



**MINUTES OF THE
CITY OF MOORE
LOCAL DEVELOPMENT ACT REVIEW COMMITTEE
SECOND MEETING
MARCH 25, 2026
4:00 PM**

The City of Moore Local Development Act Review Committee convened at 4:00 p.m. on Wednesday, March 26, 2026, in the City Manager’s Conference Room, 301 North Broadway, Moore, Oklahoma, with Chairman Mark Hamm presiding.

AGENDA ITEM I: CALL TO ORDER

The meeting was called to order at 4:00 p.m. by Chairman Mark Hamm.

AGENDA ITEM II: INTRODUCTION OF AT-LARGE REPRESENTATIVES AND ROLL CALL

Committee Members Present:

<i>Bays, Melody Cleveland County Health Department</i>	<i>Cosper, Glen Moore Norman Technology Center</i>	<i>Duncan, Cacie Integrus Health</i>
<i>Hamm, Mark Moore Mayor</i>	<i>Lopez, Manny Business Representative</i>	<i>Ryan, B.J. Moore Public Schools</i>
<i>Warr, Doug Cleveland County Assessor</i>	<i>Wells, Lisa Pioneer Library System</i>	<i>Whitchurch, Zayne Moore Planning Commission</i>

Attendees Present:

<i>Ebrey, Deidre Moore Assistant City Manager</i>	<i>Hines, Nicholas Center for Economic Development Law</i>	<i>Larson, Sky City of Moore</i>
<i>Mitchell, Brooks Moore City Manager</i>	<i>Sabin, Jeff Center for Economic Development Law</i>	<i>Weitman, Elizabeth Moore Community Development Director</i>

Committee Members Absent: Jeff Horn, Consultant

AGENDA ITEM III: RECEIVE AND APPROVE THE MINUTES OF THE SPECIAL MEETING OF THE CITY OF MOORE LOCAL DEVELOPMENT ACT REVIEW COMMITTEE MEETING HELD MARCH 5, 2026



The minutes of the Local Development Act Review Committee Meeting held on March 5, 2026 were reviewed. A motion to approve the minutes was made by Melody Bays and seconded by Zayne Whitchurch. The motion carried unanimously via voice vote.

AGENDA ITEM IV: PRESENTATION AND DISCUSSION OF THE PROJECT VERNORS ECONOMIC DEVELOPMENT PROJECT PLAN, INCLUDING STATUTORY ELIGIBILITY AND AN ANALYSIS OF FINANCIAL IMPACTS ON TAXING JURISDICTIONS AND BUSINESS ACTIVITIES

Jeff Sabin begins the presentation. He states Tax Increment Financing is what TIF is short for. It's a tool that was authorized by the voters of the State of Oklahoma and a couple of years later the legislature followed it up with the Local Development Act which is our TIF enabling statute.

Tax Increment Financing districts are authorized for up to 25 fiscal years, but they can be a shorter period of time designated in the project plan. Also in those lists of authorized project costs in the project plan, there's an actual budget set out.

The general goal of TIF is it's an economical tool designed to make growth happen that either wouldn't happen otherwise or could be difficult without the tools of the act. TIF's are created by City ordinance after the statutory review process that basically starts with this review committee. In terms of eligibility, TIF's can only be used in certain areas.

Enterprise areas are really straight forward. If you are in a State or Federally designated enterprise zone, you have automatic qualification. If you are in a Historic Preservation Area, which means you are listed in the National Historic Registry and subject to historic preservation zoning, you are automatically eligible for it. The third category is Reinvestment Area. It requires some finding of fact. That's an area where public improvements are necessary to attract major investment, curb economic stagnation, retain or expand employment, and all the things listed here. Economic stagnation is relatively straightforward. Nothing has happened on a particular property for a long period of time. It can also include blighted areas under Oklahoma, which you're not worried about here, but it might be useful in the future. These are three area that are eligible for the use of TIF.

When a TIF district is established, the County Assessor has ninety (90) days after the effectuation of an increment district to what's called the basis assessed value. That is the assessed value that the property in the increment district has, as of the data, was adopted. And then, over time, as the City is able to make projects happen within that increment district, taxes applied to that basis assessed value continue to be apportioned, all the taxing jurisdictions just under State law. But as the valuation increases, the tax is applied to that increased valuation is what's apportioned into a separate fund to pay off the project cost. TIF's can include property tax usually, but they can also include sales tax and hotel taxes. Neither of those are being considered here.



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It's important to note, TIF's don't impose new taxes. The statute prohibits specifically the use of any of the incremental value, even from being used to calculate your debt limitations and setting your syncing funds.

Mark Hamm asks when going to do an assessment for a base, someone is paying property tax on it right now, is it that amount or do you look at that?

Doug Warr states the legal area, the TIF boundaries, and valuation as of the set date. The City gives a request letter for the base value. It won't take the full ninety (90) days.

Mark Hamm asks if it's just based on the real land or potential.

Doug Warr states the land in question here is based on agricultural. So the base values would be really low here. It's not set up as potential, it's curved.

Jeff Sabin continues on with the presentation and states the graph shown is intended to illustrate how TIF works. There is the existing tax base, which is basically what it's generating now. As value increases over time, over the life of the TIF district, and the value goes out because the City, it was able to make development happen on that property, as those incremental taxes that apportion the paid project costs.

The goal is to have, at the end of the TIF district's life, whether that's by term of years, or you pay off the budget, it's on the tax rolls at the end, it's hopefully greater than what would have been the case without using the tools of the act. Once the TIF district has paid itself off, or the term has ended, all that new valuation is added back on the regular tax rolls. All the taxing entities benefitting immediately from that.

Reasons to create a TIF district are to attract major investment, catalyze creation of new jobs, promote economic development, and make possible investment, otherwise been impossible or difficult.

This is very basic steps and outline. Beginning with the City Council approving the Resolution formally declaring the intent and giving the public notice that they would be considering this. That Resolution is also what appointed this review committee. For the interim steps, we've created this project plan based on the area that the City's wanting redevelopment on and then meeting with the review committee. At the first meeting, since large folks weren't here, it was only to select those large folks, this is the first meeting that was going into how TIF works and what the project plan lays out.

The review committee is tasked really with three (3) things. One (1), figuring out whether the project is eligible. Two (2), whether there will be an economic impact or financial impact, both on the taxing jurisdictions and just on general business activities in the area. It's worth noting on that particular finding, the committee is not tasked necessarily with finding out what that impact would be, especially since it's hard to tell what's going to happen in the future. Three (3), the committee provides that recommendation to the City Council. After



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that, it goes to the City's Planning Commission. They will review it with a specific eye towards whether the projects described in the project plan are in mind with the City's comprehensive planning efforts and comprehensive planning document. They will also provide a general recommendation. Then the City Council will host two (2) public hearings. There will be at least fourteen (14) days published notice of the first public hearing, and the second public hearing has to be at least eight (8) days after the first one. The City Council can't vote on an ordinance that approved a project plan within the district until those two (2) public hearings have concluded.

The public hearings have statutorily provided purposes in the Local Development Act. The first one will be a presentation, kind of like this one, where we go over the project, planning the impacts, and allows people to ask questions about how it would work. The second one is designed to give members of the general public an opportunity to voice their opinions before kicking things into action.

The project plan itself has things that are statutorily required to be in it. Obviously, the boundaries of the TIF districts. You can include more than one (1) TIF district. The TIF district is the area where you set the base value, and then the incremental valuation produces incremental taxed that are apportioned. The project area, which can be broader or in the same area, is the area where you can spend TIF revenues on project costs. The all-important project cost budget, so that's a list of authorized project costs, that's important, because that is going to be the City's adjustment of the increment revenue. That will govern when the TIF expires, if it's not for the ten (10) years. Then the maps showing what the existing uses and conditions of the project area are, and what they are going to be, after the project is completed. Then if there are any changes in zoning, the City's master plan, or City code, are needed, those will have to be listed. Then specific authorizations for public entities that will actually be implementing the project on. The City will be delegating a lot of that authority to the Moore Economic Development Authority, the purpose of that is the public trust can enter into multi-year contractual obligations a lot easier than the City itself can. It's important to develop TIF district boundaries in areas where the City believes it will actually produce income revenue.

It's important that agreements are in placed with project participants. Sometimes that involves providing incentives or it will be making sure that they have a commitment to what they've said they will build. It's important to note to project plans themselves, on contracts, for any proposed development that happens separately. And each of those agreements are public contracts. So they would be approved, either by City Council, or board of trustees, or the economic law authority which is the City Council, but wearing a different hat.

Project areas can be larger or the same size of the increment area. So you really need to figure out if you're needing public infrastructure improvements to make the development happen and make sure you include all the areas where those infrastructure improvements are going to be needed within your project area.



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There is also a provision in the Local Development Act that allows you to defer the official date of creation of each increment district up to ten (10) years after the approval of a project plan. The goal is if you have an area, especially for prospective redevelopment, but you're not sure when it's going to be ready to start building construction, you don't want that term to be used to start now because then it would be cutting off some of the revenue on the back end that can be used for those authorized project costs.

Getting into the specifics of the project plan, what it is proposing is three (3) potential TIF districts. On the map it shows where those increment districts are located and also where the project area boundaries are. The potential development areas A, B and C on the map, would each be their own TIF district. Despite the statutory authorization for twenty-five (25) years, we'd only be proposing fifteen (15) years for each. We calculated that specifically so that the projected increment from TIF A would be sufficient to pay off all of our public infrastructure related project costs within that period of time. So if things in TIF B and C get developed, and they're able to accelerate that, that just means the TIF districts could potentially end.

The primary authorized project costs are in the budget. It's about \$28.5 million towards infrastructure improvements and about \$8.5 million towards assistance and development financing. Assistance of development financing is basically a private development incentive for prospective developers. Including some cost for reimbursing implementation, admin costs, and roughly 10% contingency, the total project costs, and the total increment revenues are estimated to be around \$42 million dollars.

The objective is to get these sites developed. We know, in particular, there's one (1) project in TIF A that we think is going to be moving forward. It is a large scale, regional distribution and fulfillment center. That's really the impetus for the infrastructure improvements that are in the project cost budget. Hopefully that will serve as a catalyst for the development of the other two district sites. We would anticipate TIF B also being something in the light industrial or commercial vicinity. TIF C could be either a commercial office building, or possibly some retail frontage along the frontage road of I-35.

Cacie Duncan asks if we have someone already interested in TIF A, we might as well go ahead and build out B and C so that becomes more attractive as a whole.

Jeff Sabin states yes. Jeff continues the presentation and speaks about the map.

The map shows significant upgrades to 27th Street and Pole Road that are needed. There's currently no wet utilities servicing the sites, so we would have to expand water and sewer line extensions up into that area. The area is subject to flooding, seasonal flooding or flash flooding. Proposing drainage improvements could make the site drain easier, better, be more conducive for development. Roadway widening along 27th Street, a new 35th Street on the northern end of the tract, which will hopefully provide direct access from the frontage road. Then a couple of different water system improvements, including a new pump station on the west side of the freeway.



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Jeff Sabin asks if there are any questions about the public improvements or infrastructure improvements.

Cacie Duncan asks if the reason there is a larger outline outside the districts is because that affects all the other drainage.

Jeff Sabin states the circled areas where there will be drainage improvements to hopefully alleviate some of the flooding concerns. The project area is as wide as it is because the infrastructure needs to extend out. There will be a new pump station needed in order to get water to the site.

Mark Hamm asks Elizabeth Weitman to explain the drainage improvements and the red circles on the map and tension ponds.

Elizabeth Weitman states there will have to be some detention. There's some already natural pond areas on the site that we feel would be actual detention ponds. Those are indicated by the black stars on the map. The red circles are where other drainage improvements would probably need to be made. There's a lot of open channel ditches and just due to erosion over time, reinforcing those with rip rap, or even improving them by putting some over ground drainage underground.

Jeff Sabin states there is a general budget category to give a little flexibility between projects, but there are specific estimates for each of the infrastructure projects.

B.J. Ryan asks if on the widening if we are anticipating there will be a signal light where the underpass is.

Deidre Ebrey states it will be a little to the West. Also at Eastern Avenue we anticipate semi-truck traffic to come from 240 and use Eastern. So improvements are needed there on Eastern, as well as assisting getting out of that subdivision.

B.J. Ryan states assuming that flow goes that way down Pole and then around because there is no access to over the railway.

Deidre Ebrey states correct.

Jeff Sabin states TIF revenues will primarily be overseen by the City. They will get the increment revenue checks from the County Treasurer about once a year. They will portion those into a separate apportionment fund to be used for authorized project costs. There's a statutory requirement that the City track and maintain records on both the receipt of those revenues and the expenditures, They will publish all that information in an Annual Report so the general public will be able to keep track of the TIF district's performance, as well as each of the taxing jurisdictions. The City Manager is listed as the person responsible for limitation, and he can delegate as he chooses. He will also serve as the point of contact for



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the Department of Commerce, especially for those two (2) sites where we aren't sure what the project might be. Then the City or MEDA will actually approve, in public meetings, agreements for the individual improvements or if there's any incentives being provided for projects with developers.

The expected impacts on the taxing entities, luckily, we're not looking at a bunch of new housing so hopefully there won't be a huge impact on the school districts. However, there might be potential new job creation and some of them may locate within your jurisdictions, so there might be some modest increases in demand.

We also took a very proactive approach to try to minimize the length of the TIF districts to only what's needed. Because we knew the project in TIF A is the most likely to happen, we tried to get it to fit within one (1) TIF district and be paid off within that fifteen (15) years. Anything else that would happen on the other TIF districts would just be to help pay off the budget sooner.

Realistically, especially if something happens on TIF B or C, you're probably looking at more of a ten (10) year duration than fifteen (15) years. That's the goal. We were somewhat conservative with the projections.

Lisa Wells asks what the strategy is around three (3) TIF districts rather than one (1) large one.

Jeff Sabin states mostly to keep some of that back in. Also, if no project or projects aren't needed on TIF B or C, or if they don't need assistance, there may not be a need to trigger them. If that's the case, that's the best scenario for the taxing jurisdictions in the city. Especially since we were conservative and since it's going to be a distribution center where we were the most conservative. So if their inventory evaluation exceeds what we anticipate, which our assumptions were less than their assumption that they provided to the Department of Commerce. If it's paid off early and there's no need to trigger the two (2) TIF districts, the City won't do that. Also, if things happen or taking it out of an exemption increases the assessed value for the district, you want to make sure that the technical jurisdictions had the benefit of that if and when those are triggered.

Cacie Duncan asks if the company's interest in this project is dependent on this TIF being approved.

Jeff Sabin states technically no, the City is dependent on it to reimburse itself for the infrastructure costs. The infrastructure is what the project needs and the City has funds from other funds that it plans on using for those projects, but it's basically borrowing those funds from other projects in the interim to make this happen, then paying stuff off of the TIF. At the end of the day, if the project on TIF A happens and we can get even half of what we assumed would happen, potentially on TIF A, B or C, we are looking at about \$200 million dollars, fair market value being added to the potentials.



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The Resolution that's also included in the packet, makes a finding that it's eligible as a reinvestment area due to the amount of infrastructure we use that are required to get development to locate on their property. It then provides for a determination that the financial impacts are generally positive. It also provides recommendation to the City Council. But, whether they decide to vote on this or not, is up to you all.

Jeff Sabin asks if there are any questions or discussion.

Melody Bays asks what the percentage is of the dollar or what would the taxing entity be deferring.

Jeff Sabin states technically if the project can't happen without the infrastructure, you wouldn't really be deferring anything. We have not proposed a revenue split, instead opting for a shorter time period.

Doug Warr asks if in the proposal, it will be put in the documentation as fifteen (15) years or twenty-five (25) years.

Jeff Sabin states the project plan limits it to fifteen (15) years.

AGENDA ITEM V:

CONSIDERATION AND APPROPRIATE ACTION TO APPROVE A RESOLUTION MAKING STATUTORY FINDINGS AND A RECOMMENDATION FOR THE PROJECT VERNORS ECONOMIC DEVELOPMENT PROJECT PLAN AND ITS PROPOSED INCREMENT DISTRICT TO THE CITY COUNCIL OF THE CITY OF MOORE

Mark Hamm asks Jeff Sabin to explain more in detail about revenue sharing.

Jeff Sabin states 50% or some percentage of the increment revenue would be paid down to the taxing jurisdictions as a specific revenue source on an annual basis and the portion that wasn't doing that would be what the City would be able to use to pay itself and pay project costs off.

Mark Hamm asks if we don't do revenue sharing, does it all go towards paying the project off.

Jeff Sabin states yes.

Deidre Ebrey states one of the biggest reasons we were considered and then won the project for TIF A is because our speed and the ability to make those promises. It sounds like its long as far as development happening in 2029 and it being open. But, the amount of internal equipment that this company will put in is enormous. It's very robotic. Also the reason why it's a very low employment number for a 330,000 square foot facility. The internal equipment is incredibly expensive and intricate.

Jeff Sabin states the business personal property is about 80% of the total valuation.



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Melody Bays asks if we can know who that is.

Deidre Ebrey states we can't say right now because we're still under a nondisclosure, but they came and made a presentation to the City Council and they are a Fortune 100 company. It is a major get for the State of Oklahoma, and really specifically for more in the county. Again, the capital expenditure is \$180 million.

Mark Hamm states at the Council meeting, the representatives said they hoped to make an announcement at the end of the month.

Doug Warr states that they've worked with the County and have a play filed now.

Chairman Mark Hamm calls for a motion and vote by the committee. A motion to approve the resolution was made by Lisa Wells and seconded by B.J. Ryan. The motion carried unanimously via voice vote.

AGENDA ITEM VI:

DISCUSSION OF FUTURE MEETING SCHEDULE (IF NECESSARY)

Jeff Sabin states if the Planning Commission or City Council will propose revisions to the project plan before they adopt it, those revisions have to go back to see if they can impact your funds.

Mark Hamm asks when this would come before the Council.

Deidre Ebrey states it would go to Planning Commission in April and the next public hearing would be scheduled for the last meeting in April.

Glen Coper asks what the public hearing process is and if someone would have to be a citizen of Moore in order to speak.

Jeff Sabin states its open to anyone, any member of the general public. There will be a notice of public hearings that will provide a link to where people can view the project plan. It will be published both on the City's website and in a newspaper of general circulation in the City so people have some kind of an idea that something is coming. The notice will say the time and date of the Council meeting, where they can find the project documents and also a map of where the proposed increment districts and project area is with all the legal descriptions. That will be published at least fourteen (14) days before the first public hearing. And if the second public hearing winds up being more than fourteen (14) days after the first, it will require its own separate notice.

AGENDA ITEM VII:

ADJOURNMENT



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Chairman Mark Hamm calls for a motion and vote by the committee. A motion to approve adjournment was made by B.J. Ryan and seconded by Doug Warr. The motion carried unanimously via voice vote.

The City of Moore Local Development Act Review Committee meeting was adjourned at 4:50 p.m.

RECORDED/TRANSCRIBED BY:

Sky Larson

Sky Larson, Administrative Assistant, City of Moore, Capital Planning and Resiliency

THESE MINUTES PASSED AND APPROVED AS NOTED THIS _____ DAY OF _____ 2026.