

January 13, 2022

The TIF Review Committee met in a regular meeting with the following members present: Darrell Yoder, Lori Helton, Roger Crutchfield, Renea Wantland for James Thompson, Dr. Larry Burdick, Roger Moore and Lisa Melchior. The initial notice of the meeting was received in writing January 11, 2022, and the agenda for this meeting was posted on the lower floor of the Court House at 9:30 a.m., January 11, 2022. Commissioner Yoder called the meeting to order in compliance with the Open Meeting Law and the following business was done:

Commissioner Yoder led the Pledge of Allegiance

No Invocation was done

Motion was made by Commissioner Yoder, seconded by Roger Crutchfield, to approve the minutes of November 30, 2021. Yoder, Yes; Helton, Yes; Crutchfield, Yes; Thompson, not present; Burdick, Yes; Moore, Yes; Melchior, abstain.

ANNOUNCEMENTS: NONE

NEW BUSINESS:

Commissioner Yoder recognized and gave thanks to the new committee member and their willingness to serve.

An interactive presentation of the proposed Mayes County MidAmerica Industrial Development Project Plan and Increment District No. 1, Mayes County, including statutory eligibility and analysis of financial impacts on taxing jurisdictions and business activities was given to the committee. Jeff Sabin presented a power point with some of the following highlights. What is a TIF? An increment district which apportions the increment of certain local taxes and fees generated within the TIF to finance public project costs in order to stimulate development in the project area. He also went of where TIF money can be used. State or Federal Enterprise Zones, Historic preservation areas and reinvestment areas. The Statutory approval process would be the County would adopt a Resolution declaring intent to consider TIF project plan and convenes Review Committee, Project Plan developed for proposed project then the review committee meets to review proposed project plan. Committee makes findings as to eligibility and financial impacts, and provides recommendation to County. The BOCC then holds 2 public hearings on the project plan. County considers resolution approving project plan and creating TIF. The Committee is charged with making findings as to eligibility of proposed project area and increment district, finding financial impacts and recommending approval of the proposed project plan. The Commissioners are charges with declaring initial intent to consider TIF and appointing committee, holding two required hearings and taking action it deems appropriate. The project plan goals are to facilitate private industrial development, provide funding for needed public facilities and improvements and advance regional competitiveness and quality of life. The project would be all of Mayes County with the Increment District being where increment revenues are generated (undeveloped 682 acres in center of MidAmerica Industrial Park. OOWA has engaged design firm to develop Placemaking Plan. They will be securing funding for localities to help pay for utilities, transportation, housing and community improvements to support new jobs. The projected investment \$3.5-\$5 billion in private investment, up to 6,000 new jobs and 1,200 indirect jobs. Projected Increment up to \$615 million total. Impacts on Chouteau schools would be increased population, additional \$30 million project cost allocation for facilities, ancillary development outside of TIF district will generate additional revenue. Impacts on Mayes County, increased residential population, additional \$12 million project coast allocation for equipment, facilities, and admin costs. Road and other infrastructure costs within the park and elsewhere have budget allocations, reducing County impacts. Impact on Health Department, increased population and associated needs. Estimated to provide up to \$5.5 million to cover costs, potential for increased partnership opportunities. NTC impact, increased student population, increased employee training program and partnership opportunities. Estimated to provide up to \$40 million to cover costs. Impacts on Business Activities up to 74,500 temporary jobs during construction period. Up to 7,200 permanent jobs with permanent payroll of up to \$408 million and increased synergy and regional competitiveness could spawn new development outside of TIF, both within and outside of MAIP

Motion made by Commissioner Yoder, seconded by Dr. Larry Burdick, to table agenda item 8 & 9. Yoder, Yes; Helton, Yes; Crutchfield, Yes; Thompson, not present; Burdick, Yes; Moore, Yes; Melchior, Yes.

No action taken on agenda item 10.

PUBLIC COMMENTS: NONE

Motion was made by Commissioner Yoder, seconded by Lisa Melchior, to adjourn. Yoder, Yes; Helton, Yes; Crutchfield, Yes; Thompson, not present; Burdick, Yes; Moore, Yes; Melchior, Yes.

Approved this _____ day of _____, 2022.

Darrell Yoder

Lori Helton

Roger Crutchfield

James Thompson

Larry Burdick

Lisa Melchior

Roger Moore