, added to Channel 20, listed on the Yukon Chamber's website, and inserted into the Yukon utility bill in August. As of September 15, 2014, the Authority has collected over 700 responses with 80% of the residents supporting a mixed-use development and 80% supporting the idea that City officials should strongly negotiate for quality development of the Prairie West project. A final report will be issued at the October 16th Yukon Economic Development Authority meeting.

C. Main Street Program:

The Authority office at 458 West Main Street is also the home for the Yukon Main Street Program and Director, Pam Shelton. The effort to get local business owners interested in helping the City begin a major downtown redevelopment program is getting off to a great start thanks to Pam, Assistant City Manager, Tammy DeSpain, Amy Phillips, and the newly created Main Street Board of Directors. The City of Yukon and the Yukon Chamber of Commerce are active partners in getting this very important development project off the ground.

D. Highlights for Year One:

The Authority Trust Indenture Ordinance was approved and adopted on September 03, 2014 with the passage of Resolution 2013-11. Later that same month, the City Council passed Resolution 2013-13 declaring its intent to create a Tax Increment District and appointed a Review Committee to develop a proposed project plan and budget.

Over the course of the following twelve months, several events and milestones were reached, which included the following:

1. February 10, 2014 – Yukon Planning Commission approves resolution PC-2014-01 declaring that the proposed Frisco Road Economic Development Project is in conformance with the City's comprehensive plan.
2. March 04, 2014 – City Council approves Ordinance No. 1297 establishing the Frisco Road Economic Development Project Plan and Increment District boundaries.
3. April 24, 2014 – Yukon Economic Development Authority approves a professional planning contract with Butzer Gardner Architects to assist the Executive Director with master planning activities in the Frisco Road T.I.F. District.
4. June 03, 2014 – City Council approves a Memorandum of understanding (MOU) that will define the relationship and responsibilities of the City and the Yukon Economic Development Authority.
5. September 18, 2014 – Yukon Economic Development Authority approves Resolution 2014-19 adopting the City's Purchasing Ordinance which places expenditure limits and accounting practices on the financial activity of the Authority.

***Note:**

A complete chronology of the Authority's activities and actions related to the Frisco Road TIF District is provided as Exhibit (2).

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

Exhibit (1)

Financial Activity Report - September 2014

TIF DISTRICT REVENUES

Account Number	Tax Revenue	2013-2014 Actual	2014-2015 Estimated	2014-2015 YTD Actual	2014-2015 Total
	Sales Tax	0	350,000.00	24,124.63	24,124.63
	Use Tax	0	30,000.00	0	0
	Hotel/Motel Tax	0	0	0	0
	Total	0	380,000.00		24,124.63

TIF DISTRICT EXPENDITURE

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

	Development Assistance	0			
	NA				
	Total				10,000,000.00

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

	Program Contingency	0			
	NA				
	Total				1,000,000.00

Total	330,000.00	37,000,000.00
--------------	-------------------	----------------------

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

Eligible Expenses

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

**08-06-13: Yukon City Council Meeting**

- Consider approving the Trust Indenture to establish the Yukon Economic Development Authority and accepting the initial roster of Trustees.
Vote unanimous; 5-0

09-03-13: Yukon City Council Meeting

- Consider and approve Resolution 2013-11, a Resolution approving the Trust Indenture creating the Yukon Economic Development Authority ("Authority"); approving and accepting beneficial interest for the City of Yukon, Oklahoma in the Authority; and appointing trustees of the Authority.
Vote unanimous; 5-0

09-05-13: First Yukon Economic Development Authority Special Meeting**09-17-13: Yukon City Council Meeting**

- Consider and approve Resolution 2013-13, a Resolution declaring the intent to consider approval of a project and creation of a Tax Increment District or Districts under the Local Development Act; directing preparation of a project plan; 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 a proposed project and project plan.
Vote unanimous; 4-0; Council member McEachern absent

10-24-13: Frisco Road Economic Development Project Plan Review Committee Special Meeting**10-24-13: Yukon Economic Development Authority Special Meeting****11-21-13: Frisco Road Economic Development Project Plan Review Committee Special Meeting****11-21-13: Yukon Economic Development Authority Special Meeting**

- Consider accepting resignation of Donna Yanda, Trustee No. 4.
Vote unanimous; 4-0; Trustee Holland and Alberts absent

12-18-13: Frisco Road Economic Development Project Plan Review Committee Special Meeting

- (Draft 12-18-13, Eligibility Report/Proposed Project & Increment Area reviewed)

12-18-13: Yukon Economic Development Authority Special Meeting**01-15-14: Frisco Road Economic Development Project Plan Review Committee Special Meeting**

- (Draft 01-10-14, Proposed Budget & Draft 12-18-13, Project Plan Eligibility report reviewed)

01-23-14: Frisco Road Economic Development Project Plan Review Committee Special Meeting

- Review, consideration, and possible action to approve Findings Regarding Eligibility and Financial Impact and Resolution 2014-01 Recommending Approval of Project Plan.
Vote unanimous; 6-0

01-23-14: Yukon Economic Development Authority Regular Meeting

- Tara Peters appointed to fill Trustee No. 4 vacancy.
Vote unanimous; 6-0; Trustee Nail absent

02-01-14: Public Notice of Hearings featured in the *Yukon Review*; page 10B; Legals.**02-10-14:** Yukon Planning Commission Regular Meeting

- Consideration of resolution PC-2014-01, determining that the Frisco Road Economic Development Project Plan is in conformance with the comprehensive plan for the City of Yukon and recommending approval and adoption of the Frisco Road Economic Development Project Plan.
Vote unanimous; 5-0

02-18-14: Yukon City Council Meeting

- Public Hearing; Presentation of the Proposed Frisco Road Economic Development Project Plan by Leslie Bachelor, Development Counsel to the City of Yukon, and Larry Mitchell, Director, Yukon Economic Development Authority, for the Purpose of Providing Information and to Answer Questions From Any Interested Persons about the Proposed Project Plan.
-1 Patron with questions
- Consideration, Approval and Announcement of March 4, 2014, as the Date of the Second Public Hearing and Presentation of the Project Plan, at which Any Interested Persons Shall Have the Opportunity to Be Heard in Support of or Opposition to the Proposed Project Plan Prior to Any Council Action with Regard to adoption of the Proposed Project Plan.
Vote unanimous; 5-0

02-27-14: Yukon Economic Development Regular Meeting – **Canceled****02-28-14:** Project Plan Goals/ March 4th Public Notice Hearing sent out in the Yukon Utility Bill.**03-04-14:** Yukon City Council Meeting

- Public Hearing; Presentation of the Proposed Frisco Road Economic Development Project Plan by Leslie Bachelor, Development Counsel to the City of Yukon, and Larry Mitchell, Director, Yukon Economic Development Authority, at which Any Interested Persons Shall Have the Opportunity to Be Heard in Support of or Opposition to the Proposed Project Plan Prior to Any Council Action with Regard to Adoption of the Proposed Project Plan.
-3 Patrons spoke
- Consider approving Ordinance No. 1297, an Ordinance approving and adopting the Frisco Road Economic Development Project Plan; Designating and adopting the Project Area and Increment District Boundaries; Establishing a date for the creation of Increment District No. one (1), City of Yukon; Authorizing the City of Yukon as the principal entity to carry out and administer the Project Plan; Establishing a Tax Apportionment Fund; Declaring apportioned funds to be funds of the City of Yukon; Authorizing the use of Sales, Use, and Hotel Occupancy Tax Increment Revenues for the payment or financing of certain project costs; Authorizing the use of other resources to pay for or finance project costs; Authorizing the Yukon Economic Development Authority to issue bonds and carry out certain provisions of the Project Plan; Ratifying and confirming the actions, recommendations and findings of the Review Committee and the Planning Commission; Providing for severability and declaring an emergency.

Vote unanimous; 4-0; Council member Yanda absent

- Consider approving the Emergency Clause of Ordinance No. 1297.
Vote unanimous; 4-0; Council member Yanda absent

03-11-14: Notice of Creation of TIF and approval of Project Plan sent to the Oklahoma Tax Commission (Ordinance 1297 included).

03-13-14: Yukon Chamber Luncheon Presentation, "Road to Change".

03-27-14: Yukon Economic Development Regular Meeting

- Discuss, review, and approve Draft Request for Proposal for Master Planning Services (RFP 2014-01) and authorize the Executive Director to advertise for proposals.
Vote unanimous; 7-0

03-28-14: 22 copies of RFP2014-01 mailed out; RFP listed in Dodge Report, Southwest Construction News, and 03-29-14 edition of Yukon Review.

04-14-14: Due date and Opening of RFP2014-01 at the Centennial Building at 4PM (4 responses).

04-22-14: Interviews conducted with the four firms who submitted responses to RFP 2014-01. *Trustee Holland was present for 3 interviews*

04-24-14: Yukon Economic Development Regular Meeting

- Consider approval of a professional planning service firm as recommended by the Executive Director, and authorizing the Chairman to execute a professional service contract, for a period of one year, beginning July 1, 2014, contingent upon the approval by the City of Yukon.
Vote unanimous; 5-0; Trustee Smith & Trustee Peters absent
- Review and discuss the proposed Memorandum of Understanding (MOU), regarding the Frisco Road Economic Development Project Plan, between the City of Yukon and the Yukon Economic Development Authority.
Approved to place on City Council Agenda 05/06/14

05-06-14: Yukon City Council Meeting

- Consider approving a Real Estate Donation Agreement between the City of Yukon and the Archdiocese of Oklahoma City, located at the Northeast Quarter (NE ¼) of Section (30), Township Twelve North (T12N), Range 5 West of the Indian Meridian (R5WIM) Canadian County, Oklahoma (near the Intersection of I-40 and Frisco Rd.), at no financial cost to the City.
Vote unanimous; 5-0
- Consider approving an Agreement with the State of Oklahoma Department of Commerce/Oklahoma Main Street Center, for the Associate Main Street Program, for State assistance in the revitalization of the downtown/urban area of the City of Yukon, for the term of July 1, 2014 through June 30, 2015.
Vote unanimous; 5-0
- Consider approving a Professional Services Agreement between the Yukon Economic Development Authority and Butzer Gardner Architects, LLC and Johnson & Associates, Inc., for Master Planning Services for the Frisco Road Economic Development Project Plan, for the term of July 1, 2014 through June 30, 2015.
Vote unanimous; 5-0

- City Manager's Report – Information items only
 - A. Big Junk Recycle Event Report
 - B. Public Discussion Policy Development
 - C. YEDA Memorandum of Understanding
 - D. May 20 Council Meeting Canceled

05-22-14: Yukon Economic Development Regular Meeting - **Canceled**

05-22-14: Yukon City Council Special Meeting

- Consider approving the Memo of Understanding (MOU) between the City of Yukon, a municipal corporation, and the Yukon Economic Development Authority, a public trust, as to define the relationship and the responsibilities of the Parties, with respect to implementation of the Frisco Road Economic Development Project Plan.
Item Tabled until June 3, 2014 meeting; Vote unanimous; 4-0; Council member Ken Smith absent

06-03-14: Council Study Session and Regular Yukon City Council Meeting

- **Study Session:** Discussion with Butzer Gardner Architects concerning Frisco Road Master Planning Concepts and Design Objectives.
- Real Estate Donation Agreement and Special Warranty Deed from Integris Rural Health, Inc. approved.
- Consider approving a Memo of Understanding between the City of Yukon, a Municipal Corporation, and the Yukon Economic Development Authority, a Public Trust, as to define the relationship and the responsibilities of the Parties, with respect to implementation of the Frisco Road Economic Development Project Plan.
*Item approved subject to the following revisions: specified limit of spending, change of wording - redevelopment to development, and add time frame to reasonably requested; monthly report on accounting side and quarterly general reports and annual review of agreement.
Vote unanimous; 5-0*

06-17-14: Yukon City Council Meeting

- Consider approving the Mayor's nomination of a Yukon City Council representative, for the Yukon Economic Development Authority Trustee No. 2, for the term of July 1, 2014 through June 30, 2020.
Vote unanimous; 5-0; John Alberts re-appointed

06-26-14: Yukon Economic Development Regular Meeting

- Memorandum of Understanding approved by YEDA.
Vote unanimous; 4-0; Chairman Wright, Trustee Alberts, & Trustee Peters absent

06-30-14: City Council Members responses to Master Plan Questions (proposed at June 03, 2014 Study Session) sent to Butzer Gardner Architects.
Council member McEachern did not give a response

07-24-14: Yukon Economic Development Regular Meeting

- Review and discuss a proposed set of community survey questions designed to assist the Authority in the development of a Frisco Road Master Plan.

Authority approved the survey subject to a revision; adding an introductory paragraph stating that the proposed survey and pictures are just an idea/example of possible options going forward. The survey is intended to gather ideas to help the Authority create a more unified concept.

07-30-14: Community Design Study (survey) for the Frisco Road Retail Development was posted to the City of Yukon's website (received 125 responses as of 5:21 p.m., 07-31-14); added to Channel 20 on 08-04-14; added to Yukon Chamber Website on 08-08-14.

08-05-14: Yukon City Council Meeting

- Consider approving Resolution 2014-15, a Resolution to execute Project Agreement No. 30715(04), by and between the City of Yukon and the Oklahoma Department of Transportation, for construction of an Interchange at I-40 and Frisco Road, 4.5 miles west of Kilpatrick Turnpike Interchange in Canadian County, with the City's obligation amount of \$5,600,000.00, plus preconstruction costs to include planning, design, engineering, right-of-way acquisition, utility relocation, and environmental clearance, to be paid from the Frisco Road Tax Increment Financing (TIF) District
Vote unanimous; 4-0; Council member Yanda absent

08-07-14: Agreement No. 30715(04) hand delivered to the Oklahoma Department of Transportation

08-12-14: Agreement No. 30715(04) signed by the Oklahoma Department of Transportation.

08-19-14: Yukon City Council Meeting

- Consider approving a Contract for Professional Services with Triad Design Group, Inc. to provide studies, surveys, preliminary plans for plan-in-hand, and hydraulics for the Phase I design of the I-40 and Frisco Road Interchange, at a cost of \$750,000.00, as recommended by the City Manager
Vote unanimous; 5-0
- Consider approving a Contract for Professional Services with Triad Design Group, Inc. to provide studies, final construction plans, estimates, geotechnical evaluation and general engineering for the Phase II design of the I-40 and Frisco Road Interchange, at a cost of \$965,000.00, as recommended by the City Manager
Vote unanimous; 5-0

08-31-14: Community Design Study (survey) for the Frisco Road Retail Development information included in the Yukon utility bill insert.

08-28-14: Yukon Economic Development Regular Meeting

- YEDA meeting time/date change: Third Thursday at 4 P.M.
Vote unanimous; 6-0; Trustee Alberts absent

09-17-14: Community Design Study (survey) for the Frisco Road Retail Development ended. Posted 51 days with 717 responses collected.

09-18-14: Yukon Economic Development Regular Meeting

- Consider approving Resolution No. 2014-19, a Resolution authorizing the adoption of the City of Yukon's Purchasing Ordinance establishing accounting procedures and expenditure limitations for the Yukon Economic Development Authority.

Vote unanimous; 4-0; Trustee Smith, Trustee Alberts, & Trustee Peters absent. Trustee Alberts arrived after vote.

- Review and discuss a preliminary draft of the Authority By-Laws; draft 09.15. 2014.
- First substantial report of TIF revenue collections with \$24,124.63 collected.

Upcoming Dates:

10-16-14: Yukon Economic Development Regular Meeting

CITY OF YUKON
FINANCIAL STATEMENT - UNAUDITED
AS OF: SEPTEMBER 30TH, 2014

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	129,269.00	12,201.18	0.00	35,736.54	0.00	93,532.46	27.65
36-5502-102 Extra Help	36,160.00	2,232.00	0.00	6,456.00	0.00	29,704.00	17.85
36-5502-106 Car Allowance	0.00	253.42	0.00	691.44	0.00	(691.44)	0.00
36-5502-112 Employee Retirement	32,124.00	858.93	0.00	2,660.10	0.00	29,463.90	8.28
36-5502-113 FICA (Social Security)	10,103.00	922.08	0.00	2,900.02	0.00	7,202.98	28.70
TOTAL PERSONNEL	207,656.00	16,467.61	0.00	48,444.10	0.00	159,211.90	23.33
SUPPLIES							
36-5502-201 Office Supplies	700.00	0.00	0.00	59.90	150.00	490.10	29.99
36-5502-202 Duplication/Computer	200.00	0.00	0.00	0.00	0.00	200.00	0.00
36-5502-208 Publications & Period	500.00	0.00	0.00	0.00	0.00	500.00	0.00
36-5502-225 Promotional Items	5,000.00	281.71	0.00	281.71	65.00	4,653.29	6.93
TOTAL SUPPLIES	6,400.00	281.71	0.00	341.61	215.00	5,843.39	8.70
EQUIPMENT AND MAINTENANCE							
36-5502-315 Office Equipment	500.00	0.00	0.00	0.00	0.00	500.00	0.00
36-5502-331 Travel Expense	10,200.00	254.28	0.00	279.48	188.00	9,732.52	4.58
36-5502-340 Postage and Shipping	200.00	0.00	0.00	50.00	0.00	150.00	25.00
36-5502-346 Rentals and Leases	12,000.00	0.00	0.00	0.00	0.00	12,000.00	0.00
36-5502-347 Special Services	30,000.00	7,399.40	0.00	7,399.40	0.00	22,600.60	24.66
36-5502-348 Consultant Fees	15,000.00	0.00	0.00	0.00	0.00	15,000.00	0.00
36-5502-349 Printing	1,000.00	0.00	0.00	102.50	0.00	897.50	10.25
36-5502-354 Assoc Memberships & C	3,000.00	175.00	0.00	1,395.00	645.00	960.00	68.00
36-5502-356 Training	6,000.00	0.00	0.00	0.00	0.00	6,000.00	0.00
TOTAL EQUIPMENT AND MAINTENANCE	77,900.00	7,828.68	0.00	9,226.38	833.00	67,840.62	12.91
TOTAL ECONOMIC DEVELOPMENT	291,956.00	24,578.00	0.00	58,012.09	1,048.00	232,895.91	20.23
*** TOTAL EXPENDITURES ***	9,140,730.00	688,411.37	333,991.17	2,059,342.73	571,947.83	6,843,430.61	25.13

*Note- Yukon's Best Main Street program expenditures are represented within the YEDA 204-2015 budget.

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

Financial Activity Report - October 2014

TIF DISTRICT REVENUES

Account Number	Tax Revenue	2013-2014 Actual	2014-2015 Estimated	Actual Monthly Collections	2014-2015 Total
	Sales Tax	0	350,000.00	10,850.67	34,975.30
	Use Tax	0	30,000.00	0	0
	Hotel/Motel Tax	0	0	0	0
	Total	0	380,000.00	10,850.67	34,975.30

TIF DISTRICT EXPENDITURE

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

	Development Assistance	0			
	NA				
	Total				10,000,000.00

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

	Program Contingency	0			
	NA				
	Total				1,000,000.00

Total			330,000.00		37,000,000.00
--------------	--	--	-------------------	--	----------------------

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

Eligible Expenses

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



FINANCE DEPARTMENT

DATE: October 13, 2014
FROM: J. I. Johnson, City Treasurer
TO: Grayson Bottom, City Manager
RE: October 2014 Tax Receipts

Current Month Receipts

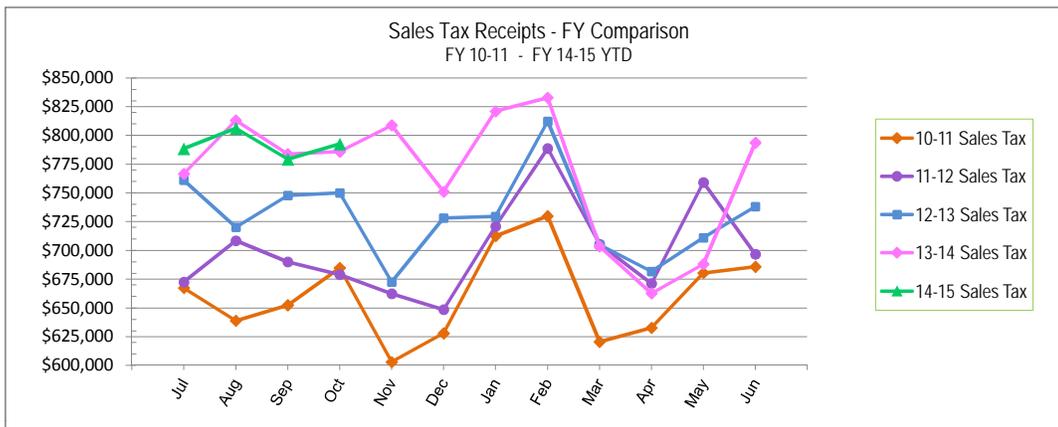
• Sales Tax	\$1,585,025.76
Same Month / Prior Year - Increase	0.84% ↑
YTD-Same Mo / Prior Year - Increase	0.54% ↑
• Use Tax	\$141,795.99
Same Month / Prior Year - Decrease	(32.80%) ↓
YTD-Same Mo / Prior Year - Decrease	(78.49%) ↓
• Cigarette/Tobacco Tax	\$17,921.03
Same Month / Prior Year - Increase	13.34% ↑
YTD-Same Mo / Prior Year - Decrease	(1.70%) ↓
• Excise Tax	\$3,125.92
Same Month / Prior Year - Increase	1.40% ↑
YTD-Same Mo / Prior Year - Increase	4.28% ↑
• TIF Transfer	\$10,850.67
TIF Transfer - YTD	\$34,975.30

Sales Tax Collections

FY 2014-2015

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT											\$ INCR/(DECR)	\$ INCR/(DECR)	% INCR/(DECR)	
SALES MONTH	REC'D	1996 ST CIP			POLICE RES	75%			25%	2007 ST CIP		FROM SAME MO	SAME MO	YTD-SAME MO
		GEN FUND	3/4 CENT	PEST		GEN EMP RES	FIRE RES	GEN FND RES		1/4 CENT	TOTAL REC'D	PRIOR YEAR	PRIOR YEAR	FY 2013-2014
MAY	07/09/2014	788,363.52	295,636.31	295,636.31	108,399.96	98,545.43	88,690.89	98,545.44	98,545.44	1,576,726.99	43,573.88	2.84%	2.84%	
JUNE	08/11/2014	806,127.40	302,297.76	302,297.76	110,842.49	100,765.91	90,689.33	100,765.92	100,765.92	1,612,254.74	(13,849.23)	-0.85%	0.94%	
JULY	09/09/2014	779,367.49	292,262.80	292,262.80	107,163.01	97,420.92	87,678.84	97,420.93	97,420.93	1,558,734.93	(8,843.79)	-0.56%	0.44%	
AUGUST	10/09/2014	792,512.91	297,192.33	297,192.33	108,970.50	99,064.10	89,157.70	99,064.11	99,064.11	1,585,025.76	13,215.95	0.84%	0.54%	
SEPTEMBER														
OCTOBER														
NOVEMBER														
DECEMBER														
JANUARY														
FEBRUARY														
MARCH														
APRIL														
TOTAL		3,166,371.33	1,187,389.20	1,187,389.20	435,375.96	395,796.36	356,216.76	395,796.40	395,796.40	6,332,742.42	34,096.81			

TIF Transfer: 10,850.67 TIF Transfer-YTD: 34,975.30



Sales Tax Collections

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT											\$ INCR/(DECR)	% INCR/(DECR)	% INCR/(DECR)	
FY 2013-2014											FROM SAME MO	SAME MO	YTD-SAME MO	
SALES MONTH	REC'D	1996 ST CIP			POLICE RES	75%			25%	2007 ST CIP		PRIOR YEAR	PRIOR YEAR	FY 2012-2013
		GEN FUND	3/4 CENT	PEST		GEN EMP RES	FIRE RES	GEN FND RES		1/4 CENT	TOTAL REC'D			
MAY	07/08/2013	766,576.58	287,466.21	287,466.21	105,404.26	95,822.06	86,239.86	95,822.07	95,822.07	1,533,153.11	10,861.47	0.71%	0.71%	
JUNE	08/08/2013	813,052.02	304,894.49	304,894.49	111,794.63	101,631.49	91,468.35	101,631.50	101,631.50	1,626,103.97	185,679.75	12.89%	6.63%	
JULY	09/10/2013	783,789.39	293,921.01	293,921.01	107,771.02	97,973.66	88,176.30	97,973.67	97,973.67	1,567,578.72	71,750.99	4.80%	6.02%	
AUGUST	10/10/2013	785,904.93	294,714.34	294,714.34	108,061.90	98,238.10	88,414.30	98,238.11	98,238.11	1,571,809.81	71,601.37	4.77%	5.70%	
SEPTEMBER	11/12/2013	808,768.07	303,288.02	303,288.02	111,205.59	101,095.99	90,986.40	101,096.01	101,096.01	1,617,536.08	272,238.57	20.24%	8.38%	
OCTOBER	12/09/2013	751,029.33	281,635.99	281,635.99	103,266.51	93,878.65	84,490.80	93,878.66	93,878.66	1,502,058.60	45,665.48	3.14%	7.51%	
NOVEMBER	01/08/2014	820,976.68	307,866.24	307,866.24	112,884.27	102,622.07	92,359.87	102,622.08	102,622.08	1,641,953.29	183,010.92	12.54%	8.23%	
DECEMBER	02/07/2014	832,769.23	312,288.45	312,288.45	114,505.74	104,096.14	93,686.53	104,096.15	104,096.15	1,665,538.39	41,262.51	2.54%	7.45%	
JANUARY	03/07/2014	703,561.52	263,835.56	263,835.56	96,739.69	87,945.18	79,150.67	87,945.19	87,945.19	1,407,122.99	(2,605.48)	-0.18%	6.64%	
FEBRUARY	04/10/2014	662,654.82	248,495.55	248,495.55	91,115.02	82,831.84	74,548.67	82,831.85	82,831.85	1,325,309.60	(38,074.18)	-2.79%	5.76%	
MARCH	05/12/2014	688,143.18	258,053.68	258,053.68	94,619.67	86,017.89	77,416.10	86,017.89	86,017.89	1,376,286.30	(45,648.83)	-3.21%	4.96%	
APRIL	06/09/2014	793,733.45	297,650.03	297,650.03	109,138.33	99,216.67	89,295.01	99,216.68	99,216.68	1,587,466.84	111,042.08	7.52%	5.18%	
TOTAL		9,210,959.20	3,454,109.57	3,454,109.57	1,266,506.61	1,151,369.74	1,036,232.87	1,151,369.86	1,151,369.86	18,421,917.70	906,784.65			

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

Sales Tax Collections

2004 PUBLIC EMPLOYEE SALES TAX - 1 CENT											\$ INCR/(DECR)	% INCR/(DECR)	% INCR/(DECR)	
FY 2012-2013											FROM SAME MO	SAME MO	YTD-SAME MO	
SALES MONTH	REC'D	1996 ST CIP			POLICE RES	75%			25%	2007 ST CIP		PRIOR YEAR	PRIOR YEAR	PRIOR YEAR
		GEN FUND	3/4 CENT	PEST		GEN EMP RES	FIRE RES	GEN FND RES		1/4 CENT	TOTAL REC'D			
MAY	07/09/2012	761,145.85	285,429.68	285,429.68	104,657.53	95,143.22	85,628.90	95,143.23	95,143.23	1,522,291.64	177,312.91	13.18%	13.18%	
JUNE	08/08/2012	720,212.14	270,079.54	270,079.54	99,029.15	90,026.50	81,023.86	90,026.51	90,026.51	1,440,424.22	23,624.40	1.67%	7.28%	
JULY	09/07/2012	747,913.89	280,467.70	280,467.70	102,838.14	93,489.22	84,140.31	93,489.23	93,489.23	1,495,827.73	115,827.18	8.39%	7.65%	
AUGUST	10/15/2012	750,104.25	281,289.08	281,289.08	103,139.31	93,763.02	84,386.72	93,763.03	93,763.03	1,500,208.44	142,248.73	10.48%	8.35%	
SEPTEMBER	11/08/2012	672,648.78	252,243.28	252,243.28	92,489.19	84,081.09	75,672.98	84,081.09	84,081.09	1,345,297.51	20,598.64	1.55%	7.03%	
OCTOBER	12/06/2012	728,196.59	273,073.71	273,073.71	100,127.01	91,024.56	81,922.11	91,024.57	91,024.57	1,456,393.12	159,244.29	12.28%	7.87%	
NOVEMBER	01/08/2013	729,471.21	273,551.69	273,551.69	100,302.27	91,183.89	82,065.51	91,183.90	91,183.90	1,458,942.37	17,038.87	1.18%	6.86%	
DECEMBER	02/08/2013	812,137.97	304,551.73	304,551.73	111,668.95	101,517.23	91,365.52	101,517.24	101,517.24	1,624,275.88	46,841.30	2.97%	6.31%	
JANUARY	03/08/2013	704,864.26	264,324.09	264,324.09	96,918.81	88,108.02	79,297.23	88,108.03	88,108.03	1,409,728.47	(1,038.10)	-0.07%	5.59%	
FEBRUARY	04/08/2013	681,691.92	255,634.46	255,634.46	93,732.62	85,211.48	76,690.34	85,211.49	85,211.49	1,363,383.78	20,952.86	1.56%	5.20%	
MARCH	05/09/2013	710,967.59	266,612.84	266,612.84	97,758.02	88,870.94	79,983.85	88,870.95	88,870.95	1,421,935.13	(96,283.31)	-6.34%	4.06%	
APRIL	06/07/2013	738,212.41	276,829.64	276,829.64	101,504.18	92,276.54	83,048.89	92,276.55	92,276.55	1,476,424.76	83,069.27	5.96%	4.22%	
TOTAL		8,757,566.85	3,284,087.45	3,284,087.45	1,204,165.18	1,094,695.71	985,226.23	1,094,695.82	1,094,695.82	17,515,133.05	709,437.04			

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

REGIONAL ECONOMIC DEVELOPMENT DISTRICTS (68 O.S. 1370.7)

Any combination of cities, towns and counties or their agencies may jointly create a regional economic development authority for the purpose of planning, financing, constructing, staffing, maintaining and operating regional economic development projects located within the boundaries of a regional district.

Key Statutory Requirements

- The regional economic development authority must be organized as a public trust, but cannot exercise eminent domain.
- The district can consist of territory equal to or less than the entire boundaries of the participating cities, towns or counties.
- The authority is governed by a board of directors appointed by the governing bodies of the participating local governments pursuant to the statutes governing public trusts.
- The authority has the power to levy a sales tax of not more than 2 percent within the district. It must be approved by a majority of votes cast within the district at a special election jointly called by the governing boards of the cities, towns and counties comprising the authority.
- If the sales tax proceeds exceed the amount necessary for the payment of the expenses of the authority, the excess funds shall be apportioned to the general funds of the participating jurisdictions in proportion to the population within the regional district.
- The authority shall exist for so long as it is operating, and not longer than one year thereafter. If the authority ceases operations, the taxes levied shall not be repealed until the indebtedness incurred for the purposes of the tax is retired.

Establishment Procedure

- Participating jurisdictions create a public trust by adopting a trust indenture which outlines the board composition, voting rights and powers of the trust board pursuant to 60 O.S. 176 et seq. Each jurisdiction will be named as a beneficiary of the trust.
- The creation of the regional economic development district must be approved by resolution of each jurisdiction. The boundaries of the authority are the boundaries of the district.

Sales Tax Provisions

- The question to assess a sales tax within the boundaries of the district is submitted to the voters at a special election jointly called by the governing boards of the participating jurisdictions. Approval is by majority vote. If the measure fails, it cannot be submitted again for 6 months.
- If approved, the sales tax shall be assessed only on transactions with the point of sale located within the boundaries of the district. All state sales tax exemptions apply. There can be only one regional district assessing a sales tax in a given area during the same time period. Districts cannot be layered on top of each other.
- The proceeds are limited in use to the purposes identified by the authority, which must be specified when the sales tax proposition is submitted to the voters.
- The sales tax assessment shall have a specific duration, disclosed to the voters, of no greater than 30 years if the proceeds are pledged to repay indebtedness, or 20 years for expenditures other than the repayment of indebtedness, unless the duration is specified as for so long as the authority is in operation.
- The authority may also use tax incentive or increment districts in combination with the sales tax financing.

THE CITIES THAT ARE BENEFITING THE MOST FROM THE ECONOMIC RECOVERY

by [Joel Kotkin](#) 10/07/2014



It is painfully clear that the current U.S. economic recovery has been a **meager one**, with the benefits highly concentrated among the wealthiest. The notion that “a rising tide” lifts all boats has been sunk, along with the **good ship middle class**.

Geographically as well, the recovery has been concentrated in a relative handful of regions. Nationwide, real per capita GDP rose a meager 3.8% from 2010 through 2013, according to new Bureau of Economic Analysis numbers. An analysis of the data by urban expert [Aaron Renn](#) shows that a handful of metropolitan areas have enjoyed much faster growth. For the most part, these are areas that have

cash in on the current technology or energy booms, and in some cases, both. Also, surprisingly, there have been some very good gains in some of the nation’s long-distressed industrial heartland metro areas, as the combination of energy development and a resurgent automobile industry have boosted regional GDP.

Tech Capitals

Of the nation’s 52 largest metropolitan statistical areas, many of the top performers have strong tech economies, led by the No. 2 metro area on our list, San Jose-Sunnyvale-Santa Clara, aka Silicon Valley, where real per capita GDP expanded 11.5% from 2010-13. Perhaps more surprising is the strong, tech-fueled performance of No. 3 Portland-Vancouver-Hillsboro, Ore., where real per capita GDP grew 9.2%. The prime contributor has been the robust performance of late of Intel, the state’s largest private employer, which employs about 17,000 in Portland’s western suburbs **around the town of Hillsboro**, the company’s largest concentration of workers anywhere.

Other less heralded tech centers have also performed well, including No. 4 Columbus, Ohio (8.2% growth), and No. 8 Salt Lake City (7.3%), both of which are also **benefiting from the surge in oil and gas production**. Among smaller cities with strong tech communities, Fargo, N.D., and Provo-Orem, Utah, have enjoyed better than 10% real per capita GDP growth since 2010.

Energy Regions

Per capita growth in the energy states has been even more impressive. Placing first on our big cities list is Houston-the Woodlands-Sugarland, Texas, where per capita GDP rose 13.2% from 2010-13, a major achievement in a region whose population continues to grow rapidly. Zooming out to all 381 U.S. MSAs, no places come close to the two Texas oil towns that rank first and second overall, Midland (sizzling 38.8% growth since 2010) and Odessa (34.1%). Both lie in the Permian basin, an oil-rich geological formation that was first tapped in the 1920s and has seen a marked revival in production recently due to advances in extraction techniques like horizontal drilling and fracking. Also notable, the southern Texas town of Victoria clocked over 21% growth.

Among the largest metro areas, energy hubs also did well, including Oklahoma City (7th, 7.5%) and Dallas-Ft. Worth-Arlington (13th, 6.5%) and the San Antonio area (16th), which is benefiting

SUBSCRIBE TO NG ARTICLES



Subscribe to Articles feed

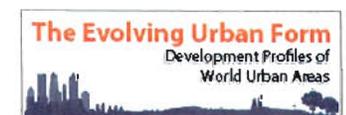
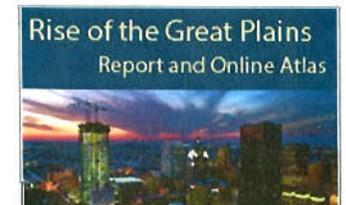
Or, get articles by email:

Enter your email address



NewGeography.com is a joint venture of [Joel Kotkin](#) and [Praxis Strategy Group](#)

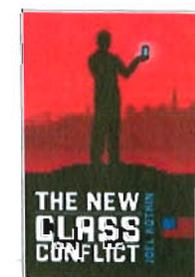
FEATURED CONTENT



[View all subjects](#)

THE NEW CLASS CONFLICT - NOW AVAILABLE

Joel Kotkin's new book *The New*



Class Conflict is now available at Telos Press and Amazon. [Find out more .](#)

ADVERTISEMENT

from a gusher in the Eagle Ford Shale play. Economists estimate its development has pumped [\\$87 billion into the south Texas economy](#).

Rust Belt Revives

The booms in tech and energy are well-known. But the most surprising wrinkle in our survey of per capita GDP growth is the revival of auto manufacturing, which benefits both from technological improvements and lower energy costs. Among the larger metro areas, the key winners have been Grand Rapids-Wyoming (fifth, 7.8%) and Detroit (tied for ninth, 7.2%), as well as the surprising 15th place ranking for Cleveland-Elyria.

These gains are heartening, but the real question may be how long this will continue. In part, the strong 2010-13 numbers reflect a recovery from very poor economic performance that has stretched on for decades, and population losses, which tend to skew per capita GDP numbers upwards. But signs of health in the nation's long disdained midsection deserve applause.

Surprising Laggards

The recovery has not lifted most regions, just as it has not helped most Americans. Per capita income growth has been slow in most of the nation's largest cities outside Texas. Given the enormous financial bailout from the federal government, as well as the massive spike in stock and real estate prices, one would have expected far better performance from New York, which ranks a middling 33rd out of the 52 largest MSAs, with below average 2.3% growth since 2010.

Chicago-Naperville-Elgin ranked 26th; Los Angeles-Long Beach-Anaheim, 38th, and Philadelphia, 40th. Perhaps the biggest disappointment is 51st place Washington D.C.-Arlington-Alexandria, which had been a high-flier through the Recession amid strong federal spending. Per capita GDP since 2010 has fallen 3.4%. This disturbs some pundits, such as [Richard Florida](#), but no doubt Washington's fall from grace would be widely welcomed by most Americans.

And What About Poverty

Increasingly, many question not only the relative lack of growth, but that the growth we are experiencing is doing very little for the vast majority of Americans. Former Clinton adviser Bill Galston has noted that this recovery has ["left almost everybody"](#) out.

No group has been harder hit than the poor. The nation's population below the poverty line has expanded a full percent since 2010. An analysis by demographer [Wendell Cox](#) shows that poverty declined in just seven of the nation's 52 largest metropolitan areas from 2010-13: Louisville, Ky.; Oklahoma City; Nashville, Tenn.; Columbus Ohio; Grand Rapids; and Texas' Austin and San Antonio.

Most of the areas with the strongest growth in per capita GDP posted smaller than average increases in poverty. In Houston the share of the population living in poverty rose 0.6% from 2010-13 to 16.4%, 11th highest among the nation's biggest metro areas.

The results in California suggest strongly that the tech boom has not done much to relieve poverty in the Golden State, despite the much ballyhooed "California comeback" [trumpeted by the likes of Paul Krugman](#). In reality it's poverty, not prosperity, that's on the march in most California cities outside the Bay Area. Since 2010, the percentage of the population of San Diego living in poverty has grown 1.3% to 15.2%, while that of Riverside-San Bernardino rose 1.7% to 18.2%, the third highest rate among the 52 largest metro areas in the country. Meanwhile the poverty rate in Los Angeles, the state's dominant urban region, has risen 1.8% to 17.6% (fifth worst), and Sacramento, the state capital, has seen a 2.0% increase in poverty to 16.6% (10th).

This suggests that, for the most part, what has passed for growth has been too meager to reduce poverty. In many places, even ones growing rapidly, such as the Silicon Valley hub of San Jose, the number of poor continue to increase. Since 1999, poverty in the valley has jumped from 7.6% to 10.5%. This also likely is a low figure, given the extraordinarily high cost of living in the Bay Area, as well as the rest of coastal California. According to the Census Bureau, California's poverty rate is the highest in the nation [when adjusted](#) for the state's exorbitant cost of housing.

For the most part, poverty has been reduced, or at least has grown less, in lower-cost regions that have ties to the energy and manufacturing revival, which tend to create opportunities for middle- and working-class residents. Until we figure out how to get growth whose benefits are widely shared, and reduce poverty, the one measurement likely to go up is [cynicism](#) about the efficacy of our current economic policies.

RECENT BLOG POSTS

[Taiwan High Speed Rail Near Bankruptcy](#)

[New Climate Report Misses Point on US Cities](#)

[Michigan's State Legislature Needs to Cut Detroit Down to Size](#)
[Demographia City Sector Maps Available](#)

[New York City Net Domestic Migration Losses Improving](#)

[Beijing Gigacity to Cover Area of Cambodia or Oklahoma](#)

[Circling the Brain Drain](#)

[IMF's Lagarde: Build on Greenfield Land](#)

[Thrive 2040: Toward a Less Competitive Minneapolis-St. Paul](#)
[Thomas Sowell Explains the Economics of Urban Containment \(Smart Growth\)](#)

[more](#)

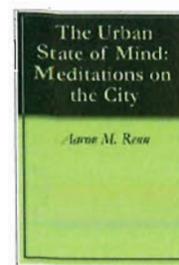
BOOKS

Authored by Aaron Renn, [The Urban State of Mind: Meditations on the City](#) is the first Urbanophile e-book, featuring provocative essays on the key

Real Metropolitan Area GDP Per Capita (2010-2013)

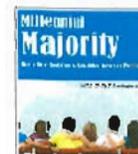
Rank	Metropolitan Area	2010-2013		
		2010	2013	Change
1	Houston-The Woodlands-Sugar Land, TX	\$ 63,816	\$ 72,258	13.2%
2	San Jose-Sunnyvale-Santa Clara, CA	\$ 89,806	\$ 100,115	11.5%
3	Portland-Vancouver-Hillsboro, OR-WA	\$ 63,025	\$ 68,810	9.2%
4	Columbus, OH	\$ 50,370	\$ 54,493	8.2%
5	Grand Rapids-Wyoming, MI	\$ 41,248	\$ 44,482	7.8%
6	Charlotte-Concord-Gastonia, NC-SC	\$ 51,819	\$ 55,802	7.7%
7	Oklahoma City, OK	\$ 45,993	\$ 49,441	7.5%
8	Salt Lake City, UT	\$ 57,790	\$ 62,008	7.3%
9	Nashville-Davidson--Murfreesboro--Franklin, TN	\$ 50,464	\$ 54,112	7.2%
10	Detroit-Warren-Dearborn, MI	\$ 46,314	\$ 49,653	7.2%
11	Pittsburgh, PA	\$ 48,710	\$ 52,053	6.9%
12	Cincinnati, OH-KY-IN	\$ 48,841	\$ 52,063	6.6%
13	Dallas-Fort Worth-Arlington, TX	\$ 57,032	\$ 60,730	6.5%
14	Birmingham-Hoover, AL	\$ 46,108	\$ 49,034	6.3%
15	Cleveland-Elyria, OH	\$ 52,169	\$ 55,430	6.3%
16	San Antonio-New Braunfels, TX	\$ 37,202	\$ 39,280	5.6%
17	San Francisco-Oakland-Hayward, CA	\$ 75,103	\$ 78,844	5.0%
18	Seattle-Tacoma-Bellevue, WA	\$ 71,404	\$ 74,701	4.6%
19	Minneapolis-St. Paul-Bloomington, MN-WI	\$ 59,168	\$ 61,711	4.3%
20	Sacramento--Roseville--Arden-Arcade, CA	\$ 43,905	\$ 45,764	4.2%
21	Austin-Round Rock, TX	\$ 50,094	\$ 52,110	4.0%
22	Denver-Aurora-Lakewood, CO	\$ 59,284	\$ 61,595	3.9%
23	Phoenix-Mesa-Scottsdale, AZ	\$ 43,156	\$ 44,803	3.8%
24	Boston-Cambridge-Newton, MA-NH	\$ 71,936	\$ 74,643	3.8%
25	San Diego-Carlsbad, CA	\$ 55,921	\$ 57,955	3.6%
26	Chicago-Naperville-Elgin, IL-IN-WI	\$ 55,727	\$ 57,752	3.6%
27	Providence-Warwick, RI-MA	\$ 41,698	\$ 42,994	3.1%
28	Louisville/Jefferson County, KY-IN	\$ 46,710	\$ 48,048	2.9%
29	Tampa-St. Petersburg-Clearwater, FL	\$ 39,066	\$ 40,153	2.8%
30	Buffalo-Cheektowaga-Niagara Falls, NY	\$ 41,497	\$ 42,550	2.5%
31	Baltimore-Columbia-Towson, MD	\$ 55,907	\$ 57,294	2.5%
32	Indianapolis-Carmel-Anderson, IN	\$ 58,590	\$ 60,038	2.5%
33	New York-Newark-Jersey City, NY-NJ-PA	\$ 67,499	\$ 69,074	2.3%
34	Riverside-San Bernardino-Ontario, CA	\$ 26,509	\$ 27,094	2.2%
35	St. Louis, MO-IL	\$ 47,876	\$ 48,738	1.8%
36	Milwaukee-Waukesha-West Allis, WI	\$ 55,767	\$ 56,734	1.7%
37	Miami-Fort Lauderdale-West Palm Beach, FL	\$ 44,386	\$ 45,145	1.7%
38	Los Angeles-Long Beach-Anaheim, CA	\$ 58,211	\$ 59,092	1.5%
39	Kansas City, MO-KS	\$ 52,916	\$ 53,677	1.4%
40	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$ 58,696	\$ 59,339	1.1%
41	Memphis, TN-MS-AR	\$ 46,534	\$ 47,014	1.0%
42	Richmond, VA	\$ 50,977	\$ 51,498	1.0%
43	Rochester, NY	\$ 44,825	\$ 45,202	0.8%
44	Atlanta-Sandy Springs-Roswell, GA	\$ 51,830	\$ 52,178	0.7%
45	Virginia Beach-Norfolk-Newport News, VA-NC	\$ 48,395	\$ 48,708	0.6%
46	Raleigh, NC	\$ 51,820	\$ 51,673	-0.3%
47	Las Vegas-Henderson-Paradise, NV	\$ 43,351	\$ 43,079	-0.6%
48	Jacksonville, FL	\$ 42,068	\$ 41,752	-0.8%
49	Hartford-West Hartford-East Hartford, CT	\$ 68,005	\$ 66,870	-1.7%
50	Orlando-Kissimmee-Sanford, FL	\$ 47,023	\$ 45,855	-2.5%
51	Washington-Arlington-Alexandria, DC-VA-MD-WV	\$ 76,035	\$ 73,461	-3.4%
52	New Orleans-Metairie, LA	\$ 61,325	\$ 56,943	-7.1%

Analysis by Aaron M. Renn



issues facing our cities, including innovation, talent attraction and brain drain, global soft power, sustainability,

economic development, and localism.



Download *Millennial Majority*, the new book from Morley Winograd and Michael D. Hais.

ADVERTISEMENT

RECENT POPULAR CONTENT

The Cities That Are Benefiting The Most From The Economic Recovery

[Battle of the Upstarts: Houston vs. San Francisco Bay](#)

[Largest World Cities: 2014](#)

[Is Perestroika Coming In California?](#)

[Orlando Arts Scene: It's an Urban Bus Trip](#)

[World Urban Areas Population and Density: A 2012 Update](#)

[Thomas Sowell Explains the Economics of Urban Containment \(Smart Growth\)](#)

[Why Are There So Many Murders in Chicago?](#)

[more](#)

MORE FROM THIS AUTHOR

[The Future Of America's Working Class](#)

[The Cities Where A Paycheck Stretches The Furthest](#)

[Minority America](#)

[The Golden State Is Crumbling Skipping the Drive: Fueling the Telecommuting Trend](#)

RECOMMENDED BOOKS

[The Next Hundred Million: America in 2050](#) By Joel Kotkin - Available Now

[The City: A Global History](#) by Joel Kotkin.

[Why is construction so backward?](#) Co-authored by Ian

THE JOURNAL RECORD

Still in play: Second soccer team still hopes to kick off next year

By: Molly M. Fleming The Journal Record September 29, 2014 0



OKLAHOMA CITY – Based on its social media accounts, the Oklahoma City FC soccer team seemed to disappear on July 23. That date is the last time anything was posted to the team’s Facebook page or Twitter feed.

But Sold Out Strategies co-owner Brad Lund said he is still planning on the team Oklahoma City FC starting its inaugural soccer season in spring 2015. Yet delays are possible.

“We’ve had some intriguing developments over the past 30 days,” he said. “We are currently evaluating the situation. Our goal remains to play in the spring 2015, but we are also looking at 2016 as well. It is crunchtime, and we will make a final and formal decision in the coming weeks.”

The team is also managed by DeBray Ayala, Lund’s Sold Out Strategies partner.

Oklahoma City FC will be a part of the North American Soccer League. Lund said the team’s ownership group is still being finalized. Sean Jones owns 35 percent of the club. He echoed Lund’s statement that the team plans to start next spring. Jones is also a majority owner and operator of the Broadway Clinic, Mariposa MedSpa, and several other health care-related companies.

“(The new developments) will certainly raise a lot of eyes in the soccer and sporting community,” Lund said.

The NASL is one tier ahead of the USL Pro league, in which the Oklahoma City Energy FC plays. The NASL website shows an Oklahoma City team crest, but a click on the crest leads to a “Page Under Construction.” The logo on the NASL website is not the same one previously promoted by Lund. An NASL spokesperson said there was no update on the Oklahoma City FC’s status in the league.

Oklahoma City FC is expected to play its games at Yukon School District’s Miller Stadium. In May, the Yukon School District school board approved a resolution directing Yukon School District Superintendent Jason Simeroth to enter into a multiyear lease agreement with Oklahoma City FC.

Lund said the agreement’s terms have been discussed, but it has not been formalized. Simeroth said via email the leasing agreement will be on the October or November school board agenda. The finalized agreement is contingent upon the ownership group being approved by the NASL.

Tagged with: BRAD LUND DEBRAY AYALA JASON SIMEROTH NASL NORTH AMERICAN SOCCER LEAGUE OKLAHOMA CITY FC SOCCER SOLD OUT STRATEGIES YUKON SCHOOL DISTRICT

RELATED ARTICLES

- Boeing moving jobs to OKC
September 29, 2014
- Shot at health: Social media help spread awareness of flu vaccines
September 29, 2014
- OU to phase out doctor of pharmacy program in Tulsa
September 29, 2014



GREATER OKLAHOMA CITY PARTNERSHIP

LEADS AND LOCATES
September 24, 2014

LOCATES

- No locates announced since the last update

PROJECTS LOST

- No projects have been lost or cancelled since the last update

LEADS

- Project TJ – Project consultant forwarded a short turnaround RFP for 20-40 acre sites in SE OKC. Client company is considering construction of a single story 200k+ sq.ft. facility and is doing their real estate due diligence for this market. No info at this time on the number of jobs, wage rates or anticipated capital investment. Response due by 9-26-14.
- Project Ranger One – ODOC lead. *The project consultant has informed ODOC that the company will visit the area and tour sites of interest on September 26th. However, the consultant also noted that the company DOES NOT want to meet ANYONE during this visit (neither state or local representatives, nor property owners).* The company is only interested in a narrow corridor along I-35. Oklahoma is part of a multi-state site search for two separate buildings: A) 100,000 sq.ft. min. facility with expansion to 150,000 sq.ft. (with 20 docs doors); B) 600,000 sq.ft. min. facility with expansion to 900,000 sq.ft. (with 160 dock doors - on both sides of the facility). The company is interested in stand-alone facilities that were constructed no earlier than 1990. The company prefers that the two facilities be in close proximity to one another. The company will also consider greenfield sites of a minimum of 15 acres for the smaller facility and 60 acres for the larger facility. The company anticipates between 235 and 355 jobs and a total capital investment of \$100 million. *Shared with the Partnership on 8-22-14.*
- Project Trees – *The company requested that a job fair be organized in early September- and that interviews be scheduled with existing, licensed insurance agents who were willing to consider employment with this company IF the company were to choose to locate in Oklahoma City. The number of interviews scheduled were less than the company's minimum threshold and we anticipate that OKC will be eliminated from further consideration for this project.* Company provides customer acquisition and management services to insurance carriers. Initial focus of the planned operation would be health and life insurance. The operation would involve 275 positions (250 licensed insurance agents, 25 admin support) at an average wage of \$45k. The facility (specific real estate was not identified to us) will operate in somewhat of an inbound call center environment. Company is interested in workforce training and access to individuals in the very early stages of deciding upon a career and industry path. Company was in OKC for a site visit on August 5-6. *At this point the project is OKC specific.*