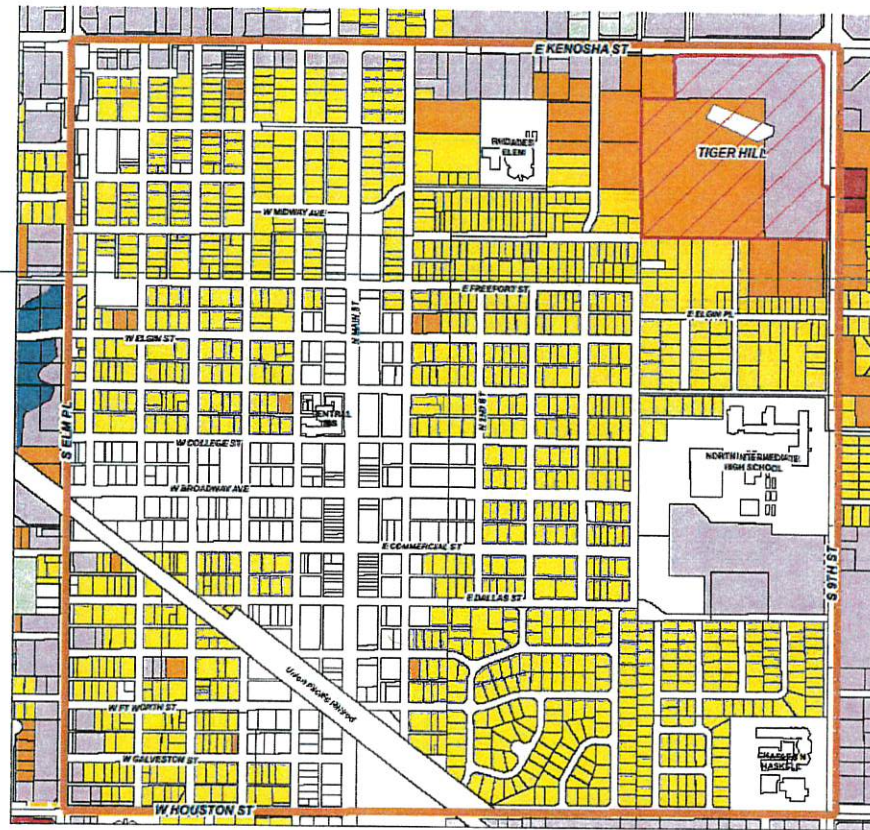




# History of Tax Increment Finance District #1

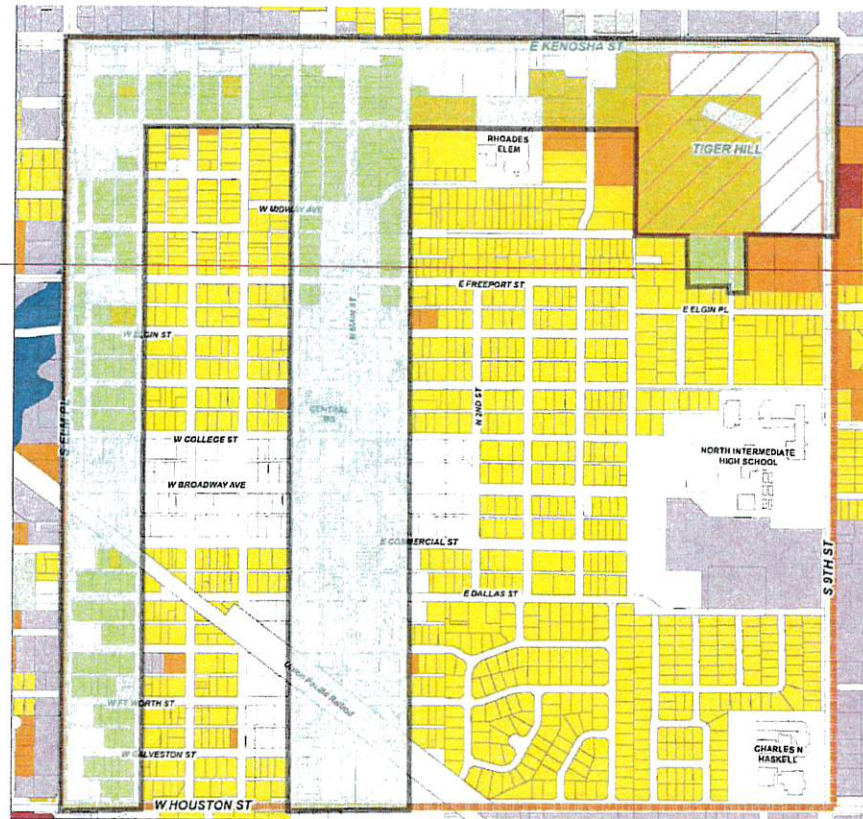
- Purpose for Flight Safety and Downtown Economic Development
- Eligible project plan under Oklahoma State Statutes Title 62 Section 850
- Review Committee included members whose organizations would be impacted by the TIF
  - Tulsa Technology Center
  - Broken Arrow Public Schools
  - Tulsa County
  - Tulsa Health Department
  - City of Broken Arrow
  - Tulsa Library
- Committee approved creation of District by resolution 667 on August 25, 2010

**EXHIBIT A**  
**BROKEN ARROW FLIGHTSAFETY AND DOWNTOWN**  
**ECONOMIC DEVELOPMENT PROJECT PLAN**  
**Project Area Boundaries**



Indicates Boundaries of Project Area and Increment  
District No. 1, City of Broken Arrow

**EXHIBIT B**  
**BROKEN ARROW FLIGHTSAFETY AND DOWNTOWN**  
**ECONOMIC DEVELOPMENT PROJECT PLAN**  
**Increment District No. 1 Boundaries**



 Indicates the Boundaries of Increment District No. 1



# City Council Actions

- Approved Ordinance No. 3127 October 19, 2010. TIF amount \$13,500,000 plus financing and other costs
- Length not to exceed 25 years
- The City Council elected to advance fund improvements through a loan and inter-fund transfers
- Pledged 1/8<sup>th</sup> of 1cent sales tax: Loan principal amount \$9,715,000 Interest rate based on LIBOR rate plus 2% ( LIBOR)=the London Interbank Offered Rate)
- Loan period for 20 years. No prepayment penalty. Maturity date October 2030
- Loan Closed November 2010
- Projected Payoff Spring of 2028 based on today's interest rate and assessed value



# TIF Original Project Budget

	Original Budget	Actual Spent
• Downtown Site Acquisition	\$ 1,490,000	\$288,167
• Flight Safety Incentive	\$ 6,415,300	\$6,415,300
• Infrastructure-	\$ 1,060,000	\$1,025,670
• Flight Safety/Tiger Hill		
• Downtown Infra/Incentives	\$4,234,700	\$6,639,929
• Contingencies	\$ 100,000	\$0
• Planning and Admin	\$ 200,000	\$0
• TIF Budget Total	\$13,500,000	\$14,369,066

As of 5-15-2015

**CITY OF BROKEN ARROW/BROKEN ARROW ECONOMIC DEVELOPMENT AUTHORITY  
DOWNTOWN/FLIGHT SAFETY TIF SPENDING SUMMARY**

<b>Project Budget</b>				
DESCRIPTION	TIF BUDGET	AMOUNT CHARGED TO TIF (1)	SALES TAX CAPITAL IMPROVEMENT INTERFUND LOAN	TOTAL SPENT AND/OR COMMITTED (2)
<b>DOWNTOWN SITE ACQUISITION</b>	1,490,000.00			
<b>BROKEN ARROW PUBLIC SCHOOLS</b>				
112 NORTH MAIN (MILITARY MUSEUM)		288,167.00	0.00	288,167.00
<b>SUBTOTAL</b>	1,490,000.00	288,167.00	0.00	288,167.00
<b>FLIGHT SAFETY INCENTIVE</b>				
JOB RETENTION AND CREATION	6,415,300.00	6,415,300.00	0.00	6,415,300.00
<b>SUBTOTAL</b>	6,415,300.00	6,415,300.00	0.00	6,415,300.00
<b>FLIGHT SAFETY/TIGER HILL INFRASTRUCTURE</b>				
TIGER HILL PLAZA SEGMENTAL BLOCKS/SITE PREPARATION	1,060,000.00	1,025,670.47	0.00	1,025,670.47
<b>SUBTOTAL</b>	1,060,000.00	1,025,670.47	0.00	1,025,670.47
<b>DOWNTOWN INFRASTRUCTURE/INCENTIVES</b>	4,234,700.00			
PARKING LOT @ CENTRAL ON MAIN-FOR BAPS		125,000.00	0.00	125,000.00
DOWNTOWN MASTER PLAN		144,791.66	0.00	144,791.66
DOWNTOWN STREETSCAPES IMPROVEMENTS PHASE III		2,700,000.00	1,923,387.95	4,623,387.95
IN-THE-RAW		200,000.00	0.00	200,000.00
FARMERS MARKET/DOWNTOWN OVERFLOW PARKING LOT		165,383.14	0.00	165,383.14
OVERFLOW PARKING LOT LIGHTING		34,300.00	0.00	34,300.00
MAIN STREET TAVERN		15,000.00	20,000.00	35,000.00
THE DISTRICT AT 222		200,000.00	0.00	200,000.00
112 NORTH MAIN (MILITARY MUSEUM)		100,000.00	169,066.21	269,066.21
RIB CRIB		150,000.00	0.00	150,000.00
ALLEY WATERLINE, EL PASO-COMMERCIAL EAST OF MAIN		0.00	23,000.00	23,000.00
ECONOMIC DEVELOPMENT CORPORATION PACKAGE (BAEDC)		670,000.00	0.00	670,000.00
<b>SUBTOTAL</b>	4,234,700.00	4,504,474.80	2,135,454.16	6,639,928.96
<b>CONTINGENCIES</b>	100,000.00	0.00	0.00	0.00
<b>PLANNING AND ADMINISTRATION</b>	200,000.00	0.00	0.00	0.00
<b>SUBTOTAL</b>	300,000.00	0.00	0.00	0.00
<b>TIF TOTAL</b>	13,500,000.00	12,233,612.27	2,135,454.16	14,369,066.43

(1) REPRESENTS AMOUNT SPENT AND/OR COMMITTED.

(2) CITY HAS CONTINUED TO FUND IMPROVEMENTS WITHIN THE TIF USING MULTIPLE SOURCES



# Assessed Value of the TIF District

• Base	\$ 4,856,846
• 2011	\$ 5,382,054
• 2012	\$11,547,704
• 2013	\$12,006,835
• 2014	\$ 9,356,685
• 2015	\$ 9,034,916
• 2016	\$10,117,645
• 2017	\$11,380,672
• 2018	\$11,154,105

January 2014 State Question 766 exempted  
intellectual properties from AD Valorem  
taxes



# Property Tax generated since the creation of the TIF from Broken Arrow Public Schools

- Beginning Revenue based on tax base \$ 202,076.66 ( Kept by BAPS)
- 2018 Revenue based on 2018 Tax Base \$ 464,010.77

## Amount Redirected each year

- 2011 \$ 21,816.79
- 2012 \$278,307.83
- 2013 \$297,407.68
- 2014 \$187,161.44
- 2015 \$176,775.85
- 2016 \$218,817.37
- 2017 \$271,359.30
- 2018 \$261,934.11

January 2014 State Question 766 exempted intellectual  
properties from Ad Valorem Taxes

**Total: \$1,710,580.35**



## Redirected Property Tax – all County Entities

• Tulsa County	\$ 914,050
• Tulsa Community College	\$ 296,473
• Tulsa Technology Center	\$ 548,125
• Broken Arrow Public Schools	\$1,710,580
Total	\$3,469,228



# City of Broken Arrow

## Property Tax Collections from the TIF District

- 2011 \$ 0
- 2012 \$ 6.10
- 2013 \$777,910.86
- 2014 \$887,795.12
- 2015 \$561,237.18
- 2016 \$563,716.24
- 2017 \$692,629.55
- 2018 \$764,671.15

**TOTAL: 4,247,996.20 of Redirected Revenue**

- AS OF 12/31/2018



## Sales Tax Collection in the TIF District

- 2011                \$18,885.70
  - 2012                \$65,738.62
  - 2013                \$87,128.45
  - 2014                \$153,139.73
  - 2015                \$241,621.15
  - 2016                \$342,966.33
  - 2017                \$403,315.80
  - 2018                \$431,978.16
- 
- Total Sales Tax redirected \$1,744,773.94
  - Sales tax growth was redirected to retire the TIF debt



- Total collected from the TIF
  - \$5,992,740.12



## Other Capital Projects within TIF Boundaries Funding Sources

- GO Bonds
- Sales Tax Capital Improvements
- Vision 2025 Surplus
- CDBG Funds
- Utility Capital
- City has spent or committed an additional \$28,515,618  
( please see agenda packet for complete list)



City of Broken Arrow			
OTHER PROJECTS WITHIN THE TIF BOUNDARIES AS OF 01/31/2019			
Project	SPENT	COMMITTED	FISCAL YEAR(S)
DALLAS STREET REBUILD	1,059,089.92		2013-2017
KENOSHA REBUILD - MAIN to DATE	247,876.98	1,849,896.00	2014-2019
9th STREET WIDENING	2,217,561.15	2,550,124.40	2012-2019
CEDAR STREET REHAB - IOLA to BROADWAY	1,164,949.63		2015-2018
4th STREET SIDEWALK	107,226.55		2017-2018
ASH STREET - DALLAS to DETROIT	89,949.85	288,815.34	2019
1st STREET - DALLAS to COLLEGE		525,000.00	2019
4th STREET REHAB - MIDWAY to DETROIT	198,598.47		2018-2019
ROSE DISTRICT STREETS	307,262.52		2018
STREETSCAPES IV	6,067,327.17		2017-2018
STREETSCAPES V	123,922.60	1,500,000.00	2018-2019
ROSE DISTRICT WATER FEATURE	1,547,296.51		2016-2018
DETROIT STREET REHAB - 1st to 9th		348,515.00	2019
CEDAR STREET - BROADWAY to DALLAS	4,085.00	20,915.00	2019
OLD TOWN STREETS REHAB		500,000.00	2019
DOWNTOWN INFRASTRUCTURE IMPROVEMENTS		600,000.00	2019
SEILING PARK STORMWATER IMPROVEMENTS	171,236.44		2012-2013
CEDAR STORMWATER IMPROVEMENTS		100,000.00	2019
WATERLINE - ALLEY WEST OF MAIN	21,402.05		2012-2013
WATERLINE -1st from IOLA TO KENOSHA	18,494.39		2013-2014
WATERLINE - ALLEY	32,583.17		2015
WATERLINE - GREELEY to DETROIT	48,751.31		2017-2018
WATER DISTRIBUTION SYSTEM - OLD TOWN	33,197.83	91,920.43	2018-2019
WATERLINE - 1st STREET 12"	57,602.04		2018-2019
SEWER RELOCATION - MILESTONE	4,966.00		2019
CENTRAL ON MAIN PARKING	76,390.88		2016
TIGER HILL RETAINING WALL	50,574.88	1,527,569.00	2016-2019
LAND PURCHASE - FORMER CHURCH SITE	701,151.40		2016-2017
ARTS CENTER	75,594.72	3,916,705.28	2017-2019
TOTAL SPENT AS OF 12/31/2018	14,427,091.46		
TOTAL COMMITTED TO BE SPENT		13,819,460.45	-
TOTAL SPENT AND COMMITTED			28,246,551.91



Total Spent/Pledge within the TIF  
District  
\$42,615,618.34