

**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 Tuesday, December 12, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

	Page
A) Call to Order - Timothy Lee Fox, Chairman	
B) Roll Call, Declaration of Quorum – Susan White, Secretary; Timothy Lee Fox, Chairman	
C) Scheduled Business	
1) Discussion and possible action to approve minutes from November 14, 2017 meeting. (Susan White, Secretary) IND AUTH MINUTES 111417	2 - 3
2) Discussion and possible action to concur in the action of the City Council to adopt Resolution No. 17014 for the purposes of creating a Tax Increment Financing District, appointing a Project Plan Review Committee and such other actions as are necessary and appropriate to implement the proposal described in said Resolution. (Lowell Peterson, City Attorney) CITY COUNCIL AUTHORIZING RESOLUTION - 121217	4 - 7
3) Discussion and possible action to concur in the action of the City Council to approve retainer agreement engaging Hilborne & Weidman, PC, as bond counsel and Lowell Peterson as local counsel to provide legal services in support of creating the proposed Tax Increment Financing District and providing funds to promote investment, development and economic growth within the City of Glenpool, as authorized by Resolution No. 17014, adopted this date, for a fee of \$30,000.00, such funds to be reimbursed to the City as an eligible project cost. (Lowell Peterson, City Attorney/John Weidman, Hilborne & Weidman, PC) Weidman Engagement Letter 121217	8 - 9

D) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____, _____ at _____ am/pm.

Signed:

City Clerk

**MINUTES
GLENPOOL INDUSTRIAL AUTHORITY
REGULAR MEETING
November 14, 2017**

The Regular Meeting of the Glenpool Industrial Authority was held at Glenpool City Hall Council Chambers. Trustees present: Timothy Fox, Chairman; Patricia Agee, and Brandon Kearns. Jacqueline Triplett-Lund and Momodou Ceesay, Vice-Chairman were absent.

Staff present: Lowell Peterson, Trust Attorney; and Susan White, Interim City Manager, Trust Secretary.

- A) Timothy Fox, Chairman called the meeting to order at 8:22 p.m.**
- B) Susan White, Secretary called the roll and Chairman Fox declared a quorum present.**
- C) Scheduled Business**
- 1) Discussion and possible action to approve minutes from October 2, and October 16, 2017 meetings.**
MOTION: Trustee Agee moved, second by Trustee Kearns to approve minutes as presented.
FOR: Chairman Fox; Trustee Agee; Trustee Kearns
AGAINST: None
ABSENT: Trustee Lund; Vice-Chairman Ceesay
Motion carried.
- 2) Discussion and possible action to adopt renewal of the Agreement of the City of Glenpool and the Glenpool Industrial Trust Authority with the Glenpool Chamber of Commerce for (i) the lease of space by the Chamber in the City Hall/Conference Center for a stated consideration; (ii) the rendering of enumerated services for the City and the Conference Center for a stated consideration; and (iii) support for the economic development goals of the annual Black Gold Days event in a stated amount, for FY 2017-2018, tabled from October 16, 2017 Special Meeting.**
MOTION: Trustee Agee moved, second by Trustee Kearns to renew Agreement as presented.
FOR: Trustee Agee; Trustee Kearns; Chairman Fox
AGAINST: None
ABSENT: Trustee Lund; Vice-Chairman Ceesay
Motion carried.
- 3) Discussion and possible action to authorize the Chair of the Glenpool Industrial Authority to execute a certain Custodial Services Contract with Elite Cleaning Company of Tulsa for the cleaning of spaces designated, and for the consideration stated and other terms and conditions stated therein, to commence December 1, 2017, and terminate June 30, 2018, subject to renewal terms stated therein.**
Lea Ann Reed, Conference Center director presented a Custodial Contract from Elite Cleaning Company of Tulsa for cleaning at the Conference Center, Police Department and Water Department.
MOTION: Trustee Agee moved, second by Trustee Kearns to approve the Contract as presented, and authorize the Chairman to execute the same.
FOR: Trustee Kearns; Chairman Fox; Trustee Agee
AGAINST: None

ABSENT: Trustee Lund; Vice-Chairman Ceesay
Motion carried.

4) Discussion and possible action to adopt 2018 Meeting Calendar.

MOTION: Trustee Kearns moved, second by Trustee Agee to amend Calendar to schedule January meeting on 8th, rather than the 2nd as presented, and approve as amended.

FOR: Chairman Fox; Trustee Agee; Trustee Kearns

AGAINST: None

ABSENT: Trustee Lund; Vice-Chairman Ceesay

Motion carried.

D) Adjournment

- There being no further business, Chairman Fox declared the meeting adjourned at 8:26 p.m.

Date

Chairman

ATTEST:

Secretary

GLENPOOL CITY COUNCIL

RESOLUTION NO. 17014

(The “Authorizing Resolution”)

A RESOLUTION OF THE CITY OF GLENPOOL, OKLAHOMA (THE “CITY”) DECLARING THE CITY’S INTENT TO CONSIDER APPROVAL OF A PROJECT PLAN AND CREATION OF A TAX INCREMENT DISTRICT PURSUANT TO THE LOCAL DEVELOPMENT ACT; DIRECTING PREPARATION OF A PROJECT PLAN; APPOINTING A REVIEW COMMITTEE; DIRECTING THE REVIEW COMMITTEE TO MAKE FINDINGS AS TO ELIGIBILITY OF DESIGNATED PROJECT AREA AND FINANCIAL IMPACT, IF ANY, ON TAXING JURISDICTIONS WITHIN THE PROPOSED DISTRICT; DIRECTING THE REVIEW COMMITTEE TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED PROJECT PLAN; DIRECTING THE PLANNING COMMISSION TO MAKE A RECOMMENDATION WITH RESPECT TO THE PROPOSED PROJECT PLAN; AND CONTAINING OTHER PROVISIONS RELATING THERETO

WHEREAS, the City of Glenpool, Oklahoma (the “City”) desires and works to promote economic development within the City’s municipal boundaries in order to provide increased opportunity for residents and businesses of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to support businesses located in the City and to attract to the City new and different types of businesses with the potential to invest in expanded retail, commercial and/or residential and industrial opportunities within the City, by offering, subject to certain conditions, economic development incentives in the form of assistance in development financing and public infrastructure improvements that will facilitate the proposed economic development activities; and

WHEREAS, the Local Development Act, at Title 62, Oklahoma Statutes §§ 850, *et seq.* (the “Local Development Act”), was passed by the Oklahoma Legislature to implement Article X § 6C of the Oklahoma Constitution, which empowers the governing bodies of cities, towns, and counties in Oklahoma to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, in accordance with § 854 of the Local Development Act, the City intends to exercise its powers to establish a project area and tax increment district; to cause a project plan to be prepared; to approve/disapprove/or amend such project plan upon recommendations of the Review Committee established herein and of the Planning Commission, and to cause tax increments to be applied to the payment of project costs; and

WHEREAS, in accordance with § 852 of the Local Development Act, the proposed project is a case where investment, development and economic growth would not occur but for

implementation of the provisions of the Local Development Act to help finance the project costs and the City has taken care to exclude areas that do not meet this criterion; and

WHEREAS, in accordance with § 858 of the Local Development Act, the governing body of the City hereby directs that a project plan be prepared to include all applicable items identified in said § 858; and

WHEREAS, § 855 of the Local Development Act provides for the appointment of a Review Committee to review and make recommendations concerning the proposed district and project plan; to consider and make findings and recommendations with respect to the conditions establishing eligibility of the proposed district; to consider and determine whether the proposed project plan and project will have a financial impact on any taxing jurisdictions and businesses, if any, within the proposed district; and to report its findings and make its recommendations to the governing body of the City; and

WHEREAS, said § 855 of the Local Development Act further provides that the membership of the Review Committee shall consist of the following: a representative of the governing body of the City who shall serve as chairperson; a representative of the Planning Commission having jurisdiction over the proposed district; a representative designated by each taxing jurisdiction within the proposed district whose ad valorem taxes might be impacted by the implementation of the plan to apportion tax increments to help finance the public costs of the project; and three members representing the public at large and selected by the other committee members from a list of seven names submitted by the chairperson of the Review Committee, provided that at least one of the members representing the public at large shall be a representative of the business community in the City and, if the proposed project plan objective is development of principally commercial retail business, such representative shall be either a retailer or a representative of a retail organization; and

WHEREAS, for all the foregoing reasons, it is appropriate and desirable for the governing body of the City to appoint a Review Committee to consider and make recommendations on a proposed project plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA:

SECTION 1. INTENT. The City Council intends to consider approval of a project and creation of a tax increment district to facilitate the financing of qualified project costs and hereby directs City staff, in conjunction with the Review Committee established by Section 2 of this Resolution, to prepare or cause to be prepared a project plan, to be submitted for consideration in accordance with the Local Development Act.

SECTION 2. ESTABLISHMENT OF REVIEW COMMITTEE. A Review Committee is hereby appointed whose membership shall consist of the following: (i) One Council Member as the representative of the City Council, who shall be the chairperson of the Review Committee; (ii) one representative of the Planning Commission; (iii) one representative designated by each of Tulsa County; the Tulsa City-County Health Department; Glenpool Independent School District No. 13; Tulsa Technology Center Vo-Tech District No. 18; Tulsa Community College; the Tulsa

City-County Library; the Glenpool Area Emergency Medical Service District; and (iv) three representatives of the public at large, who shall be selected from a list of seven names submitted by the representative of the City Council, as chairperson of the Review Committee, by the other Review Committee members, provided that at least one of the members representing the public at large shall be a representative of the business community in the City and, if the proposed project plan objective is development of principally commercial retail business, such representative shall be either a retailer or a representative of a retail organization.

SECTION 3. PLANNING COMMISSION RECOMMENDATION. The Glenpool Planning Commission shall review the proposed project plan and shall make its recommendations on the project plan to the City Council prior to its consideration by the Council.

SECTION 4. REVIEW COMMITTEE FINDINGS AND RECOMMENDATIONS. The Review Committee shall consider and determine whether the proposed district and project plan will have a financial impact on any taxing jurisdiction within the proposed district and, if so, shall assess and describe such impact; shall report its findings to the City Council; and shall consider and make its findings and recommendations to the City Council with respect to the conditions establishing the eligibility of the proposed district and the appropriateness of approval of the proposed project plan and project.

APPROVED, PASSED AND ADOPTED by the City Council of the City of Glenpool this 12th day of December 2017.

Timothy Lee Fox, Mayor

Attest:

[SEAL]

Susan White, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

SEPARATELY APPROVED, PASSED AND ADOPTED by the Board of Trustees of the
Glenpool Industrial Authority this 12th day of December 2017.

Timothy Lee Fox, Chair

Attest:

[SEAL]

Susan White, Secretary

Approved as to Form:

Lowell Peterson, Trust Counsel

HILBORNE & WEIDMAN

A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS

2405 EAST 57TH STREET
TULSA, OKLAHOMA 74105-7548

TELEPHONE:
(918) 749-0111
TELECOPIER:
(918) 749-0335

December 12, 2017

Mayor and Councilors of the
City of Glenpool, Oklahoma
Chairman and Trustees of the
Glenpool Industrial Authority

City and Authority Officials

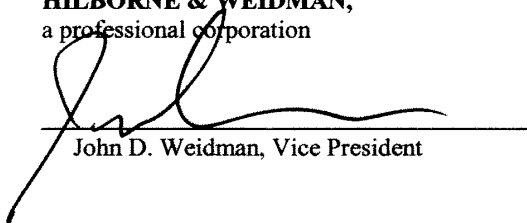
It is our pleasure to submit herewith our proposal to serve as Bond Counsel to the City of Glenpool and the Glenpool Industrial Authority, regarding a proposed Tax Increment Financing ("TIF") District to provide funds to promote investment, development and economic growth within the City's municipal boundaries. As your Bond Counsel, we will work closely with Lowell Peterson, as local counsel, and City staff in structuring, documenting and creating the District in accordance with the Local Development Act, at Title 62, Oklahoma Statutes §§ 850 *et seq* and Article X, § 6C of the Oklahoma Constitution.

In this connection, the Firm and Lowell Peterson will share the legal responsibilities and, together, shall provide such legal services as may be required to assist in the establishment of a Review Committee; preparation of the Project Plan; execution of all documents and opinions necessary to receive the approval of all necessary parties; and adoption of the ordinance which is the legislative act creating the district. We will not be responsible for any actions or documents relating to any proposed financing of improvements within the District by the Developer. Such legal responsibilities are to be borne solely by the Developer. It is anticipated that such costs will be qualified costs of the Project Plan.

For such services in connection with the creation and implementation of the proposed TIF District, our fee would be Thirty Thousand dollars (\$30,000.00), to be split Ten Thousand (\$10,000.00) to the Firm and Twenty Thousand (\$20,000.00) to Lowell Peterson, as local counsel, plus reimbursement for our reasonable, documented out-of-pocket expenses incurred, such sum to be paid at the creation of the District. Our fee is contingent upon the creation of the proposed District. In the event the proposed District is not created, we would receive no compensation for our services rendered in connection therewith; provided that we shall receive reimbursement for accrued documented out-of-pocket expenses. You agree to pay all publication and printing expenses.

Respectfully submitted,

HILBORNE & WEIDMAN,
a professional corporation



John D. Weidman, Vice President

The above proposal has been approved and accepted by the City of Glenpool City Council and the Board of Trustees of the Glenpool Industrial Authority, as signified by my signature hereon, this 12th day of December 2017.

**Timothy Lee Fox, as Mayor of the City of Glenpool
and Chairman of the Glenpool Industrial Authority**