

NORMAN CENTER CITY PROJECT PLAN
INCREMENT DISTRICT NO. 3, CITY OF NORMAN

ELIGIBILITY REPORT

PREPARED BY:

THE CITY OF NORMAN, 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

On May 23, 2017, after extensive analysis, public participation, and revision, the City Council of the City of Norman unanimously approved an amendment of the City’s zoning ordinances through the adoption of the Center City Form-Based Code (CCFBC). Implementation of the CCFBC will consist of infill and new development with residential, multi-family residential, urban mixed-use, and improved streets, streetscapes, public improvements, connectivity, and pedestrian accessibility in the Center City area. The City is considering the adoption of the Norman Center City Project Plan (“Project Plan”), a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* The Project Plan is a document that provides a legal strategy necessary for the successful implementation of the City’s vision and 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, as established in the Project Plan, is the area in which project activities will take place and in which project expenditures may be made. It is generally located within the following boundaries: Tonhawa Street on the north; the railroad tracks on the east; Boyd on the south; and on the west: the alley east of Elm Avenue north to Park Drive, then west along Comanche Street to Flood Avenue, then north to Main Street.

The Increment District, as established in the Project Plan, is the area from which the increment is generated. The Increment District is the same area as the Project Area. The Project Area and Increment District boundary is depicted on Exhibit A.

III. ELIGIBILITY OF PROJECT AREA AND INCREMENT DISTRICT

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 District meet 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 and Increment District qualify, meeting two of the criteria.

a. Enterprise Area. The Project Area and Increment District 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 Norman. Therefore, it meets the relevant grounds 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.” A current map of Oklahoma Department of Commerce Enterprise Zones in the Project Area and Increment Districts is attached as Exhibit B.

b. Reinvestment Area. The Project Area and Increment District also qualify as a reinvestment area under the Act. 62 O.S. §853(17) 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.

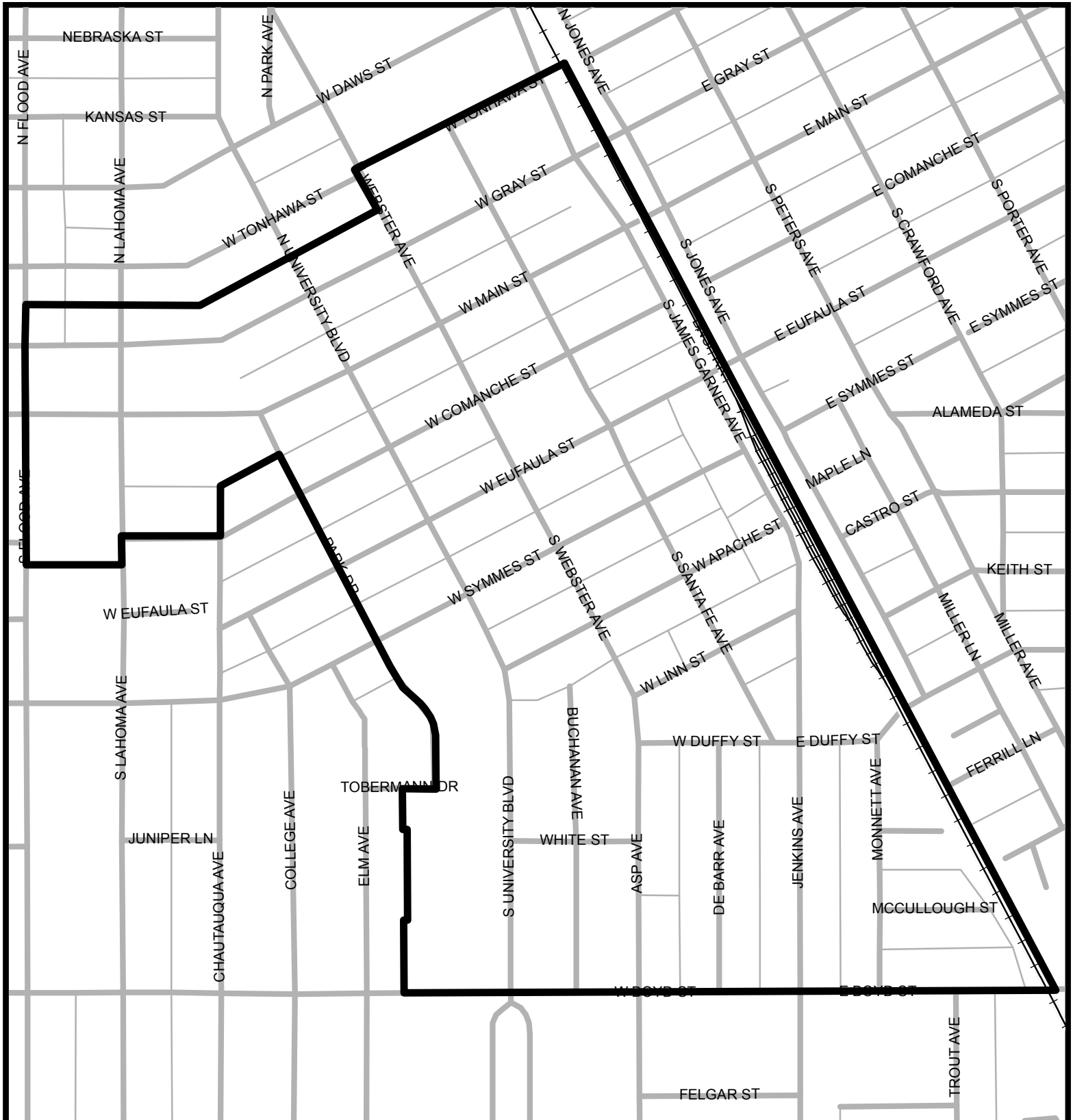
The Project Area and Increment District qualify as a reinvestment area because they are in an area requiring public improvements to serve as a catalyst for expanding employment, to attract major investment in the area, and to enhance the tax base. Further, over 50% of the structures in the Project Area and Increment District were built more than 35 years ago.


c. Eligibility. The Project Area and Increment District are an enterprise area and a reinvestment area. Therefore, consistent with the Act's requirements, the Project Area and Increment District are eligible for the establishment of a tax increment district.

IV. EXHIBITS

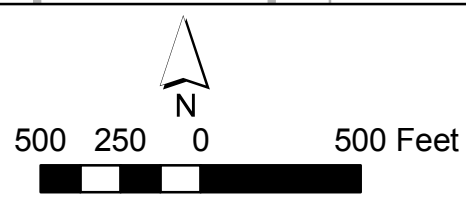
- a. Exhibit A – Project Area and Increment District Boundary Map
- b. Exhibit B – Project Area and Increment District Enterprise Zone Map

Exhibit A - Project Area and Increment District Boundary Map



 Project Area and Increment District Boundary

 Streets  Alleys  Railroad

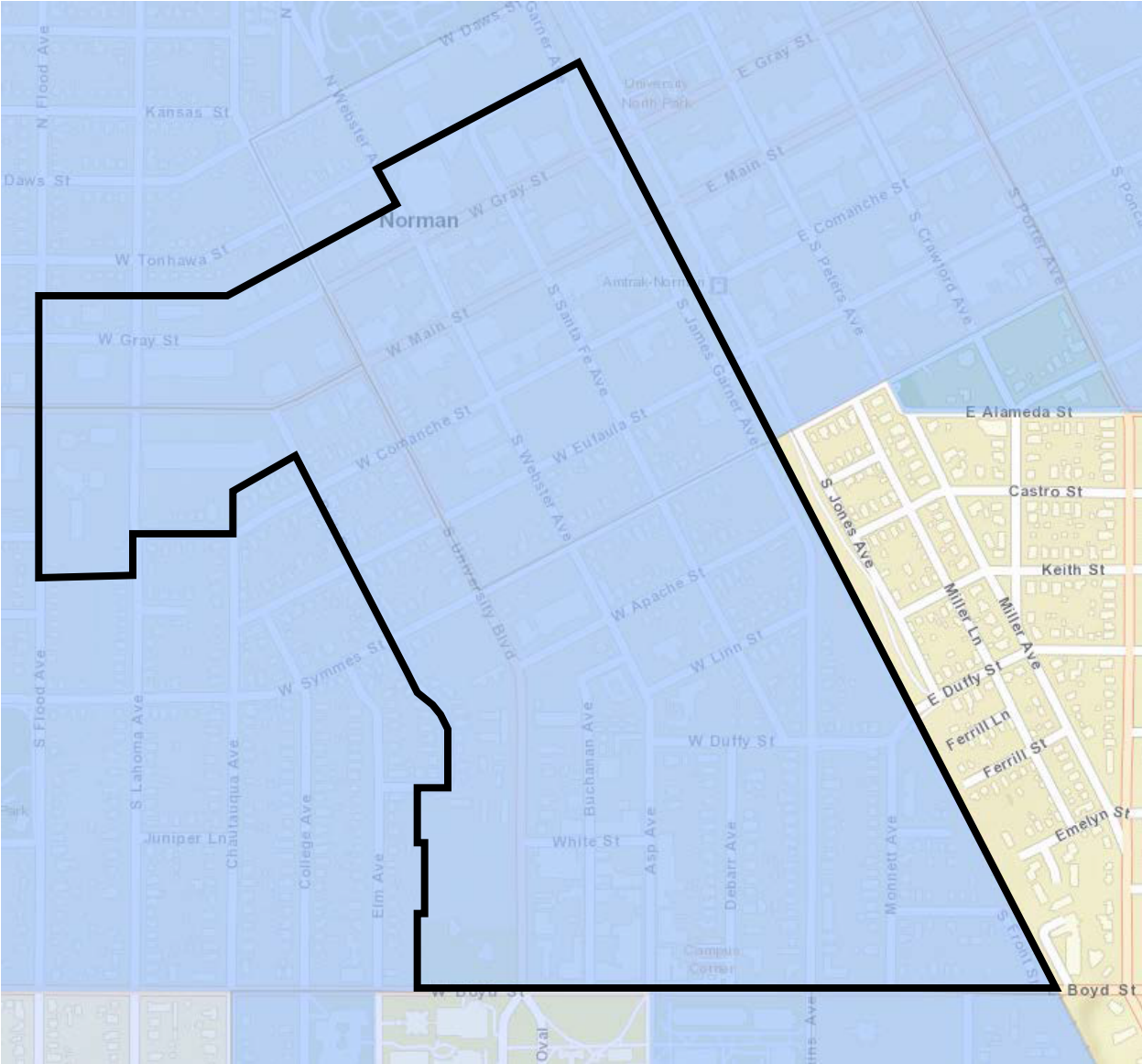


Planning Department
August 23, 2017



Exhibit B

Project Area and Increment District Enterprise Zone Map



LEGEND	
	ENTERPRISE ZONE
	PROJECT AREA AND INCREMENT DISTRICT BOUNDARY