

(CY4164076)

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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 ADOPTION OF THE PROPOSED SOUTH OKLAHOMA CITY ECONOMIC DEVELOPMENT PROJECT PLAN ("PROJECT PLAN" OR "PLAN"). THE FIRST HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, OCTOBER 13, 2026, FOR THE PURPOSES OF PROVIDING INFORMATION AND ANSWERING QUESTIONS CONCERNING THE PROPOSED SOUTH OKLAHOMA CITY ECONOMIC DEVELOPMENT PROJECT PLAN, INCLUDING AN ANALYSIS OF POTENTIAL POSITIVE OR NEGATIVE IMPACTS OF ITS ADOPTION. THE SECOND PUBLIC HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, OCTOBER 27, 2026, FOR THE PURPOSE OF GIVING MEMBERS OF THE PUBLIC AN OPPORTUNITY TO BE HEARD PRIOR TO ANY VOTE ON THE PROPOSED SOUTH OKLAHOMA CITY PROJECT PLAN. BOTH HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 200 NORTH WALKER AVENUE, OKLAHOMA CITY, OKLAHOMA.

All interested persons may review the following documents in person at the Office of the City Clerk, City Hall, 200 North Walker, 2nd floor, 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://oks.gov/TJE>.

- A draft of the proposed South Oklahoma City Economic Development Project Plan ("Project Plan") with all Exhibits and Ordinance adopting the Project Plan; and
- A report analyzing the potential positive and/or negative impacts which may result from the adoption of the proposed South Oklahoma City Economic Development Project Plan.

This Notice, with the attached Ordinance, shall be published in the Journal Record, on the City's website address listed above, and to all persons registered to receive such notices with the Oklahoma City Clerk's Office.

The South Oklahoma City Economic Development Project Plan is a Project Plan as defined by the Oklahoma Local Development Act, 62 O.S. §8850 *et seq.*, and is intended to assist in the development, redevelopment and revitalization of the Project Area which is roughly the area within Oklahoma City bounded by S. Walker Avenue on the west, SW 59th Street on the north, Interstate 35 on the east, and SW 89th Street on the south. The primary purposes of the Project Plan are to reduce and eliminate blighted conditions, reverse economic stagnation, support reinvestment in underutilized properties, and to create new employment opportunities and growth within the Project Area.

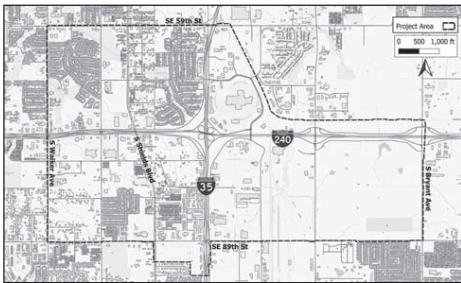
Implementation of the Project Plan is expected to result in the stimulation of over \$1 billion in taxable investment and commercial development within the Project Area. The Plan objectives are to promote economic development to increase sales tax revenues and improve property values, facilitate development that retains existing employers and attracts new employment-generating uses, accelerate private investment and reinvestment of underutilized, aging, or obsolete commercial properties, facilitate private and public investment in the Project Area, including infrastructure improvements, site readiness activities, and development financing assistance, encourage projects that improve connectivity, access, mobility, and visibility along key transportation corridors, and attract investment that enhances tourism, visitor experiences, destination-oriented development associated with regional assets, and cultural destinations, including the Blessed Stanley Rother Shrine.

The Plan authorizes Project Costs to be financed by the apportionment of real and personal property ad valorem tax increments in five Increment Districts at a total of \$173,000,000 which increment may be used for Project Costs anywhere within the Project Area.

Attachment 1 contains the Project Area boundaries by legal description and street location with an accompanying map.

Attachment 2 contains Increment Districts A, B, C, D, and E boundaries by legal description and street location with an accompanying map.

Attachment 1 Map of Project Area



Legal Description of Project Area Boundaries

A tract of land being a part of Sections 21, 22, 23, 25, 26, 27, 28, 33, 34, 35, 36, Township 11 North, Range 3 West of the Indian Meridian, and Sections 30 and 31 Township 11 North, Range 2 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma and Sections 1, 2, 3 and 4 Township 10 North, Range 3 West of the Indian Meridian, and Section 6 Township 10 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at a point at the intersection of the West right-of-way line of S Walker Avenue and the North right-of-way line of SW 59th Street, said point being the POINT OF BEGINNING;

THENCE East along and with the North right-of-way line of said SW 59th Street to a point on the Easterly right-of-way line of AT&SF Railroad;

THENCE Southerly and Easterly along and with the Easterly and Northerly right-of-way line of said AT&SF Railroad to a point on the East right-of-way line of S Bryant Avenue;

THENCE South along and with the East right-of-way line of said S Bryant Avenue to a point on the South right-of-way line of SE 89th Street;

THENCE West along and with the South right-of-way line of said SE 89th Street to a point on the East right-of-way line of I-35;

THENCE South along and with the East right-of-way line of said I-35 to a point on the extended South line of the tract of land described in Book 6391, Page 103 (BLESSED STANLEY ROTHER SHRINE, INC TRACT);

THENCE South along and with the extended South line of said BLESSED STANLEY ROTHER SHRINE, INC TRACT to the Southeast (SE) Corner of the recorded plat BROOKSIDE COUNTRY CLUB ADDITION;

THENCE North, along and with the East line of said plat BROOKSIDE COUNTRY CLUB ADDITION to the Northeast (NE) Corner of said plat BROOKSIDE COUNTRY CLUB ADDITION;

THENCE West along and with the North line of said plat BROOKSIDE COUNTRY CLUB ADDITION extended to the West right-of-way line of Shields Boulevard;

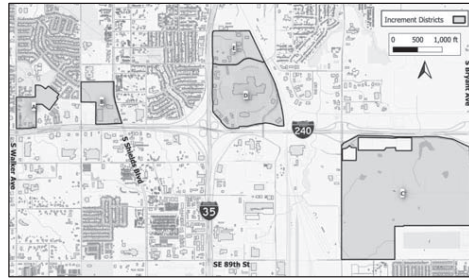
THENCE North along and with the West right-of-way line of said S Shields Boulevard to a point on the South right-of-way line of SE 89th Street;

THENCE West along and with the South right-of-way line of said SE 89th Street to a point on the West right-of-way line of said S Walker Avenue;

THENCE North along and with the West right-of-way line of said S Walker Avenue to the POINT OF BEGINNING.

Attachment 2

Map of Increment Districts A, B, C, D and E



Legal Description of Increment District Boundaries

Increment District A

A tract of land being a part of Section 28, 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 centerline of S Walker Avenue and the North right-of-way line of Interstate 240, said point being the POINT OF BEGINNING;

THENCE North along and with the centerline of S Walker Avenue to Southwest (SW) Corner of the tract of land described in Book 12965, Page 324 (VENTURA GREEN OKC, LLC TRACT);

THENCE East along and with the South line of said VENTURA GREEN OKC, LLC TRACT to the Southeast (SE) Corner of said VENTURA GREEN OKC, LLC TRACT;

THENCE North along and with the East line of said VENTURA GREEN OKC, LLC TRACT to the Northeast (NE) Corner of said VENTURA GREEN OKC, LLC TRACT, also being the Northwest (NW) Corner of a tract of land described in Book 16313, Page 1977 (SW DEVELOPMENT COMPANY, LLC TRACT);

THENCE Easterly along and with the North line of said SW DEVELOPMENT COMPANY, LLC TRACT to the Easterly-most Northeast (NE) Corner of said SW DEVELOPMENT COMPANY, LLC TRACT, also being a corner on the Northwesterly line of a tract of land described in Book 16313, Page 27 (ASTRORIA CREEK, LLC TRACT);

THENCE Northeasterly along and with the Northwesterly line of said ASTRORIA CREEK, LLC TRACT to the Northeastmost corner of said ASTRORIA CREEK, LLC TRACT, also being the Westernmost West corner of the recorded plat SOUTHERN OAKS SECTION SEVEN;

THENCE Southeasterly along and with Southwesterly line of said plat SOUTHERN OAKS SECTION SEVEN to the Southernmost corner of said plat SOUTHERN OAKS SECTION SEVEN, also being the Northerly-most East corner of said ASTRORIA CREEK, LLC TRACT;

THENCE Southwesterly along and with the Southeasterly line of said ASTRORIA CREEK, LLC TRACT to the Southernmost corner of said ASTRORIA CREEK, LLC TRACT;

THENCE Northwesterly along and with the Southwesterly line of said ASTORIA CREEK, LLC TRACT to the Southwest corner of said ASTRORIA CREEK, LLC TRACT, also being a corner on the North line of a tract of land described in Book 14587, Page 1386 (ORRKLAHOMA REALITY LLC TRACT);

THENCE West along and with the North line of said ORRKLAHOMA REALITY LLC TRACT, to the Northwest (NW) Corner of said ORRKLAHOMA REALITY LLC TRACT;

THENCE South along and with the West line of said ORRKLAHOMA REALITY LLC TRACT to the North right-of-way line of Interstate 240;

THENCE Westerly along and with the North right-of-way line of Interstate 240 to the POINT OF BEGINNING.

Increment District B

A tract of land being a part of Section 27, 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 centerline of S Shields Boulevard and the North right-of-way line of Interstate 240, said point being the POINT OF BEGINNING;

THENCE Westerly along and with the North right-of-way line of Interstate 240 to the Southeast (SE) Corner of the tract of land recorded in Book 15011, Page 1448 (GROUP 1 REALTY INC);

THENCE North along and with the East line of said GROUP 1 REALTY INC to the Northeast (NE) Corner of said GROUP 1 REALTY INC, also being a point on the South line of a tract of land recorded in Book 16102, Page 120 (SHIELDS PLAZA LLC TRACT);

THENCE West along and with the South line of said SHIELDS PLAZA LLC TRACT to a point on the centerline of S Santa Fe Avenue;

THENCE North along and with the centerline of said S Santa Fe Avenue to the Northwest (NW) Corner of said SHIELDS PLAZA LLC TRACT;

THENCE East along and with the North line of said SHIELDS PLAZA LLC TRACT extended to a point on the centerline of said S Shields Boulevard;

THENCE Southerly along and with the centerline of said S Shields Boulevard to the POINT OF BEGINNING.

Increment District C

A tract of land being a part of Section 36, 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 S Eastern Avenue and SE 89th Street, said point being the POINT OF BEGINNING;

THENCE North along and with the centerline of S Eastern Avenue to a point on the South right-of-way line of Interstate 240;

THENCE Easterly along and with the South right-of-way line of Interstate 240 to a point on the centerline of S Bryant Avenue;

THENCE South along and with the centerline of said S Bryant Avenue to the Northeast (NE) Corner of a tract of land described in Book 15502, Page 1877 (LOCKE SUPPLY TRACT);

THENCE West along and with the North line of said LOCKE SUPPLY TRACT to the Northwest (NW) Corner of said LOCKE SUPPLY TRACT;

THENCE South along and with the West line of said LOCKE SUPPLY TRACT to the Southwest (SW) Corner of said LOCKE SUPPLY TRACT said corner lying on the centerline of said SE 89th Street, the same being the South line of Oklahoma County;

THENCE West along and with the centerline of said SE 89th Street and the South line of Oklahoma County to the POINT OF BEGINNING.

Less and Except:

All of the tract of land described in Book 15562, Page 1117 (MAC DMB LLC TRACT) being more particularly described as follows:

A tract of land being a part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of

Section Thirty-six (36), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE South 00°15'49" East, along and with West line of said Northwest Quarter (NW/4), a distance of 908.02 feet;

THENCE North 89°44'11" East, departing said West line, a distance of 695.29 feet to the POINT OF BEGINNING;

THENCE North 00°15'49" West, a distance of 505.23 feet;

THENCE on a non-tangent curve to the right having a radius of 270.00 feet, a chord bearing of North 80°45'41" East, a chord length of 93.79 feet and an arc length of 94.27 feet;

THENCE South 89°14'10" East, a distance of 1,136.52 feet;

THENCE on a curve to the right having a radius of 940.00 feet, a chord bearing of South 88°20'29" East, a chord length of 29.35 feet and an arc length of 29.36 feet;

THENCE South 87°26'49" East, a distance of 64.85 feet;

THENCE on a curve to the left having a radius of 1,060.00 feet, a chord bearing of South 88°20'29" East, a chord length of 33.10 feet and an arc length of 33.10 feet;

THENCE South 89°14'10" East, a distance of 109.22 feet;

THENCE on a curve to the left having a radius of 360.00 feet, a chord bearing of North 82°48'00" East, a chord length of 99.76 feet and an arc length of 100.08 feet;

THENCE on a reverse curve to the right having a radius of 240.00 feet, a chord bearing of North 82°48'00" East, a chord length of 66.50 feet and an arc length of 66.72 feet;

THENCE South 89°14'10" East, a distance of 309.97 feet;

THENCE on a curve to the left having a radius of 1,030.00 feet, a chord bearing of South 89°46'40" East, a chord length of 19.47 feet and an arc length of 19.47 feet;

THENCE North 89°40'50" East, a distance of 214.86 feet;

THENCE South 00°15'49" East, a distance of 523.24 feet;

THENCE North 89°44'11" West, a distance of 647.52 feet;

THENCE North 04°32'18" West, a distance of 127.75 feet;

THENCE South 87°58'10" West, a distance of 383.61 feet;

THENCE South 34°13'49" West, a distance of 120.28 feet;

THENCE South 89°44'11" West, a distance of 1,066.09 feet to the POINT OF BEGINNING.

AND

Less and Except:

All of the tract of land described in Book 15697, Page 459 (ONCUE RE LLC TRACT) being more particularly described as follows:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE South 00°15'49" East, along and with the West line of said Northwest Quarter (NW/4), a distance of 872.41 feet to the Southwest (SW) Corner of the Right-of-Way of proposed Interstate 240 Frontage Road, said point being the POINT OF BEGINNING;

THENCE along and with the South Right-of-way line of proposed Interstate 240 Frontage Road the following Four (4) calls:

1. THENCE North 89°44'11" East, a distance of 50.00 feet;
2. THENCE North 44°44'11" East, a distance of 35.36 feet;
3. THENCE North 89°44'11" East, a distance of 4.84 feet;
4. THENCE on a curve to the left having a radius of 330.00 feet, a chord bearing of North 63°20'04" East, a chord length of 293.48 feet and an arc length of 304.13 feet;

THENCE South 47°15'10" East, departing the South Right-of-way line of proposed Interstate 240 Frontage Road, a distance of 126.15 feet;

THENCE North 90°00'00" East, a distance of 186.17 feet;

THENCE South 00°00'00" East, a distance of 518.12 feet;

THENCE South 90°00'00" West, a distance of 543.75 feet;

THENCE South 44°52'05" West, a distance of 35.27 feet;

THENCE South 89°44'11" West, a distance of 50.00 feet to a point on the West line of said Northwest Quarter (NW/4);

THENCE North 00°15'49" West, along and with the West line of said Northwest Quarter (NW/4), a distance of 471.91 feet to the POINT OF BEGINNING.

Increment District D

A tract of land being a part of Section 26, 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 centerline of SE 66th Street and the East right-of-way line of Interstate 35, said point being the POINT OF BEGINNING;

THENCE Easterly along and with the centerline of said SE 66th Street to the Westerly right-of-way line of the AT&SF Railroad;

THENCE Southerly along and with the Westerly right-of-way line of said AT&SF Railroad to the North right-of-way line of Interstate 240;

THENCE Westerly along and with the North right-of-way line of Interstate 240 to the East right-of-way line of Interstate 35;

THENCE Northerly along and with the East right-of-way line of Interstate 35 to the POINT OF BEGINNING.

Increment District E

A tract of land being a part of Section 26, 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 centerline of SE 66th Street and the East right-of-way line of Interstate 35, said point being the POINT OF BEGINNING;

THENCE North along and with the East right-of-way line of Interstate 35 to the Northwest (NW) Corner of the recorded plat SUPERIOR INDUSTRIAL PARK AMENDED;

THENCE East, along and with the North line of said plat SUPERIOR INDUSTRIAL PARK AMENDED to the Westerly right-of-way line of the AT&SF Railroad;

THENCE Southerly along and with the Westerly right-of-way line of said AT&SF Railroad to a point on the centerline of said SE 66th Street;

THENCE Westerly along and with the centerline of said SE 66th Street to the POINT OF BEGINNING.