

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

November 14, 2024

Minutes of the City Planning Commission meeting held November 14, 2024, in the Wayne Gilley Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Joan Jester
Allen Smith
Darren Medders
Michael Logan
Neil Springborn

MEMBERS ABSENT:

Deborah Jones (excused)

ALSO PRESENT:

Christine James, Planning Director
Christina Ryans-Huffer, Recording Secretary
Kameron Good, Senior Planner
Robert Burns, Planner I
Wesley Simmons, Assistant City Attorney
Dewayne Burk, Deputy City Manager
Richard Rogalski, LEDC
Kim McConnell, Lawton Constitution

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

OLD BUSINESS

None

NEW BUSINESS

1. **Consider approving the minutes from the regular scheduled meeting from October 24, 2024.**

Motion by Medders, Second by Smith to approve the minutes from the regular scheduled meeting from October 24, 2024 as written **Aye:** Busse, Jarvis, Jester, Smith, Medders, Logan, Springborn, Denham **Nay:** None **Motion Passed 8-0**

2. **Consider approving an Annual Meeting Notice for calendar year 2025, allowing for floor amendments if necessary.**

Motion by Smith, Second by Logan to approve Annual Meeting Notice Option B for the calendar year 2025 meeting on the Thursday following each regularly scheduled meeting of the Lawton City Council except for November 2025 and December 2025 will meet only on the 1st Thursday of the month **Aye:** Jarvis, Jester, Smith, Medders, Logan, Springborn, Denham, Busse **Nay:** None **Motion Passed 8-0**

3. **Consider approving a resolution determining that the Second Amended Skills Training, Education, Development and Investment (STEDI) Project Plan is in conformance with the Comprehensive Land Use (Master) Plan of the City of Lawton and recommending to the City Council that it approve and adopt the Second Amended STEDI Project Plan.**

Richard Rogalski gave a presentation on the Second Amended Skills Training, Education, Development and Investment (STEDI) Project Plan.

On December 10, 2019, the City Council of Lawton adopted the Skills Training, Education, Development and Investment (STEDI) Project Plan for the creation of tax increment financing districts, pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* ("Act"), to provide the legal and financial framework necessary to attract and support non-retail business expansion in the City's West Side Industrial Park and the Airport Industrial Park, and thereafter approved a minor amendment on December 29, 2023 to further refine and clarify the City's strategies, objectives, and goals outlined therein.

The City now desires to approve an amendment to the STEDI Project Plan, aimed to further promote and accelerate non-retail business development, investment and job creation, in conjunction with the City's other strategies. This Second Amended STEDI Project Plan provides the necessary financial and legal authorizations for the City of Lawton to continue implementing its long-range strategy for Skills Training, Education, Development, and Investment. The primary objectives are to attract and support Non-Retail Business growth, advance STEM education, develop supporting workforce training programs, provide home buyer assistance to assist the new Non-Retail Business workforce with acquiring a home in Lawton, and drive economic development in Lawton and the broader Southwest Oklahoma region, in collaboration with local, state and federal partners.

This Second Amended Project Plan is essential for fostering public-private partnerships that promote Non-Retail Business development in Lawton, ultimately leading to thousands of new jobs, several hundred million dollars of new private investment, and an enhanced quality of life for the community. The goals of this Second Amended Project Plan include financing public infrastructure and improvements to attract and support future Non-Retail Business recruitment, leading to increased quality employment opportunities in the community. The Non-Retail Business growth and expansion may include innovative businesses, high-technology businesses, and light industrial as well as manufacturing. Effective workforce training and enhanced STEM education are critical to achieving these objectives. A key benefit of this Second Amended Project Plan is its ability to accelerate new business activities, investment and job creation, which in turn will enhance school district revenues and increase property taxes outside the increment districts. Accordingly, the first priorities are to develop infrastructure, provide incentives, and acquire land for development. In addition to financing the critical public infrastructure and development incentives, this Second Amended Project Plan authorizes revenue allocations to: (a) provide a specific revenue source to the affected taxing jurisdictions within the respective increment districts, (b) fund programs and initiatives developed under the STEM Strategic Plan, (c) provide workforce training programs, and (d) provide home buyer assistance for the new workforce.

Attached is the Power Point presentation.

Denham asked where is the extra funding for the schools and the 2 other programs coming from?

Rogalski responded it comes out of those two largest categories, which is Public Improvements and Project Support. That's where it's comes out of but those are 2 very large categories. And again, the pie is bigger and it's not a lot. Basically about 15% of the Revenue goes to the taxing authorities.

Motion by Jarvis. Second by Medders to approve a resolution determining that the Second Amended Skills Training, Education, Development and Investment (STEDI) Project Plan is in conformance with the Comprehensive Land Use (Master) Plan of the City of Lawton and recommending to the City Council that it approve and adopt the Second Amended STEDI Project Plan **Aye:** Jester, Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis **Nay:** None **Motion Passed 8-0**

4. **Consider holding a public hearing and recommending approval of an ordinance modifying Sections 18-5-8-580 and 18-5-9-591, by allowing P-F Public Facilities permitted uses within a C-1 Local Commercial District and within a C-2 Planned Neighborhood Shopping Center District and allowing for floor amendments if necessary.**

James stated over the last few months, we've had a couple inquiries regarding if a Use is allowed in P-F could be used in a Commercial District or in an Industrial District. The list of P-F uses are included in your packet but they have to do with schools, post office and things like that. Most of the time we allow P-Fs in Residential Districts. So, it didn't really make sense to us if we allow P-F in the middle of Residential Districts, why wouldn't they not be allowed in Commercial or Industrial Districts. So, we drafted this Ordinance and here it is for you today. So this would allow any Uses listed in the P-F to also be included uses in C-1 and C-2 which ultimately when you consolidate all of the zonings it will also allow it in the Industrial Districts if that's where they wanted to go. If anyone has any questions I would be more than happy to answer them for you.

Denham asked what were some of the items that was requested?

James responded it has to do with schools, private schools. It didn't make sense that we would allow them in the middle of a Residential District and not a Commercial District.

Denham asked any questions for Christine? Seeing none I'll go ahead and declare the Public hearing open, anybody that would like to speak for or against this Ordinance change please approach the podium. Seeing no one approach we'll close the Public hearing.

Motion by Smith. Second by Logan to recommend to the City Council approval of an ordinance modifying Sections 18-5-8-580 and 18-5-9-591, by allowing P-F Public Facilities permitted uses within a C-1 Local Commercial District and within a C-2 Planned Neighborhood Shopping Center District **Aye:** Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis, Jester **Nay:** None **Motion Passed 8-0**

5. **Consider approving the record drawings and maintenance bond for the 8-inch sanitary sewer line located on the west side of SW Brentwood Blvd, to serve a Dollar General located at 7010 SW Lee Blvd, Lawton, OK 73505, and take appropriate action as deemed necessary.**

Good stated good afternoon Kameron Good with the Planning Department. This was an 8-inch sanitary sewer line that was to serve the Dollar General. This is located on the west side of SW Brentwood Blvd tied into an existing sanitary sewer in the Brentwood Addition Part 3B. Construction plans were approved by Council on June 11, 2024. This item would be to accept the record drawings and Maintenance bond. The maintenance bond is in the amount of \$11,010.00. Public Utilities have reviewed the record drawings and recommends approval. If you have any questions I'd be happy to answer them.

Motion by Smith. Second by Logan to recommend to the City Council to approve the record drawings and maintenance bond for the 8-inch sanitary sewer line located on the west side of SW Brentwood Blvd, to serve a Dollar General located at 7010 SW Lee Blvd, Lawton, OK 73505 **Aye:** Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis, Jester **Nay:** None **Motion Passed 8-0**

6. **Consider accepting the record drawings and maintenance bond for the offsite improvements modifying the traffic control system and adding a left turn lane on NW Sheridan Road, just south of NW Lake Ave, to serve property located at 151 NW Sheridan and take appropriate action as deemed necessary.**

Good stated Kameron Good, Planning Department. This is to accept the offsite improvement for a left turn lane on the south bound traffic for Sheridan Road, which is just north of Gore. This is to serve the new Braum's location. This is to accept the turn lane and the traffic signal improvement. This was taken to Council and approved on Construction plans on July 9, 2024. The maintenance bond is in the amount of \$36,278.74. There will be one condition upon the approval if you choose to approve this it is to change the date of acceptance on the Maintenance bond as the date it gets accepted by Council. Right now, they have it listed a date that is ahead of the Council date. They are working to get that updated, it just didn't get us the bond, the corrected bond, for today. But they are actively working on that but that would need to be a condition.

Motion by Logan. Second by Medders to recommend approval to City Council for accepting the record drawings and maintenance bond for the offsite improvements modifying the traffic control system and adding a left turn lane on NW Sheridan Road, just south of NW Lake Ave, to serve property located at 151 NW Sheridan **Aye:** Medders, Logan, Springborn, Denham, Busse, Jarvis, Jester, Smith **Nay:** None **Motion Passed 8-0**

Commissioner's Reports or Comments

None

Secretary's Report

James stated I would like to introduce Wesley Simmons, He is the newest Attorney in the Attorney's Office. We welcome him aboard. Also, Darren Medders did get re-appointed for this Board.

Good stated we had 2 Code changes that went to Council and were accepted, the ADA Figures is now updated and a change in the Addressing Code how we address.

Audience Participation

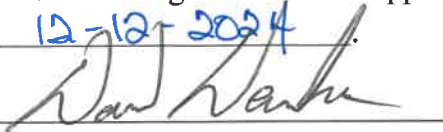
None

Adjournment

Motion by Logan, Second by Smith to adjourn the meeting all in favor **Aye:**
Logan, Springborn, Denham, Busse, Jarvis, Jester, Smith, Medders **Nay: None Motion Passed**
8-0

With no further business the meeting was adjourned at 2:08 pm.

These meeting minutes were approved by the CPC members at their meeting on

12-12-2024


David Denham

Chairman

City Planning Commission

City of LAWTON

Second Amended SKILLS TRAINING, EDUCATION, AND DEVELOPMENT, AND INVESTMENT (STEDI) Project Plan

City Planning Commission Meeting

November 14, 2024



WHY are we doing this?

The STEDI Project Plan is a critical Tool for Economic Development

- The Median Family income in Lawton is \$10,000 lower than the Median Family Income for Oklahoma, which is \$13,000 lower than the national value.
- If Lawton was just equal to the state median income, our community would share an additional **\$331 million** per year in income. Imagine the impact of that wealth would have on every aspect of the Lawton Community. This increase would not just be limited to Lawton but would extend to all our surrounding communities.
- The real goal of Economic Development is not just about improving the economics of our community but to improve the lives of our citizens.
- Quality jobs provide us with purpose, dignity, and prosperity; they empower us to move beyond the limits of poverty and blight.

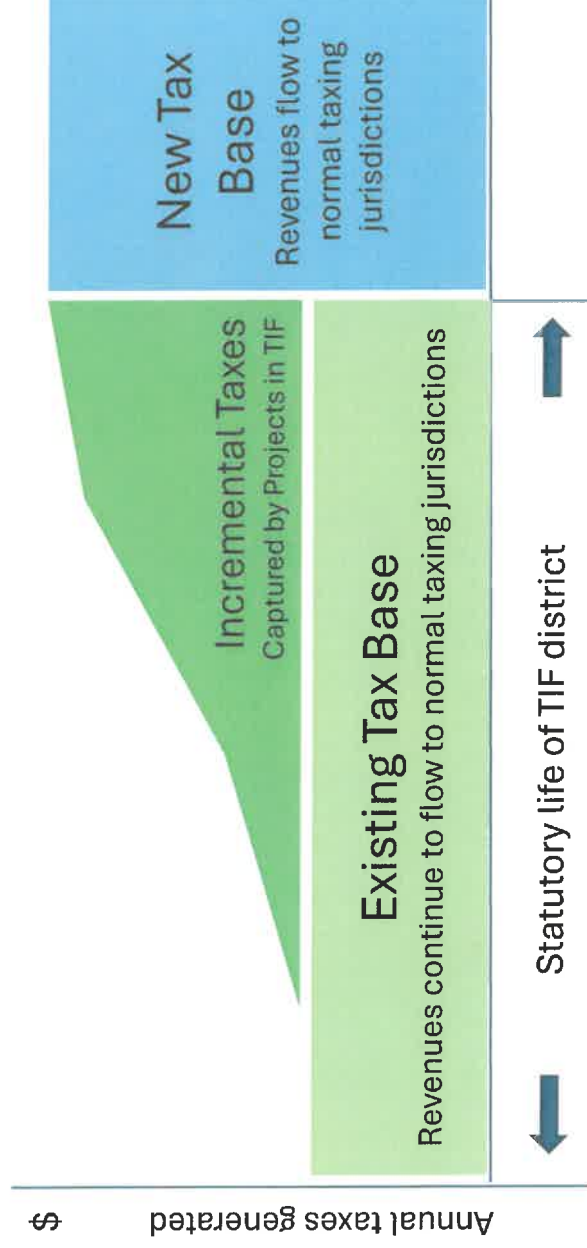
Legal Basis for TIF in Oklahoma

- Oklahoma Constitution, Article X, Section 6C
 - Authorizes TIF legislation
- Oklahoma Local Development Act, 62 O.S.
 - § 850, *et seq.*
 - Allows cities, towns, and counties to implement TIF districts in areas that are unproductive, undeveloped, underdeveloped, or blighted
 - TIF is a tool for use when investment, development, or economic growth are difficult, but possible, when TIF is used

What is a TIF?

- A TIF allows a city to direct the apportionment of an increment of certain local taxes and fees to finance public project costs in order to stimulate development in the area
- The increment is:
 - the portion of the ad valorem taxes produced by the increased value of the property in the TIF district as measured from the date the TIF is passed, and/or
 - the portion of sales taxes collected each year that are generated by the project(s) in a TIF district

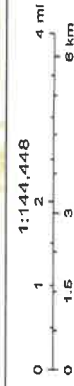
Value Generation and Capture— Basic TIF Model



Eligibility— Where can TIF be used?

- “**Enterprise area**” – any area within a designated state or federal enterprise zone
- “**Historic preservation area**” – an area listed in the National Register and subject to historic preservation zoning
- “**Reinvestment area**” – an area requiring public improvements to reverse economic stagnation or decline, serve as a catalyst for retaining or expanding employment, attract major investment to the area, preserve or enhance the tax base, or in which 50% or more of the structures are 35 or more years old

EZ Grandfathered
Priority Enterprise Zones
EZ Tracts



Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NOAA, EPA, USDA, NPS, I

Statutory Approval Process

- City Council initiates process through passage of a resolution convening the review committee and appointing the City's representative
- Review Committee meets and discusses project and proposed project plan
- Review Committee makes findings as to project eligibility and financial impacts, and provides its recommendation to City Council

Statutory Approval Process

- **Planning Commission determines whether the proposed project plan conforms with the comprehensive plan of the City and makes a recommendation regarding approval of the proposed project plan**
- City Council holds two public hearings before adoption
 - First public hearing – provide information and answer questions
 - Second public hearing – provide opportunity for those interested to express views
- City Council considers adoption of an Ordinance approving the proposed project plan and establishing the increment districts

Review Committee

- At their November 12, 2024, meeting, the Review Committee unanimously approved a Statement of Findings and Resolution regarding the Second Amendment of the STEDI Project Plan:
 - Finding that the proposed project area and increment district(s) are eligible and in accordance with the OLDA.
 - Finding that the financial impacts of proposed increment districts on taxing jurisdictions and business activities are a net benefit.
 - Recommending approval of the proposed project plan to the City Council.

SECOND AMENDED Project Plan OVERVIEW

1. Increased Direct Funding for Public Entities:

- Public Schools: To address rising demands, the amended plan increases the allocation to public school districts within the Increment Districts from 35% to 50% of the net financial benefit of total operating levies (excluding sinking funds).
- All Taxing Jurisdictions: After allocating \$62M for public improvements, the increment will provide direct financial support to: (1) Great Plains Technology Center, Comanche County, and Comanche County Health Department equal to 100% of their respective annual operating levies, and (2) the Public Schools equal to 100% of the net financial benefit of the total levies of the Public Schools (excluding sinking funds).

- ## 2. Critical Public Improvement Needs: The amended plan expands the public infrastructure budget to \$248 million, facilitating early-stage financing for essential improvements. This will ensure "shovel-ready" sites for Non-Retail Business development.

SECOND AMENDED Project Plan OVERVIEW

3. **Work Force Training:** A newly introduced budget category will support work force training, development initiatives, and internships, in collaboration with Great Plains Technology Center and other local institutions. These programs are designed to recruit and cultivate a highly skilled talent pool tailored to meet the evolving needs of new and expanding Non-Retail Businesses.

4. **Home Buyer Assistance:** Another new budget category, funded through the sales and use tax increment, will provide support for a home buyer assistance program, guided by policies established by the City. This program will support workforce growth while encouraging homeownership, fostering economic stability, and enhancing community development in Lawton.

SECOND AMENDED Project Plan OVERVIEW

5. Increment Districts and Project Area:

❖ **Increment District No. 5:** Established for a 100,000 square foot distribution center/warehouse development by Fisher59 Properties. This development represents a \$16M capital investment, retaining 60 employees and creating 30 new jobs.

❖ **Increment District No. 6:** Designated for the 40-acre Westwin Pilot Facility development.

❖ **Other Increment Districts:**

- ❖ Increment Districts Ha, Hb and Q: Created for Westwin's anticipated large-scale commercial refinery.
- ❖ Increment Districts C, D, and F: Divided into smaller areas, now labelled Ca, Cb, Da, Db, Fa, and Fb, facilitating more focused development opportunities.
- ❖ Increment Districts M, N, O, P, R, S, T, and U: Designated to support additional non-retail business opportunities.

SECOND AMENDED Project Plan OVERVIEW

- **Budget Update**

- The Second Amended Project Plan includes adjustments to the total authorized budget of Project Costs. These adjustments are driven by:
 - **Expanded Public Improvements:** An increased budget allocation for critically needed public improvements to support new and existing Non-Retail Business development ensures readiness for future growth.
 - **New Budget Categories:** Funding for key initiatives such as **Workforce Training** and **Home Buyer Assistance** promotes economic development and community stability.
 - **Addition of New Increment Districts:** The creation of new Increment Districts broadens development opportunities and aligns with the City's long-term economic objectives.
 - Together with the ongoing support for the STEM Strategic Plan, these updates reflect the City's commitment to economic stability, fostering workforce development, and comprehensive community growth.

Exhibit C

Southwest Rail Industrial Park Increment Districts

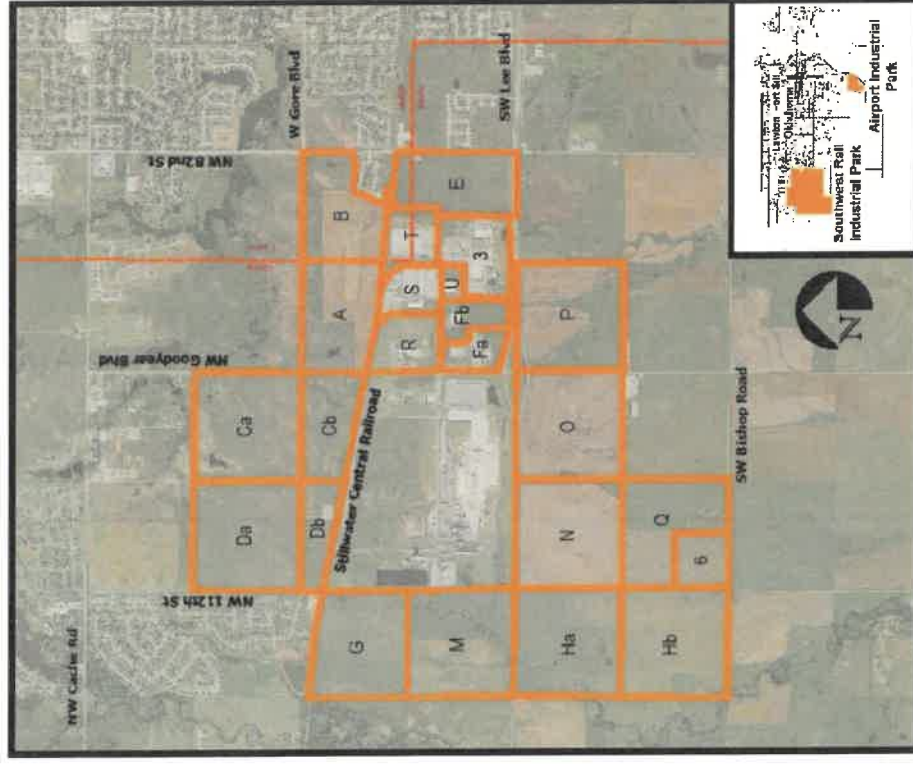


Exhibit C

Airport Industrial Park Increment Districts

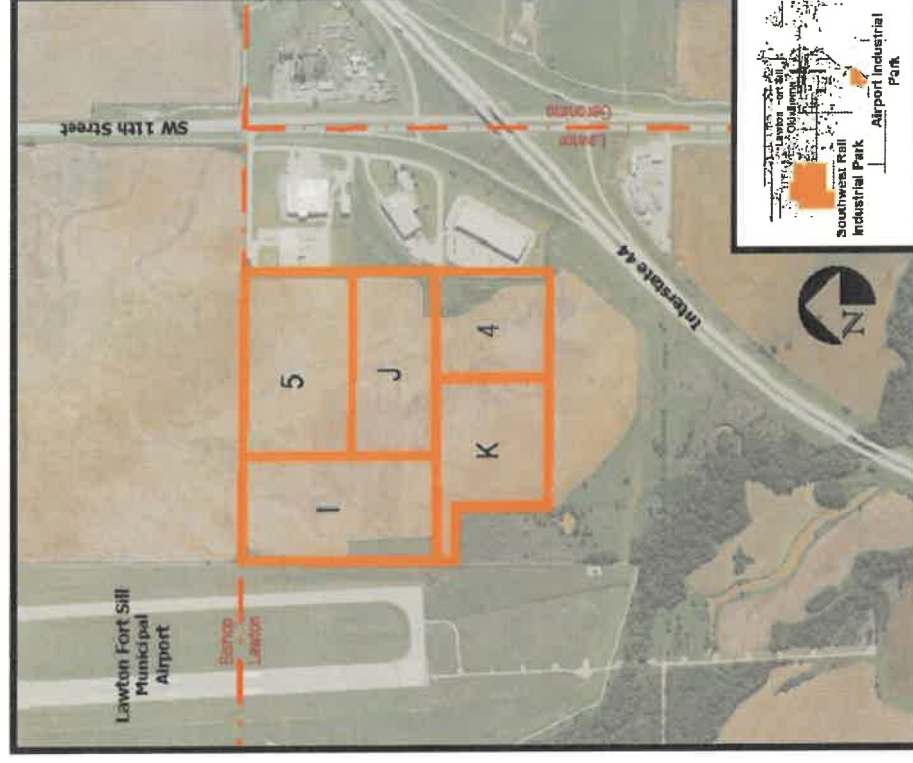


Exhibit F
Southwest Rail Industrial Park Proposed Uses

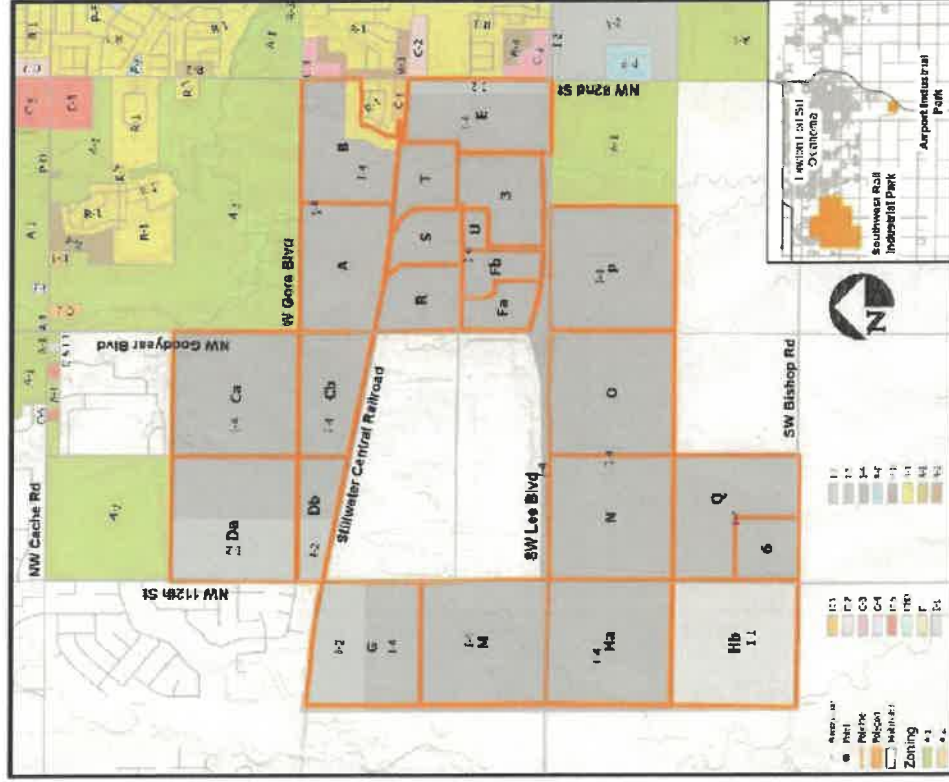
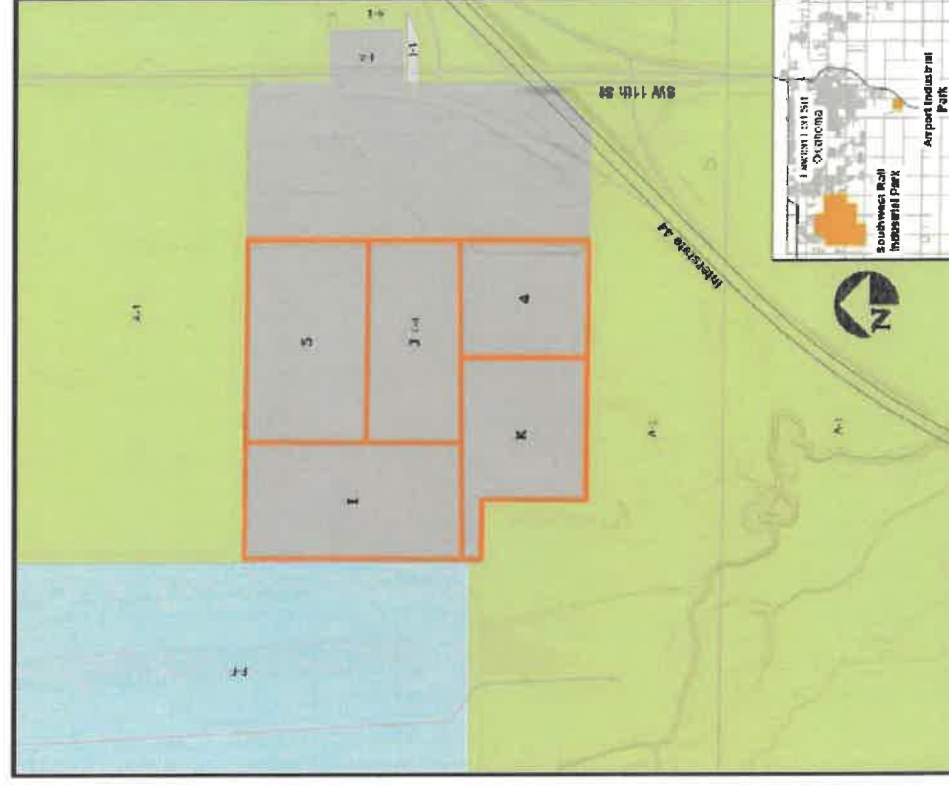


Exhibit F
Airport Industrial Park Proposed Uses



• Broader Economic Impacts

- The Project may result in increased demand for services and increase costs for affected taxing entities. These impacts will be offset by:
 - Increased direct financial support.
 - Funding for initiatives such as the STEM Strategic Plan, Workforce Training Programs, and Home Buyer Assistance.
 - Increased tax revenues from new residential and commercial developments outside the Increment Districts.
- We are not limited to struggling to get our share of an ever-shrinking pie. STEDI bakes a bigger pie for us all to share!

FINANCIAL IMPACTS

Positive Outcomes OF THE AMENDED PROJECT PLAN

- The Second Amended Project Plan is designed to:
 - **Stimulate Business Activity:** Drive new investments and expansions, creating a robust environment for Non-Retail Business growth.
 - **Generate Significant Economic Benefits:** Increase revenue streams for the City and affected taxing jurisdictions.
 - **Enhance Community Prosperity:** Provide long-term financial impacts and social benefits that improve quality of life and strengthen the local economy.
- In summary, the Second Amended Project Plan aligns with the City's strategic vision, fostering long-term economic growth, enhancing workforce opportunities, and ensuring regional prosperity.

Next Steps

☐ Planning Commission

- Determines conformance with comprehensive plan

☐ City holds two public hearings before adoption

- First public hearing – provide information and answer questions *(scheduled Dec. 2)*
- Second public hearing – provide opportunity for those interested to express views *(scheduled Dec. 10)*
- At second hearing, City Council considers adoption of an ordinance approving the Project Plan *(scheduled Dec. 10)*
 - Increment District No. 5 and 6 are made effective
 - City Council has up ten (10) years to activate additional TIFs *(will require separate future action)*