

SPECIAL CALL

AGENDA

SHAWNEE DOWNTOWN REVITALIZATION PROJECT AMENDMENT

REVIEW COMMITTEE

MARCH 18, 2026 AT 2:00 PM

COMMISSION CHAMBERS AT CITY HALL

16 WEST 9TH STREET

SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the October 24, 2017, meeting.
2. Submission of the Chairperson's list of seven names for one At-Large Member Chairperson.
3. Consideration and appropriate action to select one At-Large Member to the Shawnee Downtown Revitalization Project Amendment Review Committee selected by the other Review Committee Members from a list of seven names submitted by the Chairperson.
4. Swearing in of recently appointed At-Large Member.
5. Consideration of a future meeting scheduled for 2026.
6. Discussion regarding the history of the Shawnee Downtown Revitalization Project Amendment Review Committee.
7. Adjournment

Respectfully submitted,



Kacie Eck, CMC, Sr. Deputy City Clerk

The City of Shawnee encourages participation from its citizens in public meetings. If

participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

**Shawnee Downtown Revitalization Project Amendment Review Committee
Meeting Minutes from October 24, 2017**

AGENDA ITEM NO. 1: Call to Order

Chairperson Richard Finley called the meeting to order at 11:04 a.m.

AGENDA ITEM NO. 2: Introduction of Members and Roll Call

Members Present:	Richard Finley	Marilyn Bradford
	Melissa Dennis	Craig Walker
	April Grace	Tim Burg
	Marty Lewis	Casey Bell
	Beau Carter	Chris Harden

Members Absent: None

AGENDA ITEM NO. 3: Consideration and appropriate action to approve the minutes of the October 9, 2017 special meeting of the Shawnee Downtown Revitalization Project Amendment Review Committee

A motion was made by Marty Lewis, seconded by Casey Bell, to approve the October 9, 2017 Minutes. Motion carried 10-0.

AYE: Lewis, Bell, Finley, Dennis, Grace, Carter, Bradford, Walker, Burg, Harden
NAY: None

AGENDA ITEM NO. 4: Presentation and discussion of the proposed Amended and Restated Shawnee Downtown Revitalization Project Plan, Eligibility Report, and Financial Impacts Report

Justin DeBruin, Community Development Director, advised that the key changes to the Amended and Restated Shawnee Downtown Revitalization Project Plan, Eligibility Report, and Financial Impacts Report (“Report”) is the following: (1) Improvements to the library in the amount of \$500,000.00; (2) funding to the courthouse block in the amount of \$500,000.00; and (3) funding to Shawnee Public Schools (SPS) in an amount of 5% over the \$12 million budget.

Jeff Sabin, Center for Economic Development Law, also briefly described the changes. The changes added an additional \$1 million not listed under the project cost.

Mr. Sabin advised that SPS can spend the money allocated to them anyway they choose.

Mr. Sabin advised that if changes are deemed necessary in the future, if it is less than 5% of the total budget, the Shawnee City Commission can vote on those changes. If it is over 5% of the budget, it would need to go back before the Shawnee Downtown Revitalization Project Amendment Review Committee.

AGENDA ITEM NO. 5: Consideration and appropriate action to approve the Findings and Recommendation of the Shawnee Downtown Revitalization Project Amendment Review Committee

Marty Lewis requested Staff to provide an annual report to the affected entities. Staff advised that this could be provided.

A motion was made by Marty Lewis, seconded by Tim Burg, to approve the Findings and Recommendation of the Shawnee Downtown Revitalization Project Amendment Review Committee. Motion carried 10-0.

AYE: Lewis, Burg, Finley, Dennis, Grace, Carter, Bradford, Walker, Bell, Harden
NAY: None

AGENDA ITEM NO. 6: Future Meetings Schedule

Staff advised the Board that this meeting concludes the Committee at this time. If any other meetings are needed, Staff will advise the board members.

AGENDA ITEM NO. 7: Adjournment

There being no further business to be considered, the meeting was adjourned by the power of the Chair at 11:38 a.m.

Richard Finley, Chairperson

ATTEST:

Lisa Lasyone, CMC, Sr. Deputy City Clerk

DRAFT

RESOLUTION NO. 6549

A RESOLUTION DECLARING THE INTENT TO CONSIDER APPROVAL OF AN AMENDMENT TO AND RESTATEMENT OF THE SHAWNEE DOWNTOWN REVITALIZATION PROJECT PLAN, INCLUDING AMENDING INCREMENT DISTRICT NUMBER ONE AND CREATING AN ADDITIONAL TAX INCREMENT DISTRICT UNDER THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF AN AMENDED AND RESTATED 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 AMENDED AND RESTATED PROJECT PLAN

WHEREAS, the Local Development Act, 62 O. S. §§ 850, *et seq.* (“Act”), was adopted 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 approve project plans and establish increment districts for the development and redevelopment of eligible areas; and

WHEREAS, pursuant to the Local Development Act, on August 4, 2003, the Shawnee City Commission adopted Ordinance No. 2098NS, which approved the Shawnee Downtown Revitalization Project Plan (“Project Plan”) and established Increment District Number One, City of Shawnee (“Increment District No. 1”); and

WHEREAS, the City of Shawnee (“City”) envisions the continued and expanded revitalization of its downtown area as a new destination area for the City, consisting of redevelopment and infill development with commercial, residential, and office components, and improved streetscapes and pedestrian accessibility (“Project”); and

WHEREAS, in order to promote and stimulate economic development, it is necessary and desirable to establish a legal framework and funding mechanism to provide public assistance to the Project; and

WHEREAS, for the health, safety, and public welfare of the residents of the City, it is appropriate and desirable to consider and adopt an amendment to and restatement of the project plan and increment districts for the Project pursuant to the Act; and

WHEREAS, by amending Increment District No. 1 and the potential to create an additional increment district, the City will provide continued and expanded support toward the development and revitalization of the downtown area, which depends upon the utilization of tax increment financing to help finance the public costs of the development; and

WHEREAS, pursuant to the Act, the Shawnee City Commission may amend the Project Plan and establish additional increment districts upon consideration of the recommendation of a review committee (“Review Committee”); and

WHEREAS, the Review Committee is to review and make a recommendation concerning proposed increment districts, project plan amendments, and the Project, to consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed increment districts, and to consider and determine whether the proposed amended and restated Project 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 City Commission; and

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

WHEREAS, the taxing jurisdictions within the proposed district whose taxes might be impacted by the amendment of Increment District No. 1 and the establishment of an additional increment district within the City are (1) Pottawatomie County; (2) Pioneer Library System; (3) Pottawatomie County Health Department; (4) Gordon Cooper Technology Center; and (5) Shawnee Public Schools; and

WHEREAS, at least one of the Review Committee members representing the public at large shall be a representative of the business community; and

WHEREAS, consistent with the Act, the membership of the Review Committee shall consist of the following: one representative of the Shawnee City Commission, who shall serve as chairperson of the Review Committee; one representative of the Shawnee Planning Commission to be designated by that body; one representative of Pottawatomie County to be designated by that body; one representative of the Pioneer Library System to be designated by that body; one representative of the Pottawatomie County Health Department to be designated by that body; one representative of the Gordon Cooper Technology Center to be designated by that body; one representative of the Shawnee Public Schools 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.

WHEREAS, the Review Committee shall review and make a recommendation concerning a proposed amendment to and restatement of the Project Plan, including amending Increment District No. 1 and a potential additional increment district, consider and make findings and recommendations with respect to the conditions establishing the eligibility of the proposed

increment districts, and to consider and determine whether the proposed Project and amended and restated Project Plan will have a financial impact on any taxing jurisdiction and business activities within the proposed increment districts and to report its findings and make its recommendations to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

THAT the Shawnee City Commission intends to consider approval of an amendment to and restatement of the Project Plan, including potential amendments to Increment District No. 1 and the creation of additional tax increment district, to facilitate the financing of eligible project costs, and hereby directs the preparation of said amendment to and restatement of the Project Plan to be submitted for consideration in accordance with the Act.

BE IT FURTHER RESOLVED, that a Review Committee is hereby appointed whose membership shall consist of the following: one representative of the Shawnee City Commission, who shall serve as chairperson of the Review Committee; one representative of the Shawnee Planning Commission to be designated by that body; one representative of Pottawatomie County to be designated by that body; one representative of the Pioneer Library System to be designated by that body; one representative of the Pottawatomie County Health Department to be designated by that body; one representative of the Gordon Cooper Technology Center to be designated by that body; one representative of the Shawnee Public Schools 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.

BE IT FURTHER RESOLVED, that Mayor Richard Finley shall serve as the Shawnee City Commission's representative and chairperson of the Review Committee.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to request of each of the following entities a designated representative to serve on the Review Committee:

- (1) Shawnee Planning Commission;
- (2) Pottawatomie County;
- (3) Pioneer Library System;
- (4) Pottawatomie County Health Department;
- (5) Gordon Cooper Technology Center; and
- (6) Shawnee Public Schools.

BE IT FURTHER RESOLVED, that 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.

BE IT FURTHER RESOLVED, that 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, and that 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.

BE IT FURTHER RESOLVED, that the Review Committee shall consider and make its findings and recommendations to the Shawnee City Commission with respect to the conditions establishing the continued eligibility of Increment District No. 1 and the eligibility of any proposed additional increment district, and the appropriateness of approval of the proposed amendments to and restatements of the Project Plan and Project.

BE IT FURTHER RESOLVED, that the Review Committee shall consider and determine whether the proposed amendments to and restatements of the Project Plan and Project will have a financial impact on any taxing jurisdiction and business activities within Increment District No. 1 and any proposed additional increment district, and shall report its findings to the Shawnee City Commission.

BE IT FURTHER RESOLVED, that the Shawnee Planning Commission shall review the proposed amendments to and restatement of the Project Plan and shall make its recommendation regarding the amendments to and restatement of the Project Plan to the Shawnee City Commission.

Passed and approved this 21st day of August, AD., 2017.

City of Shawnee, Oklahoma
A Municipal Corporation

Richard Finley
RICHARD FINLEY, MAYOR



Phyllis Loftis
PHYLLIS LOFTIS, CMC, CITY CLERK

CITY OF SHAWNEE, OKLAHOMA

ORDINANCE NO. 2098NS

AN ORDINANCE APPROVING AND ADOPTING THE SHAWNEE DOWNTOWN REVITIZATION PROJECT PLAN; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NUMBER ONE, CITY OF SHAWNEE; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF SHAWNEE TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; DESIGNATING THE COMMUNITY DEVELOPMENT DIRECTOR TO BE IN CHARGE OF THE IMPLEMENTATION OF THE PLAN; ESTABLISHING TAX APPORTIONMENT FUND; DECLARING APPORTIONMENT FUNDS TO BE FUNDS OF THE CITY OF SHAWNEE; AUTHORIZING DIRECTION OF APPORTIONMENT FOR INCREMENTS GENERATED IN CURRENT YEAR AND PRIOR FISCAL YEARS ONLY; EXPRESSING INTENTION TO CARRY OUT THE PROJECT PLAN; LIMITING THE PLEDGE OF APPORTIONED INCREMENTS TO INCREMENTS ACTUALLY APPORTIONED BY THE CITY; PROHIBITING ANY LEGAL OBLIGATION OR PROMISE TO APPORTION TAX INCREMENTS IN FUTURE YEARS; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE PLANNING COMMISSION; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

ORDINANCE

BE IT ORDAINED BY THE SHAWNEE CITY COMMISSION:

WHEREAS, the Shawnee Downtown Revitalization Project Plan (“Project Plan”) supports the achievement of the revitalization objectives of the City of Shawnee in order to reverse economic stagnation and decline, to serve as a catalyst for retaining and expanding employment in the area, to attract investment in the area, to enhance or preserve the tax base and make possible investment, development, and economic growth which would otherwise be difficult or impossible without the project and the apportionment of ad valorem taxes from within the increment district; and

WHEREAS, the City of Shawnee Planning Commission has adopted a resolution declaring the Shawnee Downtown Revitalization Project Plan conforms with the comprehensive (Master) Plan of the City of Shawnee and recommending approval and adoption of the Shawnee Downtown Revitalization Project Plan; and

WHEREAS, the City of Shawnee Downtown Revitalization Project Review Committee, representing each of the taxing jurisdictions in which the proposed

increment district is located, as well as the public at large, has considered the financial impacts of the proposed Shawnee Downtown Revitalization Project Plan on each such taxing jurisdiction, and has found that any adverse impacts are offset in view of the continuation of revenues from the base assessed value of the proposed district, the economic benefits of the development for the community as a whole, and the absence of demand for new services upon the taxing jurisdictions resulting from the Project; and

WHEREAS, the Shawnee Downtown Revitalization Project Review Committee has reviewed the proposed increment district in accordance with the criteria specified in the Local Development Act, Title 62 Oklahoma Statutes, Section 851, et seq., and has found the proposed Increment District Number One, City of Shawnee, (“Increment District”) is eligible for designation as an increment district; and

WHEREAS, the Shawnee Downtown Revitalization Project Review Committee has found that approval of the Project Plan is appropriate and has recommended approval of the Shawnee Downtown Revitalization Project Plan without amendment; and

WHEREAS, tax apportionment financing is a component in revitalizing the proposed project area and the proposed Increment District Number One, City of Shawnee; and

WHEREAS, investment, development and economic growth are difficult, but possible, within the proposed project area and proposed increment district, if the Shawnee Downtown Revitalization Project Plan is adopted; and

WHEREAS, the establishment of the proposed Increment District Number One, City of Shawnee will be used in conjunction with existing programs and other locally implemented efforts in order to encourage revitalization in the proposed project area; and

WHEREAS, the Shawnee Downtown Revitalization Project Plan provides tools which will supplement and not supplant or replace normal public functions and services; and

WHEREAS, the boundaries of the proposed Increment District Number One, City of Shawnee do not dissect any similar area nor create an unfair competitive advantage; and

WHEREAS, maximum effort has been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the Shawnee Downtown Revitalization Project Plan, including creation of Increment District Number One, City of Shawnee; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed Shawnee Downtown Revitalization Project Plan, as prescribed by the Local Development Act, Title 62 Oklahoma Statutes, Section 851, *et seq.*, the Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 301 *et seq.*, and other applicable law; and

WHEREAS, implementation of the Shawnee Downtown Revitalization Project Plan will be facilitated by authorizing the City of Shawnee to make minor amendments, as defined by the Local Development Act, Title 62 Oklahoma Statutes, Section 858(D), to the Shawnee Downtown Revitalization Project Plan; and

WHEREAS, it is in the best interests of the City of Shawnee and its citizens to approve the Shawnee Downtown Revitalization Project Plan, including the establishment of Increment District Number One, City of Shawnee.

NOW, THEREFORE, BE IT ENACTED by the Shawnee City Commission:

SECTION 1. The Shawnee Downtown Revitalization Project Plan is hereby adopted and approved, without amendment, as recommended by the Shawnee Downtown Revitalization Project Review Committee. As used herein, "Shawnee Downtown Revitalization Project Plan" or "Project Plan" shall mean the document dated May 29, 2003, comprised of one cover sheet, five pages of text, four exhibits labeled "A", "B" "C" and "D" and titled "Shawnee Downtown Revitalization Project Plan."

SECTION 2. All actions taken and all recommendations and findings made in connection with the Shawnee Downtown Revitalization Project Plan by the City of Shawnee Planning Commission and the Shawnee Downtown Revitalization Project Review Committee are hereby ratified and confirmed including, but not limited to, designation and selection of representatives to the review committee from the taxing jurisdictions and the public at large, recommendations for approval, findings of conformance with the Comprehensive (Master) Plan, eligibility of the increment district and financial impacts upon the taxing jurisdictions.

SECTION 3. For identification purposes, the name of the increment district shall be Increment District Number One, City of Shawnee.

SECTION 4. Increment District Number One, City of Shawnee, is hereby created as of the date of the adoption of this ordinance.

SECTION 5. The boundaries of the Shawnee Downtown Revitalization Project Area (“Project Area”) and the boundaries of Increment District Number One, City of Shawnee, which are identical to those of the Project Area, are hereby designated and adopted as follows:

**PROJECT AREA AND INCREMENT
DISTRICT BOUNDARIES DESCRIPTION**

The Project Area and Increment District boundaries are identical and are shown on Exhibit A, “Shawnee Downtown Revitalization Project Area and Increment District Boundaries.” The Project Area and Increment District boundaries are described as follows:

The Project Area and the Increment District boundaries are generally described as:

Seventh Street on the south, highland Avenue on the north, Philadelphia Avenue on the east, and Beard Avenue on the west.

The Project Area and Increment District boundaries embrace the following specifically described area:

A portion of Section 19, Township 10 North, Range 4 East, City of Shawnee, Pottawatomie County, State of Oklahoma, consisting of:

Woodland Park; and

All of Blocks One (1), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28) and Twenty-nine (29), of the Amended Plat of the NW Quarter of the City of Shawnee; and

All of Blocks Five (5), Six (6), Fifteen (15), Sixteen (16), and Twenty-five (25) of Choctaw Addition to the City of Shawnee;

Including the entirety of all the streets, adjacent rights-of-way and intersections lying within or adjacent to the described Blocks and Woodland Park.

SECTION 6. The Shawnee City Commission hereby finds:

- (a) that the Project Area and the Increment District, which are co-extensive, are a reinvestment area as defined by the Local Development Act, Title 62 Oklahoma Statutes, Section 851, *et seq.*
- (b) that the Project Area and the Increment District, which are co-extensive, are also located within an enterprise zone, approved by the Oklahoma Department of Commerce on August 19, 1999 (“Enterprise Zone”) and, as such, are deemed unproductive, undeveloped, underdeveloped or blighted areas pursuant to Article X, Section 6(C) of the Oklahoma Constitution and, therefore, eligible for development and redevelopment through tax increment apportionment.
- (c) that the improvement of the Project Area is likely to enhance the value of other real property in the area and to promote the general public interest.
- (d) that the guidelines of paragraphs 1 and 2 of Section 3 of the Local Development Act (Title 62 Oklahoma Statutes, Section 852) shall be followed.
- (e) that the aggregate net assessed value of the taxable property in all districts, as determined pursuant to the Local Development Act (Title 62 Oklahoma Statutes, Section 862), within the City of Shawnee does not exceed 25% of the total net assessed value of taxable property within the City of Shawnee.
- (f) that the aggregate net assessed value of the taxable property in all districts, as determined pursuant to the Local Development Act (Title 62 Oklahoma Statutes, Section 862), within the City of Shawnee does not exceed 25% of the total assessed net value of any affected school districts located within the City of Shawnee.
- (g) that the land area of all districts within the City of Shawnee does not exceed 25% of the total land area of the City of Shawnee.
- (h) that the Shawnee Downtown Revitalization Project Plan is feasible and conforms to the Master or Comprehensive Plan of the City of Shawnee.

SECTION 7. The City of Shawnee shall have the authority to make minor amendments to the Shawnee Downtown Revitalization Project Plan; provided that an amendment is defined as minor in accordance with the Local Development Act, Title 62 Oklahoma Statutes, Section 858(D).

SECTION 8. The City of Shawnee or, at the direction of the City, the Community Development Director designated in paragraph VII.B of the Project Plan shall have the authority to carry out certain provisions of the Project Plan, and to incur project costs, pursuant to Section VIII of the Project Plan.

SECTION 9. The increment of ad valorem taxes, as defined by the Local Development Act, Title 62 Oklahoma Statutes, Section 853(9), from Increment District Number One, City of Shawnee, in excess of ad valorem taxes generated by the base assessed value of the increment district, may be apportioned and used to pay project costs authorized pursuant to Section VIII of the Project Plan. The direction of apportionment of increments from time to time is authorized for increments generated in current and prior fiscal years only. It is the intention of the City of Shawnee to carry out the Project Plan, but not to bind or limit future legislative action. The obligation of future increments of ad valorem taxes is prohibited.

SECTION 10. From and after apportionment, the apportioned increments shall constitute funds of the City of Shawnee. Apportioned increments may be used for the payment of project costs, provided, however, the pledge of apportioned increments toward repayment of debt incurred (if any) shall be limited to increments actually apportioned by the City and any debt instruments shall provide that the City has no legal obligation or promise to apportion increments in future years.

SECTION 11. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this ordinance.

SECTION 12. EMERGENCY. WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and the public good of the City of Shawnee, and the inhabitants thereof, that the provisions of this Ordinance be put into full force and effect, an emergency is hereby declared to exist, by reason whereof this Ordinance shall take effect and be put in full force from and after the date of its passage as provided by law.

INTRODUCED and **CONSIDERED** in open meeting of the Shawnee City Commission on this 4th day of August, 2003.

PASSED by the Shawnee City Commission this 4th day of August, 2003.

SIGNED by the Mayor of Shawnee on the 4th day of August 2003.


MAYOR

ATTEST:

Liana Hallock
CITY CLERK

APPROVED as to form and legality this 8 day of August, 2003.

[Signature]
MUNICIPAL COUNSELOR

LEGAL NOTICE

CITY OF SHAWNEE, OKLAHOMA

ORDINANCE NO. 2098NS

AN ORDINANCE APPROVING AND ADOPTING THE SHAWNEE DOWNTOWN REVITIZATION PROJECT PLAN; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NUMBER ONE, CITY OF SHAWNEE; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF SHAWNEE TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; DESIGNATING THE COMMUNITY DEVELOPMENT DIRECTOR TO BE IN CHARGE OF THE IMPLEMENTATION OF THE PLAN; ESTABLISHING TAX APPORTIONMENT FUND; DECLARING APPORTIONMENT FUNDS TO BE FUNDS OF THE CITY OF SHAWNEE; AUTHORIZING DIRECTION OF APPORTIONMENT FOR INCREMENTS GENERATED IN CURRENT YEAR AND PRIOR FISCAL YEARS ONLY; EXPRESSING INTENTION TO CARRY OUT THE PROJECT PLAN; LIMITING THE PLEDGE OF APPORTIONED INCREMENTS TO INCREMENTS ACTUALLY APPORTIONED BY THE CITY; PROHIBITING ANY LEGAL OBLIGATION OR PROMISE TO APPORTION TAX INCREMENTS IN FUTURE YEARS; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE PLANNING COMMISSION; PROVIDING FOR SEVERABILITY.; AND DECLARING AN EMERGENCY.

PASSED AND APPROVED THIS 4th DAY OF AUGUST, 2003.



CHRIS HARDEN, MAYOR

(SEAL)
ATTEST:



DIANA HALLOCK, CMC, CITY CLERK

LEGAL NOTICE
CITY OF SHAWNEE,
OKLAHOMA
ORDINANCE
NO. 2098 NS

(A) AN ORDINANCE APPROVING AND ADOPTING THE SHAWNEE DOWNTOWN REVITALIZATION PROJECT PLAN; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NUMBER ONE, CITY OF SHAWNEE; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF SHAWNEE TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; DESIGNATING THE COMMUNITY DEVELOPMENT DIRECTOR TO BE IN CHARGE OF THE IMPLEMENTATION OF THE PLAN; ESTABLISHING TAX APPORTIONMENT FUND; DECLARING APPORTIONMENT FUNDS TO BE FUNDS OF THE CITY OF SHAWNEE; AUTHORIZING DIRECTION OF APPORTIONMENT FOR INCREMENTS GENERATED IN CURRENT YEAR AND PRIOR FISCAL YEARS ONLY; IMPRESSING INTENTION TO CARRY OUT THE PROJECT PLAN; LIMITING THE PLEDGE OF APPORTIONED INCREMENTS TO INCREMENTS ACTUALLY APPORTIONED BY THE CITY; PROHIBITING ANY LEGAL OBLIGATION OR PROMISE TO APPORTION TAX INCREMENTS IN FUTURE YEARS; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE PLANNING COMMISSION; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY. PASSED AND APPROVED THIS 4th DAY OF AUGUST, 2003.

/s/Chris Harden
CHRIS HARDEN,
MAYOR
(SEAL)
ATTEST:
/s/Diana Hallock
DIANA HALLOCK,
CMC, CITY CLERK
(Published in The
Shawnee News-Star
August 10, 2003)

In the _____ Court of
Pottawatomie County, State of Oklahoma

**AFFIDAVIT OF
PUBLICATION**

State of Oklahoma)
) SS.
County of Pottawatomie)

Nicole Taylor, of lawful age, being duly sworn and authorized, says that she is the legal advertising secretary of the Shawnee News-Star, a daily newspaper printed in the City of Shawnee, Pottawatomie County, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the following dates:

August 10, 2003

Publishing Fee: \$27.51

Nicole Taylor

Nicole Taylor, Advertising Sec.

Subscribed and sworn to before me this 11th day of
August, 2003.

Jeri McEntire
Jeri McEntire, Notary Public

My commission expires: 04-30-07

ORDINANCE NO. 2620NS

AN ORDINANCE APPROVING AND ADOPTING THE AMENDED AND RESTATED SHAWNEE DOWNTOWN REVITALIZATION PROJECT PLAN PURSUANT TO THE OKLAHOMA LOCAL DEVELOPMENT ACT; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; CONFIRMING THE ESTABLISHMENT OF A DATE FOR THE CREATION OF INCREMENT DISTRICT NO. 1, CITY OF SHAWNEE; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NO. 2, CITY OF SHAWNEE; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF SHAWNEE TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; ESTABLISHING A TAX APPORTIONMENT FUND; DECLARING APPORTIONED FUNDS TO BE SPECIAL FUNDS OF THE CITY OF SHAWNEE OR THE SHAWNEE MUNICIPAL AUTHORITY; AUTHORIZING THE USE OF INCREMENT REVENUES FOR THE PAYMENT OF CERTAIN PROJECT COSTS; AUTHORIZING THE SHAWNEE MUNICIPAL AUTHORITY TO CARRY OUT CERTAIN PROVISIONS OF THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE SHAWNEE DOWNTOWN REVITALIZATION PROJECT AMENDMENT REVIEW COMMITTEE AND THE SHAWNEE PLANNING COMMISSION; DIRECTING CONTINUING APPORTIONMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

WHEREAS, the City of Shawnee, Oklahoma (“City”) has prepared the proposed Amended and Restated Shawnee Downtown Revitalization Project Plan (“Project Plan”), which completely amends and restates the Shawnee Downtown Revitalization Project Plan originally adopted in 2003, in accordance with the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (“Act”); and

WHEREAS, the purpose of the Project Plan is to help the City achieve its development objectives by authorizing the appropriate and necessary public support and assistance for the continued development and enhancement of downtown Shawnee and its immediately surrounding area, as a special and unique place within Shawnee, a place to live, work, shop, and play (“Project”); and

WHEREAS, the Project Plan supports the City’s efforts to achieve its development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base, thereby making possible investment that would be difficult without the adoption of the Project Plan and the continued apportionment of incremental ad valorem tax revenue from Increment District No. 1, City of Shawnee (“TIF 1”) for an additional ten fiscal years, and the apportionment of incremental ad valorem tax revenue from the proposed Increment District No. 2, City of Shawnee (“TIF 2”) for a full twenty-five fiscal years; and

WHEREAS, the Shawnee Downtown Revitalization Project Amendment Review Committee (“Review Committee”), comprised of a representative of the City, a representative of the Shawnee Planning Commission (“Planning Commission”), representatives of each of the affected taxing jurisdictions (including Pottawatomie County, Shawnee Public Schools, Pioneer Library System, Pottawatomie County Health Department, and Gordon Cooper Technology Center) and three members of the public at large, one of whom is a representative of the City’s business community, has reviewed the Project Plan; and

WHEREAS, the Review Committee has reviewed the proposed Project Area, the existing TIF 1, and the proposed TIF 2, in accordance with the criteria specified in the Act and has determined that TIF 1 remains eligible and TIF 2 is eligible for designation as increment districts and for development under the Act and that the financial impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan are positive; and

WHEREAS, the Review Committee has adopted its findings and recommends to the City Commission the approval of the Project Plan, including extending the effective life of TIF 1 from its original fifteen (15) years to twenty-five (25) years, and creating TIF 2; and

WHEREAS, the Planning Commission has determined that the Project Plan conforms to the City of Shawnee Comprehensive Plan and is desirable; and

WHEREAS, the Planning Commission has adopted a resolution recommending to the City Commission the approval of the Project Plan, including extending the effective life of TIF 1 and creating TIF 2; and

WHEREAS, all of the Project Area, including the areas of both TIF 1 and TIF 2, lies within a state-designated enterprise zone and therefore meets the definition of an enterprise area as defined by the Act; and

WHEREAS, the projected investment and development are difficult, but possible, within the Project Area, TIF 1, and TIF 2, if the Project Plan is adopted and implemented; and

WHEREAS, tax increment financing is a necessary component in generating economic development in the Project Area, TIF 1, and TIF 2; and

WHEREAS, the eligible project costs contained in Section VIII of the original Shawnee Downtown Revitalization Project Plan adopted by Ordinance No. 2098NS on August 4, 2003, for purposes of this Ordinance, are intended to be considered paid in full; and

WHEREAS, the apportioned increment revenues derived from TIF 1 and TIF 2, prospectively, will be used to finance eligible project costs contained in Section VIII of the Project Plan; and

WHEREAS, the extension of TIF 1 and establishment of TIF 2 will work in conjunction with existing programs and other locally implemented economic development efforts in order to encourage economic development in the Project Area; and

WHEREAS, the Project is expected to generate substantial new investment within TIF 1 and TIF 2, and to stimulate additional indirect economic benefits outside of both TIF districts which would not occur without the Project; and

WHEREAS, the Project Plan provides tools which will supplement and not supplant or replace normal public functions and services; and

WHEREAS, neither the boundaries of the TIF 1 or TIF 2 dissect any similar area or create an unfair competitive advantage; and

WHEREAS, maximum effort has been made to allow full public knowledge and participation in the application of the Act in the review and approval of the Project Plan; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the Project Plan, as prescribed by the Act, the Oklahoma Open Meetings Act, 25 O.S. §301, *et seq.*, and other applicable law; and

WHEREAS, pursuant to said notice, all persons present were given an opportunity to be heard for and against the Project Plan; and

WHEREAS, the City has the right, pursuant to the Act, to make minor amendments to the Project Plan; and

WHEREAS, the Shawnee Municipal Authority, a public trust, is authorized and designated to carry out certain provisions of the Project Plan, pursuant to the Act; and

WHEREAS, the City deems it appropriate and desirable and in the best interest of the City and its citizens to adopt and approve the Project Plan, including the extension of TIF 1 and establishment of TIF 2.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: In order to develop the eligible Project Area, the City of Shawnee (“City”) elects to utilize Article 10, Section 6C of the Constitution of the State of Oklahoma and the Local Development Act, 62 O.S. § 850, *et seq.* (“Act”), which authorize the use of local taxes for specific

public investments, assistance in development financing, and as a revenue source for other public entities in the area, and which provide for the direction of apportionment of local taxes to plan, finance, and carry out development of unproductive, undeveloped, underdeveloped, or blighted areas as determined by the governing body of a city, town or county.

SECTION 2: The Amended and Restates Shawnee Downtown Revitalization Project Plan is hereby adopted and approved, as recommended by the Shawnee Planning Commission (“Planning Commission”) and the Shawnee Downtown Revitalization Project Amendment Review Committee (“Review Committee”). As used herein, “Amended and Restated Shawnee Downtown Revitalization Project Plan,” “Amended and Restated Project Plan,” and “Project Plan” shall mean the document dated October 11, 2017, and comprised of: one (1) cover sheet; one (1) table of contents page; six (6) pages of text; four (4) exhibits labeled Exhibit A, Exhibit B, Exhibit C, and Exhibit D; and titled “Amended and Restated Shawnee Downtown Revitalization Project Plan.”

SECTION 3: The membership of the Review Committee and all actions taken and all recommendations and findings made in connection with the Project Plan by the Review Committee and the Planning Commission are hereby ratified and confirmed.

SECTION 4: Increment District No. 1, City of Shawnee (“TIF 1”), an ad valorem increment district, was created by Ordinance No. 2098NS on August 4, 2003, and given an effective life of fifteen (15) fiscal years. TIF 1’s effective life is hereby extended from fifteen (15) fiscal years to twenty-five (25) fiscal years, as measured from its August 3, 2003 creation date, so that apportionment of increment revenue from TIF 1 will end on the earlier of June 30, 2028 or upon payment of all project costs described in the Project Plan.

SECTION 5: Increment District No. 2, City of Shawnee (“TIF 2”), an ad valorem increment district, is hereby created as of the date this Ordinance becomes effective (TIF 1 and TIF 2, collectively, the “TIF Districts”).

SECTION 6: The boundaries of the Shawnee Downtown Revitalization Project Area are coterminous with the boundaries of the TIF Districts, as described in Section 7 herein.

SECTION 7: The respective boundaries of the TIF Districts are shown on Exhibit A of the Project Plan and described on Exhibit B of the Project Plan, and are hereby designated and adopted as follows:

TIF 1 Legal Description

An area lying within Section 19, Township 10 North, Range 4 East, City of Shawnee, Pottawatomie County, State of Oklahoma, being further described as follows:

All of Blocks One (1), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28) and Twenty-nine (29), of the Amended Plat of the NW Quarter of the City of Shawnee; and

All of Blocks Five (5), Six (6), Fifteen (15), Sixteen (16), and Twenty-five (25), of Choctaw Addition to the City of Shawnee;

Including all of the streets, their rights-of-way and intersections lying inside the boundaries of the described area.

TIF 2 Legal Description

An area lying within Section 19 and Section 24, Township 10 North, Range 4 East, City of Shawnee, Pottawatomie County, State of Oklahoma, being further described as:

Lots seventeen (17) thru thirty-two (32) of Block Nineteen (19) of the Amended Plat of the NW Quarter Shawnee Addition;

All of Blocks One (1), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-one (21), Twenty-two (22), Twenty-Three (23) Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Thirty-eight (38), Thirty-nine (39), of the Amended Plat of the NW Quarter of the City of Shawnee; and

Blocks Twenty (20), Twenty-eight (28) and Twenty-nine (29), Thirty (30), and Thirty-one (31) North of the center line of the Rail Road Tracks of the Chicago, Rock Island and Pacific Railway of the Amended Plat of the NW Quarter of the City of Shawnee; and

All of Block Fourteen (14) A.P. Choctaw Addition; and

All of Blocks Four (4), Five (5), Six (6), Seven (7), Thirteen (13), Fifteen (15), Sixteen (16), Seventeen (17) Eighteen (18), Twenty-Two (22) Twenty-three (23), Twenty-four (24) and Twenty-Five (25), of Choctaw Addition to the City of Shawnee; and

All parts of Blocks Three (3), Eight (8), Nine (9), Twelve (12), Nineteen (19), Twenty-one (21) West of the center line of the Railroad tracks of the Atchison, Topeka, and Santa Fe Railway; and

All of Block Two (2) of Amended Plat of Block "14" and a Part of Block "C" Beards Addition to the City of Shawnee; and

Lots One (1) thru (6) Block (1) Lots One (1) thru Six (6) Block Three (3) and Lots One (1) thru Six (6) Block Four (4) of Amended Plat of Block "14" and a Part of Block "C" Beards Addition to the City of Shawnee; and

Block Eleven (11) Lots Six (6) thru Eleven (11) and Block Twelve (12) Lots Six (6) thru Eleven (11) of Beard Addition; and

The North One/Third (1/3) of Block B of Beards Addition; and

All of Blocks Seventy-Five (75), Seventy-Six (76), Seventy-seven (77), Ninety-two (92), Ninety-three (93), Ninety-four (94), One hundred Three (103), One hundred Four (104), One Hundred Five (105), One hundred Twenty (120), One hundred Twenty-one (121), and One hundred Twenty-two (122) of the Amended Plat of the SW Quarter Shawnee Addition; and

Block eight (8) Lots one (1) thru Twenty (20) of the Fair Grounds Addition.

Including all of the streets, their rights-of-ways, and intersections lying inside the boundaries of the described areas.

SECTION 8: The City hereby finds and determines:

- (a) That the Project Area, including the TIF Districts, is an enterprise area as defined by the Act;
- (b) that the financial impacts of the proposed Project Plan and Project on the affected taxing jurisdictions and business activities within the TIF Districts are positive and that the economic benefits for the community as a whole offset any adverse impacts;

- (c) that the improvement of the Project Area is likely to enhance the value of other real property in the area and to promote the general public interest;
- (d) that the Project Plan complies with the guidelines of Section 852 of the Act, including specifically paragraphs 1 and 2;
- (e) that the aggregate net assessed value of the taxable property in all increment districts within the City, as determined pursuant to the Act, does not exceed 35% of the total net assessed value of the taxable property within the City;
- (f) that the aggregate net assessed value of the taxable property in all increment districts within the City, as determined pursuant to the Act, does not exceed 25% of the total net assessed value of any affected school districts located within the City;
- (g) that the land within all increment districts within the City does not exceed 25% of the total land area of the City; and
- (h) that the Project Plan is feasible and conforms to the Shawnee Comprehensive Plan.

SECTION 9: The following Project and Increment Districts authorizations are hereby approved:

(a) The City of Shawnee shall be the principal entity responsible for implementation and is authorized to carry out and administer the provisions of the Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Act;

(b) The Shawnee Municipal Authority, a public trust, shall have the authority to assist in carrying out the provisions of the Project Plan and to incur Project Costs with respect to improvements and operations within its authorizations, in accordance with budgetary allocations for such activities approved in accordance with the Project Plan and approved development agreements as authorized by the Project Plan;

(c) The Shawnee Municipal Authority shall also have the authority to carry out certain provisions of the Project Plan, including the authority to: (a) issue tax apportionment bonds or notes, or both; (b) pledge revenues from current and future fiscal years to repayment; (c) incur project costs pursuant to Section VIII of the Project Plan; (d) provide funds to or reimburse the City for the payment of Project Costs and other costs incurred in support of the implementation of the Project; and (e) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them; and

(d) The City Manager, Justin Erickson, his successor in office, or his designee, shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in the Project Plan. The City Manager, his successor in office, or his designee is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

SECTION 10: The increment of the ad valorem taxes generated by TIF 1 may continue to be used to pay project costs authorized by Section VIII of the Project Plan for a period not to exceed twenty-five (25) fiscal years from the date TIF 1 was made effective (August 4, 2003), as provided by law, or the period required for payment of the project costs authorized by Section VIII of the Project Plan, whichever is less.

SECTION 11: The increment of the ad valorem taxes generated by TIF 2 may be used to pay project costs authorized by Section VIII of the Project Plan for a period not to exceed twenty-five (25) fiscal years from the date this Ordinance becomes effective, as provided by law, or the period required for payment of the project costs authorized by Section VIII of the Project Plan, whichever is less.

SECTION 12: During the period of apportionment, the tax apportionment fund (a) shall be available to pay project costs under Section VIII of the Project Plan, (b) shall constitute special funds of the City, and (c) shall not be subject to annual appropriation as a part of the general fund of the City.

SECTION 13: Pursuant to Section 6C of Article X of the Constitution of the State of Oklahoma and the Act, the direction of apportionment shall continue beyond the current fiscal year for the duration of the TIF Districts or the period required for the payment of project costs authorized by the Project Plan, whichever is less.

SECTION 14: The Project Plan is hereby determined to be desirable and is approved.

SECTION 15: SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this Ordinance.

SECTION 16: EMERGENCY CLAUSE. It being immediately necessary for the preservation of the peace, health, safety, and public good of the City of Shawnee, and the citizens thereof, that the provisions of this Ordinance take effect and be put into full force and effect, an emergency is declared to exist by reason whereof this Ordinance shall take effect immediately and be put in full force and effect from and after the date of its enactment, as provided by law.

PASSED AND APPROVED this 4th day of December, 2017.



Richard Finley
RICHARD FINLEY, MAYOR

Phyllis Loftis
PHYLLIS LOFTIS, CMC, CITY CLERK

Emergency separately approved this 4th day of December, 2017.



Richard Finley
RICHARD FINLEY, MAYOR

Phyllis Loftis
PHYLLIS LOFTIS, CMC, CITY CLERK

Approved as to form and legality this 5 day of December, 2017.

Joseph M. Vorndran
JOSEPH M. VORNDRAN
CITY ATTORNEY

Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

RECEIVED
DEC 11 2017
CITY CLERK

State of Oklahoma
County of Pottawatomie

ORDINANCE NO. 2620NS

AN ORDINANCE APPROVING AND ADOPTING THE AMENDED AND RESTATED SHAWNEE DOWNTOWN REVITALIZATION PROJECT PLAN PURSUANT TO THE OKLAHOMA LOCAL DEVELOPMENT ACT; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; CONFIRMING THE ESTABLISHMENT OF A DATE FOR THE CREATION OF INCREMENT DISTRICT NO. 1, CITY OF SHAWNEE; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NO. 2, CITY OF SHAWNEE; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF SHAWNEE TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; ESTABLISHING A TAX APPORTIONMENT FUND; DECLARING APPORTIONED FUNDS TO BE SPECIAL FUNDS OF THE CITY OF SHAWNEE OR THE SHAWNEE MUNICIPAL AUTHORITY; AUTHORIZING THE USE OF INCREMENT REVENUES FOR THE PAYMENT OF CERTAIN PROJECT COSTS; AUTHORIZING THE SHAWNEE MUNICIPAL AUTHORITY TO CARRY OUT CERTAIN PROVISIONS OF THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE SHAWNEE DOWNTOWN REVITALIZATION PROJECT AMENDMENT REVIEW COMMITTEE AND THE SHAWNEE PLANNING COMMISSION; DIRECTING CONTINUING APPORTIONMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY


Adopted 12/04/2017

/s/ Richard Finley, Mayor

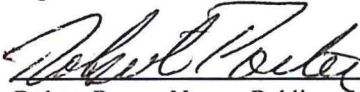
Attest /s/ Phyllis Loftis, CMC, City Clerk
(Published in the Shawnee News-Star on December 8th, 2017)

I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was actually published in said legal newspaper in consecutive issues on the following date(s):

Insertion Date(s): Dec. 8th, 2017
Publishing Fee: \$42.30


Wanda Westerman, Account Executive

Signed and sworn to before me this 8th day of Dec., 2017.


Robert Porter, Notary Public
My Commission Expires: August 14, 2019
Commission No 15007558

Robert Porter
Notary Public
State of Oklahoma
Pottawatomie County
Expires August 14, 2019
Commission No. 15007558

To be published in the Shawnee News-Star on or before November 3, 2017:

**NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE
PROPOSED AMENDED AND RESTATED SHAWNEE DOWNTOWN
REVITALIZATION PROJECT PLAN**

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (“Act”), notice is hereby given to all interested persons that the City Commission of the City of Shawnee will hold two public hearings regarding the Amended and Restated Shawnee Downtown Revitalization Project Plan (“Project Plan”), and its supporting ad valorem increment districts—the currently-existing Increment District No. 1, City of Shawnee (“TIF 1”) (originally created in 2003), and the proposed Increment District No. 2, City of Shawnee (“TIF 2”) (TIF 1 and TIF 2, collectively, “Increment Districts”).

The first public hearing will be held in the Commission Chambers at City Hall, 16 West 9th Street, Shawnee, Oklahoma, at 6:30 p.m. on Monday, November 20, 2017, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan and Increment Districts. The second public hearing will be held in the Commission Chambers at City Hall, 16 West 9th Street, Shawnee, Oklahoma, at 6:30 p.m. on Monday, December 4, 2017, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Increment Districts.

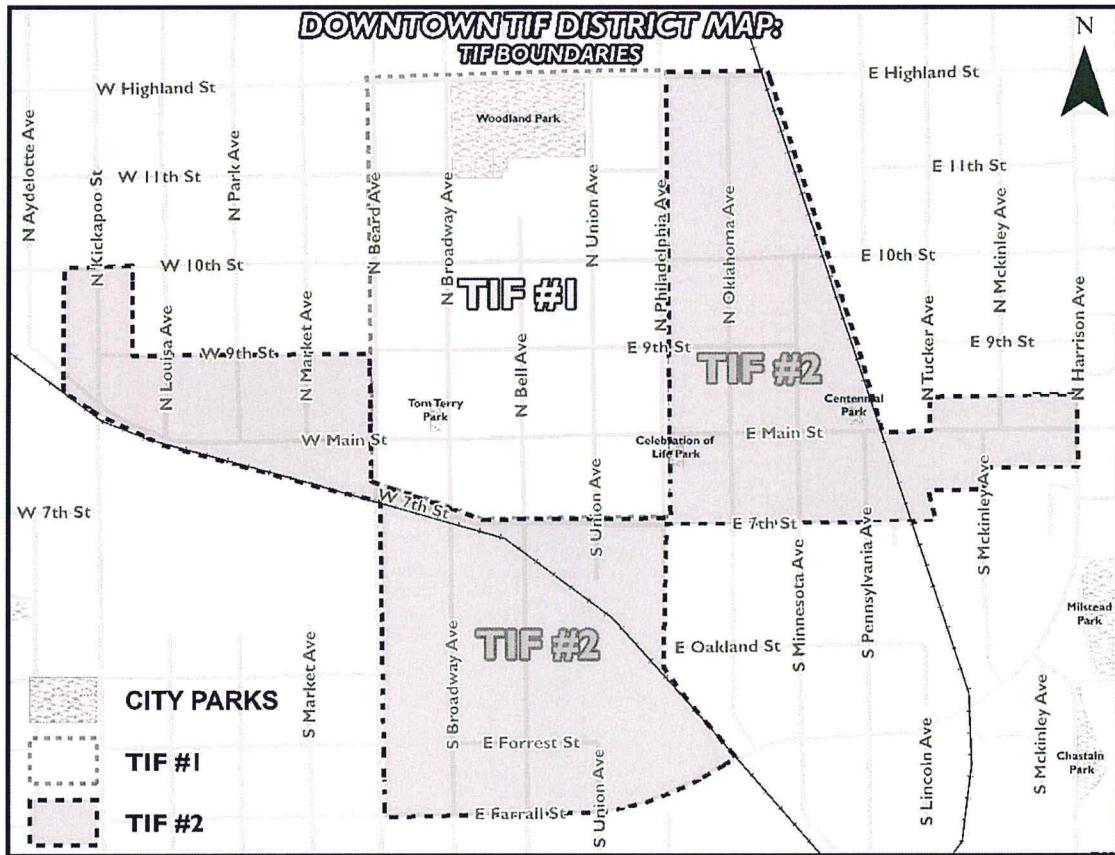
The Project Plan is a project plan as defined under the Act. The project is being undertaken by the City of Shawnee (“City”) in order to provide an economic structure and funding mechanism authorized by the Act for a substantial portion of the local public investment necessary to provide the public improvements and to generate additional private investment throughout the Project Area to continue stimulating downtown Shawnee’s revitalization. Public investments are planned for: approved public infrastructure, development financing assistance, and support for public education. The Project Plan also authorizes a revenue sharing formula to support Shawnee Public Schools. Funding for the public investments is expected to be generated by the implementation of the Increment Districts. The Project Plan proposes to extend the effective life of TIF 1 by ten years (so that TIF 1 would terminate in 2028 rather than as currently scheduled in 2018) and create the new TIF 2 upon adoption of the Project Plan. No new or increased taxes are involved.

A draft of the proposed Project Plan and Financial Impacts Report may be reviewed by any person interested, in the Office of the City Clerk, City Hall, 16 West 9th Street, Shawnee, Oklahoma 74801, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address on or after Friday, November 3, 2017: <http://www.shawneeok.org/revitalizationproject/>

The proposed project area (“Project Area”) is coterminous with the boundaries of the Increment Districts, and can be generally described as the area bound by West 9th Street, North Beard Avenue, West Highland Street, the BNSF rail line, East Main Street (including the parcels immediately adjacent) from the BNSF rail line to Harrison Avenue, East 7th

Street, South Philadelphia Avenue, the Union Pacific rail line east of South Philadelphia to East Farrall Street, East Farrall Street, South Beard Avenue, the Union Pacific rail line west of South Beard Avenue to North Kickapoo Street, and the portion of North Kickapoo Street (and the parcels immediately adjacent) from the Union Pacific rail line to West 10th Street. The specific boundaries of the proposed Project Area/Increment Districts are illustrated and described below.

Map of the Increment Districts:



TIF 1 Legal Description:

An area lying within Section 19, Township 10 North, Range 4 East, City of Shawnee, Pottawatomie County, State of Oklahoma, being further described as follows:

All of Blocks One (1), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28) and Twenty-nine (29), of the Amended Plat of the NW Quarter of the City of Shawnee; and

All of Blocks Five (5), Six (6), Fifteen (15), Sixteen (16), and Twenty-five (25), of Choctaw Addition to the City of Shawnee;

Including all of the streets, their rights-of-way and intersections lying inside the boundaries of the described area.

TIF 2 Legal Description:

An area lying within Section 19 and Section 24, Township 10 North, Range 4 East, City of Shawnee, Pottawatomie County, State of Oklahoma, being further described as:

Lots seventeen (17) thru thirty-two (32) of Block Nineteen (19) of the Amended Plat of the NW Quarter Shawnee Addition;

All of Blocks One (1), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Twenty-one (21), Twenty-two (22), Twenty-Three (23) Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Thirty-eight (38), Thirty-nine (39), of the Amended Plat of the NW Quarter of the City of Shawnee; and

Blocks Twenty (20), Twenty-eight (28) and Twenty-nine (29), Thirty (30), and Thirty-one (31) North of the center line of the Rail Road Tracks of the Chicago, Rock Island and Pacific Railway of the Amended Plat of the NW Quarter of the City of Shawnee

All of Block Fourteen (14) A.P. Choctaw Addition; and

All of Blocks Four (4), Five (5), Six (6), Seven (7), Thirteen (13), Fifteen (15), Sixteen (16), Seventeen (17) Eighteen (18), Twenty-Two (22) Twenty-three (23), Twenty-four (24) and Twenty-Five (25), of Choctaw Addition to the City of Shawnee; and

All parts of Blocks Three (3), Eight (8), Nine (9), Twelve (12), Nineteen (19), Twenty-one (21) West of the center line of the Railroad tracks of the Atchison, Topeka, and Santa Fe Railway; and

All of Block Two (2) of Amended Plat of Block "14" and a Part of Block "C" Beards Addition to the City of Shawnee; and

Lots One (1) thru (6) Block (1) Lots One (1) thru Six (6) Block Three (3) and Lots One (1) thru Six (6) Block Four (4) of Amended Plat of Block "14" and a Part of Block "C" Beards Addition to the City of Shawnee; and

Block Eleven (11) Lots Six (6) thru Eleven (11) and Block Twelve (12) Lots Six (6) thru Eleven (11) of Beard Addition; and

The North One/Third (1/3) of Block B of Beards Addition; and

All of Blocks Seventy-Five (75), Seventy-Six (76), Seventy-seven (77), Ninety-two (92), Ninety-three (93), Ninety-four (94), One hundred Three (103), One hundred Four (104), One Hundred Five (105), One hundred Twenty (120), One hundred Twenty-one (121), and

One hundred Twenty-two (122) of the Amended Plat of the SW Quarter Shawnee Addition;
and

Block eight (8) Lots one (1) thru Twenty (20) of the Fair Grounds Addition.

Including all of the streets, their rights-of-ways, and intersections lying inside the
boundaries of the described areas.

Witness my hand this 3rd day of November, 2017.



Phyllis Loftis
Phyllis Loftis, CMC, City Clerk

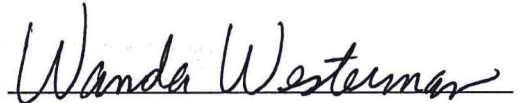
Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200


State of Oklahoma
County of Pottawatomie

I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was actually published in said legal newspaper in consecutive issues on the following date(s):

Insertion Date(s): Nov. 3rd, 2017
Publishing Fee: \$274.00


Wanda Westerman, Account Executive

Signed and sworn to before me this 3rd day of Nov., 2017.


Robert Porter, Notary Public
My Commission Expires: August 14, 2019
Commission No 15007558

Robert Porter
Notary Public
State of Oklahoma
Pottawatomie County
Expires August 14, 2019
Commission No. 15007558

PLANNING COMMISSION
RESOLUTION NO. 2017-1

RESOLUTION DETERMINING THAT THE AMENDED AND RESTATED SHAWNEE DOWNTOWN REVITALIZATION PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF SHAWNEE COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COMMISSION APPROVE AND ADOPT THE AMENDED AND RESTATED SHAWNEE DOWNTOWN REVITALIZATION PROJECT PLAN

WHEREAS, it is an objective of the City of Shawnee, Oklahoma (“City”), to promote economic development within its boundaries in order to attract 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 continued development of its central business district and surrounding neighborhoods as a new destination area within the City, consisting of infill development with commercial, residential, office, industrial, and mixed-use components, as well as improved streetscapes and pedestrian accessibility (“Project”); and

WHEREAS, the Project will promote the public good, general welfare, economic security, and prosperity of the City and its inhabitants; and

WHEREAS, the Amended and Restated Shawnee Downtown Revitalization Project Plan (“Project Plan”) is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (“Act”); and

WHEREAS, the provisions of the Act lay out procedures for approval of a project plan to develop qualified project areas; and

WHEREAS, the Shawnee Downtown Revitalization Project Amendment Review Committee, including a representative of the Shawnee Planning Commission, has recommended the approval of the Project Plan after finding the project eligible and determining that the Project Plan will make a positive impact on affected taxing jurisdictions and business activities within the increment districts; and

WHEREAS, the Shawnee Planning Commission has reviewed the City of Shawnee Comprehensive Plan and the Project Plan; and

WHEREAS, the Project Plan is appropriate and desirable in order to support efforts to achieve the objectives of the City of Shawnee Comprehensive Plan; and

WHEREAS, the Shawnee Planning Commission finds it appropriate and desirable to recommend to the City Commission that it approve and adopt the Project Plan.

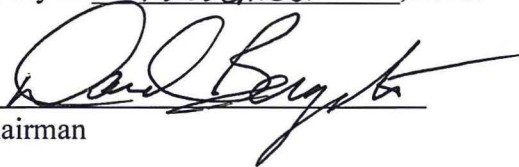
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: The Amended and Restated Shawnee Downtown Revitalization Project Plan is hereby declared to be in conformance with the City of Shawnee Comprehensive Plan.

SECTION 2: The Amended and Restated Shawnee Downtown Revitalization Project Plan is determined to be desirable.

SECTION 3: Recommendation is hereby made to the Shawnee City Commission that it approve and adopt the Amended and Restated Shawnee Downtown Revitalization Project Plan.

PASSED AND APPROVED this 1st day of November, 2017.


Chairman

ATTEST:


Secretary