

# Resolution

Version 2.7 released on 7/1/25  
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<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>10.29.2025</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2510.02798</u>
1 <sup>st</sup> Agenda Date: _____	Hearing Date: _____		
	2 <sup>nd</sup> Agenda Date: _____		

**All department items requiring Council approval must be submitted through the Mayor's Office.**

## Primary Details

<b>Board Approval</b>		<b>Other Board Name</b>	<b>City Council Approval</b>
_____		_____	<input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Department</b>	<b>Contact Name</b>	<b>Email</b>	<b>Phone</b>
Mayors Office	Erran Persley	epersley@cityoftulsa.org	918-596-7700
<b>Resolution Type</b>		<b>Owner-Grantor</b>	
Other		_____	
<b>Amount</b>	<b>Case Number</b>	<b>TMAPC Number</b>	<b>Council District</b>
_____	_____	_____	1
<b>Description (Subject)</b>		<b>Bid/Project Number</b>	
Intent to create a new tax increment district & establish a review committee		_____	
<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Addition</b>
_____	_____	_____	_____
<b>Lot</b>	<b>Block</b>	<b>Address</b>	
_____	_____	_____	

## Budget

Funding Source(s)

TOTAL:

## Approvals

Department: *E. Persley*

Legal: *Andrey D Blank*

Board: \_\_\_\_\_

Mayor: \_\_\_\_\_

Other: \_\_\_\_\_

Date: 10-27-2025

Date: 10-23-2025

Date: OCT 29 2025

Date: \_\_\_\_\_

## Policy Statement

### Background Information

Pursuant to the Local Development Act 62 O.S. Sections 850 et seq., the City of Tulsa is working on a Project Plan for a new tax increment district in Osage County generally located east of the LL Tisdale Parkway, west of the Osage-Tulsa County boundary line and north of West Seminole Street and south of West Apache Street, for the purpose of assisting with redevelopment and stimulating economic growth. The attached Resolution directs preparation of a Project Plan, appoints a Review Committee to make findings and to make recommendations regarding eligibility and feasibility of the Project Plan. Approval of the Resolution is needed to initiate procedures pursuant to the Local Development Act.

### Summation of the Requested Action

Approval of this Resolution by Mayor and City Council.

Emergency Clause?

Yes

No

Reason for Emergency Clause

\_\_\_\_\_

## Processing Information for City Clerk's Office

### Post Execution Processing

- Mail vendor copy (addtl signature copies attached)
- Must be filed with other governmental entity
- Addtl governmental entity approval(s) required

### Additional Routing and Processing Details

Please provide a copy of the published Resolution to [ablank@cityoftulsa.org](mailto:ablank@cityoftulsa.org)

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Published in the Tulsa World on \_\_\_\_\_, 2025, Tulsa, OK

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING THE INTENT TO CONSIDER APPROVAL OF ONE OR MORE PROJECT PLANS AND CREATION OF TAX INCREMENT DISTRICTS UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF PROJECT PLANS WHEN APPROPRIATE; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY AND FINANCIAL IMPACT, IF ANY, ON TAXING JURISDICTIONS AND BUSINESS ACTIVITIES WITHIN THE DISTRICTS; DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO ANY PROPOSED PROJECT

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

**WHEREAS**, at present the City envisions the development of a private, mixed-use development in Osage County on property located generally east of LL Tisdale Parkway and west of the Osage-Tulsa County boundary line and north of West Seminole Street and south of West Apache Street (“Peak At The Parkway”), along with other potential development consistent with the City’s comprehensive plan, that contemplates single-family and multifamily development, walking trails, community garden, open spaces and medical office as well as . and public infrastructure improvements throughout the area; and

**WHEREAS**, from time to time, the need and opportunity to support other projects within the northern portion of the City, including but not limited to Peak At The Parkway location, may arise, and it is desirable that the City be able to respond quickly to capitalize on such opportunities; and

**WHEREAS**, in order to promote economic development, it is necessary and desirable to establish a legal framework and funding mechanism to provide public assistance to support the City’s efforts; and

**WHEREAS**, for the health, safety, and public welfare of the residents of the City, it is appropriate and desirable at present to consider and adopt a project plan and one or more increment districts for the Peak At The Parkway location (“Peak At The Parkway Project Plan”) to support the City’s development goals pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* (“Act”); and

**WHEREAS**, the Act was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities,

towns, and counties to apportion tax increments to help finance the public costs of economic development; and

**WHEREAS**, the development of the Peak At The Parkway location depends upon the utilization of tax increment financing to help finance the public costs of the developments; and

**WHEREAS**, the Act requires the appointment of a Review Committee to review and make a recommendation concerning a proposed district, plan, or project, to consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed district, and to consider and determine whether a proposed plan and project will have a financial impact on any affected taxing jurisdiction and business activities within proposed districts and to report its findings and make its recommendations to the governing body; and

**WHEREAS**, the Act provides that the membership of the Review Committee shall consist of the following: a representative of the governing body who shall serve as chairperson; a representative of the planning commission having jurisdiction over the proposed increment districts; a representative designated by each taxing jurisdiction within the proposed districts whose taxes might be impacted by the plan; and three members representing the public at large as selected by the other committee members from a list of seven names submitted by the chairperson of the Review Committee; and

**WHEREAS**, aside from the City, the other taxing jurisdictions within the proposed district for Peak At The Parkway whose taxes might be impacted by the establishment of increment districts in this location are (1) the Osage County Health Department (“Health Department”), (2) the Tulsa Technology Center School District No. 18 (“Tulsa Tech”), (3) the Independent School District No. 1, Tulsa County, Oklahoma (“Tulsa Public Schools”), and (4) the Board of County Commissioners of Osage County (“Osage County”); and

**WHEREAS**, at least one of the Review Committee members representing the public at large shall be a representative of the business community; and

**WHEREAS**, consistent with the Act, the membership of the Review Committee shall consist of the following: one representative of the City of Tulsa City Council, who shall serve as chairperson of the Review Committee; one representative of the Tulsa Metropolitan Area Planning Commission to be designated by that body; one representative of the Health Department to be designated by that body; one representative of Tulsa Tech to be designated by that body; one representative of Tulsa Public Schools to be designated by that body; one representative of Osage County to be designated by that body, and three members representing the public at large, at least one of whom is a representative of the business community in the City, selected by the other Review Committee members from a list of seven names submitted by the chairperson of the Review Committee; and

**WHEREAS**, the Review Committee shall review and make a recommendation concerning a proposed Peak At The Parkway Project Plan including any potential increment district(s), consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed increment district(s), and to consider and determine

whether the proposed projects and Project Plan will have a financial impact on any taxing jurisdiction and business activities within the proposed increment district(s) and to report its findings and make its recommendations to the City; and

**WHEREAS**, in the interests of efficiency and on-going communications with these taxing jurisdictions, it is appropriate and desirable that this Review Committee remain in existence in order to review and make recommendations concerning any additional project plans including potential increment districts within the City with respect to any project plans the City considers within the boundaries of the represented taxing entities.

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

Section 1. The City Council of the City of Tulsa intends to consider approval of a Project Plan for the Peak At The Parkway location, which is located in Osage County generally east of LL Tisdale Parkway and west of the Osage-Tulsa County boundary line and north of West Seminole Street and south of West Apache Street, and the creation of one or more tax increment districts to facilitate the financing of eligible project costs and hereby directs the preparation of the Project Plan to be submitted for consideration in accordance with the Act.

Section 2. A Review Committee is hereby appointed whose membership shall consist of the following: one representative of the City of Tulsa City Council, who shall serve as chairperson of the Review Committee; one representative of the Tulsa Metropolitan Area Planning Commission to be designated by that body; one representative of the Osage County Health Department to be designated by that body; one representative of the Tulsa Technology Center School District No. 18 to be designated by that body; one representative of the Independent School District No. 1, Tulsa County, Oklahoma to be designated by that body; one representative of the Board of County Commissioners of Osage County to be designated by that body; and three members representing the public at large, at least one of whom is a representative of the business community, selected by the other Review Committee members from a list of seven names submitted by the chairperson of the Review Committee.

Section 3. The City of Tulsa City Council's representative and chairperson of the Review Committee shall be the City Council Member in whose District a proposed increment district and project area will be located, unless otherwise designated by the City Council.

Section 4. The chairperson of the Review Committee shall request that each of the following entities designate a representative to serve on the Review Committee:

1. Tulsa Metropolitan Area Planning Commission;
2. Osage County Health Department
3. Tulsa Technology Center School District No. 18
4. Independent School District No. 1, Tulsa County, Oklahoma;
5. Board of County Commissioners of Osage County

Section 5. The chairperson of the Review Committee shall submit to the Review Committee a list of seven names of possible persons, at least one of whom is a representative of the business community in the City, to represent the public at large on the Review Committee.

Section 6. The other Review Committee members shall select three persons from the list submitted by the chairperson to represent the public at large on the Review Committee; at least one of the three persons selected to represent the public at large shall be a representative of the business community in the City. If a project plan under the Review Committee's consideration is for a predominantly retail project, the business community representative shall be a retailer or a representative of a retail organization.

Section 7. Members of the Review Committee designated by and representing the entities described in Section 4 shall serve at the pleasure of the governing bodies of the taxing jurisdictions they represent. Members of the Review Committee representing the public at large shall serve at the pleasure of the Review Committee Chair. Members shall continue to serve until such time as a successor has been designated or approved. Upon the occurrence of any vacancy, the City shall request of the governing body of the entity in Section 4 for which such vacancy represents to designate a new representative, or for vacancies arising for the representatives of the public at large, the Chair shall submit a list of seven candidates to the Review Committee from which the Review Committee shall select a replacement.

Section 8. The representative of the City Council shall serve as Chair of the Review Committee and shall preside at all meetings and perform such other duties as may be assigned by the Review Committee. The City Council may also designate one or more of its members to be Vice-Chair of the Review Committee who shall act in the place of the Chair during his or her absence or incapacity to act. The Review Committee members shall select a person to serve as Secretary of the Review Committee, which person may or may not be a member of the Review Committee.

Section 9. Meetings of the Review Committee shall be subject to the Open Meeting Act, Title 25, Sections 301, *et seq.*, of the Oklahoma Statutes, as amended. Any information relating to the marketing plans, financial statements, trade secrets or any other proprietary information submitted to the Review Committee by a person or entity seeking adoption and approval of a proposed district, plan, or project may be kept confidential to the extent allowed by law. Executive sessions may be held to discuss such information if deemed necessary by the Review Committee to the extent allowed by law.

Section 10. All members of the Review Committee shall be entitled to fully participate in all meetings of the Review Committee and to cast one vote on any matter coming before the Review Committee for consideration. All actions by the Review Committee pursuant to the provisions of this Resolution shall be approved by the affirmative vote of a majority of the Review Committee members entitled to vote under the provisions of this Resolution. A majority of the appointed members of the Review Committee, present in person, shall constitute a quorum for meetings of the Review Committee.

Section 11. The Review Committee shall consider and make its findings and recommendations to the City of Tulsa City Council with respect to the conditions establishing the eligibility of the proposed increment districts and the appropriateness of approval of the proposed Peak At The Parkway Project Plan and projects, as well as any future project plans including potential increment districts within the City within the boundaries of the represented taxing entities. The Review Committee recommendations shall include the analysis used to project revenues over the life of the Project Plan, the effect on the taxing entities, and the appropriateness of the approval of the proposed Project Plan and projects.

Section 12. The Review Committee shall consider and determine whether the proposed Peak At The Parkway Project Plan and projects, as well as any future project plans and projects, will have a financial impact on any taxing jurisdiction and business activities within the proposed increment districts and shall report its findings to the City of Tulsa City Council.

Section 13. The Tulsa Metropolitan Area Planning Commission shall review any proposed project plan, make its finding regarding conformance of the project plan to the Tulsa Comprehensive Plan, and make its recommendation regarding the Project Plan to the City of Tulsa City Council.

Section 14. This Review Committee shall remain in existence in order to review and make recommendations concerning any additional project plans including potential increment districts within the City that are also within the boundaries of the represented taxing entities.

**ADOPTED** by the City of Tulsa City Council on this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_ at \_\_\_\_\_.

By: \_\_\_\_\_  
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
Monroe Nichols IV, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED:

\_\_\_\_\_  
City Attorney ADB