

# Resolution

Version 2.7 released on 7/1/25  
Use for all types of Resolutions



<b>CITY COUNCIL USE ONLY</b> Date Received: _____ Committee Date: _____ 1 <sup>st</sup> Agenda Date: _____	Tracking #: _____ Committee: _____ Hearing Date: _____ 2 <sup>nd</sup> Agenda Date: _____	<b>CITY CLERK USE ONLY</b> <input type="checkbox"/> Scanned      Date: <u>02.04.2026</u> <input type="checkbox"/> Posted        Item #: <u>2601,00319</u>
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**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> Mayors Office	<b>Contact Name</b> Erran Persley	<b>Email</b> epersley@cityoftulsa.org	<b>Phone</b> 918-596-7700
<b>Resolution Type</b> Other		<b>Owner-Grantor</b>	
<b>Amount</b>	<b>Case Number</b>	<b>TMAPC Number</b>	<b>Council District</b> 1
<b>Description (Subject)</b> Intent to create a new tax increment district & establish a review committee		<b>Bid/Project Number</b>	
<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: *Indrey D Blauk*  
 Board: \_\_\_\_\_  
 Mayor: *[Signature]*  
 Other: \_\_\_\_\_

Date: 2-2-2026  
 Date: 2-2-2026  
 Date: \_\_\_\_\_  
 Date: **FEB 06 2026**  
 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 Wagoner County generally located in the Fair Oaks portion of East Tulsa for the purpose of stimulating economic growth and assisting with development of the area as a new regional center. The Fair Oaks area is generally described as located in the vicinity of the Creek Turnpike Corridor south of highway 412 and north of East 31st Street. 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 (add'l signature copies attached)
- Must be filed with other governmental entity
- Add'l 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 \_\_\_\_\_, 2026, Tulsa, OK

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

RESOLUTION DECLARING THE INTENT TO CONSIDER A PROPOSED PROJECT PLAN AND CREATION OF ONE OR MORE TAX INCREMENT DISTRICTS UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF A PROJECT PLAN 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 ANY PROPOSED DISTRICTS; DIRECTING THE REVIEW COMMITTEE TO MAKE RECOMMENDATIONS WITH RESPECT TO ANY PROPOSED PROJECT PLAN;

**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**, the City envisions the development of tracts of land located in the Fair Oaks portion of East Tulsa as a new regional center for hundreds of employment, commercial, retail and housing opportunities (“the Project”). The Fair Oaks area is generally described as located in the vicinity of the Creek Turnpike Corridor south of highway 412 and north of East 31<sup>st</sup> Street; 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 Project and future City recruitment efforts; and

**WHEREAS**, for the health, safety, and public welfare of the residents of the City, it is appropriate and desirable to consider and adopt one or more project plans including a specific Project Plan for the Project (“Project Plan”), all pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* (“Act”); and

**WHEREAS**, from time to time, the need and opportunity to support other projects within the City and the City’s business recruitment efforts may arise, and it is desirable that the City be able to respond quickly to capitalize on such opportunities; 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 both (a) provide incentives, exemptions, and other forms of tax relief to further economic development efforts, and (b) apportion tax increments to help finance the public costs of economic development; and

**WHEREAS**, the development of the Project will likely depend upon the utilization of tax increment financing districts to help finance the public costs of the development and catalyze specific 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 any 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 a proposed district 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 a proposed district; a representative designated by each taxing jurisdiction within a proposed district 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**, consistent with the Act, the membership of the Review Committee shall consist of the following: one representative from the City of Tulsa City Council, who shall serve as chairperson of the Review Committee; one representative from the Tulsa Metropolitan Area Planning Commission to be selected by that body; one representative from the Board of County Commissioners of Wagoner County to be selected by that body; one representative of Catoosa Public Schools (Independent School District No. 2) to be selected by that body; one representative of Tulsa Public Schools (Independent School District No. 1) to be selected by that body; one representative of Tulsa Technology Center (School District No. 18) to be selected by that body; one representative of Tulsa Community College to be selected by that body; one representative of the Wagoner County Health Department to be selected by that body; one representative of Rolling Hills Fire District, a special assessment district, to be selected 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 recommendations concerning a proposed projects and project plans, including potential districts, consider and make findings and recommendations with respect to the conditions establishing the eligibility of any proposed district, and to consider and determine whether any proposed project or project plan will have a financial impact on any taxing jurisdiction and business activities within a proposed district and to report its findings and make its recommendations to the City; and

**WHEREAS**, in the interests of efficiency and ongoing communications with respect to the City's business recruitment efforts, it is appropriate and desirable that this Review Committee remain in existence in order to review and make recommendations concerning any additional project plans or potential districts within the City that lie within the jurisdictions of the affected taxing entities represented on the Review Committee.

**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 and creation of one or more 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 from the City of Tulsa City Council, who shall serve as chairperson of the Review Committee; one representative from the Tulsa Metropolitan Area Planning Commission to be selected by that body; one representative from the Board of County Commissioners of Wagoner County to be selected by that body; one representative of Catoosa Public Schools (Independent School District No. 2) to be selected by that body; one representative of Tulsa Public Schools (Independent School District No. 1) to be selected by that body one representative of Tulsa Technology Center (School District No. 18) to be selected by that body; one representative of Tulsa Community College to be selected by that body ; one representative of the Wagoner County Health Department to be selected by that body; one representative of Rolling Hills Fire District, a special assessment district, to be selected 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.

Section 3. The City of Tulsa City Council’s representative and chairperson of the Review Committee shall be the City Council Member in whose Ward 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. Board of County Commissioners of Wagoner County
3. Catoosa Public Schools
4. Tulsa Public Schools
5. Tulsa Technology Centers
6. Tulsa Community College
7. Wagoner County Health Department
8. Rolling Hills Fire Department

Section 5. The chairperson of the Review Committee shall submit 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 who shall 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.

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..

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 district and the appropriateness of approval of the proposed Project Plan and Project, as well as any future project plans, districts, and projects involving only project plans and districts within the City that lie within the jurisdictions of the affected taxing entities represented on the Review Committee. The Review Committee's recommendations shall include the analysis used to project revenues over the life of any project plan, the effect on taxing entities, and the appropriateness of the approval of any proposed project plan and projects.

Section 12. The Review Committee shall consider and determine whether the proposed Project Plan and Project, as well as any future project plans and projects within the jurisdiction of all of the taxing entities represented on the Review Committee, will have a financial impact on any taxing jurisdiction and business activities within the proposed increment district 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 shall 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 and districts that lie within the jurisdictions of the affected taxing entities represented on the Review Committee.

**ADOPTED** by the City of Tulsa City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED:

\_\_\_\_\_  
City Attorney      ADB