



MIDWEST CITY LOCAL DEVELOPMENT ACT REVIEW COMMITTEE AGENDA

Titan Room - Harroz Community Center, 200 N. Midwest Boulevard, Midwest City, OK 73110

May 12, 2022 – 2:00 PM

Presiding members:

Chairman, Pat Byrne - Vice-Mayor, Midwest City

Vice Chairman, Dr. Patrick McGough – CEO, OKC/County Health Department

District Representatives:

Aaron Collins - Superintendent, Metro Technology Center District #22

Charisse Dye, - CPA, Metropolitan Library System

Butch Freeman - OK County Treasurer

Dr. Kent Lashley - Vice-President, Administration Services, Rose State College

Melvin Perry - Associate Superintendent, Crutchko Public Schools

Scott Randall - COO, OKC Public Schools

Russel Smith – Midwest City Planning Commission Chairman

Public-At-Large members:

Hiawatha Bouldin

Jason Constable

Shane Willard

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion and consideration, including any amendment, of approving the amended minutes of the March 10, 2022 Special meeting.
2. Discussion and consideration, including any amendment, of approving the minutes of the April 14, 2022 Special meeting.
3. Presentation, discussion and consideration, including any possible amendment, on the proposed project plan relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District).
4. Discussion and consideration, including any possible amendment, on the selection of future meeting date(s).

C. EXECUTIVE SESSION.

1. Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the Chairman to take action as appropriate based on the discussion in executive session.

D. ADJOURNMENT.



Economic Development Department
100 N. Midwest Boulevard
Midwest City, OK 73110
Office: (405) 739-1218
rcoleman@MidwestCityOK.org

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 12, 2022

SUBJECT: Discussion and consideration, including any amendment, of approving the amended minutes of the March 10, 2022 Special meeting.

NOTE: *These minutes were approved in error at the April 14, 2022 meeting as Chairman Pat Byrne's name was omitted. The Secretary is requesting reconsideration and approval of the corrected minutes.*

Notice for this special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

Local Development Act Committee Special Meeting Minutes

March 10, 2022

This meeting was held at the Harroz, 200 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Pat Byrne called the meeting to order at 2:01 PM with following members present: Aaron Collins, Charisse Dye, Butch Freeman, Dr. Kent Lashley, Dr. Patrick McGough, and Melvin Perry. Staff: Economic Development Director Robert Coleman, City Clerk Sara Hancock, and Legal Counsel Dan McMahan

Absent: Scott Randall and Russell Smith

DISCUSSION ITEM.

1. Discussion, consideration and possible action regarding the nomination and selection of three (3) public-at-large members to the City of Midwest City Local Development Act Review Committee, Pursuant to Title 62, Section 855 of the Oklahoma State Statutes.

Freeman made a motion to nominate Jason Constable to seat one, seconded by Collins. Voting Aye: Collins, Dye, Freeman, Lashley, McGough, Perry and Byrne. Nay: none. Absent: Randall and Smith. Motion Carried.

McGough made a motion to nominate Hiawatha Bouldin to seat two, seconded by Collins. Voting Aye: Collins, Dye, Freeman, Lashley, McGough, Perry and Byrne. Nay: none. Absent: Randall and Smith. Motion Carried.

Lashley made a motion to nominate Shane Willard to seat three, seconded by McGough. Voting Aye: Collins, Dye, Freeman, Lashley, McGough, Perry and Byrne. Nay: none. Absent: Randall and Smith. Motion Carried.

2. Discussion, consideration and possible action, including any possible amendment concerning the selection of Future Meeting Dates.

Lashley made a motion for a proposed meeting to be April 14 at 2:00 PM and tentatively April 28 at 2:00 PM at 200 N. Midwest Blvd., seconded by Collins. Voting Aye: Collins, Dye, Freeman, Lashley, McGough, Perry and Byrne. Nay: none. Absent: Randall and Smith. Motion Carried.

ADJOURNMENT.

There being no further business, Chairman Byrne adjourned the meeting at 2:39 PM.

ATTEST:

Pat Byrne, Chairman

Sara Hancock, Secretary



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100 N. Midwest Boulevard
Midwest City, OK 73110
Office: (405) 739-1218
rcoleman@MidwestCityOK.org

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 12, 2022

SUBJECT: Discussion and consideration, including any amendment, of approving the minutes of the April 14, 2022 Special meeting.

Notice for this special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityok.org).

Local Development Act Committee Special Meeting Minutes

April 14, 2022

This meeting was held at the Harroz, 200 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Pat Byrne called the meeting to order at 2:03 PM with following members present: Aaron Collins, Charisse Dye, Dr. Kent Lashley, Dr. Patrick McGough, Melvin Perry, Russell Smith, Hiawatha Bouldin, Jason Constable, and Shane Willard. Staff: City Manager Tim Lyon, Economic Development Director Robert Coleman, City Clerk Sara Hancock, and Legal Counsel Dan McMahan

Absent: Butch Freeman and Scott Randall

DISCUSSION ITEM.

1. Discussion and consideration of approving, including any possible amendment, of the minutes from the March 10, 2022 special meeting.

Collins made a motion to approve the minutes, seconded by McGough. Voting Aye: Bouldin, Collins, Constable, Dye, Lashley, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Freeman and Randall. Motion Carried.

2. Nomination and election of a Vice-Chairman.

Perry made a motion to nominate McGough as Vice-Chairman, seconded by Willard. Voting Aye: Bouldin, Collins, Constable, Dye, Lashley, McGough, Perry, Smith, Willard, and Byrne. Nay: none. Absent: Freeman and Randall. Motion Carried.

3. Presentation and Discussion of a Staff Report outlining Tax Increment Financing and its possible use to fund the proposed North Side Increment District.

R. Coleman presented information and discussion was had.

*H. Bouldin left meeting at 3:05 PM and returned at 3:09 PM.

4. Presentation and Discussion of Proposed Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District).

D. McMahan presented information and discussion was had.

5. Discussion, consideration and possible action, including any possible amendment concerning the selection of Future Meeting Dates.

Meeting set for May 12, 2022 at 2:00 PM.

ADJOURNMENT.

There being no further business, Chairman Byrne adjourned the meeting at 3:21 PM.

ATTEST:

Pat Byrne, Chairman

SARA HANCOCK, Secretary



Economic Development Department
100 N. Midwest Boulevard
Midwest City, OK 73110
Office: (405) 739-1218
rcoleman@MidwestCityOK.org

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 12, 2022

SUBJECT: Presentation, Discussion and Consideration, Including Any Possible Amendment, on the Proposed Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District)

The Local Development Act Review Committee (“Committee”) is tasked with making findings and recommendations to the Midwest City Council (“Council”) regarding the conditions establishing the eligibility of the North Side Improvement District. Committee recommendations must 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 plan and project.

Prior to approval by Council, the Committee must consider and determine whether the project plan will have a financial impact on any taxing jurisdiction and business activities within the proposed district and shall report its findings to Council. The approval of any district plan or project by the Council must address any findings of such impact by the Committee.

NOTE: The Project Plan was still under staff review at the time of the agenda deadline. It will be transmitted via e-mail as soon as it is available, and it will be disseminated at the meeting.

Please contact my office at (405) 739-1218 with any question.

Robert Coleman
Director of Economic Development



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rcoleman@MidwestCityOK.org

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 12, 2022

SUBJECT: Discussion and Consideration, including any possible amendment, on the Selection of Future Meeting Date(s).

One of our projects appears to be moving along rather quickly. We need to have the Project Plan in order by June, and Staff is suggesting the meeting, if necessary, be scheduled for 2:00 PM, Thursday, May 19, 2022.

Please advise of any conflicts with your schedule.

A handwritten signature in cursive script, appearing to read "R. Coleman", written in black ink.

Robert B. Coleman
Director of Economic Development

May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Memorial Day



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Deadline for June 8, 2022
Planning Commission Agenda



Economic Development Department
100 N. Midwest Boulevard Midwest
City, OK 73110
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MEMORANDUM

TO: Chairman and Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: May 12, 2022

SUBJECT: Discussion and consideration of 1) entering into executive session, as allowed under 25 O.S. § 307(C)(11), to confer on matters pertaining to economic development, including the transfer of property, financing or the creation of a proposal to entice a business to remain or to locate within the City, and 2) in open session, authorizing the Chairman to take action as appropriate based on the discussion in executive session.

Appropriate information will be handed out at the meeting.

Robert B. Coleman
Director of Economic Development

Funds will be encumbered from the Capital Sewer (#188) Account for this expense.

Staff recommends approval of the contract as written.

Robert B. Coleman
Director of Economic Development

Attachment: 5600 Tinker Diagonal Development Finance Assistance Agreement