



STEVEN C. AGEE
ECONOMIC RESEARCH
& POLICY INSTITUTE

OKLAHOMA CITY UNIVERSITY
in conjunction with the
Society of Industrial and Office
Realtors (SIOR)
&
The Commercial Real Estate
Council (CREC):
Oklahoma City Metroplex
Municipal Development Score Card
Fall 2008



OKLAHOMA CITY UNIVERSITY

Contents

| | |
|--|----|
| Introduction | 1 |
| Methods..... | 1 |
| Research Process | 1 |
| Permitting Time | 2 |
| Assumptions..... | 2 |
| Observations | 3 |
| Stormwater Detention | 3 |
| Municode.com | 3 |
| Permitting Process | 4 |
| Disclaimer..... | 4 |
| Commercial Office Development Survey Summary..... | 5 |
| Office Permitting Fees..... | 5 |
| Total Fee Comparison (Office) | 6 |
| Industrial Building Development Survey Summary | 7 |
| Industrial Permitting Fees | 7 |
| Total Fee Comparison (Industrial)..... | 8 |
| Total Time Comparison Research | 10 |
| Individual Observations for the Municipalities..... | 11 |
| Del City | 11 |
| Edmond | 11 |
| Midwest City | 11 |
| Moore | 12 |
| Mustang | 12 |
| Norman | 13 |
| Yukon | 13 |
| Oklahoma City..... | 13 |
| Demographics | 14 |
| Detailed Demographic Information | 15 |
| Comparison of Different Demographic Indexes | 16 |
| Appendix A: Office Floor plans..... | 20 |
| Appendix B: Industrial Floor Plans | 25 |

| | |
|--|----|
| Appendix C: Complete Tables – Office..... | 26 |
| Appendix D: Complete tables – Industrial | 28 |
| Appendix E: Oklahoma City Proposed Office Fees..... | 29 |
| Appendix F: Oklahoma City Proposed Industrial Fees | 31 |
| Appendix G: Peer Cities..... | 34 |
| Appendix H: Contact Information | 37 |
| Appendix I: SIOR Membership Directory | 38 |
| Appendix J: Terms and Definitions | 40 |

Introduction

The Steven C. Agee Economic Research and Policy Institute (ERPI) at Oklahoma City University's Meinders School of Business in cooperation with the Society of Industrial and Office Realtors (SIOR) has undertaken this study to evaluate municipalities in the greater Oklahoma City area with regard to general timetables and the costs/fees for permitting a typical commercial (office) and industrial development project identified in this report. Eight municipalities were included in this study: Del City, Edmond, Midwest City, Moore, Mustang, Norman, Yukon, and Oklahoma City.

The ERPI team has compiled this report to provide a helpful starting point for developers in choosing a location for their office or industrial building site within this area. Every effort has been made to provide both accurate figures and correct descriptions of the development process in the municipalities studied. In addition to its value for developers, we anticipate that the directors of the development departments in the cities surveyed herein will use this document to assess their municipalities and ultimately improve the access to data and information for the entire area.

Methods

Research Process

We employed the following methodology in collecting our data: We selected the eight municipalities, contacted the departments in charge of city planning and development, informed them that we were conducting a research study on behalf of ERPI, and scheduled a meeting with each of them.

The meetings were usually attended by 2-3 scholars from ERPI, Dr. Steve C. Agee, and the employees of the municipality. Some meetings included a 5-6 person panel on behalf of the municipality while others included only one municipal employee.

Each meeting lasted 30- 90 minutes. The scholars started the meetings by introducing themselves and asking the city planning employee(s) to describe the process that is required in order to obtain a building permit for our two hypothetical building plans (office and industrial – see Appendices A and B). From that point, the municipality representative(s) typically took over and gave a detailed description of the entire process. After they finished their explanations, the scholars asked about other specific information that the study required. Each meeting concluded with an exchange of contact information and discussion about follow-up interviews.

After each meeting, the team compiled the notes taken during the meeting and put the pertinent fees into a spreadsheet. The scholars then emailed each municipality the complete set of data that ERPI had tabulated for that specific municipality and asked the city planning department's staff to verify their accuracy in order to avoid any errors or omissions in the data. The confirmed numbers¹ were then placed in this report along with brief descriptions of the meetings and some demographic data about each municipality.

¹ Del City and Norman did not provide us with any follow-up confirmation

Permitting Time

In addition to permitting cost and fee structures, the intent of this study was to determine the time it takes to work through the permitting process, from filing the building permit application to the final issuance of a building permit by the municipality. In many cases, the permitting process involves zoning, platting, or other actions prior to the municipality’s acceptance of a permit application. This study specifically assumes that all the platting, zoning, floodplain, and other issues of this nature were already taken care of and that the only remaining issue was the approval/permitting of the building plans. Based upon these rather restrictive assumptions, our study found that permitting times varied from two to twelve weeks for the eight municipalities in our survey. However, ERPI also researched “actual” building permits in the City of Oklahoma City; that is, real applications filed for building permits in Oklahoma City, the date of those filings, and the final date of building permit issuance. The actual permitting time table (Figure 5, page 9) shows a comparison of the “estimated” permitting time provided to us by Oklahoma City’s development officials versus the “actual” permitting time as determined by our research of “real world” permits that have actually been submitted and approved in Oklahoma City.

We took a random sampling of 34 building permits in order to ensure normal distribution. Since we could not search specifically for office buildings, we selected random commercial building permits issued within the last 3 years and used the data from any of these development projects with an estimated value of \$100,000 or higher. Most of the values represented are significantly lower than the value of the office building used in this study, so any sampling error would most likely cause an understatement. The average time for obtaining a building permit represents the intervening time between application and issuance for the permits in our sample.

Assumptions

For consistency, we have assumed a 1½” water line and a 4” sewer line where applicable. The office building is a three-level office complex with a total area of 50,188 gross sq. ft. The industrial building is a one-level warehouse with a total area of 114,402 gross sq. ft.

| | Office | Industrial |
|--|-------------------|-------------------|
| Gross Square Footage | 50,188 | 114,402 |
| Lot Surface Area (Acres) | 3.8 | 7.43 |
| Impervious Surface (Sq. Ft.) | 142,230.5 | 306,302.2 |
| Curb Cuts | 2 | 2 |
| Declared Valuation (Per Sq. Ft.) | \$160 | \$50 |
| Total Declared Valuation (Millions) | \$8.03 Mil | \$5.72 Mil |

Table 1: General information regarding the building plans

In executing this study, ERPI has assumed that the zoning and platting for these hypothetical development plans were already complete. This assumption has proven problematic at times, as some of the fees were associated with this stage of the project rather than the building permit stage.

The tables presented below (Tables 2 and 3, pages 6-8) depict the costs and fees associated with the office and industrial buildings identified in Appendices A and B. For ease of reading, some of the separate fee categories have been combined into groups. Detailed spreadsheets of the fees are listed in Appendices C and D. We have also included some of the optional fees. For example, in some cases, the municipalities allow the developer to build his own storm-water detention facilities or sidewalks; other times, the developer may opt to pay a fee and have the city provide these services. The sidewalk fees have been included due to the fact that the developer may not have a choice and will be required to pay the direct fees.

Observations

Stormwater Detention

In the course of visiting each municipality, ERPI discovered several issues that prove pertinent to the nature of the study. First, stormwater detention and flood plains are a major issue in most of these cities. Due to the general landscape of Oklahoma, floodplains are a particularly relevant factor. Several of the municipalities in this study have a significant portion of their developable land contained within a floodplain which restricts the possibility of developing residential structures. These municipalities provide various ways to overcome this problem. The standard method is to raise the structure above the floodplain level. Other solutions included an earth changing permit (involving lengthy paperwork), widening the riverbed, or creating a mixed retail/residential building with the retail portion on the ground floor and residential above.

The municipalities were also very concerned with stormwater detention and drainage on the development site and typically charge detention fees based on impervious surface area. Two courses of action were available, sometimes at the choice of the developer, but more often at the discretion of the municipality's development officer: (a) provide onsite detention or (b) pay a fee in lieu of onsite detention in order to use a regional detention pond. Moore and Oklahoma City were the only two municipalities in this study which offer this fee in lieu of onsite detention. We excluded this fee in lieu of onsite detention from the overall municipal comparisons in order to refrain from penalizing the cities that require the fee for having a better-organized detention system. However, we have included those fees in Figure 1 for simple comparison.

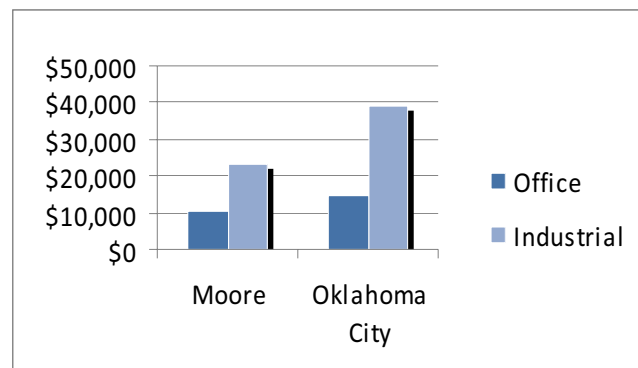


Figure 1: Detention Fees for Moore and Oklahoma City

Municode.com

Early in our study, we learned that many Oklahoma municipalities have their municipal codes on www.municode.com. We highly recommend that any developer visit [municode.com](http://www.municode.com) to verify numbers and to obtain any changes or updated information regarding fees and permitting requirements. Aside from this website, each municipality also kept a portion of the pertinent data on their own website.

Permitting Process

Another issue that emerged during the course of our study was the large variance between municipalities regarding the order of steps in the permitting process. Some municipalities take a very short time to approve a building plan because the other permits have already been taken care of in the zoning and platting stages of the process, while others use consolidated procedures which require all of the permits to be approved and issued together as part of the general permitting process.

It became obvious through our interviews that every municipality covets sales taxes generated by retail sales. Several municipalities discourage industrial development but will provide economic incentives for retail development in order to increase sales tax revenue.

In general, most of the municipalities were very accommodating and went out of their way to help us in our study. Some meetings were spent with the heads of the planning departments who were able to brief us on the exact details, while other meetings consisted of a mock preplanning meeting with the municipality's development team. Both formats were helpful and informative and we received pertinent information from each. Appendix H lists contact information for all the participants involved.

Disclaimer

In the compilation, processing, and preparation of this report, every attempt has been made to offer current, correct, verifiable, and clearly expressed information. However, since inadvertent errors can occur and since relevant laws, regulations, and fees often change, the information contained herein may be neither current nor accurate. The data and information included in this report are provided in good faith and a reasonable effort has been made to ensure that the data and information are both accurate and current as of the date of the completion of the study.

The intent of this study is to provide the reader with a general overview of the office and industrial market within the eight municipalities surveyed from the perspective of a developer or builder interested in understanding the fee structure and the permitting process of the participating municipalities. Nothing in this report is intended to suggest professional advice and it is not intended to provide a comprehensive or complete analysis of the issues discussed herein. It should be specifically understood that this report does not and should not be interpreted as endorsing or criticizing any municipality.

Oklahoma City University (OCU), the Meinders School of Business (MSB), the Economic Research & Policy Institute (ERPI), and the students and faculty at OCU hereby disclaim any liability and shall not be held liable for any damages including without limitation, direct, indirect, or consequential damages including loss of revenue, loss of profit, loss of opportunity, or any other type of loss, as a result of the use of this report for business decisions that may be made by the reader.

Further, in no event shall OCU, MSB, ERPI, or the students and faculty of OCU, be liable for any damage arising, directly or indirectly, from the use of the information contained in this report; including damages arising from inaccuracies, omissions or errors. Any person relying on the information contained in this report or making any use of the information contained herein, shall do so at its own risk and expense.

Commercial Office Development Survey Summary

Office Permitting Fees²

| Building Permit related fees | Del City | Edmond | Midwest City | Moore | Mustang | Norman ³ | Yukon | OKC ⁴ |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|-------------------|--------------------|
| Basic Building Permit Fee | 10,087.60 | | 1,003.76 | 5,018.80 | 3,061.28 | 8,431.58 | 5,018.80 | 12,547.00 |
| Plumbing, Electrical, and Mechanical | | 540.00 | 1,003.76 | 50.00 | 8,531.96 | | 2,007.52 | |
| Miscellaneous Other Permitting Fees ⁵ | 75.00 | 5,698.80 | 6,774.44 | 55.00 | 1,113.76 | 80.00 | 75.00 | 2,910.00 |
| Utilities Fees | | 771.88 | | | | | | |
| Landscaping, Streets & Stormwater | | | | | | | | |
| Detention & Stormwater Fees | | | | | | | | |
| Sidewalk Fee | 10.00 | | 3,011.28 | 5,100.00 | | | | 299.00 |
| Other Related Fees ⁶ | 40.00 | 60.00 | 105.00 | 12,677.00 | | | 125.00 | 186.20 |
| Water & Sewer | | | | | | | | |
| Water Supply Fees | 2,300.00 | 889.00 | 1,321.00 | 1,215.00 | 965.00 | 3,200.00 | 1,325.00 | 370.00 |
| Sewer Fees | 75.00 | 5,038.00 | 300.00 | 75.00 | 275.00 | 1,100.00 | 50.00 | 550.00 |
| TOTAL | \$12,587.60 | \$12,997.68 | \$13,519.24 | \$24,190.80 | \$13,947.00 | \$12,811.58 | \$8,601.32 | \$16,862.20 |

Table 2: Permit fees related to the office building

² Based on Office Site and Building Plans identified in Appendix A

³ Information from Norman is unconfirmed due to the communication deficiencies with the municipality

⁴ See Appendices C and E for proposed revisions to OKC fee structure.

⁵ Miscellaneous Other Permitting Fees include Capital Improvement, Inspection, Re-inspection, Site Review Meeting, Processing/Plan Review, Occupancy, Economic Development, Subcontractor and Accessory Building

⁶ Other Related Fees include Fence, Curb Cut, Land Disturbance and Transportation Impact

Total Fee Comparison (Office)

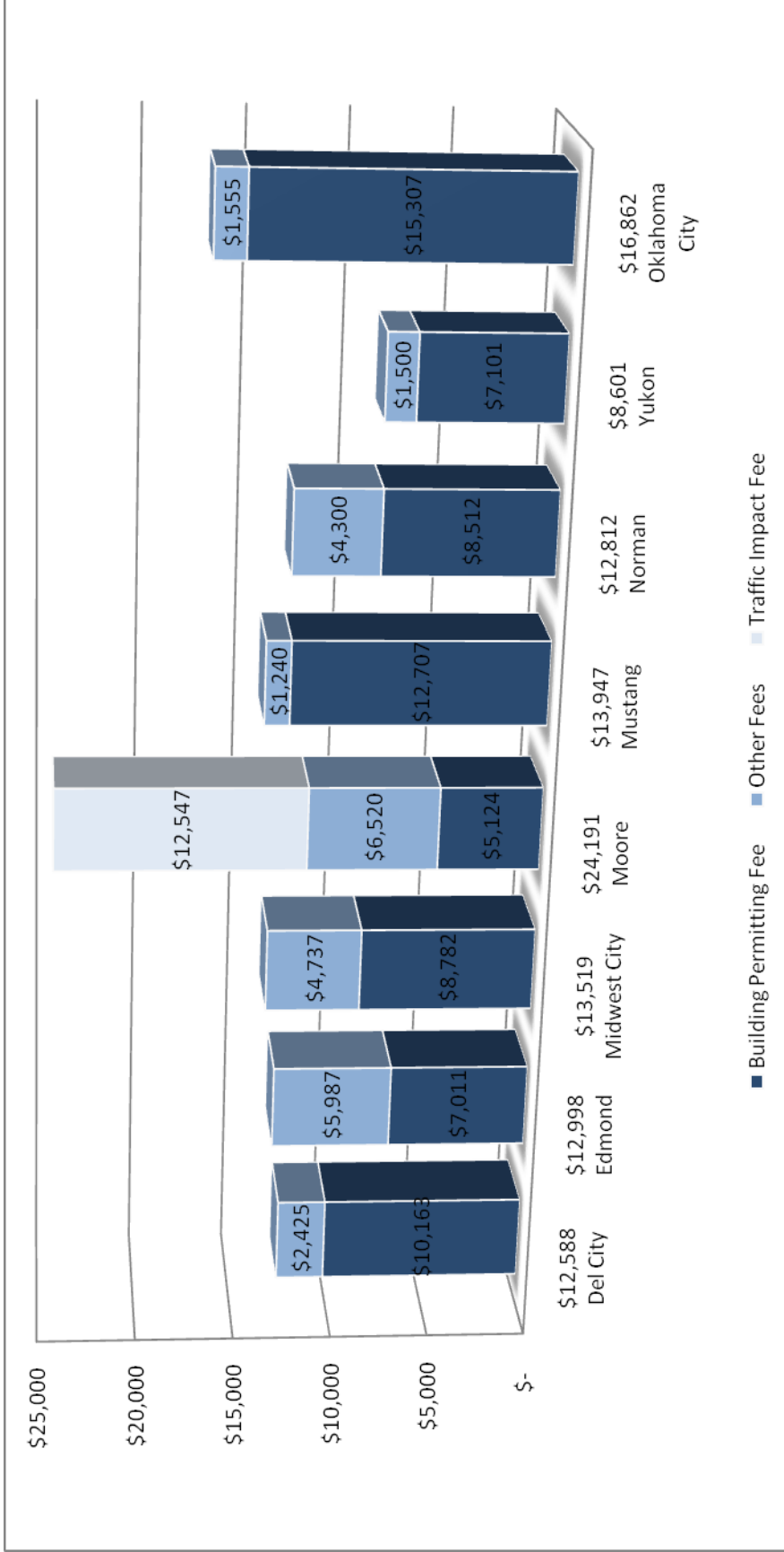


Figure 2: Office Fees. Other Fees include anything not incorporated in the building permit fee, traffic impact, and storm water drainage fees

Industrial Building Development Survey Summary

Industrial Permitting Fees⁷

| Building Permit Related Fees | Del City | Edmond | Midwest City | Moore | Mustang ⁸ | Norman | Yukon ⁹ | OKC ¹⁰ |
|---|--------------------|--------------------|--------------------|--------------------|----------------------|--------------------|--------------------|--------------------|
| Building Permit | 22,880.40 | | 17,160.30 | 11,440.20 | 6,914.12 | 19,219.54 | 11,440.20 | 19,448.34 |
| Plumbing, Electrical, and Mechanical | 1,144.02 | | 2,288.04 | 75.00 | 19,448.34 | | 4,876.08 | |
| Miscellaneous Other Permitting Fees ¹¹ | 30.00 | 11,690.20 | 50.00 | 30.00 | 2,388.04 | 80.00 | 90.00 | 2,850.00 |
| Landscaping, Streets, and Water | | | | | | | | |
| Sidewalk Permit Fee | | | | 5,100.00 | | | | 299.00 |
| Other Related Fees ¹² | | 30.00 | 105.00 | 28,730.50 | 60.00 | | 125.00 | 186.20 |
| Water & Sewer | | | | | | | | |
| Water Supply Fees | 2,300.00 | 889.00 | 1,003.00 | 1,215.00 | 1,115.00 | 3,200.00 | 1,325.00 | 370.00 |
| Sewer Fees | | 5,038.00 | 300.00 | 75.00 | 1,275.00 | 1,100.00 | 50.00 | 550.00 |
| Total | \$26,354.42 | \$17,647.20 | \$20,906.34 | \$46,665.70 | \$31,200.50 | \$23,599.54 | \$17,906.28 | \$23,703.54 |

Table 3: Fees related to the industrial building

⁷ Based on Industrial Site and Building Plans Identified in Appendix B.

⁸ Mustang has rezoned some of the industrial areas to office, making it an improbable target for industrial development

⁹ Moore has made it very clear that they do not want any new industrial development.

¹⁰ See Appendices D and F for proposed revisions to OKC fee structure.

¹¹ Miscellaneous Other Permitting Fees include Capital Improvement, Inspection, Re-inspection, Site Review Meeting, Processing/Plan Review, Occupancy, Economic Development, Subcontractor and Accessory Building.

¹² Other Related Fees include Fence, Curb Cut, Land Disturbance and Transportation Impact.

Total Fee Comparison (Industrial)

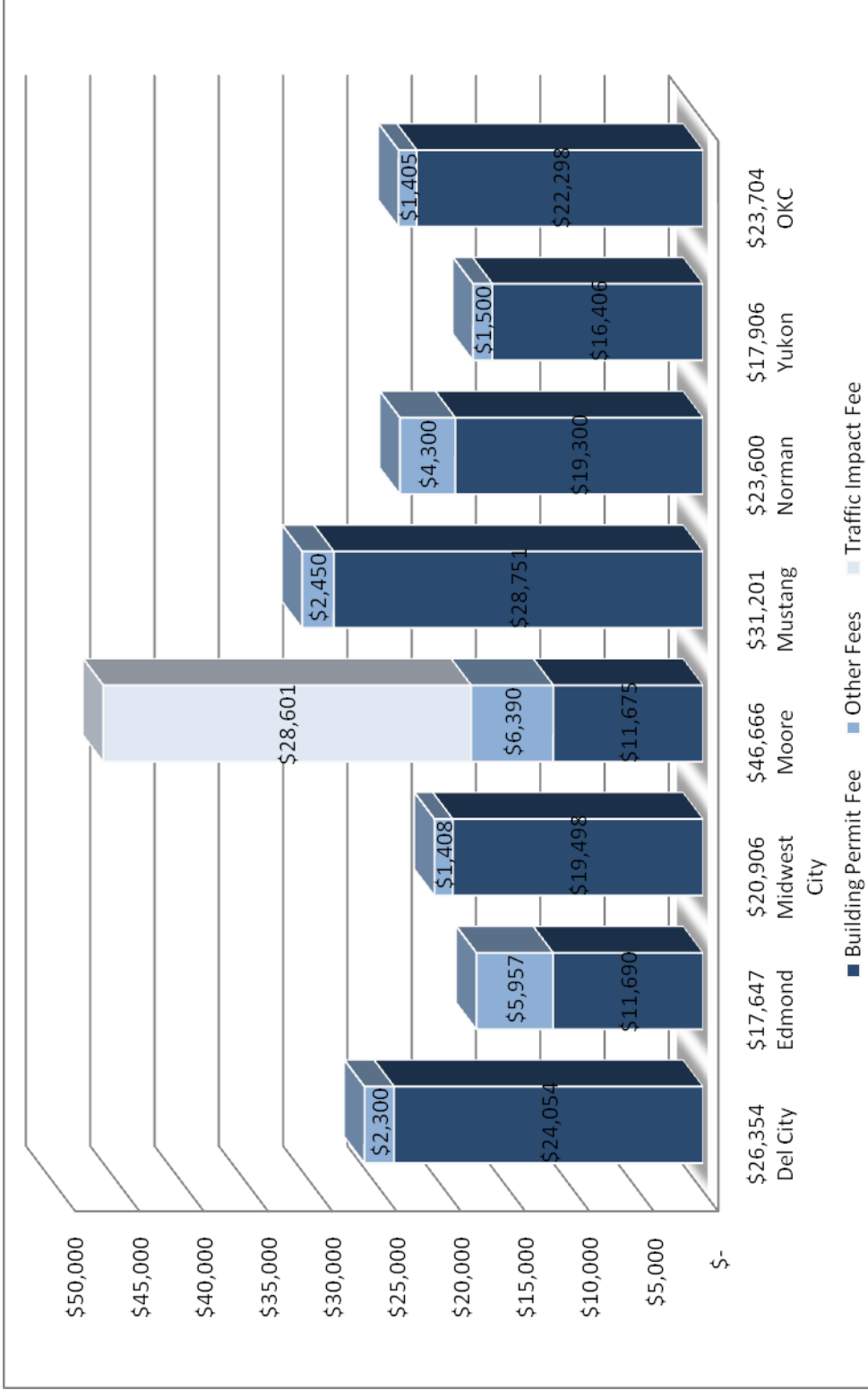


Figure 3: Other Fees include anything not associated with the building permit fee

Total Time Comparison Research

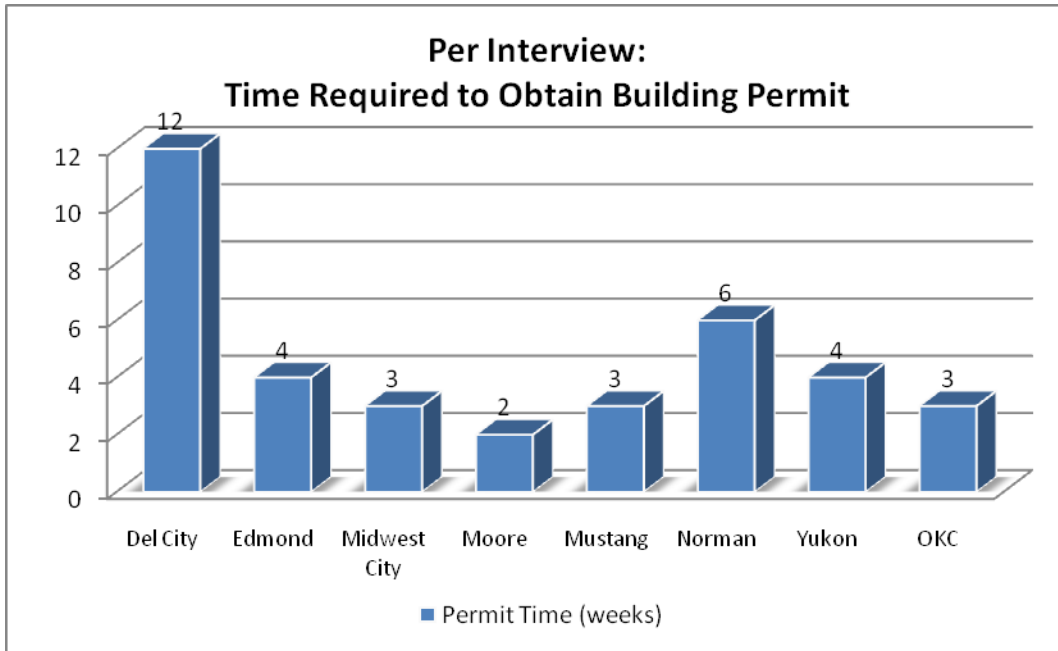


Figure 4: Timelines for obtaining the building permit

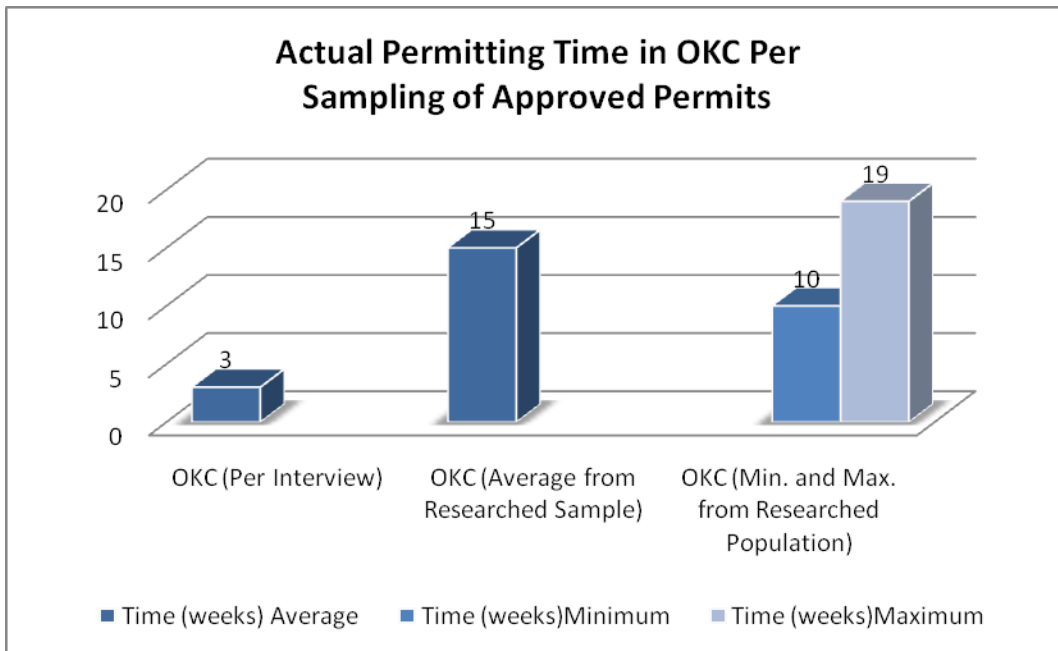


Figure 5: Timeline comparing received data and researched data. The 15 weeks represents the average of results from the 34 permits in the sample. With a 95% confidence interval, the population's average will fall between the minimum and maximum represented in the chart.

Individual Observations for the Municipalities

Del City

Del City placed a great emphasis on a personal approach to the building permit process. We met with the City Planner, Tom Leatherbee; Public Works Director, William Graham; Fire Marshal Officer, Zee Williams; and Economic Development Director, Geranium Carrington. When we arrived in the planning office, all attendees of the meeting were gathered and prepared. They stressed how their predevelopment meeting made the whole process more efficient. One problem in Del City is their extensive flood plains. This was something they pointed out as a major obstacle to development. While other municipalities explained how they have dealt with flood plains, Del City just pointed out how this could tie up the permitting process for months. Overall the city officials seemed very relaxed and easy-going.

Once the predevelopment meeting has been concluded, the municipality requires five sets of paper plans. The entire permit process can take between one week and two years depending on complications. It was clear in our discussions, a courteous attitude and constant attention by builders/developers will speed up the permitting process.

Mr. Tom Leatherbee was not available through e-mail or telephone to confirm our numbers for fees or demographics.

Edmond

In Edmond we met with the City Planner, Robert Schiermeyer. We arrived at the building permit office and were immediately greeted by Mr. Schiermeyer. He took us into the conference room and explained to us Edmond's permitting process in great detail. It was obvious that he knew the process extremely well and from many different angles. He explained both what was required and why Edmond required it. He provided us with updated hard copies of the municipal building code. This was by far the most detailed code of all the municipalities. We used this code to create a list of fees which we checked against all our future municipality visits.

Plans in Edmond go from staff to the Planning Commission. Once received, it takes 3-5 days for the planning commissioners to approve a set of plans, and the building permit takes 14-20 days after the approval of the site plan.

After our meeting, Laura Greenwood was prompt in response to all correspondence that was directed toward the Edmond Planning Office. She was very proactive when addressing any questions or problems we had. Always following up with an e-mail or phone call to make sure we received the information we required.

Midwest City

Our Midwest City interview took place early in the morning. Shortly after our arrival, we quickly noticed the Community Development Office becoming quite busy. Despite this influx of activity, their Planning Developer, Ron Green, remained very patient with us. Mr. Green has 27 years of experience in

municipal planning and development, and it was obvious that he knew the permitting process very well. He named most of the figures we were interested in off of the top of his head, and was able to tell us the break down of each fee. As this was our first interview, we used our experience at Midwest City as template for our future municipality interviews.

Midwest City requires three sets of plans (four for a restaurant). It takes 10-14 days for the permit officers to verify plans. Chain Store site approval is quicker than local planning. Plans can be returned with small corrections, and thus not necessitate resubmitting entire sets of plans.

Despite some problems with receiving e-mails, Ron Green was very helpful with all post meeting questions and confirmations; replying to all messages left for him within a day or two.

Moore

During our visit to Moore we met with the Community Development Director, Elizabeth Jones. The office had a very relaxed atmosphere and everyone seemed willing to help. Moore had a comprehensive information packet for commercial development which we found very helpful during our post-meeting fee analysis. The information in the packet adequately communicated the necessary procedures for developing an office building site. Of all the municipalities we visited, Moore's information packet was the easiest and most comprehensive to use.

Ms. Jones was very insistent that the City of Moore was not interested in any industrial development and indicated that they essentially see themselves as a bedroom community to Oklahoma City and Norman. Many of the citizens of Moore do not typically work within Moore, but the municipality wishes to keep them there in evenings and on weekends by providing adequate dining options, shopping centers, and other services. The Community Development Director expressed a very pro-active willingness to accommodate new office development that would further support their vision.

There are three reviewers in the same office who look at the plans and mark any necessary changes. Due to the small office size, whenever someone is out of the office, plan approval may be delayed. The positive aspect of their small office size is that it makes review extremely efficient. They have historically been able to approve a permit in as little as one day. There are no special charges for expediting services. Normally, the review time on building plans is 5-10 business days.

After our meeting, Elizabeth Jones was very easy to reach through e-mail and she answered all additional questions promptly.

Mustang

The Senior City Planner, Melissa Helsel, in Mustang was very helpful in supplying us with information we requested both during and after our meeting. The City Hall is new and the employees we saw and interacted with were very professional.

Mustang is not interested in new industrial development because of their small size. The 12 square miles of Mustang are completely surrounded by Oklahoma City. Many of their residents work for the Federal Aviation Administration (FAA). Mustang's main goal is to create and keep a good quality of life

for their citizens. One of their long range goals is to down-zone most of the existing industrial sites. They have welcomed several new retail and office developments within the last few years. They have increased code requirements to protect their residential areas. The sewer system is currently limited, but they are in the process of updating it.

It takes about three weeks to obtain a building permit from Mustang. All building plans must be submitted in paper form.

Post meeting, Ms. Helsel was very prompt in answering all e-mails and questions and was especially easy to work with.

Norman

For our visit to Norman we were scheduled to meet with Pat Copeland, the City Planner. When we arrived at the Planning and Community Development offices, his staff informed us that he had not come in that day. In his absence, no one in the office was aware of our appointment and they were unprepared to meet with us. We eventually met with Jane Hudson, City Planner II, who tried to be helpful, but was very noncommittal when we asked her about Norman's future development vision and declined comment on nearly every question. Their facility was not very accommodating and we ended up conducting our meeting at a small table in the general-use area of their office space.

At our meeting, we received very little information about Norman's vision for future development opportunities and were quite disappointed that the City Planner failed to show up for the meeting. During our meeting Ms. Hudson had given us a sheet with some general permitting information somewhat pertinent to our study. We tried to confirm the numbers that we had extracted from the schedule, but were referred to many different departments and officials with no success.

Yukon

In Yukon, we met with the Director of Community Development, Mitchell Hort, and his assistant, Louise Hickman. Mr. Hort was excited to help us out in any way he could and when we arrived he was ready for us with fee sheets, future development plans, and other suggestions that he thought might help our study. Yukon's fee sheet was thorough, straight forward, and easy to read.

Yukon requests the submission of 2 sets of plans. These plans are reviewed by a city engineer, fire inspector, mechanical and plumbing inspector, electrical inspector, and city planner. The process normally takes anywhere from 15-20 days. Yukon also allows for expedited plan approval by offering fast track services. When using fast tracking a permit can be issued in as little as 5 days.

After the meeting, Louise Hickman was very helpful with all questions pertaining to fees and demographics responding to all e-mails and keeping the lines of communication open for further questions.

Oklahoma City

In Oklahoma City, we met with the Public Works Director, Dennis Clowers; the Development Center Manager, Jack Crockett; and the Plan Review Supervisor, Mike Willson. The meeting was conducted in a

conference room of the Oklahoma City Public Works Department. The manner in which the meeting was organized was very professional. The city officials were well prepared. They provided both supporting documents and gave a demonstration of their mobile permitting process. Oklahoma City's use of cutting edge technology made it stand out relative to the other municipalities.

The Public Works Department houses all of the offices needed to receive a permit. The submitted plans travel among the separate offices but remain in the same building. Oklahoma City was the most technologically progressive city we visited. All city inspectors carry a Panasonic Toughbook connected to a central system allowing them to enter permits and updates on-line and to allow developers to verify the process online in real time. They also carried a small printer that would print a notice of inspection with a list of needed changes.

The drainage/detention policy of Oklahoma City was very thorough. Depending on the location, the developer has the option of building an on-site detention facility in lieu of paying a fee to use the city's detention basins. In certain cases, the city may specify that one of these in particular is required.

Oklahoma City requires three sets of paper plans. Per our interview, we were advised it would take an average of 14 working days to obtain a permit in Oklahoma City. The developer is able to check on the progress online. The submittal fee is half of the building permit fee, but not in excess of \$2,750.

Post meeting, the Public Works Director Dennis Clowers was very easy to reach by e-mail when we had additional questions or comments.

NOTE: Subsequent to our meeting with Mr. Clowers and his staff, we were advised that the City of Oklahoma City was considering a material change in their impact fees. Since these "proposed fees" have not yet been implemented, we have reported both the current existing fees and the proposed fees in this report. The "proposed fees" are stated in Appendices C-F of this report.

Demographics

Municipalities were contacted requesting demographic information. We received complete information from Moore and partial information from several of the other municipalities. Some of the data for the larger municipalities, such as Edmond, Oklahoma City, and Norman, came from the U.S. Census Bureau's 2007 American Community Survey provided by the Oklahoma Department of Commerce. Most of the other data was retrieved from Sperling's Best Places database and approved by the individual municipalities.

We included demographics in the study so that the numbers of the fee schedules could be coupled with numbers from each individual municipality indicating population growth, spending habits, and living situations. Included in Table 4 are the demographics for each of the municipalities in the Oklahoma City area as well as graphs highlighting key numbers.

Detailed Demographic Information

| | Del City | Edmond | Midwest City | Moore | Mustang | Norman | Yukon | OKC |
|------------------------------------|-------------|--------------|--------------|--------------|-------------|--------------|--------------|---------------|
| General Demographics | | | | | | | | |
| Population | 21,904 | 76,644 | 55,161 | 51,277 | 16,443 | 102,827 | 22,279 | 537,734 |
| Growth Rate from 2000-2007 (%) | -1% | 12% | 1.98% | 19.78% | 25% | 7% | 6% | 6.2% |
| Population Density (Per Sq. Mi.) | 2,935.80 | 802.4 | 2,199.30 | 1,892.80 | 1,432.50 | 540.60 | 872.00 | 901.60 |
| Number of Households | 9,115 | 28,568 | 23,018 | 18,700 | 6,046 | 41,972 | 8,418 | 218,624 |
| Unemployment Rate (%) | 5.6% | 2.5% | 4.8% | 3.6% | 4.1% | 4.3% | 4.4% | 4.9% |
| Median Household Income | \$35,856 | \$65,258 | \$38,704 | \$48,842 | \$55,405 | \$43,993 | \$49,872 | \$40,477 |
| Per Capita Income | \$18,386 | \$33,799 | \$19,986 | \$21,049 | \$23,107 | \$24,532 | \$22,804 | \$24,808 |
| City Fence Line (Sq. Mi.) | 7.6 | 87.9 | 24.6 | 21.9 | 12 | 189.5 | 25.8 | 621.1 |
| Housing | | | | | | | | |
| Median Home Price | \$75,900 | \$267,600 | \$101,500 | \$160,900 | \$172,500 | \$198,700 | \$161,900 | \$146,600 |
| Home Ownership (%) | 58.22% | 70.46% | 56.71% | 72.26% | 73.19% | 52.02% | 72.53% | 53.6% |
| Tax Structure | | | | | | | | |
| Property Tax Millages (per \$1000) | 105.04 | 101.45 | 106.35 | 111.60 | 102.73 | 101.56 | 98.51 | 111.61 |
| Total Sales Tax Rate (%) | 8.38% | 7.75% | 8.38% | 8% | 8.85% | 8% | 8.6% | 8.38% |
| Municipality Sales Tax Rate (%) | 3.50% | 3.25% | 3.30% | 3.50% | 4.00% | 3.00% | 4.00% | 3.88% |
| Municipality Sales Tax Collection | \$7,227,925 | \$37,698,091 | \$22,647,243 | \$18,560,541 | \$6,174,776 | \$41,774,000 | \$13,183,388 | \$319,139,209 |

Table 4: Demographic information regarding municipalities

Comparison of Different Demographic Indexes

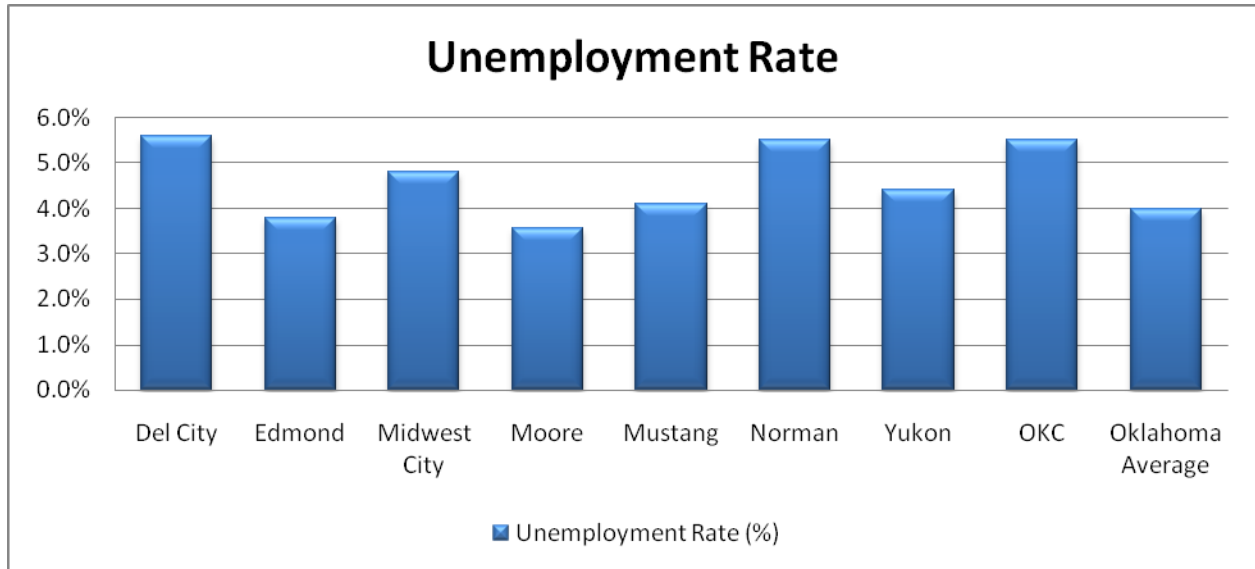


Figure 6: Unemployment Rate numbers are from 2007 and stated as percentages. Numbers for Moore are taken from City of Moore’s 2008 Economic Profile. Numbers for Edmond, Norman, and Oklahoma City are taken from the Oklahoma Department of Commerce’s 2007 American Community Survey; all other numbers taken from Sperling’s Best Places database.

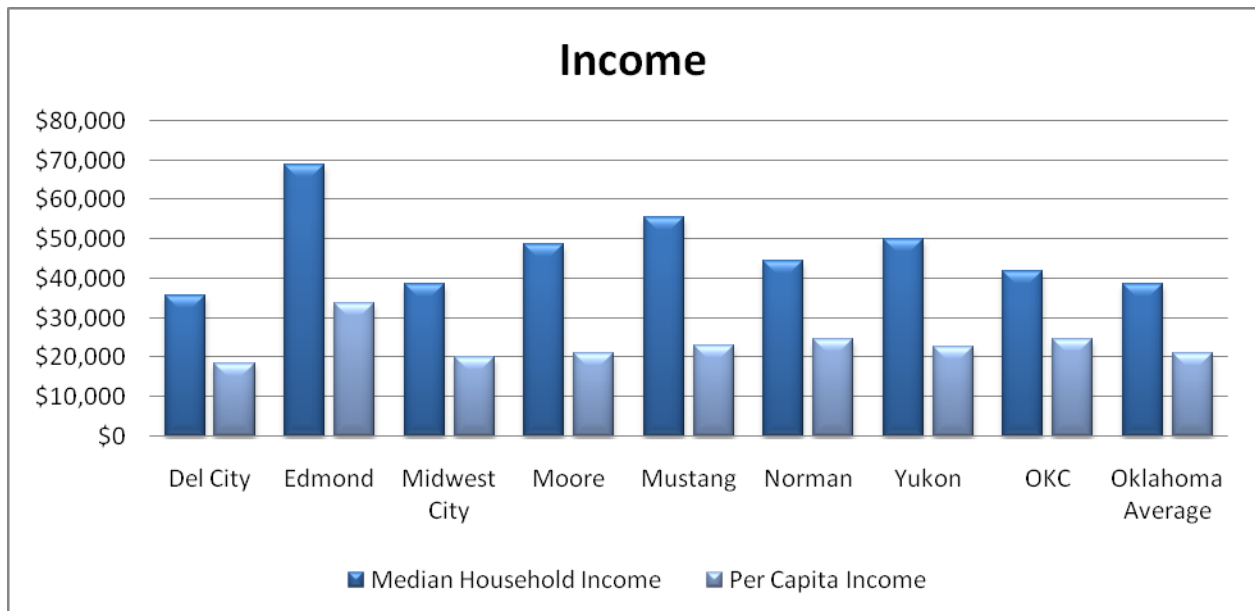


Figure 7: Income numbers are from 2007. Both median household income and per capita income are represented. Numbers from Moore are taken from the City of Moore’s 2008 Economic Profile. Numbers for Edmond, Norman, and Oklahoma City are taken from the Oklahoma Department of Commerce’s 2007 American Community Survey. Numbers for other municipalities are taken from Sperling’s Best Places database.

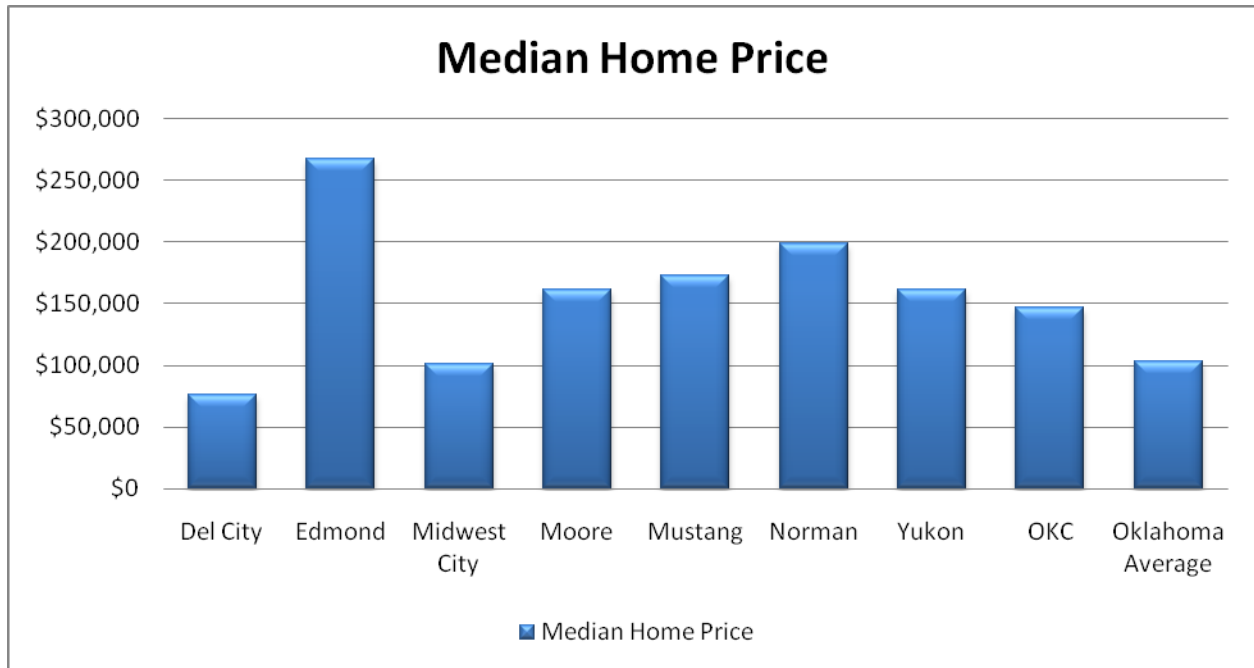


Figure 8: Median Home Price numbers from 2007. Numbers from Sperling's Best Places database.

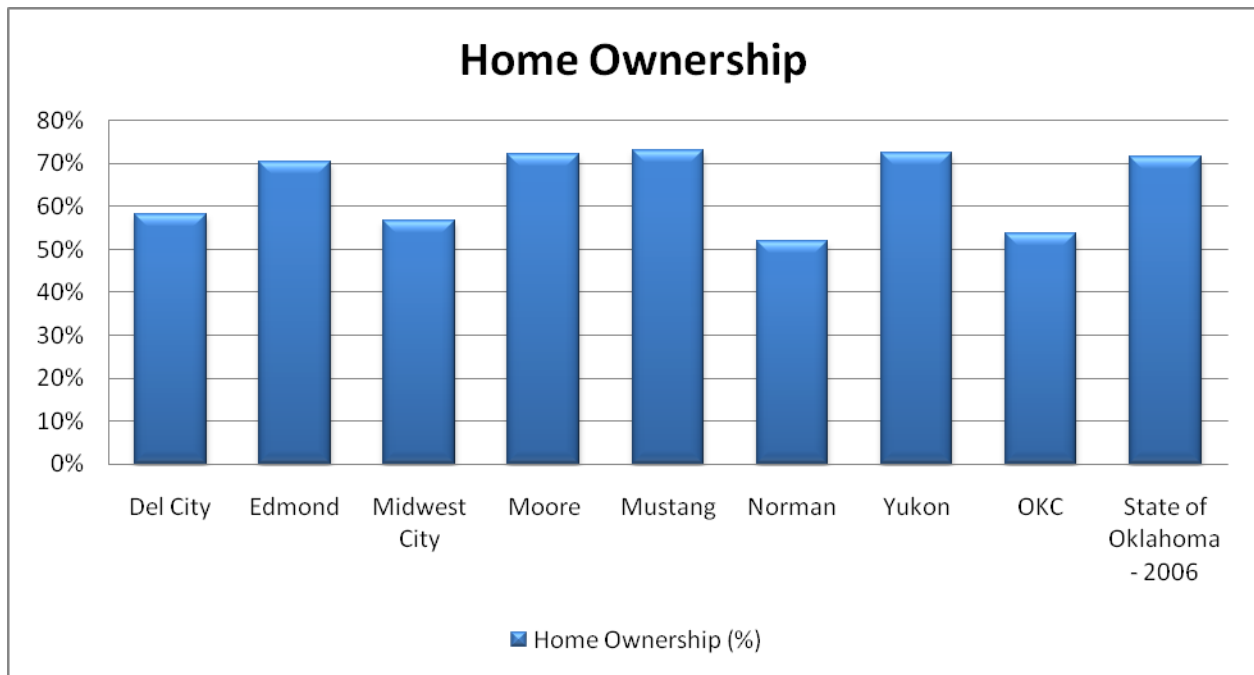


Figure 9: Home Ownership Percentage numbers are from 2007 and stated as percentages. Numbers from Sperling's Best Places database.

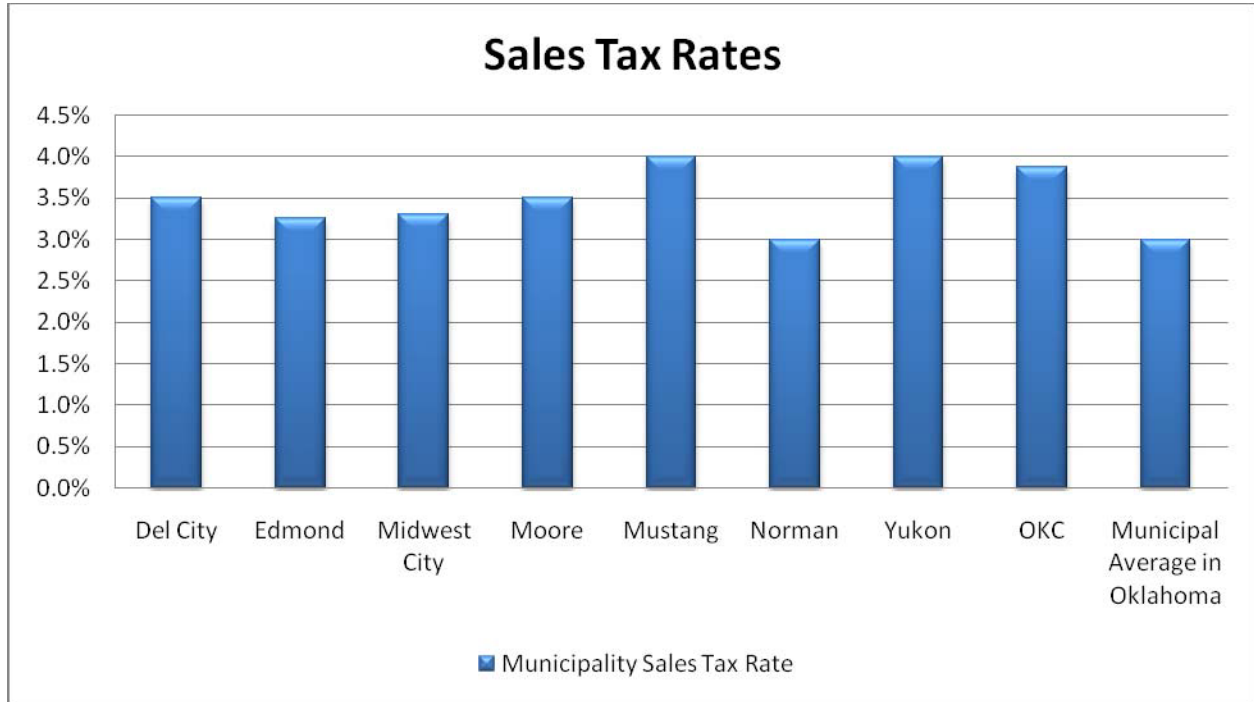


Figure 10: Municipality sales tax rates are from 2007. Source: Oklahoma Tax Commission.

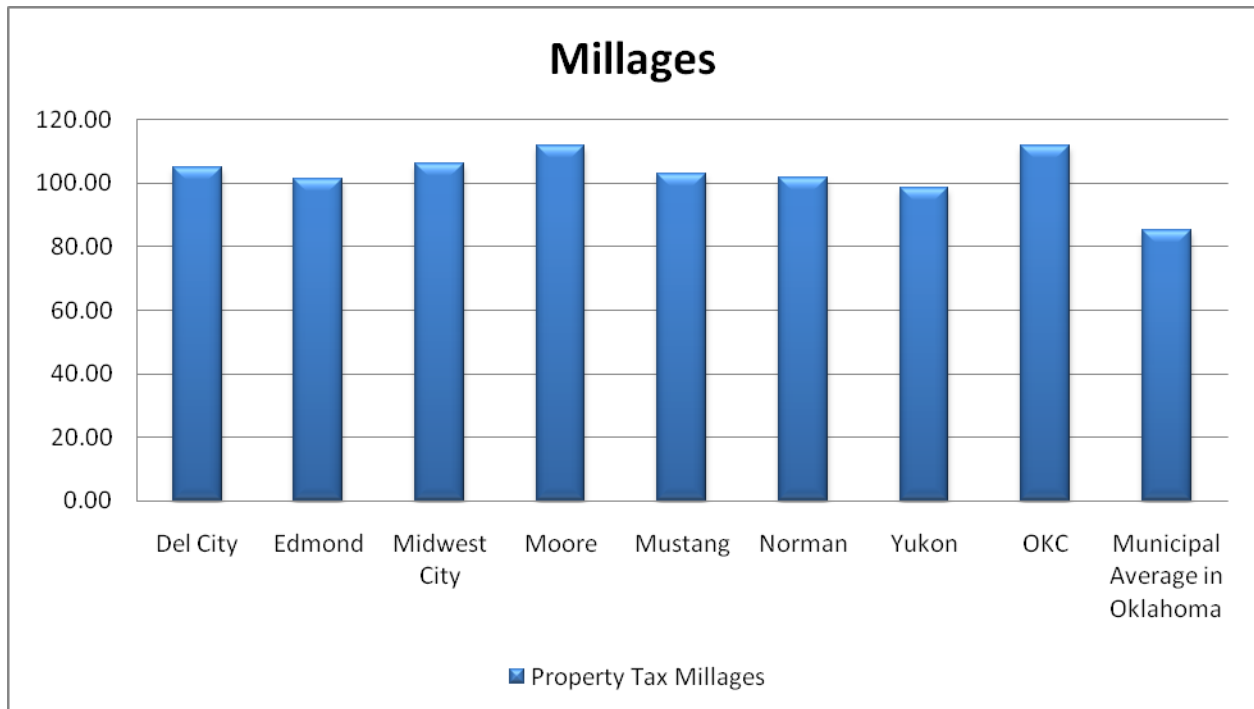


Figure 11: Amounts represent millages used in calculating the property tax rate.

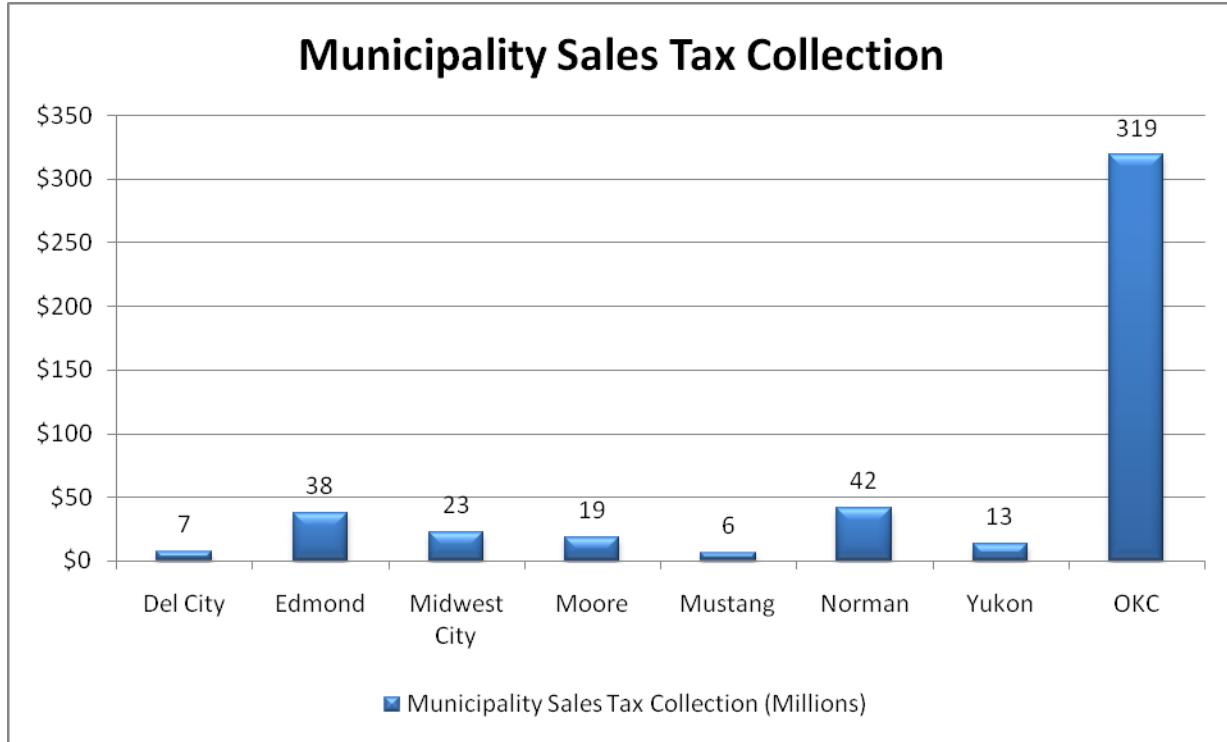


Figure 12: July 2007 – June 2008 city sales tax. Numbers gathered using the city sales tax collected by the Oklahoma Tax Commission.

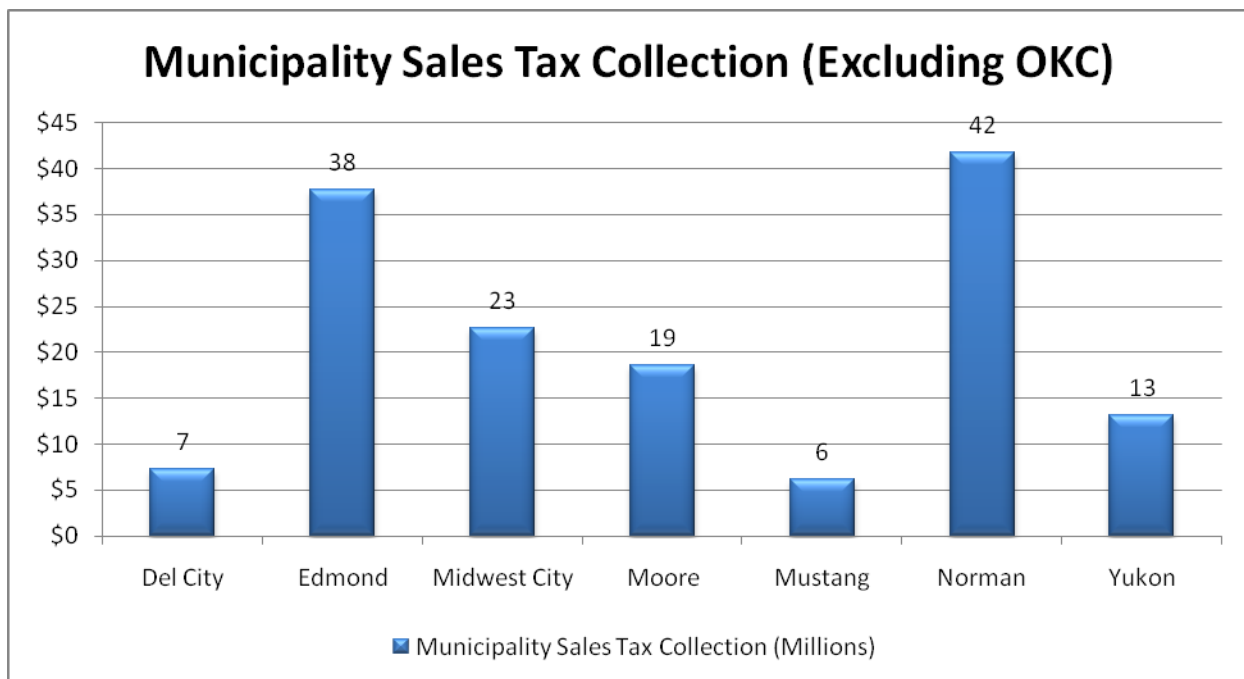
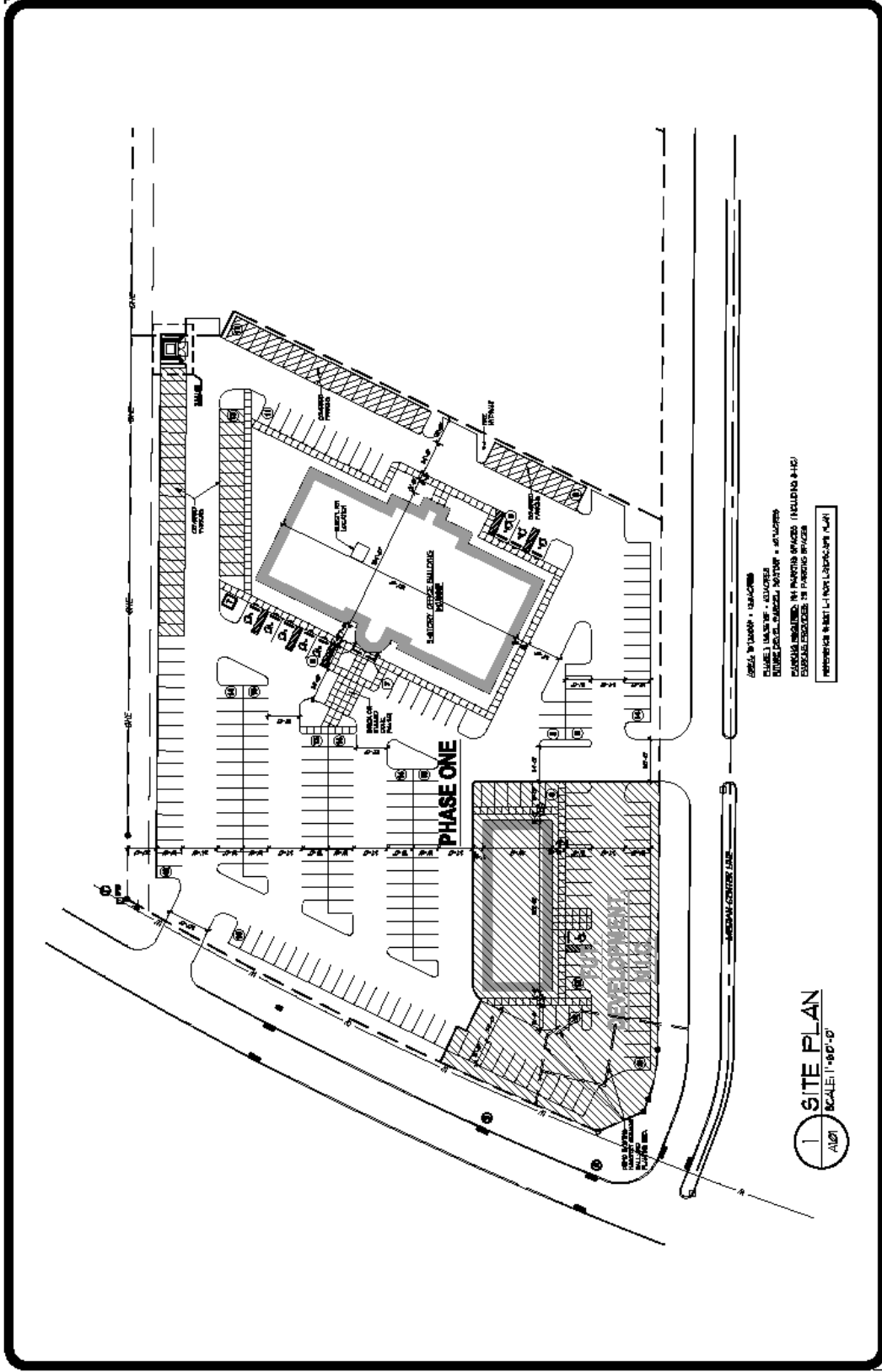
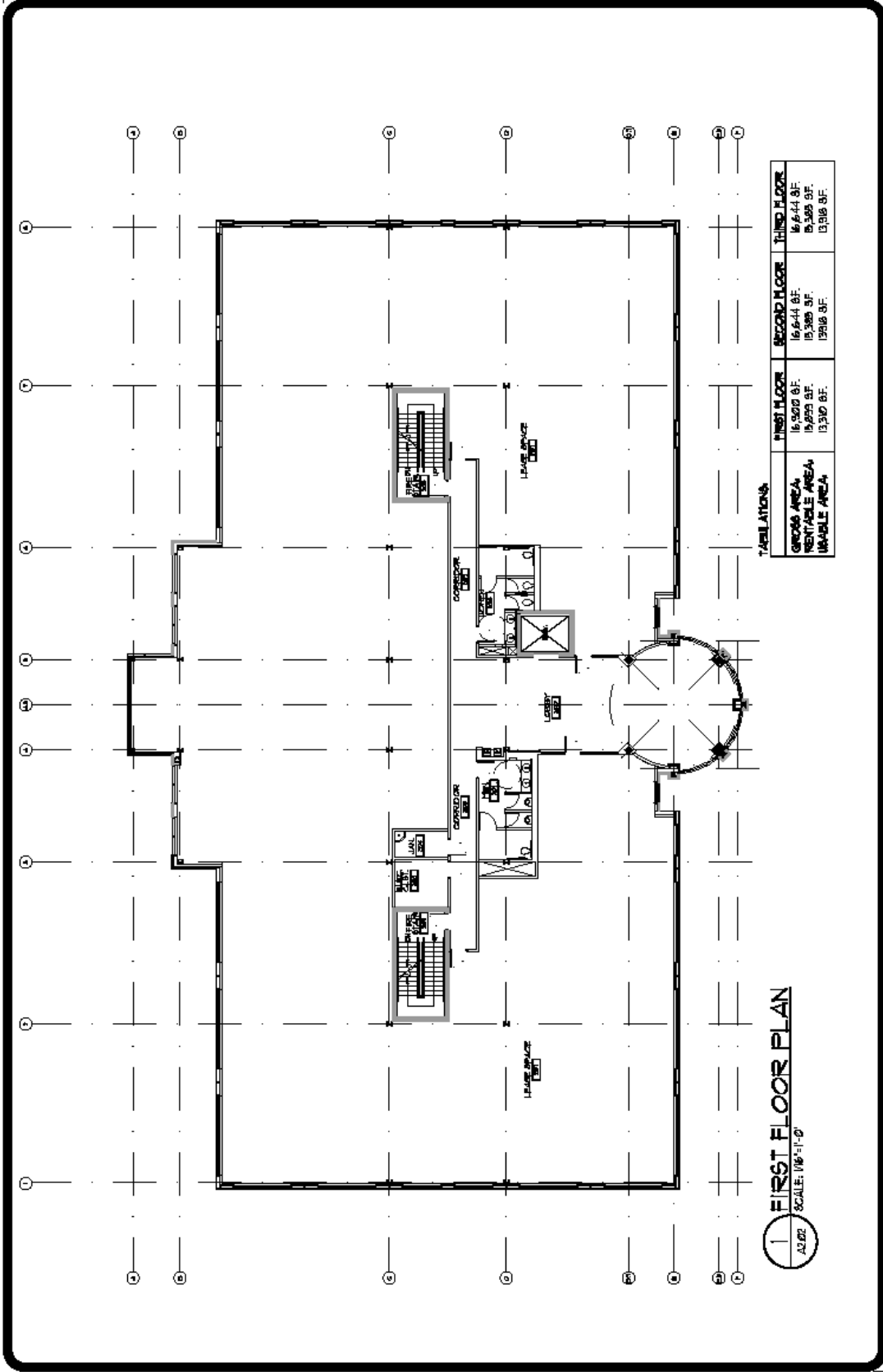


Figure 13: July 2007 – June 2008 city sales tax. Numbers gathered using the city sales tax collected by the Oklahoma Tax Commission.

Appendix A: Office Floor plans

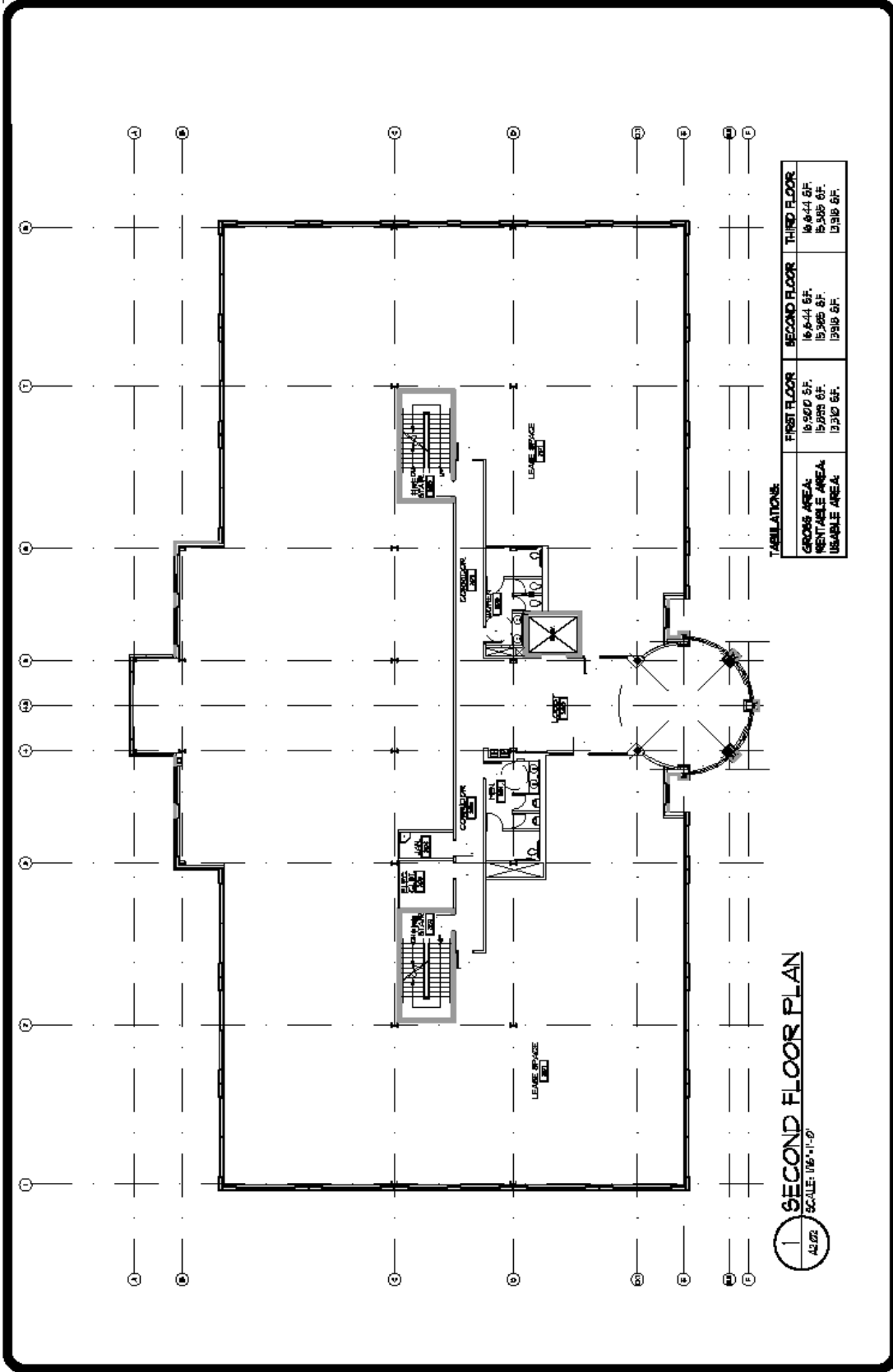




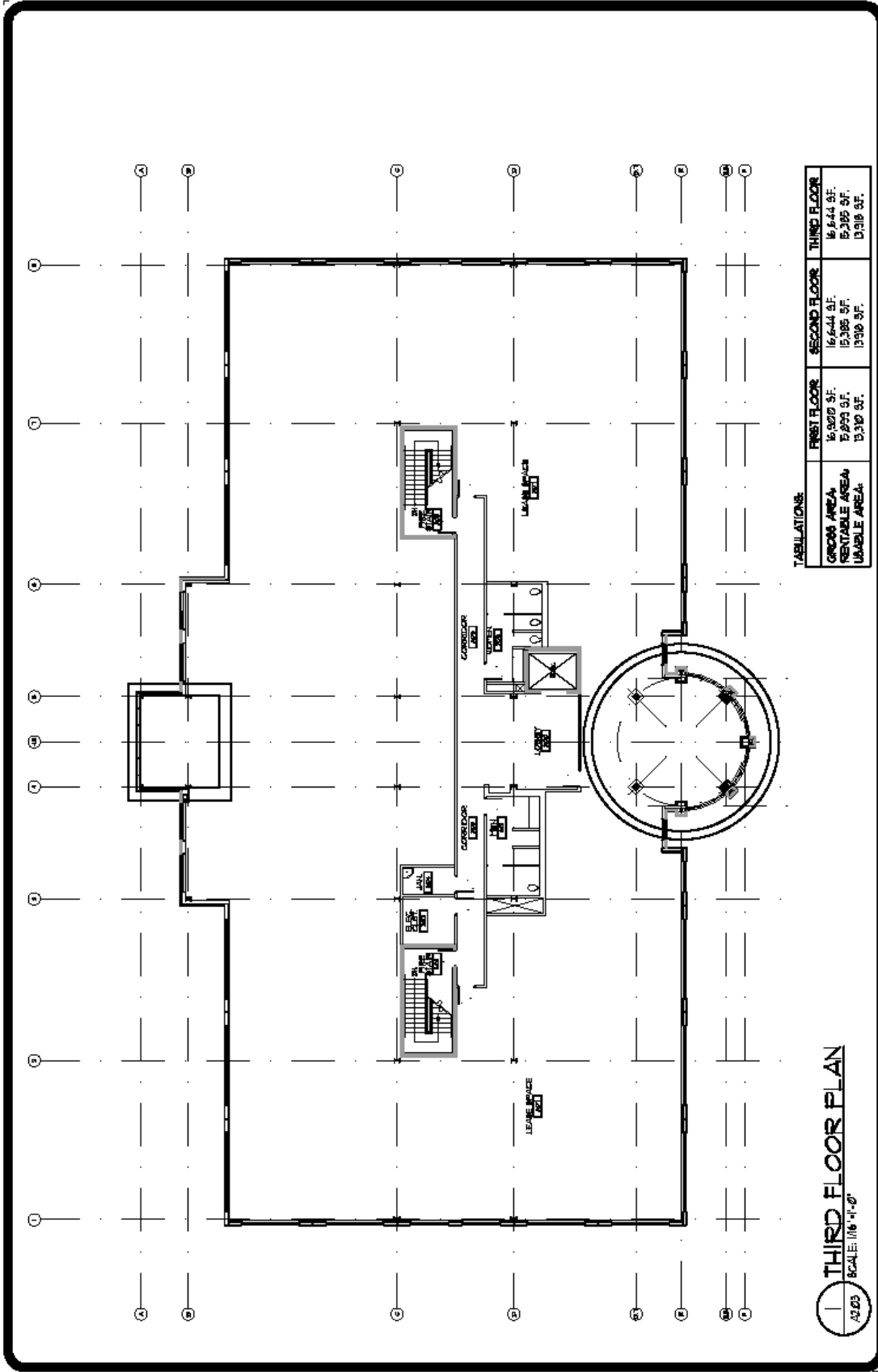
TABELATIONS:

| | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR |
|-----------------|-------------|--------------|-------------|
| OFFICE AREA | 16,900 SF. | 16,644 SF. | 16,644 SF. |
| RESTAURANT AREA | 19,899 SF. | 19,389 SF. | 19,389 SF. |
| LABORATORY AREA | 13,300 SF. | 13,818 SF. | 13,818 SF. |

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



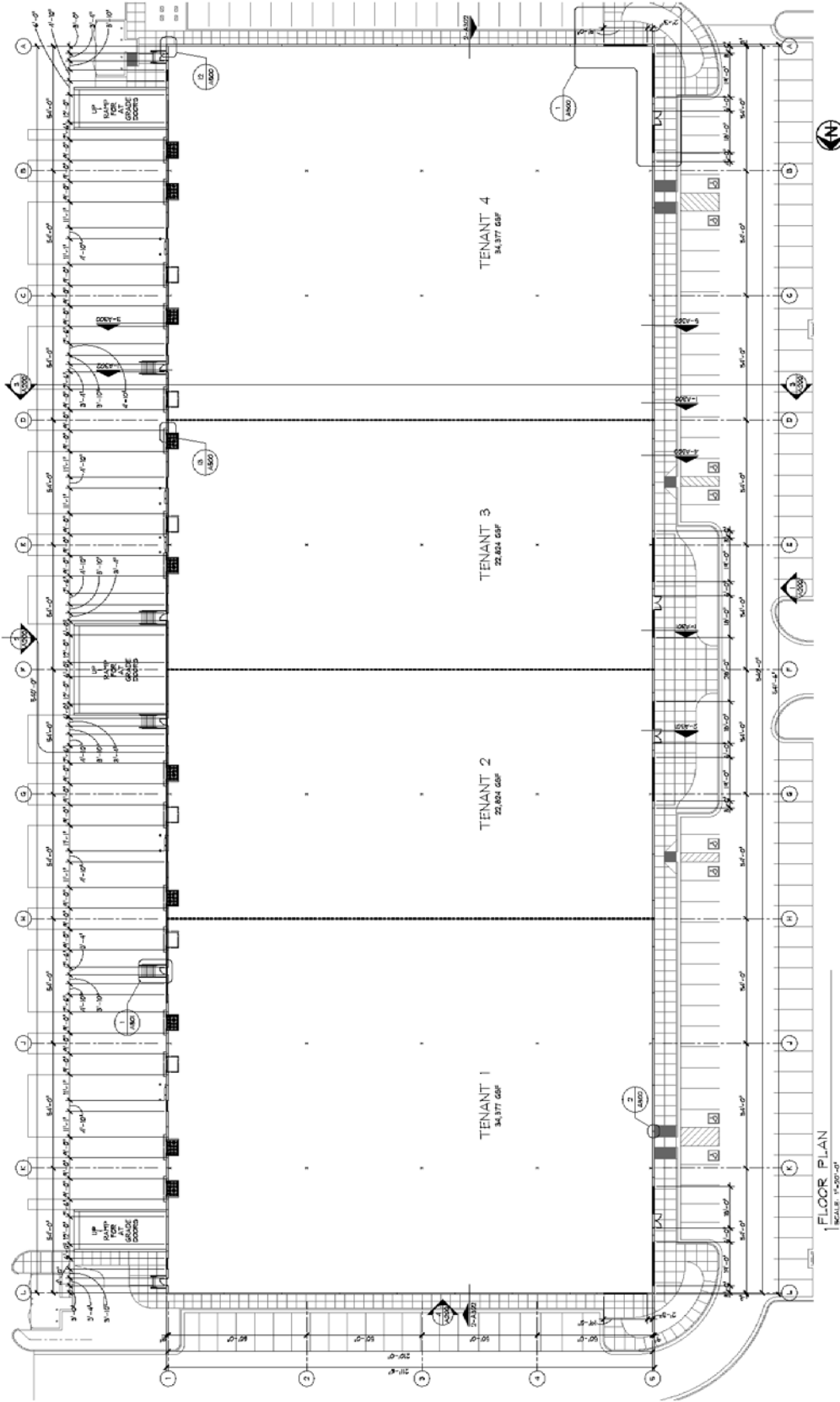
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



TABULATIONS:

| CREOA AREA | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR |
|-----------------|-------------|--------------|-------------|
| VENTILABLE AREA | 16,800 SF. | 16,644 SF. | 16,644 SF. |
| USABLE AREA: | 8,693 SF. | 15,385 SF. | 5,285 SF. |
| | 0,310 SF. | 13,910 SF. | 0,310 SF. |

4203 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



Appendix C: Complete Tables - Office

| Building Permit related fees | Del City | Edmond | Midwest City | Moore | Mustang | Norman | Yukon | OKC | OKC Proposed |
|---------------------------------|--------------------|--------------------|---------------------|---------------------|--------------------|--------------------|-------------------|---------------------|----------------------|
| Building Permit | 10,087.60 | | 1,003.76 | 5,018.80 | 3,061.28 | 8,431.58 | 5,018.80 | 12,547.00 | 12,547.00 |
| Capital Improvement | | | 6,524.44 | | | | | | |
| Inspection Fee | | 5,018.80 | | | | | | | |
| Electrical Fee | | 120.00 | 501.88 | | 3,011.28 | | 1,003.76 | | |
| Plumbing Fees (inspection etc.) | | 540.00 | | 50.00 | 3,011.28 | | 1,003.76 | | |
| Mechanical Fee | | 651.88 | 501.88 | | 2,509.40 | | | | |
| Site Review Meeting | 30.00 | | | | | | | | |
| Processing Fee/Plan Review | 30.00 | 250.00 | | 25.00 | 1,103.76 | | 50.00 | 2,750.00 | 2,750.00 |
| Engineering Fee | | | | | | | | | |
| Occupancy Fee | | 250.00 | 50.00 | 15.00 | | | 25.00 | 10.00 | 10.00 |
| Water & Sewer | | | | | | | | | |
| Water Service | | 30.00 | | 15.00 | | | | | |
| Water Impact Fee | | | | | | | | 335.00 | 12,986.00 |
| Sewer Impact Fee | | | | | | | | 550.00 | |
| Sewer Capacity Fee (1 ½") | | 5,038.00 | | | | | | | |
| Water Meter (1 ½") | | 859.00 | | | 965.00 | 1,460.00 | 1,200.00 | 35.00 | 35.00 |
| Water Tap (inside city limits) | 900.00 | | | | | | | | |
| Water Connection Fee (1 ½")- | 1,400.00 | | 1,321.00 | 1,200.00 | | 1,740.00 | 75.00 | | |
| Water Deposit Fee | | | | | | | 50.00 | | |
| Sewer Connection Fee | 75.00 | | 300.00 | 75.00 | 275.00 | 1,100.00 | 50.00 | | |
| Stormwater Fee | | | 55.00* | 10,667.29* | | | | 6,403.99* | 14,573.20* |
| Other | | | | | | | | | |
| Transportation Impact Fee | | | | 12,547.00 | | | | | 123,433.27 |
| Land Disturbance Fee | | | 55.00 | 100.00 | | 80.00 | | 55.00 | 55.00 |
| Curb Cuts/Driveway Permit Fee | 40.00 | 60.00 | 50.00 | 30.00 | | | 100.00 | 111.20 | 111.20 |
| Fence permit Fee | | | | | | | 25.00 | 20.00 | 20.00 |
| Sidewalk Permit Fee | 10.00 | | 3,011.28 | 5,100.00 | | | | 299.00 | 299.00 |
| Sign Permit Fee | 15.00 | | 50.00 | | | | | 90.00 | 90.00 |
| Re-Inspection Fees | | 180.00 | 150.00 | 15.00 | 10.00 | | | | |
| Total | \$12,587.60 | \$12,997.68 | \$13,574.24* | \$34,858.09* | \$13,947.00 | \$12,811.58 | \$8,601.32 | \$23,266.19* | \$166,969.67* |

*Midwest City, Moore, and OKC totals differ from summary fee sheets due to the inclusion of stormwater detention fees on this complete table.

Appendix D: Complete tables – Industrial

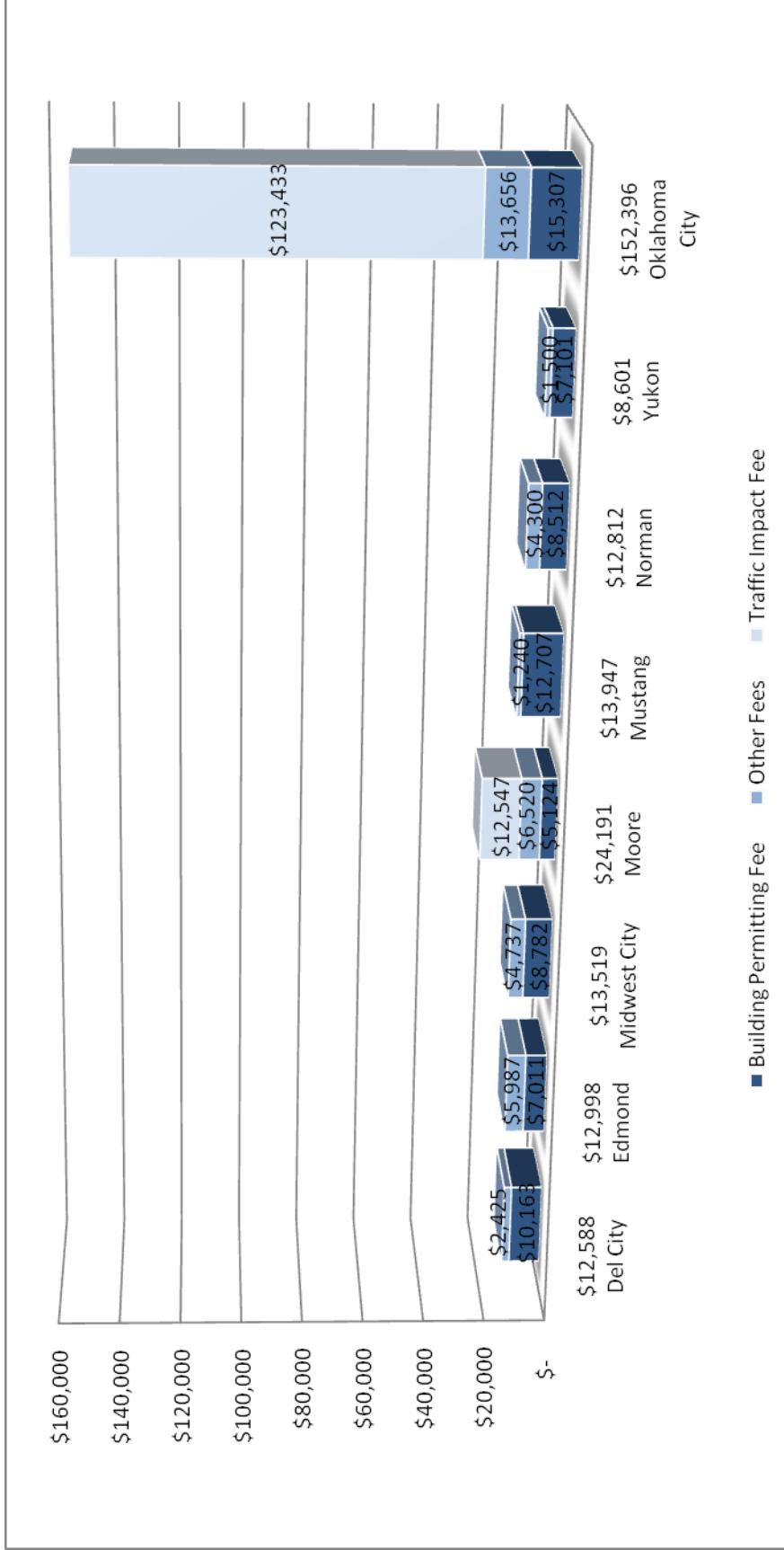
| Building Permit related fees | Del City | Edmond | Midwest City | Moore | Mustang | Norman | Yukon | OKC | OKC Proposed |
|---------------------------------|--------------------|--------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| Building Permit | 22,880.40 | | 2,288.04 | 11,440.20 | 6,914.12 | 19,219.54 | 11,440.20 | 19,448.34 | 19,448.34 |
| Capital Improvement | | | 14,872.26 | | | | | | |
| Inspection Fee | 11,440.20 | | | | | | | | |
| Electrical Fee | | | 1,144.02 | | 6,864.12 | | 2,288.04 | | |
| Site Review Meeting | | | | | | | 15.00 | | |
| Processing Fee/Plan Review | 30.00 | 250.00 | | | 2,388.04 | | 50.00 | 2,750.00 | 2,750.00 |
| Plumbing Fees (inspection etc.) | 1,144.02 | | | 50.00 | 6,864.12 | | 2,288.04 | | |
| Mechanical Fee | | | 1,144.02 | 25.00 | 5,720.10 | | 300.00 | | |
| Occupancy Fee | | | 50.00 | 15.00 | | | 25.00 | 10.00 | 10.00 |
| Water & Sewer | | | | | | | | | |
| Water Service | | | | 15.00 | | | | | |
| Water Impact Fee | | | | | | | | 335.00 | |
| Sewer Impact Fee | | | | | 1,000.00 | | | 550.00 | 29,219 |
| Water Meter Calibration fee | | | | | 965.00 | | 1,460.00 | 35.00 | 35.00 |
| Water Meter (Long) 1 1/2" | 900.00 | 889.00 | | | | | 1,200.00 | | |
| Water Tap (inside city limits) | 1,400.00 | | | 1,200.00 | | | | | |
| Water Connection Fee (1 1/2") | | | 1,003.00 | | 150.00 | 1,740.00 | 75.00 | | |
| Water Deposit Fee | | | | | | | 50.00 | | |
| Sewer Connection Fee | 5,038.00 | | 300.00 | 75.00 | 275.00 | 1,100.00 | 50.00 | | |
| Stormwater Fee | | | 55.00* | 22,972.67* | | | | | 39,084.16* |
| Other | | | | | | | | | |
| Transportation Impact Fee | | | | 28,600.50 | | | | | 118,444.80 |
| Land Disturbance Fee | | | 55.00 | 100.00 | | 80.00 | | 55.00 | 55.00 |
| Curb Cuts/Driveway Permit Fee | 30.00 | | 50.00 | 30.00 | 60.00 | | 100.00 | 111.20 | 111.20 |
| Fence permit Fee | | | | | | | 25.00 | 20.00 | 20.00 |
| Sidewalk Permit Fee | | | | 5,100.00 | | | | 299.00 | 299.00 |
| Sign Permit Fee | | | | | | | | 90.00 | 90.00 |
| Accessory Building | | | | | | | | 60.00 | 60.00 |
| Re-Inspection Fees | | | | 15.00 | | | | | |
| Total | \$26,354.42 | \$17,647.20 | \$20,961.34* | \$69,638.37* | \$31,200.50 | \$23,599.54 | \$17,906.28 | \$23,703.54 | \$209,566.50* |

*Midwest City, Moore, and OKC totals differ from summary fee sheets due to the inclusion of stormwater detention fees on this complete table.

Appendix E: Oklahoma City Proposed Office Fees

| Building Permit related fees | Del City | Edmond | Midwest City | Moore | Mustang | Norman | Yukon | OKC | OKC Proposed |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|---------------------|
| Basic Building Permit Fee | 10,087.60 | | 1,003.76 | 5,018.80 | 3,061.28 | 8,431.58 | 5,018.80 | 12,547.00 | 12,547.00 |
| Plumbing, Electrical, and Mechanical | | 540.00 | 1,003.76 | 50.00 | 8,531.96 | | 2,007.52 | | |
| Miscellaneous Other Permitting Fees | 75.00 | 5,698.80 | 6,774.44 | 55.00 | 1,113.76 | 80.00 | 75.00 | 2,910.00 | 2,910.00 |
| Utilities Fees | | 771.88 | | | | | | | |
| Landscaping, Streets & Stormwater | | | | | | | | | |
| Detention & Stormwater Fees | | | | | | | | | 14,573.20 |
| Sidewalk Fee | 10.00 | | 3,011.28 | 5,100.00 | | | | 299.00 | 299.00 |
| Other Related Fees | 40.00 | 60.00 | 105.00 | 12,677.00 | | | 125.00 | 186.20 | 123,619.47 |
| Water & Sewer | | | | | | | | | |
| Water Supply Fees | 2,300.00 | 889.00 | 1,321.00 | 1,215.00 | 965.00 | 3,200.00 | 1,325.00 | 370.00 | 13,021.00 |
| Sewer Fees | 75.00 | 5,038.00 | 300.00 | 75.00 | 275.00 | 1,100.00 | 50.00 | 550.00 | |
| TOTAL | \$12,587.60 | \$12,997.68 | \$13,519.24 | \$24,190.80 | \$13,947.00 | \$12,811.58 | \$8,601.32 | \$16,862.20 | \$166,969.67 |

Oklahoma City Proposed Office Fees



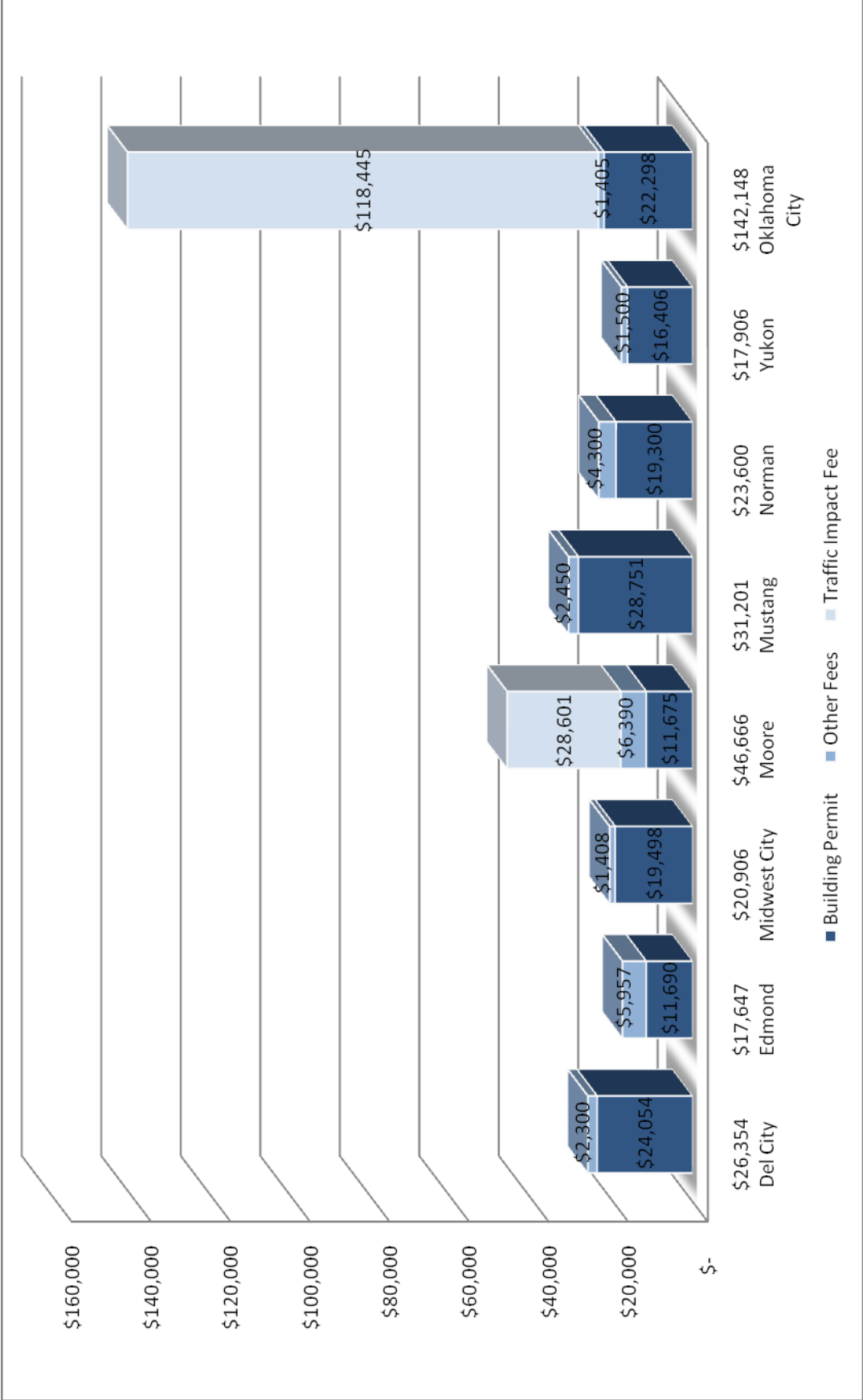
Appendix F: Oklahoma City Proposed Industrial Fees

| Building Permit related fees | Del City | Edmond | Midwest City | Moore ¹³ | Mustang ¹⁴ | Norman | Yukon | OKC | OKC Proposed |
|--|--------------------|--------------------|--------------------|---------------------|-----------------------|--------------------|--------------------|--------------------|---------------------|
| Building Permit | 22,880.40 | | 17,160.30 | 11,440.20 | 6,914.12 | 19,219.54 | 11,440.20 | 19,448.34 | 19,448.34 |
| Plumbing, Electrical, and Mechanical | 1,144.02 | | 2,288.04 | 75.00 | 19,448.34 | | 4,876.08 | | |
| Miscellaneous Other Permitting Fees | 30.00 | 11,690.20 | 50.00 | 30.00 | 2,388.04 | 80.00 | 90.00 | 2,850.00 | 2,850.00 |
| Landscaping, Streets, and Water | | | | | | | | | |
| Sidewalk Permit Fee | | | | 5,100.00 | | | | 299.00 | 299.00 |
| Other Related Fees | | 30.00 | 105.00 | 28,730.50 | 60.00 | | 125.00 | 186.20 | 157,715.16 |
| Water & Sewer | | | | | | | | | |
| Water Supply Fees | 2,300.00 | 889.00 | 1,003.00 | 1,215.00 | 1,115.00 | 3,200.00 | 1,325.00 | 370.00 | 29,254.00 |
| Sewer Fees | | 5,038.00 | 300.00 | 75.00 | 1,275.00 | 1,100.00 | 50.00 | 550.00 | |
| Total | \$26,354.42 | \$17,647.20 | \$20,906.34 | \$46,665.70 | \$31,200.50 | \$23,599.54 | \$17,906.28 | \$23,703.54 | \$209,566.50 |

¹³ Moore has made it very clear that they do not want any new industrial development.

¹⁴ Mustang has rezoned some of the industrial areas to office, making it an improbable target for industrial development

Oklahoma City Proposed Industrial Fees



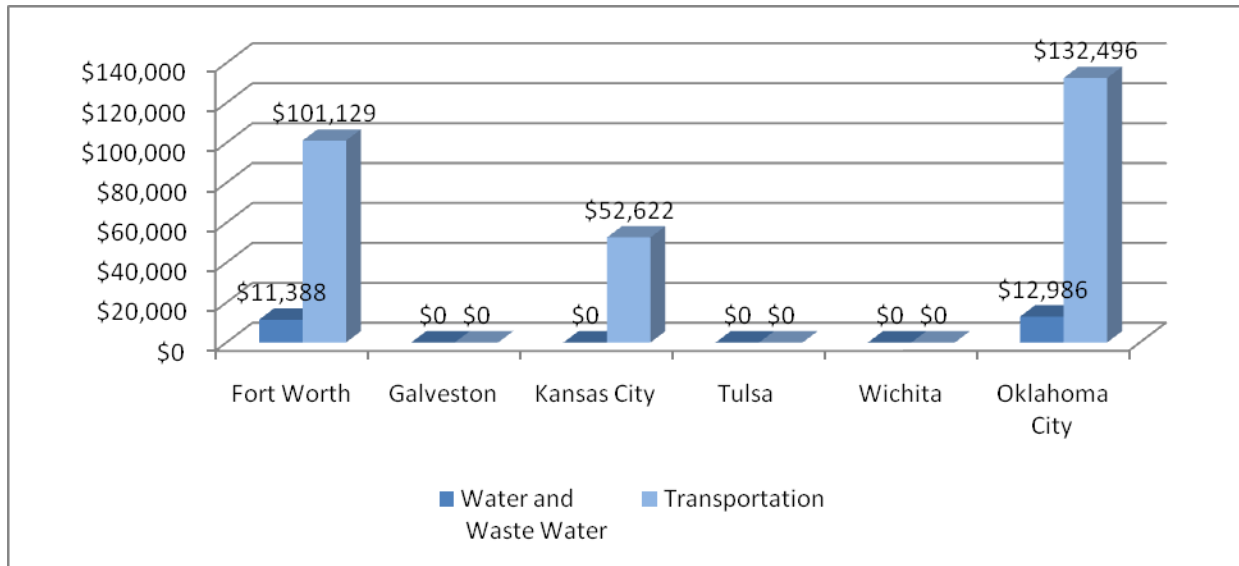
Appendix G: Peer Cities

In this section, we report on data for three specific impact fees from five peer cities that are comparable to Oklahoma City. The five cities that we chose were Fort Worth, TX; Galveston, TX; Kansas City, MO; Tulsa, OK; and Wichita, KS. When gathering the necessary data to compare the impact fees, we focused on three specific fees: water, wastewater and transportation (traffic). The intent of collecting this data was to compare Oklahoma City’s newly proposed impact fees (announced in October 2008) to those currently used by other peer cities.

Table 5: Office Building*

| | Water & Wastewater | Transportation |
|----------------------|--------------------|----------------|
| Fort Worth | \$11,388 | \$101,129 |
| Galveston | \$0 | \$0 |
| Kansas City | \$0 | \$52,622 |
| Tulsa | \$0 | \$0 |
| Wichita | \$0 | \$0 |
| Oklahoma City | \$12,986 | \$132,496 |

Figure 14: Office Building Comparison of Impact Fees*

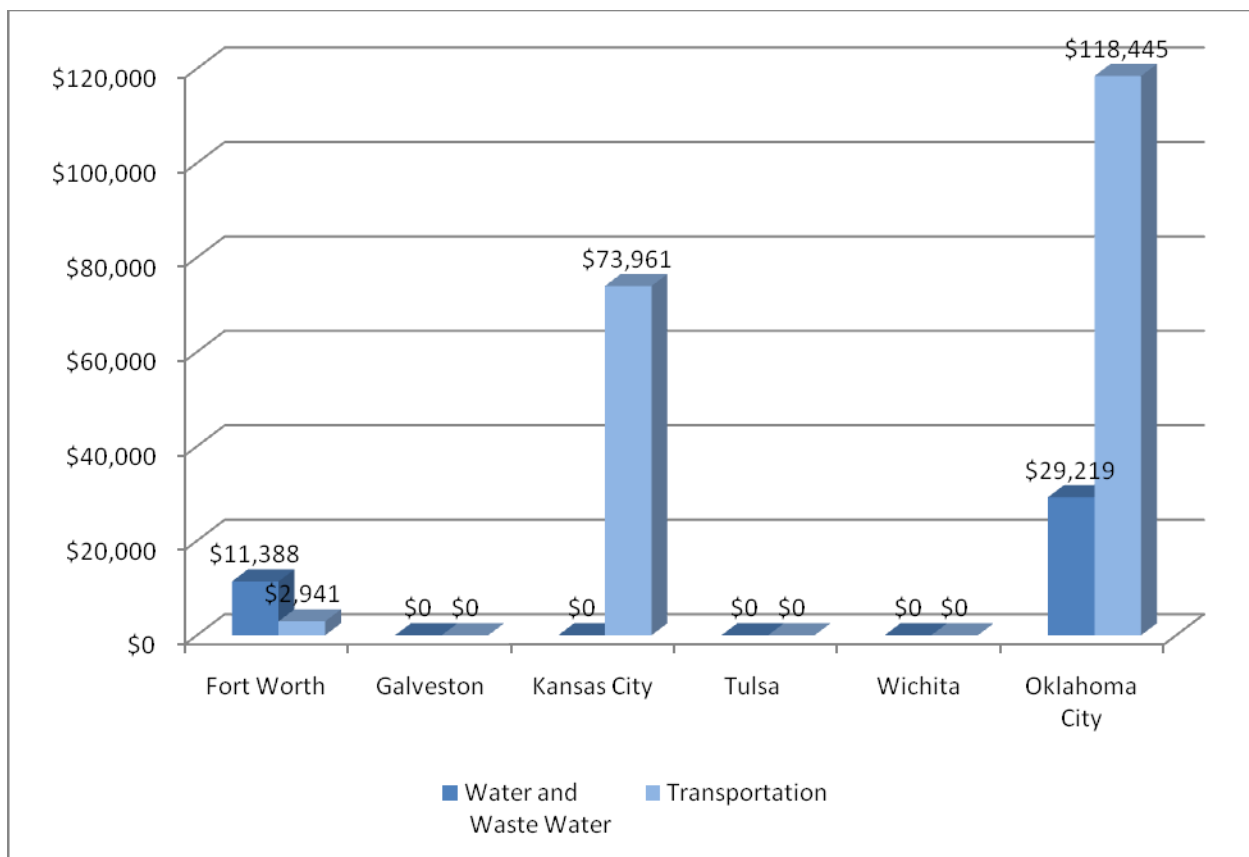


* Based on the commercial office building used in the rest of the report (see Appendix A). Wichita, Galveston, and Tulsa do not have water and wastewater or transportation fees, and they do not plan on adding these types of fees in the foreseeable future. Kansas City does not have a water and wastewater fee. All calculations are based on a 1.5-inch water connection and a 4-inch wastewater connection. Fort Worth’s transportation impact fee is based on the mean average of the Development Unit Fees for a General Office Building. Kansas City’s Transportation fee is based on the mean average cost of the North and South Location of the Missouri River.

Table 6: Industrial Building*

| | Water & Wastewater | Transportation |
|----------------------|--------------------|----------------|
| Fort Worth | \$11,338 | \$2,941 |
| Galveston | \$0 | \$0 |
| Kansas City | \$0 | \$73,961 |
| Tulsa | \$0 | \$0 |
| Wichita | \$0 | \$0 |
| Oklahoma City | \$29,219 | \$118,445 |

Figure 15: Industrial Building Comparison of Impact Fees*

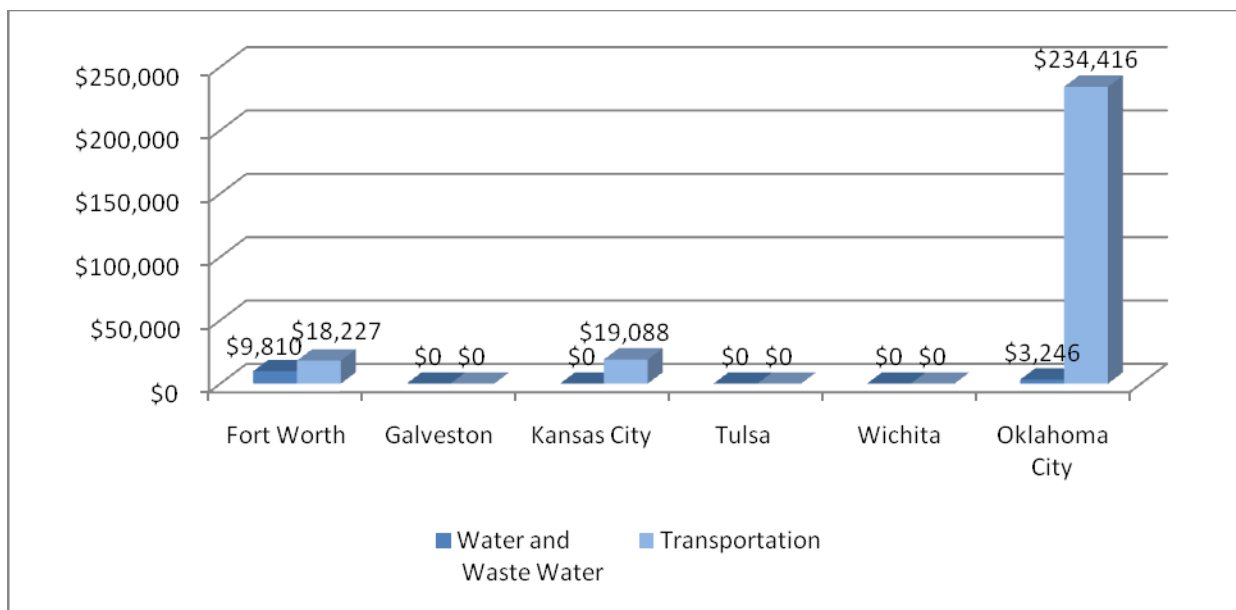


*Based on the industrial building used in the rest of the report (see Appendix B). Wichita, Galveston, and Tulsa do not have water and wastewater or transportation fees, and they do not plan on adding these types of fees in the foreseeable future. Kansas City does not have a water and wastewater fee. All calculations are based on a 1.5-inch water connection and a 4-inch wastewater connection. Fort Worth’s transportation impact fee is based on the mean average of the Development Unit Fees for Warehousing. Kansas City’s transportation fee is based on the mean average cost of the North and South Location of the Missouri River.

Table 7: Convenience Store*

| | Water & Wastewater | Transportation |
|----------------------|--------------------|----------------|
| Fort Worth | \$9,810 | \$18,227 |
| Galveston | \$0 | \$0 |
| Kansas City | \$0 | \$19,088 |
| Tulsa | \$0 | \$0 |
| Wichita | \$0 | \$0 |
| Oklahoma City | \$3,246 | \$234,416 |

Figure 16: Convenience Store Comparison of Impact Fees*



* Based on a 5,600 Gross Square Foot building. Wichita, Galveston, and Tulsa do not have water and wastewater or transportation fees, and they do not plan on adding these types of fees in the foreseeable future. Kansas City does not have a water and wastewater fee. All calculations are based on a 1-inch water connection and a 4-inch wastewater connection. Fort Worth’s transportation impact fee is based on the mean average of the Development Unit Fees for a Gasoline/Service Station w/Convenience Store. Kansas City’s transportation fee is based on the mean average cost of the North and South Location of the Missouri River.

Contact Information:

| Affiliation | Contact Name | Title | Address | E-mail & Phone | Website |
|-----------------|------------------|---|---|--|--|
| Wichita, KA | Mike Hampel | Assistant to the Director | 455 N. Main Wichita, KA 67202 | mhampel@wichita.gov Ph: (316) 268-4421 | www.wichitagov.org |
| Kansas City, MO | Travis W. Kiefer | Plats, Permits and General Services Manager | 414 E.12th Street Kansas City, MO 64106 | travis_kiefer@kcmo.org Ph: (816) 513-2509 | www.kcmo.org |
| Galveston, TX | Libby Stone | Planner | 823 Rosenberg Galveston, TX 77553 | Ph: (409) 797-3660 | www.cityofgalveston.org |
| Fort Worth, TX | | | 1000 Throckmorton St. Fort Worth, TX 76102 | Ph: (817) 392-7820 | www.fortworthgov.org |
| Tulsa, OK | Clayton Edwards | Deputy Director of Environmental Operations | | Ph: (918) 596-7810 | www.cityoftulsa.org |

Appendix H: Contact Information

| Affiliation | Contact Name | Title | Phone Number | Address | E-mail | Website | |
|-----------------------------|---|---|---|--|--|--|--|
| Grubb & Ellis: Levy Beffort | Randy L. Lacey, SIOR | Industrial Group | Ph: (405) 842-9651 Fax: (405) 286-6133 | 1601 NW Expressway Suite 500 Oklahoma City, OK 73118 | randy.lacey@grubb-ellis.com | www.levybeffort.com | |
| | Bob Pielsticker, SIOR | Vice President | Ph: (918) 392-7268 Fax: (918) 663-6402 | 7912 East 31st Court, Suite 200 Tulsa, OK 74145-1334 | bob.pielsticker@cbreak.com | www.cbreak.com | |
| | Tim Strange, CCIM, SIOR Managing Director | | Ph: (405) 605-6628 | 100 N. Broadway Ste 2525 Oklahoma City, OK 73102 | tim.strange@svh.com | www.svhnok.com | |
| Affiliation | Contact Name | Title | Phone Number | Address | E-mail | Website | |
| Oklahoma City University | Steven C. Agee | Professor of Economics & Director of Economic Research and Policy Institute | Ph: (405) 919-9111 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | sagee@okcu.edu | www.okcu.edu | |
| | Bianca Bryant | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | Alexis Caron | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | Timothy Harlin | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | Paul Poputa-Clean | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | Bridget Shuck | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | John Ritesenberg | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | Alex Swainsbury | Institute Scholar | Ph: (405) 208-6114 Fax: (405) 208-5098 | 2501 North Blackwelder Oklahoma City, OK, 73106 | ocueconomicresearch@okcu.edu | www.okcu.edu | |
| | Municipality | Contact Name | Title | Phone Number | Address | E-mail | Website |
| | Del City | Tom Leatherbee | City Planner | Ph: (405) 671-2803 Fax: (405) 671-2897 | 4517 S.E. 29th St. P.O. Box 15177 Del City, OK 73155 | planner@cityofdelcity.com | www.cityofdelcity.com |
| Geranium Carrington | | Economic Development Director | Ph: (405) 671-2812 Fax: (405) 671-2897 | 4517 S.E. 29th St. P.O. Box 15177 Del City, OK 73155 | econ@cityofdelcity.com | | |
| Edmond | William Graham | Public Works Director | Ph: (405) 671-2874 Fax: (405) 671-2887 | 4517 S.E. 29th St. P.O. Box 15177 Del City, OK 73155 | | | |
| | Robert L. Schiermeyer | City Planner | Ph: (405) 359-4790 Fax: (405) 359-4767 | 10 South Littler, P.O. Box 2970 Edmond, OK 73083-2970 | bob.schiermeyer@ci.edmond.ok.us | www.edmondok.com | |
| Norman | Pat Copland | | | | | www.ci.norman.ok.us | |
| | Jane Page Hudson | Planner II | Ph: (405) 366-5344 Fax: (405) 366-5445 | 201 West Gray Bldg. A P.O. Box 370 Norman, OK, 73069 | jane.hudson@normanok.gov | | |
| Midwest City | Ron Green | Current Planning Manager/Community Development Department | Ph: (405) 739-1223 Fax: (405) 739-1399 | 100 N. Midwest Boulevard Midwest City, Oklahoma 73110 | rfgreen@midwestcityok.org | www.midwestcityok.org | |
| | Elizabeth Jones | Community Development Director | Ph: (405) 793-5053 Fax: (405) 788-5057 | 301 North Broadway Moore, OK 73160 | ejones@cityofmoore.com | www.cityofmoore.com | |
| Mustang | Melissa Helsel | Semi or City Planner | Ph: (405) 376-7702 Fax: (405) 376-1152 | 1501 N. Mustang Road Mustang, OK 73064 | mhelsel@cityofmustang.org | www.cityofmustang.org | |
| | Dennis Clowers | Public Works Director/ City Engineer | Ph: (405) 297-2033 Fax: (405) 297-2178 | 420 West Main Street Oklahoma City, OK 73102 | dennis.clowers@okc.gov | www.okc.gov | |
| Oklahoma City | Jack Crockett | Development Center Manager | Ph: (405) 297-2582 Fax: (405) 297-2178 | 420 West Main Street Oklahoma City, OK 73102 | jack.crockett@okc.gov | | |
| | Mike Willison | Plan Review Supervisor | Ph: (405) 297-2592 Fax: (405) 297-2178 | 420 West Main Street Oklahoma City, OK 73102 | mike.willison@okc.gov | | |
| Yukon | Mitchell Hort | Director | Ph: (405) 354-6676 Fax: (405) 350-8929 | 528 West Main Street, P.O. Box 850500 Yukon, OK 73085 | mhort@ci.yukon.ok.us | www.ci.yukon.ok.us | |

Appendix I: SIOR Membership Directory

| Oklahoma City Area | | | | | | | | |
|--------------------|-----------------|--------------------------------|--|--------|-------|------------|---------------|--|
| Name | Designation | Organization Name | Address | City | State | Zip | Primary Phone | Primary E-Mail |
| Joseph W Maxey Jr. | CCIM, SIOR | Maxco International | P.O. Box 29 | Edmond | OK | 73083-0029 | 405.844.0200 | maxco@maxco.com |
| J.R. Bud Fulton | CCIM, SIOR | J.R. Fulton & Associates | 4334 NW Expwy., Ste. 100 | OKC | OK | 73116 | 405.840.0200 | jrfulton@jrfulton.com |
| Gerald L. Gamble | CCIM, CRE, SIOR | Gerald L. Gamble Co. | 204 N Robinson, Ste. 625 | OKC | OK | 73102-6803 | 405.232.1138 | gambleokc@geraldgambleco.com |
| Randy L. Lacey | SIOR | Grubb & Ellis Levy Belfort | 1601 NW Expwy., Ste. 500 | OKC | OK | 73118 | 405.842.9651 | randy.lacey@grubb-ellis.com |
| John C. Lenochan | CCIM, SIOR | CB Richard Ellis Oklahoma | 1200 NW 63 rd St., Ste. 300 | OKC | OK | 73116 | 405.272.5344 | john.lenochan@cbreak.com |
| A.E. Ed Porter | SIOR | Porter Investment Co. Realtors | 6305 Waterford Blvd., Ste. 430 | OKC | OK | 73118 | 405.842.0038 | okporter@aol.com |
| Larry C. Stanphill | SIOR | CB Richard Ellis Oklahoma | 1200 NW 63 rd St., Ste. 300 | OKC | OK | 73116 | 405.272.5347 | larry.stanphill@cbreak.com |
| Tim Strange | CCIM, SIOR | Sperry Van Ness | 100 N. Broadway, Ste. 2525 | OKC | OK | 73102 | 405.605.6628 | tim_strange@svn.com |

| Tulsa Area | | | | | | | | |
|-----------------------|--------------|------------------------------|-----------------------------|-------|-------|------------|--------------------|--|
| Name | Designation | Organization Name | Address | City | State | Zip | Primary Phone | Primary E-Mail |
| Grover E. Bauer | CCIM, SIOR | Bauer & Associates, REALTORS | 4821 S. Sheridan, Ste. 201 | Tulsa | OK | 74145 | 918.665.1210 | gbauer@bauerulsa.com |
| Michael E. Coulter | CCIM, SIOR | NAI Commercial Properties | 1703 E. Skelly Dr. | Tulsa | OK | 74105 | 918.749.0766 | mcoulter@naitulsa.com |
| Gary M. Fleener | CCIM, SIOR | NAI Commercial Properties | 1703 E. Skelly Dr. | Tulsa | OK | 74105 | 918.745.1133 | gfleener@naitulsa.com |
| Robert E. Grant | CCIM, SIOR | Whiteside & Grant, REALTORS | 1924 S. Utica, Ste. 812 | Tulsa | OK | 74104 | 918.743.9898 | bgrant@whitesidegrant.com |
| Tom Grant Jr. | SIOR Retired | Tom Grant, Jr., REALTOR | 1366 E. 27th Pl. | Tulsa | OK | 74114 | 918.742.6728 | jhill@cbreak.com |
| James D. Hill Jr. | CCIM, SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.665.3830 | jhughes@stanjohnsonco.com |
| Jeff Hughes | SIOR | Stan Johnson Co. | 6120 S. Yale Ave., Ste. 813 | Tulsa | OK | 74136 | 918.494.2690 | sjohnson@stanjohnsonco.com |
| Stanton L. Johnson | CCIM, SIOR | Stan Johnson Co. | 6120 S. Yale Ave., Ste. 813 | Tulsa | OK | 74136 | 918.494.2690 | mat.klimisch@cbreak.com |
| Matthew Q. Klimisch | CCIM, SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.665.3830 (258) | mary.martin@cbreak.com |
| Mary K. Martin | CCIM, SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.665.3830 | bill.mizener@cbreak.com |
| William H. Mizener | SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.665.3830 (212) | tom.obrien@cbreak.com |
| Thomas J. O'Brien | CCIM, SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.665.3830 | terry.payne@cbre.com |
| Terrence T. Payne | SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.392.7267 | bob.pielsticker@cbreak.com |
| Robert F. Pielsticker | SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.392.7268 | marco@equitasrealty.com |
| Marco Placencia | CCIM, SIOR | Equitas Realty Advisors | 5801 E. 41st St., Ste. 101 | Tulsa | OK | 74135 | 918.280.9900 | ktooman@toomanpartners.com |
| Ken Tooman | CSM, SIOR | Tooman Partners | 2419 E. Skelly Drive | Tulsa | OK | 74105 | 918.481.3200 | |

| | | | | | | | | |
|-------------------|------------|-----------------------------|----------------------------|-------|----|-------------|--------------|--|
| Robert W. Traband | SIOR | Traband Realty Corp. | P.O. Box 869 | Tulsa | OK | 74101-0869 | 918.629.1988 | bobtraband@sbcglobal.net |
| Angela L. West | CCIM, SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145-1346 | 918.665.3830 | angela.west@cbreak.com |
| D. Dwayne Flynn | SIOR | CB Richard Ellis Oklahoma | 7912 E. 31st Ct., Ste. 200 | Tulsa | OK | 74145- 1346 | 918-665-3830 | dwayne.flynn@cbreak.com |

Appendix J: Terms and Definitions

The following are definitions or clarifications of the terms used within this report:

1½" Water Line:

The size of the water supply line that leads to the building. A variety of sizes ranging from ½" to 8" are available to developers but all of our fees are based on 1½" lines.

4" Sewer Line:

The size of the sewer line that leads to the building. A variety of sizes are available to developers but all of our fee calculations are based on 4" lines.

Fee in Lieu:

Fee required by the municipalities which permits the developer to connect to the regional storm water detention facility.

Impact Fees:

Fees implemented by a municipality to help cover the additional costs that new development may place on the public services of a community.

Transportation:

Impact fees used towards the improvement of the general transportation infrastructure of a municipality.

Water and Wastewater:

Impact fees used towards the upkeep of plants and reservoirs, transmission mains, interceptors, and pump stations.

Impervious Surface:

An area covered by impenetrable materials such as asphalt, concrete, stone, or brick.

Millage:

Millages are the levy applied per \$1000 dollars of net assessed value. They vary among school districts within counties.

Onsite Detention:

Requirement to build a detention facility on the property. The detention facility collects the storm water and allows it to evaporate or drain into the ground below the property in order to prevent it from flowing downstream to other properties.

Platting:

Submission of a detailed map of a section or subdivision showing the location and geographic boundaries as well as any easements and nearby streets of individual lots or parcels of real estate (plat).

Population Mean:

The average of the entire population of data; often only an estimation.

Property Tax:

A tax collected based on the value of a property. The following formula is used to calculate it:

$$\text{Property Tax} = \frac{(\text{Taxable Market Value} \times \text{Assessment Ratio} - \text{Homestead Exemption})}{1,000} \times \text{Millage}$$

Sample Mean:

The average of the data taken from a sample of the entire population. Measured as a percentage for certain calculations.

Storm Water Detention:

Characteristic of a plot to absorb water resulting from precipitation. Most municipalities require the amount of detention after construction to be equal to or greater than before construction.

Utilities Fees:**Plumbing:**

The general fees pertaining to the supply and drainage systems of a property.

Electrical:

The general fees pertaining to the power systems of a property.

Mechanical:

The general fees pertaining to all mechanical components within a property.

Zoning:

The division of a municipality that determines which types of development are permissible in specific, geographical areas.