

Resolution

Version 2.5 released on 6/29/23

Use for all types of Resolutions



CITY COUNCIL USE ONLY

Date Received: _____

Committee Date: _____

1st Agenda Date: _____

Tracking #: _____

Committee: _____

Hearing Date: _____

2nd Agenda Date: _____

CITY CLERK USE ONLY

☐ Scanned

Date: 04.09.2025

☐ Posted

Item # 2504.00910

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

Primary Details

Board Approval

Other Board Name

City Council Approval

☐ Yes ☐ NoDepartment
FinanceContact Name
Binu AbrahamEmail
BAbraham@cityoftulsa.orgPhone
918-596-9550Resolution Type
Improvement District

Owner-Grantor

Amount Case Number

TMAPC Number

Council District

Description (Subject)
TSID Resolution and Notice of Public Hearing

Bid/Project Number

Section Township

Range

Addition

Lot Block

Address

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstTitle5413102.6001-4043122-541102-\$30,000.01)

Approvals

Department: CB C Baoguel
 Legal: Luca Grayson
 Board: _____
 Mayor: _____
 Other: _____

Date: 4-1-25
 Date: 4-4-25
 Date: _____
 Date: APR 6 3 2025
 Date: _____

Policy Statement

Background Information

The attached Resolution and Notice directs the filing of the assessment roll declaring an emergency and sets the public hearing date for the Tulsa Stadium Improvement District property owners with increases to their 2025 TSID Assessments. The hearing allows the property owners an opportunity to object to the increased assessment amount. The proposed increase to the assessment amount includes increases based on square footage changes and also a Consumer Price index of 2.9 % to the services portion of the assessment. Requesting a public hearing date of June 4th, 2025

Provide background information on the requested action.

Summation of the Requested Action

Summarize the pertinent details of the requested action.

Emergency Clause?

☒ Yes

☐ No

Reason for Emergency Clause

To comply with the statutory notice requirement for the Public Hearing

Explain why you are requesting that the City Council approve the action with an 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

(Published in the Tulsa World on the 31 day of _____, 2025
and on the 1 day of _____, 2025.)

RESOLUTION NO. _____

RESOLUTION DIRECTING THE FILING OF THE ANNUAL ASSESSMENT ROLL FOR THE TULSA STADIUM IMPROVEMENT DISTRICT NO. 1 AND NOTICE OF PUBLIC HEARING ON INCREASED ASSESSMENTS AGAINST CERTAIN PARCELS OF REAL PROPERTY WITHIN THE TULSA STADIUM IMPROVEMENT DISTRICT NO. 1 AND DECLARING AN EMERGENCY

WHEREAS, the Tulsa City Council on the 10th day of July, 2008 approved, by Resolution #7571, the creation of the Tulsa Stadium Improvement District No. 1 (the "District"), pursuant to the Improvement District Act, Title 11, Oklahoma Statutes, Section 39-101 et seq., (the "Act") said District to consist of all tracts and parcels of real property lying within Planning District No. 1 of the Comprehensive Plan of the City of Tulsa more generally described as all real property within an area commonly know as the Inner Dispersal Loop in the City of Tulsa; and

WHEREAS, Resolution #7571 set forth the formula, based on square footage of land and buildings, for calculating the assessment payable by the owner of each lot, tract or parcel of land within the District; and

WHEREAS, Resolution # 7571 further provided for the assessment rate for the services component of the assessment (\$0.022 per square foot of land and building) ("Services Component") to be adjusted annually for inflation based on the annual increase in the Consumer Price Index ("CPI"), capped at 4% annually; and

WHEREAS, the Tulsa City Council on the 4th day of June, 2009, following a public hearing, adopted Ordinance #22064 which determined the assessment roll for the District with increases to the assessment approved by Ordinance #22297 for the period July 1, 2010 through June 30, 2011, Ordinance #22475 for the period July 1, 2011 through June 30, 2012, Ordinance #22700 for the period July 1, 2012 through June 30, 2013, Ordinance 22870 for the period July 1, 2013 through June 30, 2014, Ordinance #23113 for the period July 1, 2014 through June 30, 2015 ; Ordinance #23296 for the period July 1, 2015 through June 30, 2016; Ordinance #23486 for the period July 1, 2016 through June 30, 2017; Ordinance #23696 for period July 1, 2017 through June 30, 2018; Ordinance #23930 for period July 1, 2018 through June 30, 2019; Ordinance #24142 for period July 1, 2019 through June 30, 2020; Ordinance #24422 for period July 1, 2020 through June 30, 2021; Ordinance #24648 for period July 1, 2021 through June 30, 2022; Ordinance #24841 for period July 1, 2022 through June 30, 2023; a Ordinance #25056 for period July 1, 2023 through June 30, 2024; and Ordinance #25332 for period July 1, 2024 through June 30, 2025;;

WHEREAS, the annual assessment roll for the District the period beginning July 1, 2025 and ending June 30, 2026 has been prepared and should be filed with the City Clerk as required by the Act; and

2844-25

WHEREAS, the annual assessment roll for the District includes changes in exemption status, decreased and increased square footage of land and/or buildings for certain parcels of real property within the District which results in decreases or increases of assessments against such parcels of real property, and 2.9% CPI increase on the Services Component of the assessment; and

WHEREAS, the Act provides that if the amount of any assessment shall be increased, the Tulsa City Council shall hold a public hearing, after giving notice to the owners of the parcels of land on which the amount of assessment is to be increased, at which hearing such owners may object to the amount of the assessment.

NOW, THEREFORE, IT IS HEREBY RESOLVED AND YOU ARE HEREBY NOTIFIED AS FOLLOWS:

Section 1. The annual assessment roll for the District for the period beginning July 1, 2025 and ending June 30, 2026 shall be filed with the City Clerk so that it is available for any interested party to ascertain a description of the property to be assessed and the amount of the assessment against each tract or parcel of land.

Section 2. **NOTICE: A PUBLIC HEARING WILL BE CONVENED BY THE TULSA CITY COUNCIL IN THE COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL, 175 E. 2ND STREET, TULSA, OKLAHOMA, AT 5:00 P.M. ON THE 4TH DAY OF JUNE, 2025.** The purpose of the hearing is to determine if the assessments shall be increased against certain parcels of real property within the District based on changes in exemption status and increases in square footage of land and/or building; and to determine the amount of the increase in the assessment for the Services Component resulting from the CPI adjustment.

Section 3. **NOTICE:** Any interested party may ascertain a description of the property to be assessed and the amount of the assessment against each tract or parcel of land prior to said public hearing in the office of the City Clerk, City Hall, 175 E. 2nd Street, Tulsa, Oklahoma.

Section 4. **NOTICE:** At the Public Hearing, the City Council shall hear objections of the owners of the parcels of land on which the amount of the assessment shall be increased.

Section 5. That it is necessary for this Resolution and Notice of Public Hearing to be effective immediately to comply with the statutory notice requirement for the Public Hearing and that an emergency is hereby declared to exist for the preservation of the public peace, health, and safety. By reason whereof, this Resolution shall take immediate effect upon its adoption and approval.

ADOPTED by the Council this ____ day of _____, 2025.

Chairman of the Council

ADOPTED as an emergency measure _____, 2025.

Date

Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, 2025, at _____.
Date *Time*

Monroe Nichols IV, Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa _____, 2025 at _____.
Date *Time*

Monroe Nichols IV, Mayor

ATTEST:

APPROVED:

City Clerk

City Attorney 