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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 WESTERN GATEWAY PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS. THE FIRST HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, JANUARY 17, 2017, FOR THE PURPOSE OF PROVIDING INFORMATION AND ANSWERING QUESTIONS CONCERNING THE PROPOSED WESTERN GATEWAY PROJECT PLAN AND SUPPORTING INCREMENT DISTRICTS. THE SECOND PUBLIC HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, JANUARY 31, 2017, FOR THE PURPOSE OF GIVING MEMBERS OF THE PUBLIC AN OPPORTUNITY TO BE HEARD PRIOR TO ANY VOTE ON THE PROPOSED WESTERN GATEWAY 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 Western Gateway 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 Avenue, 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: <https://okc.gov/departments/economic-development/tax-increment-finance-tif>. Once on that page, scroll down until you see the links to the referenced documents under the heading “Western Gateway.”

The proposed project’s purpose is to transform a 150-acre inner-city area, which used to house the Downtown Oklahoma City Airpark, into a mixed-use, urban neighborhood with about 2.5 million square feet of developed area and 2,000 new housing units, as well as office, retail, and other commercial spaces appropriate to a main street-style, urban mixed use environment. To do so, the Western Gateway Project Plan proposes the creation of two new tax increment districts to finance the public improvements, infrastructure, and support necessary to induce the development. The start date for both proposed increment districts is being deferred, with one of the increment districts (increment district “A”) to be started no later than January 1, 2018, while the other proposed increment district (Increment district “B”) will be made effective at some point within the next ten years. The proposed increment districts will be 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, 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 Western Gateway Project Area are:

A strip, piece or parcel of land lying in part of the SE ¼ of Section 5, NE ¼ of Section 8, the NW ¼ of Section 9, and the SW ¼ of Section 4, T11N, R3W in Oklahoma County, Oklahoma. Said parcel of land also being described by metes and bounds as follows:

Commencing from the SE Corner of said NE ¼, thence N00°11'48" W along the East line of said NE ¼ a distance of 748.50 feet to a Point of Beginning on the center of the railroad, thence S89°49'24"W along the railroad centerline distance of 2,813.30 feet to a point on the Blackwelder Avenue centerline, thence N00°01'10"W along the Blackwelder centerline a distance of 4,478.96 feet to a point on the centerline of Exchange Avenue, thence N45°24'38" E a distance of 1,139.66 feet to a point 100 feet north of the Oklahoma River water's edge, thence S46°45'54"E a distance of 3,669.18 feet to a point 100 feet north of the Oklahoma River water's edge, thence on a curve to the left having a central angle of 32°59'42", a radius of 3,900 feet, and an arc length of 2,245.89 feet and whose long chord length bears S63°15'45"E a distance of 2,214.99 feet to a point on the East line of said NW ¼ and 100 feet north of the Oklahoma River water's edge, thence S00°29'38"W along the East line of said NW ¼ a distance of 1,752.41 feet to a point in the center of the railroad, thence S89°49'24"W along the center of the railroad a distance of 2,633.06 feet to the Point of Beginning.

Containing 18,896,904 sq. ft. or 433.81 acres, more or less.

The boundaries of the Increment Districts within the Western Gateway are:

Increment District "A"

A strip, piece or parcel of land lying in part of the SE ¼ of Section 5 and the NE ¼ of Section 8, T11N, R3W in Oklahoma County, Oklahoma. Said parcel of land also being described by metes and bounds as follows:

Commencing from the SE Corner of said NE ¼, thence N00°11'48"W along the East line of said NE ¼ a distance of 838.40 feet to a Point of Beginning, thence S89°48'12"W along the center of Twin Creek a distance of 1,534.70, thence N00°11'48"W a distance of 125.00 feet to a point on the North line of SW 20th Street right-of-way, thence S89°48'12"W along the South Line of Lots 35 through 42 of Block 19 of Jones Grove Addition a distance of 175.00 feet, thence N00°11'48"W along the West Line of Lot 35 a distance of 142.50 feet, thence N89°48'12"E a distance of 150.00 feet, thence N00°11'48"W a distance of 167.50 feet, thence N89°48'12"E a distance of 230.00 feet, thence N00°11'48"W along the vacated centerline of S. Douglas Avenue a distance of 1,315.00 to the North line of said NE ¼, thence N01°39'58"E along the centerline of South Douglas Avenue a distance of 206.11 feet, thence N00°11'48"W along the centerline of South Douglas Avenue a distance of 1,270.00 feet, thence N89°48'12"E a distance of 30.00 feet to a point on the east right-of-way line of South Douglas

Avenue, thence N00°11'48"W along the East right-of-way line of South Douglas Avenue a distance of 321.91 feet, thence S47°04'41"E a distance of 188.63 feet, thence N 79°43'45" E a distance of 116.17 feet, thence S48°43'23"E a distance of 531.98 feet, thence S46°29'15"E a distance of 784.33 feet, thence S00°13'34"E a distance of 137.33 feet, thence S47°04'41"E a distance of 102.80 feet to a point on the East line of said SE ¼, thence S00°13'34"E along the East line of said SE ¼ a distance of 554.42 feet to the Section corner, thence S89°48'12"W along the South line of said SE ¼ a distance of 319.14 feet, thence S05°15'13"E a distance of 1,356.79 feet, thence N79°41'47"E a distance of 202.69 feet to a point on the East line of said NE ¼, thence S00°11'48"E along the East line of said NE ¼ a distance of 467.06 feet to the Point of Beginning.

Containing 3,828,367.89 sq. ft. or 87.8872 acres, more or less.

Increment District "B"

A strip, piece or parcel of land lying in part of the NE ¼ of Section 8, the NW ¼ of Section 9, and the SW ¼ of Section 4, T11N, R3W in Oklahoma County, Oklahoma. Said parcel of land also being described by metes and bounds as follows:

Commencing from the SE Corner of said NE ¼, thence N00°11'48"W along the East line of said NE ¼ a distance of 838.40 feet to a Point of Beginning, thence N00°11'48"W along the East line of said NE ¼ a distance of 467.06 feet, thence S79°41'47"W a distance of 202.69 feet, thence N05°15'13"W a distance of 1356.79 feet to a point on the North line of said NE ¼, thence N89°48'12"E along the North line of the said NE ¼ a distance of 319.14 feet to the Section line corner, thence N00°13'34"W along the West line of the said SW ¼ a distance of 447.74 feet, thence N90°00'00"E a distance of 256.46 feet, thence S46°42'24"E a distance of 276.38 feet, thence S52°44'24"E a distance of 490.61 feet, thence S59°43'11"E a distance of 883.93 feet, thence S75°22'26"E a distance of 462.93 feet to the center of Twin Creek, thence S53°42'34"W a distance of 458.78 feet, thence S18°40'22"W a distance of 702.61 feet, thence S49°26'54"W a distance of 369.71 feet, thence S89°48'12"W along the center of Twin Creek a distance of 1175.83 feet to the Point of Beginning.

Containing 3,241,654.18 sq. ft. or 74.418 acres, more or less.

The boundaries of the Project Area and the two proposed Increment Districts are illustrated by the following sketch:

PROJECT AREA W/ INCREMENT DISTRICTS "A" & "B"

