

## 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 AMENDED AND RESTATED DOWNTOWN/MAPS ECONOMIC DEVELOPMENT PROJECT PLAN, 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 AMENDMENTS TO THE DOWNTOWN/MAPS ECONOMIC DEVELOPMENT PROJECT PLAN. 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 AMENDED AND RESTATED DOWNTOWN/MAPS ECONOMIC DEVELOPMENT PROJECT PLAN. BOTH HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS, MUNICIPAL BUILDING, 200 NORTH WALKER AVENUE, OKLAHOMA CITY, OKLAHOMA.**

A draft of the proposed Amended and Restated Downtown/MAPS Economic Development Project Plan, along with a report analyzing the potential positive or negative impacts which may result from the adoption of the proposed amended and restated 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](http://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 stimulate redevelopment and investment activities that bring residents and visitors to the Downtown/MAPS Economic Development Project Area in order to revitalize downtown Oklahoma City, and to implement a strategy to retain, attract, and expand high-quality employment in the Project Area. To do so, the Amended and Restated Downtown/MAPS Project Plan proposed the continuation of existing Increment Districts Numbers Two, Three, and Eight—with increased budgetary authorizations for Increment District Number Two to build on previous successes—and the creation of a new Increment District Number Ten, which will help promote the conservation and rehabilitation of the historic First National Center building. The apportionment of taxes from the proposed Increment Districts shall continue along the same timelines already established, except that the apportionment of ad valorem taxes from Increment District Number Ten shall occur for a period of not-to-exceed 25 fiscal years from the date Increment District Number Ten is made effective. No new or increased taxes or fees are involved. The City of Oklahoma City, the Oklahoma City Urban Renewal Authority, the Oklahoma City Redevelopment Authority, the Oklahoma City Economic Development Trust, and other public entities authorized by the City of Oklahoma City will

continue to bear responsibility for implementing the project, 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 proposed Downtown/MAPS Economic Development Project Area are described as follows:

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;

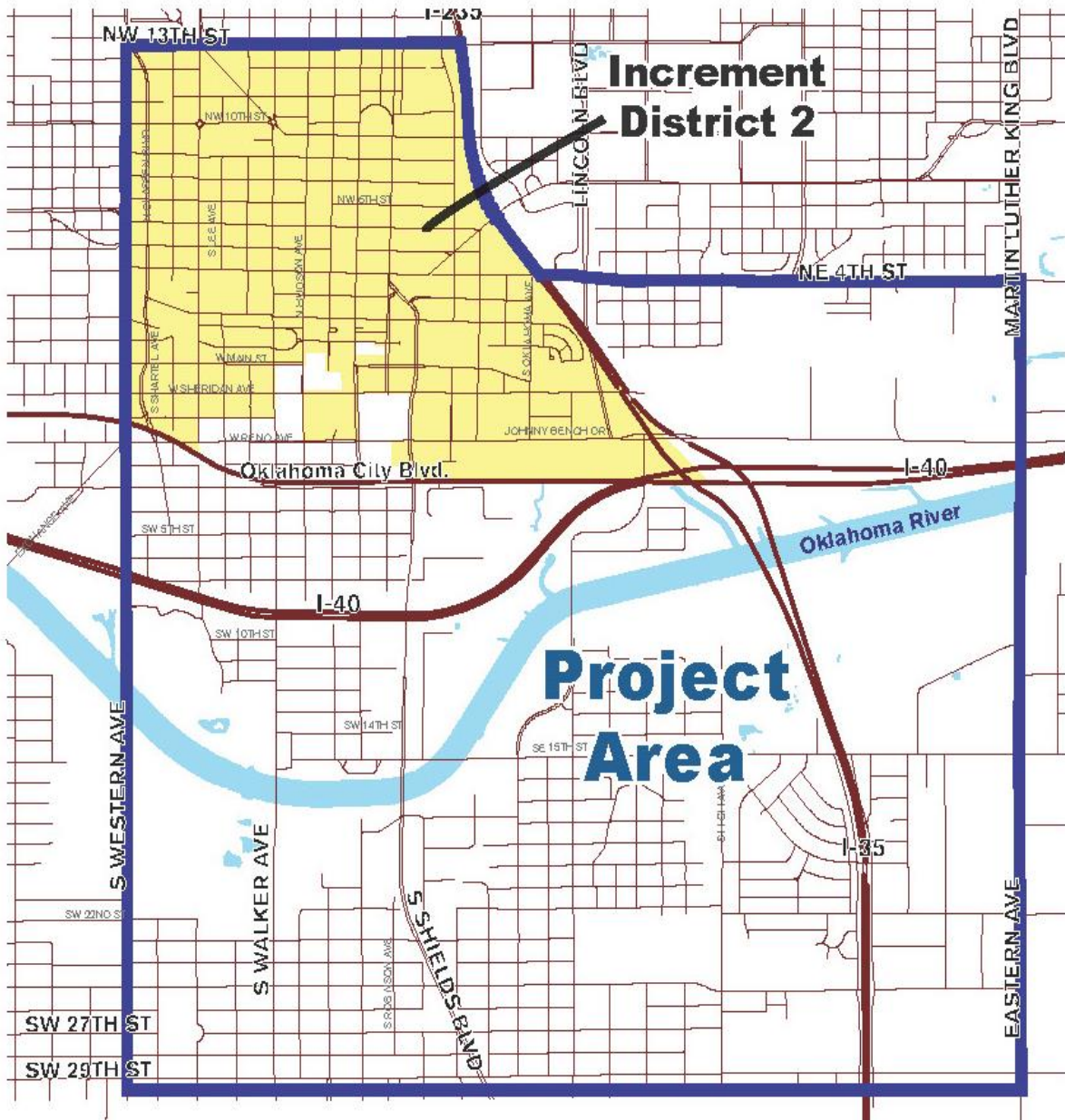
THENCE South along the centerline of Eastern/Martin L. King Avenue to the centerline of S.E. 30th Street as extended;

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 the Project Area are as shown on the sketch below:



The boundaries of Increment Districts within the Downtown/MAPS Economic Development are described as follows:

**Increment District Number Two**

A tract of land being a part of Sections 27, 28, 33, and 34, Township 12 North, Range 3 West 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 235 and Northeast 13th Street, said point being the POINT OF BEGINNING;  
THENCE Southeasterly along the centerline of Interstate 235 to the centerline of old Interstate 40 (now known as Oklahoma City Boulevard);  
THENCE Westerly along the centerline of old Interstate 40 (now known as Oklahoma City Boulevard) to the centerline of Shields/E.K Gaylord Boulevard;  
THENCE North along and with the centerline of Shields/E.K Gaylord Boulevard to a point on the extended South line of a tract of land described in Correction Deed recorded in Book 10072, Page 1922 (Parking Garage Tract);  
THENCE West along and with the South line of said Parking Garage Tract to the Southwest (SW) Corner of said Parking Garage Tract;  
THENCE North along and with the West line of said Parking Garage Tract to the Northwest (NW) Corner of said Parking Garage Tract, said point being the Southwest (SW) Corner of a tract of land described in Correction Deed recorded in Book 10072, Page 1911 (Hotel Tract);  
THENCE North along and with the West line of said Hotel Tract extended to the centerline of Reno Avenue;  
THENCE East along and with the centerline of Reno Avenue to the centerline of Shields/E.K Gaylord Boulevard;  
THENCE North along and with the centerline of Shields/E.K Gaylord Boulevard to the centerline of Sheridan Avenue;  
THENCE West along and with the centerline of Sheridan Avenue to the centerline of Norick Boulevard/Robinson Avenue;  
THENCE South along and with the centerline of Norick Boulevard/Robinson Avenue to the centerline of Reno Avenue;  
THENCE West along and with the centerline of Reno Avenue to the centerline of Hudson Avenue;  
THENCE North along and with the centerline of Hudson Avenue to the centerline of Main Street;  
THENCE West along and with the centerline of Main Street to the centerline of Walker Avenue;  
THENCE South along and with the centerline of Walker Avenue to the centerline of California Avenue;  
THENCE West along and with the centerline of California Avenue to the centerline of Shartel Avenue;  
THENCE South along and with the centerline of Shartel Avenue to the centerline of Reno Avenue;  
THENCE West along and with centerline of Reno 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 Western Avenue;  
THENCE North along and with the centerline of Western Avenue to the centerline of N.W. 13th Street;  
THENCE East along and with the centerline of N.W./N.E. 13th Street to the POINT OF BEGINNING.

**LESS & EXCEPT the following:**

A tract of land being parts of Blocks 34,50 and 51, OKLAHOMA CITY ORIGINAL TOWNSITE, according to the recorded plat thereof, together with portions of vacated Main Street and Harvey Avenue as shown on said plat, said tract lying in the Southeast Quarter of Section 33, Township 12 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the southwest corner of said Block 51, OKLAHOMA CITY ORIGINAL TOWNSITE;

THENCE North  $01^{\circ}23'01''$  East, along the west line of Blocks 51 and 50, a distance of 604.19 feet to a point 180.00 feet South  $01^{\circ}23'01''$  West of the northwest corner of said Block 51;

THENCE South  $S88^{\circ}38'31''$  East, parallel with the north line of said Block 51, a distance of 411.84 feet to a point on the west line of that certain PUBLIC EASEMENT DEDICATION recorded in Book 9118, Page 1028;

THENCE South  $01^{\circ}25'45''$  West, along said west line, a distance of 269.06 feet; THENCE South  $88^{\circ}38'06''$  East a distance of 75.07 feet;

THENCE South  $01^{\circ}21'14''$  West a distance of 28.71 feet;

THENCE South  $88^{\circ}38'06''$  East a distance of 173.55 feet; THENCE South  $01^{\circ}21'14''$  West a distance of 117.59 feet;

THENCE southeasterly along a non tangent curve to the right having a radius of 40.00 feet (said curve subtended by a chord which bears South  $65^{\circ}21'26''$  East a distance of 25.35 feet) for an arc distance of 25.80 feet;

THENCE South  $89^{\circ}48'17''$  East a distance of 27.68 feet; THENCE South  $01^{\circ}21'14''$  West a distance of 20.96 feet; THENCE South  $88^{\circ}47'54''$  East a distance of 8.84 feet;

THENCE South  $01^{\circ}21'14''$  West, passing at 139.15 feet the south line of said Block 34, and continuing for a total distance of 154.15 feet;

THENCE South  $89^{\circ}49'35''$  West 15 feet south of and parallel with the south line of Blocks 34 and 51, a distance of 720.48 feet;

THENCE North  $01^{\circ}23'01''$  East, a distance of 15.01 feet to the POINT OF BEGINNING.

**FURTHER LESS & EXCEPT the following (First National Center):**

All of Lots 21 through 31, both inclusive, in Block 22, Original Plat of Oklahoma City, Oklahoma County, Oklahoma, as shown by the plat recorded in Book 1 of Plats, page 2, and Lots 32 through 36, both inclusive, in Block 22, Original Plat of Oklahoma City, Oklahoma County, Oklahoma as shown by the plat recorded in Book 1 of Plats, page 2, and a part of the vacated alley east of Lot 34 and west of Lots 35 through 39 in Block 22, Original Plat of Oklahoma City, being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 34;

THENCE North  $90^{\circ}00'00''$  East 10.00 feet to the centerline of the vacated alley; THENCE South  $00^{\circ}00'00''$  West and parallel to the east line of said Lot 34 and on the centerline of said alley a

distance of 75.00 feet;  
 THENCE North 90°00'00" East a distance of 10.00 feet to the Northwest Corner of said Lot 36;  
 THENCE South 00°00'00" West on the West line of said Lot 36 and 35 a distance of 65.00 feet to the Southwest Corner of said Lot 35;  
 THENCE North 90°00'00" West a distance of 20.00 feet to the Southeast Corner of said Lot 34;  
 THENCE North 00°00'00" East on the east line of said Lot 34 a distance of 140.00 feet to the point of beginning.

The boundaries of the Increment District Number Two are illustrated by the following sketch:



**Sales Tax Increment District Number Three**

Tract I

All of Lots One (1) through Eight (8), both inclusive, all of Lots Thirteen (13) through Sixteen (16), both inclusive, and all of Lots Twenty-nine (29) through Thirty-two (32), both inclusive, and the south Two Hundred Feet (200') of the vacated north and south alley and the west One Hundred Feet (100') of the vacated east and west alley and the east Ten Feet (10') of the north One Hundred Feet (100') of the vacated north and south alley, all in Block Eight (8), all in the Original Townsite of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and

Tract II

The rear portion of Lot Nine (9), in Block Eight (8), Oklahoma City Original Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, said rear portion being described as follows:

Commencing at the Southwest Corner of said Lot Nine (9);

Thence east along the south line of Lot Nine (9) a distance of 109.00 feet to the point of beginning;

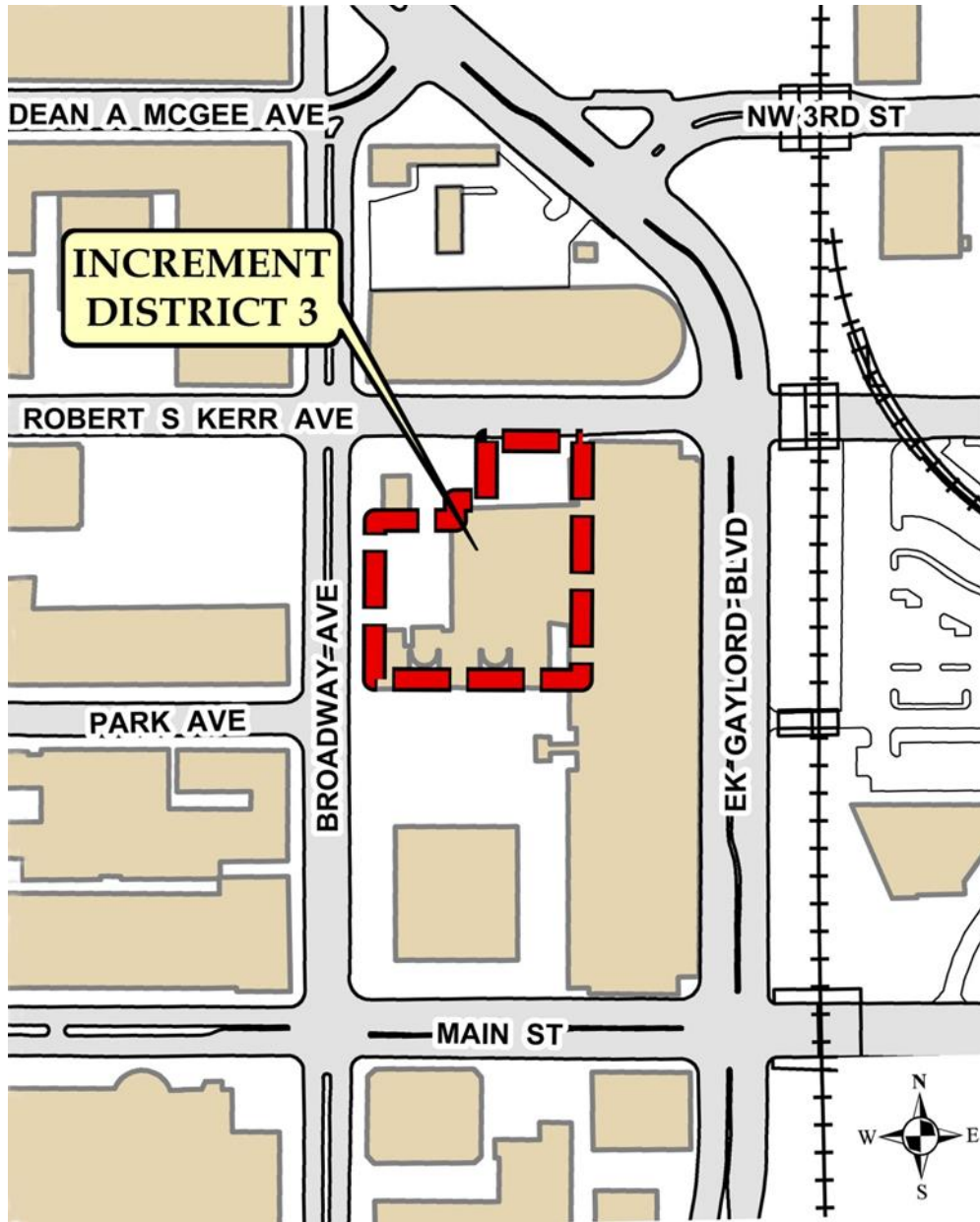
Thence north a distance of 25.00 feet more or less to a point on the north line of said Lot Nine (9), said point being 109.00 feet east of the northwest corner of said Lot Nine (9);

Thence east along the north line of said Lot Nine (9) a distance of 41.00 feet to the northeast corner of said Lot Nine (9), [said point being in the center line of the north and south alleyway now vacated];

Thence south along the east line of said Lot Nine (9), [said east line being the center line of the north and south alleyway now vacated], a distance of 25.00 feet to the southeast corner of said Lot Nine (9);

Thence west along the south line of said Lot Nine (9), a distance of 41.00 feet to the point of beginning.

The boundaries of Increment District Number Three are illustrated by the following sketch:



**Increment District Number Eight**

A tract of land being parts of Blocks 34, 50 and 51, OKLAHOMA CITY ORIGINAL TOWNSITE, according to the recorded plat thereof, together with portions of vacated Main Street and Harvey Avenue as shown on said plat, said tract lying in the Southeast Quarter of Section 33, Township 12 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the southwest corner of said Block 51, OKLAHOMA CITY ORIGINAL



TOWNSITE;

THENCE North  $01^{\circ}23'01''$  East, along the west line of Blocks 51 and 50, a distance of 604.19 feet to a point 180.00 feet South  $01^{\circ}23'01''$  West of the northwest corner of said Block 51;

THENCE South  $88^{\circ}38'31''$  East, parallel with the north line of said Block 51, a distance of 411.84 feet to a point on the west line of that certain PUBLIC EASEMENT DEDICATION recorded in Book 9118, Page 1028;

THENCE South  $01^{\circ}25'45''$  West, along said west line, a distance of 269.06 feet;

THENCE South  $88^{\circ}38'06''$  East a distance of 75.07 feet;

THENCE South  $01^{\circ}21'14''$  West a distance of 28.71 feet;

THENCE South  $88^{\circ}38'06''$  East a distance of 173.55 feet;

THENCE South  $01^{\circ}21'14''$  West a distance of 117.59 feet;

THENCE southeasterly along a non tangent curve to the right having a radius of 40.00 feet (said curve subtended by a chord which bears South  $65^{\circ}21'26''$  East a distance of 25.35 feet) for an arc distance of 25.80 feet;

THENCE South  $89^{\circ}48'17''$  East a distance of 27.68 feet;

THENCE South  $01^{\circ}21'14''$  West a distance of 20.96 feet;

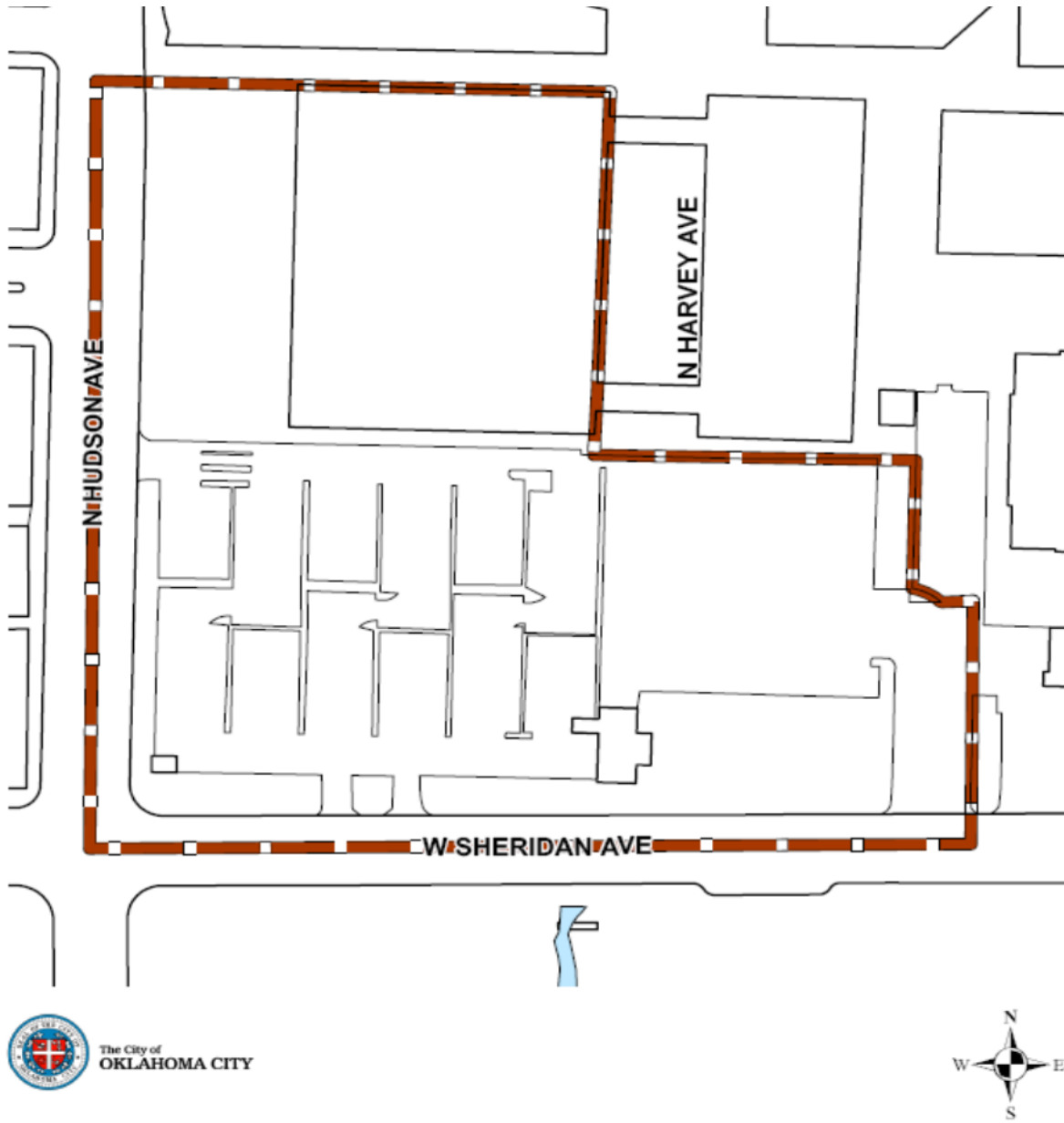
THENCE South  $88^{\circ}47'54''$  East a distance of 8.84 feet;

THENCE South  $01^{\circ}21'14''$  West, passing at 139.15 feet the south line of said Block 34, and continuing for a total distance of 154.15 feet;

THENCE South  $89^{\circ}49'35''$  West, 15 feet south of and parallel with the south line of Blocks 34 and 51, a distance of 720.48 feet;

THENCE North  $01^{\circ}23'01''$  East, a distance of 15.01 feet to the POINT OF BEGINNING.

The boundaries of Increment District Number Eight are illustrated by the following sketch:



### **Increment District Number Ten**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

All of Lots 21 through 31, both inclusive, in Block 22, Original Plat of Oklahoma City, Oklahoma County, Oklahoma, as shown by the plat recorded in Book 1 of Plats, page 2, and Lots 32 through 36, both inclusive, in Block 22, Original Plat of Oklahoma City, Oklahoma County, Oklahoma as shown by the plat recorded in Book 1 of Plats, page 2, and a part of the vacated alley east of Lot 34 and west of Lots 35 through 39 in Block 22, Original Plat of Oklahoma City, being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 34;

THENCE North 90°00'00" East 10.00 feet to the centerline of the vacated alley;

THENCE South 00°00'00" West and parallel to the east line of said Lot 34 and on the centerline of said alley a distance of 75.00 feet;

THENCE North 90°00'00" East a distance of 10.00 feet to the Northwest Corner of said Lot 36;

THENCE South 00°00'00" West on the West line of said Lot 36 and 35 a distance of 65.00 feet to the Southwest Corner of said Lot 35;

THENCE North 90°00'00" West a distance of 20.00 feet to the Southeast Corner of said Lot 34;

THENCE North 00°00'00" East on the east line of said Lot 34 a distance of 140.00 feet to the point of beginning.

The boundaries of the proposed Increment District Number Ten are shown on the following sketch:

