



Bixby Riverfront

2008-Present

Client:

City of Bixby, Oklahoma

Project Highlights:

- Consultation on the use of public incentives including TIF and STAR Bonds as well as related policy issues
- Preparation of financial projections related to the use of public incentive tools
- Oversight of master planning on key development sites
- Land acquisition strategy
- Leading preliminary discussions and negotiations with potential developers



Following the development of major big boxes just across its city limits in other jurisdictions, the City of Bixby, Oklahoma decided that enough was enough. The City engaged IRR Corporate & Public Finance as a master developer consultant to advise and assist the City in a master planning effort and strategic plan as well as on-going consultation to assist the City in attracting commercial development interest in the south Tulsa Area into the city limits of Bixby, not just near Bixby.

Client Reference:

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Bixby has been one of the fastest growing cities in Oklahoma in the last 10 years, taking the top spot as fastest growing city, 2000 – 2005. With average household incomes exceeding \$85,000 and an excellent school system, the City is growing by leaps and bounds and building its reputation as the place for working professionals to locate their growing families. In addition, Bixby has over 2 miles of Arkansas River frontage on both the north and south side of the river. Retailers, the medical community and commercial developers are taking notice.

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In addition to creating baseline studies and strategies, IRR has overseen the creation of the City's first master plan within key development tracks. Leveraging its experience in assisting in the drafting of the state's STAR Bond legislation, IRR has brought to bear its expertise in public incentives to begin positioning Bixby to reap the lion share of commercial development in the south Tulsa area. Designing creative and aggressive strategies for the use of public incentives to achieve the community's goals is at the heart of IRR's mission in Bixby, Oklahoma.

