



# MEMORANDUM

Council Agenda  
Item No. IX.U.  
8/27/2019

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Resolution of intent of the Mayor and Council of The City of Oklahoma City setting forth a new MAPS program to be known as "MAPS 4."

### Background

In September 2017, the voters of Oklahoma City approved a 27 month temporary one cent capital improvements tax to fund the program designated as the "Community and Neighborhoods Enhancement Program." This tax expires at 12:00 a.m. on April 1, 2020.

In contemplation of the potential next transformational projects that might be desired for the City, the Mayor and City Council began seeking input from the community about what might be included in a "MAPS 4" program. A call for ideas was issued in October 2018. For approximately six months, thousands of ideas were received from the public through a dedicated website, emails, letters, social media and meetings. On June 18, 2019, (Item IX.K.) the Council approved a resolution setting four Special City Council meetings on July 9, July 11, July 31, and August 6, 2019 to hear presentations on potential projects to be included in MAPS 4, as well as to hear comments from residents and other interested parties.

Included on today's agenda is an ordinance and accompanying resolutions that would set a citywide election on December 10, 2019 to allow voters to choose whether or not to approve a temporary one cent sales tax for eight years beginning on April 1, 2020. If approved, it is estimated that this temporary sales tax would generate \$978 million of sales tax revenue.

The attached resolution expresses the administrative intent of the Mayor and Council on the composition of the MAPS 4 program and how it could be financed and managed.

Review

City Manager's Office

Recommendation: Resolution be adopted.

Attachment

**RESOLUTION OF INTENT OF THE MAYOR AND COUNCIL OF  
THE CITY OF OKLAHOMA CITY SETTING FORTH A NEW  
MAPS PROGRAM TO BE KNOWN AS “MAPS 4”**

WHEREAS, for the purpose of making the investments necessary to continue Oklahoma City’s renaissance and extending the transformational power of Metropolitan Area Projects (MAPS) across the city and to all residents, the Mayor and Council are proposing a new MAPS program, to be designated as MAPS 4; and

WHEREAS, MAPS 4 could be paid for by a temporary one-cent City sales tax commencing on April 1, 2020 and lasting eight years; and

WHEREAS, adoption of the sales tax by citywide vote of the citizens of Oklahoma City on December 10, 2019 would leave the City’s sales tax rate at its current level and could fund enhancements to the quality of life in Oklahoma City; and

WHEREAS, this resolution expresses the administrative intent of the Mayor and Council (hereafter referred to as “the Council”) as to how MAPS 4 would be financed and managed.

NOW, THEREFORE, BE IT RESOLVED that the Council declares its administrative intent regarding MAPS 4, as follows:

1. No city-issued bonds will be issued and repaid in the implementation of MAPS 4, and a “pay as you go” approach will be adopted for all projects in MAPS 4.
2. The Council shall create a Citizens Advisory Board to provide oversight for the implementation of MAPS 4, with the Board to have a similar structure as the MAPS 3 Citizens Advisory Board.
3. This Resolution of Intent details intended allocations of anticipated revenues. In addition to the allocations of revenues for capital projects, this Resolution details the allocations of certain identified operating funds. It is the intent of the Council that for a certain term of years the principal of any revenues allocated for operating funds be managed in such a manner that they remain undiminished and only investment proceeds be expended, with the exception of administrative costs and the operational funds identified herein for streetlights.
4. The Council anticipates that a new trust will be established to manage the operating funds. Such trust will have the oversight responsibility for the financial management of the funds in total and the distribution of their proceeds for the purposes and in the intended allocations detailed herein, while not deviating from the Council’s intent expressed herein, nor diminishing the original funds, for a term of years, no less than 40, beyond the final date of any revenue collections. The trust indenture will include a

process for potential amendment of the uses of the remaining principal in the years beyond. Such trust will manage the operating funds in accordance with applicable law and investment practices. The spending policy of the trust will target annual spending equal to at least four percent of the principal.

5. The allocations for capital projects and operating funds specified here are based on a revenue estimate of \$978 million.
6. An implementation plan and timing for allocation of both capital projects and operating funds will be developed and recommended by the Citizens Advisory Board and adopted by the Council. As an implementation plan is developed for the capital projects, and to accommodate inflationary adjustments and maintain equity between distinct portions of a project that may be completed at different times, the Citizens Advisory Board is authorized to recommend deviation from these allocations by up to 10 percent below or 20 percent above the allocation. It is the intent of the Council that if revenues are received in amounts at least equal to the revenue estimate, that the operating funds allocations shall not be lessened.
7. It is the intent of the Council that should revenues from the tax ultimately exceed \$978 million, such funds will be considered excess funds and those excess funds will be allocated by the Council, with recommendation by the Citizens Advisory Board, in a manner consistent with MAPS 4. Should revenues ultimately fall short of \$978 million, allocations for projects and operating funds will be reduced as deemed appropriate by the Council, with recommendation by the Citizens Advisory Board.
8. It is the intent of the Council that when capital projects identified herein as conditional are not implemented due to the failure of conditions to be met, the previously allocated funds for any such projects and related operational funds, if applicable, shall be considered excess funds.
9. It is the intent of the Council that all projects be implemented with prioritization on sustainable design.
10. It is acknowledged that many of the projects provided herein as part of MAPS 4 are subject to the City's "one percent for art" ordinance, which means significant resources for public art are included among these allocations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that, subject to available revenues, the Council's administrative intent is for MAPS 4 to include the following capital projects and operating funds, supported by allocations of estimated revenues as listed:

## PARKS

For the purpose of transforming our parks across the city, it is the intent of the Council to allocate \$63 million to upgrade every municipal neighborhood and community park outside of the central business district. Such improvements shall be based on need and neighborhood feedback that comes from neighborhood meetings. Such improvements could include but are not necessarily limited to bathrooms, playground equipment, shade structures, splashpads, furnishings, trees, paths, activity facilities, and signage that could include but is not limited to signage that provides information on the historical significance of the park's name.

It is the intent of Council to further allocate \$16.5 million to an operating fund to provide for the operations and maintenance of the park improvements described above.

For the purpose of further transforming the public spaces of our city, it is the intent of Council to further allocate \$60.5 million for the following specific parks-related projects:

Youth and adult soccer and park facilities at C.B. Cameron Park near Lake Hefner and soccer facilities at Southlakes Park in south Oklahoma City (\$29 million)

Oklahoma River enhancements (\$11.5 million)

- Pedestrian bridge connection and boat landing at American Indian Cultural Center
- Low water dam to retain water east of Eastern Avenue
- Community stage near American Indian Cultural Center
- Improvements to River bank and River-adjacent public land

Community gardens (\$500,000)

Outdoor basketball and pickleball courts (\$500,000)

Placemaking at Lake Stanley Draper in southeast Oklahoma City (\$2.5 million)

Renovation of Booker T. Washington Park in northeast Oklahoma City (\$5 million)

Pavilion and other improvements at Minnis Lakeview Park (\$500,000)

Enhancements to Northeast Community Center (\$2 million)

One new park in Canadian County portion of Oklahoma City (\$2.25 million)

One new park in Cleveland County portion of Oklahoma City (\$2.25 million)

One new park in southeast Oklahoma City (\$2.25 million)

One new park in far northeast Oklahoma City (\$2.25 million)

### **YOUTH CENTERS**

For the purpose of transforming the lives of our young people, it is the intent of the Council to allocate \$70 million to the construction of at least four new state-of-the-art youth centers to provide afterschool and summer programming. It is the intent of the Council that these new youth centers will offer programming that includes but is not necessarily limited to athletics, arts, family, health and educational resources.

If funds allow, more than four new centers can be constructed and/or refurbishments of existing buildings could be pursued. In addition, it is the intent of Council that prioritization be given to ensuring that the youth facilities at the previously-funded new Douglass Recreation Center are equitable to facilities found at the new youth centers. It is the intent of the Council that the operational policies of these new youth centers will facilitate partnerships with existing community groups who serve young people. It is the intent of the Council that capital and operational partnerships with community organizations could be considered in the implementation of these youth centers.

It is the intent of the Council to further allocate \$30 million to an operating fund to provide for the operations of the MAPS 4 youth centers.

It is the intent of Council to further allocate \$10 million to an operating fund to provide for ongoing capital improvements to the MAPS 4 youth centers.

### **SENIOR WELLNESS CENTERS**

For the purpose of continuing the transformational effect that senior wellness centers have had in the lives of our city's seniors, it is the intent of the Council to allocate \$15 million to the construction of a fifth senior wellness center similar to the MAPS 3 senior wellness centers. Placement shall be based on geographic need after evaluation of placement of the MAPS 3 senior wellness centers. Commencement of construction will be conditional on the identification of an operator before December 31, 2026 who can offer a self-sustaining operational model similar to the MAPS 3 senior wellness centers.

It is the intent of the Council to further allocate \$15 million to an operating fund to provide financial assistance for low-income seniors to utilize the MAPS 3 and MAPS 4 senior wellness centers, with guidelines to be created that prioritize the sustainment of MAPS 3 and MAPS 4 senior wellness centers located in geographic areas with predominantly lower-income populations.

## **MENTAL HEALTH & ADDICTION**

For the purpose of transforming the mental health system of Oklahoma City, to diminish pressures on the county jail, and to protect and serve our residents, it is the intent of the Council to provide for a comprehensive upgrade to mental health facilities and services in our city.

It is the intent of the Council to allocate \$11 million to the construction of two new mental health crisis centers. Commencement of construction will be conditional on the identification of operational funding from a non-municipal source as well as operating agreements that include measurable benchmarks, all prior to December 31, 2026. It is the intent of the Council that operating agreements provide prioritization where possible for the use of the crisis centers by Oklahoma City residents.

It is the intent of the Council to further allocate \$22 million for a “restoration center” to include a crisis center, methamphetamine detox, substance abuse, and other comprehensive services. Commencement of construction will be conditional on the identification of operational funding from a non-municipal source as well as operating agreements that include measurable benchmarks, all prior to December 31, 2026. It is the intent of the Council that operating agreements provide prioritization where possible for the use of the “restoration center” by Oklahoma City residents.

It is the intent of Council to further allocate \$7 million for housing for residents experiencing mental illness and homelessness and transitioning out of a crisis center. Commencement of construction will be conditional on the identification of operating funding from a non-municipal source as well as operating agreements with a government agency that includes measurable benchmarks, all prior to December 31, 2026. It is the intent of the Council that operating agreements provide prioritization where possible for the use of the housing by Oklahoma City residents.

## **FAMILY JUSTICE CENTER OPERATED BY PALOMAR**

For the purpose of sustaining the transformational services that were established when the Oklahoma City Police Department created the family justice center known as Palomar to offer services to victims of domestic violence, sexual assault, elder abuse, and human trafficking, and to support children exposed to trauma, it is the intent of the Council to allocate \$38 million to the construction of a new, permanent family justice center. Commencement of construction will be conditional on the approval of an operating agreement that includes measurable benchmarks with Palomar prior to December 31, 2026.

## **TRANSIT**

For the purpose of continuing the transformation of our city’s public transit system, it is the intent of the Council to pursue numerous dramatic improvements to the public transit services provided to our residents.

It is the intent of the Council to allocate \$10 million for upgrades to existing bus stops, including lighting for all stops and approximately 500 new ADA-accessible shelters.

It is the intent of the Council to further allocate \$60 million to advanced transit options to include one or more of the following options:

Bus rapid transit lines from downtown to south Oklahoma City, prioritizing connectivity with Capitol Hill and/or other points to the south; and to northeast Oklahoma City, prioritizing connectivity with locations such as the Health Sciences Center, Northeast 23<sup>rd</sup> Street, the Adventure District, and other points to the northeast. Commencement of construction will be conditional on the identification of operational funding.

Park and ride facilities, to facilitate commuting by transit.

Micro transit and/or other transit innovations.

It is the intent of the Council to further allocate \$12 million for additional buses and traffic signal prioritization to increase frequency and reliability of service.

It is the intent of the Council to further allocate \$5 million for future planning and land acquisition needs.

### **SIDEWALKS, BIKE LANES, TRAILS, AND STREETLIGHTS**

For the purpose of continuing to transform the infrastructure for pedestrians and bicycle riders in our city, it is the intent of the Council to pursue numerous investments in our built environment.

It is the intent of the Council to allocate \$55 million for the construction of sidewalks, sidewalk amenities, and placemaking, including but not limited to trees, sustainable infrastructure, landscaping, drainage and public art, prioritizing the “Pedestrian Priority Areas” and schools identified by the BikeWalkOKC plan, as well as other districts and community assets, including the Clara Luper Corridor, Capitol Hill, Stockyards, Windsor District, Old Britton, and MAPS youth and senior wellness centers.

It is the intent of the Council to further allocate \$20 million for the construction of bicycle lanes and related bicycle facilities, taking into consideration the guidance of the BikeWalkOKC plan.

It is the intent of the Council to further allocate \$8 million for trail connectivity to Lake Stanley Draper and the Oklahoma River in south Oklahoma City, as well as trail amenities including but not necessarily limited to bathrooms, fountains and signage throughout the Oklahoma City trail system.

It is the intent of the Council to further allocate \$4 million to fund ten years of operating costs relating to the construction of approximately 1,000 new streetlights

to be placed along arterial roads in areas currently underserved by lighting. Commencement of operations will be conditional on agreement with relevant agencies.

### **HOMELESSNESS**

For the purpose of transforming our city's approach to reducing and eventually eliminating homelessness, it is the intent of the Council to allocate \$50 million for the provision of truly affordable housing to implement a "housing first" strategy to address homelessness in Oklahoma City. It is acknowledged this funding will potentially leverage over \$400 million in housing funding available from various sources. Commencement of expenditures is conditional on approval of an operating agreement with a government agency that includes measurable benchmarks.

### **CHESAPEAKE ENERGY ARENA AND RELATED FACILITIES**

For the purpose of sustaining the transformational effect that the downtown arena currently known as Chesapeake Energy Arena and related facilities have had in facilitating economic development and the arrival of major league professional sports, top tier concerts and other entertainment, it is the intent of the Council to allocate \$115 million to address necessary capital maintenance and provide fan and tenant enhancements to Chesapeake Energy Arena and the related sports facility at 9600 North Oklahoma Avenue. It is the intent of the Council that no more than nine percent of this total allocation may be utilized for the latter facility and that such improvements at the latter facility are conditional on a lease extension with the existing tenant prior to the end of the current lease term in 2023. It is the intent of the Council that future long-term lease agreements with professional sports teams for the use of the improved facilities referenced in this paragraph contemplate and include a mechanism for revenues to be directed toward a fund for future capital improvement needs.

### **ANIMAL SHELTER**

For the purpose of transforming our city's main location for intake, care and adoption of animals in our city, it is the intent of the Council to allocate \$38 million for the construction of a new main animal shelter to replace the existing aging facility.

### **FAIRGROUNDS COLISEUM**

For the purpose of sustaining and growing the transformational economic impact of the events held at the Jim Norick Arena, it is the intent of the Council to allocate \$63 million for the construction of a new coliseum to replace the existing aging venue. It is expected that this funding will be supplemented by at least \$25 million of Hotel Tax revenues earmarked by law to improvements at the OKC Fairgrounds, as well as funding from MAPS 3 excess funds, naming rights and other sources.

## **DIVERSION HUB**

For the purpose of transforming the City's approach to criminal justice and to diminish pressures on the county jail, it is the intent of the Council to allocate \$17 million for the construction of a "Diversion Hub" to assist low-level offenders in establishing a more productive life. Commencement of construction will be conditional on the identification of operational funding from a non-municipal source as well as approval of operating agreements that include measurable benchmarks, all prior to December 31, 2026. It is acknowledged that an offer of a \$20 million philanthropic donation to provide operational funding for a Diversion Hub has been made by a private donor, and it is the intent of Council to secure a Memorandum of Understanding to this effect prior to December 10, 2019.

## **INNOVATION DISTRICT**

For the purpose of transforming our entrepreneurial ecosystem to create jobs and foster a more diverse economy, it is the intent of the Council to pursue several projects at the Innovation District in near northeast Oklahoma City.

It is the intent of Council to allocate \$15 million to open the Henrietta B. Foster Center for Northeast Small Business Development and Entrepreneurship, to specifically include minority small and disadvantaged businesses. Commencement of renovation of the existing Foster Center will be conditional on the approval of operating agreements with an operator prior to December 31, 2026.

It is the intent of the Council to further allocate \$25 million for connectivity in and around the Innovation District, including improvements to the Northeast 10<sup>th</sup> Street bridge over Interstate 235, as well as additional bridges over Interstate 235 if funds allow. At least half of this allocation must provide for connectivity improvements from the Innovation District core to surrounding neighborhoods and neighborhood assets.

It is the intent of the Council to further allocate \$10 million for the purpose of matching up to \$10 million raised from non-MAPS sources for an "innovation hall" and related infrastructure where activities to grow our city's innovation economy can be facilitated. Such activities could include but are not necessarily limited to learning academies such as coding training for all ages; versatile space for meetings and events related to innovation and entrepreneurship; and pop-up spaces for entrepreneurs to showcase new ideas and build connections. Matching dollars must be identified by December 31, 2026. Commencement of construction will be conditional on the approval of operating agreements that include measurable benchmarks with an operator prior to December 31, 2026. It is the intent of the Council that if co-working services are offered, that such agreements relative to co-working services prioritize, where possible, relationships with existing operators in Oklahoma City providing co-working services.

It is the intent of Council to further allocate \$21 million to an operating fund to provide for the operations of the Foster Center and the "innovation hall." It is

acknowledged that both projects are expected to receive operating dollars from other sources as well.

It is acknowledged that the Booker T. Washington Park project within the larger Parks project and the northeast transit enhancement project within the larger Transit project can also be contributors to the success of the Innovation District project.

### **FREEDOM CENTER AND CLARA LUPER CIVIL RIGHTS CENTER**

For the purpose of transforming our city's knowledge of its civil rights history and positively influencing the future of northeast Oklahoma City and all our city, it is the intent of Council to allocate \$16 million for the renovation of the historic Freedom Center, home of the Oklahoma City civil rights movement, as well as construction of an adjacent civil rights museum and community gathering place to be named for civil rights pioneer Clara Luper. Commencement of renovations and construction will be conditional on the approval of operating agreements with an operator prior to December 31, 2026.

It is the intent of Council to further allocate \$9 million to an operating fund to provide for the operations of the facilities described herein.

### **BEAUTIFICATION**

For the purpose of transforming the appearance of our city to elevate our daily experiences in it and to improve the first impression we give visitors, it is the intent of Council to allocate \$25 million for beautification projects along major corridors, which may include but are not necessarily limited to, as funding allows:

- City entrance gateways along the interstates
- Approaches to Will Rogers World Airport including:
- Creation of a Bessie Coleman Garden near the airport
- State Highway 152 from Meridian Avenue to Interstate 44
- Interstate 44 from State Highway 152 to Interstate 40
- Enhancement of the three pedestrian bridges over the interstates in south Oklahoma City
- Interstate 240 from Interstate 44 to Interstate 35
- East and west entrances to the Clara Luper Corridor
- Intersection of Northeast 23<sup>rd</sup> and Martin Luther King Avenue, including up to \$5 million for potential land acquisition and remediation of the northeast corner
- Oklahoma City University corridor along Northwest 23<sup>rd</sup> Street
- Reno Avenue and Eastern Avenue corridor between Bricktown and the American Indian Cultural Center
- Interstate 35 bridge over Oklahoma River
- Interstate 44 bridge over Oklahoma River
- Interstate 44 from Portland Avenue to Classen Boulevard
- Interstate 40 and Council Road interchange
- Route 66

- Public art and/or monuments at key intersections around city, including a statue of Ralph Ellison
- Updated and low maintenance landscaping along key arterials
- Trees (a minimum of a \$1 million allocation)

Commencement of projects will be conditional on the approval of agreements with relevant entities.

It is the intent of Council to further allocate \$5 million to an operating fund to provide permanent City staff dedicated to the issue of beautification, as well as provide funding for ongoing maintenance, as funds allow. It is the intent of Council that once funding is secured, the Council will add the positions to the budget of the City, with the intent for the positions to promote and facilitate beautification within public and private capital projects, pursue grants, coordinate public-private partnerships to clean public areas, assist and encourage private businesses to keep their property clean and updated, troubleshoot issues like mowing and graffiti on public property, pursue murals and other public art, and coordinate efforts with local beautification organizations, among other activities.

**MULTIPURPOSE STADIUM**

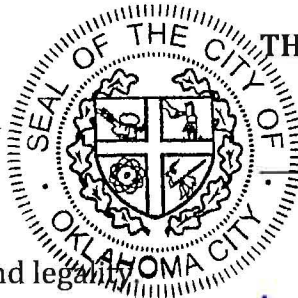
For the purpose of pursuing the transformational power demonstrated by previous MAPS projects like the ballpark and the arena, it is the intent of the Council to allocate \$37 million to a multipurpose stadium suitable for professional and college soccer, high school football and soccer, concerts and other events, similar in concept to multipurpose stadium venues found in every other large American city. Commencement of construction will be conditional on the approval of operating agreements with an established professional soccer operator / lessee before December 31, 2026 who can offer a self-sustaining operational model similar to the ballpark.

**PASSED** by the City Council and **SIGNED** by the Mayor of The City of Oklahoma

City, Oklahoma, this 27th day of August, 2019.

**ATTEST:**

*Anaer Kersy*  
 \_\_\_\_\_  
 City Clerk



**THE CITY OF OKLAHOMA CITY**

*David Holt*  
 \_\_\_\_\_  
 MAYOR

**REVIEWED** for form and legality

*Wiley Williams*  
 \_\_\_\_\_  
 Municipal Counselor for