

**Published in the Journal Record November 17, 2016**

**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 OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN, AMENDING AND RESTATING THE OKLAHOMA HEALTH CENTER ECONOMIC DEVELOPMENT PROJECT PLAN, INCLUDING AMENDING INCREMENT DISTRICT NOS. 1 AND NO. 7, AND THE CREATION OF NEW TAX INCREMENT DISTRICT NOS. 11, "M" AND "N", UNDER THE LOCAL DEVELOPMENT ACT. THE FIRST HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, DECEMBER 6, 2016, FOR THE PURPOSE OF PROVIDING INFORMATION AND ANSWERING QUESTIONS CONCERNING THE PROPOSED OKLAHOMA REGIONAL INNOVATION DISTRICT PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS. THE SECOND PUBLIC HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, DECEMBER 20, 2016, FOR THE PURPOSE OF GIVING MEMBERS OF THE PUBLIC AN OPPORTUNITY TO BE HEARD PRIOR TO ANY VOTE ON THE PROPOSED OKLAHOMA REGIONAL INNOVATION DISTRICT 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 Oklahoma Regional Innovation District 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](http://www.okc.gov). Click on the link for Tax Increment Finance under the Government tab on the home page. This should bring up a page with links to the referenced documents. You may also search for Project Plans under Tax Increment Financing.

The purpose of the proposed Oklahoma Regional Innovation District Project Plan ("Project Plan") is to amend and broaden the objectives of the existing Oklahoma Health Center Economic Development Project Plan to include an innovation district strategy to accelerate new business enterprise, generate new investment, spur new job growth, and create new relationships. The proposed amended Project Plan includes the continued support in achieving the economic development objectives set forth in the original Oklahoma Health Center Economic Development Project Plan, and assistance in the implementation of the Harrison-Walnut Urban Renewal Plan, previously adopted and approved pursuant to the Oklahoma Urban Renewal Law, 11 O.S. §38-101, *et seq.*

Specific objectives of the proposed Project Plan include: (a) creating new synergies supporting economic opportunity and economic development; (b) providing enhanced education,

skills training programs, internships, workforce development, and entrepreneurial support; (c) improving relationships with adjacent neighborhoods; (d) developing and enhancing public-private partnerships with universities, technology-related businesses, cutting-edge companies, centers of research, schools; and (e) recruiting and retaining new business with a focus on biotechnology, technology, life sciences, pharmaceuticals, energy, aerospace, and engineering.

The Project Plan proposes to amend the boundaries of Increment District No. 1, City of Oklahoma City and Increment District No. 7, City of Oklahoma City, and to establish three new tax increment districts to finance the public improvements, infrastructure, and support necessary to implement this economic development strategy. The apportionment of taxes from each newly established increment district shall occur for a period not-to-exceed 25 fiscal years from that district's effective date. No new or increased taxes or fees are involved. There will be no change to the effective and termination dates of Increment District No. 1, City of Oklahoma City and Increment District No. 7, City of Oklahoma City. The Oklahoma City Redevelopment Authority and the Oklahoma City Urban Renewal Authority bear primary responsibility for the implementation and administration of the project plan.

The first public hearing will be held at 8:30 a.m., on Tuesday, December 6, 2016, for the purpose of providing information and answering questions concerning the proposed Oklahoma Regional Innovation District Project Plan and supporting increment districts. The second public hearing will be held at 8:30 a.m., on Tuesday, December 20, 2016, for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed plan.

The boundaries of the Oklahoma Regional Innovation District Project Area are:

Beginning at a point at the intersection of the centerlines of N. Interstate 235 and N.E. 13<sup>th</sup> Street; thence east along the centerline of N.E. 13<sup>th</sup> Street to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to the centerline of N.E. 14<sup>th</sup> Street; thence east along the centerline of N.E. 14<sup>th</sup> Street to the centerline of N. Phillips Avenue; thence north along the centerline of N. Phillips Avenue to the centerline of N.E. 16<sup>th</sup> Street; thence east along the centerline of N.E. 16<sup>th</sup> Street to the centerline of N. Kelley Avenue; thence south along the centerline of N. Kelley Avenue to the centerline of N.E. 13<sup>th</sup> Street; thence east along the centerline of N.E. 13<sup>th</sup> Street to the centerline of N. Kate Avenue; thence south along the centerline of N. Kate Avenue to the centerline of N.E. 6<sup>th</sup> Street; thence east along the centerline of N.E. 6<sup>th</sup> Street to north boundary of the Union Pacific Railroad right-of-way; thence southwest along the north boundary of said Railroad right-of-way to the point of intersection with the centerline of N. Interstate 235; thence north along the centerline of N. Interstate 235 to the point or place of beginning, said area lying within Sections 33, 34, and 35, T12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

The boundaries of Increment District No.1, Increment District No. 7, Increment District No. 11, Increment District No. "M", and Increment District No. "N" within the Oklahoma Regional Innovation District Project Plan Area are described as follows:

## Increment District No.1

Beginning at a point at the intersection of the centerlines of N.E. 13<sup>th</sup> Street and N. Stiles Avenue; thence east along the centerline of N.E. 13<sup>th</sup> Street to the centerline of N. Stonewall Avenue; thence south along the centerline of N. Stonewall Avenue to the centerline of N.E. 8<sup>th</sup> Street; thence west along the centerline of N.E. 8<sup>th</sup> Street to the centerline of N. Phillips Avenue; thence north along the centerline of N. Phillips Avenue to the centerline of Stanton L. Young Blvd.; thence west along the centerline of Stanton L. Young Blvd. to the centerline of N. Lincoln Blvd., thence south along the centerline of N. Lincoln Blvd. to the centerline of N.E. 8<sup>th</sup> Street; thence west along the centerline of N.E. 8<sup>th</sup> Street to the point of the intersection of the centerlines of N.E. 8<sup>th</sup> Street/Harrison Avenue and Stiles Circle; thence northwesterly along the centerline of Stiles Circle to the centerline of N. Stiles Avenue; thence north along the centerline of N. Stiles Avenue to the centerline of N.E. 10<sup>th</sup> Street; thence west along the centerline of N.E. 10<sup>th</sup> Street to the intersection of the centerlines of N.E. 10<sup>th</sup> Street and the former N. Central Avenue (previously vacated); thence north along the centerline of the former N. Central Avenue (previously vacated) to the centerline of N.E. 11<sup>th</sup> Street; thence east along the centerline of N.E. 11<sup>th</sup> Street to the centerline of N. Stiles Avenue; thence north along the centerline of N. Stiles Avenue to the point or place of beginning, said area lying within Sections 34 and 35, T12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

### AND

All of the real property located within the boundaries of N.E. 4<sup>th</sup> Street to the north, N. I-235 to the east, and N. Lincoln Blvd. to the west, including, without limitation the real property described as follows:

A tract of land lying in the South Half (S/2) of Section 34, Township 12 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at the center of Section 34, Township 12 North, Range 3 West;  
THENCE North 89°E54'20" East a distance of 121.91 feet;  
THENCE South 00°E07'23" East a distance of 435.99 feet;  
THENCE South 46°E32'05" West a distance of 60.93 feet;  
THENCE North 40°E17'50" West a distance of 625.63 feet;  
THENCE North 89°E54'20" East a distance of 326.00 feet to the POINT OF BEGINNING;

Said tract of land containing an area of 116,672 square feet or 2.68 acres, more or less.

Increment District No. 1 will be reduced by the deletion of any non-exempt property acquired by a tax-exempt entity (other than the Oklahoma City Redevelopment Authority, the Oklahoma City Urban Renewal Authority, or The City of Oklahoma City), which property will be deleted from Increment District No. 1 and added to Increment District No. 11, in accordance with Section VII. F. of the Oklahoma Regional Innovation District Project Plan.

### **Increment District No. 7**

Beginning at a point at the intersection of the centerlines of N.E. 8<sup>th</sup> Street and N. Lindsay Avenue; thence east along the centerline of N.E. 8<sup>th</sup> Street to the centerline of N. Stonewall Avenue; thence south along the centerline of Stonewall Avenue to the centerline of N.E. 4<sup>th</sup> Street; thence west along the centerline of N.E. 4<sup>th</sup> Street to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to a point that intersects an extension of the south line of Lot 6, Block 7, DURLAND's SECOND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof recorded; thence west 140 feet along said south line of Lot 6, Block 7 in DURLAND's SECOND ADDITION, to the east line of the north-south vacated 10' alley of Block 7 in DURLAND's SECOND ADDITION; thence north approximately 250 feet to the south line of Lot 1, Block 7 in DURLAND's SECOND ADDITION; thence east 140 feet along the south line of Lot 1, Block 7 in DURLAND's SECOND ADDITION; thence continuing east along an extension of the south line of Lot 1 to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to a point that intersects an extension of the south line of Block 4 in DURLAND's SECOND ADDITION; thence west along the south line of Block 4 in DURLAND's SECOND ADDITION approximately 315 feet to the east line of Lot 14, Block 4 in DURLAND's SECOND ADDITION; thence north along the east line of said Lot 14 in Block 4 and continuing north along the east line of Lot 14, Block R in OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, approximately 310 feet to the northeast corner of Lot 14, Block R in OAK PARK ADDITION; thence continuing northward approximately 298 feet to a point that is 36 feet south of the N.E. corner of Lot 14, Block N, OAK PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; thence east and parallel to the north boundary line of said Block N to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to the point or place of beginning, said area lying within Sections 34 and 35, T 12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

Increment District No. 7 will be reduced by the deletion of any non-exempt property acquired by a tax-exempt entity (other than the Oklahoma City Redevelopment Authority, the Oklahoma City Urban Renewal Authority, or The City of Oklahoma City), which property will be deleted from Increment District No. 7 and added to Increment District No. 11, in accordance with Section VII. F. of the Oklahoma Regional Innovation District Project Plan.

### **Increment District No. 11**

Beginning at the point at the intersection of the centerlines of N.E. 13<sup>th</sup> Street and N. Interstate 235; thence south along the centerline of N. Interstate 235 to the point of intersection with the Union Pacific Railroad right-of-way; thence north along the east right-of-way line of N. Interstate 235 and continuing north along the east right-of-way line of N. Lincoln Blvd. to the centerline of N.E. 4<sup>th</sup> Street; thence east along the centerline of N.E. 4<sup>th</sup> Street to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to a point that intersects with an extension of the south line of Block 4 of DURLAND's SECOND ADDITION; thence west along the south line of Block 4 in DURLAND's SECOND ADDITION approximately 315 feet to the east line of Lot 14, Block 4 in DURLAND's SECOND

ADDITION; thence north along the east line of said Lot 14 in Block 4 and continuing north along the east line of Lot 14, Block R in OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, approximately 310 feet to the northeast corner of Lot 14, Block R in OAK PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; thence continuing north approximately 298 feet to a point that is 36 feet south of the N.E. corner of Lot 14, Block N, OAK PARK ADDITION; thence east and parallel to the north boundary line of said Block N to the centerline of N. Lindsay Avenue; thence north along the centerline of N. Lindsay Avenue to the centerline of N.E. 8<sup>th</sup> Street; thence east along the centerline of N.E. 8<sup>th</sup> Street to the centerline of N. Phillips Avenue; thence north along the centerline of N. Phillips Avenue to the centerline of Stanton L. Young Blvd.; thence west along the centerline of Stanton L. Young Blvd. to the centerline of N. Lincoln Blvd., thence south along the centerline of N. Lincoln Blvd. to the centerline of N.E. 8<sup>th</sup> Street; thence west along the centerline of N.E. 8<sup>th</sup> Street to the point of the intersection of the centerlines of N.E. 8<sup>th</sup> Street/Harrison Avenue and Stiles Circle; thence northwesterly along the centerline of Stiles Circle to the centerline of N. Stiles Avenue; thence north along the centerline of N. Stiles Avenue to the centerline of N.E. 10<sup>th</sup> Street; thence west along the centerline of N.E. 10<sup>th</sup> Street to the intersection of the centerlines of N.E. 10<sup>th</sup> Street and the former N. Central Avenue (previously vacated); thence north along the centerline of the former N. Central Avenue (previously vacated) to the centerline of N.E. 11<sup>th</sup> Street; thence west along the centerline of N.E. 11<sup>th</sup> Street to the centerline of N. Walnut Avenue; thence north along the centerline of N. Walnut Avenue to the centerline of N.E. 13<sup>th</sup> Street; thence west along the centerline of N.E. 13<sup>th</sup> Street to the point or place of beginning, said area lying within Section 34, T12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

### **LESS AND EXCEPT**

All of the real property located within the boundaries of N.E. 4<sup>th</sup> Street to the north, N. I-235 to the east, and N. Lincoln Blvd. to the west, including, without limitation the real property described as follows:

A tract of land lying in the South Half (S/2) of Section 34, Township 12 North, Range 3 West of the Indian Meridian, in Oklahoma County, Oklahoma, and being more particularly described as follows:

Beginning at the center of Section 34, Township 12 North, Range 3 West;  
THENCE North 89°E54'20" East a distance of 121.91 feet;  
THENCE South 00°E07'23" East a distance of 435.99 feet;  
THENCE South 46°E32'05" West a distance of 60.93 feet;  
THENCE North 40°E17'50" West a distance of 625.63 feet;  
THENCE North 89°E54'20" East a distance of 326.00 feet to the POINT OF BEGINNING;

Said tract of land containing an area of 116,672 square feet or 2.68 acres, more or less.

Increment District No. 11 will be enlarged by the addition of any non-exempt property acquired by a tax-exempt entity (other than the Oklahoma City Redevelopment Authority, the Oklahoma City Urban Renewal Authority, or The City of Oklahoma City), which property has been deleted

from Increment District No. 1 or No. 7, as applicable, and added to Increment District No. 11, in accordance with Section VII. F. of the Oklahoma Regional Innovation District Project Plan.

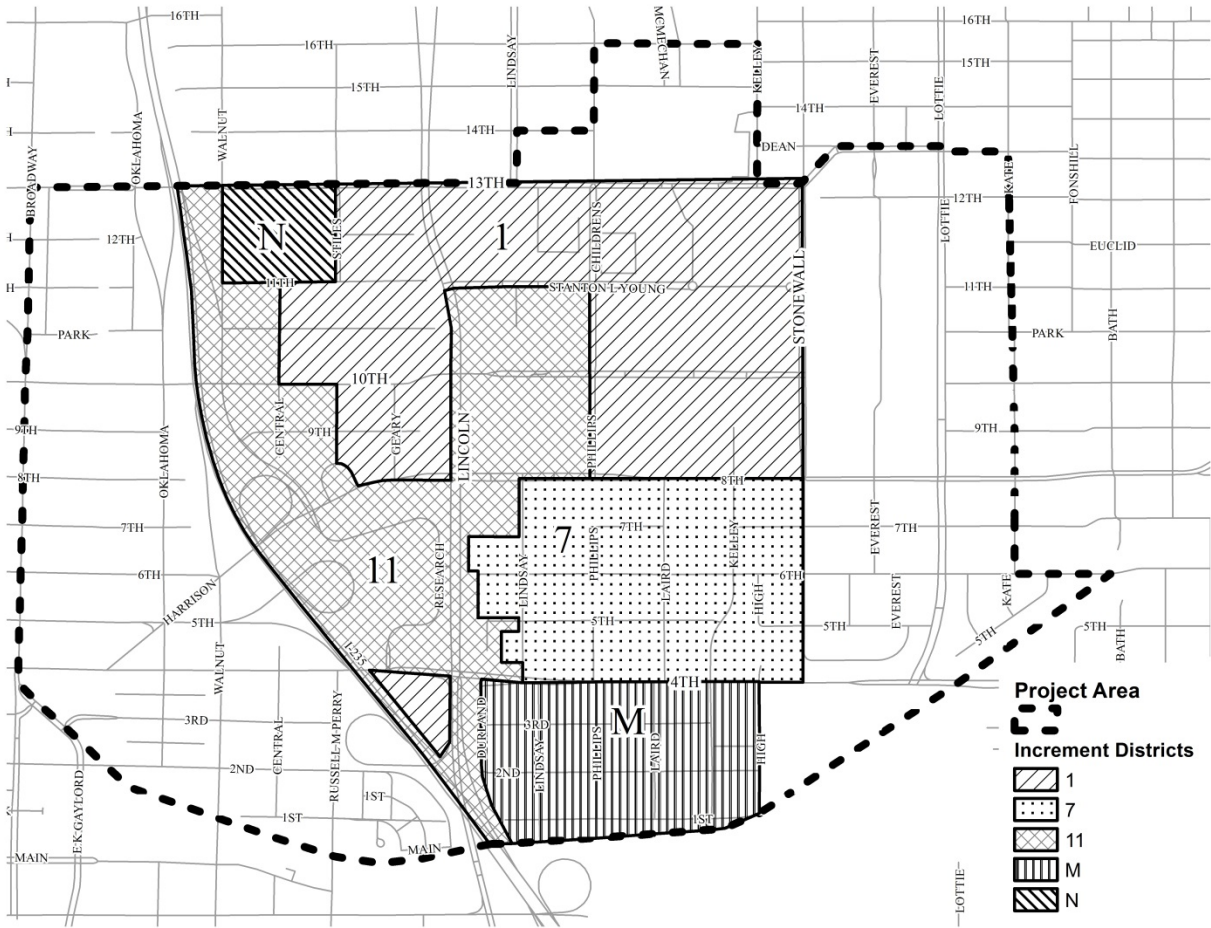
**Increment District No. “M”**

Beginning at a point at the intersection of the centerline of N.E. 4<sup>th</sup> Street and the east boundary of the N. Lincoln right-of-way line; thence east along the centerline of N.E. 4<sup>th</sup> Street to the centerline of N. High Avenue; thence south along the centerline of N. High Avenue to the northern boundary of the Union Pacific Railroad right-of-way; thence south and southwesterly to east right-of-way line of N. Lincoln Blvd.; thence north along the east boundary of the N. Lincoln Blvd. right-of-way line to the point or place of beginning, said area lying within Section 34, T 12N, R 3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

**Increment District No. “N”**

Beginning at a point at the intersection of the centerlines of N.E. 13<sup>th</sup> Street and N. Walnut Avenue; thence east along the centerline of N.E. 13<sup>th</sup> Street to the centerline of N. Stiles Avenue; thence south along the centerline of N. Stiles Avenue to the centerline of N.E. 11<sup>th</sup> Street; thence west along the centerline of N.E. 11<sup>th</sup> Street to the centerline of N. Walnut Avenue; thence north along the north centerline of N. Walnut Avenue to the point of place of beginning, said area lying within Section 34, T 12N, R3W, I.M., Oklahoma City, Oklahoma County, Oklahoma.

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



**Oklahoma Regional Innovation District Project**