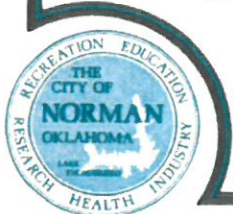


A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORMAN DECLARING THE INTENT TO CONSIDER APPROVAL OF A PROJECT PLAN FOR CENTER CITY REDEVELOPMENT AND CREATION OF A TAX INCREMENT DISTRICT UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF A PROJECT PLAN; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY AND FINANCIAL IMPACT, IF ANY, ON TAXING JURISDICTIONS AND BUSINESS ACTIVITIES WITHIN THE DISTRICT; AND DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED PROJECT

- §1 WHEREAS, it is an objective of the City of Norman, Oklahoma (“City”), to promote economic development within its boundaries in order to attract private investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City; and
- §2 WHEREAS, the City is undertaking the consideration of the Center City Form-Based Code, a zoning tool for the regulation of development to achieve a specific type of place in the Center City area; and
- §3 WHEREAS, implementation of the Center City Form-Based Code will consist of infill and new redevelopment with residential, multi-family residential, urban mixed-use, and improved streets, streetscapes, public improvements, connectivity, and pedestrian accessibility in the Center City area (“Project”); and
- §4 WHEREAS, in order to promote and stimulate private investment and economic development, it is necessary and desirable to establish a legal framework and funding mechanism to provide public assistance to the Project; and
- §5 WHEREAS, for the health, safety, and public welfare of the residents of the City, it is appropriate and desirable to consider a project plan and increment district for the Project pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* (“Act”); and
- §6 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 apportion tax increments to help finance the public costs of economic development; and
- §7 WHEREAS, the development of the area depends upon the utilization of tax increment financing to help finance the public costs of the development; and



- §8 WHEREAS, without the development of the Project, the preparation of a project plan, the establishment of an increment district, and other authorizations provided for in the Act, economic growth of the density and design required by the Project and in the Center City Form-Based Code would be difficult to achieve; and
- §9 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 the 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
- §10 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 the proposed increment district; a representative designated by each taxing jurisdiction within the 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
- §11 WHEREAS, the taxing jurisdictions within the proposed district whose taxes might be impacted by the establishment of an increment district within the City are (1) Cleveland County; (2) Norman Public Schools; (3) Cleveland County Health Department; (4) Moore Norman Technology Center; and (5) Pioneer Multi-County Library System.
- §12 WHEREAS, at least one of the Review Committee members representing the public at large shall be a representative of the business community; and
- §13 WHEREAS, consistent with the Act, the membership of the Review Committee shall consist of the following: one representative of the City of Norman City Council, who shall serve as chairperson of the Review Committee; one representative of the Norman Planning Commission to be designated by that body; one representative of Cleveland County to be designated by that body; one representative of the Norman Public Schools to be designated by that body; one representative of the Cleveland County Health Department to be designated by that body; one representative of the Moore Norman Technology Center to be designated by that body; one representative of the Pioneer Multi-County Library System to be designated 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

§14 WHEREAS, the Review Committee shall review and make a recommendation concerning a proposed project plan including a potential increment district, consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed increment district, and to consider and determine whether the proposed Project and project plan will have a financial impact on any taxing jurisdiction and business activities within the proposed increment district and to report its findings and make its recommendations to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§15 The City Council of the City of Norman intends to consider approval of a project plan for redevelopment of the Center City area and establishment of a tax increment district to facilitate the financing of eligible project costs and hereby directs the preparation of a project plan to be submitted for consideration in accordance with the Act.

§16 A Review Committee is hereby appointed whose membership shall consist of the following: one representative of the City of Norman City Council, who shall serve as chairperson of the Review Committee; one representative of the Norman Planning Commission to be designated by that body; one representative of Cleveland County to be designated by that body; one representative of the Norman Public Schools to be designated by that body; one representative of the Cleveland County Health Department to be designated by that body; one representative of the Moore Norman Technology Center to be designated by that body; one representative of the Pioneer Multi-County Library System to be designated 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.

§17 Mayor Lynne Miller shall serve as the City of Norman City Council's representative and chairperson of the Review Committee.

§18 The chairperson of the Review Committee shall request that each of the following entities designate a representative to serve on the Review Committee:

- (1) Norman Planning Commission;
- (2) Cleveland County;
- (3) Norman Public Schools;
- (4) Cleveland County Health Department;
- (5) Moore Norman Technology Center; and
- (6) Pioneer Multi-County Library System.

- §19 The chairperson of the Review Committee shall submit a list of seven names, 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.
- §20 The other Review Committee members shall select three people from the list submitted by the chairperson who shall represent the public at large on the Review Committee; at least one of the three people selected to represent the public at large shall be a representative of the business community in the City and a retailer or a representative of a retail organization.
- §21 The Review Committee shall consider and make its findings and recommendations to the City of Norman 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.
- §22 The Review Committee shall consider and determine whether the proposed project plan and Project 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 Norman City Council.
- §23 The Norman Planning Commission shall review the proposed project plan and shall make its recommendation regarding the project plan to the City of Norman City Council.

**PASSED AND APPROVED** this \_\_\_\_\_ day of May, 2017.

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Mayor

ATTEST:

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