



City of Lawton

City Council

Agenda

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Monday, December 2, 2024

3:30 PM

Lawton City Hall
Council Chambers/Auditorium

SPECIAL MEETING

MEETING CALLED TO ORDER WITH INVOCATION AND PLEDGE OF ALLEGIANCE

"Official action can be taken only on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Council may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Council may refer the matter to the City Manager or the City Attorney. The Council may also refer items to standing committees of the Council or a board, commission, or authority for additional study. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."

ROLL CALL

BUSINESS ITEMS:

1. Presentation and First Public Hearing, pursuant to 62 O.S. §859, of the proposed Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan and supporting increment districts for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Second Amended STEDI Project Plan and increment districts.

[24-2191](#)

First Read of Ordinance No. 24-___ Repealing Article 10-20 of Chapter 10, Lawton City Code, in its entirety and replacing it with the enactment of Sections 10-20-101 through 10-20-171 by approving and adopting the Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan; designating and adopting the Project Area and increment district boundaries; establishing a date for the creation of Increment District No. Five, City of Lawton; establishing a date for the creation of Increment District No. Six, City of Lawton; identifying and establishing tax increment districts temporarily designated as Increment Districts No. "A", "B", "Ca", "Cb", "Da", "Db", "E", "Fa", "Fb", "G", "Ha", "Hb", "I", "J", "K", "M", "N", "O", "P", "Q", "R", "S", "T", and "U", City of Lawton; deferring their numbering and effective date; establishing the City of Lawton as the principal entity to carry out and administer the project plan; authorizing and designating the Lawton Economic Development Authority to carry out implementation actions for the project; establishing a tax

apportionment fund; declaring apportioned funds to be funds of the Lawton Economic Development Authority; authorizing the use of ad valorem and sales tax increment revenues for the payment or financing of certain project costs; authorizing the Lawton Economic Development Authority to pledge the apportioned increments to repayment of debt; establishing plan objectives and implementation procedures; authorizing the use of other resources to pay for or finance project costs; authorizing the Lawton Economic Development Authority to issue bonds and carry out certain provisions of the project plan; ratifying and confirming the actions of, and acknowledging the recommendations and findings of the review committee and the planning commission; directing continuing apportionment; providing for severability; providing for codification; and declaring an emergency.

Attachments: [9a. 2. Sec Amend STEDI Plan Ordinance 11.26.24F](#)
[7b. Second Amended STEDI Project Plan 11.12.2024 w Exhibits - this will be a part of the proposed ordinance as an exhibit](#)

ADJOURNMENT

The City of Lawton encourages participation from all of its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hour rule if interpreters for the deaf (signing) is not the necessary accommodation."



City of Lawton

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Commentary

File #: 24-2191

Agenda Date: 12/2/2024

Agenda No: 1.

ITEM TITLE:

Presentation and First Public Hearing, pursuant to 62 O.S. §859, of the proposed Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan and supporting increment districts for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Second Amended STEDI Project Plan and increment districts.

First Read of Ordinance No. 24-___ Repealing Article 10-20 of Chapter 10, Lawton City Code, in its entirety and replacing it with the enactment of Sections 10-20-101 through 10-20-171 by approving and adopting the Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan; designating and adopting the Project Area and increment district boundaries; establishing a date for the creation of Increment District No. Five, City of Lawton; establishing a date for the creation of Increment District No. Six, City of Lawton; identifying and establishing tax increment districts temporarily designated as Increment Districts No. "A", "B", "Ca", "Cb", "Da", "Db", "E", "Fa", "Fb", "G", "Ha", "Hb", "I", "J", "K", "M", "N", "O", "P", "Q", "R", "S", "T", and "U", City of Lawton; deferring their numbering and effective date; establishing the City of Lawton as the principal entity to carry out and administer the project plan; authorizing and designating the Lawton Economic Development Authority to carry out implementation actions for the project; establishing a tax apportionment fund; declaring apportioned funds to be funds of the Lawton Economic Development Authority; authorizing the use of ad valorem and sales tax increment revenues for the payment or financing of certain project costs; authorizing the Lawton Economic Development Authority to pledge the apportioned increments to repayment of debt; establishing plan objectives and implementation procedures; authorizing the use of other resources to pay for or finance project costs; authorizing the Lawton Economic Development Authority to issue bonds and carry out certain provisions of the project plan; ratifying and confirming the actions of, and acknowledging the recommendations and findings of the review committee and the planning commission; directing continuing apportionment; providing for severability; providing for codification; and declaring an emergency.

INITIATOR: Stanley Booker, Mayor

STAFF INFORMATION SOURCE: John Andrew, City Attorney

BACKGROUND: On December 10, 2019, the Lawton City Council 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.

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. This 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 Non-Retail Business growth and expansion may include innovative businesses, high-technology businesses, and light industrial as well as manufacturing. 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.

Key objectives of this Amended Plan are:

1. Increased Direct Funding for Public Schools: To address rising demands on public schools, the amendment proposes raising 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). This increase addresses growing demands on local schools and enhances their capacity to serve the area's needs.
2. Enhanced Investment in Critical Infrastructure: With an expanded budget for public infrastructure of up to \$248 million, this amendment facilitates early-stage financing for essential improvements, creating "shovel-ready" sites for Non-Retail Business development. Budget adjustments will be made as each Increment District is activated, concentrating public improvement expenditures initially in the earlier activated districts to manage costs in subsequent districts.
3. Work Force Training: A new budget category is introduced to support work force training, development, and internships, in collaboration with Great Plains Technology Center and other local institutions. These programs aim to build a skilled talent pool aligned with the needs of new and expanding Non-Retail Businesses.
4. Home Buyer Assistance: Another new budget category funded with sales tax increment, supports a home buyer assistance program, helping accommodate the workforce growth resulting from the expansion of Non-Retail Businesses.
5. Increment District and Project Area Boundaries: The amendment activates increment districts for the Westwin Pilot Facility and a new warehouse development by Fisher59 Properties, modifies boundaries of certain existing TIF District, establishes additional potential TIF Districts, and expands the Project Area. Given the difficulty in predicting which properties within the Industrial Parks may require assistance in development financing and/or public infrastructure support, the amendment attempts to encompass potential development/expansion areas within and surrounding the parks areas as potential increment districts. Consistent with the original Project Plan, only those areas requiring assistance or expanded infrastructure will be activated. No increment is collected from un-activated districts.

The statutory process for approval of this amendment to the STEDI Project Plan requires action by a Review Committee, comprised of representatives of the taxing authorities and members of the business community, the

City Planning Commission, and the City Council, following two public hearings. On November 12, 2024, the Review Committee unanimously approved its Findings and a Resolution recommending City Council approval of the Second Amended STEDI Project Plan. On November 14, 2024, the City Planning Commission unanimously approved a resolution declaring the Second Amended STEDI Project Plan to be in conformance with the Comprehensive Land Use Plan of the City of Lawton. and recommending approval to the City Council. The Public Hearings before the City Council have been properly noticed for Monday, December 2, 2024, at 3:30 PM, and for Tuesday December 10, 2024, at 6:00 PM, whereafter the City Council may consider an Ordinance adopting the Second Amended STEDI Project Plan.

EXHIBIT: Proposed Ordinance 24-___ with Proposed Second Amended Skills Training, Education, Development and Investment (STEDI) Project Plan, the latter being an exhibit to the proposed ordinance.

KEY ISSUES: N/A

FUNDING SOURCE: N/A

STAFF RECOMMENDED COUNCIL ACTION: Receive a presentation and hold the First Public Hearing, pursuant to 62 O.S. §859, of the proposed Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan and supporting increment districts for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Second Amended STEDI Project Plan and increment districts.

ORDINANCE NO. 24-_____

AN ORDINANCE REPEALING ARTICLE 10-20 OF CHAPTER 10, LAWTON CITY CODE, IN ITS ENTIRETY AND REPLACING IT WITH THE ENACTMENT OF SECTIONS 10-20-101 THROUGH 10-20-171 BY APPROVING AND ADOPTING THE SECOND AMENDED SKILLS TRAINING, EDUCATION, DEVELOPMENT, AND INVESTMENT (STEDI) PROJECT PLAN; DESIGNATING AND ADOPTING THE PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NO. FIVE, CITY OF LAWTON; ESTABLISHING A DATE FOR THE CREATION OF INCREMENT DISTRICT NO. SIX, CITY OF LAWTON IDENTIFYING AND ESTABLISHING TAX INCREMENT DISTRICTS TEMPORARILY DESIGNATED AS INCREMENT DISTRICTS NO. "A", "B", "Ca", "Cb", "Da" "Db", "E", "Fa", "Fb", "G", "Ha", "Hb", "I", "J", "K", "M", "N", "O", "P", "Q", "R", "S", "T", and "U", CITY OF LAWTON; DEFERRING THEIR NUMBERING AND EFFECTIVE DATE; ESTABLISHING THE CITY OF LAWTON AS THE PRINCIPAL ENTITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; AUTHORIZING AND DESIGNATING THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY TO CARRY OUT IMPLEMENTATION ACTIONS FOR THE PROJECT; ESTABLISHING A TAX APPORTIONMENT FUND; DECLARING APPORTIONED FUNDS TO BE FUNDS OF THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY; AUTHORIZING THE USE OF AD VALOREM AND SALES TAX INCREMENT REVENUES FOR THE PAYMENT OR FINANCING OF CERTAIN PROJECT COSTS; AUTHORIZING THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY TO PLEDGE THE APPORTIONED INCREMENTS TO REPAYMENT OF DEBT; ESTABLISHING PLAN OBJECTIVES AND IMPLEMENTATION PROCEDURES; AUTHORIZING THE USE OF OTHER RESOURCES TO PAY FOR OR FINANCE PROJECT COSTS; AUTHORIZING THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY TO ISSUE BONDS AND CARRY OUT CERTAIN PROVISIONS OF THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS OF, AND ACKNOWLEDGING THE RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE PLANNING COMMISSION; DIRECTING CONTINUING APPORTIONMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAWTON:

WHEREAS, on December 10, 2019, the City Council of Lawton (the “City Council”) adopted Ordinance No. 19-31 approving the Skills Training, Education, Development, and Investment (STEDI) Project Plan (the “Project Plan”) and establishing Increment District Number Three, City of Lawton (“Increment District No. 3”), pursuant to the provisions of the Local Development Act, 62 O.S. § 850, *et. seq.* (“Act”), and retained the right therein, pursuant to the Local Development Act, to make minor amendments to the Project Plan; and

WHEREAS, on December 29, 2023, the City Council adopted Ordinance No. 23-52, approving the First Amended STEDI Project Plan, as a minor amendment, to expand the boundaries of the Project Area and to refine, clarify, and update certain provisions of the Project Plan; and

WHEREAS, as a result of the potential to further accomplish the purposes for which the Project Plan was established, and based on the potential for further non-retail business development and expansion, the City, in coordination with the Lawton Economic Development Authority, the Lawton Economic Development Corporation, and with the assistance of the Center for Economic Development Law, has prepared the Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan (the “Second Amended STEDI Project Plan”), attached hereto as Exhibit 1, which incorporates amendments designed to better position the City to achieve the goals envisioned by the Project Plan and creates and establishes two new increment districts to be designated as Increment District Number Four, City of Lawton (“Increment District No. 4”) for the Westwin Pilot Facility located in the Southwest Rail Industrial Park and Increment District Number Five, City of Lawton (“Increment District No. 5”) for a distribution center/warehouse development located in the Airport Industrial Park, and also establishes increment districts temporarily designated and identified as Increment Districts No. “A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U”, City of Lawton , each of which are or will be ad valorem and sales tax increment districts and will be subject to the provisions of the Second Amended STEDI Project Plan (collectively, together with Increment District No. 4 and Increment District No. 5 are referred to as the “Increment Districts”); and

WHEREAS, the Second Amended STEDI Project Plan provides the financial and legal authorizations for the City of Lawton (“City”) to continue pursuing its strategic goals for sustained long-term economic development throughout Lawton and the Southwest Oklahoma region; and

WHEREAS, the City recognizes that quality jobs provide purpose, dignity, and prosperity, and empower communities to move beyond the boundaries of poverty and blight; and

WHEREAS, the primary purpose of the Second Amended STEDI Project Plan is to support and stimulate non-retail business development in the Southwest Rail and Airport Industrial Parks thereby strengthen the regional economy and workforce; and

WHEREAS, the Second Amended STEDI Project Plan increases the direct funding allocation to public school districts whose boundaries are located within the Increment Districts from 35% to 50% of the net financial benefit of total operating levies (excluding sinking funds);

and

WHEREAS, under the Second Amended STEDI Project Plan, each of the other affected taxing jurisdictions (being Great Plains Technology Center, Comanche County, and Comanche County Health Department) shall continue to receive the direct funding established under the original adopted Project Plan, in an amount equal to twenty-five percent (25%) of their respective annual operating levies; and

WHEREAS, under the Second Amended STEDI Project Plan, ten percent (10%) of the total ad valorem increment revenue generated from each Increment District shall continue to be allocated for implementing the STEM Strategic Plan to support programs, and initiatives focused on STEM Education, jobs training, and internship programs; and

WHEREAS, the Second Amended STEDI Project Plan increases the budget of project costs for public infrastructure to facilitate early-stage financing for essential public improvements, creating "shovel-ready" sites for non-retail business development; and

WHEREAS, the Second Amended STEDI Project Plan creates a new budget category to support work force training, development, and internships, in collaboration with Great Plains Technology Center and other local institutions; and

WHEREAS, the Second Amended STEDI Project Plan creates a new budget category funded with sales and use tax increments to support a home buyer assistance program, helping accommodate the workforce growth resulting from the expansion of non-retail businesses; and

WHEREAS, the Second Amended STEDI Project Plan modifies boundaries of certain existing Increment Districts, establishes additional potential Increment Districts, and expands the Project Area; and

WHEREAS, by adoption of Resolution No. CC-2024-258, on October 22, 2024, the City Council declared an intent to consider the creation and adoption of the Second Amended STEDI Project Plan and potential increment districts pursuant to the Act, and reconvened the STEDI Project Plan Review Committee ("Review Committee"); and

WHEREAS, the Review Committee is comprised of: one representative of the Lawton City Council as the chairperson; one representative of the Lawton Planning Commission; one representative designated by Comanche County; one representative designated by the Comanche County Health Department; one representative designated by the Lawton Public School District (I008); one representative designated by the Cache Public School District (I001); one representative designated by Great Plains Technology Center; and three members selected by the other committee members from a list of seven names from the public at large submitted by the chairperson of the Review Committee, at least one of whom is a representative of the business community in the City; and

WHEREAS, the Review Committee was provided advance copies of the Second Amended

STEDI Project Plan and a summary outline of its key objectives in a timely manner so as to allow the Review Committee opportunity to read, review and analyze the documents, and also received a presentation regarding the Second Amended STEDI Project Plan; and

WHEREAS, the Review Committee met in an open meeting to discuss and consider the Second Amended STEDI Project Plan and the possible financial impacts on any taxing jurisdiction and business activities, and has found that any adverse impacts are offset in view of the economic benefits of the Project to the affected taxing jurisdictions and the community as a whole; and

WHEREAS, the Review Committee reviewed the proposed creation and establishment of the Increment Districts in accordance with the criteria specified in the Act and determined that the Increment Districts are eligible for designation as increment districts and that the Project Area is eligible for development under the Act; and

WHEREAS, the City Planning Commission was provided advance copies of the Second Amended STEDI Project Plan and received a presentation regarding the Second Amended STEDI Project Plan; and

WHEREAS, the City Planning Commission at a regular scheduled public meeting determined that the Second Amended STEDI Project Plan is in conformance with the Comprehensive Land Use (Master) Plan of the City and recommended that the City Council approve and adopt the Second Amended STEDI Project Plan; and

WHEREAS, investment, development and economic growth are difficult, but possible, within the proposed Project Area and the Increment Districts if the Second Amended STEDI Project Plan is adopted; and

WHEREAS, the Second Amended STEDI Project Plan will work in conjunction with the City's current strategies and supporting financial tools, including its proposed Capital Improvement Plan ("CIP"), economic development general obligation bonds, and public improvement bonds for significant future development; and

WHEREAS, the Second Amended STEDI Project Plan supports the achievement of the economic development objectives of the City in accordance with previously approved strategies and plans to develop the West Side Industrial Park and the Airport Industrial Park, to serve as catalysts for retaining and expanding employment in the area, to attract major investment to the area, and to preserve and enhance the tax base, thereby making possible investment, development and economic growth that would be difficult or impossible without the project and the apportionment of ad valorem and sales tax revenues from within the increment districts; and

WHEREAS, the Second Amended STEDI Project Plan is an eligible project plan under the Local Development Act; and

WHEREAS, § 856 of the Local Development Act authorizes the governing body to defer determination of the designation and initiation of an increment district, provided that the

determination is not more than 10 years after the date of approval of a project plan; and

WHEREAS, the City Council finds that it is in the best interest of the overall success of the Project to defer the official numbering and effective dates of increment districts temporarily designated and identified as Increment Districts No. “A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, Q”, “R”, “S”, “T”, and “U”, City of Lawton, each of which will be ad valorem and sales tax increment districts, until a later date, which date must be determined within 10 years of the date of the approval of the Second Amended STEDI Project Plan; and

WHEREAS, the apportioned ad valorem increment revenues derived from Increment District No. 5 and Increment District No. 6 (and other Increment Districts when made effective) shall be used to finance eligible Project costs as described in Section X of the Project Plan; and

WHEREAS, the Constitution of the State of Oklahoma, Article 10, Section 6C provides that a direction of apportionment may be prospective and may continue for one or more years, and apportioned tax increments may be pledged beyond the current fiscal year for the repayment of indebtedness of public entities; and

WHEREAS, tax apportionment financing is a necessary component in generating economic development in the Project Area, Increment District No. 5, Increment District No. 6, and the other Increment Districts, when made effective; and

WHEREAS, the apportioned ad valorem increment revenues derived from Increment District No. 5 and Increment District No. 6 shall be used to pay and finance project costs authorized under Section X of the Second Amended STEDI Project Plan; and

WHEREAS, the sales and use tax increment revenues derived from Increment District No. 5 and Increment District No. 6 shall be used to pay and finance project costs authorized Section X of the Second Amended STEDI Project Plan; and

WHEREAS, the establishment of Increment District No. 5, and Increment District No. 6, and the other Increment Districts will be used in conjunction with existing programs and other locally implemented economic development efforts in order to encourage economic development in the Project Area; and

WHEREAS, the Project is anticipated to stimulate new private investment of over \$2 billion within the Project Area and will generate additional indirect economic benefits outside the Project Area; and

WHEREAS, the Second Amended STEDI Project Plan provides tools which will supplement and not supplant or replace normal public functions and services; and

WHEREAS, the boundaries of Increment District No. 5, Increment District No. 6 and the other Increment Districts do not dissect any similar area nor create an unfair competitive advantage; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed Second Amended STEDI Project Plan, as prescribed by the Local Development Act, the Oklahoma Open Meetings Act, Title 25, Oklahoma Statutes, Section 301, *et seq.*, and other applicable law; and

WHEREAS, implementation of the Second Amended STEDI Project Plan will be carried out by the Lawton Economic Development Authority, which is designated to assist in carrying out the Second Amended STEDI Project Plan and to exercise certain powers pursuant to Local Development Act; and

WHEREAS, implementation of the Second Amended STEDI Project Plan will be further facilitated by authorizing the Lawton Economic Development Authority to issue tax apportionment bonds or notes and to incur project costs, as defined by the Second Amended STEDI Project Plan, and to incur the costs of issuance of such bonds and to accumulate appropriate reserves, if any, in connection therewith; and

WHEREAS, it is in the best interest of the City of Lawton and its citizens to approve the Second Amended STEDI Project Plan, including the establishment of Increment District No. 5, Increment District No. 6, and the other Increment Districts.

NOW, THEREFORE, BE IT ENACTED by the Mayor and the City Council of the City of Lawton that Article 10-20 in Chapter 10 of the Lawton City Code, are hereby **repealed and replaced as follows**:

SECTION 1. Sections 10-20-101 through 10-20-141 of Article 10-20 of the Lawton City Code are hereby repealed in their entirety.

SECTION 2. A new Section 10-20-101 is hereby added to read as follows:

10-20-101: Citation of article.

This article shall be known and may be cited as the Second Amended Skills Training, Education, Development, and Investment (STEDI) Tax Increment Financing Project Plan/Increment Districts.

SECTION 3. A new Section 10-20-102 is hereby added to read as follows:

10-20-102: Constitutional and Statutory Authority.

In order to redevelop the eligible Project Area, the City of Lawton (the “City”) elects to utilize Article 10, Section 6C of the Constitution of the State of Oklahoma and the Local Development Act, which authorize the use of local taxes for specific public investments, assistance in

development financing and as a revenue source for other public entities in the area, and which provide for the direction of apportionment of local taxes to plan, finance, and carry out development of unproductive, undeveloped, underdeveloped or blighted areas as determined by the governing body of a city, town or county.

SECTION 4. A new Section 10-20-103 is hereby added to read as follows:

10-20-103: Project Plan.

The “Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan” or “Project Plan” shall mean the document dated November 12, 2024, comprised of one cover sheet, 17 pages of text, 6 Exhibits, and titled “Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan.”

SECTION 5. A new Section 10-20-104 is hereby added to read as follows:

10-20-104: Project Plan Actions Ratified.

All actions taken in connection with the Project Plan by the Lawton Planning Commission and the Review Committee were in accordance with applicable law, and the lawfulness of those actions are hereby ratified.

SECTION 6. A new Section 10-20-105 is hereby added to read as follows:

10-20-105: Identification of New Increment District.

For identification purposes, the name of the new increment district created and established under this Ordinance and as set forth in the Project Plan shall be Increment District Number Five (5), City of Lawton, and may be commonly referred to as “Increment District No. 5.” For ease of the Comanche County’s recordkeeping and identification purposes, Increment District No. 5, City of Lawton may also be described as “Increment District No. 6 (County).”

SECTION 7. A new Section 10-20-106 is hereby added to read as follows:

10-20-106: Increment District No. 5 Created.

Increment District No. 5, City of Lawton, which is both an ad valorem and a sales tax increment district, and whose boundaries are set forth herein below, is hereby created as of the date of the adoption of this Ordinance.

SECTION 8. A new Section 10-20-107 is hereby added to read as follows:

10-20-107: Identification of New Increment District.

For identification purposes, the name of the new increment district created and established under this Ordinance and as set forth in the Project Plan shall be Increment District Number Six (6), City of Lawton, and may be commonly referred to as “Increment District No. 6.” For ease of the Comanche County’s recordkeeping and identification purposes, Increment District No. 6, City of Lawton may also be described as “Increment District No. 7 (County).”

SECTION 9. A new Section 10-20-108 is hereby added to read as follows:

10-20-108: Increment District No. 6 Created.

Increment District No. 6, City of Lawton, which is both an ad valorem and a sales tax increment district, and whose boundaries are set forth herein below, is hereby created as of the date of the adoption of this Ordinance.

SECTION 10. A new Section 10-20-109 is hereby added to read as follows:

10-20-109: Additional Increment Districts Temporarily Identified.

For identification purposes and until such time that the City Council, by resolution, officially numbers and makes effective each of the Increment Districts No. “A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U”, City of Lawton, as created and established under this Ordinance, and as set forth in the Project Plan, the Increment Districts shall be identified temporarily as Increment Districts No. A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U”, City of Lawton, as shown on Exhibit C of the Second Amended STEDI Project Plan, and may be commonly referred to as Increment Districts No. A, B, Ca, Cb, Da, Db, Ea, Eb, Fa, Fb, G, Ha, Hb, I, J, K, M, N, O, P, Q, R, S, T, and U.

SECTION 11. A new Section 10-20-110 is hereby added to read as follows:

10-20-110: Increment District No. “A” Created.

Increment District No. “A”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 12. A new Section 10-20-111 is hereby added to read as follows:

10-20-111: Increment District No. “B” Created.

Increment District No. “B”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 13. A new Section 10-20-112 is hereby added to read as follows:

10-20-112: Increment District No. “Ca” Created.

Increment District No. “Ca”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 14: A new Section 10-20-113 is hereby added to read as follows:

10-20-113: Increment District No. “Cb” Created.

Increment District No. “Cb”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 15: A new Section 10-20-114 is hereby added to read as follows:

10-20-114: Increment District No. “Da” Created.

Increment District No. “Da”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 16. A new Section 10-20-115 is hereby added to read as follows:

10-20-115: Increment District No. “Ea” Created.

Increment District No. “Ea”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 17. A new Section 10-20-116 is hereby added to read as follows:

10-20-116: Increment District No. “Eb” Created.

Increment District No. “Eb”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 18. A new Section 10-20-117 is hereby added to read as follows:

10-20-117: Increment District No. “Fa” Created.

Increment District No. “Fa”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 19. A new Section 10-20-118 is hereby added to read as follows:

10-20-118: Increment District No. “Fb” Created.

Increment District No. “Fb”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 20. A new Section 10-20-119 is hereby added to read as follows:

10-20-119: Increment District No. “G” Created.

Increment District No. “G”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 21. A new Section 10-20-120 is hereby added to read as follows:

10-20-120: Increment District No. “Ha” Created.

Increment District No. “Ha”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 22. A new Section 10-20-121 is hereby added to read as follows:

10-20-121: Increment District No. “Hb” Created.

Increment District No. “Hb”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 23. A new Section 10-20-122 is hereby added to read as follows:

10-20-122: Increment District No. “I” Created.

Increment District No. “I”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 24. A new Section 10-20-123 is hereby added to read as follows:

10-20-123: Increment District No. “J” Created.

Increment District No. “J”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 25. A new Section 10-20-124 is hereby added to read as follows:

10-20-124: Increment District No. “K” Created.

Increment District No. “K”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 26. A new Section 10-20-125 is hereby added to read as follows:

10-20-125: Increment District No. “M” Created.

Increment District No. “M”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 27. A new Section 10-20-126 is hereby added to read as follows:

10-20-126: Increment District No. “N” Created.

Increment District No. “N”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 28. A new Section 10-20-127 is hereby added to read as follows:

10-20-127: Increment District No. “O” Created.

Increment District No. “O”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 29. A new Section 10-20-128 is hereby added to read as follows:

10-20-128: Increment District No. “P” Created.

Increment District No. “P”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 30. A new Section 10-20-129 is hereby added to read as follows:

10-20-129: Increment District No. “Q” Created.

Increment District No. “Q”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 31. A new Section 10-20-130 is hereby added to read as follows:

10-20-130: Increment District No. “R” Created.

Increment District No. “R”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 32. A new Section 10-20-131 is hereby added to read as follows:

10-20-131: Increment District No. “S” Created.

Increment District No. “S”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

established, but is to be effective at a later date as determined by the City Council.

SECTION 33. A new Section 10-20-132 is hereby added to read as follows:

10-20-132: Increment District No. “T” Created.

Increment District No. “T”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 34. A new Section 10-20-133 is hereby added to read as follows:

10-20-133: Increment District No. “U” Created.

Increment District No. “U”, whose boundaries are set forth herein below, is hereby created and established, but is to be effective at a later date as determined by the City Council.

SECTION 35. A new Section 10-20-134 is hereby added to read as follows:

10-20-134: Official Numbering and Effective Dates of Increment Districts “A” – “U” Deferred.

The official numbering and effective dates of each of the Increment Districts No. “A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U”, City of Lawton, is hereby deferred until such time as determined by the City Council, provided that such determination shall be made within 10 years of the effective date of this Ordinance.

SECTION 36. A new Section 10-20-135 is hereby added to read as follows:

10-20-135: Project Area Boundaries.

The boundaries of the Project Area are hereby designated and adopted as follows:

The East Half of Section Two (2), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East Half of Section Thirty-Five (35), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, lying South of the Burlington Northern Railroad;

TOGETHER WITH All of Section Thirty-six (36), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Twenty-five (25), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Six (6), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet and the North 150 feet of Section Five (5), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet of Section Four (4), Section Two (2), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet and the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma LESS AND EXCEPT beginning at a point 1002.57 feet S0°23'E of the Northwest Corner of Lot 4; Thence S0°23'E a distance of 132.00 feet; Thence N89° 51"E a distance of 825.00 feet; Thence N0°23'W a distance of 132.00 feet; Thence S89°51'W a distance of 825.00 feet to the point of beginning;

TOGETHER WITH The South Half of the Northwest Quarter of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma LESS AND EXCEPT the Waterstone Development, the Park Ridge West Part 1, and the Warranty Deed filed in the Comanche County Clerk's Office in Book 5915, Page 192;

TOGETHER WITH The West Half of the Northeast Quarter of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma lying South of Park Ridge Commercial Addition Part One and Park Ridge Commercial Addition Part Two, lying West of the Park Ridge Boulevard Easement filed in the Comanche County Clerk's Office is Book 1362, Page 14, and lying North of Park Ridge Addition Part 5 and Park Ridge Addition Part 6;

TOGETHER WITH The North 150 feet and the East 150 feet of Section One (1), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet and the West 150 feet of Section Six (6), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section Five (5), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter and the Southwest Quarter and Southeast Quarter

of Section Thirty-two (32), Township Two (2) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of Section Thirty-one (31), Township Two (2) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of Section Thirty-six (36), Section Thirty-five (35), Section Thirty-four (34), and Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet and the West 150 feet of Section Thirty-two (32), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet of Section Eight (8), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet and the North 150 feet of Section Seven (7), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet of Section Twelve (12) and the North 150 feet of the Northeast Quarter of Section Eleven (11), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet of the North Half, the North 150 feet, and the South Half of Section Thirty (30), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet and the North 150 feet of Section Twenty-six (26), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Nineteen (19), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of the Southwest Quarter and the South 150 feet of the West Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of Section Twenty-four (24), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet, the West 150 feet of the Southwest Quarter of the Southwest Quarter, the Southwest Quarter of the Northwest Quarter and the Northwest Quarter

of the Southwest Quarter of Section Twenty-three (23), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet of the Southeast Quarter of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet of Section Seven (7), Section Nineteen (19), Section Thirty (30), and Section Thirty-one (31), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet of Section Thirty-six (36), Section Twenty-five (25), Section Twenty-four (24), Section Thirteen (13), and Section Twelve (12), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The Northeast Quarter of Section Thirteen (13), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; LESS AND EXCEPT; Beginning at the Northeast Corner of the Northeast Quarter, Thence N89°31'23"W a distance of 360.056 feet; Thence S03°36'40"W a distance of 511.562 feet; Thence S87°25'52"E a distance of 391.168 feet; Thence N00°09'45"E a distance of 525.084 feet to the point of beginning.

TOGETHER WITH A portion of the Southeast Quarter lying North and West of the highway right-of-way more particularly described as: Beginning at a point 81.8 feet N89°31'44"W of the Northeast Corner of the Southeast Quarter of Section Thirteen (13), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; Thence N89°31'44"W along the North boundary of the Southeast Quarter a distance of 2547.97 feet to the West boundary of the Southeast Quarter; Thence South along the West boundary line of the Southeast Quarter a distance of 1312.64 feet; Thence S89°27'45"E a distance of 330.0 feet; Thence S00°11'42"W a distance of 572.11 feet; Thence S89°27'45"E a distance of 1704.025 feet; Thence N28°04'21"E a distance of 648.89 feet; Thence Northeasterly on a curve to the left having a radius of 1467.894 feet a distance of 561.98 feet; Thence N06°08'13"E a distance of 493.89 feet; Thence N00°09'45"E a distance of 285.39 feet to the point of beginning.

TOGETHER WITH The West 150 feet of the Southwest Quarter and all of land lying West of Interstate 44 in the Northwest Quarter of Section Eighteen (18), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma.

SECTION 37. A new Section 10-20-136 is hereby added as follows:

10-20-136: Increment District No. 5 Boundaries.

The boundaries of Increment District No. 5, City of Lawton are hereby designated and adopted as follows:

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as commencing at the Northeast Corner (NE/c) of the Southeast Quarter (SE ¼); Thence West along the North quarter section boundary line a distance of 867.01 feet to the point of beginning; Thence South a distance of 671.43 feet; Thence West a distance of 1120.00 feet; Thence North a distance of 670.90 feet to the North boundary line of the quarter section; Thence East along the North boundary line a distance of 1120.00 feet to the point of beginning. Containing approximately 17.3 acres, more or less.

SECTION 38. A new Section 10-20-137 is hereby added as follows:

10-20-137: Increment District No. 6 Boundaries.

The boundaries of Increment District No. 6, City of Lawton are hereby designated and adopted as follows:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof. Containing approximately 40 acres, more or less.

SECTION 39. A new Section 10-20-138 is hereby added as follows:

10-20-138: Increment District No. "A" Boundaries.

The boundaries of Increment District No. "A", City of Lawton are hereby designated and adopted as follows:

That portion of the Northwest Quarter (NW ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government thereof, lying North of the railroad right-of-way. Containing approximately 114 acres, more or less.

SECTION 40. A new Section 10-20-139 is hereby added as follows:

10-20-139: Increment District No. "B" Boundaries.

The boundaries of Increment District No. "B", City of Lawton are hereby designated and adopted as follows:

That portion of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying North of the railroad right-of-way.

LESS AND EXCEPT Wyatt Village Addition, Part 1 & 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plats thereof. Containing approximately 103 acres, more or less.

SECTION 41. A new Section 10-20-140 is hereby added as follows:

10-20-140: Increment District No. “Ca” Boundaries.

The boundaries of Increment District No. “Ca”, City of Lawton are hereby designated and adopted as follows:

The Southeast Quarter (SE ¼) of Section Twenty-five (25), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 42. A new Section 10-20-141 is hereby added to read as follows:

10-20-141: Increment District No. “Cb” Boundaries.

The boundaries of Increment District No. “Cb”, City of Lawton are hereby designated and adopted as follows:

That portion of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the according to the U.S. Government Survey thereof, lying North of the railroad right-of-way. Containing approximately 80 acres, more or less.

SECTION 43. A new Section 10-20-142 is hereby added to read as follows:

10-20-142: Increment District No. “Da” Boundaries.

The boundaries of Increment District No. “Da”, City of Lawton are hereby designated and adopted as follows:

The Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 44. A new Section 10-20-143 is hereby added to read as follows:

10-20-143: Increment District No. “Db” Boundaries.

The boundaries of Increment District No. “Db”, City of Lawton are hereby designated and adopted as follows:

That portion of the Northwest Quarter (NW ¼) of Section Thirty-six (36), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying North of the railroad right-of-way. Containing approximately 49 acres, more or less.

SECTION 45. A new Section 10-20-44 is hereby added to read as follows:

10-20-144: Increment District No. "E" Boundaries.

The boundaries of Increment District No. "E", City of Lawton are hereby designated and adopted as follows:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying South of the railroad right-of-way.

AND

Beginning at the Southeast Corner of the Southeast Quarter (SE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government thereof, Thence West approximately 1,538 feet; Thence North approximately 1,895 feet; Thence East approximately 218 feet; Thence North approximately 746 feet to the North line of the Southeast Quarter; Thence East approximately 1,320 feet to the East line of the Southeast Quarter; Thence South approximately 2,640 feet to the Point of Beginning, LESS AND EXCEPT: Any dedicated street right-of-way of SW 82nd Street and SW Lee Blvd.

Containing approximately 104 acres, more or less.

SECTION 46. A new Section 10-20-45 is hereby added to read as follows:

10-20-145: Increment District No. "Fa" Boundaries.

The boundaries of Increment District No. "Fa", City of Lawton are hereby designated and adopted as follows:

Lots 1, 3, 4, and 5, Block 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lots 2A and 2B, Block 1, REPLAT OF LOTS 2 & 7, BLOCK 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lots 6A and 6B, Block 1, RE-PLAT OF LOT 6, BLOCK 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lot C, Block 1, LAWTON INDUSTRIAL PARK, PART 3, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 32 acres, more or less.

SECTION 47. A new Section 10-20-146 is hereby added to read as follows:

10-20-146: Increment District No. "Fb" Boundaries.

The boundaries of Increment District No. "Fb", City of Lawton are hereby designated and adopted as follows:

Lots 7A-1 and 7B-1, Block 1, REPLAT OF LOTS 7A & 7B, BLOCK 1 OF THE REPLAT OF LOTS 2 & 7, BLOCK 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lots A and B, Block 1, LAWTON INDUSTRIAL PARK, PART 3, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 31 acres, more or less.

SECTION 48. A new Section 10-20-147 is hereby added to read as follows:

10-20-147: Increment District No. "G" Boundaries.

The boundaries of Increment District No. "G", City of Lawton are hereby designated and adopted as follows:

That portion of the Northeast Quarter (NE ¼) of Section Thirty-five (35), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to

the U.S. Government Survey thereof; lying south of the railroad right-of-way. Containing approximately 138 acres, more or less.

SECTION 49. A new Section 10-20-148 is hereby added to read as follows:

10-20-148: Increment District No. "Ha" Boundaries.

The boundaries of Increment District No. "Ha", City of Lawton are hereby designated and adopted as follows:

The Northeast Quarter (NE ¼) of Section Two (2), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 50. A new Section 10-20-149 is hereby added to read as follows:

10-20-149: Increment District No. "Hb" Boundaries.

The boundaries of Increment District No. "Hb", City of Lawton are hereby designated and adopted as follows:

The Southeast Quarter (SE ¼) of Section Two (2), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 51. A new Section 10-20-150 is hereby added to read as follows:

10-20-150: Increment District No. "I" Boundaries.

The boundaries of Increment District No. "I", City of Lawton are hereby designated and adopted as follows:

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West. I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as commencing at the Northeast Corner (NE/c) of the Southeast Quarter (SE ¼); Thence West along the North quarter section boundary line a distance of 1987.01 feet to the point of beginning; Thence South a distance of 1232.24 feet; Thence West a distance of 650 feet to the West boundary line of the Southeast Quarter; Thence North along the West boundary line a distance of 1200 feet to a point on the North boundary line of the quarter section; Thence East along the North boundary line a distance of 645.76 feet to the point of beginning. Containing approximately 16 acres, more or less.

SECTION 52. A new Section 10-20-151 is hereby added to read as follows:

10-20-151: Increment District No. “J” Boundaries.

The boundaries of Increment District No. “J”, City of Lawton are hereby designated and adopted as follows:

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West. I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as commencing at the Northeast Corner (NE/c) of the Southeast Quarter (SE ¼); Thence West along the North quarter section boundary line a distance of 867.01 feet; Thence South a distance of 671.43 feet to the point of beginning; Thence South a distance of 560.81 feet to the North boundary line of LAWTON INDUSTRIAL PARK, PART 2; Thence West a distance of 1120.00 feet partially along the North boundary of LAWTON AIRPORT INDUSTRIAL PARK, PART 2; Thence North to a point 670.90 feet South of the North boundary line of the quarter section; Thence East parallel to the North quarter section boundary line a distance of 1120.00 feet to the point of beginning. Containing approximately 13 acres, more or less.

SECTION 53. A new Section 10-20-152 is hereby added to read as follows:

10-20-152: Increment District No. “K” Boundaries.

The boundaries of Increment District No. “K”, City of Lawton are hereby designated and adopted as follows:

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West. I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as beginning at the Northwest corner of the LAWTON AIRPORT INDUSTRIAL PARK, PART 2 plat; Thence South along the West boundary of said plat a distance of 680.06 feet to the Southwest corner of Lot 3, Block 1, LAWTON AIRPORT INDUSTRIAL PARK, PART 2; Thence continuing South a distance of 33.75 feet; Thence West a distance of 800 feet; Thence North 572.11 feet; Thence West 330.0 feet; Thence North a distance of 143.69 feet; Thence East a distance of 1132.15 feet to the point of beginning. Containing approximately 13.78 acres, more or less.

SECTION 54. A new Section 10-20-153 is hereby added to read as follows:

10-20-153: Increment District No. “M” Boundaries.

The boundaries of Increment District No. “M”, City of Lawton are hereby designated and adopted as follows:

The Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof. Containing approximately 130 acres, more or less.

SECTION 55. A new Section 10-20-154 is hereby added to read as follows:

10-20-154: Increment District No. “N” Boundaries.

The boundaries of Increment District No. “N”, City of Lawton are hereby designated and adopted as follows:

The Northwest Quarter (NW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 56. A new Section 10-20-155 is hereby added to read as follows:

10-20-155: Increment District No. “O” Boundaries.

The boundaries of Increment District No. “O”, City of Lawton are hereby designated and adopted as follows:

The Northeast Quarter (NE ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 57. A new Section 10-20-156 is hereby added to read as follows:

10-20-156: Increment District No. “P” Boundaries.

The boundaries of Increment District No. “P”, City of Lawton are hereby designated and adopted as follows:

The Northwest Quarter (NW ¼) of Section Six (6), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof. Containing approximately 160 acres, more or less.

SECTION 58. A new Section 10-20-157 is hereby added to read as follows:

10-20-157: Increment District No. “Q” Boundaries.

The boundaries of Increment District No. “Q”, City of Lawton are hereby designated and adopted as follows:

The Southwest Quarter (SW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof, LESS AND EXCEPT: The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof. Containing approximately 120 acres, more or less.

SECTION 59. A new Section 10-20-158 is hereby added to read as follows:

10-20-158: Increment District No. “R” Boundaries.

The boundaries of Increment District No. “R”, City of Lawton are hereby designated and adopted as follows:

Lot 8, Block 3, LAWTON INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof. Containing approximately 54 acres, more or less.

SECTION 60. A new Section 10-20-159 is hereby added to read as follows:

10-20-159: Increment District No. “S” Boundaries.

The boundaries of Increment District No. “S”, City of Lawton are hereby designated and adopted as follows:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 3, LAWTON INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof. Containing approximately 40 acres, more or less.

SECTION 61. A new Section 10-20-160 is hereby added to read as follows:

10-20-160: Increment District No. “T” Boundaries.

The boundaries of Increment District No. “T”, City of Lawton are hereby designated and adopted as follows:

Lot 9, Block 3, LAWTON INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

That portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche

County, Oklahoma, according to the U.S. Government Survey thereof, lying south of the railroad right-of-way.

AND

The North Half (N ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Containing approximately 45 acres, more or less.

SECTION 62. A new Section 10-20-161 is hereby added to read as follows:

10-20-161: Increment District No. “U” Boundaries.

The boundaries of Increment District No. “U”, City of Lawton are hereby designated and adopted as follows:

Lot 1, Block 2, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof. Containing approximately 11 acres, more or less.

SECTION 63. A new Section 10-20-162 is hereby added to read as follows:

10-20-162: Statutory Findings Regarding Eligibility and Financial Impacts.

The City Council hereby finds:

A. Findings Regarding Eligibility of the Project Area and Increment Districts

1. The Project Area, the Proposed Increment Districts and the Increment Districts lie within state-designated enterprise zones, and those portions lying within those enterprise zones meet the definition of an “enterprise area” under the Local Development Act (62 O.S. § 853(5)).
2. The Project Area and the Increment Districts qualify as “reinvestment areas” under the Local Development Act (62 O.S. § 853(17)).
3. The level of investment, development, and economic growth desired by the City of Lawton is difficult, but possible, within the Project Area and the Increment Districts if the provisions of the Local Development Act are utilized.
4. Tax increment financing is a necessary component in stimulating reinvestment in the Project Area and the Increment Districts.

5. Tax increment financing will be used to supplement and not supplant or replace normal public functions and services in the Project Area and the Increment Districts.
6. Tax increment financing will be used in conjunction with existing programs and efforts and other locally implemented economic development efforts.
7. Where possible, the Second Amended STEDI Project Plan emphasizes conservation, preservation, and rehabilitation.

B. Findings Regarding Financial Impact on the Affected Taxing Jurisdictions and Business Activities Within the Project Area and Increment Districts

1. As described in Section XII of the Second Amended STEDI Project Plan, the anticipated private development will generate tax increments sufficient to pay the authorized project costs of the project proposed by the Second Amended STEDI Project Plan. Without the Project Plan and Increment Districts, the non-retail business development and expansion described in the Second Amended STEDI Project Plan and the resulting increases in tax revenues would not occur.
2. The non-retail business development anticipated in the Second Amended STEDI Project Plan may result in a moderate increase in demand for services by or in costs to the affected taxing jurisdictions, which will be offset by the direct financial support authorized under the Second Amended STEDI Project Plan and by incremental increases in tax revenues generated outside of the Increment Districts.
3. Implementation of the Second Amended STEDI Project Plan will require public expenditures, but those public sector costs will be substantially defrayed from apportioned tax increments as provided in the Second Amended STEDI Project Plan.
4. The public revenue anticipated to result from the development described in the Second Amended STEDI Project Plan includes increased tax revenue beyond the revenues being apportioned to pay project costs authorized by the Project Plan.
5. The economic benefits of the Second Amended STEDI Project Plan for the affected taxing jurisdictions and the community as a whole offset the adverse financial impacts, if any, of the Second Amended STEDI Project Plan on the affected taxing jurisdictions.
6. The aggregate impacts on the affected taxing jurisdictions and on business activities from implementation of the Second Amended STEDI Project Plan are positive and include the achievement of the objectives set forth in Section VI of the Second Amended STEDI Project Plan.

7. The activities authorized under the Second Amended STEDI Project Plan will stimulate substantial new investment within the proposed Increment Districts and will generate additional indirect economic benefits outside the proposed Increment Districts, which would not occur without the non-retail business development and expansion activities.

SECTION 64. A new Section 10-20-163 is hereby added to read as follows:

10-20-163: Statutory Findings.

The City Council hereby finds:

1. Maximum effort has been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the Second Amended STEDI Project Plan, including the establishment of Increment District No. 5, Increment District No. 6, and the other Increment Districts.

2. The improvement of the Project Area is likely to enhance the value of other real property in the Project Area and will promote the general public interest.

3. The aggregate net assessed value of the taxable property in all Increment Districts included in the Second Amended STEDI Project Plan will not exceed twenty-five percent (25%) of the total net assessed value of all property within the City.

4. The aggregate net assessed value of the taxable property in all Increment Districts included in the Second Amended STEDI Project Plan will not exceed twenty-five percent (25%) of the total net assessed value of any affected school district located within the City.

5. The land area covered by all Increment Districts within the City will not exceed twenty-five percent (25%) of the total land area of the City.

SECTION 65. A new Section 10-20-164 is hereby added to read as follows:

10-20-164: City Authorization to Implement Project Plan.

The City is authorized to carry out and administer the provisions of the Project Plan and to exercise all powers necessary or appropriate thereto pursuant to § 854 of the Local Development Act; and the City reserves the power to make minor amendments to the Second Amended Skills Training, Education, Development, and Investment (STEDI) Project Plan in accordance with the Local Development Act, 62 O.S. § 858(D).

SECTION 66. A new Section 10-20-165 is hereby added to read as follows:

10-36-165: Delegation of Authority to Lawton Economic Development Authority

The Lawton Economic Development Authority is designated and authorized to carry out and administer the provisions of the Second Amended STEDI Project Plan and shall have the authority to carry out certain provisions of the Second Amended STEDI Project Plan, as provided therein, including the authority to issue tax apportionment bonds and notes, other bonds or notes, or both; incur project costs pursuant to Section X of the Project Plan; provide funds to or reimburse the City, the Lawton Economic Development Corporation, or the Lawton Economic Development Authority for the acquisition of redevelopment Project property, payment of project costs and other costs incurred in support of the implementation of the Project; incur the costs of issuance of bonds and accumulate appropriate reserves, if any, in connection with them; and to exercise all powers necessary or appropriate thereto pursuant to § 854 of the Local Development Act, except for those powers enumerated in paragraphs 1, 3, 4, 7, 13 and 16 of § 854 of the Local Development Act. Total budgetary estimates for each Increment District may be reduced or adjusted at any time, as described in Section X of the Project Plan, which may be reflected in a minor amendment administered by the Lawton Economic Development Authority.

SECTION 67. A new Section 10-20-166 is hereby added to read as follows:

10-20-166: Apportionment of Ad Valorem Tax Increment - Increment District No. 5.

The increment of ad valorem taxes from Increment District No. 5 , City of Lawton, in excess of ad valorem taxes generated by the base assessed value of the increment district, as most recently determined by the County Assessor prior to the adoption date of this ordinance shall be apportioned and may be pledged in accordance with Section 6C, paragraph B of Article X of the Constitution of the State of Oklahoma, to pay or finance authorized project costs authorized pursuant to Section X of the Project Plan for a period not to exceed 25 years, as provided by law, or, if less, the period required for the payment of the authorized project costs and/or indebtedness incurred by the Lawton Economic Development Authority in carrying out the provisions of the Project Plan.

SECTION 68. A new Section 10-20-167 is hereby added to read as follows:

10-20-167: Apportionment of Sales and Use Tax Increment - Increment District No. 5.

The increment of sales and use taxes generated by investment and development in Increment District No. 5, City of Lawton, as determined by a formula to be approved by resolution of the Lawton City Council in accordance with the Local Development Act, may be used to pay or finance authorized project costs pursuant to Section X of the Project Plan for a period not to exceed 25 years, as provided by law, or the period required for payment of authorized project costs as set forth in Section X of the Project Plan, whichever is less. The local sales and use tax increments which are apportioned to pay project costs may be supplemented by state local government matching payments pursuant to an application by the City in accordance with the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. § 840, *et. seq.*

SECTION 69. A new Section 10-20-168 is hereby added to read as follows:

10-20-168: Apportionment of Ad Valorem Tax Increment - Increment District No. 6.

The increment of ad valorem taxes from Increment District No. 6 , City of Lawton, in excess of ad valorem taxes generated by the base assessed value of the increment district, as most recently determined by the County Assessor prior to the adoption date of this ordinance shall be apportioned and may be pledged in accordance with Section 6C, paragraph B of Article X of the Constitution of the State of Oklahoma, to pay or finance authorized project costs authorized pursuant to Section X of the Project Plan for a period not to exceed 25 years, as provided by law, or, if less, the period required for the payment of the authorized project costs and/or indebtedness incurred by the Lawton Economic Development Authority in carrying out the provisions of the Project Plan.

SECTION 70. A new Section 10-20-169 is hereby added to read as follows:

10-20-169: Apportionment of Sales and Use Tax Increment - Increment District No. 6.

The increment of sales and use taxes generated by investment and development in Increment District No. 6., City of Lawton, as determined by a formula to be approved by resolution of the Lawton City Council in accordance with the Local Development Act, may be used to pay or finance authorized project costs pursuant to Section X of the Project Plan for a period not to exceed 25 years, as provided by law, or the period required for payment of authorized project costs as set forth in Section X of the Project Plan, whichever is less. The local sales and use tax increments which are apportioned to pay project costs may be supplemented by state local government matching payments pursuant to an application by the City in accordance with the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. § 840, *et. seq.*

SECTION 71. A new Section 10-20-170 is hereby added to read as follows:

10-20-170: Duration of Apportionment.

Pursuant to Section 6C of Article X of the Constitution of the State of Oklahoma and the Local Development Act, the direction of apportionment shall continue beyond the current fiscal year for the duration of each Increment District or the period required for the payment of project costs authorized by the Project Plan, whichever is less.

SECTION 72. A new Section 10-20-171 is hereby added to read as follows:

10-20-171: Use of Apportionment Fund to Pay Project Plan Costs

During the period of apportionment, the apportionment fund (a) shall be available to pay project costs authorized under Section X of the Project Plan, (b) shall constitute funds of the Lawton Economic Development Authority, and (c) shall not constitute a part of the general fund to be appropriated annually by the governing body of the City of Lawton.

SECTION 73. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this ordinance.

SECTION 74. CODIFICATION. Sections 10-20-101 through 10-20-171 shall be codified in Article 10-20, Chapter 10, Lawton City Code.

SECTION 75. EMERGENCY. WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of the City of Lawton, and the inhabitants thereof, that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist, by reason whereof this ordinance shall take effect and be put in full force from and after the date of its passage as provided by law.

APPROVED by the Mayor and the Council of the City of Lawton this 10th day of December, 2024.

STANLEY BOOKER, MAYOR

ATTEST:

CITY CLERK

(SEAL)

EMERGENCY CLAUSE

THE EMERGENCY CLAUSE IS HEREBY APPROVED THIS 10th DAY OF DECEMBER, 2024.

STANLEY BOOKER, MAYOR

ATTEST:

CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of December, 2024.

CITY ATTORNEY



SECOND AMENDED SKILLS TRAINING, EDUCATION, DEVELOPMENT AND INVESTMENT (STEDI) PROJECT PLAN

The City of Lawton, Oklahoma

Stan Booker, Mayor

City Council:

Mary Ann Hankins, Ward 1

Kelly Harris, Ward 2

Linda Chapman, Ward 3

George Gill, Ward 4

Allan Hampton, Ward 5

Dr. Robert Weger, Ward 6

Sherene L. Williams, Ward 7

Randy Warren, Ward 8

with the assistance of:



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DEVELOPMENT LAW**

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STEDI Project Plan Adopted by City Council: December 10, 2019 (Ordinance No. 19-31)

First Amended Project Plan (a minor amendment) Adopted by City Council: December 29, 2023 (Ordinance No. 23-52)

[Second Amended Project Plan (a major amendment) Adopted by City Council: _____]

SECOND AMENDED SKILLS TRAINING, EDUCATION, DEVELOPMENT AND INVESTMENT (STEDI) PROJECT PLAN

INTRODUCTION AND BACKGROUND

This Second Amended Skills Training, Education, Development and Investment (**STEDI**) Project Plan (“**Second Amended Project Plan**” or “**Project Plan**”), a project plan as defined under the Local Development Act, 62 O.S. §850, *et seq.* (“**Act**”), amends the STEDI Project Plan originally adopted by the City Council of Lawton (“**City Council**”) on December 10, 2019, as thereafter amended on December 29, 2023, with the City Council’s adoption of the First Amended STEDI Project Plan.

The objectives, principal actions, and authorizations of the original STEDI Project Plan remain unchanged, except as provided herein. The STEDI Project Plan supports the City of Lawton’s economic development goals, particularly for supporting new and expanded non-retail business in the City’s Industrial Parks and the Project Area.

Upon adoption of the original STEDI Project Plan, Increment District No. 3, City of Lawton (“**Increment District No. 3**”), an ad valorem and sales tax increment district, was established to support the Republic Paperboard Company (“**Republic**”) expansion, which included a capital investment of over \$94 million and the creation of twenty (20) new high-quality jobs at its Facilities (“**Republic Expansion**”).

Since the original adoption of the STEDI Project Plan, Increment District No. 4, City of Lawton (“**Increment District No. 4**”), an ad valorem and sales tax increment district (initially designated temporarily as Increment District “L” under the Project Plan), was activated for the new 70,000 square foot PepsiCo warehouse and distribution center, generating approximately 40 new jobs in the community (“**PepsiCo Development**”).

Fisher59 Properties, L.L.C. (“**Fisher59**”), pursuant to a Redevelopment Agreement dated April 23, 2024, as thereafter amended, will develop a new non-retail development, investing approximately \$16 million in a 100,000 square foot distribution center and related improvements on 15.71 acres, retaining 60 existing employees and adding 30 new jobs at an average salary of \$48,000 (“**Fisher59 Development**”).

Westwin Elements, Inc., a Delaware corporation (“**Westwin**”) has developed a pilot facility on forty (40) acres of land in the Southwest Rail Industrial Park to demonstrate capabilities to refine cobalt, nickel and other critical elements (“**Westwin Pilot Facility**”), pursuant to an Amended and Restated Redevelopment Agreement dated December 12, 2023, as thereafter amended. Should the Westwin Pilot Facility prove successful, Westwin will invest over \$730 million to develop a large-scale commercial refinery in Southwest Rail Industrial Park (“**Westwin Refinery**”), creating 735 new quality jobs, with a 10-year operational commitment.

The City is actively engaged in discussions with several industrial partners regarding potential expansion projects in the Southwest Rail Industrial Park. These projects are anticipated to create

additional permanent, high-quality jobs in the community, further strengthening the City's economic foundation.

To support these and other developments, this Second Amended Project Plan will expand the Project Area and create new increment districts for the Second Republic Expansion, the Fisher59 Development, the Westwin Pilot Facility, the Westwin Refinery, and other future non-retail developments. This Second Amended Project Plan reinforces and strengthens the City's strategies and goals as outlined herein.

Finally, the City has previously adopted a STEM Strategic Plan to support programs and initiatives focused on job skills training, internships and STEM education, through partnerships with local, state, and federal partners, including public schools within the City of Lawton municipal limits providing K-12 education, Great Plains Technology Center, Cameron University, the Fires Innovation Science and Technology Accelerator Development Trust Authority, a public trust ("FISTA"), and others as may be determined appropriate and necessary by the City from time to time (herein, the "**STEM Strategic Plan**"). This Second Amended Project Plan reaffirms the City's commitment to establishing Lawton as a thriving hub for STEM education, innovation, and economic growth, enhancing educational and training opportunities for both adults and children.

This Second Amended Project Plan will benefit both existing companies seeking to expand facilities and/or product lines, as well new businesses attracted to Lawton, thereby creating new employment opportunities and contributing to the long-term economic health of the community.

I. STRATEGIC PROJECT PLAN OVERVIEW

The City's Non-Retail Business Economic Development Assistance Policy supports new and expanded non-retail business in the City's Industrial Parks. Non-retail business as used herein means any business not defined as a retail business by the Oklahoma Tax Code and includes, without limitation, businesses engaged in commerce for profit in the manufacturing, processing, compounding, packaging, assembly, production, treatment, disposal, warehousing, storage, transportation, freighting, trucking, or distribution of goods and materials, including those in both light and heavy industrial sectors, and also includes defense contractors, information technology, energy and engineering sectors, the high-technology industry, innovative businesses, and research, laboratory, and experimental businesses (collectively, "**Non-Retail Business**").

This Second Amended STEDI Project Plan provides the necessary financial and legal authorizations for the City of Lawton ("**City**") to continue implementing its long-range strategy to drive economic development in Lawton and the broader Southwest Oklahoma region, in collaboration with local, state and federal partners by attracting and supporting Non-Retail Business growth in the City's industrial parks. The primary objectives of this Second Amended STEDI Project Plan are to bolster the City's original strategies by financing critical public infrastructure and development incentives and advancing the STEM Strategic Plan, along with supporting workforce training programs and providing home buyer assistance to assist the new Non-Retail Business workforce with acquiring a home in Lawton.

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 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.

II. DESCRIPTION OF PROJECT

This Second Amended Project Plan builds on recent successes in Non-Retail Business development spearheaded by the City, the Lawton Economic Development Authority, a public trust (“LEDA”), Comanche County Industrial Development Authority, a public trust (“CCIDA”), and the Lawton-Ft. Sill Economic Development Corporation (“LEDC”). This Second Amended Project Plan, in conjunction with the City’s other strategies, aims to further promote Non-Retail Business development.

The objective of this Second Amended Project Plan is to provide the legal and financial framework to facilitate Non-Retail Business expansion in the Southwest Rail Industrial Park and the Airport Industrial Park. Each new and expanded Non-Retail Business, together with the developments by Republic, PepsiCo, Westwin, and Fisher59 described herein are collectively referred to as the “**Project**”). Specifically, this Second Amended Project Plan authorizes the City to: (1) provide assistance in development financing and acquire real property for new and expanding Non-Retail Business developments; (2) fund public improvements necessary to attract and promote new and expanded private Non-Retail Businesses; (3) allocate a direct revenue source to public school districts whose jurisdictional boundaries are located within the respective Increment Districts (“**Public Schools**”), in proportion to their respective annual operating levies (excluding any sinking fund levies), as set forth in Section X.E. of this Second Amended Project Plan; Comanche County, Comanche County Health Department, and Great Plains Technology Center, in proportion to their respective annual operating levies (excluding any sinking fund levies); (4) implement the STEM Strategic Plan to support job skills training, internships, and STEM Education; (5) expand workforce training and internship programs through partnerships with local institutions, such as Great Plains Technology, to meet the needs of growing Non-Retail Businesses; and (6) provide home buyer assistance to support the workforce growth resulting from Non-Retail Business expansion.

The Project will be financed from a combination of public and private sources, including the apportionment of ad valorem tax increments and sales tax increments generated by each of the increment districts established and activated pursuant to this Second Amended Project Plan.

III. INTENTIONALLY OMITTED.

IV. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area in which Project activities will take place. The Project Area is comprised of two non-contiguous areas, one located generally in and around the Southwest Rail Industrial Park, and the other in the Airport Industrial Park. The Project Area is shown on the Project Area Boundary Map attached as Exhibit A. The specific legal description of the Project Area boundary is set forth in Exhibit B.

The boundaries of Increment District No. 3, City of Lawton, an ad valorem and sales tax increment district, Increment District No. 4, City of Lawton, an ad valorem and sales tax increment district, as modified herein, Increment District No. 5, City of Lawton, an ad valorem and sales tax increment district, Increment District No. 6, City of Lawton, an ad valorem and sales tax increment district, and the boundaries of the other increment districts temporarily designated and identified under this Second Amended Project Plan as Increment Districts No. “A”, “B”, “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U”, City of Lawton, are all shown on Exhibit C and the specific legal descriptions for each of the Increment Districts are set forth in Exhibit D.

Increment Districts No. “A”, “B”, “Ca”, “Cb”, “Da”, “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U”, may be activated and made effective at a later date upon resolution of the City Council of the City of Lawton. Once the effective date of each of the Increment Districts Nos. “A” through “U” is determined, that Increment District shall be renamed as “Increment District Number ___, City of Lawton,” as appropriate, by assigning the next consecutive number for increment districts of the City of Lawton in accordance with 62 O.S. § 856(3).

V. PROJECT AREA ELIGIBILITY REPORT

The Project Area and Increment Districts are located within an enterprise zone, as defined by Section 853(6) of the Act, and the entire area qualifies as a reinvestment area, as defined in Section 853(17) of the Act.

In addition, the Project Area and Increment Districts have suffered from a condition of stagnant economic development without additional public improvements and are therefore significantly undeveloped or underdeveloped. Public infrastructure is necessary to enhance the industrial parks for use by new companies and existing companies looking to expand. Without such public improvements and public facilities to support the Project, these companies will not have a suitable location for the development and expansion of their facilities.

Therefore, the Project Area and Increment Districts qualify as a reinvestment area in accordance with the provisions of 62 O.S. §853(17) of the Act because public improvements are required to reverse the economic stagnation, to serve as a catalyst for expanding employment, and to retain and attract new investment in the area. The public investment is necessary to replace the condition

of stagnant economic development with new activity. The investment and stimulation of employment opportunities generated by the Project will benefit the community.

VI. OBJECTIVES

The principal objectives of the Project and the Increment Districts are:

- A. To provide funding through apportioned tax increments for the construction of public infrastructure and other public enhancements necessary to support existing business and attract new Non-Retail Business development in the Project Area.
- B. To attract major new Non-Retail Businesses to locate in Lawton, including the acquisition of real property.
- C. To serve as a catalyst for retaining or expanding employment.
- D. To reverse economic decline and stagnation.
- E. To provide authorized development incentives to support specific project developments.
- F. To provide economic development financing enhancement and to defray essential implementation/administrative costs.
- G. To provide a direct revenue source to the Public Schools, Great Plains Technology Center, and other taxing jurisdictions in proportion to their respective annual operating levies (excluding any sinking fund levies), to offset any impacts they might experience as a result of the Project.
- H. To advance STEM education, increase high school graduation rates, promote post-secondary STEM training, grow the STEM workforce, and drive economic development in the City of Lawton and the broader Southwest Oklahoma region.
- I. To provide workforce training, development, internships, and programs in support of new and expanding Non-Retail Businesses.
- J. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.
- K. To provide home buyer assistance for the workforce generated by new and expanded Non-Retail Businesses.

VII. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the Project, including all necessary, appropriate and supportive steps will consist principally of the following:

- A. Construction, maintenance, and repair of public improvements, including without limitation, utilities, water, sewer, sewer holding, storm water detention, gas, electric, roads,

roadway improvements and amenities, signage, entry features, landscaping, sidewalks, multi-use trails, rail spurs, public facilities, communications facilities, and other infrastructure and utilities as may be necessary or required for the Project, to be financed in whole or in part by apportioned ad valorem and sales tax increments.

- B. Financing authorized Project Costs, to include real property acquisition costs, in support of development activities and investment to retain, attract and expand quality employment within the Project Area.
- C. Expansion of existing Non-Retail Businesses and stimulation of new major Non-Retail Business.
- D. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing and construction by private developers, as authorized by the Act.
- E. Implementation of the STEM Strategic Plan to support partnerships, programs, and initiatives focused on STEM Education, job skills training, and internship programs.
- F. Implementation of work force training, development, internship programs, and other initiatives in partnership with Great Plains Technology Center and other local institutions. These programs will focus on cultivating local skilled talent and aligning workforce capabilities with the needs of new and expanding Non-Retail Businesses. This approach will ensure a robust talent pipeline that supports sustainable economic growth and meets the evolving demands of the local business community.
- G. Distribution of a portion of the ad valorem increment to affected taxing entities, in proportion to their respective annual operating levies (excluding any sinking fund levies).
- H. Provide home buyer assistance to support the workforce generated by the expansion of Non-Retail Businesses.

VIII. ESTABLISHMENT OF TAX INCREMENT DISTRICTS

- A. The original STEDI Project Plan previously created Increment District No. 3, City of Lawton, an ad valorem and sales tax increment district. The increment is the ad valorem revenue in excess of the revenue generated by the base assessed value of the increment district (*i.e.*, the new revenue attributable to increases in the value of the increment district).
- B. The increment of Lawton sales and use taxes generated by investment and development in Increment District No. 3 was determined by a formula approved by resolution of the City Council of the City of Lawton (“**City Council**”) in accordance with the Local Development Act, together with state local government matching payments pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. § 840, *et seq.* (“**Leverage Act**”), may be used to pay Project Costs authorized pursuant to Section X of

this Second Amended Project Plan, for a period not to exceed 25 fiscal years from the effective date of Increment District No. 3 as provided by law, or the period required for payment of the Project Costs authorized pursuant to Section X of this Second Amended Project Plan, whichever is less.

- C. Increment District No. 4, City of Lawton, an ad valorem and sales tax increment district, originally identified as Increment District “L” under the Project Plan, was activated by the City Council’s adoption of Resolution No. 21-71 on May 11, 2021, for the PepsiCo Development, in accordance with and as authorized by Ordinance No. 19-31. The increment is the ad valorem revenue in excess of the revenue generated by the base assessed value of the property in Increment District No. 4, as determined by the County Assessor. The increment of Lawton sales and use taxes generated by investment and development in Increment District No. 4 will be determined by a formula approved by resolution of the City Council of the City of Lawton in accordance with the Local Development Act, together with state local government matching payments received pursuant to the Leverage Act, may be used to pay Project Costs authorized pursuant to Section X of this Second Amended Project Plan, for a period not to exceed 25 fiscal years from the effective date of Increment District No. 4 as provided by law, or the period required for payment of the Project Costs authorized pursuant to Section X of this Second Amended Project Plan, whichever is less.
- D. This Second Amended Project Plan revises the boundaries of Increment District No. 4, reducing its area for the actual development in place, with the remaining area being placed within the reconfigured areas of Increment Districts “J” and “K”.
- E. This Second Amended Project Plan creates Increment District No. Five, City of Lawton (“**Increment District No. 5**”), an ad valorem and sales tax increment district, for the Fisher59 development. The increment is the ad valorem revenue in excess of the revenue generated by the base assessed value of the increment district (*i.e.*, the new revenue attributable to increases in the value of the increment district). The increment of Lawton sales and use taxes generated by investment and development in Increment District No. 5 will be determined by a formula approved by resolution of the City Council of the City of Lawton in accordance with the Local Development Act, together with state local government matching payments received pursuant to the Leverage Act, may be used to pay Project Costs authorized pursuant to Section X of this Second Amended Project Plan, for a period not to exceed 25 fiscal years from the effective date of Increment District No. 5 as provided by law, or the period required for payment of the Project Costs authorized pursuant to Section XI of this Second Amended Project Plan, whichever is less.
- F. This Second Amended Project Plan creates Increment District No. Six, City of Lawton (“**Increment District No. 6**”), an ad valorem and sales tax increment district, for the Westwin Pilot Facility. The increment is the ad valorem revenue in excess of the revenue generated by the base assessed value of the increment district (*i.e.*, the new revenue

attributable to increases in the value of the increment district). The increment of Lawton sales and use taxes generated by investment and development in Increment District No. 6 will be determined by a formula approved by resolution of the City Council of the City of Lawton in accordance with the Local Development Act, together with state local government matching payments received pursuant to the Leverage Act, may be used to pay Project Costs authorized pursuant to Section X of this Second Amended Project Plan, for a period not to exceed 25 fiscal years from the effective date of Increment District No. 6 as provided by law, or the period required for payment of the Project Costs authorized pursuant to Section X of this Second Amended Project Plan, whichever is less.

- G. Increment Districts No. “A”, “B,” “Ca” and “Cb” [which together were originally designated as Increment District “C”], “Da” and “Db” [which together were originally designated as Increment District “D”], “E”, “Fa” and “Fb” [together originally designated as Increment District “F”], “G, “Ha” and Hb” [which together were originally designated as Increment District “H”], “I”, “J”, “K”, each as reconfigured under this Second Amended Project Plan, and “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, and “U” all of which are ad valorem and sales tax increment districts, shall each be effective upon dates established by resolution of the City Council within ten (10) years following the date of approval of this Second Amended Project Plan. The Increment Districts shall be implemented in the sequence that development commitments are obtained and shall be sequentially numbered accordingly.
- H. The increment of ad valorem taxes from each of the Increment Districts authorized herein, in excess of the base assessed value of the increment district may be apportioned from time to time to pay Project Costs authorized by Section X of this Second Amended Project Plan for a period not to exceed twenty-five (25) fiscal years, as provided by law, or the period required for the payment of such Project Costs, whichever is less.
- I. The increment of Lawton sales and use taxes generated by investment and development in Increment Districts No. A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, Q”, “R”, “S”, “T”, and “U” as determined by a formula to be approved by resolution of the City Council in accordance with the Local Development Act, together with state local government matching payments received pursuant to the Leverage Act, may be used to pay Project Costs authorized pursuant to Section X of this Second Amended Project Plan, for a period not to exceed 25 fiscal years from the respective effective dates of each Increment District, as provided by law, or the period required for payment of the Project Costs authorized pursuant to Section X of this Second Amended Project Plan, whichever is less.
- J. During the period of apportionment, the apportionment fund shall constitute special funds of the Lawton Economic Development Authority, a public trust (“LEDA”), and shall not be subject to annual appropriation as a part of the general fund of the City of Lawton.
- K. In the event of any litigation challenging directly or indirectly the validity of this Second Amended Project Plan, any Increment District authorized hereunder, or challenging directly or indirectly any apportionment of disbursement, the time period for any such

Increment District or any apportionment or disbursement shall be tolled for a period of time equal to the pendency of any such litigation as permitted under 62 O.S. § 861(A).

IX. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

- A. Principal Entity. The City is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto as provided in Section 854 of the Act.
- B. Delegation of Powers. LEDA, or another public entity designated by the City Council from time to time, is authorized to carry out implementation actions for the Project, including all necessary, appropriate, and supportive steps pursuant to economic development agreements with private developers and to provide assistance in development financing consistent with the provisions of such economic development agreements. LEDA is authorized and designated to carry out those provisions of the project related to issuance of bonds or notes as provided in Sections 861(B) and 863 of the Act, subject to approval of the City Council of any specific notes or bonds. LEDA is authorized to assist in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 3, 4, 7, 13 and 16 of Section 854.
- C. Specific Financing and Development Authorizations. LEDA, or another public entity, may be designated and authorized by the City Council from time to time to: (1) issue tax apportionment bonds or notes, or both; (2) pledge revenues from current and future fiscal years to repayment; (3) incur Project Costs pursuant to Section X of this Project Plan; (4) to enter into development, redevelopment, and construction agreements to implement this Project Plan; (5) provide funds to or reimburse the City for the payment of Project Costs and other costs incurred in support of the implementation of the project; (6) advance, guaranty, loan and repay funding for Project Costs by and between Increment District Nos. 3, 4, 5, 6, “A”, “B,” “Ca”, “Cb”, “Da” “Db”, “E”, “Fa”, “Fb”, “G”, “Ha”, “Hb”, “I”, “J”, “K”, “M”, “N”, “O”, “P”, Q”, “R”, “S”, “T”, and “U”; and (7) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them. As authorized in Section VIII(J) above, during each respective period of apportionment, the apportionment fund shall constitute funds of LEDA or an alternative entity authorized by the City and shall not constitute a part of the general fund to be appropriated annually by the City Council.
- D. Person in Charge. The City Manager, John Ratliff, his successor in office, or another designee of the City Manager shall be the person in charge of the responsibilities delegated to or reserved by the City in connection with the implementation of the Project Plan, and the Executive Director of LEDA, Richard Rogalski or his successor in office, shall be the person in charge of the responsibilities delegated to LEDA, in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan. The Mayor, his successor in office, or his designee is authorized to empower

one or more designees to exercise responsibilities in connection with Project implementation.

- E. Implementation Authorizations. The City and LEDA are authorized to: (1) enter into economic development agreements to support Non-Retail Business development, (2) form partnerships and cooperative arrangements to attract and develop new, growing, and expanding Non-Retail Business with an emphasis on job creation, (3) support, and where appropriate, provide for present and future obligations to redevelop, or commit property for redevelopment, support, implement, or enhance business improvement districts, provide for participation in the activities or developments stimulated by this Project Plan, (4) approve additional financial and investment initiatives to support Project Plan implementation, including public infrastructure improvements, economic development bonds, guaranteed obligation limited tax bonds, and agreements for minimum tax (or minimum payments in lieu of tax) agreements, (5) adopt policies and enter into implementation, partnership, and support agreements, programs, and initiatives with public and private institutions present in the community, including FISTA, Cameron University, Great Plains Technology Center, any of the public schools, the Lawton Chamber of Commerce, LEDC, CCIDA, and other public and private not-for-profit entities, organizations, and institutions, as may be determined appropriate and necessary by the City from time to time, (6) adopt policies and carry out actions to support housing assistance, which may include, but is not limited to, home buyer assistance for the new workforce generated by expanding or new Non-Retail Business pursuant to economic development agreements with the expanded or new Non-Retail Businesses located or locating within an Increment District; and (7) enter into agreements and cooperative arrangements with local educational institutions, including Great Plains Technology Center, to provide workforce training, internship programs and other initiatives aimed at educating and preparing workers to meet the demands of new and expanding Non-Retail Businesses. The City and LEDA are authorized to enter into agreements to implement enhanced educational programs, to include, without limitation, the skills training programs, intern programs, workforce development for the new employment to be generated by the Project. Okla. Const. Art. 10, §6C; 62 O.S. §853(9), 14(e), 14(i), and §854(4). The City and LEDA are authorized to enter into agreements with LEDC to assist with the implementation and administration of this Project Plan.
- F. Minor Amendments. Pursuant to 62 O.S. §858.D. of the Act, LEDA is authorized to make minor amendments to this Project Plan. Any change to the allocations to the affected taxing jurisdictions, as provided in Section X.E. of this Project Plan shall be deemed a major amendment, approval of which shall be in compliance with the requirements of the Act, including public hearings by the governing body.
- G. Economic Development Amendment. The City specifically contemplates the addition of an area (not to exceed a five percent (5%) addition) for Non-Retail Business development to enhance quality job growth.

X. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM THE INCREMENT DISTRICTS.

Budget Requirements and Procedures. The estimated Budget of Project Costs on Pages 14-15 of this Project Plan represents the best estimate of the maximum costs to be financed by incremental revenues expected from development in each Increment District. This budget includes a significant allocation for public improvements, recognizing the need to finance and construct a substantial portion of these improvements upfront to support development of the Project Area and provide “shovel ready” sites for Non-Retail Business development.

To optimize the potential development under this Project Plan, final budgets for each Increment District shall be determined at the time of City Council authorization of the district’s effective date and approval of a conditional economic development agreement for such district. Accordingly, at the time of City Council action triggering the effective date of an Increment District, the budget for such district shall be finalized by (1) reducing the line item for public improvements and infrastructure, and (2) adjusting the remaining line items in accordance with the guidelines contained for each budget categories listed below, based on the tax increments expected to be generated by the development contemplated by the approved conditional development agreement for that Increment District.

Total budgetary estimates for an increment district may be reduced or adjusted at any time without further review by the statutory review committee, which is only required when (a) the estimated total project costs or (b) the area of an increment district, is increased by 5% or more. These finalized Increment District budgets, after such adjustment, will serve as the maximum authorized expenditure limits for that Increment District. The Increment District will terminate once the maximum expenditures are reached, or at the end of its 25-fiscal year period, whichever occurs first.

Budget of Estimated Project Costs. Nine (9) basic categories of Project Costs will be financed by the apportionment of ad valorem and sales tax increments from each of the effective Increment Districts. Additional financing may be provided by other sources, including state local government matching payments received pursuant to the Leverage Act. Other public improvement costs for the Project may be funded by other funding sources, including without limitation, the Oklahoma Department of Transportation and other local, state, and federal entities. The Project Cost categories are described below.

A. Public Improvements and Infrastructure. To attract new companies and support the expansion of existing businesses, the City will invest in critical infrastructure improvements at the Southwest Rail and Airport Industrial Parks. These improvements will significantly enhance the City’s ability to attract Non-Retail Businesses and increase employment opportunities. Accordingly, public improvements to serve the industrial development areas will be financed, to the extent feasible, in the districts initially activated, thereby reducing the costs in the districts later activated. Below is an itemization of the estimated costs of the public improvements:

	<u>Probable</u>	<u>Budgeted</u>
Roads, Infrastructure and Improvements:	\$ 48,500,000	- \$97,000,000
Rail Spurs:	\$ 10,000,000	- \$20,000,000
Water System Improvements:	\$ 29,000,000	- \$58,000,000
Sanitary Sewer System Improvements	\$ 21,500,000	- \$43,000,000
Other Utilities	\$ 15,000,000	- <u>\$30,000,000</u>
Total		\$248,000,000

B. Assistance in Development Financing / Project Support. An allocation for assistance in development financing, in the amounts set forth in the budget below, may be utilized to provide public financial support to a Non-Retail Business pursuant to a legally enforceable economic development agreement to ensure the delivery of each Project or specific portions thereof. Assistance in development financing will be provided only for new and expanding Non-Retail Businesses that are determined, in the City’s discretion: (1) to meet the City’s approved development goals and objectives for the Project Area and (2) to provide adequate consideration and public benefit in return for the public investment pursuant to an approved conditional development or redevelopment agreement. The acquisition of real property, including both vacant buildings and “shovel-ready” land, is an important factor in recruiting Non-Retail Business to the City’s industrial parks.

C. Economic Development Enhancement Fund / Financing Reserve. Three percent (3%) of the total ad valorem increment revenue generated from each Increment District shall be set aside and reserved in an Economic Development Enhancement Fund/Financing Reserve to provide credit enhancement for City Council authorized financing by LEDA under the Oklahoma Local Development Act and to secure any moral obligation pledge of the City of Lawton and pay any debts incurred by LEDA for the implementation of Project Plans approved by the City Council.

D. Implementation and Administration. Seven and one-half percent (7.5%) of the total ad valorem increment revenue generated from each Increment District may be utilized for the cost of implementing and administering this Project Plan incurred or to be incurred by the City, LEDA and/or LEDC, including, but not limited to, payment and/or reimbursement of costs in connection with the preparation and approval of each Project, the Project Plan, economic development, implementation, and/or other definitive agreements, administrative costs, organizational costs, professional fees, and financing costs and fees (to the extent financing is authorized by the City Council).

E. Specific Revenue Source for Public Entities. An allocation of the total ad valorem increment revenue generated from each Increment District shall be utilized to provide financial support and as a specific revenue source to: (1) Great Plains Technology Center, Comanche County, and Comanche County Health Department in an amount equal to twenty-five percent (25%) of their respective annual operating levies, and (2) Public Schools (whose jurisdictional boundaries are located within the respective Increment Districts) in an amount equal to fifty

percent (50%) of the net financial benefit of the total operating levies of the Public Schools (excluding sinking funds). After provision for the most critical Project Costs in Category A for public improvements and infrastructure (estimated at \$62,000,000), and regardless of the sequence of implementation, an allocation of the increment shall be utilized to provide financial support to: (1) Great Plains Technology Center, Comanche County, and Comanche County Health Department in an amount equal to 100% of their respective annual operating levies, and (2) the Public Schools in an amount equal to 100% of the net financial benefit of the total levies of the Public Schools (excluding sinking funds). The net financial benefit to Public Schools, as used herein, shall be determined after reduction by all state school aid offsets. The entire Countywide “4-mill” school levy shall be treated as an operational levy of the Public Schools, as applied to each respective Increment District. In the event the jurisdictional boundaries of more than one Public School are located within an Increment District, the allocation to the Public Schools, as provided herein, shall be made in proportion to the valuation of land area of that Increment District located in each respective Public School’s boundaries.

F. STEM Strategic Plan. Ten percent (10%) of the total ad valorem increment revenue generated from each Increment District will be allocated for implementing the STEM Strategic Plan to support programs, and initiatives focused on STEM Education, jobs training, and internship programs. Such programs and initiatives may include partnership, implementation, and support agreements, as determined in the City’s discretion, with the public schools providing K-12 education, FISTA, Great Plains Technology Center, Cameron University, and other with local organizations, local schools, educational institutions, academic organizations, local industry partners, state and federal entities, nonprofits, public trusts, and other entities, organizations, and partners as may be determined appropriate and necessary by the City from time to time. Funding or allocations pursuant to approved agreements authorized herein for STEM programs with the public schools providing K-12 education will generally be in proportion to their respective enrollments (as measured by average daily membership (ADM) determined by the State Department of Education).

G. Workforce Training. A portion of the total ad valorem increment revenue generated from each Increment District will be allocated to expanding and developing the Lawton workforce. This funding will support training and internship programs, equipping and expanding facilities at Great Plains Technology and other local institutions, and workforce recruitment, as necessary, to attract, develop, and retain a skilled local talent pool that aligns with the needs of growing Non-Retail Businesses.

H. Home Buyer Assistance. One hundred percent (100%) of the total sales and use tax increment revenue generated from each Increment District, which is attributable to new employment by Non-Retail Businesses, together with state local government matching payments received pursuant to the Leverage Act, may be allocated to provide public financial support to a Non-Retail Business for the purpose of providing home buyer assistance for its employees who have been: (1) newly hired or relocated from a facility outside of the City of Lawton, by a new or expanded Non-Retail Business, (2) employed to perform work duties specifically at or from the

location of the Non-Retail Business within an Increment District, and (3) and acquire a residence in the City of Lawton (a “**Non-Retail Employee**”), and such other eligibility requirements as may be established by the City of Lawton, pursuant to policies adopted by the City from time to time and as set forth in an economic development agreement entered between the Non-Retail Business located or locating in an Increment District and the City or another public entity designated by the City. Each Non-Retail Business shall be required to provide evidence of compliance with the minimum employment requirements established in an economic development agreement and evidence of each Non-Retail Employee’s appropriate and authorized use of the Home Buyer Assistance.

I. Contingencies. Three percent (3%) of the total ad valorem increment revenue generated from each Increment District, along with (a) all sales and use taxes generated by construction purchases, and (b) any sales and use taxes attributable to new employment by Non-Retail Businesses not otherwise allocated under Section H, may be apportioned to this Project Cost category and deposited into a contingency fund. These contingency funds may be used for unforeseen or incidental costs and expenses incurred in any other Project Cost category.

For all Increment Districts, Project Cost Categories A, B, D, G, H, and I may be combined and allocated as deemed necessary for the Project. Furthermore, previously unpledged increment revenues from a Project Cost Category for any Increment District may be pledged to the repayment of financing or payment of Project Costs authorized from the same Project Cost Category for any other Increment District.

See Estimated Budget of Project Costs on Pages 14-15 below.

<u>Estimated Budget of Project Costs (in thousands of dollars):</u>										
	A.	B.	C.	D.	E.	F.	G.	H.	I.	
Incr. District No.	Public Improve-ments	Project Support	Fin. Reserve	Admin	Specific Revenue Source	STEM	Work Force Training	Home Buyer Assist	Cont.	Totals
3	\$ 6,975	\$ 4,302	\$ 559	\$ 1,491	\$ 1,734	\$ 1,864	\$ 1,156	\$ 591	\$ 841	\$ 19,513
4	\$ 1,095	\$ 675	\$ 88	\$ 234	\$ 272	\$ 293	\$ 181	\$ 93	\$ 132	\$ 3,063
5	\$ 1,804	\$ 1,112	\$ 145	\$ 386	\$ 449	\$ 482	\$ 299	\$ 153	\$ 217	\$ 5,046
6	\$ 4,171	\$ 2,572	\$ 334	\$ 891	\$ 1,037	\$ 1,115	\$ 691	\$ 353	\$ 503	\$ 11,667
“A”	\$ 11,886	\$ 7,330	\$ 953	\$ 2,540	\$ 2,956	\$ 3,177	\$ 1,970	\$ 1,007	\$ 1,432	\$ 33,251
“B”	\$ 10,740	\$ 6,623	\$ 861	\$ 2,295	\$ 2,670	\$ 2,870	\$ 1,780	\$ 910	\$ 1,294	\$ 30,043
“Ca”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“Cb”	\$ 8,341	\$ 5,144	\$ 669	\$ 1,783	\$ 2,074	\$ 2,229	\$ 1,382	\$ 707	\$ 1,005	\$ 23,334
“Da”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“Db”	\$ 5,109	\$ 3,151	\$ 410	\$ 1,092	\$ 1,270	\$ 1,365	\$ 847	\$ 433	\$ 616	\$ 14,292
“E”	\$ 10,844	\$ 6,687	\$ 870	\$ 2,318	\$ 2,696	\$ 2,898	\$ 1,797	\$ 919	\$ 1,307	\$ 30,335
“Fa”	\$ 3,337	\$ 2,058	\$ 268	\$ 713	\$ 830	\$ 892	\$ 553	\$ 283	\$ 402	\$ 9,334
“Fb”	\$ 3,232	\$ 1,993	\$ 259	\$ 691	\$ 804	\$ 864	\$ 536	\$ 274	\$ 390	\$ 9,042
“G”	\$ 14,389	\$ 8,873	\$ 1,154	\$ 3,075	\$ 3,578	\$ 3,845	\$ 2,384	\$ 1,219	\$ 1,734	\$ 40,252
“Ha”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“Hb”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“I”	\$ 1,668	\$ 1,029	\$ 134	\$ 357	\$ 415	\$ 446	\$ 276	\$ 141	\$ 201	\$ 4,667
“J”	\$ 1,355	\$ 836	\$ 109	\$ 290	\$ 337	\$ 362	\$ 225	\$ 115	\$ 163	\$ 3,792
“K”	\$ 1,439	\$ 887	\$ 115	\$ 308	\$ 358	\$ 385	\$ 238	\$ 122	\$ 173	\$ 4,025
“M”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669

Estimated Budget of Project Costs (in thousands of dollars):

	A.	B.	C.	D.	E.	F.	G.	H.	I.	
Incr. District No.	Public Improve-ments	Project Support	Fin. Reserve	Admin	Specific Revenue Source	STEM	Work Force Training	Home Buyer Assist	Cont.	Totals
“N”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“O”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“P”	\$ 16,683	\$ 10,288	\$ 1,338	\$ 3,566	\$ 4,148	\$ 4,458	\$ 2,765	\$ 1,413	\$ 2,010	\$ 46,669
“Q”	\$ 12,512	\$ 7,716	\$ 1,003	\$ 2,674	\$ 3,111	\$ 3,344	\$ 2,073	\$ 1,060	\$ 1,508	\$ 35,001
“R”	\$ 5,630	\$ 3,472	\$ 451	\$ 1,203	\$ 1,400	\$ 1,505	\$ 933	\$ 477	\$ 679	\$ 15,751
“S”	\$ 4,171	\$ 2,572	\$ 334	\$ 891	\$ 1,037	\$ 1,115	\$ 691	\$ 353	\$ 503	\$ 11,667
“T”	\$ 4,692	\$ 2,894	\$ 376	\$ 1,003	\$ 1,167	\$ 1,254	\$ 778	\$ 397	\$ 565	\$ 13,126
“U”	\$ 1,147	\$ 707	\$ 92	\$ 245	\$ 285	\$ 307	\$ 190	\$ 97	\$ 138	\$ 3,208
Project Totals¹	\$ 248,000	\$ 152,938	\$ 19,887	\$ 53,004	\$ 61,664	\$ 66,275	\$ 41,096	\$ 21,009	\$ 29,887	\$ 693,759

¹Plus financing costs, costs of issuance, necessary or appropriate reserves, and interest on repayment of Project Costs, including, where authorized, interest on assistance in development financing.

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Additional Financial Authorizations:

Advances, guaranties, loans, and repayments between any Increment Districts approved by the City of Lawton are authorized under this Project Plan, provided the aggregate budgets for the respective Increment Districts are not exceeded. Project Costs remaining upon the expiration of an Increment District may be paid from increments of any remaining Increment District(s).

Additional costs necessary or appropriate to implement this Project Plan that are to be funded or financed by other than apportioned tax increments may be approved by the City at any time. The provisions of this Section X are not a limitation on Project Costs to be funded or financed by sources other than apportioned tax increments.

XI. FINANCING PLAN AND REVENUE SOURCES

- A. Financing Plan. Some Project Costs, in anticipation of private investment, may be financed and funded by the City from apportioned tax increments or from sources other than apportioned tax increments, through the issuance of tax apportionment revenue notes, which may be repaid once increment is generated by the development within an Increment District. Private developers within the Project Area may be required to construct the necessary improvements for specific projects at their initial expense, and the financing of such private developments will be provided by private sources. Other Project Costs incurred in connection with the implementation of this Project Plan will be financed on a pay-as-you-go basis.
- B. Financing Authorizations. The implementation of this Project Plan shall be financed in accordance with financial authorizations, including both fund and asset transfers, authorized from time to time by the City Council.
- C. Financing Revenue Sources. The revenue sources expected to finance Project Costs authorized by Section X are the portion of the increments attributable to investment and development within the Increment District. Project Costs will be paid by the City and/or LEDA, as authorized from time to time by the City Council. Increment generated from within the Increment District will provide the funding of Project Costs to be paid by the City and/or LEDA, as authorized from time to time by the City Council.
- D. Financial Reports and Audits. The development activities undertaken by the City, pursuant to this Project Plan, shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.
- E. Other Necessary and Supporting Costs. LEDA, or another public entity designated by the City, is authorized to issue bonds and notes and to apply for and obtain grants from other sources for costs incurred or to be incurred in connection with the Project and the construction of improvements therein in addition to Project Costs to be financed pursuant to Section X.

XII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

- A. Private and Public Investments Expected from the Project and Increment Districts. Given the scope of the Project objectives, the density of the desired development, and the timeframe for implementation of the Project, the total private investment is anticipated to exceed \$2 billion over the life of the Project Plan. Additional private investment is anticipated as growth in the area continues. Within the proposed Increment Districts with smaller land areas (less than 160 acres), the new investment in real property (including buildings) and equipment installations (i.e. business personal property) is estimated at approximately \$1.4 million per acre. In the proposed Increment Districts with larger land areas (160 acres or more), potential land, building, and equipment valuations are estimated to exceed \$200 million per district. New employment is projected at one (1) FTE for each \$250,000 of development cost at median pay of \$80,000 annually, excluding benefits. These private investments are in addition to the aggregate public investments which are estimated to exceed \$300 million.
- B. Public Revenue Estimated to Accrue from the Project and Increment Districts. The estimated incremental increases in ad valorem and sales tax revenue, which will serve as the revenue source for financing the Project Costs authorized by Section X, is the public revenue directly attributable to the project defined by establishment of the Increment Districts. Both the City and the State will experience increases in tax revenues generated by developments that are stimulated by the Increment Districts.

Incremental ad valorem tax revenues are estimated to range between \$1.5-3 million annually in the near term, and \$12 million annually over the longer term. It is also estimated that incremental sales tax revenues will be between \$200,000 and \$500,000 annually in the near term, and \$1-2 million annually over the longer term. The development anticipated by the Project may result in an increase in demand for services by or in costs to the affected taxing entities, which will be offset by the direct financial support authorized under this Project Plan and by increases in tax revenues generated by investment in new residential and commercial development occurring outside of the Increment Districts. Funding will also be made available for implementing the STEM Strategic Plan and Workforce Training. The impacts on business activities within the Increment Districts are positive. The economic benefits of the Project for the City, the affected taxing jurisdictions, and business activities indicate positive financial impacts for the community as a whole. The aggregate impacts on the City from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section VI.

XIII. LAND USE

Existing uses and conditions of real property in the Project Area are shown on the map attached as Exhibit E. The proposed uses of the real property in the Project Area are shown on Exhibit F to reflect zoning changes that are necessary to accommodate the Project. All necessary zoning changes will proceed according to established re-zoning procedures.

Exhibit A - Project Area

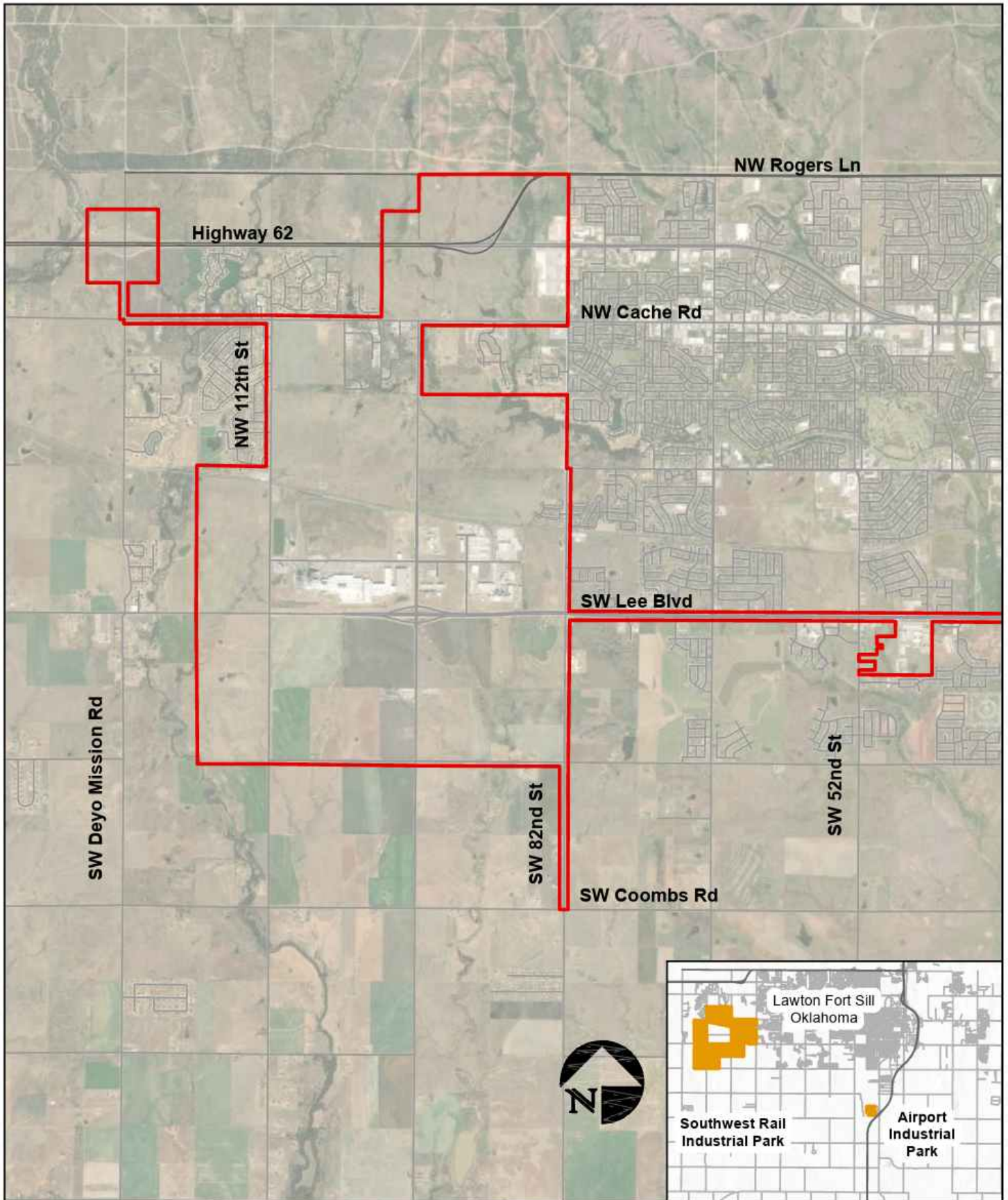


Exhibit A - Project Area

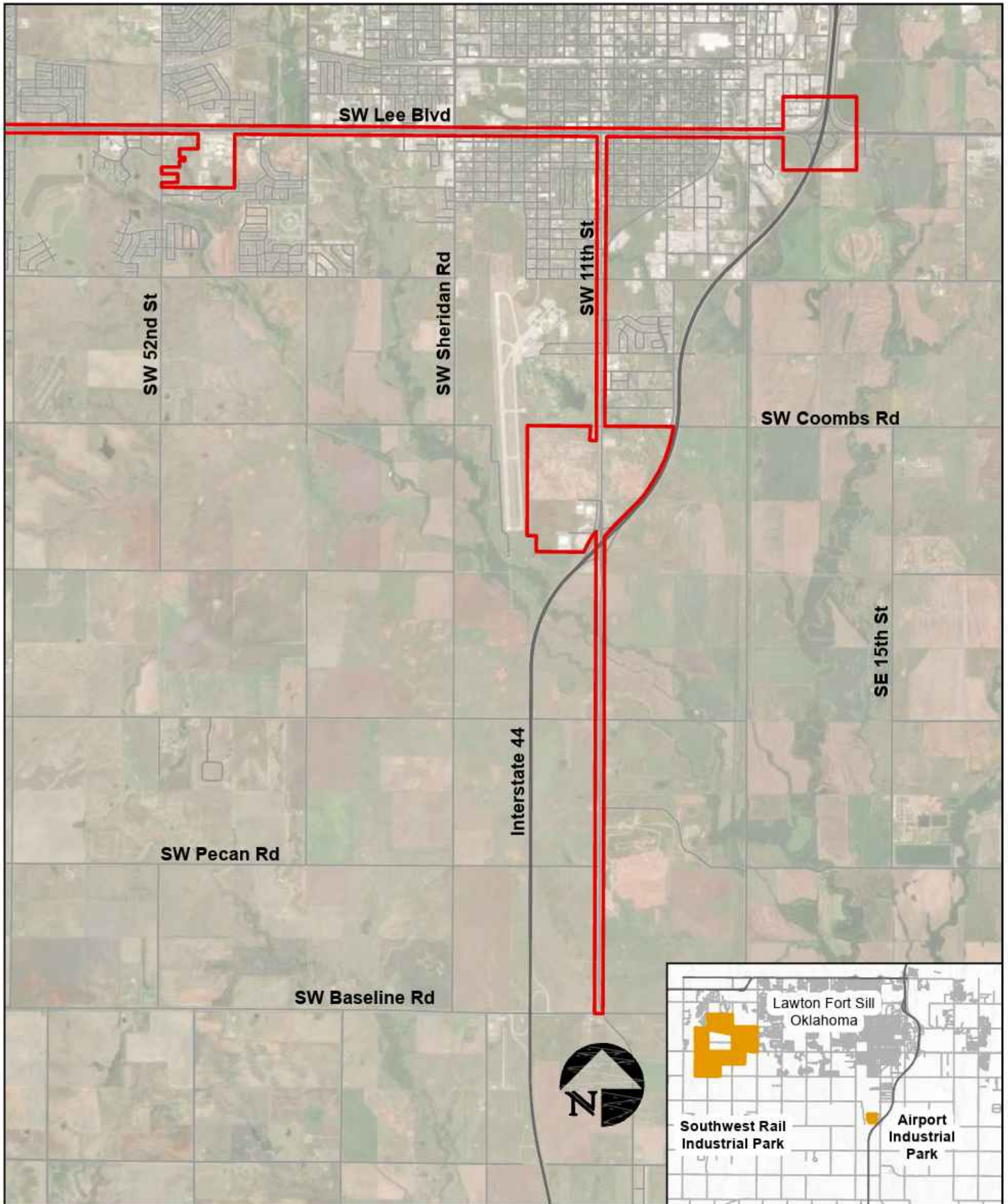


EXHIBIT B

PROJECT AREA LEGAL DESCRIPTION

A parcel of land described as follows:

The East Half of Section Two (2), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East Half of Section Thirty-Five (35), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, lying South of the Burlington Northern Railroad;

TOGETHER WITH All of Section Thirty-six (36), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Twenty-five (25), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Six (6), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet and the North 150 feet of Section Five (5), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet of Section Four (4), Section Two (2), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet and the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma LESS AND EXCEPT beginning at a point 1002.57 feet S0°23'E of the Northwest Corner of Lot 4; Thence S0°23'E a distance of 132.00 feet; Thence N89° 51"E a distance of 825.00 feet; Thence N0°23'W a distance of 132.00 feet; Thence S89°51'W a distance of 825.00 feet to the point of beginning;

TOGETHER WITH The South Half of the Northwest Quarter of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma LESS AND EXCEPT the Waterstone Development, the Park Ridge West Part 1, and the Warranty Deed filed in the Comanche County Clerk's Office in Book 5915, Page 192;

TOGETHER WITH The West Half of the Northeast Quarter of Section Three (3), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma lying South of Park Ridge Commercial Addition Part One and Park Ridge Commercial Addition Part Two, lying West of the Park Ridge Boulevard Easement filed in the Comanche County Clerk's Office in Book 1362, Page 14, and lying North of Park Ridge Addition Part 5 and Park Ridge Addition Part 6;

TOGETHER WITH The North 150 feet and the East 150 feet of Section One (1), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

Exhibit B – Project Area Legal Description cont.

TOGETHER WITH The North 150 feet and the West 150 feet of Section Six (6), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section Five (5), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter and the Southwest Quarter and Southeast Quarter of Section Thirty-two (32), Township Two (2) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of Section Thirty-one (31), Township Two (2) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of Section Thirty-six (36), Section Thirty-five (35), Section Thirty-four (34), and Section Thirty-three (33), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet and the West 150 feet of Section Thirty-two (32), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet of Section Eight (8), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet and the North 150 feet of Section Seven (7), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The North 150 feet of Section Twelve (12) and the North 150 feet of the Northeast Quarter of Section Eleven (11), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet of the North Half, the North 150 feet, and the South Half of Section Thirty (30), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet and the North 150 feet of Section Twenty-six (26), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH All of Section Nineteen (19), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet of the Southwest Quarter and the South 150 feet of the West Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of Section Twenty-four (24), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The South 150 feet, the West 150 feet of the Southwest Quarter of the Southwest Quarter, the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section Twenty-three (23), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

Exhibit B – Project Area Legal Description cont.

TOGETHER WITH The East 150 feet of the Southeast Quarter of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section Twenty-two (22), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The West 150 feet of Section Seven (7), Section Nineteen (19), Section Thirty (30), and Section Thirty-one (31), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The East 150 feet of Section Thirty-six (36), Section Twenty-five (25), Section Twenty-four (24), Section Thirteen (13), and Section Twelve (12), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma;

TOGETHER WITH The Northeast Quarter of Section Thirteen (13), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; LESS AND EXCEPT; Beginning at the Northeast Corner of the Northeast Quarter, Thence N89°31'23"W a distance of 360.056 feet; Thence S03°36'40"W a distance of 511.562 feet; Thence S87°25'52"E a distance of 391.168 feet; Thence N00°09'45"E a distance of 525.084 feet to the point of beginning.

TOGETHER WITH A portion of the Southeast Quarter lying North and West of the highway right-of-way more particularly described as: Beginning at a point 81.8 feet N89°31'44"W of the Northeast Corner of the Southeast Quarter of Section Thirteen (13), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; Thence N89°31'44"W along the North boundary of the Southeast Quarter a distance of 2547.97 feet to the West boundary of the Southeast Quarter; Thence South along the West boundary line of the Southeast Quarter a distance of 1312.64 feet; Thence S89°27'45"E a distance of 330.0 feet; Thence S00°11'42"W a distance of 572.11 feet; Thence S89°27'45"E a distance of 1704.025 feet; Thence N28°04'21"E a distance of 648.89 feet; Thence Northeasterly on a curve to the left having a radius of 1467.894 feet a distance of 561.98 feet; Thence N06°08'13"E a distance of 493.89 feet; Thence N00°09'45"E a distance of 285.39 feet to the point of beginning.

TOGETHER WITH The West 150 feet of the Southwest Quarter and all of land lying West of Interstate 44 in the Northwest Quarter of Section Eighteen (18), Township One (1) North, Range Eleven (11) West, I.M., Comanche County, Oklahoma.

Containing approximately 6,413 acres, more or less.

Exhibit C

Southwest Rail Industrial Park Increment Districts

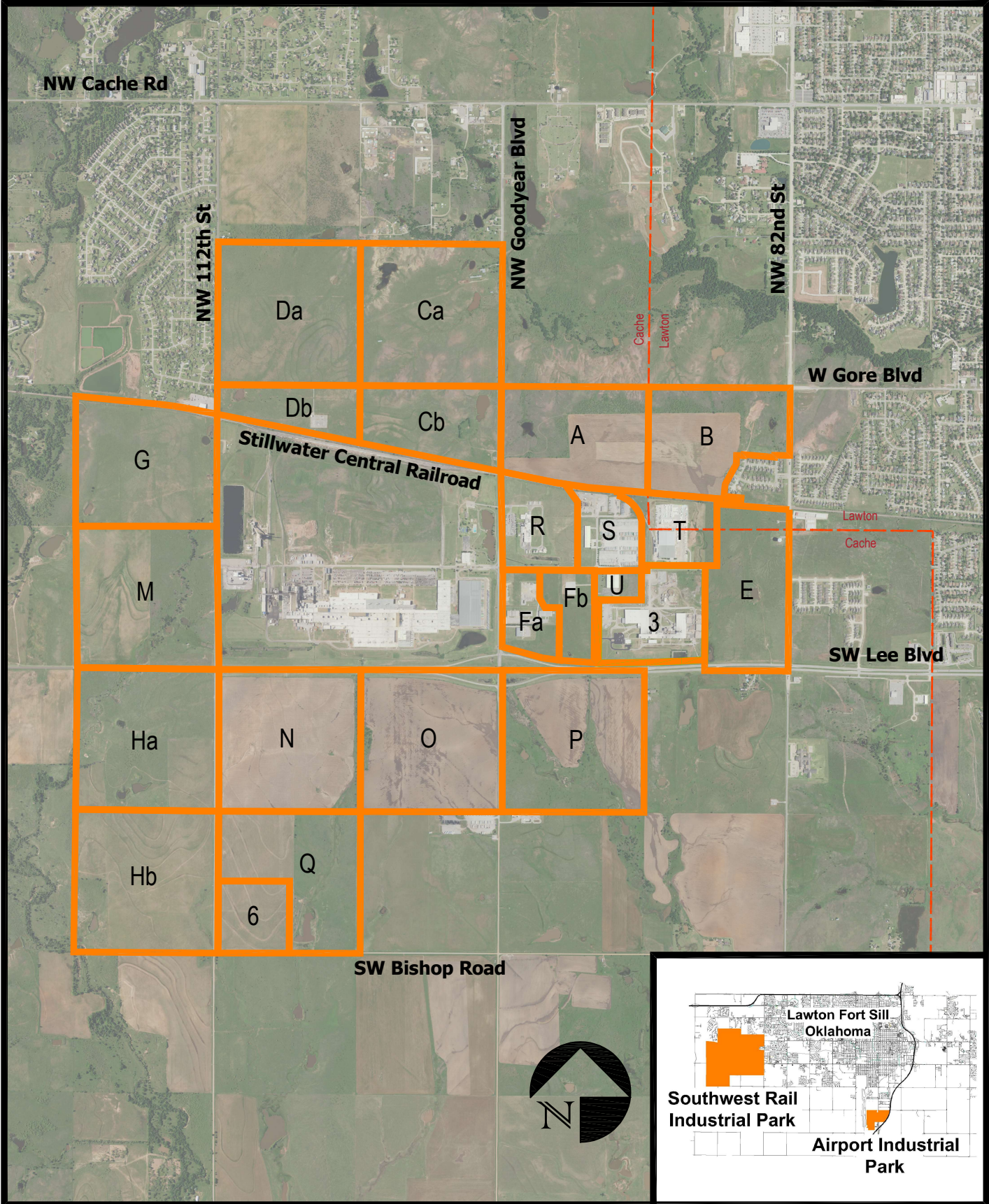


Exhibit C

Airport Industrial Park Increment Districts

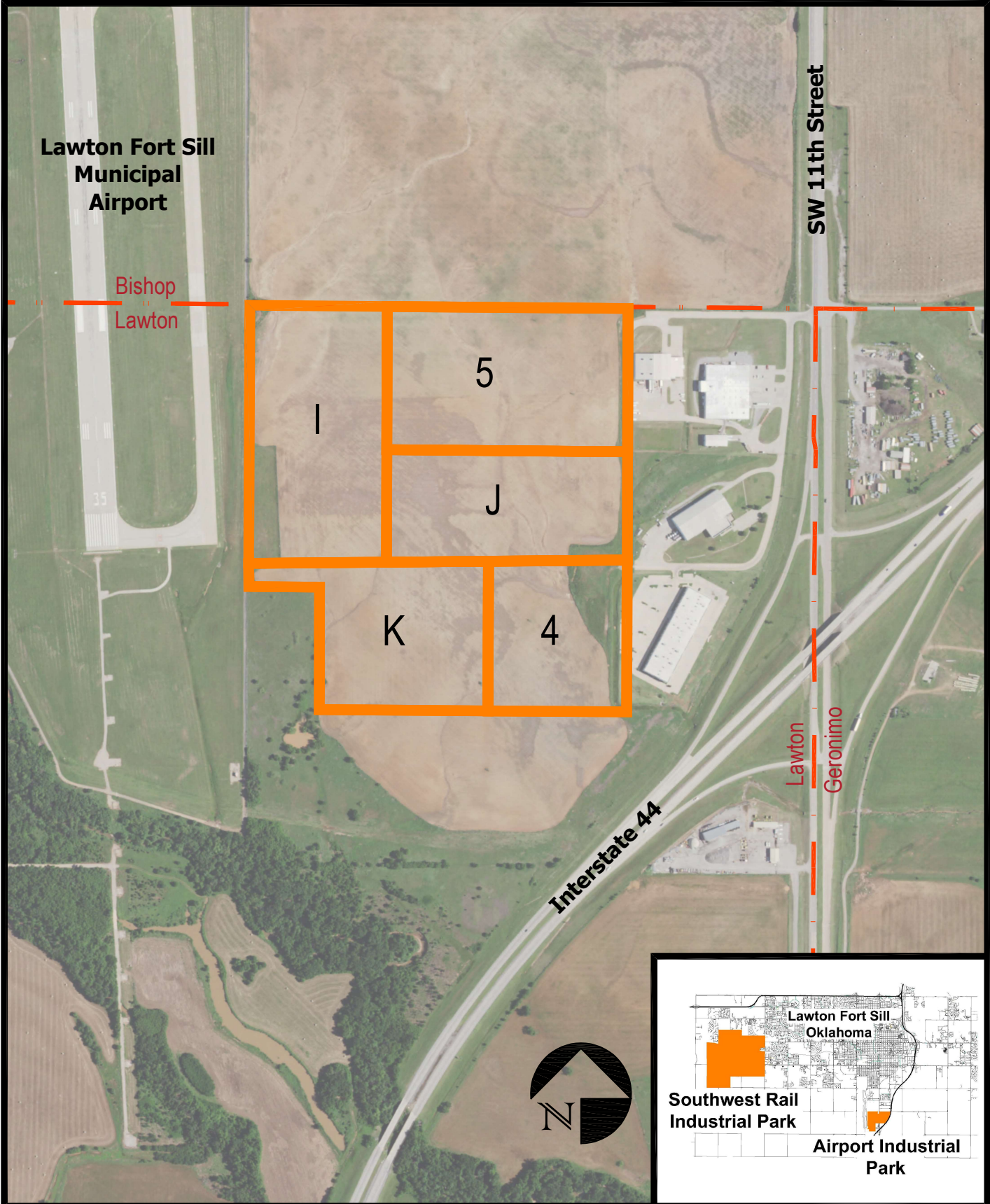


EXHIBIT D

INCREMENT DISTRICT LEGAL DESCRIPTIONS

Legal Description of Increment District No. 3:

Lot 2, Block 2, REPLAT OF LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

A tract of land described as beginning at a point 150.75 feet N00°24'28" E of the Southwest Corner of the Southeast Quarter (SE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, said point also being the Southeast Corner of Lot 2, Block 2, LAWTON INDUSTRIAL PARK, PART 1, Comanche County, Oklahoma, according to the recorded plat thereof; Thence N00°24'28"E along the Quarter Section Line, being the East boundary of said LAWTON INDUSTRIAL PARK, PART 1, a distance of 1,808.395 feet; Thence S89°38'38"E a distance of 660.023 feet; Thence S00°24'43"W along the East boundary of the West Half of the West Half of the Southeast Quarter of said Section 31, Township 2 North, Range 12 West, a distance of 1,780.543 feet, to a point on the North Right- of-Way line of Lee Blvd; Thence along said Lee Blvd North Right-of-Way line in a Southwesterly direction along a curve to the left, having a radius of 21,615,920 feet, a distance of 49.293 feet; Thence S88°02'35"W along said Lee Blvd North Right-of-Way line, a distance of 611.230 feet to the Point of Beginning.

AND

A tract of land described as beginning at a point 659.885 feet S89°41'57"E and 177.966 feet N00°24'43"E of the Southwest Corner of the Southeast Quarter (SE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; Thence N00°24'43"E along the East boundary of the West Half of the West Half of the Southeast Quarter of said Section 31, Township 2 North, Range 12 West, a distance of 1,780.543 feet; Thence S89°38'38"E a distance of 426.022 feet; Thence S00°24'28"W a distance of 1,757.675 feet to a point on the North Right-of-Way line of Lee Blvd; Thence along said Lee Blvd North Right-of-Way line in a Southwesterly direction along a curve to the left, having a radius of 21,615.920 feet, a distance of 426.789 feet to the Point of Beginning.

Containing approximately 66.9 acres, more or less.

Legal Description of Increment District No. '4':

Lots 2R and 3, Block 1, LAWTON AIRPORT INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

The 60 feet of right-of-way for Rex Madeira Road as shown on the LAWTON AIRPORT INDUSTRIAL PARK, PART 2 plat.

Exhibit D – Increment District Legal Descriptions cont.

Containing approximately 10.5 acres, more or less.

Legal Description of Increment District No. '5':

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as commencing at the Northeast Corner (NE/c) of the Southeast Quarter (SE ¼); Thence West along the North quarter section boundary line a distance of 867.01 feet to the point of beginning; Thence South a distance of 671.43 feet; Thence West a distance of 1120.00 feet; Thence North a distance of 670.90 feet to the North boundary line of the quarter section; Thence East along the North boundary line a distance of 1120.00 feet to the point of beginning.

Containing approximately 17.3 acres, more or less.

Legal Description of Increment District No. '6':

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof.

Containing approximately 40 acres, more or less.

Legal Description of Increment District No. 'A':

That portion of the Northwest Quarter (NW ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government thereof, lying North of the railroad right-of-way.

Containing approximately 114 acres, more or less.

Legal Description of Increment District No. 'B':

That portion of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying North of the railroad right-of-way.

LESS AND EXCEPT Wyatt Village Addition, Part 1 & 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plats thereof.

Containing approximately 103 acres, more or less.

Legal Description of Increment District No. 'Ca':

The Southeast Quarter (SE ¼) of Section Twenty-five (25), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'Cb':

Exhibit D – Increment District Legal Descriptions cont.

That portion of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying North of the railroad right-of-way.

Containing approximately 80 acres, more or less.

Legal Description of Increment District No. 'Da':

The Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'Db':

That portion of the Northwest Quarter (NW ¼) of Section Thirty-six (36), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying North of the railroad right-of-way.

Containing approximately 49 acres, more or less.

Legal Description of Increment District No. 'E':

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying South of the railroad right-of-way.

AND

Beginning at the Southeast Corner of the Southeast Quarter (SE ¼) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, Thence West approximately 1,538 feet; Thence North approximately 1,895 feet; Thence East approximately 218 feet; Thence North approximately 746 feet to the North line of the Southeast Quarter; Thence East approximately 1,320 feet to the East line of the Southeast Quarter; Thence South approximately 2,640 feet to the Point of Beginning, LESS AND EXCEPT: Any dedicated street right-of-way of SW 82nd Street and SW Lee Blvd.

Containing approximately 104 acres, more or less.

Legal Description of Increment District No. 'Fa':

Lots 1, 3, 4, and 5, Block 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Exhibit D – Increment District Legal Descriptions cont.

Lots 2A and 2B, Block 1, REPLAT OF LOTS 2 & 7, BLOCK 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lots 6A and 6B, Block 1, RE-PLAT OF LOT 6, BLOCK 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lot C, Block 1, LAWTON INDUSTRIAL PARK, PART 3, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 32 acres, more or less.

Legal Description of Increment District No. 'Fb':

Lots 7A-1 and 7B-1, Block 1, REPLAT OF LOTS 7A & 7B, BLOCK 1 OF THE REPLAT OF LOTS 2 & 7, BLOCK 1, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

Lots A and B, Block 1, LAWTON INDUSTRIAL PARK, PART 3, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 31 acres, more or less.

Legal Description of Increment District No. 'G':

That portion of the Northeast Quarter (NE ¼) of Section Thirty-five (35), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; lying south of the railroad right-of-way.

Containing approximately 138 acres, more or less.

Legal Description of Increment District No. 'Ha':

The Northeast Quarter (NE ¼) of Section Two (2), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'Hb':

The Southeast Quarter (SE ¼) of Section Two (2), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Exhibit D – Increment District Legal Descriptions cont.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'I':

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West. I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as commencing at the Northeast Corner (NE/c) of the Southeast Quarter (SE ¼); Thence West along the North quarter section boundary line a distance of 1987.01 feet to the point of beginning; Thence South a distance of 1232.24 feet; Thence West a distance of 650 feet to the West boundary line of the Southeast Quarter; Thence North along the West boundary line a distance of 1200 feet to a point on the North boundary line of the quarter section; Thence East along the North boundary line a distance of 645.76 feet to the point of beginning.

Containing approximately 16 acres, more or less.

Legal Description of Increment District No. 'J':

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West. I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as commencing at the Northeast Corner (NE/c) of the Southeast Quarter (SE ¼); Thence West along the North quarter section boundary line a distance of 867.01 feet; Thence South a distance of 671.43 feet to the point of beginning; Thence South a distance of 560.81 feet to the North boundary line of LAWTON INDUSTRIAL PARK, PART 2; Thence West a distance of 1120.00 feet partially along the North boundary of LAWTON AIRPORT INDUSTRIAL PARK, PART 2; Thence North to a point 670.90 feet South of the North boundary line of the quarter section; Thence East parallel to the North quarter section boundary line a distance of 1120.00 feet to the point of beginning.

Containing approximately 13 acres, more or less.

Legal Description of Increment District No. 'K':

That portion of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township One (1) North, Range Twelve (12) West. I.M., Comanche County, Oklahoma; according to the U.S. Government Survey thereof, more particularly described as beginning at the Northwest corner of the LAWTON AIRPORT INDUSTRIAL PARK, PART 2 plat; Thence South along the West boundary of said plat a distance of 680.06 feet to the Southwest corner of Lot 3, Block 1, LAWTON AIRPORT INDUSTRIAL PARK, PART 2; Thence continuing South a distance of 33.75 feet; Thence West a distance of 800 feet; Thence North 572.11 feet; Thence West 330.0 feet; Thence North a distance of 143.69 feet; Thence East a distance of 1132.15 feet to the point of beginning.

Containing approximately 13.78 acres, more or less.

Legal Description of Increment District No. 'M':

The Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Two (2) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Exhibit D – Increment District Legal Descriptions cont.

Containing approximately 130 acres, more or less.

Legal Description of Increment District No. 'N':

The Northwest Quarter (NW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'O':

The Northeast Quarter (NE ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'P':

The Northwest Quarter (NW ¼) of Section Six (6), Township One (1) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof.

Containing approximately 160 acres, more or less.

Legal Description of Increment District No. 'Q':

The Southwest Quarter (SW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof, LESS AND EXCEPT: The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township One (1) North, Range Thirteen (13) West, I.M., Comanche County, Oklahoma; according to the U.S Government Survey thereof.

Containing approximately 120 acres, more or less.

Legal Description of Increment District No. 'R':

Lot 8, Block 3, LAWTON INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 54 acres, more or less.

Legal Description of Increment District No. 'S':

Lots 1, 2, 3, 4, 5, 6, and 7, Block 3, LAWTON INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 40 acres, more or less.

Legal Description of Increment District No. 'T':

Exhibit D – Increment District Legal Descriptions cont.

Lot 9, Block 3, LAWTON INDUSTRIAL PARK, PART 2, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

AND

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof, lying south of the railroad right-of-way.

AND

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31), Township Two (2) North, Range Twelve (12) West, I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof.

Containing approximately 45 acres, more or less.

Legal Description of Increment District No. 'U':

Lot 1, Block 2, LAWTON INDUSTRIAL PARK, PART 1, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof.

Containing approximately 11 acres, more or less.

Exhibit E Airport Industrial Park Existing Uses

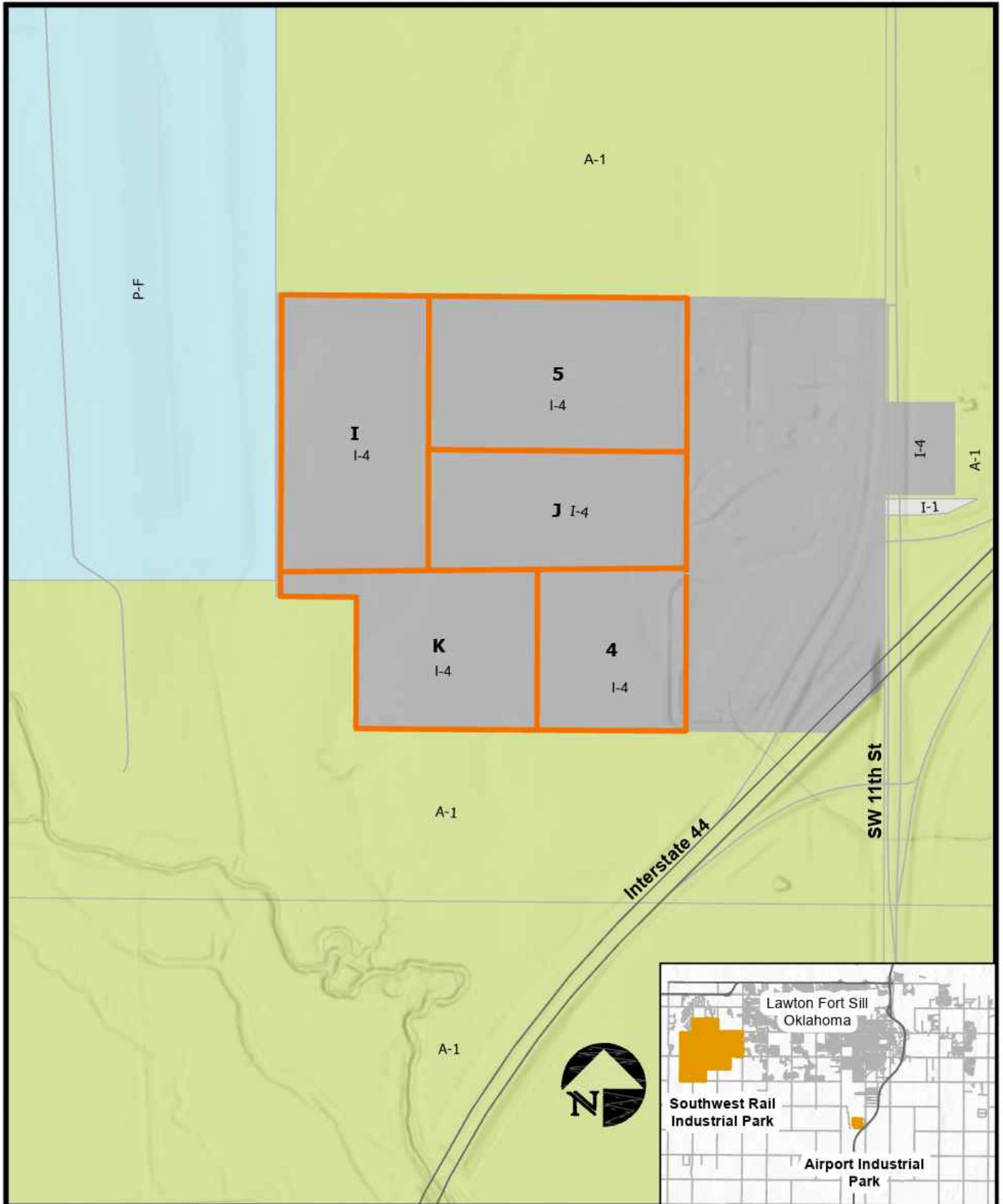


Exhibit F Southwest Rail Industrial Park Proposed Uses

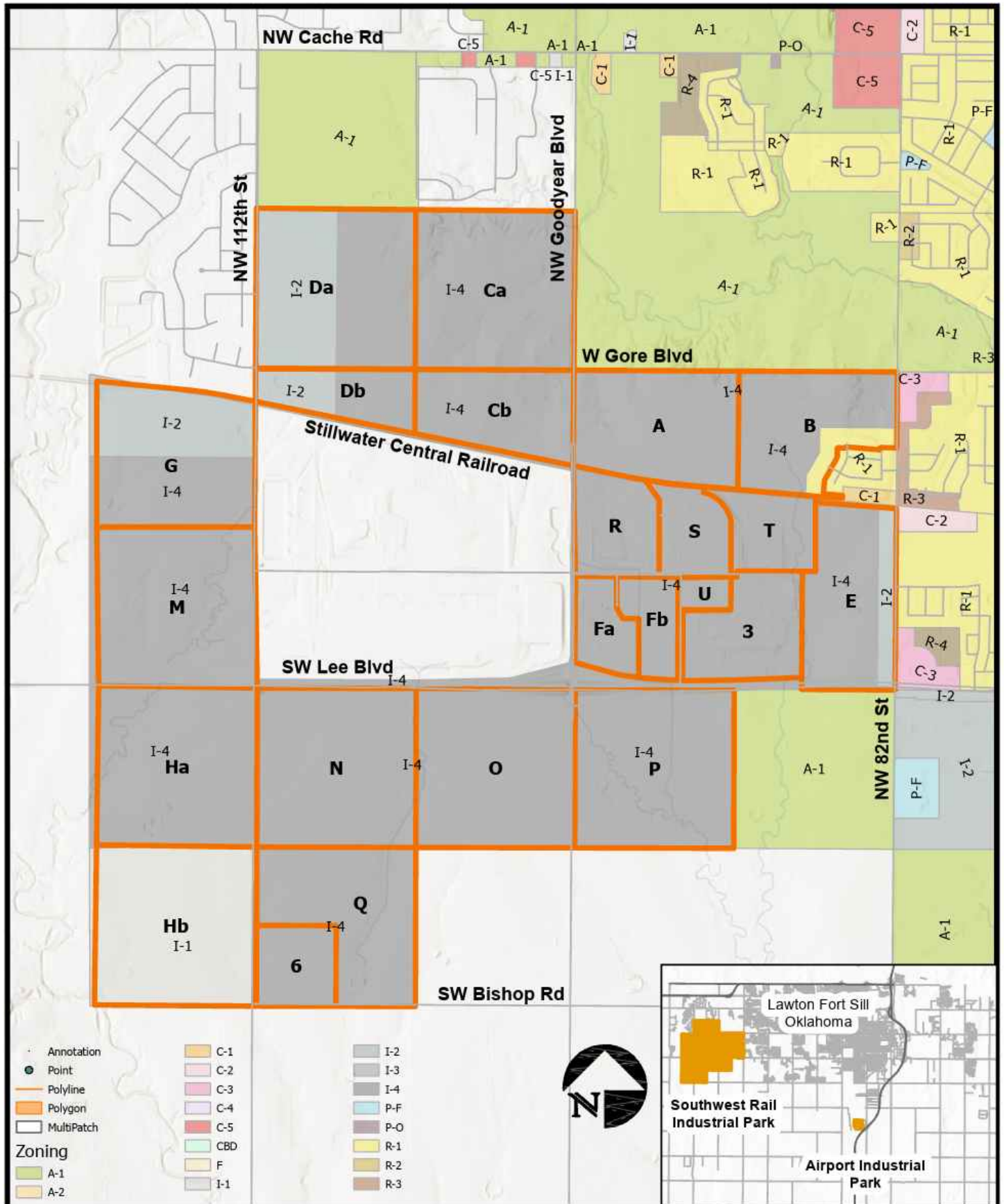


Exhibit F Airport Industrial Park Proposed Uses

