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OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN

(an Amended Oklahoma Health Center Economic Development Project Plan)

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(an Amended Oklahoma Health Center Economic Development Project Plan)

I. SUCCESS OF THE OKLAHOMA HEALTH CENTER PROVIDES FOUNDATION FOR INNOVATION DISTRICT STRATEGY.

A. Successful Developments of Oklahoma Health Center. The accomplishments of the Oklahoma Health Center Economic Development Project Plan, in nourishing the growth of the Oklahoma Health Center, led by the continuing development of the University of Oklahoma Health Sciences Center, along with the presence and growth of other significant developments in the project area, now make possible the addition of an innovation district strategy. The announcement of a new partnership with SSM Healthcare of Oklahoma vastly increases the economic, employment, and community significance of these endeavors. The proposal to undertake innovation district strategies is only possible because of the foundation provided by the success of the Oklahoma Health Center project undertakings.

Building on the strength of the previous developments in and around the Oklahoma Health Center, including, the University of Oklahoma Health Sciences Center, OU Medical Center, Children's Hospital, the University Research Park, the Oklahoma Medical Research Foundation, Cytovance Biologics, Dean McGee Eye Institute, Department of Veterans Affairs Medical Center, Oklahoma Blood Institute, Stephenson Cancer Center, Oklahoma Allergy & Asthma Clinic, Oklahoma School of Science and Mathematics, Oklahoma Center for the Advancement of Science and Technology, Oklahoma State Chamber of Commerce, Embassy Suites, and numerous other developments, the Oklahoma Regional Innovation District Project Plan proposes to broaden the original plan objectives to include the creation of an Innovation District.

The Oklahoma Health Center is the epicenter of research, health care, education, technology, and community services organizations which exists nowhere else in the state of Oklahoma. Ground-breaking discoveries made by Oklahoma City-based researchers have helped put Oklahoma City on the map as a contender in the bioscience and technology marketplace. Oklahoma City's bioscience companies boast annual revenues of more than $6.7 billion and support 51,000 workers with total compensation of $2.2 billion. Undeniably, one of the most significant factors in this area's biotech boom is the powerful symbiotic relationship between entrepreneurs, clinical researchers, academic investigators, and public and private investors.

This thriving area surrounding the Oklahoma Health Center is ripe for new development and has demonstrated success in incubating startup businesses. University Research Park, a 27-acre, $100 million site, is currently home to 38 science-based companies including Moleculera Labs, Cytovance Biologics, Accele Biopharma, and other industry leaders. The research park also includes the Presbyterian Health Foundation, which supports a variety of health-related activities, including recruitment of research scientists and provision of research and equipment grants. The city's bioscience sector that has clustered in that area offers a strong anchor point for future development.

The University of Oklahoma Health Sciences Center (OUHSC) is the primary place of instruction for many of Oklahoma's health professions. It is one of only four health centers in the United States with seven professional colleges. The 30 institutions on its campus employ more than 15,000 people with a combined general revenue of more than $3.5 billion per year, and NIH funding of more than $53 million.

The Oklahoma Medical Research Foundation (OMRF) is recognized as one of the most respected independent medical research institutes nationwide. Researchers at OMRF make ground-breaking discoveries as they explore the mysteries of human diseases including Alzheimer's, brain diseases, cancers, diabetes and lupus. OMRF is not only one of the nation's premiere biomedical research institutes, but is also an important economic force in the state of Oklahoma, creating over 1,000 jobs in the state, and generating $46 million in income per year.

Joining the bioscience and biotechnology community at the Oklahoma Health Center is the new 95,000 square-feet GE Global Research Oil and Gas Technology Center, the company's first industry specific research center. The project will add 130 high-tech jobs and is expected to have a direct and indirect economic impact of $13 million on the state and local economies.

These and other successful developments in and around the Oklahoma Health Center provide the foundation for the proposed innovation district strategy.

B. Objective of Plan. Originally approved as Oklahoma City's first project plan adopted pursuant to the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, including Oklahoma City's first tax increment financing district, the Oklahoma Health Center Economic Development Project Plan has stimulated the development of the University Research Park, bioscience business incubator facilities, the GE Global Research Center, and other redevelopments in the area, including the creation of more than 2,500 new high-quality jobs. Over the last decade alone, notwithstanding a major recession, at least 1,750 new jobs were created and more than $200 million in new private investment was stimulated in the project area. Overall, more than $2 billion in new development in the area has occurred.

The primary objective of this Amended Oklahoma Health Center Economic Development Project Plan ("Project Plan")[1] is to provide a legal and financial framework for implementing and supporting an innovation district, to assist The City of Oklahoma City in achieving the economic development objectives set forth in the original Oklahoma Health Center Economic Development Project Plan, and to assist in the implementation of the Harrison-Walnut Urban Renewal Plan, previously adopted and approved pursuant to the Oklahoma Urban Renewal Law, 11 O.S. §38-101, *et seq*.

C. Integration of an Innovation District. With the prior development of critical assets in and around the Oklahoma Health Center, including the University of Oklahoma Health Sciences

[1] This Project Plan, amending and replacing the Oklahoma Health Center Economic Development Project Plan in its entirety, is a project plan as defined under, and will be adopted pursuant to, the Oklahoma Local Development Act, 62 O.S. § 850, *et seq*.

Center, Oklahoma City now has the opportunity, with the guidance of the Brookings Institution, to create the new synergies which are possible through an innovation district.

As used in this Project Plan, "Project" and "Innovation District" refer to the activities authorized and undertaken pursuant to this Project Plan. An effective innovation district is not exclusively about a specific geographically defined area but rather is about stimulating new relationships, new functions, and new beneficial outcomes for the community, as well as the multi-use redevelopment of an area with a focus on generation and attraction of technology and life sciences businesses. It creates relationship connections that did not previously exist, it connects functions that previously were separate, and it strategically plans and undertakes programs of education, participation, financing, investing, and development that claim the benefits of and nourishing new relationships. It also provides and expands economic opportunities for individuals and families.

An innovation district encourages development of innovation hubs, establishes connections to the hubs, and implements programs that provide the critical elements of the Project. Thus, the district is the principal location of the interconnections. The *network* is the key. The synergy of an innovation district is proportional to the levels of interaction in the work, living, and play activities of those connected to the innovation district.

The Brookings Institution has chronicled the rise of innovation districts in a number of cities around the world. These innovation districts have been successful in multiplying and accelerating investment, quality job creation and the stimulation of multiple interacting land uses. These endeavors have frequently resulted in greater connection to adjacent neighborhoods and enhanced education and skill training, especially in science, technology, engineering, and mathematics. These successes have led to numerous requests for the Brookings Institution to assist various cities in the United States.

In response to these requests, the Brookings Institution has identified two cities to assist in creating innovation districts. Those cities are Philadelphia and Oklahoma City. The Brookings Institution has undertaken a 24-month program, funded by a group of public and private organizations ("Founding Participants"), to assist The City of Oklahoma City in planning and implementing an innovation district.

According to the Brookings Institution:

> "A new complementary urban model is now emerging, giving rise to what we and others are calling "innovation districts." These districts, by our definition, are geographic areas where leading edge anchor institutions and companies cluster and connect with startups, business incubators and accelerators."
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> "Our most creative institutions, firms and workers crave proximity so that ideas and knowledge can be transferred more quickly and seamlessly. Our "open innovation" economy rewards collaboration,

transforming how buildings and entire districts are designed and spatially arrayed. Our diverse population demands more and better choices of where to live, work and play, fueling demand for more walkable neighborhoods where housing jobs and amenities intermix."

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"Innovation districts have the unique potential to spur productive, inclusive and sustainable economic development. At a time of sluggish growth, they provide a strong foundation for the creation and expansion of firms and jobs by helping companies, entrepreneurs, universities, researchers, and investors – across sectors and disciplines to co-invent and co-produce new discoveries for the market. At a time of rising social inequality, they offer the prospect of expanding employment and educational opportunities for disadvantaged populations given that many districts are close to low-and-moderate-income neighborhoods. And, at a time of inefficient land use, extensive sprawl and continued environmental degradation, they present the potential for denser residential and employment patterns, the leveraging of mass transit, and the repopulation of urban cores."

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"We have also found that innovation districts uniformly contain a mix of economic, physical, and networking assets. Economic assets are the firms, institutions, and organizations that drive, cultivate, or support an innovation-rich environment. Physical assets are the public and privately owned spaces – buildings, open spaces, streets, and other infrastructure – designed and organized to stimulate new and higher levels of connectivity, collaboration, and innovation. Lastly, networking assets are the relationships between actors – such as between individuals, firms, and institutions – that have the potential to generate, sharpen, and/or accelerate the advancement of ideas. These assets, taken together, create an innovation ecosystem – the synergistic relationship between people, firms, and place that facilitates idea generation and advances commercialization."

D. Strategy. The actions to be taken to continue achieving the original plan objectives and to support and implement the Innovation District road map under this Project Plan will principally consist of activities focused on innovation, place making, enhanced education and training, and neighborhood making, include:

1. The financing, construction, and long-term leasing of business incubator, accelerator, education, training, and multi-use facilities to promote economic development in the Project Area;

2. Contracting for and financing enhanced education programs, skills training programs, internships, workforce development, and entrepreneurial support activities;

3. The financing, construction, and operation of public places (including meeting room space, work space, conference facilities, gathering space, entertainment space, and arts and cultural space, green space, and open space), and parking facilities in support of Innovation District entrepreneurial and development activities and supporting development objectives for the Project Area;

4. The financing, construction, and development of supporting residential and commercial facilities in the Innovation District;

5. The acquisition of properties and installation of public infrastructure to support further development and redevelopment activities of the Innovation District pursuant to the Harrison-Walnut Urban Renewal Plan to provide for the future growth of the Innovation District and supporting development;

6. The enhancement and provision of pedestrian and vehicular access; and

7. The implementation of redevelopment activities in accordance with the publicly approved objectives of related plans and projects to implement the Innovation District initiatives.

The Project will be financed from a combination of public and private sources, including the apportionment of ad valorem tax increments from Oklahoma City Increment Districts established in connection with the Project.

II. BOUNDARIES OF PROJECT AREA AND THE INCREMENT DISTRICTS.

A. Project Area and Boundaries. The initially identified Project Area is the principal area in which Innovation District activities will take place. The initial boundaries of the Project Area are generally the area bounded on the north mostly by N.E. 13th Street (and N.E. 14th Street and N.E. 16th Street at certain points), N. Broadway Avenue on the west (embracing Automobile Alley), N. Kate Avenue on the east (and N. Bath Avenue at a certain point), and bounded on the south by the Union Pacific Railroad rights-of-way. Portions of the Project Area are within the Harrison-Walnut Urban Renewal Plan Area. The initial boundaries of the Innovation District Project Area are shown on Exhibit "A" and described on Exhibit "B", and are subject to change. Where a portion of the Innovation District overlaps another established project area, support may also be requested from such project.

B. Increment Areas and Boundaries. The ad valorem increment district areas and boundaries of the increment districts designated Increment District No. 1, Increment District No. 7, Increment District No. 11, and two additional increment districts designated as No. "M" and No. "N," The City of Oklahoma City are shown

on Exhibit "A" and described on Exhibit "B." Increment Districts No. "M" and No. "N" may be activated at a later date upon resolution of the City Council of The City of Oklahoma City. Increment district areas are subject to exclusion of certain properties as provided in Section VII. F.

III. ELIGIBILITY OF PROJECT AND INCREMENT DISTRICT AREAS.

Both the Project Area and Increment District areas are within a State designated "Enterprise Zone." A map showing the Enterprise Zone boundaries is attached as Exhibit "C."

IV. OBJECTIVES.

The purposes of the Project and the authorized Increment Districts are to assist in achieving the original plan objectives and to implement an Innovation District strategy, to achieve the economic development objectives of The City of Oklahoma City contained in this Project Plan, and to continue implementing the objectives of the Harrison-Walnut Urban Renewal Plan, which will collectively:

A. Create new synergies supporting economic opportunity and economic development;

B. Promote enhanced education, skills training programs, internships, workforce development, and entrepreneurial support;

C. Create relationships with adjacent neighborhoods;

D. Redevelop adjacent neighborhoods in accordance with previously approved urban renewal plans;

E. Serve as a catalyst for retaining and expanding employment;

F. Recruit and retain new business in the Project Area with a focus on biotechnology, technology, life sciences, pharmaceuticals, energy, aerospace, and engineering;

G. Attract major investment in the area;

H. Preserve and enhance the tax base; and

I. Make possible interactions, investment, development and economic growth, which would otherwise be difficult without the Project and the apportionment of ad valorem taxes from the Increment Districts.

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V. STATEMENT OF PRINCIPAL ACTIONS.

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

A. **INNOVATION**. Planning, financing, acquisition, construction, long-term leasing or disposition, and assistance in development financing of Innovation District facilities, complementary commercial facilities, and supporting public improvements by the Oklahoma City Redevelopment Authority, a public trust, pursuant to agreements (including agreements with the Oklahoma City Urban Renewal Authority, a public body corporate) providing for disposition, acquisition, and operation of education, training programs, internships, entrepreneurial support, business cultivators, business incubators, business accelerators, and supporting commercial, retail, and residential developments financed by the authorized issuance of notes and bonds to be repaid in whole or in part by apportioned ad valorem tax increments from the Increment Districts authorized herein; and

B. **PLACE-MAKING**. Planning, financing, acquisition, construction, development, disposition, and assistance in development financing of public places (including green space, open space, meeting and gathering space, work space, conference facilities, entertainment space, and arts and cultural space), parking facilities, complementary commercial and retail facilities, and supporting public improvements by the Oklahoma City Redevelopment Authority, a public trust, pursuant to agreements (including agreements with the Oklahoma City Urban Renewal Authority, a public body corporate) by the authorized issuance of notes or bonds to be repaid in whole or in part by apportioned ad valorem tax increments from the Increment Districts authorized herein.

C. **NEIGHBORHOOD MAKING**. Neighborhood making through neighborhood engagement and through the implementation of economic development and redevelopment activities by the Oklahoma City Urban Renewal Authority, a public body corporate, in accordance with the Harrison-Walnut Urban Renewal Plan, and this Project Plan including the negotiation, preparation, execution, and implementation of development and redevelopment agreements, including agreements for financing, property acquisition, construction, and land disposition, as authorized by the Oklahoma Urban Renewal Law, 11 O.S. § 38-101, *et seq*.

D. **ENHANCED EDUCATION**. Implementation of agreements for enhanced education, skills training programs, workforce development, internships, and entrepreneurial support through the Oklahoma City Redevelopment Authority, a public trust.

The achievement of this objective with respect to enhanced education, skills training, workforce development, and internships for students (but excluding entrepreneurial support) shall be implemented under agreements subject to the direction and guidance of a committee for Enhanced Education and Skills Training

("Education Committee") which shall be established by the Innovation District Governance Entity in a manner which complies with the requirements approved by separate resolution of the City Council (which may be amended from time to time). In addition, the Education Committee shall create education working groups ("Education Working Groups") with participation by existing and prospective education service providers. The Education Committee shall operate in accordance with the following principles:

1. Membership of the Education Committee will reflect the recommendations of the Brookings Institution Study, but shall not include entities funded to provide education services.

2. Membership of the Education Committee shall include representatives of adjacent neighborhoods, and the Mayor and the Ward 7 City Council person may each appoint a member to the Education Committee.

3. The Education Committee shall determine guidelines for entity participation in funding for services.

4. The Education Committee shall develop the process to evaluate participation proposals. The Education Committee may also make funding recommendations for consideration.

5. The purpose of enhanced education expenditures shall be to substantially increase the number of students, especially from neighboring areas, to become STEM professionals by ensuring their academic readiness and preparedness to enter and complete a STEM degree or certification program at either a college or public career technology center.

6. Any K-12 public school, including public charter schools and public technology centers, especially those servicing neighborhoods in or near the Innovation District, may apply to participate and provide services under agreements in accordance with the Education Committee guidelines.

7. The areas of primary participation shall be recommended by the Education Committee but must include the Project Area, nearby neighborhoods, and contiguous areas northward between I-235 and I-35.

8. Enhanced education funding priorities shall be established pursuant to City Council resolution after receipt of recommendations from the Education Committee.

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VI. GOVERNANCE, ORGANIZATION AND PUBLIC ENTITY PARTICIPATION.

A. **GOVERNANCE**. The Brookings study initiative for the Innovation District has been funded by the Founding Participants, which are the Greater Oklahoma City Chamber of Commerce, the Oklahoma Health Center Foundation, the Presbyterian Health Foundation, the Oklahoma Medical Research Foundation, the University of Oklahoma Health Sciences Center, and the Oklahoma City Redevelopment Authority, a public trust.

A governance organization ("Governance Entity") shall be created by or under the direction of the Founding Participants. The Governance Entity shall be responsible for development of Innovation District initiatives, support for participation, nourishment of relationships, and coordination of implementation activities.

The Governance Entity shall be organized and operated exclusively for the administration and operation of the Innovation District under the following principles: (1) no single Founding Participant or other individual or organization may exercise voting or operational control over the Governance Entity, (2) the Governance Entity shall not be organized for profit and may not distribute its earnings or profits, if any, to organizers, Founding Participants, or any other individual or organization, and (3) its business, operations, and affairs shall be focused exclusively on the creation, development, expansion, functioning, administration, and operation of the Innovation District, including implementation of the Project Plan.

B. **ORGANIZATION.** The Governance Entity shall establish the framework and procedures for participation. Participants shall include (a) entity participants, (b) individual participants, and (c) neighborhood/community participants.

Entity participants may include any community, area, or regional entity, public or private, which may contribute to the mission of the Innovation District.

Entity participants shall enter participation agreements with respect to their respective Innovation District participation and obligations. See Section VIII. B.

C. **INSTITUTIONAL PARTICIPATION.** Public and private entity participation from entities in the region may include, but is not limited to, the Oklahoma City Redevelopment Authority, a public trust, the Oklahoma City Public Schools ("I-89"), Metrotech ("Vo-Tech 22"), the Oklahoma School of Science and Mathematics ("OSSM"), institutions of higher learning, i2E, the entities listed in Section VI. A. above, and any other entities that may desire to participate from time to time in supporting the objectives of this Project Plan. Participation agreements and implementation agreements providing for revenue sources from these and other entities in support of project objectives are specifically authorized by the Project Plan. Participation agreements include both (1) membership agreements, and (2) implementation agreements as provided in Section VIII. B.

VII. ESTABLISHMENT OF OKLAHOMA CITY INCREMENT DISTRICT NO. 1, INCREMENT DISTRICT NO. 7, INCREMENT DISTRICT NO. 11, and INCREMENT DISTRICTS NO. "M" and NO. "N."

A. The provisions applicable to Increment Districts No. 1 and No. 7 are amended as provided herein. Increment District No. 11 is established and effective upon the effective date of this Project Plan. Increment Districts No. "M" and No. "N" are hereby established and shall be each effective upon dates established by resolution of the City Council of The City of Oklahoma City within ten (10) years following the effective date of this Project Plan.

B. The increments of ad valorem taxes from the Oklahoma City Increment Districts authorized herein, in excess of the base assessed values of the Increment Districts, shall be apportioned to pay project costs authorized pursuant to Section IX of this Project Plan ("Project Costs") for a period not-to-exceed fiscal 25 years from the respective effective dates, calculated as provided by law, or the period required for the payment of the Project Costs authorized pursuant to Section IX of this Project Plan, whichever is less.

C. In the event of any litigation challenging directly or indirectly the validity of this 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).

D. During the period of apportionment, the apportionment funds shall constitute funds of the Oklahoma City Redevelopment Authority, a public trust, and shall not constitute a part of the general fund to be appropriated annually by the governing body of The City of Oklahoma City.

E. The Oklahoma City Redevelopment Authority, a public trust, is authorized to issue tax apportionment bonds or notes, or both, and to incur Project Costs, pursuant to Section IX of this Project Plan, and in addition thereto, to incur the cost of issuance of such bonds and to accumulate appropriate reserves, if any, in connection therewith.

F. On or after January 1, 2017, with respect to Increment District No. 1 herein, upon the acquisition of any non-exempt property therein by a tax-exempt entity (other than Oklahoma City Redevelopment Authority, a public trust, Oklahoma City Urban Redevelopment Authority, a public body corporate, or The City of Oklahoma City) such property shall be deleted from Increment District No. 1 effective on January 1 preceding the fiscal year in which the tax exemption becomes effective, and effective on such date said property shall be added to Increment District No. 11. Effective on January 1 of such preceding fiscal year, the total assessed value and the base assessed value of Increment District No. 1 shall be

reduced by the portion of such values attributable to the removed property, and the property removed from Increment District No. 1 shall added to Increment District No. 11 at its tax-exempt value. Notwithstanding the preceding, nothing herein will require property owners to make, or prohibit property owners from making, payments in lieu of taxes pursuant to written agreements, covenants, or deed restrictions, or otherwise negate any such obligations under agreements, covenants, or deed restrictions, and property owners shall comply with the applicable provisions of the Oklahoma Local Development Act. However, the Board of Regents of the University of Oklahoma, as a constitutionally tax-exempt property owner, making payments in lieu of taxes pursuant to written agreements, covenants, or deed restrictions, or otherwise is only obligated to make those in lieu payments through June 30, 2022 for property located in Increment District No. 1 and through June 30, 2032 for property located in Increment District No. 7. Effective July 1, 2022 for property in Increment District No. 1 and effective July 1, 2032 for property in Increment District No. 7, such property subject to such existing agreements or covenants shall be deleted from Increment Districts No. 1 and No. 7 and any other current or future Increment District amended or created that incorporates the property in Districts No. 1 and No. 7 effective on July 1 of the fiscal year in which the obligation to make such in lieu payments is no longer effective.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS.

A. The Oklahoma City Redevelopment Authority, a public trust, and the Oklahoma City Urban Renewal Authority, a public body corporate, are designated and authorized as public entities to carry out and administer the provisions of this Project Plan, in accordance with their respective responsibilities, and to exercise all powers necessary or appropriate thereto as provided in 62 O.S. § 854, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 3, 4, 7, 13 and 16 of said statute. As a public entity designated by The City of Oklahoma City, the Oklahoma City Redevelopment Authority, a public trust, is authorized to: (1) enter into implementation agreements; (2) determine if acquisitions by tax-exempt entities are acquisitions in support of this Project Plan (pursuant to 62 O.S. §861 (G)); (3) issue tax apportionment bonds or notes, or both; (4) incur Project Costs pursuant to this Project Plan; (5) provide funds to or reimburse the Oklahoma City Urban Renewal Authority, a public body corporate, for the acquisition of property for redevelopment in the Project Area, payment of Project Costs and other costs incurred in support of the implementation of this Project Plan; (6) advance, guaranty, loan and repay funding for Project Costs by and between Increment Districts No. 1, No. 7, No. 11, No. "M" and No. "N"; (7) pledge increments, other revenues, and assets to repay bonds or notes; and (8) incur the cost of issuance of bonds or notes for payment of such costs and to accumulate appropriate reserves, if any, in connection with them.

B. The Oklahoma City Redevelopment Authority, a public trust, and the Oklahoma City Urban Renewal Authority, a public body corporate, are respectively authorized to, and may, where appropriate, enter into organizational agreements, participation

agreements, implementation agreements, and financing agreements with a Governance Entity formed under the direction of the Founding Participants (i.e. the public and private not-for-profit entities funding the Brookings Institution study) and with Entity Participants in the Innovation District.

For purposes of this authorization, entity participants in the Innovation District means entities that have entered participation agreements with any one or more of the following: (a) Governance Entity, (b) the Oklahoma City Redevelopment Authority, a public trust, or (c) the Oklahoma City Urban Renewal Authority, a public body corporate.

Participation Agreements (for purposes of this Project Plan) shall mean an agreement that provides for participation and obligations of an Entity Participant in the Innovation District with the Governance Entity or an agreement with Oklahoma City Redevelopment Authority, a public trust, and/or Oklahoma City Urban Renewal Authority, a public body corporate, undertaking one or more actions, obligations, or responsibilities in furtherance of the objectives of the Innovation District.

Participants in the Innovation District include (a) Entity Participants, (b) individual participants, and (c) neighborhood/community participants. Entity Participants may have one or more representatives engaged in the governance/operations/ activities of the Innovation District. Individual participants are those invited to participate by reason of their interests and knowledge. Neighborhood/community participants are those invited to participate due to their neighborhood/community relationships.

C. The Oklahoma City Redevelopment Authority, a public trust, is authorized to enter agreements with I-89, Vo-Tech 22, OSSM, and other public institutions to allocate revenue streams as provided in Section IX. E. and to retain a revenue stream to implement Plan objectives, including specifically to fund agreements for entrepreneurial support to be provided by i2E.

D. Project Costs shall mean (a) the public costs authorized to be paid by apportioned tax increments pursuant to Section IX of this Project Plan, and (b) costs necessary or appropriate to implement this Project Plan other than costs authorized by Section IX, which may be authorized without amendment to this Project Plan.

E. J. Larry Nichols, Chairman of the Oklahoma City Urban Renewal Authority, a public body corporate, or his successor in office, or, if authorized by the Chairman, then James R. Tolbert III, Vice-Chairman, or his successor in office, shall be the person in charge of implementation of this Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained herein. The Chairman (or Vice-Chairman, as the case may be, or their respective successors in office), is authorized to empower one or more designees to exercise responsibilities in connection with Project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS AND SPECIFIC REVENUE SOURCE FOR OTHER PUBLIC ENTITIES TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICTS IN THE INNOVATION DISTRICT PROJECT AREA.

Five basic categories of Project Costs will be financed by the apportionment of tax increments from the Increment Districts. These are:

A. **COMMERCIALIZATION OF RESEARCH AND TECHNOLOGY**. The cost of planning, financing, assistance in development financing, acquiring, and constructing research, development and technological application facilities, business incubators, business accelerators, complementary commercial facilities, and other public research park improvements by the Oklahoma City Redevelopment Authority, a public trust, and the Oklahoma City Urban Renewal Authority, a public body corporate.

B. **PLACE-MAKING**. The cost of planning, financing, assistance in development financing, acquiring, constructing, and developing public spaces (including meeting space, gathering space, work space, community centers, conference facilities, arts and cultural space, entertainment space, open space, and green space), public ways, parks, parking facilities, complementary commercial and retail facilities, and supporting public improvements by the Oklahoma City Redevelopment Authority, a public trust, and the Oklahoma City Urban Renewal Authority, a public body corporate.

C. **IMPLEMENTATION**. The cost of implementing and administering the Project Plan incurred or to be incurred by the Oklahoma City Redevelopment Authority, a public trust, and the Oklahoma City Urban Renewal Authority, a public body corporate, including, but not limited to payment and/or reimbursement of costs advanced in connection with the preparation and approval of the Project and Project Plan, administrative costs, organizational costs, professional service costs and financing costs and fees.

D. **SUPPORTING DEVELOPMENT**. The costs of implementing the economic development and redevelopment activities of the Oklahoma City Urban Renewal Authority, a public body corporate, in accordance with the Harrison-Walnut Urban Renewal Plan, and this Project Plan including assistance in development financing, contracts for implementation activities, including relocation and site preparation, and the negotiation, preparation, execution, and implementation of development and redevelopment agreements, including agreements for financing, property acquisition, construction of public improvements, and land disposition, as authorized by the Oklahoma Urban Renewal Law, 11 O.S. § 38-101, *et seq.*

E. **SPECIFIC REVENUE SOURCE FOR PUBLIC ENTITIES FOR ENHANCED EDUCATION, SKILLS TRAINING PROGRAMS, INTERNSHIPS, AND ENTREPRENEURIAL SUPPORT**. The provision of a specific revenue source from apportioned tax increments for other public entities in the area in order to provide enhanced education (including emphasis on science, technology, engineering, arts, and mathematics – sometimes referred to as "STEAM"), skills training programs, intern programs, workforce development, and entrepreneurial support 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).

Estimated Project Costs

Increment District:	No. 1	No. 7	No. 11	No. "M"	No. "N"
Category A Costs	$22,000,000	$4,000,000	$17,000,000	$2,000,000	$2,000,000
Category B Costs	$23,000,000	$5,000,000	$9,000,000	$2,000,000	$2,000,000
Category C Costs & Contingencies	$2,000,000	$1,000,000	$3,000,000	$1,000,000	$1,000,000
Category D Costs		$11,000,000	$5,000,000	$2,000,000	$2,000,000
Category E Costs			$18,000,000		
Totals	**$47,000,000**	**$21,000,000**	**$52,000,000**	**$7,000,000**	**$7,000,000**

Plus interest and costs of financing in connection with the Project.

Advances, guaranties, loans, and repayments between Increment Districts No. 1, No. 7, No. 11, and Increment Districts No. "M" and No. "N", provided that the aggregate budgets for the respective Increment Districts are not exceeded, may also be financed by the apportionment of tax increments from the Increment Districts. Project Costs remaining unpaid upon the expiration of an Increment District may be paid from increments of the remaining Increment District(s).

It is estimated that the major developments in the Project Area will continue to occur fifteen years following the date of approval of this Project Plan, and that such costs may be incrementally incurred during such period by both periodic financing notes and bonds and by the payment of some Project Costs directly from apportioned increments.

X. FINANCING REVENUE SOURCES.

The revenue source expected to finance Project Costs authorized by Section IX above is the incremental increase in ad valorem tax revenue generated by the Project within the Increment Districts. It is estimated that between $2 million annually in the near term, and more than $4 million annually over the longer term, will be generated by the incremental increases in ad valorem tax revenue.

XI. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT.

The estimated incremental increases in ad valorem tax revenue, which will serve as the revenue source for financing the Project Costs and providing a revenue source for other public entities in the area as authorized by Section IX, are the public revenues directly attributable to the Project defined by establishment of the Increment Districts.

Separately, it is anticipated that development of the Project as a whole, and the attendant increases in employment, will result in increased sales taxes for The City of Oklahoma City, increased sales taxes for Oklahoma County, increased sales taxes for the State of Oklahoma, increased ad valorem taxes outside of the Increment Districts, and increased income tax revenues to the State of Oklahoma.

XII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT.

The total estimated public and private investment for the Project ranges from more than $1 billion over the last decade to more than $2 billion over the life of the Project.[2] Proposed improvements to and uses of property in the Increment Districts are shown generally on the attached Exhibit "D."

XIII. MISCELLANEOUS PROVISIONS.

Existing uses of real property in the proposed Increment Districts are shown on the attached Exhibit "E." Changes in zoning of the Capitol-Medical Center Improvement and Zoning Commission and of The City of Oklahoma City are to be determined in connection with specific developments, although revisions which accommodate multi-use developments will be necessary. This Project Plan complies with the objectives and priorities of the Comprehensive (Master) Plan of The City of Oklahoma City and the Capitol-Medical Center Improvement and Zoning District.

[2] Pursuant to *Oklahoma Health Center Selected Project Costs and Employee Numbers 2006-2016*, prepared by Oklahoma Health Center Foundation, August 17, 2016.

EXHIBIT "A"
OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN:
PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

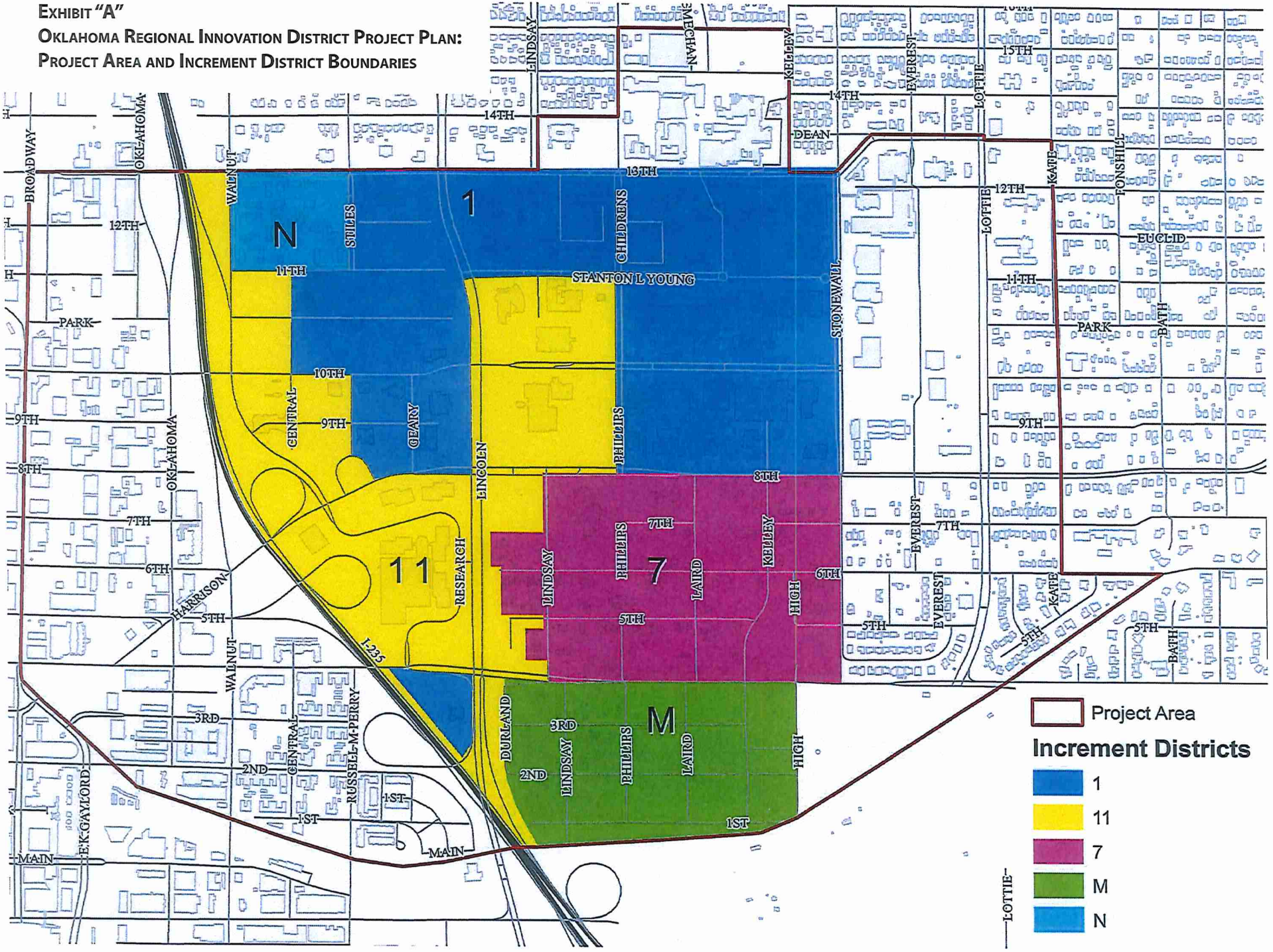


EXHIBIT "B"

Legal Descriptions

Project Area Legal Description:

Beginning at a point at the intersection of the centerlines of N. Interstate 235 and N.E. 13th Street; thence east along the centerline of N.E. 13th Street to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to the centerline of N.E. 14th Street; thence east along the centerline of N.E. 14th Street to the centerline of N. Phillips Avenue; thence north along the centerline of N. Phillips Avenue to the centerline of N.E. 16th Street; thence east along the centerline of N.E. 16th Street to the centerline of N. Kelley Avenue; thence south along the centerline of N. Kelley Avenue to the centerline of N.E. 13th Street; thence east along the centerline of N.E. 13th Street to the centerline of N. Kate Avenue; thence south along the centerline of N. Kate Avenue to the centerline of N.E. 6th Street; thence east along the centerline of N.E. 6th Street to north boundary of the Union Pacific Railroad right-of-way; thence southwest along the north boundary of said Railroad right-of-way to the point of intersection with the centerline of N. Interstate 235; thence north along the centerline of N. Interstate 235 to the point or place of beginning, said area lying within Sections 33, 34, and 35, T12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

Increment District No. 1 Legal Description:

Beginning at a point at the intersection of the centerlines of N.E. 13th Street and N. Stiles Avenue; thence east along the centerline of N.E. 13th Street to the centerline of N. Stonewall Avenue; thence south along the centerline of N. Stonewall Avenue to the centerline of N.E. 8th Street; thence west along the centerline of N.E. 8th Street to the centerline of N. Phillips Avenue; thence north along the centerline of N. Phillips Avenue to the centerline of Stanton L. Young Blvd.; thence west along the centerline of Stanton L. Young Blvd. to the centerline of N. Lincoln Blvd., thence south along the centerline of N. Lincoln Blvd. to the centerline of N.E. 8th Street; thence west along the centerline of N.E. 8th Street to the point of the intersection of the centerlines of N.E. 8th Street/Harrison Avenue and Stiles Circle; thence northwesterly along the centerline of Stiles Circle to the centerline of N. Stiles Avenue; thence north along the centerline of N. Stiles Avenue to the centerline of N.E. 10th Street; thence west along the centerline of N.E. 10th Street to the intersection of the centerlines of N.E. 10th Street and the former N. Central Avenue (previously vacated); thence north along the centerline of the former N. Central Avenue (previously vacated) to the centerline of N.E. 11th Street; thence east along the centerline of N.E. 11th Street to the centerline of N. Stiles Avenue; thence north along the centerline of N. Stiles Avenue to the point or place of beginning, said area lying within Sections 34 and 35, T12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

AND

All of the real property located within the boundaries of N.E. 4th Street to the north, N. I-235 to the east, and N. Lincoln Blvd. to the west, including, without limitation the real property described as follows:

A tract of land lying in the South Half (S/2) of Section 34, Township 12 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at the center of Section 34, Township 12 North, Range 3 West;
THENCE North 89°E54'20" East a distance of 121.91 feet;
THENCE South 00°E07'23" East a distance of 435.99 feet;
THENCE South 46°E32'05" West a distance of 60.93 feet;
THENCE North 40°E17'50" West a distance of 625.63 feet;
THENCE North 89°E54'20" East a distance of 326.00 feet to the POINT OF BEGINNING;

Said tract of land containing an area of 116,672 square feet or 2.68 acres, more or less.

Increment District No. 1 will be reduced by the deletion of any non-exempt property acquired by a tax-exempt entity (other than the Oklahoma City Redevelopment Authority, the Oklahoma City Urban Renewal Authority, or The City of Oklahoma City), which property will be deleted from Increment District No. 1 and added to Increment District No. 11, in accordance with Section VII. F. of the Oklahoma Regional Innovation District Project Plan.

Increment District No. 7 Legal Description:

Beginning at a point at the intersection of the centerlines of N.E. 8th Street and N. Lindsay Avenue; thence east along the centerline of N.E. 8th Street to the centerline of N. Stonewall Avenue; thence south along the centerline of Stonewall Avenue to the centerline of N.E. 4th Street; thence west along the centerline of N.E. 4th Street to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to a point that intersects an extension of the south line of Lot 6, Block 7, DURLAND's SECOND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof recorded; thence west 140 feet along said south line of Lot 6 , Block 7 in DURLAND's SECOND ADDITION, to the east line of the north-south vacated 10' alley of Block 7 in DURLAND's SECOND ADDITION; thence north approximately 250 feet to the south line of Lot 1, Block 7 in DURLAND's SECOND ADDITION; thence east 140 feet along the south line of Lot 1, Block 7 in DURLAND's SECOND ADDITION; thence continuing east along an extension of the south line of Lot 1 to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to a point that intersects an extension of the south line of Block 4 in DURLAND's SECOND ADDITION; thence west along the south line of Block 4 in DURLAND's SECOND ADDITION approximately 315 feet to the east line of Lot 14, Block 4 in DURLAND's SECOND ADDITION; thence north along the east line of said Lot 14 in Block 4 and continuing north along the east line of Lot 14, Block R in OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, approximately 310 feet to the northeast corner of Lot 14, Block R in OAK PARK ADDITION; thence continuing northward approximately 298 feet to a point that is 36 feet south of the N.E. corner of Lot 14, Block N, OAK PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; thence east and parallel to the north boundary line of said Block N to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to the point or place of beginning, said area lying within Sections 34 and 35, T 12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

Increment District No. 7 will be reduced by the deletion of any non-exempt property acquired by a tax-exempt entity (other than the Oklahoma City Redevelopment Authority, the Oklahoma City Urban Renewal Authority, or The City of Oklahoma City), which property will be deleted from Increment District No. 7 and added to Increment District No. 11, in accordance with Section VII. F. of the Oklahoma Regional Innovation District Project Plan.

Increment District No. 11 Legal Description:

Beginning at the point at the intersection of the centerlines of N.E. 13th Street and N. Interstate 235; thence south along the centerline of N. Interstate 235 to the point of intersection with the Union Pacific Railroad right-of-way; thence north along the east right-of-way line of N. Interstate 235 and continuing north along the east right-of-way line of N. Lincoln Blvd. to the centerline of N.E. 4th Street; thence east along the centerline of N.E. 4th Street to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to a point that intersects with an extension of the south line of Block 4 of DURLAND's SECOND ADDITION; thence west along the south line of Block 4 in DURLAND's SECOND ADDITION approximately 315 feet to the east line of Lot 14, Block 4 in DURLAND's SECOND ADDITION; thence north along the east line of said Lot 14 in Block 4 and continuing north along the east line of Lot 14, Block R in OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, approximately 310 feet to the northeast corner of Lot 14, Block R in OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; thence continuing north approximately 298 feet to a point that is 36 feet south of the N.E. corner of Lot 14, Block N, OAK PARK ADDITION; thence east and parallel to the north boundary line of said Block N to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to the centerline of N.E. 8th Street; thence east along the centerline of N.E. 8th Street to the centerline of N. Phillips Avenue; thence north along the centerline of N. Phillips Avenue to the centerline of Stanton L. Young Blvd.; thence west along the centerline of Stanton L. Young Blvd. to the centerline of N. Lincoln Blvd., thence south along the centerline of N. Lincoln Blvd. to the centerline of N.E. 8th Street; thence west along the centerline of N.E. 8th Street to the point of the intersection of the centerlines of N.E. 8th Street/Harrison Avenue and Stiles Circle; thence northwesterly along the centerline of Stiles Circle to the centerline of N. Stiles Avenue; thence north along the centerline of N. Stiles Avenue to the centerline of N.E. 10th Street; thence west along the centerline of N.E. 10th Street to the intersection of the centerlines of N.E. 10th Street and the former N. Central Avenue (previously vacated); thence north along the centerline of the former N. Central Avenue (previously vacated) to the centerline of N.E. 11th Street; thence west along the centerline of N.E. 11th Street to the centerline of N. Walnut Avenue; thence north along the centerline of N. Walnut Avenue to the centerline of N.E. 13th Street; thence west along the centerline of N.E. 13th Street to the point or place of beginning, said area lying within Section 34, T12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

LESS AND EXCEPT

All of the real property located within the boundaries of N.E. 4th Street to the north, N. I-235 to the east, and N. Lincoln Blvd. to the west, including, without limitation the real property described as follows:

A tract of land lying in the South Half (S/2) of Section 34, Township 12 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at the center of Section 34, Township 12 North, Range 3 West;
THENCE North 89°E54'20" East a distance of 121.91 feet;
THENCE South 00°E07'23" East a distance of 435.99 feet;
THENCE South 46°E32'05" West a distance of 60.93 feet;
THENCE North 40°E17'50" West a distance of 625.63 feet;
THENCE North 89°E54'20" East a distance of 326.00 feet to the POINT OF BEGINNING;

Said tract of land containing an area of 116,672 square feet or 2.68 acres, more or less.

Increment District No. 11 will be enlarged by the addition of any non-exempt property acquired by a tax-exempt entity (other than the Oklahoma City Redevelopment Authority, the Oklahoma City Urban Renewal Authority, or The City of Oklahoma City), which property has been deleted from Increment District No. 1 or No. 7, as applicable, and added to Increment District No. 11, in accordance with Section VII. F. of the Oklahoma Regional Innovation District Project Plan.

Increment District No. "M" Legal Description:

Beginning at a point at the intersection of the centerline of N.E. 4th Street and the east boundary of the N. Lincoln right-of-way line; thence east along the centerline of N.E. 4th Street to the centerline of N. High Avenue; thence south along the centerline of N. High Avenue to the northern boundary of the Union Pacific Railroad right-of-way; thence south and southwesterly to east right-of-way line of N. Lincoln Blvd.; thence north along the east boundary of the N. Lincoln Blvd. right-of-way line to the point or place of beginning, said area lying within Section 34, T 12N, R 3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

Increment District No. "N" Legal Description:

Beginning at a point at the intersection of the centerlines of N.E. 13th Street and N. Walnut Avenue; thence east along the centerline of N.E. 13th Street to the centerline of N. Stiles Avenue; thence south along the centerline of N. Stiles Avenue to the centerline of N.E. 11th Street; thence west along the centerline of N.E. 11th Street to the centerline of N. Walnut Avenue; thence north along the north centerline of N. Walnut Avenue to the point of place of beginning, said area lying within Section 34, T 12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

Exhibit "C"
Oklahoma Regional Innovation District Project Plan
(an Amended Oklahoma Health Center Economic Development Project Plan)
Enterprise Zone Boundary Map

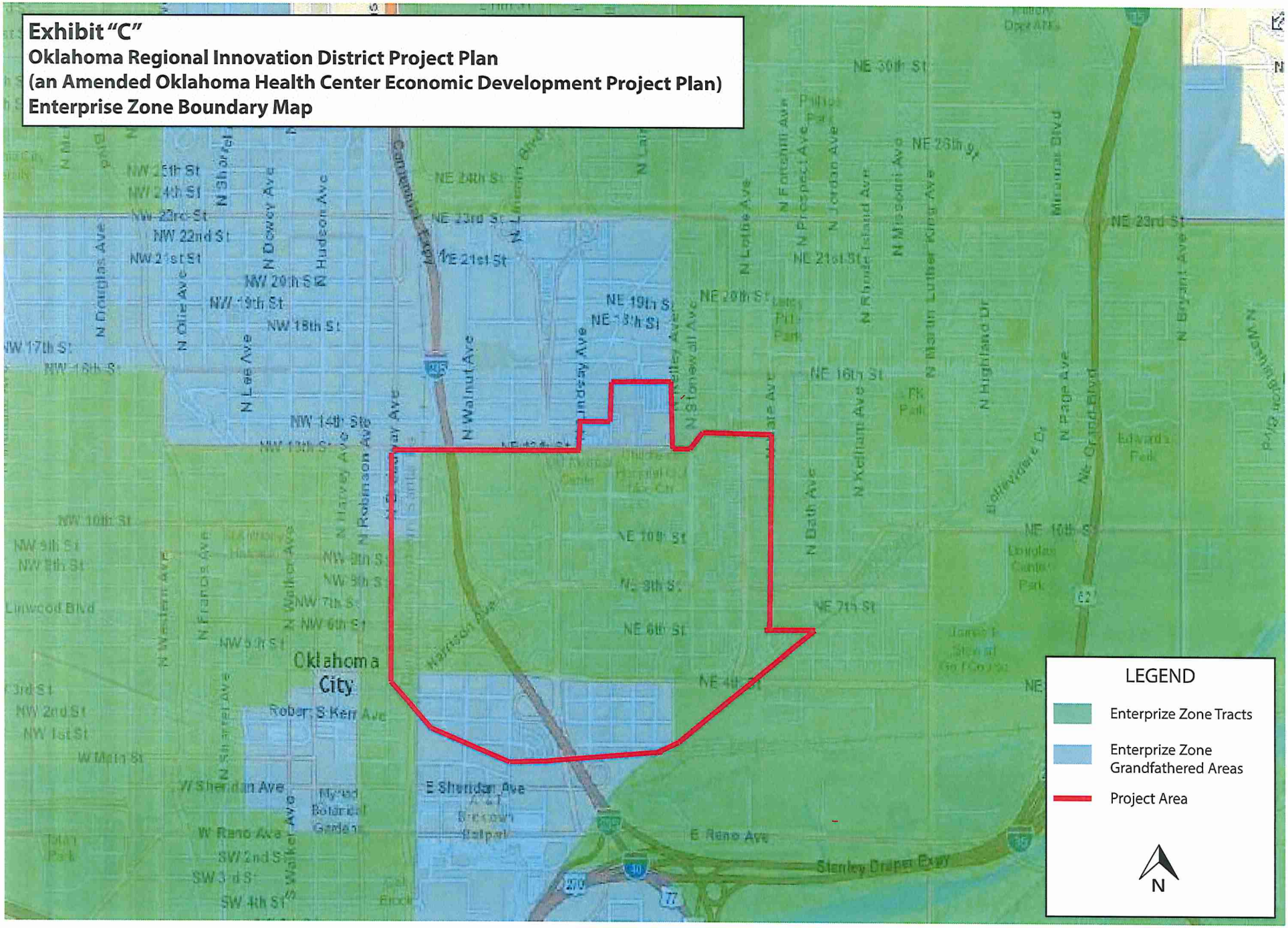
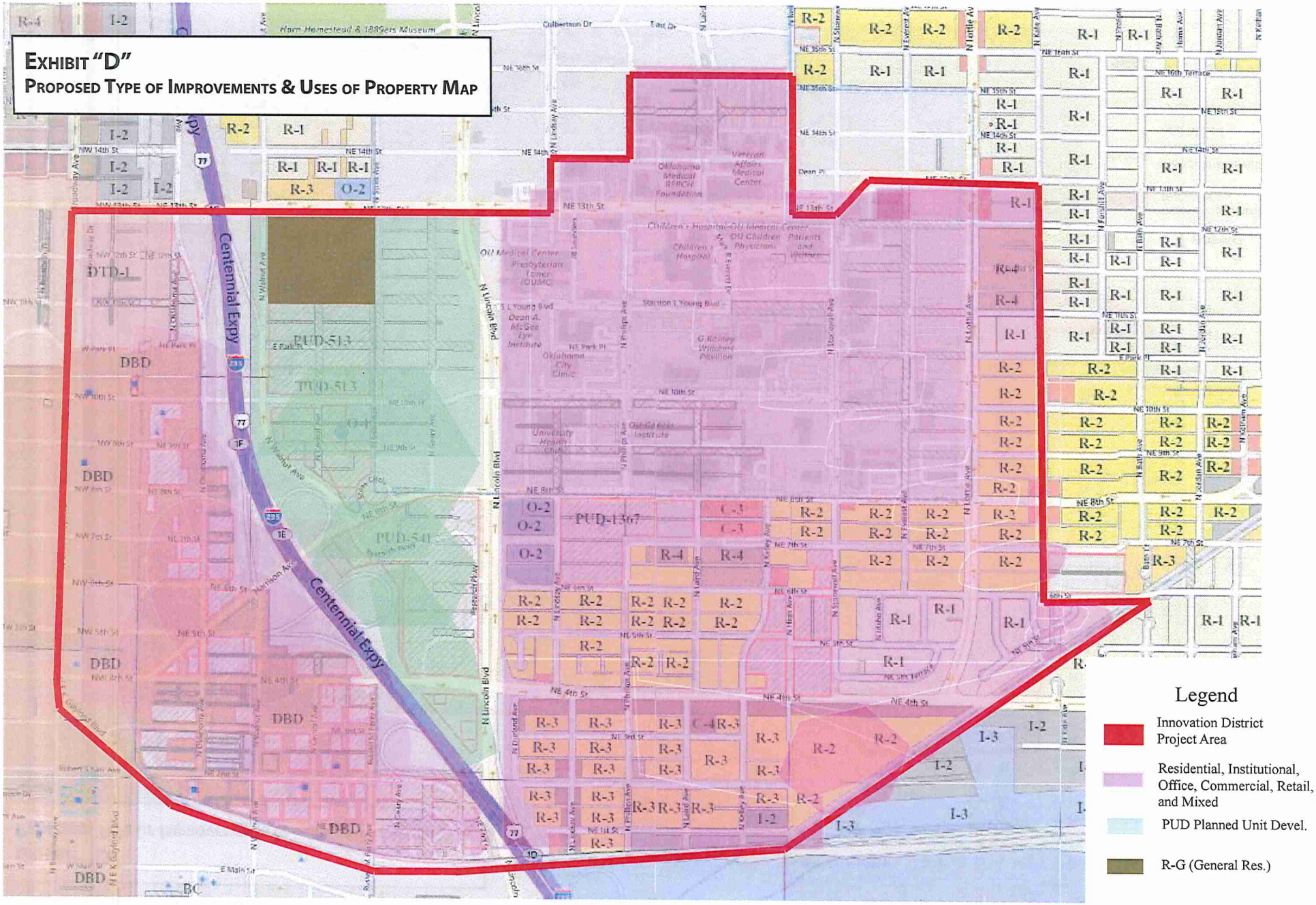


EXHIBIT "D"
PROPOSED TYPE OF IMPROVEMENTS & USES OF PROPERTY MAP



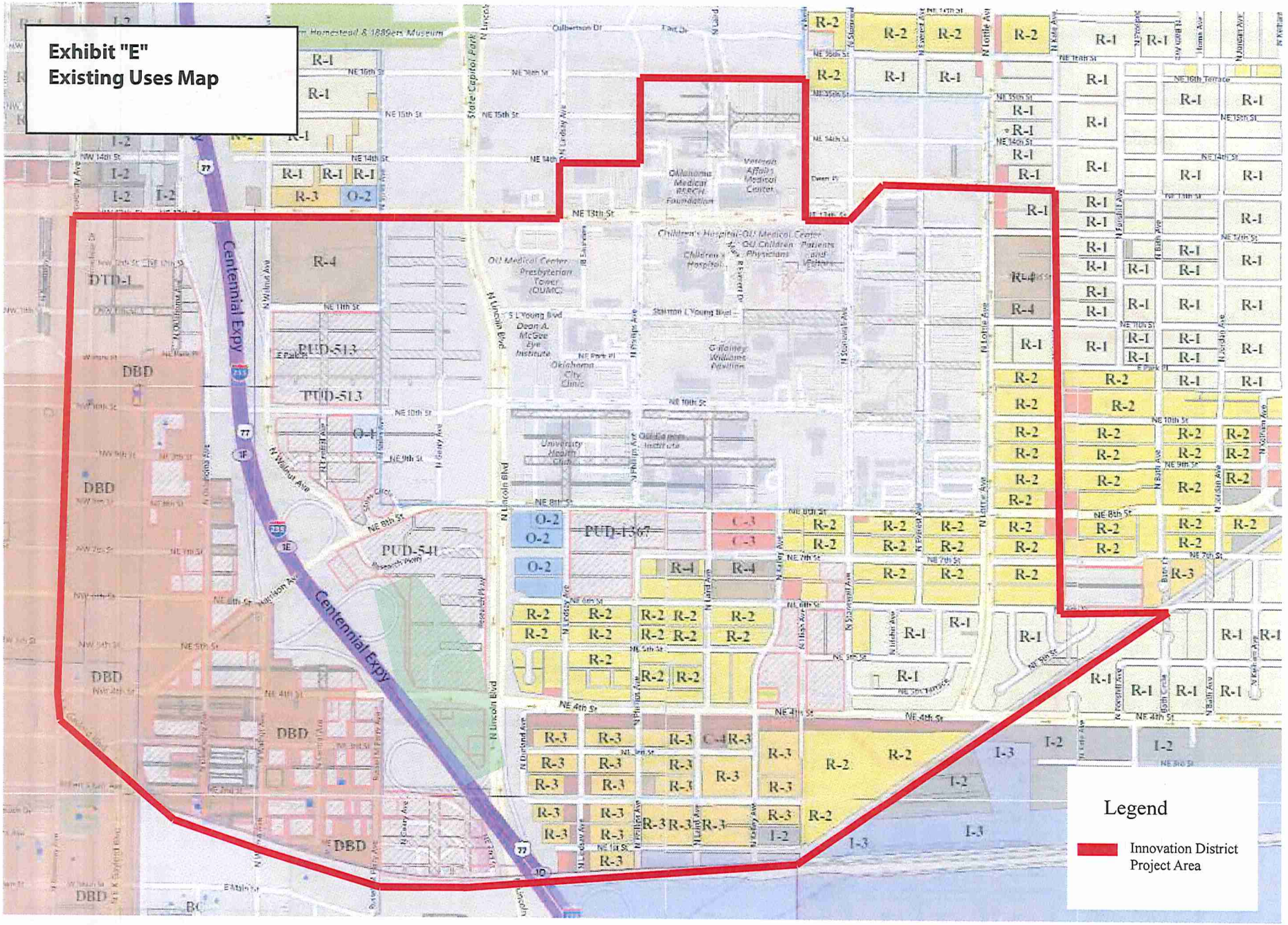


Exhibit "E"
Existing Uses Map
Centennial Expy
Legend
Innovation District
Project Area