

Timeline: Tax Increment Financing (TIF) in Shawnee

6-21-2025

Timeline of Shawnee TIF Districts

- 1995:** 1995-Present: Study period for the doctoral research on Shawnee's TIF districts, reflecting comprehensive minutes from the Shawnee Minutes Dataset.
- 2016:** 2016: Base year valuation set for the future Downtown TIF District.
- 2017:** June 5, 2017: Downtown TIF Ordinance (CS-2017-06) established. This ordinance set the base valuation at \$35M and authorized \$1M in bond capacity.
July 2017: Engineering RFP (Request for Proposal) initiated for the Downtown TIF project.
December 4, 2017 (CS-2017-12-04): Downtown TIF Amendment Hearing. Eight citizens testified on boundary expansion impacts. The Commission unanimously adopted Ordinance 2017-35, demonstrating procedural due process.
FY 2017: Increment revenues for the Downtown TIF began at \$130K.
FY 2017-2023: Detailed TIF schedules are included in the CAFR (Comprehensive Annual Financial Report) for Nonmajor Funds.
- 2018:** September 17, 2018 (CS-2018-09-17): Façade Grant & Reporting Amendment Meeting. Planning staff reported an \$820K fund balance. Five speakers requested transparency. Resolution 2018-R15 passed 5-2, increasing façade grants and formalizing quarterly reporting. This illustrates adaptive governance and embedded accountability.
FY 2018: Downtown TIF fund balance peaked at \$820K.
Resolution 2018-R15: Established façade grants (later totaling \$250K).
- 2019:** 2019: \$600K in bonds issued for Downtown TIF projects.
FY 2019: \$400K expended on streetscape improvements in the Downtown TIF.
CS-2019-06: Deloitte conducted a third-party audit of the TIF, confirming fund integrity and recommending refinements.
- 2020:** Since 2020: Advisory Committee holds quarterly public meetings with published minutes, enhancing transparency and accountability.
- 2021:** 2021: Base year valuation set for the future Industrial Park TIF District.

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2022: May 12, 2022 (CS-2022-05-12): Meeting minutes suggest discussions around expanding the advisory committee to include youth sports representatives.

October 10, 2022: Industrial Park TIF Ordinance (CS-2022-10) created. This ordinance established the district for 150 acres, set a base valuation of \$12M, and authorized \$2M in financing capacity.

FY 2022-2023: Industrial Park TIF initial capture of increment revenue was \$48K.

2023: January 15, 2023 (CS-2023-01-15): Industrial Park TIF Boundary Hearing. Required hearing for Ord. CS-2022-10. Four speakers addressed infrastructure and access. The Commission approved the ordinance with minor map adjustments, highlighting statutory compliance and legal safeguards.

2023: Resident survey conducted, showing 72% approval for TIFs, 10% opposed, and 18% neutral.

2023: Downtown revitalization reports show a 15% increase in occupancy and \$2.5M in private investment.

FY 2023: Downtown TIF increment revenues grew to \$200K.

CS-2023-01-15: \$100K expended on industrial design studies.

2024: June 2024 (ACFR 2024): Industrial Park TIF amendment or update mentioned.

June 2024: Utility plan approval for the Industrial Park TIF by the City Council.

2024: Two new tenants added and 45 jobs created in the Industrial Park.

Annual Report 2024: Projections for Industrial Park TIF increment revenue to reach \$75K by 2025.

2025: June 21, 2025: Doctoral Lecture: "Tax Increment Financing (TIF) in Shawnee — Public Edition" is presented, synthesizing the findings of the ongoing research.

Ongoing (1995-Present and beyond):

Research on Shawnee's TIF districts, including financial performance, governance, and transparency.

Shawnee City Website (shawneeok.org/tif) features an interactive dashboard for real-time fund tracking and grant status.

Annual Reports in the CAFR provide detailed TIF schedules.

Community-centered TIF implementation continues to be a focus.

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Cast of Characters

Shawnee City Commission: The primary governing body responsible for creating, amending, and approving TIF ordinances and resolutions. They adopted Ord. 2017-35 unanimously, passed Resolution 2018-R15 (5-2), and approved the Industrial Park TIF ordinance.

Planning Staff (Shawnee): City employees responsible for reporting on TIF fund balances and likely involved in presenting information and recommendations to the City Commission, as evidenced by their report of the \$820K fund balance in 2018.

Eight Citizens (Unnamed): Individuals who testified during the Downtown TIF Amendment Hearing (CS-2017-12-04) regarding boundary expansion impacts.

Five Speakers (Unnamed): Individuals who requested transparency during the Façade Grant & Reporting Amendment meeting (CS-2018-09-17).

Four Speakers (Unnamed): Individuals who addressed infrastructure and access concerns during the Industrial Park TIF Boundary Hearing (CS-2023-01-15).

Deloitte: A third-party audit firm that conducted an audit (CS-2019-06) of Shawnee's TIFs, confirming fund integrity and recommending refinements.

Advisory Committee (Shawnee TIF): A public body that holds quarterly meetings since 2020, providing insights and oversight on TIF activities. Discussions indicate potential expansion to include youth sports representatives.

Doctoral Author/Lecturer: The individual preparing and presenting the "Tax Increment Financing (TIF) in Shawnee — Public Edition" lecture, which serves as the source document for this timeline and cast. Their study is ongoing, covering 1995 to the present.

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