CITY OF MUSKOGEE

URBAN RENEWAL PLAN

Muskogee Urban Renewal Authority

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Introduction

This Urban Renewal Plan is a first step towards revitalizing a specific area within the City of Muskogee. This Plan, in conjunction with the Muskogee Comprehensive Plan, will be used to revitalize faltering commercial corridors, recruit and nurture businesses, ensure architecturally compatible infill development, and generate new adaptive uses for old commercial, industrial, or agricultural facilities.

The planning process for the Urban Renewal Plan involves three elements vital to assessing renewal areas and determining the necessary steps towards achieving successful renewal results.

1. The first element is determining the specific area of the City qualifies as “blighted” as defined by the Urban Renewal Act. This area is designated as the proposed Urban Renewal Area.

2. The second element is a Blight Study of the Urban Renewal Area, the purpose of which is to assess current conditions, verify land use, and determine those parcels in the greatest need of revitalization. This Blight Study provides further support for the delineation of the Urban Renewal Area, and prompts a resolution by the Mayor and City Council declaring the area as blighted. As a blighted area, the Urban Renewal Authority can move forward on preparing an Urban Renewal Plan. The Blight Study results, along with socioeconomic and land development data, are collected, analyzed, and integrated into the written narrative of the Urban Renewal Plan.

3. The third and final element is preparation of the plan itself which provides direction and guidance for the renewal and redevelopment of the blighted area in Muskogee. Through implementation of this plan, the Muskogee Urban Renewal Authority will encourage residential and business renewal in cooperation with the City of Muskogee, the Muskogee Economic Development Corporation, the Oklahoma Department of Commerce, the United States Department of Housing and Urban Development, commercial lending institutions, and other private, governmental, and non-profit entities.

Beginning in July 2011, the area within the City of Muskogee was evaluated for its eligibility for Urban Renewal. Socioeconomic statistics were compiled and geographic information used to identify a proposed Urban Renewal Area (“URA”). The Urban Renewal Blight Study was also adopted. The area was determined to be the area bounded by the North Frontage Road and Talladega on the North and South, respectively, and North 11th Street and Chicago to the West and East.

Beginning in September 2012, a windshield survey of the majority of buildings and

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1 The Blight Study of the Urban Renewal Authority is made a part of this Plan and is included as “Exhibit A”.
2 The Blight Study of the Urban Renewal Authority is made a part of this Plan and is included as “Exhibit A”.
parcels within the designated Urban Renewal Area was performed, noting the existing land use, building conditions, building occupancy, and environmental factors. This survey supplemented and validated demographic data from the U.S. Census. The overall goal of this survey was to identify parcels of land suitable for renewal, buildings eligible for rehabilitation, if any. The windshield survey provided a basis for understanding the overall property condition in the neighborhood, and consequently future development and renewal opportunities.

This survey method is designed to quickly gather as much information as possible. While by no means thorough or comprehensive, this method serves as a strong starting point to identify properties needing immediate attention, or those offering opportunities for infill. The inventoried properties are those identified by the City of Muskogee for inclusion in the renewal initiative. Additional inventories may be conducted as the renewal program progresses and evolves.

This Plan has been prepared pursuant to Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, et seq. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This Urban Renewal Plan for the Muskogee Urban Renewal Area was adopted by the Muskogee Planning Commission on May 19, 2014 and ratified by the City Council of the City of Muskogee on May 27, 2014; by Resolution No. 0001.
I. Boundary Description

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are considered to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan. The Urban Renewal Area is approximately ninety acres entirely within the corporate limits of the City of Muskogee.

The boundary of the Urban Renewal Area is shown in Exhibit B\(^3\), attached to this plan.

II. Consistency with Comprehensive Plan

The purposes of this Renewal Plan are to eliminate slum and blight influences found in the Renewal Area; to implement goals and objectives of the City of Muskogee Comprehensive Plan; and to assist in meeting the City’s economic development objectives through redeveloping key sites, assisting with the construction of needed public facilities, and creating public amenities.

The goals of the Renewal Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Authority intends to achieve the goals.

1. **Promote Private Development**

**Goal**: To promote private development, redevelopment and rehabilitation within the urban renewal area to help create jobs, tax revenues, and self-sustaining, vital and vibrant commercial districts.

**Objective 1.1** Enhance the environment for development and redevelopment through improvements to streets, streetscapes, parks and public buildings and spaces.

**Objective 1.2** Assist property owners in rehabilitating buildings, or finding better use of raw land so they can accommodate more intensive and dynamic commercial activity.

**Objective 1.3** Provide technical and/or financial assistance to encourage redevelopment of key catalyst sites/development opportunities.

**Objective 1.4** Encourage new investment and quality development on vacant or underutilized parcels in the renewal area.

**Objective 1.5** Leverage existing public investments by supporting and encouraging quality development.

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\(^3\) Exhibit B – Boundary map of the Urban Renewal Area.
Objective 1.6 Promote key employment clusters in the renewal area.

Objective 1.7 Support high quality private development in the renewal area with technical and financial assistance for enhanced landscape, building, and site design and encouragement of sustainable, quality materials.

2. Economic Development

Goal: Utilize urban renewal funds in ways that will help increase employment, incomes and the economic vitality of the City of Muskogee.

Objective 2.1 Assist in creation and retention of businesses in the renewal area, with special emphasis on high sales tax producing opportunities.

Objective 2.2 Assist in attracting or retaining public or non-profit employers, including medical facilities, and governmental and educational services.

Objective 2.3 Assist with improvements that support large and small businesses in creating and retaining jobs.

Objective 2.4 Evaluate and develop a range of public financing mechanisms to encourage employment growth in the renewal area.

Objective 2.5 Support service and retail business opportunities made available by increased employment opportunities in the renewal area.

Objective 2.6 Support expansion, enhancement, redevelopment and construction of transportation facilities to support economic development initiatives.

3. Land Use

Goal: To more effectively use underdeveloped land in the area.

Objective 3.1 Eliminate blight.

Objective 3.2 To develop use controls and design, parking and landscape standards that help maintain a pedestrian scale throughout any neighborhood redevelopment as identified in the standards adopted\(^4\).

Objective 3.3 Provide for full utilization of existing vacant and underutilized land except in those areas designated as parks or open space, which should be located strategically to complement other uses.

\(^4\) Reference the new City Code of Ordinances: Parking and Landscape Standards when adopted by City Council.
Objective 3.4 Create, support, and provide ability to integrate goals and activities of adjacent neighborhoods and districts with this renewal Area as outlined in the Comprehensive Plan and other plans or strategies adopted by the City.

Objective 3.5 Support incorporation of cultural and arts facilities in the renewal area.

Objective 3.6 Support conservation and preservation of cultural resources, including historic structures.

Objective 3.7 Seek and support opportunities to create synergy among transportation, utility systems, and housing development that will allow for efficient redevelopment in a manner that encourages diverse-income employment and a mix of occupations.

4. **Housing**

**Goal:** Provide for new housing units in livable mixed-income neighborhoods. Support housing development that is geared to support the area’s employment generation goals.

Objective 4.1 Assist with developing a range of new quality housing units including, but not limited to, townhouses, duplexes, single family houses and other types of housing that provide a range of ownership and rental choices for a range of incomes.

Objective 4.2 Promote and support stable and sustainable residential neighborhoods for a range of household incomes.

Objective 4.3 Support preservation of and improvements to viable existing residential structures that are consistent, compatible and cohesive with the surrounding neighborhoods.

Objective 4.5 Encourage programs which link jobs and housing in or near the renewal area. Pursue an appropriate balance of jobs and housing to insure vitality and reduce congestion. Promote housing which supports and enhances the attraction of new jobs to the renewal area and create residential linkages with the educational and medical facilities in the community.

Objective 4.6 Develop and support services and amenities necessary for a quality neighborhood and assist with the maintenance and production of substantial and well-designed housing.

Objective 4.7 **Create** infill housing complementary to the surrounding neighborhood in mass, scale and height.

Objective 4.8 Assess the impact of new development on existing housing in the renewal area to prevent or mitigate potential displacement.
5. **Improvements to Streets, Streetscapes and Open Spaces**

**Goal:** To improve existing streets, improve connectivity, improve and enhance parks and other public spaces as an integral part of the urban renewal area, and to enhance livability.

**Objective 5.1** Repair roadways and sidewalks where needed and in a manner meeting the objectives of this Plan.

**Objectives 5.2** Construct new streets, sidewalks, trails and other multi-modal transportation infrastructure to provide connectivity and encourage private investment, consistent with intended use.

**Objective 5.3** Address and improve pedestrian safety in the renewal area.

**Objective 5.4** Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.

**Objective 5.5** Address and improve traffic flow and pedestrian and bicycle safety within the renewal area.

**Objective 5.6** Assist with safety improvements on local residential streets such as pedestrian-scale street lighting, infill of missing sidewalks, street trees, and traffic calming devices where warranted.

**Objective 5.7** Improve the community gateways in the renewal area through the addition of landscaping, public art or other architectural features.

**Objective 5.8** Provide opportunities for recreation and visual relief by creating and preserving parks and supporting pedestrian linkages connecting destinations within the renewal area such as downtown, recreation amenities, the school campus.

6. **Utility Improvements**

**Goal:** Improve and repair utility to allow for efficient development of the area.

**Objective 6.1** Construct or reconstruct utilities (including water, sewer and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

**Objective 6.2** Support undergrounding overhead utility lines where practical and appropriate, in order to facilitate high quality revitalization and redevelopment of the renewal area.
7. **Parking**

**Goal:** Work with property owners and businesses and help coordinate to develop convenient, attractive parking facilities close to shopping, entertainment and business destinations.

**Objective 7.1** Construct public parking to support businesses and activities in the renewal area and that could possibly generate revenue.

**Objective 7.2** Maintain or improve existing parking facilities to support housing or business development or expansion.

8. **Public Facilities**

**Goal:** Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities.

**Objective 8.1** Ensure that public safety facilities within the renewal area are adequate to support and protect existing and proposed development in the renewal area.

**Objective 8.2** Evaluate the adequacy of other public facilities that serve the renewal area.

**Objective 8.3** Encourage development of civic amenities that contribute to the vibrancy of the renewal area.

9. **Public Art**

**Goal:** Assist in establishing and funding a public art program in public spaces within the renewal area.

**Objective 9.1** Provide a set-aside of urban renewal funds for art in public spaces within the urban renewal area.

**Objective 9.2** Provide public space for public art projects where feasible.

10. **Signage**

**Goal:** Make it easy for residents and visitor to find and utilize public and commercial facilities within the renewal area.

**Objective 10.1** Unify and improve signage throughout the renewal area.
Objective 10.2 Provide public maps of area facilities at strategic locations.

Objective 10.3 Develop and implement standards for signs that are aesthetically pleasing and conducive to helping people navigate the area.

11. Public Participation

Goal: Continue to solicit and receive input into the implementation of the Urban Renewal Plan and future amendments to it.

Objective 11.1 Continue to solicit public input from neighborhood groups, property owners, and other interested parties, for all significant issues and policies related to the adoption and implementation of the Urban Renewal Plan, including open houses, newsletters, web-site information, social media and other approaches as suitable.

Objective 11.2 Consider the establishment of additional citizen committees as appropriate to address new issues and opportunities into the future.

Objective 11.3 Future amendments to the plan will involve public input, through public hearings held by the Muskogee Urban Renewal Authority and Muskogee City Council with public notice provided in conformance with state law.

III. Land Use Plan

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Muskogee Comprehensive Plan, City of Muskogee Zoning Ordinance, Sign Ordinance, Subdivision Regulations, City Charter, and any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

IV. Outline of Development

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Muskogee Urban Renewal Area. Conditions include vacant and poorly maintained buildings, deficiencies in streets, curbs, and sidewalks, a need for utility improvements, and a lack of new private investment. The conditions also pose a constraint to future development called for in the Comprehensive Plan. Project activities to treat these conditions include:

1. Demolishing, or causing to be demolished, structures that are uninhabitable and beyond cost-effective repair.
2. Constructing street, curb, sidewalk and pedestrian improvements in the project area.
3. Improving the visual appearance of the area, and providing a safer, more attractive pedestrian environment by constructing:
   - Sidewalks, landscaping, signage, bike racks, rest rooms, and other streetscape improvements;
   - Street lighting improvements;
   - Gateway entry improvements; and
   - Improved signage in the project area.

4. Providing incentives for new building investments in the project area.
5. Providing incentives to repair and rehabilitate deficient structures in the project area.
6. Making improvements to deficient utilities in the project area.
7. Administering and co-coordinating development in the Renewal Area.

Section VI provides further description of each urban renewal activity to be undertaken within the Urban Renewal Area.

V. Description of Activities to be Undertaken

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Authority in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Authority may fund these activities in full, in part, or seek other sources of funding for them.

1. Public Improvements

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

A. Public Parks and Open Spaces
The Urban Renewal Authority may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public facilities within the urban renewal area. Projects to be undertaken may include, but are not limited to, constructing:
   - Walkways and public spaces
   - Enhancements to parks in the project area

B. Street, Curb, and Sidewalk Improvements
Improvements within the renewal area will require the maintenance of existing streets, curbs and sidewalks within the renewal area and construction of new streets, curbs, and sidewalks within the renewal area. The Urban Renewal Authority may participate in funding sidewalk and roadway improvements including design,
redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken may include, but not be limited to:

- Improvements as identified in the Muskogee Comprehensive Plan
- Improvements as requested and/or needed to facilitate redevelopment projects in the renewal area.

C. Public Utilities
The development proposed for the renewal area will require replacing and constructing water, storm and sanitary sewer facilities. These improvements may include, but are not limited to:

- Sanitary sewer upgrades & replacements identified in Muskogee Comprehensive Plan
- Water system upgrades & replacements identified in Muskogee Comprehensive Plan
- Storm water system upgrades & replacements identified in Muskogee Comprehensive Plan
- Evaluation and analysis of public utility needs within the area.

D. Streetscape Projects
This activity will enable the Urban Renewal Authority to participate in activities improving the visual appearance of the project area that will coordinate with the Downtown Muskogee, Inc. Master Plan Streetscape designs. These improvements may include, but are not limited to:

- Accent paving,
- Decorative lighting,
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art
- Gateway monuments and landscape features
- Under grounding of overhead utilities in the renewal area

E. Pedestrian, Bike, and Transit Improvements
These activities will include pedestrian, bicycle and transit connections between the renewal project area, public parks, and other areas of Muskogee in coordination with the City of Muskogee Trail Master Plan. Activities may include bicycle parking and storage, transit stops, covered shelters, transit pullouts, and other related activities, which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements may include, but are not limited to:

- Provide new bike paths or lanes in the renewal area

F. Other Public Facilities
To further redevelopment of the area and renewal project objectives, the Urban
Renewal Authority may participate in developing public facilities including police and fire facilities, libraries, recreation centers, conference facilities, exposition centers and arenas, and community centers. The extent of the Authority’s participation in funding such facilities will be based upon an Authority finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

2. Preservation and Rehabilitation

This activity will enable the Urban Renewal Authority to help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the project area. The Urban Renewal Authority may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of properties within the renewal area.

3. Development and Redevelopment

The Urban Renewal Authority is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Authority. The Authority may make this assistance available as it deems necessary to achieve the objectives of this Plan.

VI. Property Acquisition

In order to carry out the objectives of this Plan, the Urban Renewal Authority is authorized to acquire land or buildings for public and private development purposes. The property acquisition process shall follow the process outline in Oklahoma §11-38-111. Condemnation powers.

A. After the adoption by the municipal governing body of an urban renewal plan and a resolution declaring that the acquisition of real property described in the plan is necessary to the execution of the plan, the Urban Renewal Authority designated as the agency to execute such plan shall have the right to acquire by condemnation or otherwise, any interest or right or combination of rights in real property, including a fee simple title thereto, necessary to the execution of the approved plan. Condemnation for the urban renewal of blighted areas is declared to be a public use, and property already devoted to any other public use or acquired by the owner or his predecessor in interest by eminent domain may be condemned for the purpose of this article. The award of compensation for real property taken for such a project shall not be increased by reason of any increase in the value of the real property caused by the assembling, clearance, reconstruction, or proposed assembly, clearance or reconstruction in the project area. No increment of value shall accrue to such property as the result of any
illegal or unlawful use thereof. No allowance shall be made for the improvements begun on real property after notice to the owner of such property or the institution of proceedings to condemn such property. Evidence shall be admissible bearing upon the insanitary, unsafe, or substandard condition of the premises, or the lawful use thereof.

B. Except as otherwise provided by subsection C of this section, the Urban Renewal Authority shall have the right to acquire by condemnation any interest in real property, including a fee simple title thereto, which it may deem necessary for or in connection with an urban renewal project under this article.

C. If an Urban Renewal Authority intends to acquire unimproved real property pursuant to the power of condemnation authorized by this article, the Urban Renewal Authority shall specifically identify the parcels or tracts of real property which it intends to acquire through condemnation to the governing body of the municipality. The governing body of the municipality shall consider the proposed acquisition of the unimproved real property during an open meeting and shall be required to approve the proposed acquisition by a majority vote of those persons constituting the governing body of the municipality. No Urban Renewal Authority shall acquire unimproved real property by condemnation unless the acquisition has been specifically approved by the governing body of the municipality as required by this subsection. An acquisition by an Urban Renewal Authority of unimproved real property made without the approval of the municipal governing body shall be void and notwithstanding the completion of other proceedings an action may be maintained by a person with a legal or equitable interest in the subject real property to recover title to the real property or possession of the real property or both title and possession of the real property.

The Urban Renewal Authority may undertake acquisition of property by direct negotiation and/or by the exercise of the power of eminent domain granted by law as needed to achieve the objectives of the Plan only where the Board of Commissioners of the Urban Renewal Authority makes one of the following sets of findings:

i. That the property is blighted or vacant and that acquisition is necessary to remove or prevent the spread of blight; or
ii. That the property is occupied by a historic or architecturally significant structure and that acquisition is necessary to prevent its destruction or facilitate its restoration, rehabilitation, or adaptive reuse; or
iii. That the property is necessary for public use, including Projects for the City; or
iv. That the owner of the property has not agreed to use and develop such property in accordance with agreements to achieve the objectives of the Plan or comply with the requirements and controls contained in zoning and reuse ordinances adopted to implement the objectives of the Plan.

This authorization specifically includes any currently unimproved real property or which has become unimproved by removal of structures thereon. In addition, title to
and interests in street rights-of-way, railroads, and other public use land will be acquired by the Urban Renewal Authority or the City as necessary to carry out the Plan objectives. The City consents to the acquisition through eminent domain of any such property in which it may have a legal or beneficial interest. Under the provisions of this section, the Urban Renewal Authority may, as it determines appropriate, acquire a lesser interest in property than fee simple, which lesser interest may include acquisition of one or more structures, but excluding the land or some interest therein where the acquisition of such lesser interest will serve the objectives of this Plan and where its requirements for redevelopment are otherwise met.

A. Properties Inventory

The properties that have been identified as possible candidates for acquisition and redevelopment or demolition are listed and a detailed inventory of conditions of properties to be acquired and a map showing their locations are included as Exhibit A, The Blight Study Inventory\(^5\). The properties inventory is still an ongoing process.

When the acquisition of additional properties is necessary and approved, a detailed conditions report and map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The map exhibit and inventory of conditions shall be appropriately numbered and shall be included in Exhibit A as an official part of this Urban Renewal Plan.

B. Structures to be Demolished, Relocated, or Rehabilitated

During the creation of the Urban Renewal Plan, the structures outlined in Section VI A are the initial structures in the Urban Renewal Area identified to be demolished, relocated, or rehabilitated. When the demolition, relocation, or rehabilitation of buildings other than those listed in Section VI A is required in future phases of the Urban Renewal Plan, authorization by the City Council shall be required.

At present, the City of Muskogee actively enforces the 2009 International Property Maintenance Code through its Code Enforcement Division.

VII. Redeveloper's Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

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\(^5\) The Blight Study of the Urban Renewal Authority is made a part of this Plan and is included as “Exhibit A”.
1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.

2. The Urban Renewal Authority may require the redeveloper to execute a development agreement acceptable to the Urban Renewal Authority as a condition of any form of assistance by the Urban Renewal Authority. The Redeveloper shall accept all conditions and agreements as may be required by the Urban Renewal Authority.

3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Urban Renewal Authority or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.

4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Authority.

5. The Redeveloper shall not affect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

VIII. Project Authorizations

A. Implementation Authority

i. The City shall provide overall policy direction and approvals as required under the Oklahoma Urban Redevelopment Law, the Local Development Act, and applicable state law regarding development, redevelopment and financing activities. The City may make budgetary appropriations and undertake land acquisitions and dispositions as it deems necessary and appropriate.

ii. The Urban Renewal Authority shall provide primary financing authorizations and establish financing priorities necessary or appropriate to implement the Urban Renewal Plan.

iii. Muskogee Urban Renewal Authority may undertake acquisition (including relocation and other related activities) and disposition activities necessary or appropriate to undertake the Urban Renewal Plan in accordance with the City approvals.

iv. The City and Muskogee Urban Renewal Authority are each separately authorized to utilize powers, funds, employees, consultants, and members to accomplish the objectives of the Urban Renewal Plan to the extent permitted by law.
v. Muskogee Urban Renewal Authority may devote properties acquired by it in the Urban Renewal Area, prior to the time such properties are needed for redevelopment purposes, to rental, lease or other continuation of present uses or to temporary uses, such as parking, relocation, or recreation, etc., in accordance with such standards, controls and regulations as Muskogee Urban Renewal Authority and/or the City may deem appropriate.

vi. Administrative interpretations of the land use provisions during the period of Urban Renewal Plan execution shall be provided by the appropriate and designated department of the City upon its own motion or within thirty (30) days after receipt of a written request for such interpretation.

vii. The Urban Renewal Authority shall be a beneficiary to all instruments and agreements incorporating land use provisions and building requirements, and shall be entitled to enforce such provisions by actions of law or in equity including suits for injunctions both prohibitive and mandatory.

B. Project Coordination

Implementation and coordination actions shall be guided by provision of the Urban Renewal Authority and such staff, employees, officers, consultants, and members of the City as may be necessary or appropriate from time to time.

The City Manager or the designee of the City Manager shall be the Urban Renewal Plan Director. Implementation and coordination participation shall, at a minimum, include representatives of the City and Muskogee Urban Renewal Authority, and their legal counsel. Additional participants may be designated at any time by the Urban Renewal Plan Director.

C. Land Acquisition

i. Identification of Real Property to be acquired. Real property in the Urban Renewal Area may be acquired as shown on the Land Acquisition Map, (to be determined), and listed below and subsequent additional properties and areas approved by the City from time to time without amendment of the Urban Renewal Plan. Such property may be acquired by direct negotiation and/or by the exercise of the power of eminent domain granted by law to the Muskogee Urban Renewal Authority, including specifically any currently vacant property as shown on the Existing Land Use Map, or which has become vacant by removal of structures thereon. In addition, title to and interests in highway, railroad, and street rights-of-way and other public use land will be acquired by Muskogee Urban Renewal Authority or the City as necessary to carry out the Urban Renewal Plan objectives. The City consents to the acquisition through eminent domain of any such property in which it may have a legal or beneficial interest. Under the provisions of this section, Muskogee Urban Renewal Authority may, as it
determines appropriate, acquire a lesser interest in property than fee simple, which lesser interest may include acquisition of one or more structures, but excluding the land or some interest therein where the acquisition of such lesser interest will serve the objectives of this Urban Renewal Plan and where its requirements for redevelopment are otherwise met.

ii. Special Conditions under Which Properties Not Designated for Acquisition May be Acquired. Properties not designated for acquisition may be acquired by Muskogee Urban Renewal Authority upon authorization by the City if the respective owners thereof do not voluntarily use and develop such properties in accordance with agreements to achieve the objectives of the Urban Renewal Plan or comply with the requirements and controls contained in zoning and reuse ordinances adopted to implement the objectives of the Urban Renewal Plan; provided, further, that the codes and ordinances of the City and the laws of the State of Oklahoma may be employed to achieve compliance with the requirements of this Urban Renewal Plan and achievement of its redevelopment objectives.

iii. Special Conditions under Which Properties Designated for Acquisition May be Excluded. Properties designated for acquisition may be excluded from acquisition where it is determined by Muskogee Urban Renewal Authority and/or by the independent action of the City that the purposes of the Urban Renewal Plan may be achieved without such acquisition. This provision is intended to permit exclusion from acquisition of one or more parcels comprising all or a portion of a designated redevelopment parcel.

D. Reports to the City

Muskogee Urban Renewal Authority shall provide to the City upon request periodic reports detailing activities undertaken by Muskogee Urban Renewal Authority in the Urban Renewal Area.

E. Redeveloper’s Obligations

Redevelopment of land in the Urban Renewal Area transferred by Muskogee Urban Renewal Authority shall be made subject to the redevelopment requirements specified by Muskogee Urban Renewal Authority. The purpose of such redevelopment requirements is to assure the redevelopment of the Urban Renewal Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these requirements, but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development or redevelopment proposals which are in harmony with the Urban Renewal Plan. All such proposals will be subject to design review, comment, and approval by Muskogee Urban Renewal Authority prior to disposition and prior to commencement of construction.

The redeveloper will be obliged, under the terms of the disposition instrument, to carry
out certain specified improvements, in accordance with the Urban Renewal Plan, within a reasonable period of time as set forth in the contract or agreement.

The redeveloper will not be permitted to dispose of property until the improvements are completed, without the prior written consent of Muskogee Urban Renewal Authority, which consent will not be granted except under conditions that will prevent speculation and protect the interests of the City and Muskogee Urban Renewal Authority.

F. Underground Utility Lines

When required by Muskogee Urban Renewal Authority, utility distribution lines, whether public or private, shall be placed underground.

G. Other Provisions Necessary to Meet State and Other Local Requirements

The land in the Urban Renewal Area is to be made available to public or private enterprises for redevelopment as provided in this Urban Renewal Plan.

H. Modification of the Plan

This Urban Renewal Plan may be modified as provided by state law as now in effect or as it may hereafter be amended.

I. Planning and Zoning

The land use provisions contained in this Urban Renewal Plan shall be implemented and supplemented by the zoning ordinances and other codes of the City.

IX. Land Disposition

A. Methods

Land disposition pursuant to this Urban Renewal Plan may be accomplished by methods which comply with the laws of the State of Oklahoma.

B. Procedures for Contracts

i. Applicability. Muskogee Urban Renewal Authority shall comply with the following procedures when it proposes to enter into contracts or agreements with respect to land or the redevelopment thereof for residential, recreational, commercial, industrial, other uses, or for public uses, other than for retention of property for public use, in accordance with the Urban Renewal Plan. The procedure below will apply until such time as the City adopts and approves procedures by ordinance, resolution, or otherwise, which are intended to supersede these provisions.
ii. Obligations to be Imposed. Muskogee Urban Renewal Authority shall require the purchaser or redevelopers to devote the property to the uses provided in this Urban Renewal Plan and agree to development in accordance with the Urban Renewal Plan.

iii. Notice. Prior to entering into any agreement for land disposition to a private purchaser or any agreement for private redevelopment, Muskogee Urban Renewal Authority shall give at least ten (10) days’ notice by publication in a newspaper of general circulation in Muskogee, which notice shall state the address and office hours of Muskogee Urban Renewal Authority, recite that Muskogee Urban Renewal Authority is considering a proposal to enter into an agreement for disposal of land and/or private redevelopment, containing the name of each proposed redeveloper, and setting forth a description of the land involved. The terms of the proposal shall be available for public inspection at the office of Muskogee Urban Renewal Authority.

iv. Approval. Approval of any contacts, agreements, or disposition of land, land use, or redevelopment of land pursuant to negotiation shall be pursuant to a public meeting of Muskogee Urban Renewal Authority. Ten (10) days’ notice of such meeting shall be given by publication in a newspaper of general circulation in Muskogee, which notice shall specify the time and place of the meeting, the nature of the agreement to be approved, and the proposed purchaser or redeveloper. Such notice may be combined with the notice referred to in subsection (b)(iii) above.

C. Assistance in Development Financing

Muskogee Urban Renewal Authority and/or an authorized public trust may provide assistance in development financing and incur costs in connection therewith as permitted by Article 10, §6C of the Oklahoma Constitution, the Oklahoma Urban Redevelopment Law, and the Local Development Act.
X. Project Financing Plan

Implementation and financing of the Urban Renewal Plan will be phased. The scope, complexity, and execution times of the many projects and activities required to achieve the objectives of this Urban Renewal Plan dictate such an implementation and financing method. The Urban Renewal Plan will be undertaken in conjunction with other local and state economic development and redevelopment tools and programs, capital improvement bond issues, and the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, et seq. New developments pursuant to this Urban Renewal Plan are also anticipated to generate tax increments which may be utilized to pay authorized costs.

Authorized costs for the redevelopment activities may be provided by but are not limited to the following:

1. Community Development Block Grant Funds
2. Tax Increment District Funds
3. New Market Tax Credit Program
4. Economic Development Assistance Grant
5. Capital Improvement Bonds
6. Appropriations by the City
7. Apportioned tax increments
8. Project revenues
9. Other authorized sources

Financing approvals and authorizations shall be provided from time to time as deemed appropriate by the City.

The Urban Renewal Authority may borrow money and accept advances, loans, grants and other forms of financial assistance from federal, the state, city, county governments or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Authority may borrow money from, or lend money to a public Authority or private entity in conjunction with an undertaking of a project authorized by this Plan. If such funds are loaned, the Authority may promulgate rules and procedures for the methods and conditions of payment of such loans.

XI. Relocation Plan

Muskogee Urban Renewal Authority shall carry out all relocation activities in accordance with 11 O.S. §38-108(8) of the Oklahoma Urban Redevelopment Law, this Urban Renewal Plan, and the Policies and Procedures for Residential and Commercial Acquisition and Relocation Services of the City of Muskogee and the Muskogee Urban Renewal Authority for the Urban Renewal Area, to be adopted and amended from time to time (“Policies”), in order to provide a feasible method for the relocation of families and businesses displaced by its actions into decent, safe, and sanitary accommodations.
within their means and without undue hardship to such families and businesses. The City may direct further benefits and financial assistance in a manner that is clear, uniform and nondiscriminatory, in addition to the relocation assistance offered through the Policies.

Households and individuals will be relocated upon discovery of at least one comparable, replacement dwelling and the offer of its availability to each subject household or individual. Businesses will be relocated or compensated in a uniform manner as set out in the Policies.

Muskogee Urban Renewal Authority will provide reasonable notice to those requiring relocation of all relocation actions as set out in the Policies. Likewise, appeals procedures shall be provided to all those to be relocated or displaced. Muskogee Urban Renewal Authority shall perform ongoing monitoring of all relocation or displacement activities, including adequate records keeping, site occupants’ needs and concerns, counseling and advisory services, dwelling or relocation sites’ discovery procedures and inspection procedures for sites, claims processing, appeals processing and other such activities.

Relocation activities shall be reviewed periodically to assure compliance with applicable laws and policies. (SEE POLICIESANDPROCEDURESFORACQUISITION)

XII. Plan Amendment

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Plan. The Plan may be changed, modified, or amended as future conditions warrant. Any plan amendments will be reviewed by the Planning Commission who will make recommendation for amendment to the City Council. All plan amendments will be made as provided in §11 O.S. 38-106.

XIII. Citizen Participation

Meeting announcements of the Muskogee Urban Renewal Authority were posted at City Hall and all meetings were open to the public.

The Muskogee Planning Commission met to review and adopt the Plan on May 19, 2014. The Muskogee City Council scheduled a public hearing and ratified the adoption of this Plan on May 27, 2014.
XIV: Urban Renewal Design Standards

URBAN RENEWAL AREA (PHASE 1 AND PHASE 2)

General Description:

A. Commercial designations within the Urban Renewal area are intended to provide for all types of retailing and service uses that serve both the needs of local residents as well as draw customers from beyond the City limits. The purpose of these standards is to ensure cohesive and harmonious development within these areas.

B. Structures located within Phase 2 (see attached map) shall be compatible in architecture and design concept within the overall area and any existing commercial structures within Phase 2. Compatibility of design shall include the same palette of materials in the building, roof, trim and color. Structures within this area shall comply with the commercial district design standards herein.

C. Residential designations within the Urban Renewal area should primarily consist of single-family detached homes. Single-family attached units and multi-family may be appropriate and should be considered on a case-by-case basis.

Commercial District Design Standards:

Development within the commercial districts shall comply with the following design standards. Development shall include all new construction and existing structures if the existing structure is enlarged or remodeled by more than fifty-one percent (51%).

1. *Façade Articulation.* Buildings shall comply with the following building articulation standards.

   a. All sides of the structures facade, except the rear of the structure unless the rear facade abuts a public street, where said façades is over one hundred (100) feet shall include architectural features a maximum of every seventy-five (75) feet, to minimize the appearance of blank walls. Such as, changes in wall texture, masonry patterns, windows, colonnade, columns or pilasters.

   b. The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, shall be incorporated into, and compatible in design concept with, the overall design of the project and the main buildings on the site.

   c. Predominant façade colors must be subtle, neutral or earth-tone colors. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant
façade colors. Building trim and accent areas may be brighter and include primary colors.

2. **Window Design.** Buildings shall comply with the following standards.
   a. Reflective glass is prohibited.

3. **Roof Design.** Buildings shall comply with the following roof design standards.
   a. Roofs shall be designed as an integral part of the façade design.
   b. When visible from the public street a roofline over one hundred (100) linear feet must be “broken up” by providing a change in height, or with the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, or articulations in the facade of the building, every one hundred (100) linear feet in building length that gives a visual appearance of the roofline being broken up.
   c. Parapet walls shall feature three-dimensional cornice treatments or other shadow-creating detail elements along their tops.
   d. “Green roof” designs are encouraged.

4. **Entrances.** Buildings shall comply with the following entrance design standards.
   a. Main entrances to the building shall be well defined.
   b. All public entrances shall make provision for pedestrian walkways and landscape areas.

5. **Building Materials.**
   a. **Permitted Materials.** Permitted building materials for exterior use are as follows:
      (i) Clay brick
      (ii) Natural or cast stone
      (iii) Stucco
      (iv) Wood
      (v) Architectural precast concrete
      (vi) Exterior insulating finish systems (EIFS)
      (vii) Vinyl (only allowed in the “C-1” District)
      (viii) Glass curtain walls (non-load bearing glass wall extending more than one story).
   b. **Prohibited Materials.** Prohibited materials for a predominant surface finish material are as follows:
Plain concrete block (allowed on rear of structure if not abutting a public street)

Utility-sized brick

Aluminum, steel or other metal sidings

Metal wall panels

Exposed aggregate (rough finish) concrete wall panels

Plastic

c. The following roof materials are prohibited (if visible from a public street):

Corrugated metal (standing seam metal roofs permitted)

Reflective surfaces that produce glare

**Residential District Design Standards:**

Development within the residential districts shall comply with the following design standards.

1. All residential buildings shall comply with the Building Code(s) adopted by the City of Muskogee.

2. Metal panels installed on the façade of any structure, excluding lap siding, shall only be allowed within areas zoned A (Agricultural) and R-5 (Mobile Home).

3. The roof slope shall have a minimum vertical rise of 3 inches for every 12 inches of horizontal run.

4. The eave projection and roof overhang shall be a minimum of twelve (12) inches, which may include the guttering.

5. Attached or detached accessory structures shall comply with Section 90-12-04 Accessory Structures and Uses.

6. Structures shall face a public or private street. If the structure is located on a corner lot, the structure shall face and be addressed from the street which the front yard abuts, as shown on the approved plat of the addition the structure is located.

**Variances**

The City shall provide for variances from any design standard within the Urban Renewal area to the Urban Renewal Authority.
Power and Duty

A. The Urban Renewal Authority shall have the power to authorize in specific cases a variance from the terms, standards and criteria that pertain to building design within the Urban Renewal areas.

B. A variance from the terms, standards and criteria that pertain to building design within the Urban Renewal area as authorized by the City Council may be granted, in whole, in part, or upon reasonable conditions, only upon finding by the Urban Renewal Authority that:

1. The application of the design standards to the particular structure would create an unnecessary hardship;

2. Relief, if granted, would not cause substantial detriment to the Urban Renewal area or impair the purposes and intent of the design standards or Urban Renewal Plan.

3. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Application for Variance; Time Limitation

A. A request for a variance shall be initiated by the filing of an application with the Authority. Such application shall be submitted in accordance with the requirements specified on an application form provided by the Authority.

B. A variance which has not been utilized within one year from the date of the Authority’s action shall thereafter be void. For the purpose of this provision, utilization shall mean the issuance of a building permit, provided construction is diligently carried to completion.

Appeal from the Authority

An appeal from any action, decision or ruling from the Authority may be taken to the City Council. Any action, decision or ruling made by the City Council is final.
For the area bounded by North Frontage Road and Talladega on the North and South, respectively, and North 11th Street and Chicago to the West and East.

February 20, 2013

Members

Darrell D. Russell, Chairman (At-Large)  Kelly Beach (Ward IV)
Richard C. Poslick (Ward III)           Robert Goolsby (Ward II)
Robert Warren (Ward I)                  Greg Buckley, Executive Director
I. ESTABLISHMENT AND MISSION OF THE CITY OF MUSKOGEE URBAN RENEWAL AUTHORITY

The City of Muskogee City Council, pursuant to Resolution No. 2363, found that there were certain blighted areas within the corporate limits as defined by 11 Okla. Stat. §38-101, and that those areas were detrimental to the general welfare of the citizens of the City of Muskogee and that such conditions, inter alia, arrest economic development. As such, Resolution No. 2363 directed that an ordinance be prepared.

Resolution No. 2363 directed an ordinance be written to fully incorporate the provisions afforded to the City of Muskogee under state law to remedy areas of blight. On August 22, 2011, the City Council adopted Ordinance No. 3882-A, which established the City of Muskogee Urban Renewal Authority (“Authority”), its membership, powers and authority.

The first meeting of the Authority relevant to this study was conducted on November 30, 2011. During the meeting, the Authority adopted an Urban Renewal Project area within the corporate limits; in particular, the area is geographically bound by Chicago and 11th Streets on East and West and Shawnee Bypass and Talladega Street to the North and South. The Authority subsequently directed that a Blight Study be conducted for the Authority’s project area.

Generally, the Blight Study area consists of some 90-acres in the Northwest corridor of the City. Initial impressions of the area tend to show it as overgrown with weeds and grass, peppered with dilapidated structures and dilapidated personal property, with a significant number of undeveloped parcels of raw land. Further investigation reveals unusually small parcel sizes and frontages ill-equipped for any commercial or residential development; instances of spot zoning; significant history of condemned and removed structures; inadequate water and sewer lines to serve the area; inadequate street types which would support development in accordance with the 2013 Future Land Use Map; as well as, title/ownership diversity which frustrates independent commercial development.

All of these issues combined make the area unusable in its present state for independent redevelopment absent Authority and City of Muskogee intervention through the exercise of its powers under home rule, City Code, and Urban Renewal statutes under Oklahoma law.

II. DESCRIPTION OF AREA OF STUDY

Beginning on the Southeast corner of 11th Street and Shawnee Avenue; thence East along Southerly edge of the Shawnee Avenue right-of-way to Chicago Street; thence South along the Westerly edge of Chicago Street right of way to Talladega Street; thence West along the Northerly edge of Talladega Street right-of-way to North 11th Street; thence North along the Easterly edge of 11th Street right-of-way to Shawnee Ave; back to the point of beginning.

III. SOURCES USED TO SUPPORT THE BLIGHT STUDY:

A variety of maps, all of which were prepared by or were maintained in the archives of the City of Muskogee Planning Department;
Photographs taken by City Attorney Roy Tucker of the area;
Photographs of structures in the area taken by City of Muskogee Building Inspector Dan Hurd and Development Services Supervisor Jack Bethany; Records of the Muskogee County Assessor’s Office; Records of the Muskogee Fire Department; Records of the Muskogee Police Department; Records of the Muskogee City Clerk’s Office

IV. EXHIBITS TO BLIGHT STUDY:

Resolution No. 2363 – Exhibit 1
Ordinance No. 3882-A – Exhibit 2
Authority Minutes of 11/30/11 – Exhibit 3
PowerPoint Photos of area and structures – Exhibit 4
1969 Aerial – Exhibit 5
Photos of area taken by Roy Tucker – Exhibit 6
Zoning / Sewer / Waterline map – Exhibit 7
Ownership / Parcel dimension map – Exhibit 8
2008 Aerial – Exhibit 9

V. ANALYSIS AND STUDY

Both City Code 80-130 (H) and 11 OKLA. STAT. §38-101(9) (2011) define a “Blighted area” as:

an area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces; population overcrowding; improper subdivision or obsolete platting of land, inadequate parcel size; arrested economic development; improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts; faulty lot layout in relation to size, adequacy, accessibility or usefulness; insanitary or unsafe conditions, deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; any one or combination of such conditions which substantially impair or arrest the sound growth of municipalities, or constitutes an economic or social liability, or which endangers life or property by fire or other causes, or is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare.

Blight can appear in many forms, including physical deterioration, site underutilization, and land use incompatibility. It is important to note that not every parcel or property in an identified project area exhibit blight characteristics in order for the whole area to be considered blighted. The study area has been considered and evaluated in light of the criteria outlined in the definition of “blighted area” within state law and the city code.
This study focuses on only those aspects of the “Blight” definition which are relevant to the study area. In particular, the following subjects have been found to exist: a) dilapidated buildings and deterioration of the area / unsafe and unsanitary conditions; b) inadequate provisions for sanitation; c) improper subdivision, obsolete platting, inadequate parcel size and obsolescence; d) defective/ improper streets in terms of proposed traffic flow; e) lack of parking for proposed land uses; f) arrested economic development; g) diversity of title; f) crime.

**A. Dilapidated Buildings / Deterioration of the area / Unsafe and Unsanitary Conditions**

**Historic Comparison Data (Source: Exhibits 4; 5; 9):** The first available aerial drawing of the area bears a date of 1969. At that time, there were 124 structures within the 90-acre study area. In comparison, the latest aerial photographs taken in 2008 show only 60 structures, a decline of more than half during a 40 year period. Unfortunately, no records exist showing the disposition of many of these structures; however, over the course of the last decade, City records do establish that 6 structures were demolished by the City due to their dilapidated condition. Additionally, there are 8 more structures which have been deemed dilapidated and are awaiting demolition.

**Current Structures:** There are 10 commercial structures, and 47 residential structures in the area, and 1 church.

**Commercial Occupancy Statistics:**

<table>
<thead>
<tr>
<th>Business</th>
<th>Occupancy Status</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jimmy’s Egg / T-Mobile</td>
<td>Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>Northside Veterinary Clinic</td>
<td>Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>Church of Christ</td>
<td>Vacant</td>
<td>Poor</td>
</tr>
<tr>
<td>Stewarts Diner</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1624 Reeves</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1600 N. 11th Street</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1900 N. 11th St.</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1902 N. 11th Street</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1908 N. 11th St.</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1920 N. 11th St.</td>
<td>Occupied</td>
<td>Good</td>
</tr>
</tbody>
</table>
Residential Occupancy Statistics (*Source: Exhibit 4*): There are 47 residential structures in the area, each of which are identified below by address, occupancy status and condition. Those addresses bearing a (*) contain a discrepancy whereby they appear to be occupied, but maintain no active water service account with the City and as such are uninhabitable due to health and safety reasons. Since a substantial portion of the residential structures are in fair to poor condition, there is little incentive to invest in improving a residence, nor is there incentive to build new residential structures in the area considering its current condition.

<table>
<thead>
<tr>
<th>Residential Address</th>
<th>Occupancy Status</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>530 Miller</td>
<td>Rental – Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>1932 N. 5th Street</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1614 N. 5th Street</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1604 N. 5th Street</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1814 Fairmont*</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1808 Fairmont</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1721 Fairmont</td>
<td>Rental – Occupied</td>
<td>Multiple Structures on property that ranges from poor to dilapidated.</td>
</tr>
<tr>
<td>1708 Fairmont</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1702 Fairmont</td>
<td>Vacant</td>
<td>Poor</td>
</tr>
<tr>
<td>1614 Fairmont</td>
<td>Owner – Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>1611 Fairmont*</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1602 Fairmont</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1600 Fairmont</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1601 Fairmont</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>810 Talladega</td>
<td>Owner – Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>808 Talladega (1601 Carroll)</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1809 Carroll</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>Address</td>
<td>Status</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>1807 Carroll</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1806 Carroll</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1802 Carroll</td>
<td>Rental – Occupied</td>
<td>Poor</td>
</tr>
<tr>
<td>1724 Carroll</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1722 Carroll</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1611 Carroll</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1616 Carroll</td>
<td>Vacant</td>
<td>Dilapidated (demolished)</td>
</tr>
<tr>
<td>1607 Carroll</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1606 Carroll</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1903 Spruce</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1901 Spruce*</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1906 Spruce</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1907 Spruce (1807 Spruce)</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1904 Spruce</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1902 Spruce</td>
<td>Vacant</td>
<td>Dilapidated (demolished)</td>
</tr>
<tr>
<td>1702 Spruce*</td>
<td>Occupied</td>
<td>Poor</td>
</tr>
<tr>
<td>1701 Spruce</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1602 Spruce</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1903 Chicago</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>18__ Chicago</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1701 Chicago</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1625 Chicago</td>
<td>Vacant</td>
<td>Poor</td>
</tr>
<tr>
<td>1615 Chicago</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1611 Chicago</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
</tbody>
</table>
### Occupancy Residential Structure Statistical Data:

<table>
<thead>
<tr>
<th>Occupancy Status:</th>
<th>No.</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner – Occupied</td>
<td>12</td>
<td>25.5%</td>
</tr>
<tr>
<td>Rental – Occupied</td>
<td>14</td>
<td>29.7%</td>
</tr>
<tr>
<td>vacant</td>
<td>16</td>
<td>34%</td>
</tr>
<tr>
<td>Other</td>
<td>4</td>
<td>9%</td>
</tr>
</tbody>
</table>

### Condition of Residential Structure Statistical Data *(Source: Exhibit 4):*

<table>
<thead>
<tr>
<th>Condition of Structure</th>
<th>No.</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>3</td>
<td>6.3%</td>
</tr>
<tr>
<td>Good</td>
<td>12</td>
<td>25.5%</td>
</tr>
<tr>
<td>Fair</td>
<td>17</td>
<td>36.1%</td>
</tr>
<tr>
<td>Poor</td>
<td>5</td>
<td>10.6%</td>
</tr>
<tr>
<td>Dilapidated</td>
<td>10</td>
<td>21.2%</td>
</tr>
</tbody>
</table>
Condition of land *(Source: Exhibit 6)*: Below is a table identifying an area by street and a description of the condition of the land.

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shawnee Bypass to Martin on Spruce</td>
<td>Generally well maintained.</td>
</tr>
<tr>
<td>Martin to Miller on Spruce</td>
<td>Significant overgrowth of weeds, grass and unpruned trees.</td>
</tr>
<tr>
<td>Miller to Talladega on Spruce</td>
<td>Significant overgrowth of weeds, grass and unpruned trees.</td>
</tr>
<tr>
<td>Talladega to Miller on Carroll</td>
<td>Generally well maintained grass and weeds in undeveloped areas; however, significant overgrowth near structures. Right-of-way contains moderate litter.</td>
</tr>
<tr>
<td>Miller to Martin on Carroll</td>
<td>Significant overgrowth of weeds, grass and unpruned trees.</td>
</tr>
<tr>
<td>Martin to Shawnee Bypass on Carroll</td>
<td>Some areas of overgrowth. Yards with structures are generally fairly maintained. Significant litter in the Right-of-way.</td>
</tr>
<tr>
<td>Shawnee Bypass and Carroll</td>
<td>Generally well maintained.</td>
</tr>
<tr>
<td>Shawnee to Martin on Fairmont</td>
<td>Generally well maintained. Fair amount of litter in the Right-of-way.</td>
</tr>
<tr>
<td>Martin to Miller on Fairmont</td>
<td>Fair to significant overgrowth of weeds, grass, and unpruned trees.</td>
</tr>
<tr>
<td>Miller to Talladega on Fairmont</td>
<td>Intersections contain significant overgrowth of weeds, grass and unpruned trees; areas beyond intersections fairly maintained.</td>
</tr>
<tr>
<td>Talladega to Miller on N. 5th Street</td>
<td>Significant overgrowth of weeds, grass and unpruned trees. Signs of illegal dumping of trash in vacant structures and surrounding property, as well as, surrounding intersections.</td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
</tr>
<tr>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>Martin to Miller on N. 5th Street</td>
<td>Significant overgrowth of weeds, grass and unpruned trees. Signs of illegal dumping of trash in vacant structures and surrounding property. Open manhole discovered.</td>
</tr>
<tr>
<td>Martin to Shawnee on N. 5th Street</td>
<td>Areas closest to Shawnee are generally well maintained; otherwise significant overgrowth of vegetation.</td>
</tr>
<tr>
<td>Shawnee Bypass South on N. 6th</td>
<td>Generally well maintained; however, drainage channel contains significant overgrowth.</td>
</tr>
<tr>
<td>South on N. 6th to Miller</td>
<td>Generally well maintained.</td>
</tr>
<tr>
<td>North 6th and Talladega</td>
<td>Generally well maintained grass; however, tree overgrowth is significant.</td>
</tr>
<tr>
<td>Shawnee Bypass to Martin on Chicago</td>
<td>Areas closest to Shawnee are generally well maintained; otherwise significant overgrowth of vegetation.</td>
</tr>
<tr>
<td>Miller to Talladega on Chicago</td>
<td>Areas near structures generally well maintained; however, areas of raw land contain significant overgrowth of vegetation.</td>
</tr>
<tr>
<td>Talladega to Miller on Reeves</td>
<td>Significant overgrowth of weeds, grass and unpruned trees.</td>
</tr>
<tr>
<td>Martin to Shawnee on Reeves</td>
<td>Areas closest to Shawnee are generally well maintained; otherwise significant overgrowth of vegetation.</td>
</tr>
<tr>
<td>Spruce Street and Miller intersection</td>
<td>Significant overgrowth of weeds, grass and unpruned trees.</td>
</tr>
<tr>
<td>Talladega to Miller on N. 6th</td>
<td>Significant overgrowth of weeds, grass and unpruned trees; however, certain patches of land without trees appears to be maintained.</td>
</tr>
</tbody>
</table>
Miller to Shawnee on N. 6th

Areas closest to Shawnee are generally well maintained; otherwise significant overgrowth of vegetation.

N. 7th to North 10th on Talladega

Significant overgrowth of weeds, grass and unpruned trees.

N. 11th Street from Talladega

Generally well maintained; however, drainage channel contains significant overgrowth of vegetation.

N. 11th Street South of Shawnee Bypass

Generally well maintained; however, drainage channel contains significant overgrowth of vegetation.

N. 11th Street East on Shawnee Bypass

Generally well maintained, including drainage channel.

Unsafe and Unsanitary Conditions *(Source Exhibits 4; 6)*: Impressions of the study area show a significant amount of overgrowth in vegetation, signs of illegal dumping, littering, as well as, a number of vacant, unsecured structures. These conditions pose a threat to health and safety. Within the study area were observed signs of general household trash, including animal carcasses, fabric furniture, old tires and cans and other containers, all of which provide a vibrant breeding ground for various insects and rodents. Further, the amount of vegetative overgrowth, coupled with the significant number of vacant dilapidated structures provides adequate cover for criminal activity.

B. Inadequate Provisions for sanitation

Sanitary Sewer and Water *(Source: Exhibit 7)*: Currently, not all areas are served by water lines or sanitary sewer lines. Sanitary sewer and water lines would be required to be installed the entire West one-third of the study area containing the Reeves Addition No. 2. In the Factory Addition, sanitary sewer lines would be required to be extended along a) Spruce between Talladega and Martin; b) Reeves between Miller and Talladega; c) N. 5th between Talladega and Miller; d) Shawnee Bypass from Chicago to N. 6th.

As additional consideration, should the area develop commercially in accordance with the 2013 Future Land Use Map, the existing water lines are of inadequate size. The minimum diameter size for water lines in commercially developed areas is 8 inches. City Code, 70-84. All existing water lines in the study area are 6 inches in diameter. Thus replacement would be required.
Storm Sewer Drainage (Source Exhibit 6): There is currently no minimum provision for storm sewer drainage in the study area, beyond that inadequate and antiquated ditch system. Before any development could occur a system must be installed in accordance with City Code 70-86, as well as, comply with the City’s Stormwater Regulations in City Code, 64-1, et seq.

C. Improper subdivision / Obsolete platting of land / inadequate parcel size / Obsolescence

Platting / Parcel Size (Source: Exhibit 7): City Subdivision regulations require single family residential lots to be not less than 60 feet in width and have a depth not less than 120 feet, with a total area of not less than 7,200 feet. City Code, 70-57. Zoning regulations require multi-family residential lots to be a minimum of 60 feet in width, with a 120 square foot minimum depth; however the lot area must be 8,200 square feet for two-family dwellings and an additional 1,000 square feet for each family more than two occupying a structure. City Codes, 90-232; 90-233. Zoning regulations for mobile homes require a home site to be not less than 50 feet wide and not less than 120 feet in depth, with a minimum area of 6000 square feet. City Code, 90-264; 90-265. For all Commercial development and light industrial, zoning regulations require the minimum lot area is 7,200. City Codes: 90-521; 90-553; 90-584; 90-617; 90-680; 90-712; 90-648. Only the heavy industrial zoning district requires no minimum lot size; however, this zoning classification is designed to be separated and downwind from residential and commercial uses, making such a use impractical based on the surrounding area and does not comply with the Comprehensive Plan and 2013 Future Land Use Map. City Code, 90-740.

Of the 956 individual parcel lots in the study area, all but 21\(^6\) have a 25 foot frontage width and a 132 foot depth, with a total area of 3,300 square feet. This renders them unusable for residential single-family, multi-family, mobile home, commercial or light industrial development in their current state.

Further, while the majority of the area is currently zoned residential, there are instances of spot zoning as shown by the zoning map of the area incorporated as part of this study.

D. Improper street layout / defective streets in terms of proposed traffic flow

Street Type (Source: Exhibit 6): All streets within the study area are paved and in good condition. They are type “C” streets with open ditches and are well maintained.

Nevertheless, type “C” streets are only appropriate for areas with a 2-acre minimum lot size, or 87,120 square feet and a 200 foot minimum frontage. Since the individual lots within the study area are significantly smaller, the street type does not match the lot sizes. If the study area were to be developed commercially in accordance with the 2013 Future Land Use map, the area will require not only replatting, but also reconstruction of the existing streets to convert them to type “A” with installation of curb and guttering with sidewalks on both sides. See Table 2, 70-83.

\(6\) These 21 parcels have a varying lot width of 37 feet to 44 and abut the southernmost portion of the area.
E.  Lack of parking for proposed land uses

Unsuitable Commercial Parking (Source: Exhibit 6): The only parking lots in the area are those adjacent to the few commercial businesses in the area. The remaining portion of the land is undeveloped. As a result, if the study area is developed commercially in accordance with the 2013 Future Land Use Map, the development would be required to confirm to the Off-Street Parking Requirements in City Code 90- 895, et seq. This would require a paved parking area installed dependent upon the use of a particular business. See, City Code, 90-898, Table 1, Off-Street Parking Required By use.

F.  Arrested economic development

Area Condition comparable to surrounding area (Source: Exhibits 4-7): There are many factors within the study area which attribute to the arrested economic development that have been shown to deteriorate since at least 1969, all of which have been detailed within this study. Clearly, these factors have served to shy away private developers as evidenced by the relative boom in development in the areas surrounding the study area, yet have left the study substantially untouched. To seed economic development will require substantial expense to bring the infrastructure up to City Code. Few private developers seem to be willing to incur infrastructure expenses which will not likely be recovered from profits.

Further, the study area’s residential structures have also not thrived as shown by the number of demolitions which have occurred and those which remain in poor to vacant and dilapidated condition. No new construction or remodel building permits have been issued within the last 5 years, nor does it appear that any could be approved based upon the minimum lot size requirements. Thus, it does not appear the area will develop residentially.

G.  Diversity of Title

Ownership (Source: Exhibit 8): As this study has found previously, there are 956 individual parcels owned by 188 individuals, corporations or trusts. 38 parcels have 3 or more individual owners. These factors combined make it difficult for redevelopment to occur on its own. Corporations interested in purchasing much of the land in the area for redevelopment would be charged, in most instances, with negotiating with multiple interested parties.

H.  Crime

MPD Crime Statistics (Source: Exhibit 9): Crime data, available only from July 30, 2011 to February 17, 2013, shows 289 instances of police contact in the study area. Of those, 24 were for suspicious activity, persons or vehicles within the area; 1 was for a sex offense; 7 for domestic disturbance; 2 for fights; and 1 for assault. The majority of the remaining instances for police contact were burglar alarms and traffic violations. The study area is not densely populated, nor well lit, and as such this study predicts that many crimes go unreported to the police simply because they occur under cover of darkness, assisted by the overgrowth of vegetation and unsecured dilapidated structures.
VI. CONCLUSION

The Authority hereby finds that the study area meets the definition of “blighted area,” under City Code and the Urban Renewal Statutes. The Authority further finds that this area contributes to an economic and social liability which decreases the tax base, reduces revenues and substantially impairs and arrests sound economic growth and development. Without redevelopment efforts from the Authority and the City, no new growth will occur, and the area will continue its decline. Rehabilitation by another other means is impractical. This study recommends that the City Council of the City of Muskogee approve a resolution which declares the area blighted based on the following conditions:

- a) dilapidated buildings and deterioration of the area / unsafe and unsanitary conditions;
- b) inadequate provisions for sanitation;
- c) improper subdivision, obsolete platting, inadequate parcel size and obsolescence;
- d) defective/ improper streets in terms of proposed traffic flow;
- e) lack of parking for proposed land uses;
- f) arrested economic development;
- g) diversity of title;
- f) crime
XI. Maps

URBAN RENEWAL AREA
INVENTORY OF CONDEMNED PROPERTY LOCATED WITHIN THE URBAN RENEWAL AREA (as of February 20, 2013)

PROPERTY ADDRESS

1. 1609 CARROLL
2. 1807 CARROLL
3. 1823 CARROLL
4. 1700 CHICAGO
5. 1701 CHICAGO
6. 1802 CHICAGO
7. 1806 CHICAGO
8. 701 N 5
9. 704 N 5
10. 718 N 5
11. 529 N 6
12. 616 N 6
13. 618 N 6
14. 1605 N 6
15. 1704 REEVES
16. 1705 REEVES
17. 1709 REEVES
18. 908 SPRUCE
19. 1903 SPRUCE
### COMMERCIAL OCCUPANCY STATISTICS:

<table>
<thead>
<tr>
<th>Business</th>
<th>Occupancy Status</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jimmy’s Egg / T-Mobile</td>
<td>Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>Northside Veterinary Clinic</td>
<td>Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>Church of Christ</td>
<td>Vacant</td>
<td>Poor</td>
</tr>
<tr>
<td>Stewarts Diner</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1624 Reeves</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1600 N. 11th Street</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1900 N. 11th St.</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1902 N. 11th Street</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1908 N. 11th St.</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1920 N. 11th St.</td>
<td>Occupied</td>
<td>Good</td>
</tr>
</tbody>
</table>
## RESIDENTIAL OCCUPANCY STATISTICS (2 PAGES)

<table>
<thead>
<tr>
<th>Residential Address</th>
<th>Occupancy Status</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>530 Miller</td>
<td>Rental – Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>1932 N. 5th Street</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1614 N. 5th Street</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1604 N. 5th Street</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1814 Fairmont*</td>
<td>Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1808 Fairmont</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1721 Fairmont</td>
<td>Rental – Occupied</td>
<td>Multiple Structures on property that ranges from poor to dilapidated.</td>
</tr>
<tr>
<td>1708 Fairmont</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1702 Fairmont</td>
<td>Vacant</td>
<td>Poor</td>
</tr>
<tr>
<td>1614 Fairmont</td>
<td>Owner – Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>1611 Fairmont*</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1602 Fairmont</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1600 Fairmont</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1601 Fairmont</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>810 Talladega</td>
<td>Owner – Occupied</td>
<td>Excellent</td>
</tr>
<tr>
<td>808 Talladega (1601 Carroll)</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1809 Carroll</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1807 Carroll</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1806 Carroll</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1802 Carroll</td>
<td>Rental – Occupied</td>
<td>Poor</td>
</tr>
<tr>
<td>1724 Carroll</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1722 Carroll</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1611 Carroll</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1616 Carroll</td>
<td>Vacant</td>
<td>Dilapidated (demolished)</td>
</tr>
<tr>
<td>Address</td>
<td>Status</td>
<td>Condition</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>1607 Carroll</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1606 Carroll</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1903 Spruce</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1901 Spruce*</td>
<td>Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1906 Spruce</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1907 Spruce (1807 Spruce)</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1904 Spruce</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1902 Spruce</td>
<td>Vacant</td>
<td>Dilapidated (demolished)</td>
</tr>
<tr>
<td>1702 Spruce*</td>
<td>Occupied</td>
<td>Poor</td>
</tr>
<tr>
<td>1701 Spruce</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1602 Spruce</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1903 Chicago</td>
<td>Rental – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>18__ Chicago</td>
<td>Vacant</td>
<td>Fair</td>
</tr>
<tr>
<td>1701 Chicago</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>1625 Chicago</td>
<td>Vacant</td>
<td>Poor</td>
</tr>
<tr>
<td>1615 Chicago</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1611 Chicago</td>
<td>Owner – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>600 Talladega</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>1609 Reeves</td>
<td>Rental – Occupied</td>
<td>Fair</td>
</tr>
<tr>
<td>1611 Reeves</td>
<td>Owner – Occupied</td>
<td>Good</td>
</tr>
<tr>
<td>17__ Reeves</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
<tr>
<td>17 __ Reeves</td>
<td>Vacant</td>
<td>Dilapidated</td>
</tr>
</tbody>
</table>
POLICIES AND PROCEDURES FOR RESIDENTIAL AND COMMERCIAL ACQUISITION AND RELOCATION SERVICES FOR THE CITY OF MUSKOGEE URBAN RENEWAL AUTHORITY FOR THE URBAN RENEWAL AREA WILL FOLLOW THE FEDERAL UNIFORM RELOCATION ACT. 42 USC Ch. 61: UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES FOR FEDERAL AND FEDERALLY ASSISTED PROGRAMS

http://uscode.house.gov/view.xhtml?path=/prelim@title42/chapter61&edition=prelim
HUD Handbook 1378

DOCUMENTS ARE NOT ATTACHED. THEY ARE FOR REFERENCE AND GUIDANCE AND CAN BE REVIEWED AT THE LINK PROVIDED:

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Description</th>
<th>Attendees</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/28/2014</td>
<td>By 3:00 p.m.</td>
<td>Notice to newspaper on public hearing for adoption of Urban Renewal Plan</td>
<td>None.</td>
</tr>
<tr>
<td>4/30/2014</td>
<td>By 8:00 a.m.</td>
<td>Website on URA and Project to go live.</td>
<td>None.</td>
</tr>
<tr>
<td>4/30/2014</td>
<td>By 5:00 p.m.</td>
<td>Placement of signs in the Urban Renewal Area notifying members of the Public Hearings, identifying the projects, will include QR code and website for more information.</td>
<td>None.</td>
</tr>
<tr>
<td>4/30/14</td>
<td>By 4:00 p.m.</td>
<td>Mailing of Notice to individual property owners of public hearing.</td>
<td>None.</td>
</tr>
<tr>
<td>5/19/2014</td>
<td>9:00 a.m.</td>
<td>Public Hearing before Planning Commission to Approve a change in land use map to show Urban Renewal Area and Recommendation of Approval of the Urban Renewal Plan.</td>
<td>Chairman Russell; Secretary Goolsby; Assistant Planner Callahan; Planner Garvin; CA Tucker</td>
</tr>
<tr>
<td>5/20/2014</td>
<td>4:00 p.m.</td>
<td>Public Hearing before Public Works Committee to Approve a change in land use map to show Urban Renewal Area; approval of Resolution declaring Blight; Approval of the Urban Renewal Plan.</td>
<td>Chairman Russell; Secretary Goolsby; Assistant Planner Callahan; Planner Garvin; CA Tucker</td>
</tr>
<tr>
<td>5/27/2014</td>
<td>7:00 p.m.</td>
<td>Official Public Hearing before City Council to Approve a change in land use map to show Urban Renewal Area; approval of Resolution declaring Blight; Approval of the Urban Renewal Plan.</td>
<td>Chairman Russell; Secretary Goolsby; Assistant Planner Callahan; Planner Garvin; CA Tucker</td>
</tr>
</tbody>
</table>