

RESOLUTION NO. 2954:1078

RESOLUTION DETERMINING THAT THE SECOND AMENDED DOWNTOWN AREA ECONOMIC DEVELOPMENT PROJECT PLAN IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN AND RECOMMENDING TO THE CITY OF TULSA APPROVAL AND ADOPTION OF THE SECOND AMENDED DOWNTOWN AREA ECONOMIC DEVELOPMENT 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 redevelopment of downtown Tulsa consistent with the Downtown Area Master Plan, adopted by the City in 2010 to provide guidance in the revitalization of downtown, connection of the downtown’s districts to one another, and creation of an active center of the City through several large-scale private developments, multiple smaller-scale private developments, and public infrastructure improvements throughout downtown; and

WHEREAS, in 2016, the City adopted the Downtown Area Economic Development Project Plan (“Project Plan”), pursuant to and consistent with the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, in order to promote economic development within the City and enhance the public good, general welfare, economic security, and prosperity of the City and its inhabitants, and in 2019 amended that Project Plan to accommodate a new stand-alone increment district to support the development of a corporate headquarters development; and

WHEREAS, the City seeks to approve the Second Amended Downtown Area Economic Development Project Plan (“2nd Amended Project Plan”) in order to provide for minor cleanup revisions, to add sales tax and increase the budget for the Cathedral District increment district, to provide for the redevelopment of the historic Philcade Building by removing its site from the East End increment district and establishing two new stand-alone increment districts covering the site, and to remove the Evans-Fintube increment district; and

WHEREAS, the Local Development Act Review Committee, including a representative of the Tulsa Metropolitan Area Planning Commission, has recommended the approval of the 2nd Amended Project Plan after ratifying and confirming project eligibility and determining that the 2nd Amended Project Plan will make a positive impact on affected taxing jurisdictions and business activities within the increment districts; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission has reviewed the Tulsa Comprehensive Plan and the 2nd Amended Project Plan; and

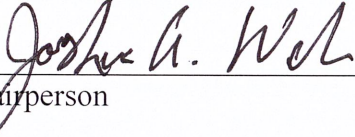
WHEREAS, the 2nd Amended Project Plan is appropriate and desirable in order to support efforts to achieve the objectives of the Tulsa Comprehensive Plan; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission finds it appropriate and desirable to recommend to the City Council of the City that it approve and adopt the 2nd Amended Project Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION:

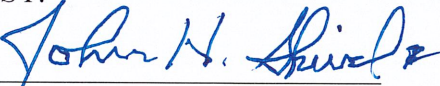
1. The 2nd Amended Downtown Area Economic Development Project Plan is hereby declared to be in conformance with the Tulsa Comprehensive Plan.
2. The 2nd Amended Downtown Area Economic Development Project Plan is determined to be desirable.
3. Recommendation is hereby made to the City Council of the City of Tulsa that it approve and adopt the 2nd Amended Downtown Area Economic Development Project Plan.

PASSED AND APPROVED this 4 day of February, 2026.



Chairperson

ATTEST:



Secretary