

**11TH AND LEWIS CORRIDOR PROJECT PLAN
AND SUPPORTING INCREMENT DISTRICTS, CITY OF TULSA**

ELIGIBILITY REPORT

PREPARED BY:

THE CITY OF TULSA, OKLAHOMA



WITH THE ASSISTANCE OF:

**CENTER FOR ECONOMIC DEVELOPMENT LAW
301 North Harvey, Suite 100
Oklahoma City, Oklahoma 73102
(405) 232-4606
econlaw@econlaw.com**

I. DESCRIPTION OF PROJECT

The City of Tulsa (“City”) seeks to encourage the development of a key intersection along Route 66. Historic Route 66, “America’s Main Street,” runs through the heart of Tulsa and is an important asset the City seeks to highlight through development opportunities. The 11th and Lewis Corridor Project Plan (“Project Plan”) is a financing tool necessary for the successful implementation of the City’s vision. It is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, et seq. (“Act”). The Project Plan is a critical element in fostering public-private partnerships to create the type of development that the City seeks but can achieve only by means of the financing tools available under the Act.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICTS

The Project Area is the area in which project activities will take place and project expenditures may be made. The Project Area is generally located along East 11th Street between U.S. Highway 75 and S. Delaware Avenue, and along South Lewis Avenue between East 16th Street and East Archer Avenue. The Increment Districts are the areas from which the increment is generated. The Project Plan establishes boundaries for two Increment Districts, referred to herein as Increment District A and Increment District B. The Project Area and Increment Districts are depicted on Exhibit A.

III. GUIDELINES FOR USE OF DEVELOPMENT TOOLS

The Act expresses the intent of the Oklahoma Legislature that the development tools established by the Act be used in accordance with certain guidelines, noted below. The proposed project and Project Plan comply with those guidelines.

- a. In accordance with the legislative guideline found in Section 852(1) of the Act, the Act’s tools will be used in a case where investment, development, and economic growth is difficult, but possible if the Act’s provisions are used.
- b. In accordance with the legislative guideline found in Section 852(2) of the Act, areas where investment, development, and economic growth would occur anyway have been excluded from the Increment Districts.
- c. In accordance with the legislative guideline found in Section 852(3) of the Act, the Act’s tools will be used to supplement and not supplant or replace normal public functions and services.
- d. In accordance with the legislative guideline found in Section 852(4) of the Act, portions of the Project Area and Increment Districts lie within a state-designated Enterprise Zone, and the project seeks to work in conjunction with the City’s economic development efforts related to Route 66.
- e. In accordance with the legislative guideline found in Section 852(6) of the Act, the Tulsa City Council recognizes the need for commercial development within the Project Area.

IV. ELIGIBILITY OF PROJECT AREA AND INCREMENT DISTRICTS

In order to establish a tax increment finance district, Section 856(B)(4)(a) of the Act requires that the governing body adopt an ordinance that contains a finding that the Project Area or Increment Districts meets one of the following criteria: (1) is a reinvestment area, (2) is a historic preservation area, (3) is an enterprise area, or (4) is a combination of the areas specified in divisions (1), (2), and (3) of this subparagraph. The Project Area qualifies by meeting two of the criteria.

a. Enterprise Area. A portion of the Project Area, a portion of Increment District A, and all of Increment District B qualify as an enterprise area under the Act. Such portion has been designated as an Enterprise Zone by the Oklahoma Department of Commerce to be in a disadvantaged portion of the City of Tulsa. Therefore, it meets the requirements for eligibility as an enterprise area. Sections 853(5) and (6) of the Act define an “enterprise area” as “an enterprise zone as designed by the Department of Commerce pursuant to the provisions of Section 690.3 of this title or as designated by the federal government.” The portion of Project Area along and north of East 11th Street lies within an Enterprise Zone as designated by the Oklahoma Department of Commerce. See the Enterprise Zone Map, attached as Exhibit B.

b. Reinvestment Area. The Project Area and Increment Districts also qualify as a reinvestment area under the Act. Section 853(17) of the Act defines “reinvestment area” as:

any area located within the limits of a city, town or county requiring public improvements, including but not limited to transportation-related projects identified by any transportation authority pursuant to Section 1370.7 of Title 68 of the Oklahoma Statutes, to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area or to preserve or enhance the tax base or in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is detrimental to the public health, safety, morals or welfare. Such an area may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. Such an area includes a blighted area as defined in Section 38-101 of Title 11 of the Oklahoma Statutes at the time of approval of the project plan.

The Project Area qualifies as a reinvestment area because it lies in an area requiring public improvements to serve as a catalyst for expanding employment, to attract major investment in the area, and to enhance the tax base. More than 50% of the structures in the Increment Districts were built more than 35 years ago. The lack of investment and the presence of undeveloped parcels in the area contribute to the qualification of the Increment Districts as reinvestment areas.

c. Eligibility. The majority of the Project Area and Increment Districts are an enterprise area, and all of the Project Area and Increment Districts is a reinvestment area. Therefore, consistent

with the Act's requirements, the area of the proposed Project Area and Increment Districts are eligible for the establishment of one or more tax increment district.

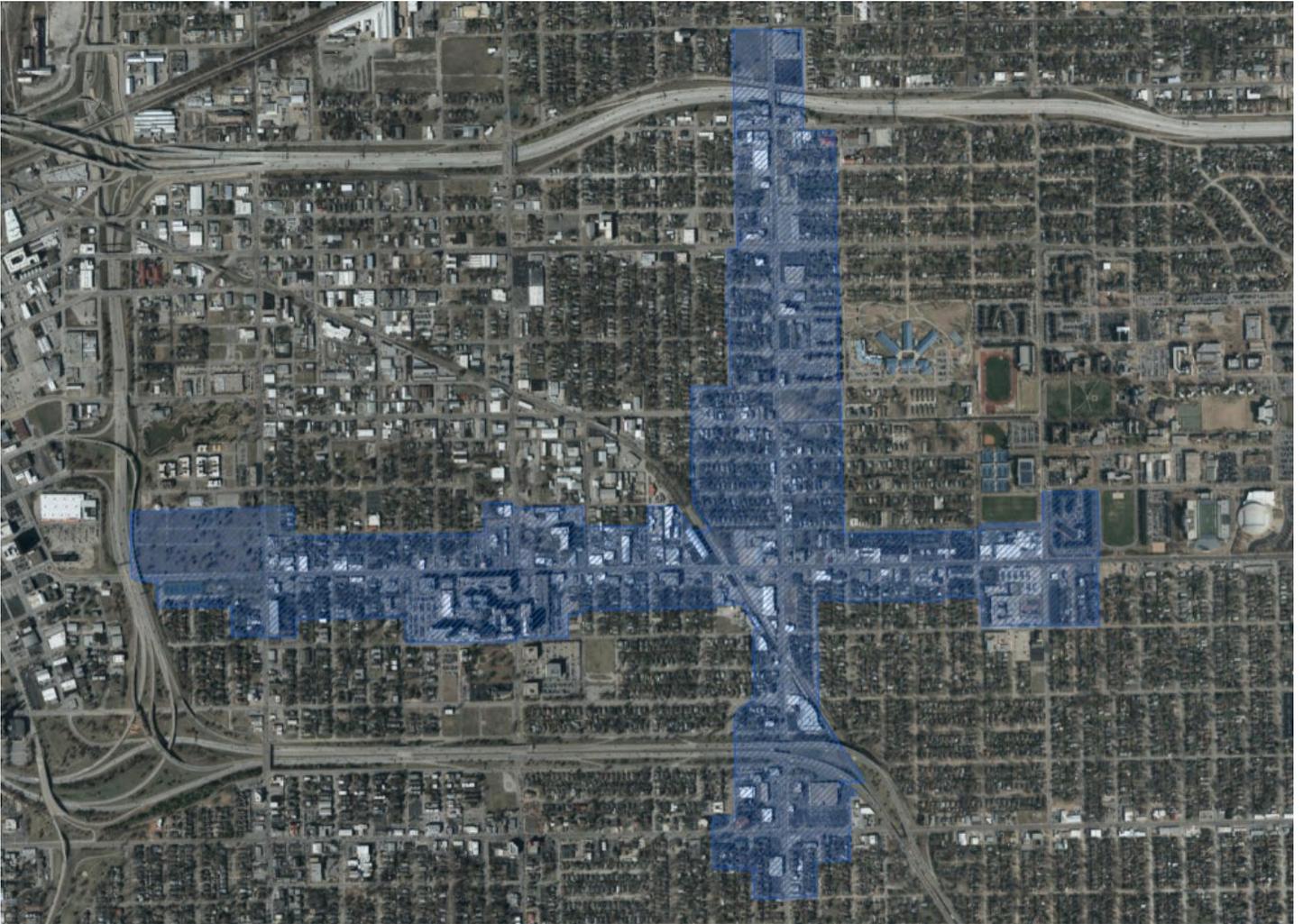
V. EXHIBITS

- a. Exhibit A – Project Area and Increment Districts Boundaries Maps
- b. Exhibit B – Enterprise Zone Map

EXHIBIT A

Project Area and Increment Districts Boundaries Maps

Project Area

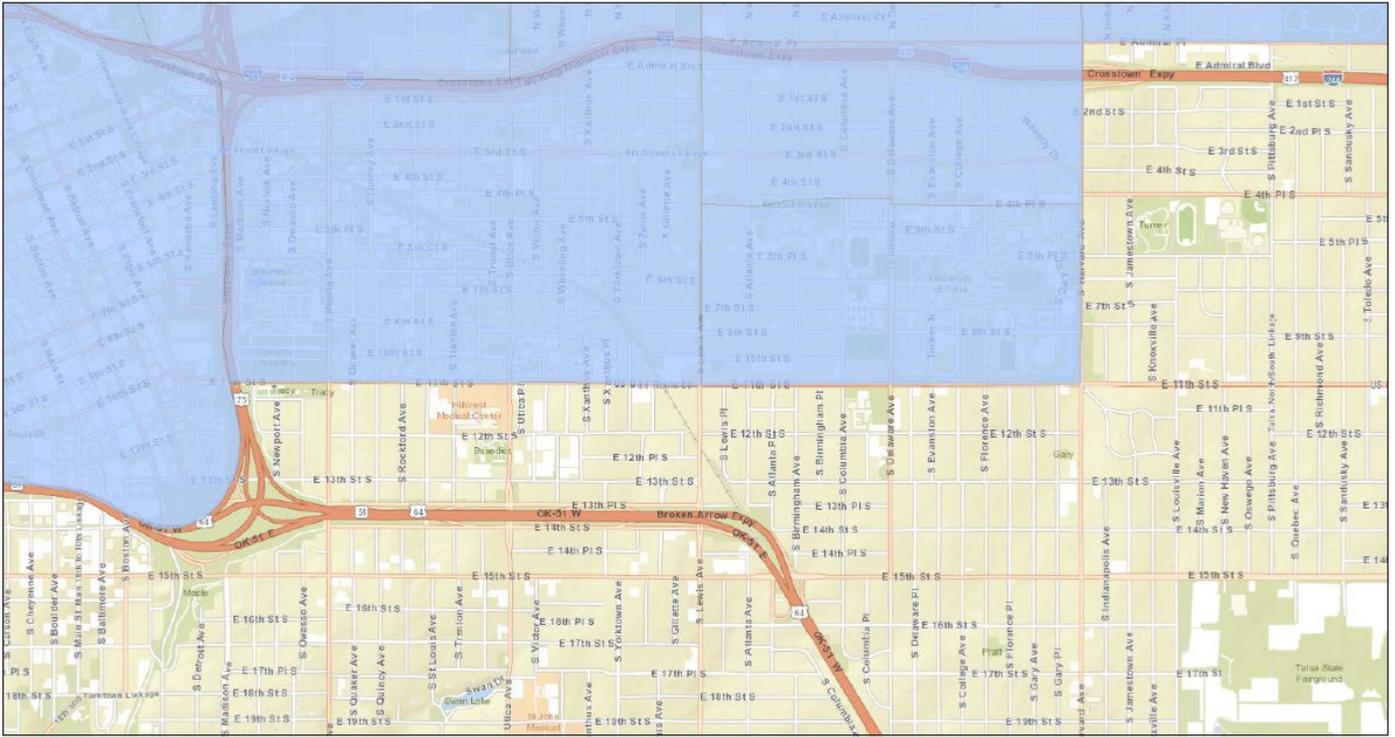


Increment Districts



EXHIBIT B

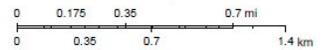
Enterprise Zone Map



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- EZ Tracts
- EZ Grandfathered
- Overide 1

1:18,056



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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