

# Ordinance

Version 3.5 released on 2/29/24

Use for all Ordinances including: TRO, Budget, Zoning, Declarations, Trust Indentures, etc.


**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: 06.12.2024  
☐ Posted Item #: 2406-01526

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

**Primary Details**

Dept. Tracking No.	Board Approval	Other Board Name	City Council Approval <input checked="" type="radio"/> Yes <input type="radio"/> No
Department Finance	Contact Name Cory Wiseman	Email cwiseman@cityoftulsa.org	Phone 918-596-7644
Subject (Description) Tourism Improvement District No. 1 - adopt annual assessment roll		Ordinance Type Other	
Section	Township	Range	Lot
Block	Address		BA / CT Number
Amending Ord. No.	TRO Title No.	TRO Subtitle	Property/Non-Property
Council District	Zoning No.	PUD No.	Planning District

**Budget**

Funding Source(s)

TOTAL:

**Approvals**

 Department: C. Basgale  
 Legal: Andrew D Blank  
 Board: \_\_\_\_\_  
 Mayor: [Signature]  
 Other: \_\_\_\_\_

 Date: 6/7/2024  
 Date: 6-10-2024  
 Date: JUN 12 2024  
 Date: \_\_\_\_\_

**Policy Statement**
**Background Information**

Tourism Improvement District No. 1 provides marketing services to the District through annual assessment of property within the District on which is located a hotel or motel with 110 or more rooms. Notice of the Public Hearing on July 17, 2024 before City Council is being published and mailed to those owners of parcels with increased assessments or newly annexed into the District, all in accordance with the Oklahoma Improvement District Act 11 O.S. Section 39-103 et seq. At the Public Hearing, City Council shall hear objections by an owner of a parcel with an increased assessment amount or newly included in the District.

**Summation of the Requested Action**

Approve the Ordinance adopting the Annual Assessment Roll for Tourism Improvement District No. 1

**Emergency Clause?**
☐ Yes☒ No
**Reason for Emergency Clause**

## Processing Information for City Clerk's Office

### Post Execution Processing

- ☐ Mail vendor copy (addt'l signature copies attached)
- ☐ Must be filed with other governmental entity
- ☐ Addt'l governmental entity approval(s) required

### Additional Routing and Processing Details

Return a copy of the published ordinance to [ablank@cityoftulsa.org](mailto:ablank@cityoftulsa.org)

---

(Published in the Tulsa World  
\_\_\_\_\_, 20\_\_\_\_)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ADOPTING THE ANNUAL ASSESSMENT ROLL FOR TOURISM IMPROVEMENT DISTRICT NO. 1; ASSESSING THOSE PARCELS OF REAL PROPERTY WITHIN CITY LIMITS ON WHICH THERE IS LOCATED A HOTEL OR MOTEL THAT HAS 110 OR MORE ROOMS FOR THE PURPOSE OF PROVIDING MARKETING SERVICES AS SET FORTH IN 11 O.S. 39-103.1(A); PROVIDING THE TIME AND METHOD FOR PAYMENT OF SAID ASSESSMENTS AND THE PENALTY FOR NON-PAYMENT.

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

WHEREAS, Resolution No. 19938 further provided that the 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), as calculated by the Assessment Formula, 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); and

WHEREAS, on January 30, 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 July 28, 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, on July 20, 2022 the Tulsa City Council adopted Ordinance No. 24870 which determined the assessment roll for the District for the period August 1, 2022 through July 31, 2023; and

WHEREAS, on July 26, 2023 the Tulsa City Council adopted Ordinance No. 25091 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.

WHEREAS, on June 5, 2024, the Tulsa City Council adopted Resolution No. 20333 that directed the filing of an annual assessment roll containing the information required by 11 O.S. Section 39-110, and said Assessment Roll has been filed with the City Clerk; and

WHEREAS, Resolution No.20333 directed the City Clerk, to mail and publish notice of a Public Hearing as provided by 11 O.S. Section 39-110; and

WHEREAS, notice of said Public Hearing was mailed and published as provided by law; and

WHEREAS, the Tulsa City Council has completed the Public Hearing on said Assessment Roll, as to its regularity, validity, and correctness of the proceedings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TULSA:

*Section 1.* The annual Assessment Roll for the District for the period beginning August 1, 2024 and ending on July 31, 2025, filed with the City Clerk and attached hereto as Exhibit A, the estimated maximum amount of the assessment payable by the owner of each tract or parcel within Tourism Improvement District No. 1 is hereby confirmed and adopted.

*Section 2.* There is hereby levied, assessed and charged as a special assessment against each of the tracts or parcel of real property within Tourism Improvement District No. 1 as calculated by the Assessment Formula, as each property owner's proper share of the costs of marketing services within the District as set forth in 11 O.S. Section 39-103.1(A) .

*Section 3.* The assessments hereby levied against the tracts and parcels of real property shall commence on August 1, 2024 and may be paid to the City of Tulsa, without penalty, within thirty days after the date of the invoice for said assessment. All assessments unpaid at the expiration of said thirty days shall become delinquent, as provided by law. A penalty of 10% per annum shall be charged for each delinquent assessment and said delinquent assessment, together with the penalty accruing on such delinquent account, shall constitute a lien upon the tract or parcel so assessed, which lien may be enforced and foreclosed in the manner provided by law for foreclosures of mortgages on land.

*Section 4. SEVERABILITY CLAUSE. If any section, subsection, paragraph, subparagraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance,*

*which shall remain in full force and effect, and to this end, the provisions of this Ordinance are hereby declared to be severable.*

ADOPTED by the Council \_\_\_\_\_  
Date

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

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_, at \_\_\_\_\_  
Date Time

G.T. Bynum., Mayor

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

APPROVED by the Mayor of the City of Tulsa, Oklahoma: \_\_\_\_\_  
Date  
at \_\_\_\_\_  
Time

\_\_\_\_\_  
Mayor

(Seal)  
ATTEST:

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

APPROVED:

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

ADB

ADB

**EXHIBIT A**  
**Tulsa Tourism Improvement District No. 1**  
**Assessment Roll [Estimated] July 2024**

403

Hotel	Legal Description of Property	Hotel Class <sup>1</sup>	Total Rooms <sup>2</sup>	End of Year 2023 ADR for Class <sup>3</sup>	Estimated Max Assessment <sup>4</sup>
Aloft Tulsa 6716 South 104th East Avenue Tulsa, OK 74133	Subdivision: HOME CENTER AMD RESUB L1B1 HOME CENTER Legal: LT 4 BLK 1 Section: 06 Township: 18 Range: 14	Upscale	136	\$120.50	\$179,448.60
Aloft Tulsa Downtown 200 Civic Center Tulsa, OK 74103	Subdivision: TULSA-ORIGINAL TOWN Legal: LTS 1 THRU 6 & VAC ALLEY & E/2 VAC FRISCO AVE & N/2 VAC 5TH ST & W/2 VAC ELWOOD AVE ALL ADJ THERETO BLK 131 Section: 02 Township: 19 Range: 12	Upscale	180	\$120.50	\$237,505.50
Americas Best Value Inn & Suites Extended Stay Tulsa 3509 South 79th East Avenue Tulsa, OK 74145	Subdivision: INTERCHANGE PLACE Legal: PRT LT 1 BEG SECR TH W278.49 NW200 NE253.85 TH ON CRV LT 137 SE266.39 S350 POB BLK 1 Section: 23 Township: 19 Range: 13	Economy	131	\$56.21	\$80,630.43
Good Gracious Inn 12525 E 52nd Street S Tulsa, OK 74146	Subdivision: BUSINESS COMMONS AT METRO PARK RSB PT 31B4 METRO PARK Legal: PRT LT 2 BEG 438.90E & 189SE NWC TH SE227 SW380 NW240 NE18.96 TH ON CRV LF 54.02 N69.69 E21.08 SE32 NE201.50 SE13 NE37.5 POB BLK 1 Section: 32 Township: 19 Range: 14	Midscale	129	\$71.94	\$101,618.85
Clarion Inn and Suites Central I-44 3209 South 79th East Avenue Tulsa, OK 74145	Subdivision: INTERCHANGE CTR Legal: PRT LT 3 BEG 710W SECR TH N340.39 E19.76 TH NELV CRV LF 136.18 NE0.00 SE80.92 S346.63 W215 POB & A TR OF LAND BEG 760W NEC N/2 SE NE E460 S10 W180.01 S50 W280 N60 POB SEC 23 19 13 .427AC Section: 23 Township: 19 Range: 13	Upper Midscale	147	\$104.79	\$174,003.82

<sup>1</sup>2023 STR® Class (by permission).

<sup>2</sup>Total Available Rooms

<sup>3</sup>2023 STR ADR by Class.

<sup>4</sup>Assumes 100% occupancy. Actual Assessment is 3.0% of gross receipts.

A03

**EXHIBIT A**  
**Tulsa Tourism Improvement District No. 1**  
**Assessment Roll [Estimated] July 2024**

<b><sup>1</sup>Hotel</b>	<b>Legal Description of Property</b>	<b>Hotel Class<sup>1</sup></b>	<b>Total Rooms<sup>2</sup></b>	<b>End of Year 2023 ADR for Class<sup>3</sup></b>	<b>Estimated Max Assessment<sup>4</sup></b>
Courtyard by Marriott-Woodland Hills 9041 East 71st Street Tulsa, OK 74133	Subdivision: WOODLAND HILLS COURTYARD BY MARRIOTT RSB PRT L1 B1 WOODLAND HILLS MALL EXT LOT 1 BLOCK 1 Section: 01 Township: 18 Range: 13	Upscale	138	\$120.50	\$182,087.55
Courtyard by Marriott Tulsa Central 3340 South 79th East Avenue Tulsa, OK 74145	Subdivision: INTERCHANGE PLACE Legal: PRT LT 3 BEG 256.12NW & 55.34N SWC THEREOF TH NLY179.22 NE146.06 SE228.12 E243 EL S204 W531.95 POB BLK 1 Section: 23 Township: 19 Range: 13	Upscale	122	\$120.50	\$160,975.95
Courtyard by Marriott Tulsa Downtown 415 South Boston Avenue Tulsa, OK 74103	Subdivision: TULSA-ORIGINAL TOWN Legal: LT 5 BLK 137 Section: 01 Township: 19 Range: 12	Upscale	119	\$120.50	\$157,017.53
Doubletree by Hilton Hotel Tulsa - Warren Place 6110 South Yale Avenue Tulsa, OK 74136	Subdivision: WARREN CENTER SECOND AMD Legal: PRT LT 1 BEG 694.02S & 404W & 50.91SW NEC LT 1 TH S395.60 W26 S49.43 W39.60 NW172 N25 NE47 N152.92 NW221.12 CRV RT 51.05 N15.46 W46.30 NW120.83 E332.29 CRV RT 55.76 SE94.08 S96.90 E12.17 S7.08 POB BLK 1 Section: 04 Township: 18 Range: 13	Upscale	370	\$120.50	\$488,205.75
Doubletree by Hilton Hotel Tulsa - Downtown 616 West 7th Street Tulsa, OK 7427	Subdivision: LINDSEY 1ST ADDN Legal: PRTS BLKS 2 & 3 & VAC ST & ALLEY BEG 20S & 25W NWC LT 2 BLK 2 TH W394.25 S290.38 E394.65 N291.35 POB & LTS 7-8 & LTS9-10 LESS N20 THEREOF & PRT VAC ST & ALLEY BEG 20S NWC BLK 3 TH S120 E140 S20 W140 S140 W17.5 N280 E17.5 POB BLK 3 Section: 11 Township: 19 range: 12	Upscale	411	\$120.50	\$542,304.23

<sup>1</sup>2023 STR® Class (by permission).

<sup>2</sup>Total Available Rooms

<sup>3</sup>2023 STR® ADR by Class.

<sup>4</sup>Assumes 100% occupancy. Actual Assessment is 3.0% of gross receipts.



**EXHIBIT A**  
Tulsa Tourism Improvement District No. 1  
Assessment Roll [Estimated] July 2024

Hotel	Legal Description of Property	Hotel Class <sup>1</sup>	Total Rooms <sup>2</sup>	End of Year 2023 ADR for Class <sup>3</sup>	Estimated Max Assessment <sup>4</sup>
Embassy Suites by Hilton Tulsa I-44 3332 South 79th East Avenue Tulsa, OK 74145	Subdivision: INTERCHANGE PLACE Legal: PRT LT 3 BEG NWC TH E307.23 SE87.77 SLY 312.62 W243 NW228.12 NELY302.77 POB BLK 1 INTERCHANGE PLACE & PRT LT 3 BEG SWC TH N54.10 NE151.73 SE204.16 W248.48 POB INTERCHANGE CTR & PRT NE BEG 99E SWC E/2 NW NE TH 1 54.10 SW82.30 E62.08 POB SEC 23 19 13 .039AC Township: 19 Range: 13 Section: 23	Upper Upscale	247	\$140.22	\$379,246.02
Extended Stay America - Tulsa - Central 3414 South 79th East Avenue Tulsa, OK 74145	Subdivision: INTERCHANGE PLACE Legal: PRT LT 3 BEG 256.12NW & 55.34N SWC THEREOF TH E531.95 EL S74.87 CRV RT 11.79 W25.20 SW157.90 SW80 W251 NW63.13 SW1.00 NEW75.35 N55.34 POB BLK 1 Section: 23 Township: 19 Range: 13	Economy	120	\$56.21	\$73,859.94
Hampton Inn & Suites Tulsa Downtown 211 W 3rd St Tulsa, OK 74103	Subdivision: TULSA-ORIGINAL TOWN LT 4 & E10 VAC ALLEY ADJ ON W BLK 102 Section: 02 Township: 19 Range: 12	Upper Midscale	125	\$104.79	\$143,431.31
Hilton Garden Inn Tulsa Airport 7728 East Virgin Court Tulsa, OK 74115	Subdivision: UNPLATTED Legal: TR BEG 25N & 506.96W & 281.72NW & 141.19NW SECT NE TH NW379.83 TO PT ON CRV RT211.02 NE214.30 SE156.24 CRV LF138.06 E133.11 S179.28 SW406.47 POB SE C 26 20 13 4.694ACS Section: 26 Township: 20 Range: 13	Upscale	120	\$120.50	\$158,337.00
Holiday Inn Hotel & Suites - Tulsa South 10020 East 81st Street Tulsa, OK 74133	Subdivision: COLLEGE CENTER AT MEADOWBROOK Legal: PRT LT 3 BEG SECR LT 3 TH W275.68 N381.87 E272.92 S381.77 POB & PRT LT 4 BEG SECR LT 4 TH W9 N123 W16.40 N224.69 E4 N23.31 E21.40 S371 POB BLK 1 Section: 18 Township: 18 Range: 14	Upper Midscale	123	\$104.79	\$188,855.31

<sup>1</sup>2023 STR® Class (by permission).

<sup>2</sup>Total Available Rooms

<sup>3</sup>2023 STR® ADR by Class.

<sup>4</sup>Assumes 100% occupancy. Actual Assessment is 3.0% of gross receipts.



HDB

**EXHIBIT A**  
**Tulsa Tourism Improvement District No. 1**  
**Assessment Roll [Estimated] July 2024**

<sup>1</sup> Hotel	Legal Description of Property	Hotel Class <sup>1</sup>	Total Rooms <sup>2</sup>	End of Year 2023 ADR for Class <sup>3</sup>	Estimated Max Assessment <sup>4</sup>
Holiday Inn Hotel & Suites - Woodland Hills 9031 E 71st Street Tulsa, OK 74133	Subdivision: WOODLAND HILLS MALL EXT RSB PT L1B1 WOODLAND HILLS MALL Legal: PRT LT 1 BEG 369N SWC SE TH N950.88 E577.55 S30 CRV LF 167.64 S784.06 W659.80 POB LESS BEG 100W NEC LT 1 TH S125 W477.55 N125 E477.55 POB & LESS BEG 309N SECR LT 1 TH W275 N500 E275 S500 POB BLK 1 Section: 01 Township: 18 Range: 13	Upper Midscale	110	\$104.79	\$168,894.99
Holiday Inn Express & Suites Tulsa Downtown 310 E Archer St Tulsa, OK 74120	Subdivision: TULSA-ORIGINAL TOWN Legal: PRT LT 5 & 6 BEG 15NE NWC LT 6 TH NE145 SE168.10 SW145 NW18.10 SW15 NW18 NE15 NW132 POB BLK 56 Section: 01 Township: 19 Range: 12	Upper Midscale	115	\$104.79	\$176,572.04
Hyatt Place Tulsa - South/Medical District 7037 South Zurich Avenue Tulsa, OK 74136	Subdivision: BURNING HILLS Legal: PRT LT 1 BEG 200N SECR THEREOF TH W300 N312.74 E300.01 S312.76 POB BLK 2 Section: 03 Township: 18 Range: 13	Upscale	126	\$120.50	\$166,253.85
Hyatt Regency Tulsa Downtown 100 East 2nd Street Tulsa, OK 74103	Subdivision: TULSA-ORIGINAL TOWN Legal: PRT BLK 104 & 105 & VAC MAIN ST BEG SWC LT 4 BLK 105 TH E140 N300 W263 S104 E38.50 S196 E84.50 POB BLK 104 & 105 Section: 01 Township: 19 Range: 12	Upper Upscale	444	\$140.22	\$681,721.60
Marriott Tulsa Hotel Southern Hills 1902 East 71st Street Tulsa, OK 74136	Subdivision: KENSINGTON Legal: PRT BLK 6 BEG 15E NWC TH E292.55 S8 E309.39 S249.25 SW282.73 W519.05 CRV LF 456.63 NE21.46 POB LESS COMM NWC BLK 6 CRV RT 391.78 TO POB TH SE4.91 SW10 NW4.73 CRV LF 10 POB Section: 07 Township: 18 Range: 13	Upper Upscale	379	\$140.22	\$581,920.01

<sup>1</sup>2023 STR® Class (by permission).

<sup>2</sup>Total Available Rooms

<sup>3</sup>2023 STR® ADR by Class.

<sup>4</sup>Assumes 100% occupancy. Actual Assessment is 3.0% of gross receipts.

H03

**EXHIBIT A**  
**Tulsa Tourism Improvement District No. 1**  
**Assessment Roll [Estimated] July 2024**

<sup>1</sup> Hotel	Legal Description of Property	Hotel Class <sup>1</sup>	Total Rooms <sup>2</sup>	End of Year 2023 ADR for Class <sup>3</sup>	Estimated Max Assessment <sup>4</sup>
OYO Hotel 5000 E Skelly Drive Tulsa, OK 74135	Subdivision: STAIGER ADDN Legal: PRT NW NE BEG 692.40S & 384.64NE NWC E/2 NW NE TH NE310 SE202.86 S319.79 SW101.11 NW44S POB SEC 27 19 13 2.586ACS Section: 27 Township: 19 Range: 13	Economy	180	\$56.21	\$110,789.91
Residence Inn by Marriott Tulsa Downtown 202 W 5th St Tulsa, OK 74103	Subdivision: TULSA-ORIGINAL TOWN Legal: LTS 1-3 & LT 6 & VAC ALLEY THEREIN BLK 151 Section: 01 Township: 19 Range: 12	Upscale	117	\$120.50	\$154,378.58
Renaissance Tulsa Hotel & Convention Center 6808 S 107th East Avenue Tulsa, OK 74133	Subdivision: Tulsa Commons, THE PRT RSB PRT L1 B1 THE BEDFORD Legal: LT 1 BLK 1 Section: 06 Township: 18 Range: 14	Upper Upscale	300	\$140.22	\$460,622.70
SKY HOTEL 1010 N Garrett Rd Tulsa, OK 74116	Subdivision: WINEGARDNER-HAMMONS OPERATIONS COMM CTR ADDN Legal: PRT LT 1 BEG 132.74W NEC LT 1 TH S169.50 E132.74 S160.54 W175 S155.90 SW466.73 NW39 SW16 NW28 NE16 NW430.17 NE526.22 POB BLK 1 Section: 31 Township: 20 Range: 14	Economy	158	\$56.21	\$97,248.92
Trade Winds Central Inn 3141 East Skelly Drive Tulsa, OK 74105	Subdivision: TRADE WINDS ADDN RES L4-6 & PRT L14-16&17 B2 VILLA GROVE Legal: LT 4 BLK 1 Section: 29 Township: 19 Range: 13	Economy	165	\$56.21	\$101,557.42

<sup>1</sup>2023 STR® Class (by permission).

<sup>2</sup>Total Available Rooms

<sup>3</sup>2023 STR® ADR by Class.

<sup>4</sup>Assumes 100% occupancy. Actual Assessment is 3.0% of gross receipts.

**EXHIBIT A**  
Tulsa Tourism Improvement District No. 1  
Assessment Roll [Estimated] July 2024

<b>Hotel</b>	<b>Legal Description of Property</b>	<b>Hotel Class<sup>1</sup></b>	<b>Total Rooms<sup>2</sup></b>	<b>End of Year 2023 ADR for Class<sup>3</sup></b>	<b>Estimated Max Assessment<sup>4</sup></b>
Woodspring Suites Tulsa 3415 South Sheridan Road Tulsa, OK 74145	Subdivision: UNPLATTED Legal: BEG 1218N & 75E SWC NW TH E280 S308.93 W 189.43 S8 W19.65 SWLY CRV LF 29.29 SW63.16 N376.29 POB LESS BEG 121.8N & 75E SWC NW TH E117.67 S207.14 W117.67 N207.14 POB SEC 23 19 13 1.430ACS Section: 23 Township: 19 Range: 13	Economy	121	\$56.21	\$74,475.44
Woodspring Suites Broken Arrow 11000 E 45th St South Tulsa, OK 74146	Subdivision: VALUE PLACE REPLAT LT 1 BLK 2 TOWN CENTRE II & PRT LT 1 BLK 2 TOWNE CENTRE Legal: LOT 1 BLOCK 1 Section: 30 Township: 19 Range: 14	Economy	122	\$56.21	\$75,090.94

<sup>1</sup>2023 STR® Class (by permission).

<sup>2</sup>Total Available Rooms

<sup>3</sup>2023 STR® ADR by Class.

<sup>4</sup>Assumes 100% occupancy. Actual Assessment is 3.0% of gross receipts.