



**NOTICE
GLENPOOL INDUSTRIAL AUTHORITY
REGULAR MEETING**

A Regular Session of the Glenpool Industrial Authority will be held at 6:00 p.m. immediately following the Glenpool Utility Service Authority meeting on January 4, 2021, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

NOTE: The Glenpool Industrial Authority will be assembled for the meeting at the City Council Chambers, 12205 S. Yukon Ave, Glenpool, Oklahoma. Members of the public are invited to attend the in-person meeting, or join a live broadcast at this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/82475032139?pwd=VnhQUW9uMnZPbWZaejBvRC9wOFkrQT09>

Meeting ID: 824 7503 2139

Passcode: 642062

One tap mobile

+12532158782,,82066748452#,,,,,0#,,755483# US (Tacoma)

+13462487799,,82066748452#,,,,,0#,,755483# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

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Meeting ID: 824 7503 2139

Passcode: 642062

Find your local number: <https://us02web.zoom.us/j/kcV3f0Gko8>

The GIA Board welcomes comments from citizens of Glenpool who wish to address any item on the agenda.

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER**.
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website:

<https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf>

and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM JANUARY 4, 2021.**

AGENDA

	Page
A) Call to Order - Timothy Lee Fox, Chairman	
B) Roll Call, Declaration of Quorum – Wendy Knight, Secretary; Timothy Lee Fox, Chairman	
C) Scheduled Business	
1) Discussion and possible action to approve minutes from December 7, 2020 meeting. (WendyKnight, Secretary)	3 - 5
GIA - 07 Dec 2020 - Minutes - Html	

- 2) Discussion and possible action to adopt proposed Glenpool Industrial Authority Resolution No. 2021001 and endorse and approve Ordinance No. 786 in conformity therewith. 6 - 9
(Lowell Peterson, City Attorney/Authority Council)
[GIA Resolution No. 2021001](#)
- 3) Discussion and possible action to approve the Amended 2021 Meeting Schedule. 10
(Wendy Knight, City Clerk)
[Amended 2021 Meeting Schedule](#)

D) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on December 31, 2020, by 4:00 pm.

Signed: Wendy Knight

Secretary



MINUTES
GIA Meeting
Monday, December 7, 2020 Council Chambers 6:00 PM

TRUSTEES PRESENT: Tim Fox
Momodou Ceesay
Joyce Calvert
Jacqueline Triplett-Lund
Brandon Kearns

STAFF PRESENT: David Tillotson
Susan White
Lowell Peterson
Wendy Knight
John Gonsalves
Jim Martin
Lea Ann Reed

- A) Call to Order - Timothy Lee Fox, Chairman**
Chairman Fox called the meeting to order at 8:33 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, Secretary; Timothy Lee Fox, Chairman**
Wendy Knight called the roll, Chairman Fox declared a quorum present.
- C) Scheduled Business**
- 1) Discussion and possible action to approve minutes from November 2, 2020 meeting.
(Wendy Knight, Secretary)
- Moved by Jacqueline Triplett-Lund, seconded by Momodou Ceesay
- To approve the minutes as presented.*
- | | For | Against | Abstained | Absent |
|---------|------------|----------------|------------------|---------------|
| Tim Fox | x | | | |

Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[GIA - 02 Nov 2020 - Minutes - Html](#)

- 2) Discussion and possible action to acknowledge receipt of audited FY2018-2019 Financial Report and Operating Report and direct that the Report be placed in the permanent files.
(John Gonsalves, Finance Director)

Mr. Gonsalves presented the audited FY2018-2019 Financial Report and Operating Report.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To acknowledge receipt of audited FY2018-2019 Financial Report and Operating Report and direct that the Report be placed in the permanent files.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[GIA FY2018-2019 Audited Financial Report and Operating Report Final](#)

- 3) Discussion and possible action to approve 3rd quarter blanket purchase orders in the amount of \$76,083.75.
(John Gonsalves, Finance Director)

Mr. Gonsalves presented and recommended Board approval of 3rd quarter blanket purchase orders in the amount of \$76,083.75.

Moved by Momodou Ceesay, seconded by Jacqueline Triplett-Lund

To approve 3rd quarter blanket purchase orders in the amount of \$76,083.75.

	For	Against	Abstained	Absent
Tim Fox	x			
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	5	0	0	0

CARRIED.

[GIA FY 20-21 3rd QTR Blanket Po's](#)

D) Adjournment

Chairman Fox declared the meeting adjourned at 8:36 p.m.

GLENPOOL INDUSTRIAL AUTHORITY

RESOLUTION NO. 2021001

A RESOLUTION OF THE GLENPOOL INDUSTRIAL AUTHORITY BY WHICH, IN ITS CAPACITY AS THE PUBLIC ENTITY DESIGNATED BY ORDINANCE NO. 733 OF THE CITY OF GLENPOOL TO CARRY OUT AND ADMINISTER THE PROJECT PLAN FOR THE SOUTH 75 BUSINESS PARK INCREMENT DISTRICT AND AUTHORIZED TO MAKE MINOR PROJECT PLAN AMENDMENTS PURSUANT TO TITLE 62, SECTION 858(D) OF THE OKLAHOMA STATUTES (LOCAL DEVELOPMENT ACT), THE SAME HEREBY APPROVES A MINOR AMENDMENT TO SUCH PROJECT PLAN THAT GIVES EFFECT TO ADOPTION BY THE CITY COUNCIL ON OCTOBER 19, 2020, OF A ZONE CHANGE WITHIN THE PROPERTY COMPRISING SUCH SOUTH 75 BUSINESS PARK FROM CG (COMMERCIAL GENERAL) TO PLANNED UNIT DEVELOPMENT 42 (42-A AND 42-B), AS AMENDED

WHEREAS, by letter dated October 13, 2016, Ford Development Corporation (the “Developer”), proposed the establishment of a “tax increment district” within the City of Glenpool, Oklahoma (the “City”) to provide development financing assistance in connection with the Developer's proposal to construct public infrastructure improvements for the development of a business park to be designated the South 75 Business Park and located along the east side of US Highway 75 in the City, extending from 161st Street South at its northernmost boundary to 171st Street South at its southernmost boundary; and

WHEREAS, on October 17, 2016, the City of Glenpool City Council (the statutory governing body) adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee to analyze the Developer's proposal and to determine whether the area described in the proposal would qualify as a tax increment district pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes, (the “Local Development Act”); and

WHEREAS, the Developer’s proposal was incorporated into the terms of that certain Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma (“South 75 Business Park Increment District”), dated December 5, 2016 (the “Project Plan”); and

WHEREAS, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the tax increment district established by City of Glenpool Ordinance No. 733, adopted by the City Council on January 17, 2017, is located, determined that the Project Plan conforms to the requirements of the Local Development Act; made its finding that the tax increment district will have no adverse financial impact on any taxing jurisdiction or business activities within the increment district; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 5, 2016; and

WHEREAS, the City of Glenpool Planning Commission found the Project Plan to be in compliance with the Comprehensive Plan of the City of Glenpool and recommended to the governing body (the “**City Council**”) approval of the Project Plan, subject only to the condition that the zoning classification for the Project Area be amended from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and that the Developer’s application for abandonment of so much of Planned Unit Development PUD 24 as applied to the Project Area be granted; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 15, 2016; and

WHEREAS, on January 3, 2017, the City of Glenpool conducted its first duly noticed public hearing on the Project Plan for the purpose of providing information and to answer questions, with the Project Plan presented to the public by the City of Glenpool City Attorney/TIF District Local Counsel, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, on January 9, 2017, the City of Glenpool Planning Commission considered the application of the Developer for the change of zone and abandonment of Planned Unit Development PUD 24 within the proposed Project Area as a necessary condition to adoption of the Project Plan by the City Council, and recommended approval of said application by its Resolution No. 17-01-01, and determined that, subject only to such approval, the proposed Project Area is presently in full compliance with all requirements of the City of Glenpool Zoning Code and Comprehensive Plan as applicable to the uses proposed by the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool City Council approved Zone Change Application GZ-259, amending the relevant portion of the Project Area zoning map from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and granted the application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area, both as submitted by the Developer, thereby bringing the Project Area into full compliance with the City of Glenpool Zoning Code and Comprehensive Plan with respect to the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool conducted its second duly noticed public hearing on the Project Plan for the purpose of giving any interested persons the opportunity to express their views on the Project Plan, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, the City Council of the City of Glenpool approved and adopted the Project Plan and established the South 75 Business Park Increment District in accordance therewith, and provided that implementation of the Project Plan will be undertaken by designation of the Glenpool Industrial Authority (the “**Authority**”) as the public entity authorized to carry out and administer the Project Plan and to exercise all powers necessary thereto, all by adoption of its Ordinance No. 733 on January 17, 2017, and fully in accordance with all requirements of the Local Development Act; and

WHEREAS, during the course of implementing the Project Plan, the Authority, based on findings presented to it by the Developer and by staff of the City of Glenpool, determined that

a minor amendment of the Project Plan, as set forth in Resolution No. 2018003, was permissible, necessary and appropriate, in accordance with Section 858(D) of the Local Development Act; and

WHEREAS, it was determined by the City Council on March 19, 2018, that such minor amendment did not change the character or purpose of the Project Plan; did not add more than five percent (5%) to the Increment District's area; and did not add more than five percent (5%) to the Qualified Project Costs of the Project Plan to be financed by apportioned tax increments, upon which determination the City Council adopted Ordinance No. 753, amending the original authorizing Ordinance No. 733; and

WHEREAS, since the adoption of Ordinance No. 753, the Developer of South 75 Business Park applied for, and was granted on October 19, 2020, a change of zone from CG (Commercial General) to PUD (Planned Unit Development) 42 for all the site locations not occupied by Mark Allen Chevrolet; and

WHEREAS, property contiguous to W. 166th Street was denominated PUD 42A and property abutting W. 171st Street was denominated PUD 42B; and

WHEREAS, such zone change to PUD 42 was warranted by the fact that, apart from Mark Allen Chevrolet, the Developer has not yet identified all potential users of the Business Park, and it is therefore prudent to have the flexibility of uses, design and development standards afforded by a PUD; and

WHEREAS, it is also essential that uses facilitated by the PUD are compatible with the purpose and character of the TIF District #1 Project Plan as approved by the Glenpool Industrial Authority, the City Council and the Tulsa County Local Development Act Review Committee; and

WHEREAS, Section 11-9-4 of the Glenpool Zoning Code allows administrative review and approval of "minor amendments" to previously approved PUD's; and

WHEREAS, Section 858 (D) of the Local Development Act allows the entity authorized to administer the TIF District to make "minor amendments," meaning amendments that do not change the "character or purpose" of the underlying project; do not increase the project area by more than 5%; and do not increase the qualified project costs by more than 5%; and

WHEREAS, the Glenpool Industrial Authority now deems it prudent that the Authority and the City Council contemporaneously undertake minor amendments to both the TIF District Project Plan and PUD 42 in order to ensure seamless compatibility of the authorizing documentation and better secure the fullest benefits of implementing the TIF District.

NOW, THEREFORE, BE IT RESOLVED BY THE GLENPOOL INDUSTRIAL AUTHORITY, THAT:

SECTION 1. Approving and Adopting the Amended Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma. The Project Plan, as originally adopted by Ordinance No. 733, and as previously amended by Ordinance No. 753, is hereby amended by the Authority in accordance with the request of the Developer and the

recommendation of staff of the City of Glenpool (the “**Second Amended Project Plan**”) in the form attached hereto as **Exhibit 1**.

SECTION 2. Findings, Recommendations and Action with Respect to Amended Zone Change. The proposed amendments to Planned Unit Development 42 (“**Amended PUD 42A/42B**”) as set forth in said Amended PUD 42A/42B, and as attached hereto and incorporated herein by reference as **Exhibit 2**, are consistent with changes in implementation of the Second Amended Project Plan necessitated by engineering, construction and other qualified considerations and are hereby approved.

SECTION 3. Limitation of Amendment. Except as otherwise expressly stated in this Resolution and in Exhibits 1 and 2 hereto, and in Ordinance No.786 as adopted by the Glenpool City Council in accordance with this Resolution No. 2021001, the Project Plan, as approved and adopted by Ordinance No. 733 of the City of Glenpool, and as amended by Ordinance No. 753 of the City of Glenpool, shall remain in full force and effect with respect to administration of the South 75 Business Park Increment District and no term or condition thereof shall be otherwise affected hereby.

SECTION 4. Providing for Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by competent legal authority, such portion shall not affect the validity of the remaining portions of this Resolution.

APPROVED and ADOPTED by the Glenpool Industrial Authority this ____ day of January 2021.

GLENPOOL INDUSTRIAL AUTHORITY

Timothy Lee Fox, Chairman

ATTEST

Wendy Knight, Clerk

APPROVED AS TO FORM AND SUBSTANCE

Lowell Peterson, City Attorney/
Trust Authority Counsel

**2021 CALENDAR YEAR
AMENDED SCHEDULE OF REGULAR
MEETINGS GLENPOOL INDUSTRIAL
AUTHORITY GLENPOOL,
OKLAHOMA**

DATE	TIME	PLACE
JANUARY 4, 2021	6:00 P.M.	GLENPOOL CITY HALL
FEBRUARY 1, 2021	6:00 P.M.	GLENPOOL CITY HALL
MARCH 1, 2021	6:00 P.M.	GLENPOOL CITY HALL
APRIL 5, 2021	6:00 P.M.	GLENPOOL CITY HALL
MAY 3, 2021	6:00 P.M.	GLENPOOL CITY HALL
JUNE 7, 2021	6:00 P.M.	GLENPOOL CITY HALL
JULY 6, 2021*	6:00 P.M.	GLENPOOL CITY HALL
AUGUST 2, 2021	6:00 P.M.	GLENPOOL CITY HALL
SEPTEMBER 7, 2021*	6:00 P.M.	GLENPOOL CITY HALL
OCTOBER 4, 2021	6:00 P.M.	GLENPOOL CITY HALL
NOVEMBER 1, 2021	6:00 P.M.	GLENPOOL CITY HALL
DECEMBER 13, 2021	6:00 P.M.	GLENPOOL CITY HALL

* Denotes Tuesday Meeting

GLENPOOL CITY HALL, City Council Chambers, 12205 S Yukon Ave., Glenpool
Oklahoma

AMENDED SCHEDULE APPROVED BY:
TRUSTEES FROM THE GLENPOOL INDUSTRIAL AUTHORITY
12205 S. YUKON
GLENPOOL, OK 74033
918-322-5409
Filed in the office of the City Clerk on the ____ day of January 4, 2021

Signed: _____