

**CITY OF WEWOKA  
DOWNTOWN REVITALIZATION  
PROJECT PLAN**

**ELIGIBILITY REPORT**



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## **ELIGIBILITY REPORT**

### **I. DESCRIPTION OF PROJECT**

The City of Wewoka Downtown Revitalization Project Plan is a project plan as defined under the Local Development Act, 62 O.S. § 850, et seq., and is referred to here as the “Project Plan.” The Project Plan provides the economic structure and funding to construct needed public improvements and stimulate additional private development within the Downtown Wewoka and immediately surrounding environs (the “Project”). The Project Plan is considered to be a critical element in fostering a public-private partnership to create a continuing stimulus for revitalization. The establishment of a new increment district will provide critical funding for public improvements and help induce private investment through the establishment of an active incentivization program focused on retail, office and residential growth. Public projects will also stimulate private investment in the area in the form of the renovation and restoration of existing buildings and façades.

Several recent transformative projects have resulted in new private investment, many buildings changing hands, and new excitement for downtown from the community at large. The redevelopment of the Aldridge Hotel and the construction of new affordable housing highlight this excitement and the outstanding issues with fostering new development in Downtown Wewoka. Together, these projects have set the stage for increased potential growth and prosperity at a time when favorable regional and national trends indicate more interest in a downtown environment as a place to live, work and play.

This Project Plan is also aspirational as there are many unknowns related to exactly how Downtown Wewoka will develop or precisely when various public and private improvements will occur. However, through committed adherence to this Plan and related efforts and the deliberate application of resources, continual progress towards a more livable Wewoka—a city with a thriving downtown as the very heart of the community—is achievable.

### **II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICT NO. 4**

The Project Area is shown on the illustration in the attachment to the Project Plan titled “Exhibit: TIF District Boundaries.” The Project Area is generally bound by Mekusukey Avenue, Sixth Street, Compton Avenue, Fourth Street, Jackson, Avenue, and the Union Pacific rail line. Increment District No. 4, City of Wewoka (“Increment District No. 4”), includes all of the Project Area, except for the lots immediately facing Mekusukey Avenue in between First and Second Streets (Lots 19–30, Block 23, Original Town Addition) that are currently in Increment District No. 2, City of Wewoka. Increment District No. 4 is the area in which the increments will be generated, and is illustrated on the Project Plan’s Exhibit A. Legal descriptions for both Increment District No. 4 and the Project Area are provided in the attachment to the Project Plan titled “Exhibit B: Legal Descriptions.”

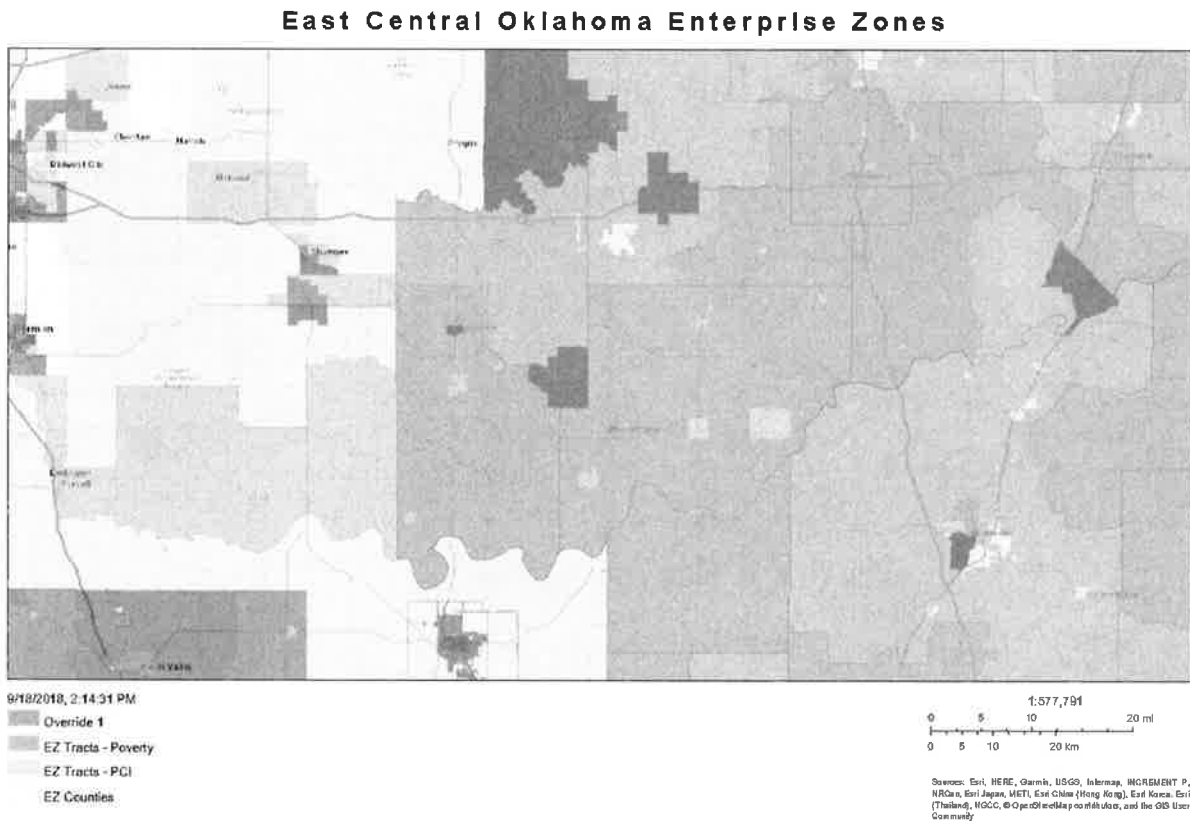
### **III. STATUTORY REQUIREMENTS**

In order to establish a tax increment district, the Local Development Act requires the City of Wewoka (“City”) adopt an ordinance that contains a finding that the proposed Project Area or Increment Districts meets one of the following criteria:

- Is a reinvestment area.
- Is a historic preservation area.
- Is an enterprise area, or
- Is a combination of the areas specified in divisions (1), (2) and (3) of this subparagraph.

62 O.S. §856(B)(4)(a).

The Project Area qualifies as an enterprise area. An “enterprise area” means any area within a designated state or federal enterprise zone. An “enterprise zone” is an enterprise zone designated by the Oklahoma Department of Commerce pursuant to 62 O.S. § 690.3, or as designated by the federal government. The Oklahoma Department of Commerce maintains a map of all current designated enterprise zones on its webpage. The Project Area lies completely within a currently designated enterprise zone, as shown on the map below.



*Oklahoma Department of Commerce Enterprise Zone Map, 2018.  
(Wewoka is in the dark pink shaded area near the center of the map.)*

#### IV. CONCLUSION

Based upon the analysis above, the proposed Project Area and Increment Districts meet the Local Development Act’s requirement that they are an enterprise area within the meaning of the statute.