

**TOWN OF SEILING  
ECONOMIC DEVELOPMENT PROJECT PLAN**

**Prepared by:**

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**TOWN OF SEILING****ECONOMIC DEVELOPMENT PROJECT PLAN****I. DESCRIPTION OF PROJECT**

This Town of Seiling Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the Town of Seiling, Oklahoma (the “**Town**”) that brings a new commercial development area to the Town. The Project Plan contemplates the creation of a tax increment financing district pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment District (as described herein) is to encourage the prospective development of an area located along U.S. Highway 270 just north of downtown Seiling (the “**Project Site**”). The Town acquired the Project Site with the intent to promote development to enhance the local tax base, but will incur significant expenses to provide the utility infrastructure necessary to serve the Project Site. The lack of public infrastructure improvements, including specifically water, sewer, and traffic improvements, will prohibit any meaningful development of the area. The Town plans to sell individual parcels to prospective business interests, and/or work with commercial property developers (collectively referred to herein as the “**Developers**”), to recruit businesses to the Increment District. The Town has already invested funds to provide certain internal roads and other site preparation within the Project Site, and preliminarily anticipates seven (7) total pad sites to be available for development (the “**Project**”). Preliminary projections based on the Town’s reasonable expectations for development of the Project Site indicate that collectively, the Developers could invest or cause to be invested in excess of \$14.8 million to construct an estimated 22,500 square feet of retail and commercial space over the next 3-5 years.

The Town recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the Town by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the Town. The Town proposes to complete on a phased basis certain water and sewer system improvements, along with traffic improvements (collectively referred to herein as the “**TIF Projects**”), that will provide service to the development area and thereby allow proposed development projects to move forward. The Town has identified an aggregate total of not-to-exceed \$5,670,000 in costs associated with the TIF Projects in connection with establishing the Increment District (as defined herein). The associated costs of the TIF Projects, along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”. The Town expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of a development agreement(s) between the Town and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue

of the sales and use tax, ad valorem tax, and hotel tax levies by the Town and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the Town, the commercial development within the Increment District could result in a potential total capital investment in excess of \$14.8 million, with a potential total taxable capital investment of approximately \$11.84 million (net taxable value subject to ad valorem taxes) and generate approximately \$124.9 million in taxable sales over the term of the Increment District. Please see Exhibit “E” for a more detailed description of projected development within the Increment District. Please see Exhibit “F” for a Preliminary Site Development Plan for the Project.

## **II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES**

The Increment District is the specific geographic area within which the identified tax increments, which may include Ad Valorem Increment Revenues, Sales Tax Increment Revenues, and Hotel Tax Increment Revenues, each as are defined in Section VII herein, will be generated and utilized as set forth in this Project Plan (referred to herein as the “**Increment District**”). The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the “**Project Area**”). The Increment District is located entirely within the Project Area. Most of the contemplated project activities will occur within the boundaries of the Increment District, however certain project activities may occur outside the boundaries of the Increment District but within the Project Area. A map showing the Increment District is attached as Exhibit “A”. The legal description of the Increment District is set forth in Exhibit “B”. A map showing the Project Area is attached as Exhibit “C”. The legal description of the Project Area is set forth in Exhibit “D”.

## **III. ELIGIBILITY OF PROJECT**

The Increment District is undeveloped and/or underdeveloped within the meaning of the Local Development Act. The Project Area (including the Increment District) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising the Increment District is contained within a designated enterprise zone (2020 Census Tracts 9551.00 and 9552.00) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act).

The Increment District comprises an area where investment, development and economic growth have not occurred, and which requires significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

#### IV. OBJECTIVES

The purpose of the Project and the Increment District is to support the achievement of the economic development objectives of the Town in order to:

- A. Create a significant commercial development within the Town that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and sales and use taxes from within the Increment District.

#### V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment District, significant development within the Increment District would be unlikely and as a result, any significant increases in ad valorem taxes and sales and use taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the Town, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Dewey County, Major County, the Major County Health Department, Independent School District No. 8 of Dewey County (Seiling Public Schools, referred to herein as the “**School District**”), Northwest Technology Center Vo Tech District No. 10, Seiling EMS District, Major County EMS District, and Western Plains Library System. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment District will allow the Town to apportion the incremental increase in ad valorem tax revenues, sales and use tax revenues, and hotel tax revenues generated through construction and operation of the commercial developments within the Increment District for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”),

which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, for the benefit of the Town and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment District. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment District, but will not affect the existing ad valorem tax base within the Increment District. During the term of the Increment District, the 50.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$1.16 million (ranging from \$9,600 to \$51,600 per year and based on the proposed development of the Projects), and which will be apportioned directly to the affected taxing jurisdictions. Upon expiration of the Increment District, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$103,300 (based on an aggregate taxable capital investment of approximately \$11.84 million).

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment District will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the Increment District (for example, successful development enhances the property values surrounding the Increment District), and by any increase in new housing outside the Increment District (for example, successful development results in net population gain to the Town creating demand for new housing).

The formation of an Increment District should result in no net loss in existing sales and use tax revenue to the Town, as the affected sales tax jurisdiction. A baseline sales tax collection level within the Increment District will be identified and will continue to accrue to the Town. A potentially negative impact of utilizing incremental sales tax revenues to promote the creation of a significant retail development is the potential for transfer of sales tax dollars from existing retail establishments located outside the Increment District to new retail establishments located inside the Increment District. To offset this concern, the incremental sales and use tax revenues will exclude an amount representing the estimated historical sales tax collections for any business located within the Town that relocates to a site within the Increment District. Assuming completion of the proposed Project, the Town could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$259,300 upon expiration of the Increment District. Additionally, Dewey County and Major County each levy a 1.75% sales and use tax as of the date of this Project Plan. The Dewey County and Major County sales and use tax collections are not subject to the apportionment of the Increment District, however, it is estimated that upon

completion of the proposed development of the Projects, Dewey County could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$68,800, and Major County could realize an estimated gross gain in annual sales and use tax revenues in the approximate amount of \$44,600.

The Town will forgo any new incremental hotel/motel taxes collected during the term of the Increment District. However, the Town could realize new hotel/motel tax levels of approximately \$73,000 per year after expiration of the Increment District (based on an assumed level of annual taxable hotel/motel transactions upon full build-out in the approximate amount of \$1.825 million).

These impacts may be mitigated by any decrease in sales and use tax collections outside the Increment District (for example, potential decline in overall sales of competing businesses, or relocation of existing businesses from other areas of the Town to the Increment District) or by increased costs of providing municipal services to the development (police, fire, etc.) but may be augmented by the increased retention of customer spending within the Town (for example, by reducing the leakage of sales to other municipalities by offering a wider and more diversified retail selection within the Town).

The proposed Project will create an increase in demand for utility services from the Town, however the Town has sufficient capacity (with the completion of the proposed TIF Projects) to handle such demand, and the proposed development within the Increment District should generate increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

## **VI. STATEMENT OF PRINCIPAL ACTIONS**

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

A. Site preparation, planning and construction of public improvements necessary to support the development project;

B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;

C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;

D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

## VII. ESTABLISHMENT OF INCREMENT DISTRICT NO. 1, TOWN OF SEILING

Increment District No. 1, Town of Seiling shall commence as of the date determined by the Board of Trustees of the Town in accordance with Section 856(B)(2) of the Local Development Act (the “**Commencement Date**”); provided however, each Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, and the Hotel Tax Increment Revenues (each as defined herein, and collectively referred to as the “**TIF Revenues**”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the Commencement Date (expected to end June 30, 2049, and referred to as the “**Expiration Date**”), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**Ad Valorem Increment Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Dewey and Major County Assessors, respectively), shall be apportioned as follows: (i) one-half (50.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-half (50.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District; and

B. One hundred percent (100.0%) of the incremental sales and use tax revenue (representing a total of 4.0% sales and use tax levied by the Town as of the date of this Project Plan pursuant to Title 3, Chapter 2, Article A, Section 3-2A-1 *et seq.*, of the Seiling Code of Ordinances (the “**Code of Ordinances**”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards



to the total amount of applicable Town sales and use tax rate (collectively, the “**Sales Tax Increment Revenues**”); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall be reduced by the amount of sales tax revenues generated by any existing businesses (currently located within the Town, but outside the boundaries of the Increment District) that cease operations at their existing location and relocate to within the Increment District, but provided further, said reduction shall not be applied to any existing businesses that open an additional location within the Increment District for so long as all other existing location(s) remain open for business. Said amount of reduction (collectively, the “**Transfer Adjustment**”) shall be calculated based on the sales tax collections during the twelve month period prior to closing the previous location.

C. One hundred percent (100%) of the incremental hotel/motel tax revenues derived from the Increment District, representing all of the total five percent (5.0%) hotel/motel tax levied by the Town pursuant to Ordinance No. 2013-3 of the Town adopted September 9, 2013, as such Ordinance may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of Town hotel/motel tax rate (collectively, the “**Hotel Tax Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

## VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the Board of Trustees of the Town approving this Project Plan, the Town is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The Town may create a new public trust with the Town named as its beneficiary, and/or designate an existing public trust with the Town named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the Town to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the Town.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Skyler Sander, Town Administrator. Mr. Sander, or his successor as Town Administrator, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

## **IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED FROM INCREMENT DISTRICT NO. 1**

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$5,670,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the Town, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$65,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of \$5,160,000.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$5,670,000 (including all engineering, construction, planning, and contingency costs). Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$5,475,000. The estimated combined total of all project costs is \$11,145,000.

## **X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED**

It is hereby determined that the proposed Project Costs will generally benefit and support development throughout the Project Area, inclusive of the Increment District. It is further determined that (i) the TIF Revenues derived from the Increment District may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the Town) to pledge TIF Revenues from the Increment District to the repayment of TIF Bonds. Therefore, with respect to the Increment District:

**A. Methods of Financing.** It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer or the Town and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the Town and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the Town or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

**B. Expected Sources of Revenues.** The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

(i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the Town or the Authority), the Town, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
- (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Dewey County Treasurer and the Major County Treasurer, respectively, to a special fund to be known as the "Increment District No. 1 - Apportionment Fund" (hereinafter, the "**Apportionment Fund**"), which fund will be held by and be the property of the Town (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no

portion of the Apportionment Fund shall constitute a part of the general fund of the Town. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) one-half (50.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-half (50.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the Town or the Authority or pursuant to a development agreement between the Town and a Developer, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer, including any interest component (pursuant to a development agreement with the Town and/or the Authority), the Town, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of

reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the Mayor of the Town shall certify as the “base sales tax amount” the annual sales taxes received by the Town that were generated within the area comprising the Increment District during the calendar year immediately preceding the Commencement Date of the Increment District. If necessary for such certification, said base amount may be determined using reasonable estimates prepared by the Town Clerk. The base sales tax amount is preliminarily projected to be \$0.00. One hundred percent (100%) of the sales and use tax generated within or sourced to the Increment District and received by the Town which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the “increment” subject to apportionment by this section. In addition to sales and use tax generated from retail sales, the Sales Tax Increment Revenues shall include sales and use tax generated from actual construction occurring within the Increment District. The Town shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The Town shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the Town. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the Town and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the Town or the Authority or pursuant to a development agreement between the Town and the Developer, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Hotel Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Hotel Tax Increment Revenues are to be apportioned and set aside from all other hotel/motel taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the Town or the Authority), including any interest component (pursuant to a development agreement with the Town and/or the Authority), the Town, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the hotel/motel taxes generated within the Increment District, the Mayor of the Town shall certify as the “base lodging tax amount” the annual hotel/motel taxes received by the Town that were generated within the area comprising the Increment District during the calendar year immediately preceding the Commencement Date of the Increment District. If necessary for such certification, said base amount may be determined using reasonable estimates prepared by the Town Clerk. The base lodging tax amount is preliminarily projected to be \$0.00. All hotel/motel tax revenue generated within the Increment District and received by the Town which are in excess of such base amount, shall be considered to be the “increment” subject to apportionment by this section.

Pursuant to the Local Development Act, the Hotel Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the Town. All Hotel Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the Town and/or the Authority).

The apportionment of hotel/motel taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued

interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the Town or the Authority or pursuant to a development agreement between the Town and the Developer, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

**C. Time When Costs Or Monetary Obligations Are To Be Incurred.** It is estimated that the time frame for incurring most of the Project Costs will be within two years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the Town. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

**D. Flow of Funds; Excess Revenues.**

During the term of the Increment District, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, and (b) any remaining Sales Tax Increment Revenues and/or Hotel Tax Increment Revenues shall be transferred to the Town for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act.

## XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Project, it is estimated that approximately \$2.34 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment District, with approximately \$1.17 million available for allocation to Project Costs and approximately \$1.17 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$11.84 million aggregate taxable capital investment, an 11% assessment rate for real property located in Dewey County, an 11% assessment rate for real property located in Major County, an 11% assessment rate for business personal property located in Dewey County, an 11% assessment rate for business personal property located in Major County, and an approximately 7.672% millage levy on property located in Dewey County within the Increment District, and an approximately 9.061% millage levy on property located in Major County within the Increment District (based on the respective 2023 levy rates for property located within Seiling School District).

Based on the initial projections of Sales Tax Increment Revenues for the Project, it is estimated that approximately \$4.99 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment District, with approximately \$4.99 million available for allocation to Project Costs. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment District from the levy of an aggregate total of four percent (4.0%) sales and use tax on new construction within the Increment District and new retail and other space generating approximately \$124.95 million in gross taxable sales during the term of the Increment District.

Based on the initial projections of Hotel Tax Increment Revenue, it is estimated that approximately \$1.57 million could be generated by the incremental increase in hotel/motel tax revenue during the term of the Increment District and allocated to Project Costs. The initial projections of incremental hotel/motel tax revenue are based upon the revenues generated within the Increment District from the levy of five percent (5.0%) room occupancy tax, and occupancy generating approximately \$39.23 million in gross occupancy sales during the term of the Increment District.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Dewey County Assessor and the Major County Assessor, respectively, and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment District, (iii) the timing of the development; (iv) the impact of the specific nature of the actual retail investment on projected sales per square foot, and (v) the availability, occupancy, and rates and charges established for lodging establishments within the Increment District.

The realization of the TIF Revenues is directly dependent on the Town's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment



District during the term of the Increment District. The Authority and/or the Town may enter into economic development agreements with the Developer(s) or any other parties as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the Town. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the Town or the Authority, and may include (i) reimbursement of the Town or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to the Developer for certain public infrastructure and/or other site improvements constructed on behalf of the Town in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

## **XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS**

The Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, and the Hotel Tax Increment Revenues (estimated at a total of approximately \$7.73 million over the term of the Increment District based on the projected development of the Project), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment District.

Construction of the improvements and subsequent development should have a positive impact on total employment within the Town, including temporary construction jobs and permanent positions at the Project facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth for the Town.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

## **XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT**

The publicly financed project costs in the amount of \$5,670,000, as authorized by this Project Plan, represent approximately 28.02% of the projected total public and private investment

for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment District, could exceed \$20.47 million.

#### **XIV. MISCELLANEOUS PROVISIONS**

**A. Zoning Conditions.** The property within the boundaries of the Increment District is currently zoned as general commercial. No changes in the ordinances of the Town (other than minor zoning adjustments to accommodate the proposed Project) are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the Town. The proposed project conforms to the comprehensive plan for the Town, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

**B. Annual Reports.** In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the Town shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within each Increment District. At the time of submitting the report, the Town shall also publish a notice and summary of the report in a newspaper of general circulation.

**EXHIBIT "A"**

**MAP OF INCREMENT DISTRICT NO. 1**

The boundaries of Increment District No. 1, Town of Seiling contain an area generally described as the property along the southwest side of U.S. Highway 270, east of County N2280 Rd, and north of County E0590 Rd.



\* Increment District boundaries contained within white border and shaded blue

**EXHIBIT "B"**

**INCREMENT DISTRICT LEGAL DESCRIPTION**

**INCREMENT DISTRICT NO. 1**

TRACT A:

A TRACT OF LAND SITUATED IN LOTS 7 AND 8 OF SECTION 32, T20N, R16W.I.M., DEWEY COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH (N00°12'35"E), ALONG THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 945.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH (N00°12'35"E) A DISTANCE OF 8.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST (S88°57'56"E), ALONG THE NORTH BOUNDARY OF SAID LOTS 7 AND 8, A DISTANCE OF 1348.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 270; THENCE SOUTHEASTERLY (S62°08'28"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 191.44 FEET; THENCE SOUTHEASTERLY (S52°35'26"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 486.75 FEET; THENCE SOUTHEASTERLY (S44°42'38"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 22.78 FEET; THENCE SOUTHWESTERLY (S29°33'45"W) A DISTANCE OF 623.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION; THENCE WEST (N89°28'00"W), ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1340.83 FEET; THENCE NORTH (N00°12'35"E), PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 945.00 FEET; THENCE WEST (N89°28'00"W), PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 31.44 ACRES.

TRACT B:

A TRACT OF LAND SITUATED IN LOTS 1 AND 2 OF SECTION 32, T20N, R16W.I.M., MAJOR COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH (N00°12'35"E), ALONG THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 953.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH (N00°12'35"E) A DISTANCE OF 495.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 270; THENCE EAST (S89°47'25"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 33.00 FEET; THENCE NORTHEASTERLY (N77°41'26"E), ALONG SAID RIGHT OF

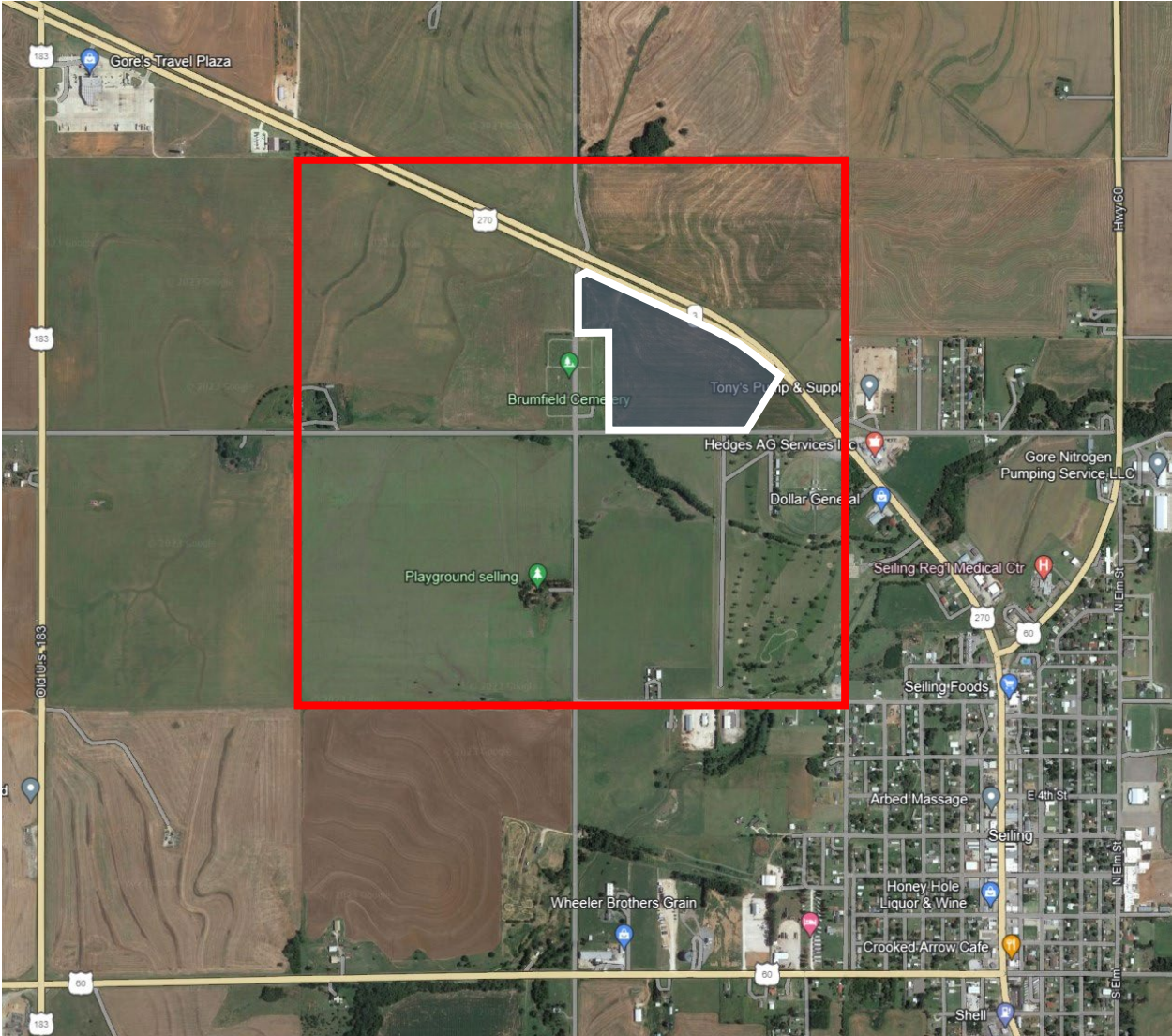
WAY, A DISTANCE OF 138.72 FEET; THENCE SOUTHEASTERLY (S65°00'31"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 1000.00 FEET; THENCE SOUTHEASTERLY (S66°24'19"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 198.04 FEET; THENCE SOUTHEASTERLY (S62°08'28"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 101.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 2; THENCE WEST (N88°57'56"W), ALONG THE SOUTH BOUNDARY OF SAID LOTS 1 AND 2, A DISTANCE OF 1348.43 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 9.14 ACRES.

THE BEARINGS REFERENCED IN THIS DESCRIPTION ARE NAD 83 OKLAHOMA STATE PLANE AND ARE TIED TO THE WEST BOUNDARY OF THE SW/4 OF SECTION 32 HAVING A BEARING OF N00°12'35"E.

EXHIBIT "C"

MAP OF ECONOMIC DEVELOPMENT PROJECT AREA

The boundaries of the Project Area associated with Increment District No. 1, Town of Seiling contain an area comprising one (1) square mile, representing the quarter sections with a common intersection at County E0590 Road and County N2280 Road.



\* Project Area is outlined by red border. Increment District boundaries contained within white border and shaded blue

**EXHIBIT “D”**

**PROJECT AREA LEGAL DESCRIPTION**

**INCREMENT DISTRICT NO. 1 PROJECT AREA**

An area located entirely in partially in Dewey County, Oklahoma, and partially in Major County, Oklahoma, more particularly described as follows:

The Northeast Quarter (NE 1/4) of Section 5, Township 19 North, Range 16 West of the Indian Base and Meridian, Dewey County, Oklahoma.

The Northwest Quarter (NW 1/4) of Section 6, Township 19 North, Range 16 West of the Indian Base and Meridian, Dewey County, Oklahoma.

The Southeast Quarter (SE 1/4) of Section 31, Township 20 North, Range 16 West of the Indian Base and Meridian, Dewey and Major Counties, Oklahoma.

The Southwest Quarter (SW 1/4) of Section 32, Township 20 North, Range 16 West of the Indian Base and Meridian, Dewey and Major Counties, Oklahoma.



**EXHIBIT “E”**

**PROPOSED DEVELOPMENT IN THE PROJECT AREA  
AND INCREMENT DISTRICT**

This Town of Seiling Economic Development Project Plan describes an economic development project of the Town of Seiling, Oklahoma, that brings a new commercial development area to the Town. The Project Plan contemplates the creation of a tax increment financing district pursuant to the Local Development Act, 62 O.S. §850, *et seq.*, as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment District is to encourage the prospective development of an area located along U.S. Highway 270 just north of downtown Seiling. The Town acquired the Project Site with the intent to promote development to enhance the local tax base, but will incur significant expenses to provide the utility infrastructure necessary to serve the Project Site. The lack of public infrastructure improvements, including specifically utility (water, sewer, gas, and electric) and traffic improvements, will prohibit any meaningful development of the area. The Town plans to sell individual parcels to prospective business interests, and/or work with commercial property developers to recruit businesses to the Increment District. The Town has already invested funds to provide certain internal roads and other site preparation within the Project Site, and preliminarily anticipates seven (7) total pad sites to be available for development. Preliminary projections based on the Town’s reasonable expectations for development of the Project Site indicate that collectively, the Developers could invest or cause to be invested in excess of \$14.8 million to construct an estimated 22,500 square feet of retail and commercial space over the next 3-5 years.

The Town recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the Town by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the Town. The Town proposes to complete on a phased basis certain utility system improvements, along with traffic improvements, that will provide service to the development area and thereby allow proposed development projects to move forward. The Town has identified an aggregate total of not-to-exceed \$5,670,000 in costs associated with the TIF Projects in connection with establishing the Increment District. The Town expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Based solely on the preliminary projections prepared by the Town based on the Developers’ master planning, the commercial development within the Increment District could result in a potential total capital investment in excess of \$14.8 million, with a potential total taxable capital investment of approximately \$11.84 million (net taxable value subject to ad valorem taxes) and generate approximately \$124.9 million in taxable sales over the term of the Increment District. Please see Exhibit “E” for a more detailed description of projected development within the Increment District. Please see Exhibit “F” for a Preliminary Site Development Plan for the Project.



The estimated \$14.8 million capital investment and \$124.9 million in total taxable sales for Town of Seiling Development Project is based on the following assumptions:

- Commercial District
  - Approximately 10,500 square feet retail and restaurant space, with average build cost of \$400/sf and average retail sales of \$250/sf completed in 2024-2026.
  - Approximately 12,000 square feet of commercial non-retail space, with average build cost of \$300/sf completed in 2024-2026.
  - Approximate 100 units of hotel space with projected \$7 million capital investment and average occupancy rates of \$100 per night, with a 50% occupancy factor, completed in 2027.

The Town has identified significant public infrastructure projects totaling \$5,670,000 that will ultimately be necessary in order to service the proposed Increment District, including street infrastructure improvements, utility infrastructure improvements, and site preparation. The Project Costs identified in connection with the proposed development of the Increment District are as follows:

- Land Acquisition (\$401,627.44)
- Site Preparation, including grading and drainage (\$698,919.78)
- Utility Infrastructure (\$1,443,000.00)
  - \$743,300 Water and sewer improvements
  - \$100,000 Natural gas improvements
  - \$600,000 Electric improvements
- Traffic Infrastructure (\$2,410,776.00)
  - \$2,410,776 Internal Project Site roads
- Other Project Costs (\$715,376.78)
  - \$515,376.78 Contingency (~10%)
  - \$150,000 Engineering
  - \$50,000 Inspections/Testing/Advertising
- Organizational Costs of the Increment District (\$65,000)

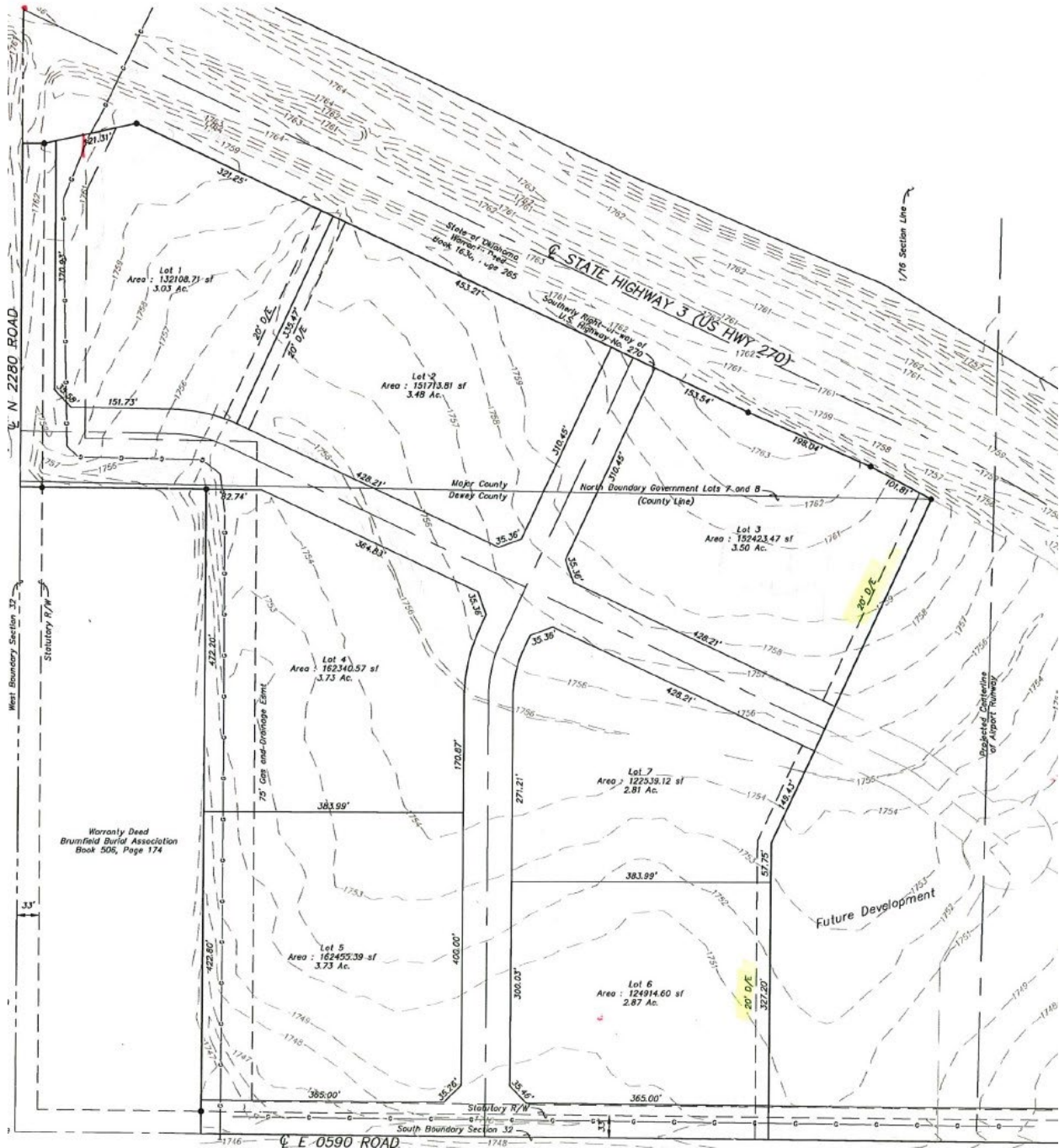
- Interest and related financing costs, in an estimated amount not to exceed \$5,160,000, along with annual administration costs associated with the Increment District not in excess of \$10,000 per year, will be paid from available TIF Revenues in addition to the specifically identified Project Costs.

EXHIBIT "F"

PRELIMINARY SITE DEVELOPMENT PLAN\*

TOWN OF SEILING DEVELOPMENT PROJECT

FINAL PLAT OF SEILING INDUSTRIAL PARK  
(A Commercial Development)  
A PART OF THE SOUTHWEST 1/4, Section 32, T20N, R16W,  
I.M. Seiling, Major/Dewey County, Oklahoma



**EXHIBIT “G”**

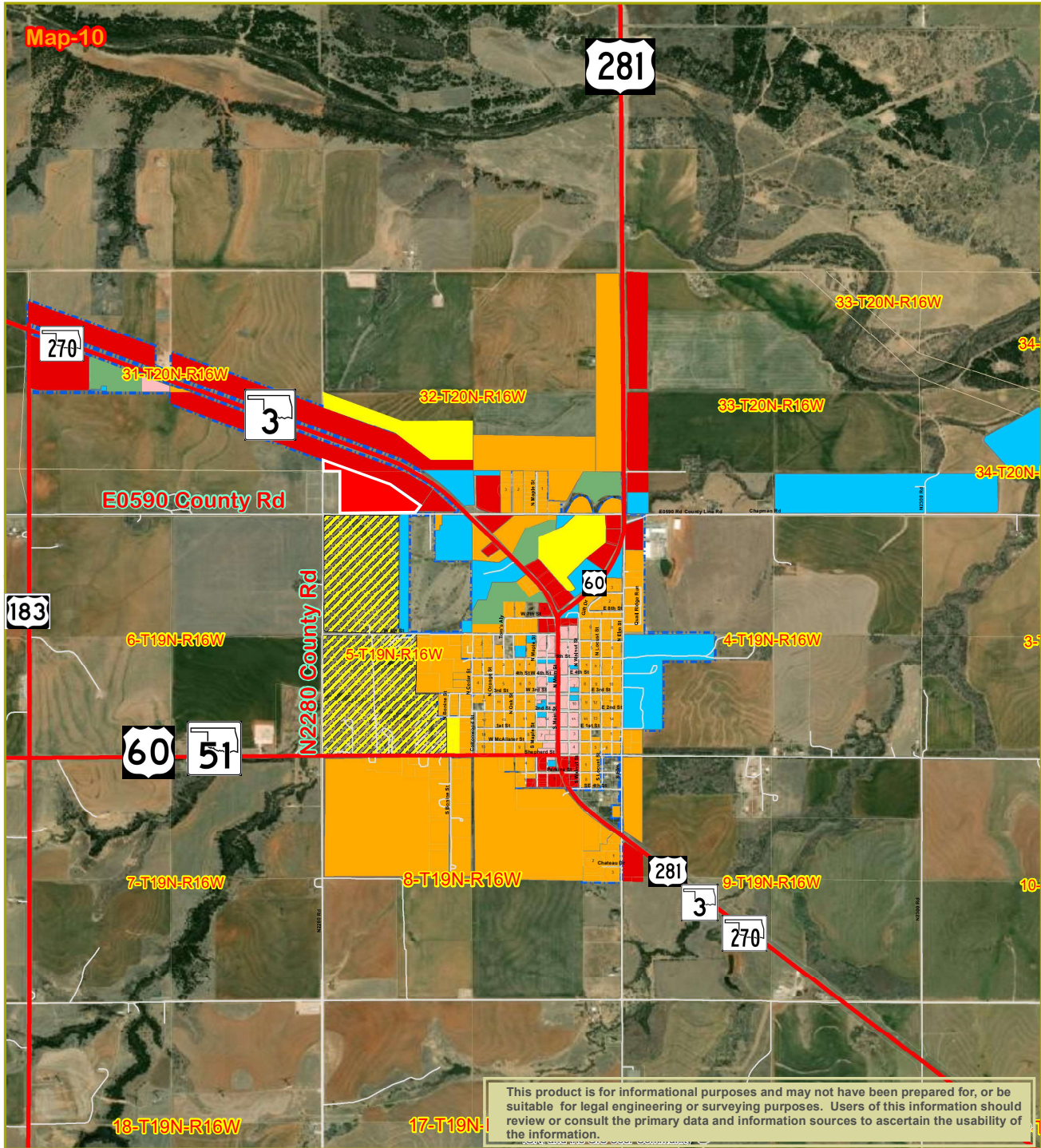
**EXISTING USES AND CONDITIONS OF REAL PROPERTY**

The following page depicts the Future (Comprehensive) Land Use Map of the Town of Seiling, Oklahoma, as of November 2020. The Increment District area was annexed to the corporate boundaries of the Town subsequent, and are added to the map as the area in red bordered by white..



# FUTURE (COMPREHENSIVE) LAND USE MAP

**Map-10**



This product is for informational purposes and may not have been prepared for, or be suitable for legal engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

### Seiling Comprehensive Land Use

- |  |   |
|--|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> P Public/Institutional ( 110 Acres outside Limits)   | <span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> AG Agricultural District (41.25 Acres) |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span> R1 Single-Family Dwelling District (182.82 Acres)   | <span style="border-bottom: 2px solid red; width: 20px; display: inline-block;"></span> HIGHWAYS  |
| <span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> C Business-Industrial District (186.75 Acres) | <span style="border-bottom: 1px solid gray; width: 20px; display: inline-block;"></span> Roads  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> R1 Single-Family Dwelling District (388.04 Acres)   | <span style="border: 1px solid gray; width: 20px; height: 10px; display: inline-block;"></span> Lot & Block   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> C2 General Commercial (229.84 Acres)   | <span style="border: 2px dashed blue; width: 20px; height: 10px; display: inline-block;"></span> Town Limits  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> R2 Residential District A (61.37 Acres)   |   |



**NODA/OEDA**  
**Northern Oklahoma Development Authority**  
**A Council of Local Governments**  
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