

AGENDA FOR
REGULAR MEETING OF
OKLAHOMA CITY REDEVELOPMENT AUTHORITY
CONFERENCE ROOM
431 WEST MAIN, SUITE B
WEDNESDAY, OCTOBER 18, 2017
10:00 A.M.

- I. Call to Order
- II. Statement of Compliance with the Oklahoma Open Meeting Law
- III. Roll Call
- IV. Reading and Approval of Minutes of a Regular and Annual Meeting held on Wednesday, July 19, 2017
- V. Resolution No. _____ Adopting the Oklahoma City Redevelopment Authority Public Meeting Comment Policy
- VI. Resolution No. _____ Authorizing a Request for Proposals from Qualified Planning Services Providers for the Development of a Land Use and Strategic Development Plan for the Oklahoma Regional Innovation District
- VII. Discussion of Proposed Amendment to TIF II
- VIII. Presentation of Interim Financial Report for the Period Ending September 30, 2017
- IX. New Business
- X. Comments from Trustees
- XI. Comments from Citizens
- XII. Adjournment

POSTED at the offices of the Oklahoma City Redevelopment Authority and the City Clerk's Office by 10:00 a.m., Tuesday, October 17, 2017 by Pam Lunnon, Executive Assistant

MINUTES OF REGULAR AND ANNUAL MEETING
OF THE
OF THE OKLAHOMA CITY REDEVELOPMENT AUTHORITY

A Regular and Annual Meeting of the Trustees of the Oklahoma City Redevelopment Authority (“Redevelopment Authority”) was held on Wednesday, July 19, 2017, at 10:00 a.m. in the Conference Room at 431 West Main, Suite B; Oklahoma City, OK.

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the Oklahoma Open Meeting Law. Upon roll call the following Trustees were present:

Mr. J. Larry Nichols
Mr. James R. Tolbert, III
Mr. Russell M. Perry
Councilman Larry McAtee
Ms. Mary Mélon

Trustee Absent:

Mr. Mark Beffort
Councilman David Greenwell

Staff Present:

Catherine O’Connor, Executive Director
Dan Batchelor, OCURA General Counsel, CEDL
Leslie Batchelor, OCURA Associate General Council, CEDL
Emily Pomeroy, CEDL
Cassie Poor, Mitchell Moore, Pam Lunnon, Geri-Kenfield-Harlan,
Nicolle Goodman, Michael Owens, The Alliance for Economic Dev. of OKC
Nelia Crank-Clements, Progress OKC

Others Present:

Steve Lackmeyer, The Oklahoman
Brett Dickerson, Red Dirt Report
Ron Bradshaw, Colony Partners

The Chairman asked for a motion to approve, as circulated, the minutes of a Special Meeting held on Wednesday, May 17, 2017.

Mr. Perry moved the adoption of the minutes and upon second by Ms. Mélon, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Minutes Adopted.

The Chairman called for Election of Officers

Chairman stated it is time to conduct the annual election of officers for the Oklahoma City Redevelopment Authority and the following has been recommended:

Chairman:	J. Larry Nichols
Vice Chairman:	James R. Tolbert, III
Secretary:	Larry McAtee
Assistant Secretary:	Mary Mélon
Assistant Secretary:	Russell Perry
Assistant Secretary:	Mark Beffort
Treasurer	David Greenwell

Mr. Tolbert moved to adopt the officers, and upon second by Councilman McAtee, the vote was as follows:

Mr. J. Larry Nichols	Aye
Mr. Russell M. Perry	Aye
Mr. James R. Tolbert, III	Aye
Ms. Mary Mélon	Aye
Mr. Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Officers adopted.

The Chairman introduced the following resolution:

Resolution No. 171 entitled:

“Authorizing and Approving Development Financing Agreement with P-W Phase II Development, LLC in an Amount not to exceed \$100,000 for Eligible Project Costs Under the Oklahoma Regional Innovation District Project Plan”

Ms. Mélon, moved the adoption of this resolution and upon a second by Mr. Perry, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Resolution Adopted

Resolution No. 172 entitled:

“Resolution of the Oklahoma City Redevelopment Authority Approving Proposal by BKD, LLP to Provide an Audit of Accounts for the Fiscal Year Ending June 30, 2017 and Authorizing the Chairman and the Executive Director to Execute the Proposal”

Ms. Mélon, moved the adoption of this resolution and upon a second by Mr. Perry, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Resolution Adopted

Resolution No. 173 entitled:

“Resolution of the Oklahoma City Redevelopment Authority Authorizing Advancements for Payment of Certain Costs Incurred by the Oklahoma City Urban Renewal Authority in Connection with Proposed and Approved Projects and Approving and Ratifying Actions through June 30, 2017”

Mr. Tolbert, moved the adoption of this resolution and upon a second by Ms. Mélon, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

OCRA Board of Trustees, Wednesday, July 19, 2017

Resolution Adopted

Resolution No. 174 entitled:

“Authorizing and Approving Payment of a Portion of the Costs of Public Improvements Extending Stonewall Avenue”

Mr. Perry, moved the adoption of this resolution and upon a second by Ms. Mélon, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Resolution Adopted

Resolution No. 175 entitled:

“Resolution Authorizing Signatories for the Payment and Investment of Money on Behalf of the Oklahoma City Redevelopment Authority”

Ms. Mélon, moved the adoption of this resolution and upon a second by Mr. Tolbert, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Resolution Adopted

Resolution No. 176 entitled:

“Approving Annual Budget for Legal Services between the Oklahoma City Redevelopment Authority and the Center for Economic Development Law for Fiscal Year Beginning July 1, 2017 and Ending June 30, 2018”

Mr. Perry, moved the adoption of this resolution and upon a second by Ms. Mélon, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Resolution Adopted

Presentation of Interim Financial Reports for the Period Ending May 31, 2017

Ms. Kenfield-Harlan presented the financial statements for the period ending May 31, 2017.

Mr. Perry, moved to receive financials and upon a second by Mr. Tolbert, the vote was as follows:

Trustee J. Larry Nichols	Aye
Trustee James R. Tolbert, III	Aye
Trustee Mary Mélon	Aye
Trustee Russell M. Perry	Aye
Trustee Mark Beffort	Absent
Councilman Larry McAtee	Aye
Councilman David Greenwell	Absent

Financial Received

There being no further business to come before the Board, meeting was adjourned at 10:21 a.m.

SECRETARY

OKLAHOMA CITY REDEVELOPMENT AUTHORITY

TRUSTEES

J. Larry Nichols
Chairman

James R. Tolbert III
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

EXECUTIVE DIRECTOR

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: October 18, 2017

Ref: Resolution Adopting the Oklahoma City Redevelopment Authority Public Meeting Comment Policy

Background: As a public trust, OCRA is subject to the Oklahoma Open Records Act. OCRA's Board of Trustees regularly meets to review and approve proposed projects and to act on business. OCRA meetings are regularly attended by the general public and individuals interested in OCRA projects or businesses on the meeting agenda. To ensure effective and open communication with meeting participants and members of the public while effectively conducting business, OCRA desires to adopt a public comment policy. This resolution adopts a Public Meeting Comment Policy that will help OCRA efficiently and effectively conduct its business.

Summary of Agenda Item: The resolution adopts a Public Meeting Comment Policy in Compliance with State Law.

Recommendation: Approval of Resolution

Attachments: Oklahoma City Redevelopment Authority Public Meeting Comment Policy

RESOLUTION NO. _____

**RESOLUTION ADOPTING THE OKLAHOMA CITY REDEVELOPMENT
AUTHORITY PUBLIC MEETING COMMENT POLICY**

WHEREAS, the Oklahoma City Redevelopment Authority (the “Authority”) is a public trust with the City of Oklahoma City as its beneficiary, and was created pursuant to the Oklahoma Public Trust Law, 60 O.S. §§ 176, *et seq.*; and

WHEREAS, the Board of Trustees of the Authority regularly meets to review and approve proposed projects and to act on Authority business; and

WHEREAS, meetings of the Board of Trustees of the Authority are subject to the Oklahoma Open Meeting Act, 25, O.S. § 301, *et seq.*, and are regularly attended by individuals with interests in Authority projects or businesses on the Board of Trustees’ meeting agenda and by members of the general public; and

WHEREAS, the Board of Trustees desires to ensure effective and open communication with meeting participants and members of the public while efficiently conducting its business; and

WHEREAS, the Board of Trustees believes that a public comment policy, similar to one adopted by the City Council of the City of Oklahoma City and within the constraints of the Oklahoma Open Meeting Act, will allow the Board of Trustees to more efficiently conduct its business and ensure effective communication with the general public; and

WHEREAS, it is appropriate and desirable to adopt the proposed Oklahoma City Redevelopment Authority Public Meeting Comment Policy, which is attached to this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Oklahoma City Redevelopment Authority that the attached Oklahoma City Redevelopment Authority Public Meeting Comment Policy is hereby approved and adopted.

I, _____, Secretary of the Oklahoma City Redevelopment Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Oklahoma City Redevelopment Authority held at the Arts District Garage Conference Room, located at 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **18th** day of **October, 2017**; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said Resolution was adopted by a majority of those present.

SECRETARY

Oklahoma City Redevelopment Authority

Public Meeting Comment Policy

ACCOMMODATIONS

It is the policy of the Board of Trustees to ensure that communications with participants and members of the general public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the Authority at (405) 604-6780 or info@theallianceokc.org as soon as possible, but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Authority will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please contact the Authority 48 hours prior to the scheduled meeting.

ADDRESSING THE BOARD OF TRUSTEES

1. Individuals with a personal, professional, property, or financial interest in any agenda item may address the Board of Trustees during discussion of that agenda item, upon recognition from the Chairman.

2. Members of the general public may address the Board of Trustees during any agenda item. All comments during an agenda item must be relevant to the item. Members of the general public may also address the Board of Trustees on individual concerns at the end of the agenda during “Citizens to be Heard.” Citizens to be Heard is not provided as a forum for publicly announced or declared candidates for public office, and they will not be allowed to speak as Citizens to be Heard. Citizens will not be allowed to campaign on any political issue during the Board of Commissioners meeting. Comments during “Citizens to be Heard” must concern Oklahoma City Redevelopment Authority projects, actions, or policies. All members of the general public wishing to address the Board of Trustees must fill out a “Request to be Heard” form located outside the meeting room and return this form to the Secretary prior to the start of the meeting. Speaking order for any agenda item (including “Citizens to be Heard”) shall be in the order the Secretary receives “Request to be Heard” forms, or as recognized by the Chairman.

3. Comments from individual members of the general public are limited to three minutes in duration. Comments may be cut off and/or commenters asked to leave the meeting if comments bear no direct relation to any Oklahoma City Redevelopment Authority project, action, or policy, or if the commenter includes profane or inappropriate language or behavior.

OKLAHOMA CITY REDEVELOPMENT AUTHORITY

TRUSTEES

J. Larry Nichols
Chairman

James R. Tolbert III
Vice Chairman

Mark Beffort

David Greenwell

Larry McAtee, Jr.

Mary Melon

Russell M. Perry

EXECUTIVE DIRECTOR

Catherine O'Connor

To: Board of Trustees of the Oklahoma City Redevelopment Authority

From: Catherine O'Connor, Executive Director

Date: October 18, 2017

Ref: Resolution Authorizing a Request for Proposals from Qualified Planning Services Providers for the Development of a Land Use and Strategic Development Plan for the Oklahoma Regional Innovation District

Background: OCRA has been assisting the City and the Oklahoma City Urban Renewal Authority implement the Oklahoma Regional Innovation District Project Plan. The emerging Innovation District, its institutions, and its neighborhoods each have unique needs to support healthy, sustained growth and development in the future. Despite many studies and plans already adopted in the area, there has not been a document that addresses the future space needs for the Innovation District's institutions, general market conditions, highest and best land use, specific development and redevelopment opportunities, and transportation infrastructure needs in one comprehensive document. Such a document could lead to a design framework and development code for the area that can be applied seamlessly throughout the areas controlled by the City's zoning districts and the Capitol-Medical Zoning district that includes form-based classifications and design standards. These items are key to the kind of physical environment that promotes the collaboration and coordination required for the Innovation District to flourish and fulfill its full economic and social potential.

Purpose of Agenda Item: The resolution authorizes staff to issue a request for proposals from qualified planning services providers for the development of a land use and strategic development plan for the Innovation District, to review such proposals received, and negotiate a contract with the preferred planning services provider to present to the trustees at a future meeting.

Staff Recommendation: Approval of Resolution.

Attachments: Resolution.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REQUEST FOR PROPOSALS FROM QUALIFIED PLANNING SERVICES PROVIDERS FOR THE DEVELOPMENT OF A LAND USE AND STRATEGIC DEVELOPMENT PLAN FOR THE OKLAHOMA REGIONAL INNOVATION DISTRICT

WHEREAS, the Oklahoma City Redevelopment Authority (“OCRA”) is a public trust created pursuant to the Oklahoma Public Trust Law, 60 O.S. §§ 176, *et seq.*, having as its beneficiary The City of Oklahoma City (“City”); and

WHEREAS, OCRA is assisting with the implementation of the Oklahoma Regional Innovation District Project Plan, encompassing an area east of Oklahoma City’s Central Business District that is home to the Oklahoma Capitol, the Oklahoma Health Center, the University of Oklahoma Health Sciences campus, and several other entities; and

WHEREAS, the emerging Innovation District, its institutions and its neighborhoods each have unique needs to support healthy, sustained growth and development in the future; and

WHEREAS, the City has adopted many supporting documents and plans, and has been involved in many supporting initiatives that will further the Innovation District’s continued development; and

WHEREAS, OCRA, working with the City and the Oklahoma City Urban Renewal Authority, began exploring the development of a land use and strategic development plan for the Innovation District and surrounding environs (as illustrated on the Attachment A to this Resolution) that will lead to a dense, active, safe, and well-connected mixed-use environment; and

WHEREAS, such a plan would also identify opportunities for focused development and redevelopment efforts while supporting the mission of existing neighborhoods and fostering the collaboration and coordination necessary for the Innovation District to flourish; and

WHEREAS, it is appropriate and desirable at this time to approve a request for proposals from qualified planning services providers for the development of a land use and strategic development plan encompassing the Innovation District and surrounding environs illustrated on Attachment A.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Oklahoma City Redevelopment Authority as follows:

1. OCRA staff is authorized and directed to: (a) solicit proposals for the development of a land use and strategic development plan for the Innovation District and surrounding environs, illustrated on Attachment A to this Resolution, through the publication and advertising of a request for proposals from qualified planning services providers; (b) receive and evaluate such proposals for a period of not less

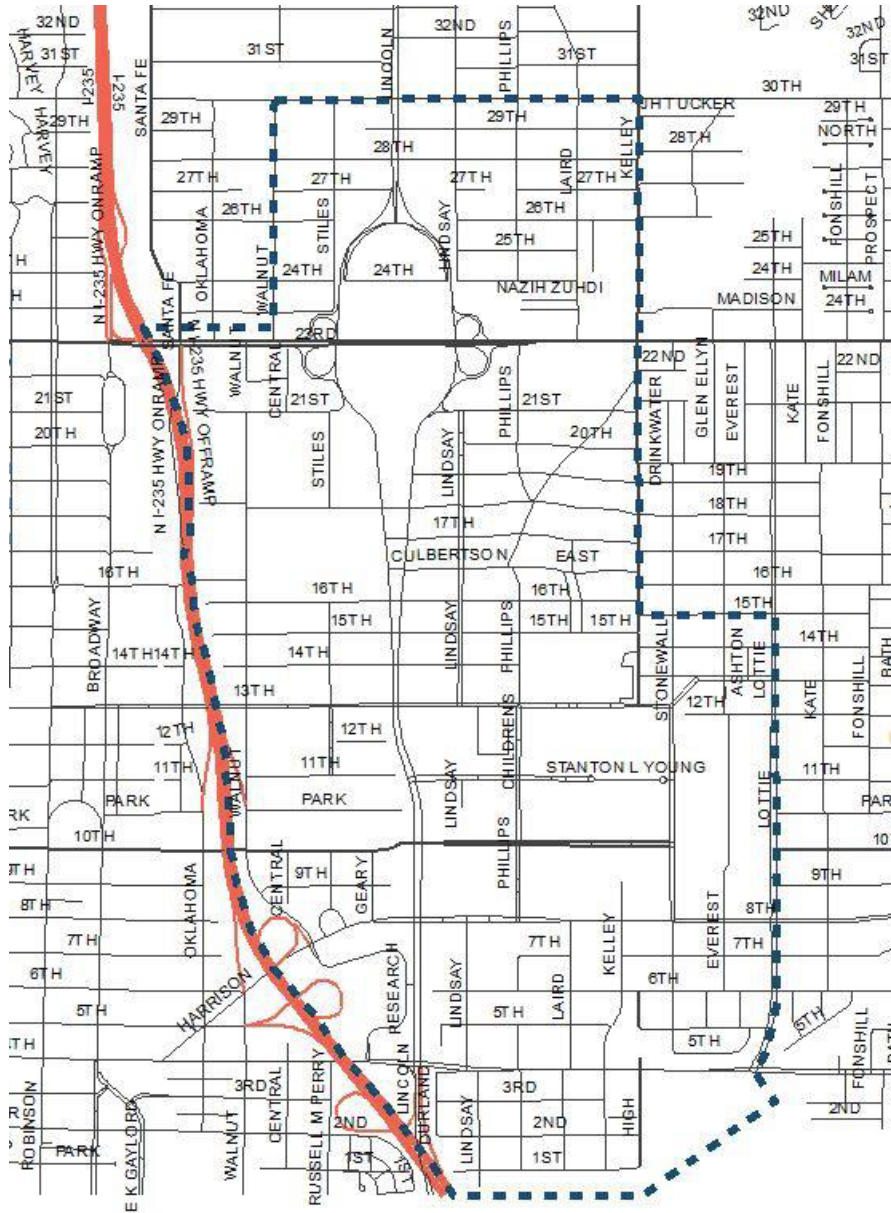
than twenty-one (21) days; (c) negotiate, with the assistance of Legal Counsel, one or more contracts for such services; and (d) present such contract to the Board of Trustees for consideration at a subsequent meeting.

2. The Executive Director and Legal Counsel are authorized and directed to prepare such documents as may be appropriate to carry out the authorization contained in this Resolution.

I, _____, Secretary of the Board of Trustees of the Oklahoma City Redevelopment Authority, certify that the foregoing Resolution No. _____ was duly adopted at a **regular** meeting of the Board of Trustees of the Oklahoma City Redevelopment Authority, held at the Arts District Garage Conference Room, 431 West Main, Suite B, Oklahoma City, Oklahoma 73102, on the **18th** day of **October, 2017**; that said meeting was held in accordance with the By-Laws of the Oklahoma City Redevelopment Authority and the Oklahoma Open Meetings Act; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during said meeting; and that the Resolution was duly adopted by a majority of the Trustees present.

SECRETARY

ATTACHMENT A
INNOVATION DISTRICT AND SURROUNDING ENVIRONS ILLUSTRATION



Oklahoma City Redevelopment Authority
Statement of Net Position
and Reconciliation of Net Position to Fund Balance
as of September 30, 2017

Assets	
Current Assets	
Cash & Cash Equivalents	6,869,292
Cash & Cash Equivalents - Reserved (1)	1,618,969
Investments	6,835,033
Rent Receivable	94,005
Interest Receivable	98,160
Investment Income Receivable	-
Due from Other Governments	488,853
Total Current Assets	16,004,311
Capital Assets	
Land	506,891
Building & Undivided Ownership	8,615,214
Accumulated Depreciation	(3,502,484)
Total Capital Assets	5,619,621
Other Noncurrent Assets	
Notes Receivable (2)	9,815,995
Other Assets	300,000
Total Other Noncurrent Assets	10,115,995
Total Assets	31,739,928
Liabilities	
Current Liabilities	
Current Portion of Long-term Debt	740,630
Accounts Payable	13,070
Due to Urban Renewal	20,467
Total Current Liabilities	774,166
Noncurrent Liabilities	
Long-term Debt, less current portion	3,273,255
Total Noncurrent Liabilities	3,273,255
Total Liabilities	4,047,422
Net Position	27,692,506
Reconciliation of Net Position to Fund Balance	
<i>Not Reported in Governmental Funds Balance Sheet</i>	
Land	(506,891)
Building & Undivided Ownership	(8,615,214)
Accumulated Depreciation	3,502,484
Notes Receivable	(9,815,995)
Long-term Debt	4,013,885
Total Fund Balance	16,270,775

Oklahoma City Redevelopment Authority
Governmental Funds Balance Sheet and Statement of Revenues
as of and for the Three Months ending September 30, 2017

	<u>TIF 1</u>	<u>Skirvin</u>	<u>Total</u>
Assets			
Cash & Cash Equivalents	6,869,292	-	6,869,292
Cash & Cash Equivalents - Reserved (1)	860,188	758,781	1,618,969
Investments	6,835,033	-	6,835,033
PILOT Receivable	94,005	-	94,005
Interest Receivable	-	98,160	98,160
Investment Income Receivable	-	-	-
Due From Other Governments	488,853	-	488,853
Other Assets	300,000	-	300,000
Total Assets	15,447,371	856,941	16,304,311
Liabilities			
Accounts Payable	13,070	-	13,070
Due to Urban Renewal	20,467	-	20,467
Due to Skirvin Partners	-	-	-
Total Liabilities	33,537	-	33,537
Fund Balance	15,413,834	856,941	16,270,775
Total Liabilities & Fund Balance	15,447,371	856,941	16,304,311
Revenues			
Apportioned Ad Valorem Taxes/PILOT - TIF 1	-	-	-
Rental Income	-	-	-
Interest Income	-	73,620	73,620
Investment Income	23,201	1,428	24,629
Other Income	-	-	-
Total Revenues	23,201	75,048	98,249
Expenditures			
Bioscience Development & Improvements	731	-	731
Public Parking & Related Public Improvements	-	-	-
Implementation & Administration of Project Plan	50,376	-	50,376
Other Project Redevelopment Activity Costs	5,545	-	5,545
Debt Service - Principal	197,409	-	197,409
Debt Service - Interest	20,383	-	20,383
Total Expenditures	274,445	-	274,445
Changes in Fund Balance	(251,244)	75,048	(176,196)
Fund Balance, Beginning of Year	15,665,078	781,892	16,446,970
Fund Balance, Current	15,413,834	856,941	16,270,775

(1) Required annual reserves for Long-term Debt and City approved expenditures.

(2) \$5,650,000 of current assets are potentially obligated, but not yet recorded, for the Page Woodson TIF loan. Conditions to lend have not yet been met.

Oklahoma City Redevelopment Authority
Schedule of Investments
September 30, 2017

<u>Investments</u>	<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Settlement</u> <u>Date</u>	<u>Amount</u>
Firstbank of Puerto Rico	1.25%	10/02/17	10/02/15	245,000
First Niagara Bank	1.10%	10/10/17	10/09/15	245,000
Synovus Bank GA	1.00%	10/16/17	10/15/15	245,000
BMW Bank Salt Lake City UT	1.15%	10/16/17	10/27/15	245,000
Key Bank NA	1.05%	10/30/17	10/28/15	245,000
Enerbank USA UT	1.05%	10/30/17	10/29/15	245,000
TCF National Bank SD	0.95%	11/06/17	11/04/15	245,000
FirstMerit Bank OH	1.00%	11/13/17	11/13/15	245,000
Compass Bank	1.15%	11/16/17	11/16/15	245,000
Wex Bank	1.05%	11/20/17	11/20/15	245,000
Connectone Bank	1.10%	11/20/17	11/20/15	250,000
Wells Fargo Bank	1.15%	09/28/18	09/28/16	250,000
MB Financial Bank	1.35%	01/25/19	01/25/17	250,000
World's Foremost Bank	1.55%	02/08/19	02/09/17	200,000
American Express Centurion Bank	1.65%	05/24/19	05/24/17	250,000
State Bank of India	1.70%	07/01/19	06/30/17	245,000
Capital One Bank USA	1.30%	09/30/19	09/28/16	245,000
Ally Bank Midvale UT	1.65%	07/08/19	07/10/17	245,033
Barclays Bank	1.60%	07/12/19	07/12/17	245,000
Midsouth Bank	1.70%	07/15/19	07/14/17	245,000
Capital One NA	1.70%	07/19/19	07/19/17	245,000
Peoples United Bank NA	1.65%	07/19/19	07/19/17	245,000
TIAA FSB	1.60%	07/19/19	07/19/17	245,000
Flagstar Bank FSB	1.60%	07/22/19	07/21/17	245,000
Monona State Bank WI	1.65%	07/26/19	07/26/17	245,000
Comenity Capital Bank	1.70%	08/28/19	08/28/17	245,000
Discover Bank DE	1.70%	09/03/19	09/01/17	245,000
American Express Bank FSB	1.65%	09/19/19	09/19/17	245,000
Total TIF 1 Investments	1.38%			6,835,033