

NOTICE OF HEARING

ALL INTERESTED PERSONS ARE HEREBY NOTIFIED THAT THE CITY COUNCIL OF THE CITY OF OKLAHOMA CITY WILL HOLD TWO PUBLIC HEARINGS CONCERNING THE PROPOSED CORE TO SHORE REINVESTMENT AREA PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS, IN THE CITY OF OKLAHOMA CITY. THE FIRST HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, FEBRUARY 9, 2016, FOR THE PURPOSE OF PROVIDING INFORMATION AND ANSWERING QUESTIONS CONCERNING THE PROPOSED CORE TO SHORE REINVESTMENT AREA PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS. THE SECOND PUBLIC HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, FEBRUARY 23, 2016, FOR THE PURPOSE OF GIVING MEMBERS OF THE PUBLIC AN OPPORTUNITY TO BE HEARD PRIOR TO ANY VOTE ON THE PROPOSED CORE TO SHORE REINVESTMENT AREA PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS. BOTH HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 200 NORTH WALKER AVENUE, OKLAHOMA CITY, OKLAHOMA.

A draft of the proposed Core to Shore Reinvestment Area Project Plan, along with a report analyzing the potential positive or negative impacts which may result from the adoption of the proposed project plan, may be reviewed by any person interested, in person at the Office of the City Clerk, City Hall, 200 North Walker, Oklahoma City, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or on the internet website maintained by The City of Oklahoma City at the following web address: www.okc.gov. Click on link for Special Projects at top of page. Should bring up a link to the referenced documents. Look for Project Plans under Tax Increment Financing.

This proposed project's purpose is to generate private investment within the area in between downtown Oklahoma City and the Oklahoma River, enabling The City of Oklahoma to implement a number of plans and studies prepared for that area over the past decade. To do so, the Core to Shore Reinvestment Area Project Plan proposes the creation of six new tax increment districts to finance the public improvements, infrastructure, and support necessary to induce quality private development. The six proposed increment districts will be made effective and given their sequential, numerical titles in the order in which the City Council makes each proposed district effective. The apportionment of taxes from each respective district shall occur for a period of not-to-exceed 25 fiscal years from that district's effective date. No new or increased taxes or fees are involved. The City of Oklahoma City, the Oklahoma City Economic Development Trust, the Oklahoma City Urban Renewal Authority, and other public entities designated by The City of Oklahoma City will bear some responsibilities for implementing the project plan, with The City of Oklahoma City bearing primary responsibility for administration. The City Manager shall be the person in charge of performance of the project plan.

The boundaries of the Core to Shore Reinvestment Area Project Area are:

A tract of land being a part of Sections 27, 28, 33, 34 and 35, Township 12 North, Range 3 West and Sections 2,3,4,9,10 ,11,14,15 and 16 Township 11 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines of Interstate 235 and Northeast 13th Street, said point being the POINT OF BEGINNING;
THENCE Southeasterly along the centerline of Interstate 235 to the centerline of N.E. 4th Street;
THENCE East along the centerline of N.E. 4th Street to the centerline of Eastern/Martin L. King Avenue;
THENCE South along the centerline of Eastern/Martin L. King Avenue to the centerline of S.E. 30th Street as extended;
THENCE West along the extended and actual centerline of S.E./S.W. 30th Street to the centerline of Western Avenue;
THENCE North along the centerline of Western Avenue to the centerline of N.W. 13th Street;
THENCE East along the centerline of N.W./N.E. 13th Street to the POINT OF BEGINNING.

The boundaries of Increment Districts within the Core to Shore Reinvestment Area are described as follows:

Increment District A
[South CBD/Central Park]

A tract of land being a part of Section 33, Township 12 North, Range 3 West and Section 4, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines Main Street and Walker Avenue said point being the POINT OF BEGINNING;
THENCE East along and with the centerline of Main Street to the centerline of Hudson Avenue;
THENCE South along and with the centerline of Hudson Avenue to the centerline of Reno Avenue;
THENCE East along and with the centerline of Reno Avenue to the extended West line of a tract of land described in Correction Deed recorded in Book 10072, Page 1911 (Hotel Tract);
THENCE South along and with the West line of said Hotel Tract to the Southwest (SW) Corner of said Hotel Tract, said point being the Northwest (NW) Corner of a tract of land described in Correction Deed recorded in Book 10072, Page 1922 (Parking Garage Tract);
THENCE South along and with the West line of said Parking Garage Tract to the Southwest (SW) Corner of said Parking Garage Tract;
THENCE East along and with the South line of said Parking Garage Tract extended to the centerline of E.K. Gaylord Boulevard;
THENCE South along and with the centerline of E.K. Gaylord Boulevard to the centerline of Interstate 40;

THENCE West along and with the centerline of Interstate 40 to the centerline of Walker Avenue;
THENCE North along and with the centerline of Walker Avenue to the centerline of S.W. 7th Street;
THENCE West along and with the centerline of S.W. 7th Street to the centerline of Dewey Avenue;
THEENCE North along and with the centerline of Dewey Avenue to the centerline of old Interstate 40 (now known as Oklahoma City Boulevard);
THENCE Northwesterly along and with the centerline of old Interstate 40 (now known as Oklahoma City Boulevard) to the centerline of Reno Avenue;
THENCE East along and with the centerline of Reno Avenue to the Centerline of Shartel Avenue;
THENCE North along and with the centerline of Shartel Avenue to the centerline of California Avenue;
THENCE East along and with the centerline of California Avenue to the centerline of Walker Avenue;
THENCE North along and with the centerline of Walker Avenue to the POINT OF BEGINNING.

Increment District B

[Cox Convention Center]

A tract of land being a part of Section 33, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines Reno Avenue and Norick Boulevard/Robinson Street, said point being the POINT OF BEGINNING;
THENCE North along and with the centerline of Norick Boulevard/Robinson Street to the centerline of Sheridan Avenue;
THENCE East along and with the centerline of Sheridan Avenue to the centerline of E.K. Gaylord Boulevard;
THENCE South along and with the centerline of E.K. Gaylord Boulevard to the centerline of Reno Avenue;
THENCE West along and with the centerline of Reno Avenue to the POINT OF BEGINNING.

Increment District C

[Parkview/Lower Classen]

A tract of land being a part of Section 33, Township 12 North, Range 3 West and Section 4, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines Western Avenue and Interstate 40, said point being the POINT OF BEGINNING;
THENCE North along and with the centerline of Wester Avenue to the centerline of old Interstate 40 (now known as Oklahoma City Boulevard);
THENCE Southeasterly along and with the centerline of old Interstate 40 (now known as Oklahoma City Boulevard) to the centerline of Dewey Avenue;
THENCE South along and with the centerline of Dewey Avenue to the centerline of S.W. 7th Street;
THENCE East along and with the centerline of S.W. 7th Street to the centerline of Walker Avenue;
THENCE South along and with the centerline of Walker Avenue to the centerline of Interstate 40;
THENCE Northwesterly along and with the centerline of Interstate 40 to the POINT OF BEGINNING.

Increment District D

[North Shore]

A tract of land being a part of and Sections 4 and 9, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines Western Avenue and Interstate 40, said point being the POINT OF BEGINNING;
THENCE Southeasterly along and with the centerline of Interstate 40 to the centerline of Shields/E.K. Gaylord Boulevard;
THENCE South along and with the centerline of Shields Boulevard to the North Bank of the North Canadian River/Oklahoma River;
THENCE West and Northwesterly along and with the North Bank of the North Canadian/Oklahoma River to the centerline of Western Avenue;
THENCE North along and with the centerline of Western Avenue to the POINT OF BEGINNING.

Increment District E

[Producers Cooperative]

A tract of land being a part of and Sections 3 and 4, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines of Interstate 40 and Shields/E.K. Gaylord Boulevard, said point being the POINT OF BEGINNING;

THENCE North along and with the centerline of E.K. Gaylord to the centerline of old Interstate 40 (now known as Oklahoma City Boulevard);
THENCE East along and with the centerline of old Interstate 40 (now known as Oklahoma City Boulevard) to the extended East line of Lots Four (4) through Twenty-three (23) Block Three (3) as shown on the recorded Amended Plat McCornack's Factory Addition;
THENCE South along and with the East line of Lots Four (4) through Twenty-three (23) Block Three (3) as shown on the recorded Amended Plat McCornack's Factory Addition extended to the centerline of Interstate 40;
THENCE Southwesterly along and with the centerline of Interstate 40 to the POINT OF BEGINNING.

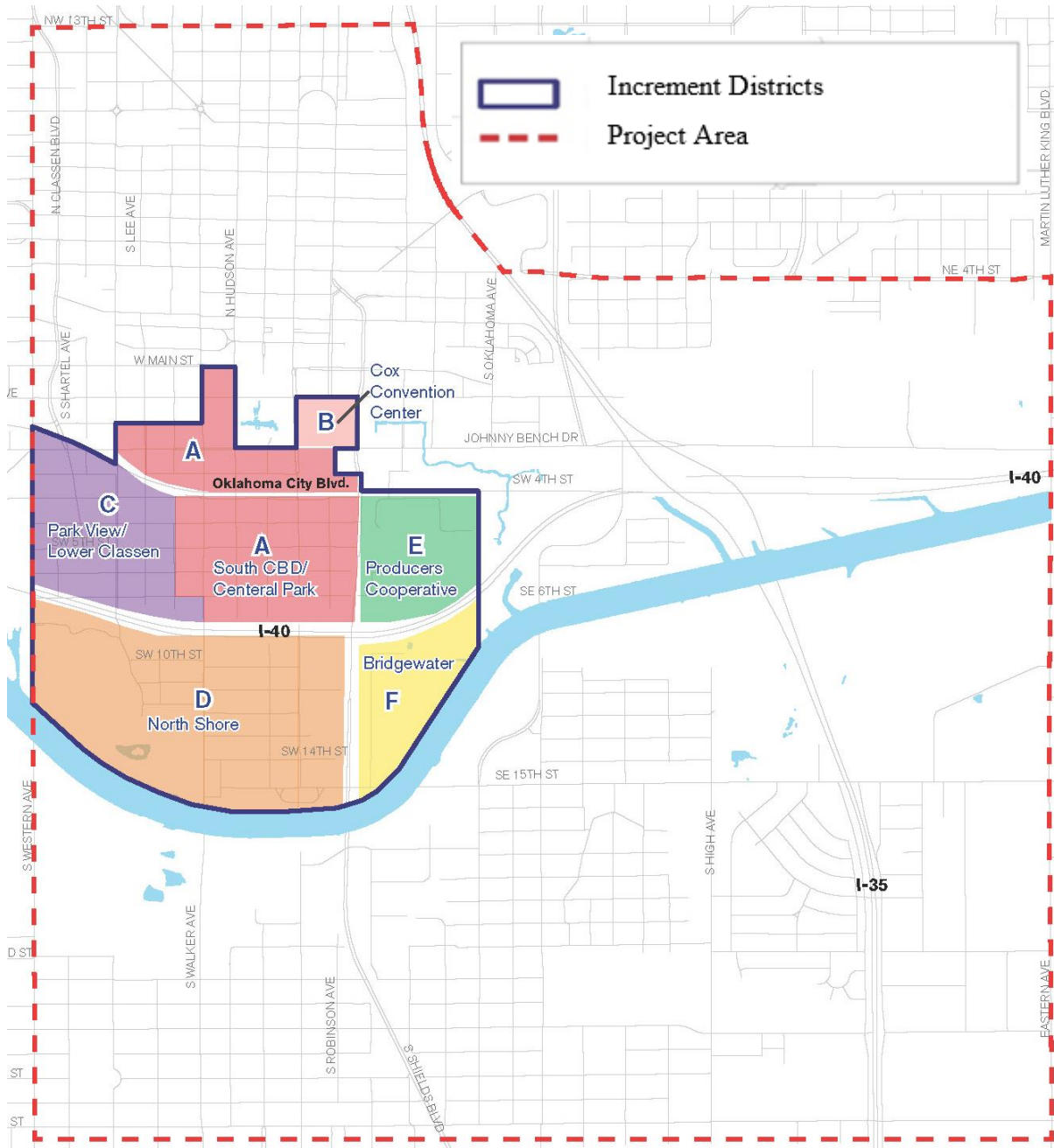
Increment District F:

[Bridgewater]

A tract of land being a part of and Sections 3, 4, 9 and 10, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the centerlines of Interstate 40 and Shields/E.K. Gaylord Boulevard, said point being the POINT OF BEGINNING;
THENCE Northeasterly along and with the centerline of Interstate 40 to the extended East line of Lots Four (4) through Twenty-three (23) Block Three (3) as shown on the recorded Amended Plat McCornack's Factory Addition;
THENCE South along and with the extended East line of Lots Four (4) through Twenty-three (23) Block Three (3) as shown on the recorded Amended Plat McCornack's Factory Addition to the North Bank of the North Canadian/Oklahoma River;
THENCE Southwesterly along and with the North Bank of the North Canadian/Oklahoma River to the centerline of Shields Boulevard;
THENCE North along and with the centerline of Shields Boulevard to the POINT OF BEGINNING.

The boundaries of the Project Area and all proposed increment districts are illustrated by the following sketch:



A larger-scale, more detailed illustration of the boundaries of the proposed increment districts are included in the following sketch:

