

# Resolution

Version 2.3 released on 8/3/21

Use for all types of Resolutions


**CITY COUNCIL USE ONLY**

Date Received: \_\_\_\_\_  
 Committee Date: \_\_\_\_\_  
 1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
 Committee: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_  
 2<sup>nd</sup> Agenda Date: \_\_\_\_\_

**CITY CLERK USE ONLY**

☐ Scanned Date: 05.29.2024  
☐ Posted Item #: 2405,01371

**All department items requiring Council approval must be submitted through the Mayor's Office.**

## Primary Details

**Board Approval**

Department: Finance  
 Contact Name: Cory Wiseman

Resolution Type  
 Improvement District

Amount: \_\_\_\_\_ Case Number: \_\_\_\_\_

Description (Subject)  
 Tourism Improvement District No 1 Resolution and Notice of Public Hearing

Section: \_\_\_\_\_ Township: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

**Other Board Name**

Email: cwiseman@cityoftulsa.org

**Owner-Grantor**

TMAPC Number: \_\_\_\_\_

Bid/Project Number: \_\_\_\_\_

Range: \_\_\_\_\_

Address: \_\_\_\_\_

**City Council Approval**

☒ Yes ☐ No

Phone: 918-596-7644

Council District: \_\_\_\_\_

Addition: \_\_\_\_\_

## Budget

Funding Source(s)

**TOTAL:**

## Approvals

Department: C. Borgeall  
 Legal: Andrew D Blank  
 Board: \_\_\_\_\_  
 Mayor: Cassia Carr  
 Other: \_\_\_\_\_ Mayor Pro Tem

Date: 5-23-24  
 Date: 5-23-24  
 Date: \_\_\_\_\_  
 Date: MAY 29 2024  
 Date: \_\_\_\_\_

## Policy Statement

**Background Information**

The Tourism Improvement District provides marketing services to the District through annual assessment of property on which is located a hotel with 110 or more rooms.

The attached Resolution and Notice of Public Hearing directs the filing of the annual assessment roll for Tourism Improvement District No. 1, sets July 17, 2024 as the date of Public Hearing and provides for published and mailed notice as required by statute.

**Summation of the Requested Action**

This Resolution and Notice of Public Hearing should be published two times, the second publication should be no later than July 10. This Resolution and Notice of Public Hearing should be mailed to certain parcel owners (list to be provided) no later than July 7.

**Emergency Clause?**

☐ Yes

☒ No

**Reason for Emergency Clause**

## Processing Information for City Clerk's Office

### Post Execution Processing

- ☐ Mail vendor copy (addtl signature copies attached)
- ☐ Must be filed with other governmental entity
- ☐ Addtl governmental entity approval(s) required

### Additional Routing and Processing Details

Please provide a copy of the published Resolution to  
[ablank@cityoftulsa.org](mailto:ablank@cityoftulsa.org)

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(Published in the Tulsa World on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
and on the \_\_\_\_\_ day of \_\_\_\_\_, 2024)

RESOLUTION \_\_\_\_\_

A RESOLUTION DIRECTING THE FILING OF THE ANNUAL ASSESSMENT ROLL FOR TOURISM IMPROVEMENT DISTRICT NO. 1 ("ASSESSMENT ROLL") WITH THE TULSA CITY CLERK; SETTING JULY 17, 2024 AS THE DATE OF PUBLIC HEARING ON THE ASSESSMENT ROLL; AND DIRECTING THAT THIS RESOLUTION AND NOTICE OF PUBLIC HEARING BE PUBLISHED TWO TIMES.

WHEREAS, on November 7, 2018 the Tulsa City Council by Resolution No. 19938 created Tourism Improvement District No. 1, ("District"), pursuant to the Oklahoma Improvement District Act, 11 Oklahoma Statutes, Section 39-101 et seq., said Resolution setting forth the formula for calculating the assessment payable by the owner of each tract or parcel of land within the Improvement District ("Assessment Formula"); and

WHEREAS, Resolution No. 19938 provided that the real property to be included within Tourism Improvement District No. 1 shall be limited to each property ("Property") located within City limits on which is located a hotel or motel having 110 or more rooms available for occupancy; and

WHEREAS, Resolution No. 19938 further provided that assessments levied against each Property within Tourism Improvement District No. 1 to pay for marketing services set forth in 11 O.S. Section 39-103.1(A) shall be three percent (3.0%) of the gross proceeds or gross receipts derived from the rent for every occupancy of a room in a hotel or motel subject to the assessment which amount shall be calculated and determined in the same manner as the hotel tax established by City of Tulsa Ordinance No. 13288 (as in effect as of the date hereof, the "Ordinance."); and

WHEREAS, Resolution No. 19938 further set forth the manner in which estimated gross proceeds or gross receipts are to be calculated, to wit: (1) the STAR Benchmark report developed by STR Global shall be used to determine the class of each hotel or motel in the District ("Hotel Class"), as well as the Average Daily Rate for the Tulsa Market for that Hotel Class; (2) Tulsa County Assessor records shall be used to determine the total number of rooms ("Rooms") for each Property in the District; (3) the estimated annual assessment for each Property shall be calculated as Rooms x 365 day x Average Daily Rate for the Property's Hotel Class x 3%; and

WHEREAS, on January 30, 2019, following public hearing held on January 16, 2019, the Tulsa City Council adopted Ordinance No. 24080 which determined the assessment roll for the District for the period April 1, 2019 through March 31, 2020; and



WHEREAS, on June 23, 2021 the City Council determined that it was desirable to continue to be provided marketing services within the District and by Resolution No. 20130, set July 21, 2021 as the date of public hearing on the Assessment Roll; and

WHEREAS, on July 28, 2021 following public hearing held on July 21, 2021, the Tulsa City Council adopted Ordinance No. 24645 which determined the assessment roll for the District for the period August 1, 2021 through July 31, 2022; and

WHEREAS, having determined that that it was desirable to continue to provide marketing services within the District, City Council, following public hearing held on July 13, 2022, adopted Ordinance No. 24870 on July 20, 2022 which determined the assessment roll for the District for the period August 1, 2022 through July 31, 2023; and

WHEREAS, having determined that that it was desirable to continue to provide marketing services within the District, City Council, following public hearing held on July 26, 2023, adopted Ordinance No. 25091 on July 26, 2023 which determined the assessment roll for the District for the period August 1, 2023 through July 31, 2024; and

WHEREAS, the City of Tulsa has determined that it is desirable to continue to provide or cause to be provided marketing services within the District as set forth in 11 O.S. Section 39-103.1(A), to annex additional Property into the District as appropriate and to calculate the estimated annual assessment for each Property, which for one or more Properties may be an increased amount.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TULSA **AND YOU ARE HEREBY NOTIFIED AS FOLLOWS:**

Section 1. That the annual assessment roll for the District for the period beginning August 1, 2024 and ending in July 31, 2025 shall be filed with the City Clerk so it is available for any interested party to ascertain a description of each property to be assessed and the amount of the assessment levied against each property.

Section 2. **NOTICE: THAT A PUBLIC HEARING WILL BE HELD AT 5:00 P.M. ON JULY 17, 2024 BEFORE THE TULSA CITY COUNCIL IN THE COUNCIL CHAMBERS, 2<sup>nd</sup> FLOOR, CITY HALL, 175 E 2<sup>nd</sup> STREET, TULSA, OKLAHOMA.** Pursuant to 11 O.S. Section 39-103.1(D) at the public hearing a property owner may object to an increase in the assessment amount for the owner's property or to the new annexation of the owner's additional property into the District. Pursuant to 11 O.S. Section 39-111(A,) an owner that objects to an increase in assessment amount may file a written objection with the City Clerk no later than July 12, 2024, which is three days before the Public Hearing.

Section 3. **NOTICE.** That any interested party may ascertain a description of a property to be assessed and the amount of the assessment levied against such property prior to said public hearing in the office of the City Clerk, City Hall, 175 E 2<sup>nd</sup> Street, Tulsa, Oklahoma.

Section 4. NOTICE. That at the Public Hearing, the City Council shall hear objections of each owner of a property subject to an increase in assessment amount or by each owner to the new annexation of the owner's additional property into the District.

Section 5. That the City Clerk is hereby to publish this Resolution and Notice of Public Hearing two times as provided by 11 O.S. Section 39-103.1(E).

Section 6. That as provided by 11 O.S. Section 39-103.1(E), the City Clerk is to mail this Resolution and Notice of Public Hearing to the owner of each property on which the amount of the assessment is increased and to the owner of each property proposed to be annexed into the District.

ADOPTED by the Council \_\_\_\_\_  
(date)

\_\_\_\_\_  
Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_, at \_\_\_\_\_  
(date) (time)

By: \_\_\_\_\_  
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma : \_\_\_\_\_  
(date)

at \_\_\_\_\_  
(time)

\_\_\_\_\_  
G.T. Bynum, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED:

\_\_\_\_\_  
City Attorney ADB