City of Lawton

Downtown Project Plan
TIF Review Committee

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Agenda

Friday, October 24, 2025 **3:00 PM** **Lawton City Hall**
3rd Floor Conference Room

Recommending Body

"Official action can only be taken on items listed on the agenda. As a recommending body, the Committee may review and discuss agenda items, propose and enact floor amendments, and then choose to make a recommendation to the City Council or provide direction to the City Manager. The Committee may also defer items for further review, refer matters to the City Attorney, or send items to standing committees, boards, commissions, or authorities for additional study. In some cases, items may be postponed to a later date or removed from the agenda entirely."

Meeting Called to Order

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Roll Call

Introduction of Guests

Business Items

1. Consideration and possible action to approve the minutes of the October 20, 2025 Special Meeting of the Downtown Project Plan TIF Review Committee.
2. Presentation of the proposed Third Amended Lawton Downtown Economic Development Project Plan and Oklahoma Local Development Act.
3. Discussion and questions regarding the proposed Third Amended Lawton Downtown Economic Development Project Plan.
4. Consideration and possible action to approve the Findings and Recommendation of the Downtown Project Plan TIF Review Committee.
5. Discussion and possible action regarding future meetings.

Adjournment

The City of Lawton encourages participation from all of its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hour rule if interpreters for the deaf (signing) is not the necessary accommodation."

City of Lawton

Downtown Project Plan
TIF Review Committee

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Minutes

Monday, October 20, 2025 **3:00 PM** **Lawton City Hall**
3rd Floor Conference Room

Recommending Body

"Official action can only be taken on items listed on the agenda. As a recommending body, the Committee may review and discuss agenda items, propose and enact floor amendments, and then choose to make a recommendation to the City Council or provide direction to the City Manager. The Committee may also defer items for further review, refer matters to the City Attorney, or send items to standing committees, boards, commissions, or authorities for additional study. In some cases, items may be postponed to a later date or removed from the agenda entirely."

Meeting Called to Order

Chairman Stanley Booker called the meeting to order at 3:00 PM. in the 3rd floor conference room of City Hall.

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Chairman Booker verified with Branstetter that the meeting notice and agenda were posted in accordance with the Oklahoma Open Meeting Act.

Roll Call

MEMBERS PRESENT: Stanley Booker, City of Lawton Mayor; Ron Jarvis, City Planning Commission Representative; Johnny Owens, Comanche County Commissioners Representative; Morgan Gould, Great Plains Technology Center Representative; Skeeter Sampler, Lawton Public Schools Representative; *Debra Johnson, Comanche County Health Department Representative

MEMBERS ABSENT: None

*Arrived at 3:03 PM

Introduction of Guests and Committee Members

Committee members and guests of the meeting introduced themselves.

Guests of the meeting introduced themselves as follows: Dewayne Burk, Deputy City Manager (City of Lawton); Richard Rogalski, Lawton Economic Development Authority;

Kirby Brown, Ward 3 Councilman Elect (City of Lawton); Tammy Branstetter, City Clerk's Office (City of Lawton); Matina Davis, Citizen of the Community; Kim McConnell, Lawton Constitution; Christine James, Planning Director (City of Lawton); Robert Bausch, Citizen of the Community

Business Items

1. Designation of Tammy Branstetter as Secretary and Assistant to Chairman.

Motion by Owens, **Second** by Jarvis, to approve the designation of Tammy Branstetter as Secretary and Assistant to Chairman. **AYE:** Owens, Sampler, Gould, Booker, Jarvis. **NAY:** None. **MOTION PASSED**.

2. Brief Overview of Current Status of Project and Reasons to Amend Lawton Downtown Economic Development Project Plan.
   Richard Rogalski, Executive Director, Lawton Economic Development Authority

Richard Rogalski, Lawton Economic Development Authority (LEDA), said I appreciate you all being here and taking time out of your schedules for this. The Lawton Downtown Economic Development Project Plan was the original plan in the city that created the first TIF District, TIF 1. It was created in 2006. Larry Mitchell was the City Manager at that time, and he was the Executive Director of LEDA at that time. Then, that plan was amended in 2010 to add TIF 2.

Debra Johnson, Comanche County Health Department Representative, entered the meeting at 3:03 PM. Chairman Booker introduced Ms. Johnson.

Rogalski said this was the original downtown project plan, and the purpose was to redevelop and revitalize the downtown. There's been a lot of discussions. As you know, in the 1970s, urban renewal came in, and they built the mall. That was great for a while, but then there were a lot of areas outside that area that were kind of failing a little bit. Economically, the mall was not doing that well. So, the idea was to re-energize and revitalize the downtown area. The front door of our area, 2nd Street, which's considered the front door of Lawton's downtown, was covered with a lot of dilapidated buildings in the area, and so there was an urban renewal plan and this project plan, and they worked together to create the Lawton Town Center, which was that retail development. They rebuilt 2nd Street. They put in the brick pavers and the landscaping and all of that. This was a pretty big effort to sort of give the downtown a jolt.

Rogalski said the more famous project plan, because we've dealt with it more recently, is the STEDI Project Plan. The STEDI Project Plan is all about industrial development. However, this project plan was all about downtown revitalization, and so its primary purpose was invigorating the retail of the downtown area. We've got the Hilton Garden Inn in place, which is a big generator of revenue for the city. We've got Dick's, Kohl's and the other stores in that line there. Unfortunately, some of the smaller spaces

actually stayed empty for a while. In fact, some of them, I think, may have never been filled yet. So, the project plan didn't take off like we wanted it to. Part of it was timing. We got it all built in about 2013 and 2014 — that's when it opened, and the economy wasn't doing that well. Then we had the COVID pandemic hit, and some of the stores over there are empty now. But, we're seeing sort of a resurgence — a post-COVID resurgence. As you all know, there are 10 acres on the north end and two and a half acres on the south behind the Hilton Garden Inn that were part of the original Lawton Town Center plat that are just still empty. In fact, there are other spaces. There's a space next to Bricktown Brewery and a space next to the Mattress Firm that are also empty, but those are owned by the developer. The two that I'm talking about are owned by LEDA, which is a public entity, so they've generated no tax revenue for the last 15 years since that project plan was done.

Rogalski said but then recently, as you heard, we're seeing some retail coming back a little bit. I believe there's a bid on the Joann's Fabic space. There's supposed to be a retailer coming into that space — that's through the redeveloper. Rogalski said we've had interest in the 10 acres that LEDA still owns. We've had interest over the years, but never a very good deal. In this case, we have a purchase and sale agreement that was approved by LEDA in July, and it was for a grocery store on that parcel.

Rogalski said the purpose of this plan is to simply restart our time on those two vacant parcels. That's kind of why we started the process — to restart the time on those vacant parcels so that we can actually do some of the things that we intended to do with this project plan. Since we're editing the plan, we might as well do a couple of other little things that are simple. The first thing we did is correct an oversight in the original project plan by expanding the project area to include Elmer Thomas Park, Central Middle School and Lawton High School.

Rogalski said some of you know this from being associated with the STEDI Project Plan — there's a TIF district where the money is earned, then there's a project area where the money can be invested. Remember, the purpose of a TIF district is not just to create revenue for the city — it's to pay for improvements that are necessary to rebuild the downtown. Lots of old infrastructure, lots of old streets — there's all these things that we've got to pay for. The budget in the original project plan had funding for public facilities and project support like you would expect, but it also had school facilities and other public facilities. So, there are these things that we can do with this project plan that we just haven't, because the revenue never came forward. We've been basically making our note payments since that time, and that's all we've been able to do with the downtown funding. With the development of this new grocery store, if it's able to come to fruition, now we can actually start doing what we intended to do with the project plan, which is to start investing in the downtown area and revitalizing some of our facilities there.

Rogalski said the other thing we did, which is similar to the STEDI Project Plan, is that these two new districts, when they're activated, would actually provide 10% of the funding to STEM directly. So, there would be a 10% cutout to STEM, but the rest of it is

just exactly how it was in the original project plan.

Rogalski said we have copies of the edited plan to provide to you, but that's the gist of why we're here.

Chairman Booker said I do want to talk about the purpose of the TIF. While it's to rebuild downtown, it's also to build the tax base up and to create a more economic environment which brings in more tax growth. It's not just "rebuild downtown" — it's all based on trying to increase tax revenue and promote economic development.

Rogalski said absolutely.

Chairman Booker said I also want to say that the STEM is designed to fill the pipeline of the jobs that we're creating for the future. It's always great to do STEM, but there is a function behind the STEM we do, and it is to educate the workforce of the future, so it's workforce related.

Sampler said you had mentioned that we're going to start the TIF on the other two parcels.

Rogalski said we have the ability to restart them. We're discussing TIF A and TIF B, and we're not going to start them until we actually have a user.

Sampler said I'm assuming, based on the original plan, there was an expiration on the TIF.

Rogalski said it's 25 years — that's by statute. We would only be restarting those vacant parcels. The other stuff stays as it is.

Gould asked how you define STEM in that 10% cutout.

Chairman Booker said we have a STEM Board and a STEM Consortium. The Consortium is basically anybody that has an interest and provides STEM education to children. The schools are members of the Consortium, as well as members of the STEM Board. Right now, the STEM Board has about $200,000 a year, and the STEM Board decides how that's spent and where it goes. We've tried to get that money into nonprofits to reach children that probably aren't going to have the advantages my child might have. We even have a focus to get into the neighborhoods so that we reach more of those children that may not have the family support to get them to a project at the school or at the FISTA.

Gould asked Rogalski what kind of economic impact he is expecting from this. He asked how much money it would generate for something like that.

Rogalski said it's all in the plan. He said the plan will be handed out to you all, but the reason we don't hand the plan out before this meeting is because you haven't set the

other committee members. So what we do is we give it to you at this meeting, and we'll give it to the members that you elect, and that way everybody starts looking at the same time. Then on Friday, you'll have your first meeting to consider it and discuss it. Rogalski said I actually have $3.8 million of STEM funding in this project plan budget. It doesn't mean we're going to get that. That's the maximum amount we can get, but if those two new sites develop, I'm projecting that that would be the amount of funding that would be generated that would go into STEM.

Chairman Booker asked if the projected $3.8 million for STEM would be over a 25-year period from the date the TIF is activated.

Rogalski said yes. He said that's not a tremdous amount of money, but remember retail doesn't generate the revenue that industrial facilities can do. I can have a $400 million industrial facility, but a $20 million retail facility is a lot. You know, your property tax revenue is not that much. Then in the downtown plan, we also capture the sales taxes - the city gives up their 2% sales tax, and it goes into this project plan. The $3.8 million includes this. So, it's not a tremendous amount of money that's generated, but that's how retail works. In fact, most of the money is sales tax.

3. Submission of Chairperson's list of seven names for At-Large Members.

Chairman Booker said the Chairman is to submit seven names, and the Committee members decide which three members they want. Chairman Booker presented a list of seven names as follows:

- Bernita Taylor
- Nate Slate
- Ron Nance
- Phil Kennedy
- Jace Zacharias
- Mark Henry
- Mark Brace

Chairman Booker said a little snafu on my part — when we've done TIF meetings before, it was that one of them had to be from the business community. However, because this is a retail TIF, one member has to be from the retail community. Not making that connection, I only suggested one person from the retail community, so Phil Kennedy kind of has to be on there. He asked for committee members to suggest additional members to serve.

4. Consideration and appropriate action to select three At-Large Members to Downtown Economic Development Project TIF Review Committee (at least one of whom is a representative of the Lawton business community) selected by the other Review Committee members from the list of seven names submitted by the Chairman.

Jarvis made a motion to nominate Mark Brace, Jace Zacharias and Phil Kennedy. This

motion was seconded by Owens.

Johnson said I'm not familiar with Jace.

Sampler said I'm not either.

Chairman Booker said in my opinion, Jace is like the shining star of the future for Lawton Fort Sill. He's about 28 years old. He worked for United States Senator Inhofe, and then he worked for Tom Cole. Now, he's working at BancFirst. He's really a sharp young man, and the reason I put him down is I felt like we needed to have a young person that's really showing great potential for the future.

Owens asked if we'd have two members from BancFirst.

Chairman Booker said if you go with this nomination, then yes, you'd have two.

Gould asked if he could present an alternative motion.

Chairman Booker said you can present a substitute motion.

Gould made a motion to appoint Jace Zacharias, Phil Kennedy and Bernita Taylor. He noted he made this motion so we don't have two people from BancFirst.

Sampler asked for background on Bernita Taylor.

Chairman Booker said Bernita Taylor has got a phenomenal organization here in town called MIGHT, and they do tremendous things to change kids' lives.

Johnson said you mentioned a carve-out for STEM. She asked if any of these individuals have involvement, knowledge, and/or skills in STEM. She asked if Bernita is involved some with STEM work.

Chairman Booker said Bernita does a lot of STEM work and currently holds a contract with the STEM Board.

Rogalski said she manages Quest, which is a body that disseminates STEM funding into the neighborhoods and community.

Rogalski noted that Nate Slate serves on the STEM Consortium.

Chairman Booker said Nate is really the father of STEM for Lawton Fort Sill — he's the reason that Eisenhower was the STEM High School of the nation in 2014. He's continued to promote it and is the one that started the STEM Consortium to get everybody together in order to try to keep STEM going. There are lots of players in STEM today, but Nate was very instrumental in the beginning.

Chairman Booker said we have a substitute motion on the floor for Bernita Taylor, Phil Kennedy and Jace Zacharias. He asked if there is a second.

The substitute motion did not receive a second.

Chairman Booker said the substitute motion dies for a lack of a second. He said we will deal with the original motion, which was Phil Kennedy, Jace Zacharias and Mark Brace. He noted that we also have a second. He asked for a roll call vote.

Motion by Jarvis, **Second** by Owens, to appoint Mark Brace, Jace Zacharias and Phil Kennedy to serve as Committee Members at At-Large. **AYE:** Jarvis, Booker, Sampler. **NAY:** Gould, Owens, Johnson. **MOTION FAILED**.

Chairman Booker asked for a substitute motion.

Sampler asked if we could do individual motions.

Chairman Booker said yes.

Motion by Sampler, **Second** by Owens, to appoint Phil Kennedy to serve as a Committee Member at At-Large. **AYE:** Jarvis, Booker, Sampler, Gould, Owens, Johnson. **NAY:** None. **MOTION PASSED**.

Motion by Gould, **Second** by Owens, to appoint Jace Zacharias to serve as a Committee Member at At-Large. **AYE:** Jarvis, Booker, Sampler, Gould, Owens, Johnson. **NAY:** None. **MOTION PASSED**.

Motion by Owens, **Second** by Jarvis, to appoint Nate Slate to serve as a Committee Member at At-Large. **AYE:** Jarvis, Booker, Sampler, Gould, Owens, Johnson. **NAY:** None. **MOTION PASSED**.

5. Future Meeting Schedule: October 24, 2025, at 3:00p.m. and if another meeting is necessary or appropriate, October 27, 2025, at 3:00p.m.

Chairman Booker highlighted the future meeting schedule.

No action was taken on this item.

Adjournment

Motion by Owens, **Second** by Sampler, to adjourn the October 20, 2025, special meeting. **AYE:** Jarvis, Booker, Sampler, Gould, Owens, Johnson. **NAY:** None. **MOTION PASSED**.

There being no further business, the meeting adjourned at 3:24 PM.

THIRD AMENDED LAWTON DOWNTOWN ECONOMIC DEVELOPMENT PROJECT PLAN

PREPARED BY:

THE CITY OF LAWTON

Stanley Booker, Mayor
Lane Hooten– Ward 1
Taron Epps – Ward 2
Linda Chapman – Ward 3
George Gill – Ward 4
Allan Hampton – Ward 5
Robert Weger – Ward 6
Sherene L. Williams – Ward 7
Randy Warren – Ward 8

John Ratliff, City Manager

With the Assistance and Support of

CENTER FOR ECONOMIC DEVELOPMENT LAW

301 North Harvey, Suite 200
Oklahoma City, Oklahoma 73102
(405) 232-4606
www.econlaw.com

THIRD AMENDED
LAWTON DOWNTOWN ECONOMIC DEVELOPMENT PROJECT PLAN

I. DESCRIPTION OF PROJECT

A. INRODUCTION AND BACKGROUND.

On May 9, 2006, the City Council of Lawton ("City Council") adopted Ordinance No. 2006-15, approving the Lawton Downtown Economic Development Project Plan, a project plan as defined under the Local Development Act, 62 O.S. §850, et seq., and creating Increment District No. 1, City of Lawton. On June 10, 2010, City Council adopted Ordinance No. 10-22 approving the Amended Lawton Downtown Economic Development Project Plan and creating Increment District No. 2, City of Lawton. On August 21, 2012, City Council adopted Ordinance No. 12-27 approving a minor amendment to the Amended Downtown Economic Development Project Plan to amend the period of apportionment of occupancy tax increments to be concurrent with the apportionment of other tax increments and correct a typographical error, collectively the Project Plan as amended is referred to herein as the "Original Project Plan."

This Third Amended Lawton Downtown Economic Development Project Plan ("Third Amended Project Plan" or "Project Plan") amends the Original Project Plan. The purpose of this Third Amended Project Plan is to modify the boundaries of Increment District No. 2, City of Lawton, to remove two undeveloped lots and establish two new increment districts and to expand the Project Area by the addition of the Elmer Thomas Park, in order to stimulate new development.

The City has previously adopted a STEM Strategic Plan to support programs and initiatives focused on job skills training, internships and STEM education, through partnerships with local, state, and federal partners, including public schools within the City of Lawton municipal limits providing K-12 education, Great Plains Technology Center, Cameron University, the Fires Innovation Science and Technology Accelerator Development Trust Authority, a public trust ("FISTA"), and others as may be determined appropriate and necessary by the City from time to time (herein, the "STEM Strategic Plan"). This Third Amended Project Plan reaffirms the City's commitment to establishing Lawton as a thriving hub for STEM education, innovation, and economic growth, enhancing educational and training opportunities for both adults and children.

B. THE PROJECT.

The project is an economic development project which contemplates the revitalization of downtown Lawton in order to make possible additional development, attract new businesses, create new employment, and stimulate further private investment (the "Project"). The enhancement of the downtown area ("Project Area") under an economic development plan will allow for revitalization and stimulation of increased future development.

The City of Lawton ("City") has been impacted by the continuing decline in its downtown and near downtown commercial and residential areas and the cumulative impacts of military growth resulting from the mandates of the Base Realignment and Closure Commission ("BRAC"). The combination of these conditions dictates the need for a thoughtful and effective response for revitalization and enhancement of the downtown area.

The City and the Lawton Urban Renewal Authority ("LURA") have been involved in creating the vision for the Project. The goals and guiding principles for downtown Lawton were originally laid out in the City of Lawton Downtown Revitalization Plan, prepared at the request of LURA by Tetra Tech FHC, Wilbur Smith Associates, and Howard Fairbairn Site Design Inc. ("Revitalization Plan"). That strategic plan, whose stated purpose is to "restore and expand the commercial and residential viability in Downtown Lawton," identifies the need for enhancement strategies and revitalization actions. Improvements to the overall appearance and function of the Project Area are needed in order to make downtown a vibrant and economically viable area. By filling in the currently vacant lots and rehabilitating vacant structures, a safer and aesthetically connected area can be developed.

The Original Project Plan has been a substantial step in implementing the recommendations and responding to the findings contained in the Fort Sill Regional Growth Management Plan. In particular, the Project Plan provides for substantial actions to counter the decline and vulnerability of downtown districts which particularly occurs in primary impact area communities, such as Lawton. The major commercial redevelopment components have added significantly to quality of life, implemented key land use recommendations, and have enhanced the likelihood of infill commercial and residential revitalization in the area.

The vision of the Revitalization Plan for Downtown Lawton is that it be "a unique, economically viable, pedestrian friendly environment that promotes a healthy 'live/work' lifestyle where residents and visitors can enjoy a variety of experiences, in a safe, comfortable, and attractive atmosphere." This Project Plan is an enhancement strategy for a significant financial component necessary to implement the vision of the Revitalization Plan.

The approval of a project plan containing specific public improvement objectives and the establishment of an increment district to assist in funding those objectives is intended to induce private investment in an area. This Third Amended Project Plan provides the public financing authorizations needed to create a continuing economic stimulus for revitalization and new private development in the Project Area. With the assistance of tax increment financing and this Third Amended Project Plan, the necessary financing is available to assist in the revitalization of downtown Lawton.

The Project will include the development of new infrastructure for utilities and drainage, renovation and restoration of existing buildings in downtown Lawton, especially along 2nd Street and C Avenue as key corridors into the area. These public improvements and investments will stimulate corresponding private investment in the area. By creating an intensity of development in the heart of Lawton, the entire community will benefit.

As outlined in the Original Project Plan, the commercial mixed-use development at 2nd Street and Gore in downtown Lawton, together with needed public infrastructure, is a priority pursuant to the D-6 Urban Renewal Plan. This mixed-use shopping center has been implemented under development agreements as authorized by the Original Project Plan. The center has been largely successful, however, the COVID-19 pandemic presented challenges for the viability of retailers and for the continued expansion of the shopping center located within the existing boundaries of Increment District No. 2, City of Lawton. The approval of new tax increment districts will stimulate additional growth surrounding the shopping center and to downtown Lawton.

The Project will help implement the STEM Strategic Plan to support job skills training, internships, and STEM Education, and also supports the continued conversion of portions of the Central Mall that had been vacated by the big box retailers, to the Fires Innovation Science and Technology Accelerator (FISTA) creating a space for innovation and collaboration between top defense contractors and supporting sub-contractors, high tech companies, academic institutions and innovators. The FISTA also includes an advanced STEM lab for these innovators and scientists to share knowledge and vision with local students, creating current and future job opportunities for bright and talented individuals in our community and the surrounding area.

The Project will be financed from a combination of public and private sources, including apportionment of ad valorem and sales tax increments from the increment districts established in connection with the Project.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICTS

The Project Area is the area in which Project activities will take place. The Increment Districts shall be designated Increment District No. 1, City of Lawton, Increment

District No. 2, City of Lawton, and two (2) additional increment districts temporarily designated as Increment District No. "A" and Increment District No. "B," (collectively, the "Increment Districts"). The Project Area and Increment District boundaries are depicted on Exhibit A. Legal descriptions of the Project Area and the Increment Districts are contained in Exhibit B.

III. ELIGIBILITY OF PROJECT AND PROJECT AREA

The Project Area and Increment Districts are in an enterprise area, as defined in the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.*, because they are located within a state-designated Enterprise Zone, which was approved and made effective pursuant to rules promulgated by the Oklahoma Department of Commerce.

The Project Area and Increment Districts are in a reinvestment area, as defined in the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.*, because it is an area requiring public improvements 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.

The City is a military growth impact community which is experiencing primary impacts from the BRAC mandate. The mixed-use center initially developed in Increment District No. 2, to include new development in Increment Districts "A" and "B," is a military growth impact project which supports and responds to the needs and quality of life issues resulting from the military growth impacts.

IV. OBJECTIVES

The principal objectives of the Project and the Increment Districts are:

A. To make possible revitalization and beautification efforts in downtown Lawton, including improvements to streetscapes.

B. To create a cohesive and connected area, including business, retail, and restaurants, that attracts daytime and evening foot traffic.

C. To stimulate private commitments to invest and reinvest in the Project Area.

D. To reverse economic stagnation and decline, to serve as a catalyst for retaining or expanding employment, and to attract major investment in the area.

E. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.

F. To implement recommendations of the Fort Sill Regional Growth Management Plan especially with respect to land use, planning, and quality of life issues.

G. To advance STEM education, increase high school graduation rates, promote post-secondary STEM training, grow the STEM workforce, and drive economic development in the City of Lawton and the broader Southwest Oklahoma region.

V. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the Project, including all necessary, appropriate and supportive steps, will consist of the following:

A. Construction and repair of public improvements, streets, streetscapes, and infrastructure for utilities in order to increase the density of development.

B. Landscape and streetscape improvements, including lighting, signage, and sidewalks, in downtown Lawton, especially along 2nd Street and C Avenue, in order to create a safe and connected development.

C. Site assembly, land acquisition, and environmental remediation for infill construction and renovation of vacant structures to create a cohesive and vibrant downtown.

D. Improvements and/or resources to one or more public schools in the Project Area.

E. Assistance in development financing for housing.

F. Assistance in development financing for redevelopment, business location, relocation, or expansion and job creation.

VI. ESTABLISHMENT OF INCREMENT DISTRICTS

A. Increment District No. 1, City of Lawton, an ad valorem tax increment district, was previously created pursuant to Ordinance 2006-15 adopted by City Council on May 6, 2005, the boundaries of which were thereafter reduced effective July 1, 2010, with the City Council's adoption of Ordinance No. 10-22. Increment District No. 2, City

of Lawton, an ad valorem, sales and use tax, and occupancy tax increment, was created effective July 1, 2010, pursuant to Ordinance No. 10-22.

B. The ad valorem increment is the ad valorem revenue in excess of the revenue generated by the base assessed value of the increment district (*i.e.*, the new revenue attributable to increases in the value of the increment district). Pursuant to the Amended Project Plan approved on June 10, 2010, the size of Increment District No. 1 was reduced by the deletion of the area for Increment District No. 2; accordingly, the base assessed value within Increment District No. 1 was thereby reduced. Notwithstanding such reduction (and to render unnecessary a determination of the amount of such reduction), the increment of ad valorem taxes from Increment District No. 1 generated by values in excess of the base assessed value up to an equalized assessed value of $23,043,212 has been allocated to the affected taxing jurisdictions in proportion to their respective annual levies. 62 O.S. §853 (9) and (14)(i); §854(4). The increment of ad valorem taxes from Increment District No. 1 in excess of the ad valorem taxes generated by an equalized assessed value of $23,043,212 for the increment district may be used to pay Project Costs authorized by Section VIII of this Project Plan for a period not to exceed twenty-five (25) years, as provided by law, or the period required for the payment of the Project Costs authorized by Section VIII, whichever is less. During the period of apportionment, the ad valorem apportionment fund (1) shall be available to pay Project Costs under Section VIII, (2) shall constitute funds of the Lawton Economic Development Authority, a public trust, and (3) shall not constitute a part of the general fund of the City of Lawton subject to annual appropriation.

C. The sales tax increment from Increment District No. 2 is the City's annual undedicated sales tax, and the use tax attributable to investment and development in Increment District No. 2 in excess of such tax revenue for the fiscal year ended June 30, 2010. The increment of the sales taxes generated by Increment District No. 2, City of Lawton, as determined herein and as may be supplemented by resolution of the City Council in accordance with the Local Development Act, may be used to pay Project Costs authorized by Section VIII of this Project Plan, for the lesser of: (A) a period not to exceed twenty-five (25) years from the effective date of Increment District No. 2, City of Lawton, as provided by law, or (B) the period required for payment of the Project Costs. During the period of apportionment, the sales tax apportionment fund (1) shall be available to pay Project Costs under Section VIII, (2) shall constitute funds of the Lawton Economic Development Authority, a public trust, and (3) shall not constitute a part of the general fund of the City of Lawton subject to annual appropriation.

D. The increment of ad valorem taxes from Increment District No. 2 in excess of the revenues generated by the base assessed value of the increment district may be used to pay Project Costs authorized by Section VIII of this Project Plan for a period not to exceed twenty-five (25) years from the effective date of Increment District No. 2, as provided by law, or the period required for payment of the Project Costs authorized by

Section VIII, whichever is less. During the period of apportionment, the ad valorem apportionment fund (1) shall be available to pay Project Costs under Section VIII, (2) shall constitute funds of the Lawton Economic Development Authority, a public trust, and (3) shall not constitute a part of the general fund of the City of Lawton subject to annual appropriation.

E. The occupancy tax increment from Increment District No. 2 is the City's annual occupancy tax attributable to investment and development in Increment District No. 2 in excess of such occupancy tax revenue for the fiscal year ended June 30, 2010. The increment of the occupancy taxes generated by Increment District No. 2, determined as provided herein and as may be supplemented by resolution of the City Council in accordance with the Local Development Act, may be used to pay Project Costs authorized by Section VIII of this Project Plan for the lesser of: (A) a period not to exceed twenty-five (25) years from the effective date of Increment District No. 2, as provided by law; or (B) the period required for payment of the Project Costs authorized by Section VIII. During the period of apportionment, the occupancy tax apportionment fund (1) shall be available to pay Project Costs under Section VIII, (2) shall constitute funds of the Lawton Economic Development Authority, a public trust, and (3) shall not constitute a part of the general fund of the City of Lawton subject to annual appropriation.

F. Increment Districts temporarily designated as Increment District No. "A" and "B", both of which are ad valorem and sales tax increment districts, are hereby approved with the adoption of this Third Amended Project Plan and shall each have an effective creation date on the dates established by an ordinance adopted by the City Council within ten (10) years following the date of approval of this Third Amended Project Plan. Once the effective creation date of each of Increment Districts No. "A" and "B" is determined, that Increment District shall be numerically designated as "Increment District Number ___, City of Lawton," as appropriate, by assigning the next consecutive number for increment districts of the City of Lawton in accordance with 62 O.S. § 856(3). Each Increment District shall be implemented in the sequence that development commitments are obtained and shall be sequentially numbered accordingly.

G. The boundaries of Increment District No. 2 will be reduced by the deletion of the area within Increment Districts No. "A" and "B", and the base assessed value of Increment District No. 2 will be decreased by the valuation assigned to each site at the time the base assessed value was determined by the Comanche County Assessor, as certified on October 26, 2010.

H. The increment of ad valorem taxes from each of the Increment Districts authorized herein, in excess of the base assessed value of each such increment district may be apportioned from time to time to pay Project Costs authorized by Section VIII of this Third Amended Project Plan for a period not to exceed twenty-five (25) fiscal years, as

provided by law, or the period required for the payment of such Project Costs, whichever is less.

I. The increment of Lawton sales and use taxes generated by investment and development in Increment Districts No. "A" and "B", as determined by a formula to be approved by resolution of the City Council in accordance with the Local Development Act, may be used to pay Project Costs authorized pursuant to Section VIII of this Third Amended Project Plan, for a period not to exceed twenty-five (25) fiscal years from the respective effective dates of each of Increment Districts No. "A" and "B", as provided by law, or the period required for payment of the Project Costs authorized pursuant to Section VIII of this Third Amended Project Plan, whichever is less.

J. During the period of apportionment, the apportionment fund shall constitute special funds of the Lawton Economic Development Authority, a public trust, and shall not be subject to annual appropriation as a part of the general fund of the City of Lawton.

K. In the event of any litigation challenging directly or indirectly the validity of this Project Plan, any Increment District authorized hereunder, or challenging directly or indirectly any apportionment of disbursement, the time period for any such Increment District or any apportionment or disbursement shall be tolled for a period of time equal to the pendency of any such litigation as permitted under 62 O.S. § 861(A).

L. The Lawton Economic Development Authority, a public trust, or another entity subsequently designated by the City of Lawton, is authorized, subject to approval by the City, to issue tax apportionment bonds or notes, or both, and to incur Project Costs pursuant to Section VIII of this Project Plan, and, in addition, to incur costs of issuance of such bonds or notes and to accumulate appropriate reserves, if any, in connection therewith.

VII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. The City of Lawton is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto as provided in the Local Development Act, 62 O.S. § 854.

B. The Lawton Economic Development Authority, a public trust, or another public entity designated by the City pursuant to Section VI, is authorized and designated to carry out those provisions of the Project related to issuance of bonds or notes as provided in 62 O.S. §§ 854(B) and 863 of the Local Development Act, subject to approval of the governing body of the City of any specific notes or bonds. Such public entity of the City of Lawton is authorized to assist in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant Sections 854, Title 62 of the Oklahoma Statutes, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 4,

7, 13 and 16 of Section 854, Title 62. As a public entity designated by the City of Lawton, the Lawton Economic Development Authority, a public trust, or another public entity designated by the City is authorized to: (1) issue tax apportionment bonds or notes, or both; (2) incur Project Costs, pursuant to Section VIII of this Project Plan; (3) provide funds to or reimburse the City of Lawton and the Lawton Urban Renewal Authority for the payment of Project Costs and other costs incurred in support of the implementation of the Project; and (4) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them. Project Costs shall mean (a) the public costs authorized to be paid by apportioned tax increments pursuant to Section VIII of this Project Plan, and (b) costs necessary or appropriate to implement this Project Plan other than costs authorized by Section VIII, which may be authorized without amendment to this Project Plan.

C. The City Manager, John Ratliff, 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 this 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.

D. Within the boundaries of urban renewal project areas approved by the City of Lawton, the Lawton Urban Renewal Authority is authorized as a public entity to carry out and administer the provisions of this Project Plan with respect to private development and redevelopment in accordance with this Project Plan and urban renewal plans approved by the City of Lawton, as authorized by the Oklahoma Urban Redevelopment Law, Section 38-101, *et seq.*, Title 11 of the Oklahoma Statutes. As a public entity designated by the City of Lawton, the Lawton Urban Renewal Authority is authorized to: (1) incur Project Costs pursuant to Section VIII of this Project Plan, (2) be reimbursed for such costs, and (3) assist in carrying out this Project Plan and exercise all powers necessary or appropriate thereto pursuant Sections 854, Title 62 of the Oklahoma Statutes, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 4, 7, 13 and 16 of Section 854, Title 62.

VIII. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAX INCREMENTS APPORTIONED FROM THE INCREMENT DISTRICTS

The estimated Budget of Project Costs on page 11 of this Project Plan represents the maximum costs to be financed by increment revenues expected from development in the Increment Districts and is reflected in seven (7) basic categories of Project Costs. Additional eligible Project Costs may be financed by a combination of sources, in part by the apportionment of ad valorem and sales and use tax increments from the Increment Districts, other public funds, and by state local government matching payments pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Act, 62 O.S. § 840, *et*

seq. The budget allocations for each category represent the anticipated uses of increment revenues, but may be combined or reallocated among categories and Increment Districts as deemed necessary for the Project.

A. Public Improvements. An allocation, in the amounts set forth in the budget below, may be utilized for public improvements, including water, sanitary sewer, storm drainage, roadway, sidewalks, streetscapes, walkways, lighting, landscaping, signage, and other infrastructure and utilities as may be necessary or desirable to serve the Project or attract new business development.

B. Redevelopment, including Land Acquisition and Remediation, and Assistance in Development Financing (Project Support for Redevelopment). An allocation, in the amounts set forth in the budget below, may be utilized, as assistance in public financing, as may be necessary to attract and support new business, relocation and/or expansion of existing business, and job creation. Such project support will be provided pursuant to executed economic development agreements to ensure delivery of each development.

C. School Improvements. An allocation, in the amounts set forth in the budget below, as such funding becomes available, may be utilized for capital improvements and related facilities for the public schools located in the Project Area, which may include construction, renovation, expansion, or modernization of school buildings; acquisition of furnishings, fixtures, equipment, and technology; site and safety improvements; and related infrastructure and utility work necessary to support educational services.

D. Oher Public Facilities. An allocation, in the amounts set forth in the budget below, may be utilized for other public facilities and improvements, including without limitation, parks and public space facilities and amenities.

E. Project Implementation and Administrative Costs. An allocation, in the amounts set forth in the budget below, may be utilized for project implementation and administrative costs, including planning, legal, consulting, and engineering costs incurred or to be incurred by the City and/or LEDA. Such costs include, but are not limited to, payment and/or reimbursement of costs in connection with the preparation and approval of the Project, the Project Plan, implementing agreements, economic development agreements, other definitive agreements, professional fees, and financing costs and fees (to the extent financing is authorized by the City Council).

F. STEM Strategic Plan. Ten percent (10%) of the total increment revenue generated from Increment Districts temporarily designated as Increment District No. "A" and "B", both of which are ad valorem and sales tax increment districts, will be allocated for implementing the STEM Strategic Plan to support programs, and initiatives focused on STEM Education, jobs training, and internship programs. Such programs and initiatives

may include partnership, implementation, and support agreements, as determined in the City's discretion, with the public schools providing K-12 education, FISTA, Great Plains Technology Center, Cameron University, and other with local organizations, local schools, educational institutions, academic organizations, local industry partners, state and federal entities, nonprofits, public trusts, and other entities, organizations, and partners as may be determined appropriate and necessary by the City from time to time.

G. Miscellaneous and Contingencies. An allocation, in the amounts set forth in the budget below, may be utilized for contingencies, including incidental and unforeseen costs and expenses incurred in any Project Cost category.

Estimated Budget of Project Costs (in millions of dollars)

Increment District No.	Project Cost Category							Total for Increment District
	A	B	C	D	E	F	G	
1	$9.50	$7.50	$3.50	$3.00	$0.75	n/a	$0.75	$25.00
2	$15.60	$12.30	$5.80	$4.90	$1.25	n/a	$1.25	$41.10
A	$9.40	$4.90	$3.40	$3.00	$0.80	$2.50	$0.80	$24.80
B	$4.90	$2.60	$1.90	$1.60	$0.40	$1.30	$0.40	$13.10
Total	**$39.40**	**$27.30**	**$14.60**	**$12.50**	**$3.20**	**$3.80**	**$3.20**	**$104.00**

Project Cost Categories

A Public Improvements
B Project Support for Redevelopment
C School Improvements
D Other Public Facilities
E Project Implementation and Administration
F STEM Strategic Plan
G Miscellaneous and Contingencies

Plus any financing costs, costs of issuance, necessary or appropriate reserves, and interest on repayment of Project Costs, including, where authorized, interest on assistance in development financing.

For all Increment Districts, all Project Cost Categories other than Project Cost Category F (for STEM Strategic Plan) may be combined and allocated as deemed necessary for the Project. Furthermore, previously unpledged or uncommitted increment revenues from a Project Cost Category for any Increment District may be pledged to the repayment of financing or payment of Project Costs authorized from the same Project Cost Category for any other Increment District.

Additional Financial Authorizations.

Advances, guaranties, loans, and repayments between any Increment Districts approved by the City of Lawton are authorized under this Project Plan, provided the aggregate budgets for the respective Increment Districts are not exceeded. Project Costs remaining upon the expiration of an Increment District may be paid from increments of any remaining Increment Districts.

Additional Project Costs.

Additional costs necessary or appropriate to implementing this Project Plan which are to be financed by other than apportioned tax increments may be approved by the City at any time. The provisions of this Section VIII are not a limitation on Project related costs to be financed by sources other than apportioned tax increments.

IX. PROJECT PLAN FINANCING

A. Financing Authorizations.

The implementation of the Project Plan shall be financed in accordance with financial authorizations, including both fund and asset transfers, authorized from time to time by the City Council.

Some Project Costs, in anticipation of private investment, may be financed and funded by the City from apportioned tax increments or from sources other than apportioned tax increments, through the issuance of tax apportionment revenue notes, which may be repaid once increment is generated by the development within an Increment District. Private developers within the Project Area may be required to construct the necessary improvements for specific projects at their initial expense, and the financing of such private developments will be provided by private sources. Other Project Costs incurred in connection with the implementation of this Project Plan will be financed on a pay-as-you-go basis.

B. Financing Revenue Sources.

The revenue sources expected to finance Project Costs authorized by Section VIII are the apportioned increments generated by the Increment Districts. Project Costs will be paid by the City and/or the Lawton Economic Development Authority, a public trust, as authorized from time to time by City Council.

C. Financial Reports and Audits.

The redevelopment activities undertaken by the City, pursuant to this Project Plan, shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.

D. Community Development Block Grant Funds.

To the extent that community development funds or other funds of the City are required to finance the Project, they may be provided on an incremental basis.

E. Other Necessary and Supporting Costs.

The Lawton Economic Development Authority, a public trust, or another public entity designated by the City pursuant to Section VI, is authorized to issue bonds and notes and to apply for and obtain grants from other sources for costs incurred or to be incurred in connection with the Project and the construction of facilities therein in addition to Project Costs to be financed pursuant to Section VIII.

X. ESTIMATED PRIVATE AND PUBLIC INVESTMENTS STIMULATED BY THE PROJECT

A. Private and Public Investments Expected from the Project and Increment District No. 1.

The total estimated private investment ranges from $150 Million to $175 Million, in addition to an estimated $50,000,000 in aggregate public investment. Private investment in the area is expected to consist of retail, hotel, and new business development. Public investment will include infrastructure improvements, landscape and streetscape improvements, infill construction, and renovation and revitalization of existing buildings and structures to create enhanced space for retail and mixed uses.

B. Public Revenue Estimated to Accrue from the Project and Increment District No. 1 and Increment District No. 2.

The estimated incremental increases in ad valorem and sales tax revenue, which will serve as the revenue source for financing the Project Costs authorized by Section VIII, is the public revenue directly attributable to the Project defined by establishment of the tax increment district. Both the City and the State will experience increases in sales tax revenues that are not a part of the increment. Ad valorem taxing entities will experience additional revenues from increasing values near and adjacent to the Project.

Incremental ad valorem tax revenues are estimated to range between $84,000 annually in the near term and $1,200,000 annually over the longer term. It is also estimated that incremental sales tax revenues will be between $200,000 annually in the near term and $2,900,000 annually over the longer term. The economic impact of the Project on public revenue outside of Increment Districts No. 1 and 2 is expected to be positive.

C. Private and Public Investments Expected and Public Revenue Estimated to Accrue from Increment District No. “A”.

The total private investment is estimated to be between $16 million and $20 million, in addition to an estimated $1 million in public investments. Private investment in the area is expected to consist of a full-service grocery store and fuel station development. Public investment may include infrastructure improvements, landscape and streetscape improvements, infill construction, and site remediation.

Incremental ad valorem tax revenues are estimated to range between $190,000 annually in the near term and $300,000 annually over the longer term. It is also estimated that incremental sales tax revenues will be between $200,000 annually in the near term and $400,000 annually over the longer term.

D. Private and Public Investments Expected and Public Revenue Estimated to Accrue from Increment District No. “B”.

The total private investment is estimated to be between $8 million and $10 million. Private investment in the area is expected to consist of retail or mixed-use development. Public investment may include infrastructure improvements, landscape and streetscape improvements, infill construction, and site remediation.

Incremental ad valorem tax revenues are estimated to range between $100,000 annually in the near term and $160,000 annually over the longer term. It is also estimated that incremental sales tax revenues will be between $100,000 annually in the near term and $200,000 annually over the longer term.

E. Economic Impacts on Business Activities and Financial Impacts on Taxing Jurisdictions. Implementation of the Project is expected to generate positive economic

impacts within the Project Area and the community as a whole. These benefits will be reinforced through the strategic investment of eligible Project Costs designed to catalyze business activity, expand the local tax base, and advance the objectives of this Project Plan. The Project is not expected to result in a measurable increase in demand for services by, or in costs to, the affected taxing jurisdictions. The Project is anticipated to yield favorable fiscal and economic outcomes for the affected taxing jurisdictions by promoting sustained commercial growth, supporting job creation, and encouraging complementary private investment. Collectively, these impacts are expected to enhance the vitality of the Project Area and contribute to long-term economic development consistent with the objectives set forth in Section IV of this Plan.

XI. LAND USE

No changes in the zoning of the City of Lawton are necessary to accommodate this Project. This Third Amended Project Plan complies with the objectives and priorities of the Comprehensive Plan of the City of Lawton, as amended.

Existing uses and conditions of real property in the Project Area are shown on the map attached as Exhibit C. The proposed improvements to and proposed uses of the real property in the Project Area are shown on Exhibit D.

Exhibit A

Project Area and Increment District Boundary Map

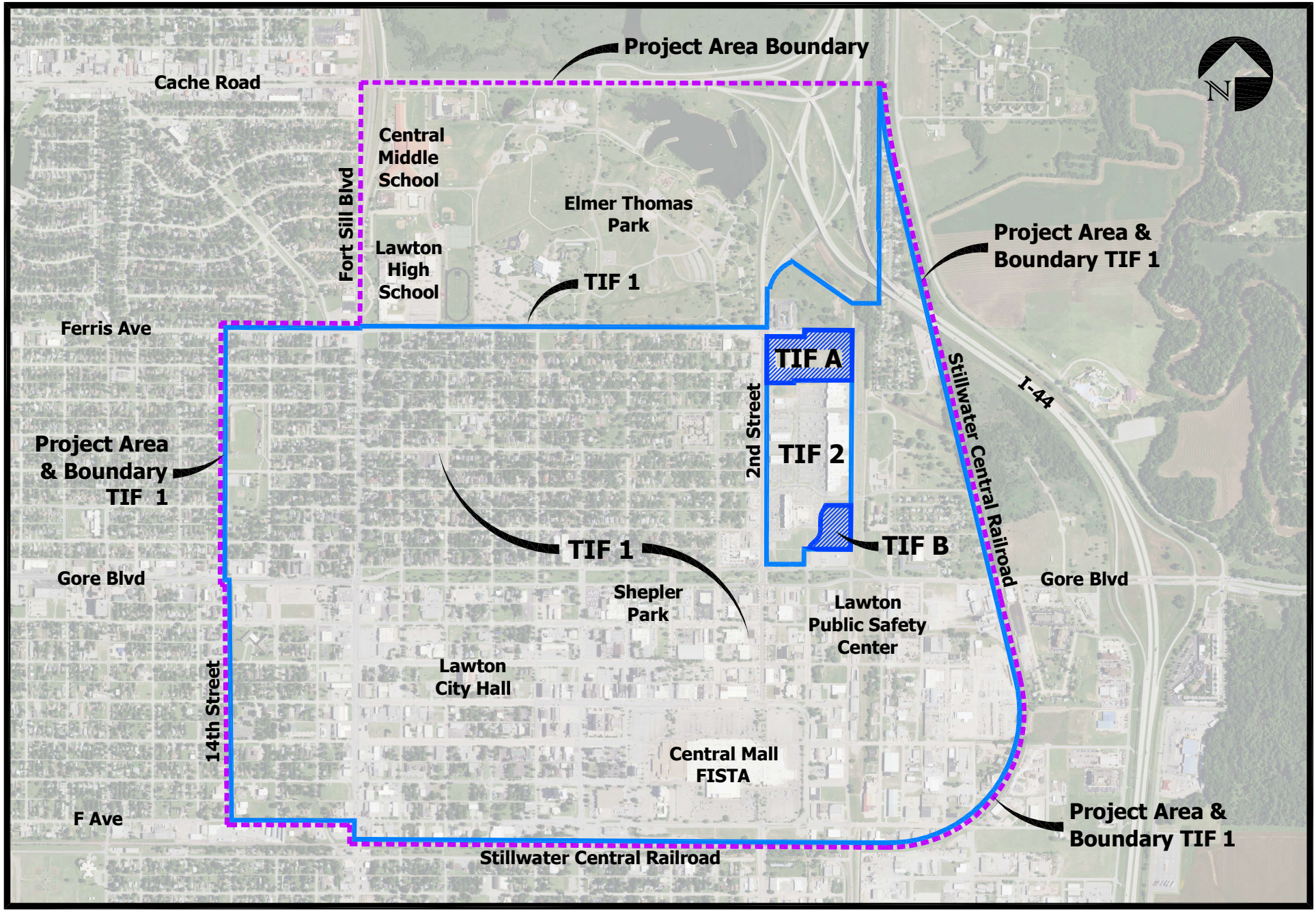


EXHIBIT B

Project Area Boundary Description

That portion of the City of Lawton lying within a line described as Beginning at a point where the extension of the north right-of-way line of NW Ferris Avenue intersects the west line of Section 30, T2N-R11W; thence westerly along the north right-of-way line of NW Ferris Avenue to its intersection with the west right-of-way line of NW 14th Street extended; thence southerly along the west right-of-way line of NW 14th Street to its intersection with the south right-of-way line of SW F Avenue; thence easterly along the south right-of-way line of SW F Avenue to its intersection with the west right-of-way line of SW 11th Street; thence southerly along the west right-of-way line of SW 11th Street to its intersection with the north right-of-way line of the Burlington-Northern Railroad; thence easterly and northerly along the north and west right-of-way line of the Burlington-Northern Railroad to its intersection with the east right-of-way line of the Oklahoma-Kansas-Texas Railroad; thence northerly along the east right-of-way line of the Oklahoma-Kansas-Texas Railroad to its intersection with the north line of Section 29, T2N-R11W; thence westerly along the north Line of said Section 29 to the northwest corner of said section; thence westerly along the north line of Section 30, T2N-R11W, to the northwest corner of said Section 30; thence southerly along the west line of said Section 30 to the Point of Beginning.

Increment District No. 1 Boundary Description

That portion of the City of Lawton lying within a line described as beginning at a point where the East right-of-way line of Business Highway 281 intersects the North right-of-way line of NW Ferris Avenue; thence westerly along the North right-of-way line of NW Ferris Avenue to its intersection with the West right-of-way line of NW 14th Street extended; thence southerly along the West right-of-way line of NW 14th Street to its intersection with the South right-of-way line of SW F Avenue; thence easterly along the South right-of-way line of SW F Avenue to its intersection with the West right-of-way line of SW 11th Street; thence southerly along the West right-of-way line of SW 11th Street to its intersection with the North right-of-way line of the Burlington-Northern Railroad; thence easterly and northerly along the North and West right-of-way line of the Burlington-Northern Railroad to its intersection with the East right-of-way line of the Oklahoma-Kansas-Texas Railroad; thence southerly along the East right-of-way line of the Oklahoma-Kansas-Texas Railroad to its intersection with the South right-of-way line of Interstate 44; thence northwesterly along the Southwest right-of-way line of Interstate 44 to its intersection with the East right-of-way line of Business Highway 281; thence southwesterly along the East right-of-way line of Business Highway 281 to the point of beginning. EXCLUDING: All of Lots One (1) – Eight (8), Lawton Downtown Center, Part 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, an addition to the City of Lawton, Comanche County, Oklahoma, being a part of the Southeast Quarter of Section 30, T2N, R11, of the Indian Meridian, Comanche County,

Oklahoma, including all right, title and interest in and to vacated streets and alleys abutting thereon.

Increment District No. 2 Boundary Description

Lot Three (3), Block 1, Lawton Downtown Center, Part 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, an addition to the City of Lawton, Comanche County, Oklahoma, together with all of Lots One (1), Two (2), Four (4), Five (5), Six (6), and (7), all inclusive, Lawton Downtown Center, Part 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, an addition to the City of Lawton, Comanche County, Oklahoma, being a part of the Southeast Quarter of Section 30, T2N, R11, of the Indian Meridian, Comanche County, Oklahoma, including all right, title and interest in and to vacated streets and alleys abutting thereon.

Increment District No. "A" Boundary Description

Lot Eight (8), Block One (1), Lawton Downtown Center, Part 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, an addition to the City of Lawton, Comanche County, Oklahoma, being a part of the Southeast Quarter of Section 30, T2N, R11, of the Indian Meridian, Comanche County, Oklahoma.

Increment District No. "B" Boundary Description

Lot Three (3), Block One (1), Lawton Downtown Center, Part 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof, an addition to the City of Lawton, Comanche County, Oklahoma, being a part of the Southeast Quarter of Section 30, T2N, R11, of the Indian Meridian, Comanche County, Oklahoma.

Exhibit C

Existing Uses and Conditions

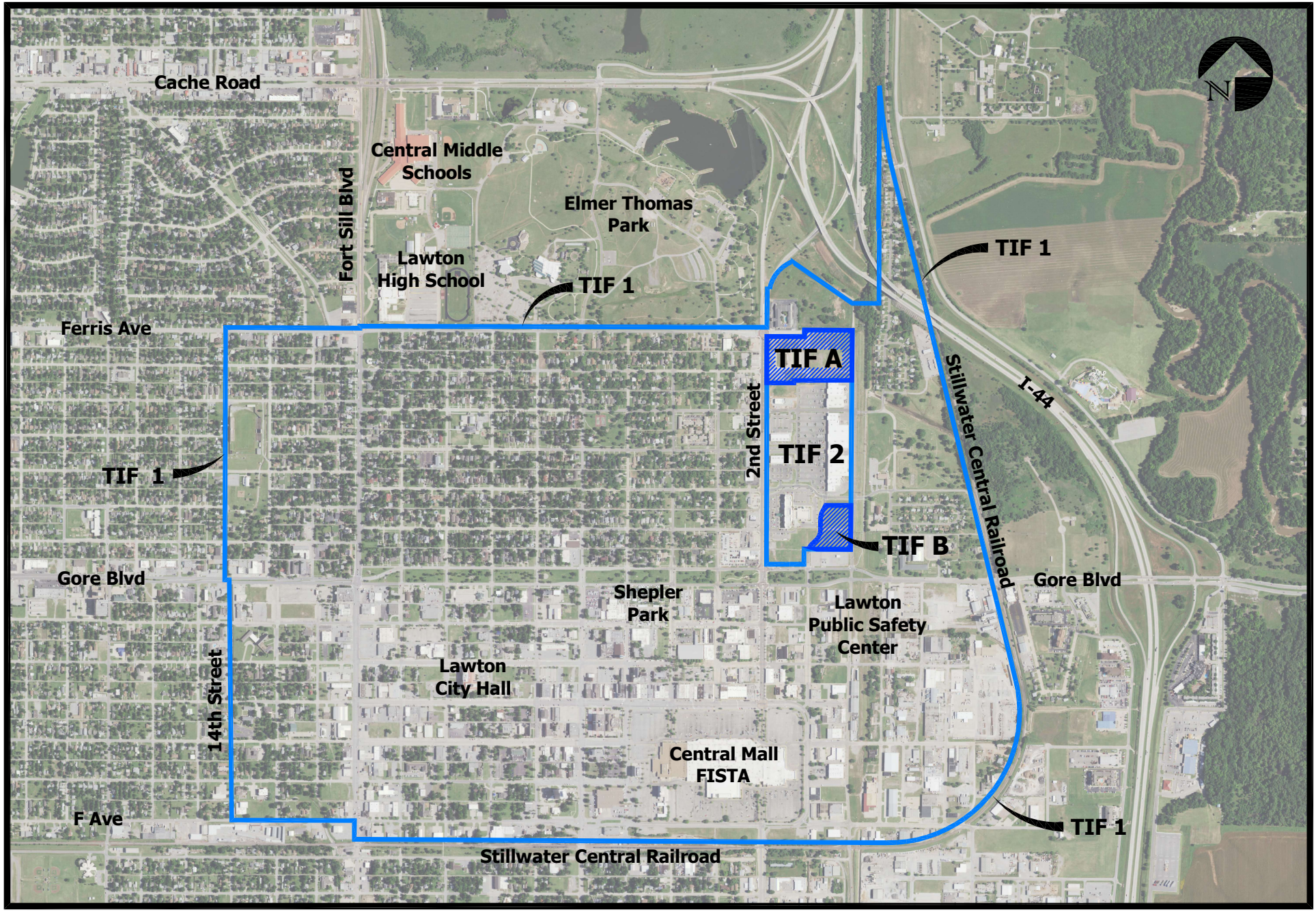


Exhibit D
Proposed Land Use Map

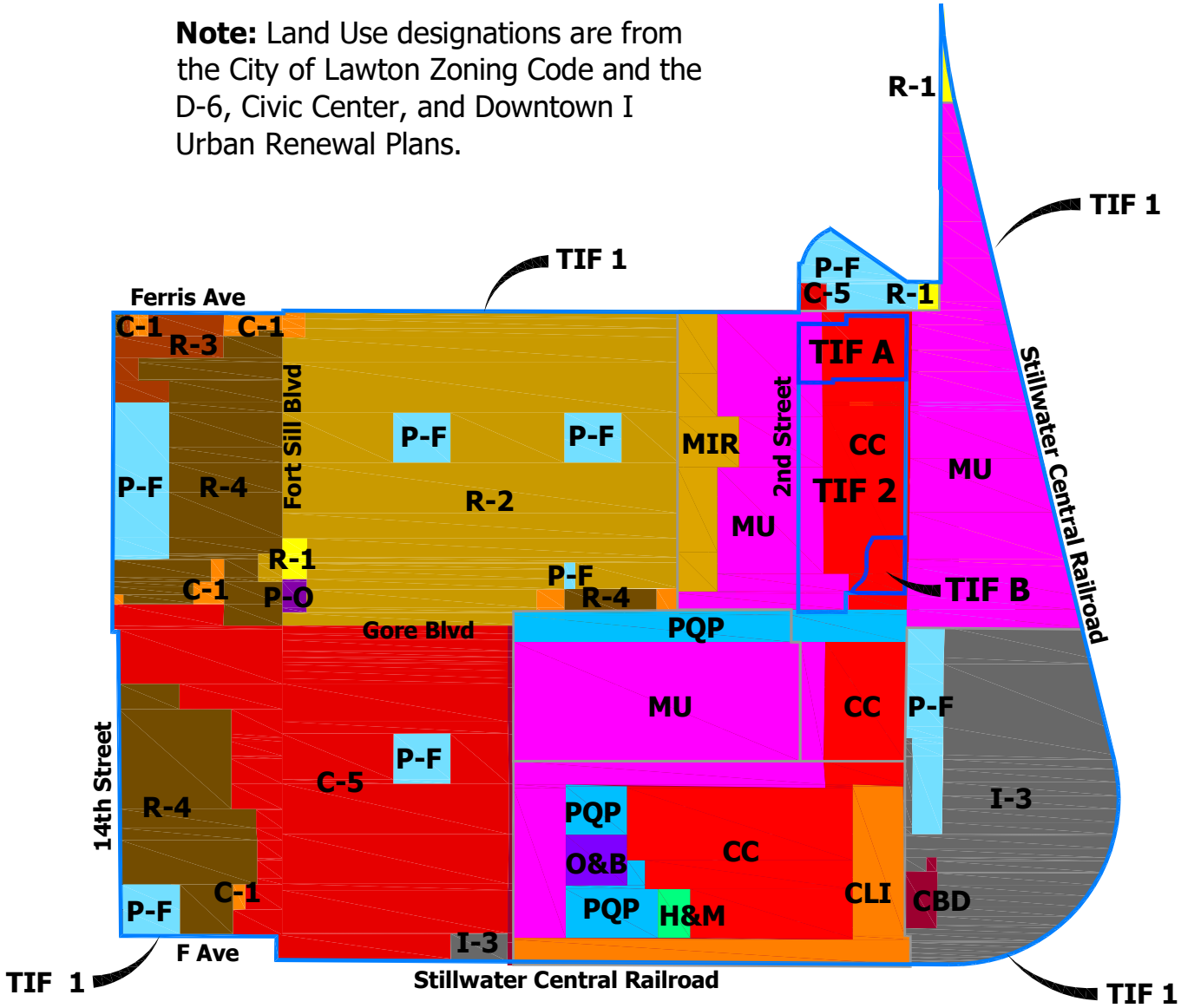
City of Lawton Zoning Uses:

C-1	Local Commercial District
C-5	General Commercial District
CBD	Central Business District
P-F	Public Facilities District
P-O	Professional Office District
R-1	Single-Family Dwelling District
R-2	Two-Family Dwelling District
R-3	Multiple-Family Dwelling District
R-4	High-Density Apartment District
I-3	Light Industrial District

Urban Renewal Plan Uses:

CC	Commercial Central
CLI	Commercial Light Industrial
H&M	Hotel and Motel
MIR	Medium Intensity Residential
MU	Mixed Use
O&B	Office and Banking
PQP	Public – Quasi Public

Note: Land Use designations are from the City of Lawton Zoning Code and the D-6, Civic Center, and Downtown I Urban Renewal Plans.



FINDINGS AND RECOMMENDATION OF THE DOWNTOWN PROJECT PLAN TIF REVIEW COMMITTEE FOR THE THIRD AMENDED LAWTON DOWTOWN ECONOMIC DEVELOPMENT PROJECT PLAN

After review of the Third Amended Lawton Downtown Economic Development Project Plan ("Third Amended Project Plan"), its proposed creation of two (2) tax increment districts temporarily designated and identified as Increment Districts No. "A," and "B," City of Lawton, both of which will be ad valorem and sales tax increment districts (the "Increment Districts"), and other relevant information, the Downtown Project Plan TIF Review Committee ("Review Committee") makes the following findings:

A. Findings Regarding Eligibility of the Proposed Project Area and Increment Districts

1. The proposed Project Area and Increment Districts lie within state-designated enterprise zones, and as such meet the definition of an "enterprise area" under the Local Development Act (62 O.S. § 853(5), (6)). Enterprise Areas qualify for use of the tools of the Oklahoma Local Development Act pursuant to 62 O.S. §856(B)(4)(a).

2. The proposed Project Area and Increment Districts qualify as "reinvestment areas" under the Local Development Act (62 O.S. § 853(17)) due to the fact that the area lacks public improvements necessary to reverse economic stagnation and to attract major investment in the area. Reinvestment Areas qualify for use of the tools of the Oklahoma Local Development Act pursuant to 62 O.S. §856(B)(4)(a).

3. The level of investment, development, and economic growth desired by the City of Lawton is difficult, but possible, within the proposed Project Area and Increment Districts if the provisions of the Local Development Act are utilized.

4. Tax increment financing is a necessary component in stimulating reinvestment in the proposed Project Area and Increment Districts.

5. Tax increment financing will be used to supplement and not supplant or replace normal public functions and services in the proposed Project Area and Increment Districts.

6. Tax increment financing will be used in conjunction with existing programs and efforts and other locally implemented economic development efforts.

7. Where possible, the Third Amended Project Plan emphasizes conservation, preservation, and rehabilitation.

B. Findings Regarding Financial Impact on the Affected Taxing Jurisdictions and Business Activities Within the Proposed Project Area and Increment Districts

1. The anticipated private development will generate tax increments sufficient to pay

the authorized project costs of the project proposed by the Third Amended Project Plan. Without the proposed Third Amended Project Plan and Increment Districts, the additional retail business development desired by the City and the resulting increases in tax revenues would not occur.

2. The additional developments anticipated under the proposed Third Amended Project Plan will not result in a measurable increase in demand for services by or in costs to the affected taxing entities.

3. Implementation of the Third Amended Project Plan will require public expenditures, but those public sector costs will be substantially defrayed from apportioned tax increments as provided in the proposed Third Amended Project Plan.

4. The public revenue anticipated to result from the additional developments contemplated by the Third Amended Project Plan includes increased tax revenue from economic growth and benefits both inside and outside the existing and proposed Increment Districts.

5. The economic benefits of the proposed Third Amended Project Plan for the affected taxing jurisdictions and the community as a whole offset the adverse financial impacts, if any, of the proposed Third Amended Project Plan on the affected taxing jurisdictions.

6. The aggregate impacts on the affected taxing jurisdictions and on business activities from implementation of the Third Amended Development Project Plan are expected to be positive and include the achievement of the objectives set forth in Section IV of the proposed Third Amended Project Plan.

C. <u>Recommendation</u>.

Based on the findings made and approved in Paragraphs A and B above, the Review Committee hereby recommends that the City Council of the City of Lawton approve and adopt the Third Amended Lawton Downtown Economic Development Project Plan, including the establishment of the proposed Increment Districts.

ADOPTED by the Downtown Project Plan TIF Review Committee this _____ day of October, 2025, and **SIGNED** by its Chair.

APPROVED:

_____
CHAIR

I, _____, Acting Secretary of the Downtown Project Plan TIF Review Committee ("Review Committee"), certify that the foregoing resolution detailing the findings and recommendation of the Review Committee was duly adopted at a special meeting of the Review Committee, held at the City of Lawton City Hall, Third Floor Conference Room, 212 S.W. 9th Street, Lawton, Oklahoma, on the _____ day of October, 2025; that said meeting was held in accordance with the Open Meeting Act of the State of Oklahoma; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said resolution was adopted by a majority of those present.

_____
ACTING SECRETARY