

## **ADMIRAL PLACE COMMUNITY DEVELOPMENT PROJECT PLAN ELIGIBILITY REPORT**

### **I. DESCRIPTION OF PROJECT**

The Admiral Place Community Development Project Plan is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, et seq., and is referred to here as the “Project Plan.” The project is being undertaken by the City of Tulsa, Oklahoma (“City”) in order to develop approximately 50 acres located in the eastern part of the City, achieve the City’s development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base. At the heart of this project is the development of a regional retail outlet shopping center of approximately 350,000 square feet and public infrastructure improvements necessary to such development, including a regional detention facility. A key component of the Project Plan is the encouragement of a private development that improve the quality of life for the residents of Tulsa. The Project Plan is a critical element in fostering public-private partnerships to create the type of community development that the City seeks but can achieve only by means of the financing tools available under the Oklahoma Local Development Act. The project will be financed from a combination of public and private sources, including apportionment of tax increments from Increment District No. 7, City of Tulsa, established in connection with the project and according to the Project Plan and the Local Development Act.

### **II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICT**

The Project Area is the area in which project activities will take place. The Increment District is designated Increment District No. 7, City of Tulsa, and is the area from which the increment is generated. The Project Area and Increment District are generally located southeast of the intersection of I-44 and Admiral Place. The Project Area and Increment District boundaries are depicted on Exhibit A. The legal descriptions of the Project Area and Increment District are provided in Exhibit B and Exhibit C, respectively.

In accordance with the legislative guideline found in 62 O.S. §852(2), areas where investment, development, and economic growth would occur anyway have been excluded from the Increment District.

### **III. STATUTORY REQUIREMENTS**

In order to establish a tax increment district, the Local Development Act requires the City adopt an ordinance that contains a finding that the proposed Project Area or Increment District meet one of the following criteria:

- (1) Is a reinvestment area.
- (2) Is a historic preservation area.
- (3) Is an enterprise area, or
- (4) Is a combination of the areas specified in divisions (1), (2) and (3) of this subparagraph.

62 O.S. §856(B)(4)(a).

The Local Development Act defines “enterprise area” as any area within a designated state or federal enterprise zone. 62 O.S. §853(5). The Local Development Act further defines “enterprise zone” as an enterprise zone designated by the Department of Commerce pursuant to the requirement in 62 O.S. §690.3 that the Department annually designate those counties meeting the appropriate criteria.

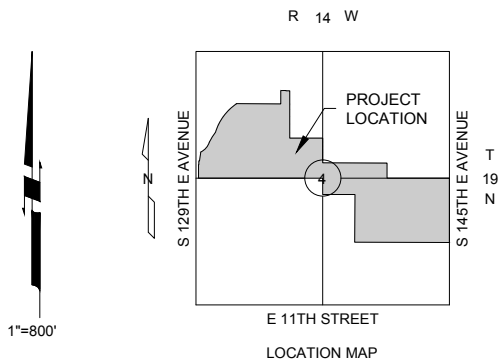
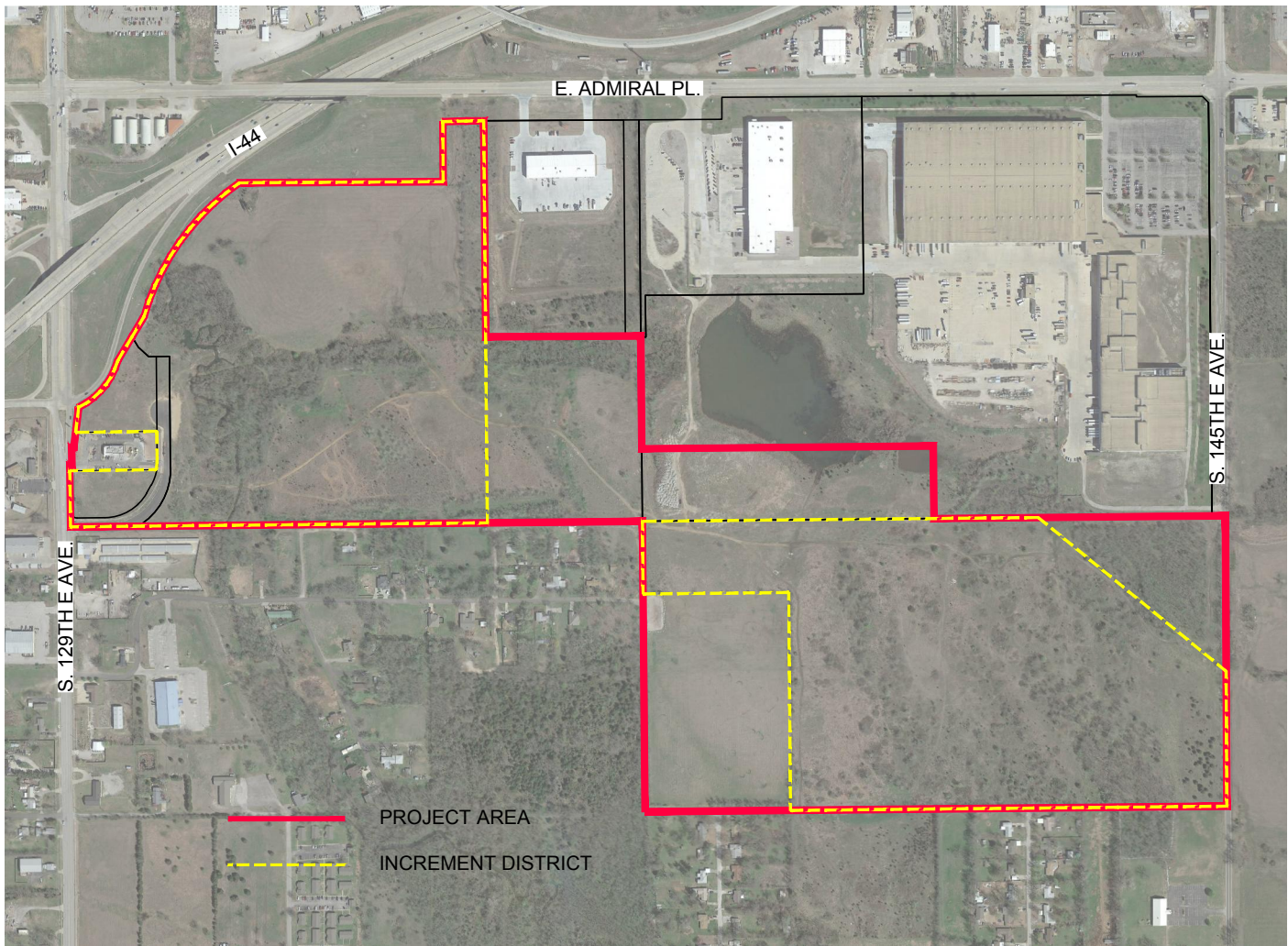
The Project Area and Increment District lie within Tulsa County. Parts of Tulsa County are within designated enterprise zones. Designations in partial counties are made by census tract. The Project Area and Increment District lie within census tract number 73.11. The Department of Commerce has designated census tract number 73.11 as an enterprise zone census tract, as depicted on the attached Exhibit D. Therefore, the Project Area and Increment District lie within a designated enterprise zone.

Both the Project Area and the Increment District are located within an enterprise area. Therefore, the Project Area and Increment District are eligible for the establishment of a tax increment district.

#### **IV. CONCLUSION**

The Project Area and Increment District meet the Local Development Act's requirement that they are eligible for the creation of an increment district.

# EXHIBIT A: PROJECT AREA & INCREMENT DISTRICT



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Date: 11-04-15  
Scale: 1"=800'

**EXHIBIT**  
TULSA, TULSA COUNTY, OKLAHOMA



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Oklahoma City, OK 73104  
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Certificate of Authorization #1484 Exp. Date: 06-30-2017  
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## **EXHIBIT B**

### **LEGAL DESCRIPTION**

#### **Project Area**

November 4, 2015

A tract of land being a part of the Southeast Quarter (SE/4), Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section Four (4) Township Nineteen (19) North, Range Fourteen (14) West of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of the Southeast Quarter (SE/4) of said Section Four (4), said point being the POINT OF BEGINNING;

THENCE South, along and with the East line of the Southeast Quarter (SE/4) of said Section Four (4) to the Southeast (SE) Corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section Four (4);

THENCE West, along and with the South line of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section Four (4) to the Southwest (SW) Corner of the North Half (N/2) of the Southeast Quarter (SE/4) of said Section Four (4);

THENCE North, along and with the West line of the Southeast Quarter (SE/4) of said Section Four (4) to the Northwest (NW) Corner of the Southeast Quarter (SE/4) of said Section Four (4)

THENCE West, along and with the South line of the Northwest Quarter (NW/4) of said Section Four (4) to the Southwest (SW) Corner of the recorded plat COOLEY CREEK CENTER I;

THENCE Northerly along and with the West line of the recorded plat COOLEY CREEK CENTER I to a point on the South right-of-way line of Interstate 44;

THENCE Northeasterly and Easterly along and with the South right-of-way line of Interstate 44 to the Northwest (NW) Corner of the recorded plat INLAND TRUCK PARTS;

THENCE South along and with the West line of the recorded plat INLAND TRUCK PARTS to the Southwest (SW) Corner of the recorded plat INLAND TRUCK PARTS;

THENCE East along and with the extended South line of the recorded plat INLAND TRUCK PARTS to a point on the East line of the Northwest Quarter (NW/4) of said Section Four (4);

THENCE South along and with the East line of the Northwest Quarter (NW/4) of said Section Four (4) to a point 330' North of the Southeast (SE) Corner of the Northwest Quarter (NW/4) of said Section Four (4);

THENCE East, parallel to and 330 feet North of the South line of the Northeast Quarter

(NE/4) of said Section Four (4) to a point on the East line of the West Half (W/2) of the Northeast Quarter (NE/4) of said Section Four (4);

THENCE South, along and with the East line of the West Half (W/2) of the Northeast Quarter (NE/4) of said Section Four (4) to the Southeast (SE) Corner of the West Half (W/2) of the Northeast Quarter (NE/4) of said Section Four (4);

THENCE East, along and with the South line of the Northeast Quarter (NE/4) of said Section Four (4) to the POINT OF BEGINNING.

## **EXHIBIT C**

### **LEGAL DESCRIPTION**

Increment District

November 4, 2015

A tract of land being a part of the Northwest Quarter (NW/4) of Section Four (4) Township Nineteen (19) North, Range Fourteen (14) West of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of said Northwest Quarter (NW/4);

THENCE East, along and with the South line of said Northwest Quarter (NW/4) to the Southwest (SW) Corner of the recorded plat COOLEY CREEK CENTER I, said point being the POINT OF BEGINNING;

THENCE North, along and with the West line of the recorded plat COOLEY CREEK CENTER I to the Southwest (SW) Corner of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I;

THENCE East, along and with the South line of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I to the Southeast (SE) Corner of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I;

THENCE North along and with the East line of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I to the Northeast (NE) Corner of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I;

THENCE West along and with the North line of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I to the Northwest (NW) Corner of Lot Two (2) Block One (1) as shown on the recorded plat COOLEY CREEK CENTER I, said point lying on the South right-of-way line of Interstate 44;

THENCE Northeasterly and Easterly, along and with the South right-of-way line of Interstate 44 to the Northwest (NW) Corner of the recorded plat INLAND TRUCK PARTS;

THENCE South, along and with the West line extended of the recorded plat INLAND TRUCK PARTS to a point on the South line of said Northwest Quarter (NW/4);

THENCE West, along and with the South line of said Northwest Quarter (NW/4) to the POINT OF BEGINNING..

### **AND**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Four (4) Township Nineteen (19) North, Range Fourteen (14) West of the Indian Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast (SE) Corner of the North Half (N/2) of said Southeast Quarter (SE/4), said point being the POINT OF BEGINNING;

THENCE West, along and with the South line of the North Half (N/2) of said Southeast Quarter (SE/4), to the Southwest (SW) Corner of the East Half (E/2) of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4);

THENCE North, along and with the West line of the East Half (E/2) of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4) to the Southeast (SE) corner of the North Half (N/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4);

THENCE West, along and with the South Line of the North Half (N/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4), to the Southwest (SW) Corner of the North Half (N/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of said Southeast Quarter (SE/4);

THENCE North along and with the West line of said Southeast Quarter (SE/4), to the Northwest (NW) Corner of said Southeast Quarter (SE/4);

THENCE East, along and with the North line of said Southeast Quarter (SE/4), to a point 850 feet West of the Northeast (NE) Corner of said Southeast Quarter (SE/4);

THENCE Southeasterly to a point on the East line of said Southeast Quarter (SE/4), said point being 613 feet North of the Southeast (SE) Corner of the North Half (N/2) of said Southeast Quarter (SE/4);

THENCE South along and with the East line of said Southeast Quarter (SE/4) a distance of 613 feet to the POINT OF BEGINNING.

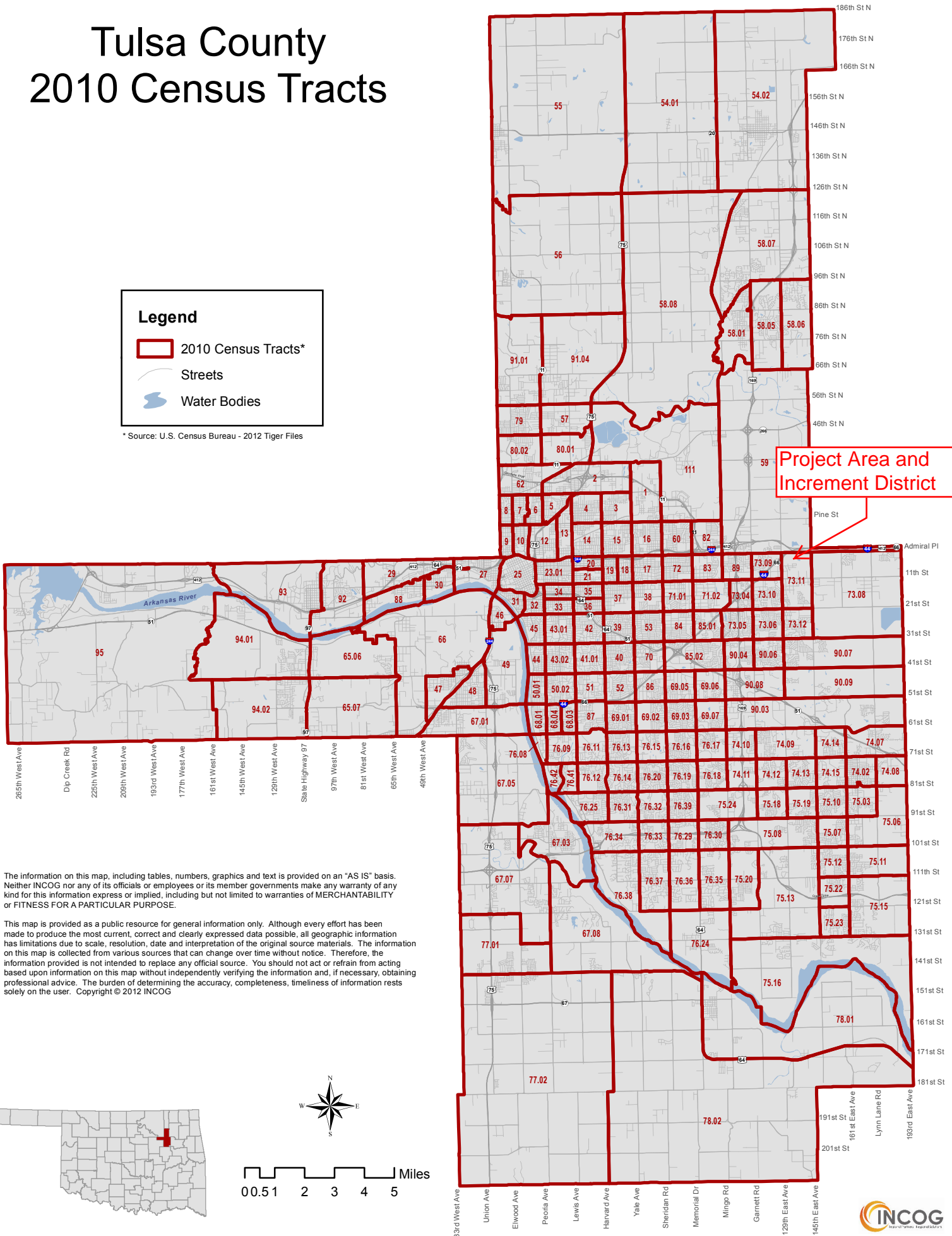


# Tulsa County 2010 Census Tracts

## Legend

- 2010 Census Tracts\*
- Streets
- ~ Water Bodies

\* Source: U.S. Census Bureau - 2012 Tiger Files



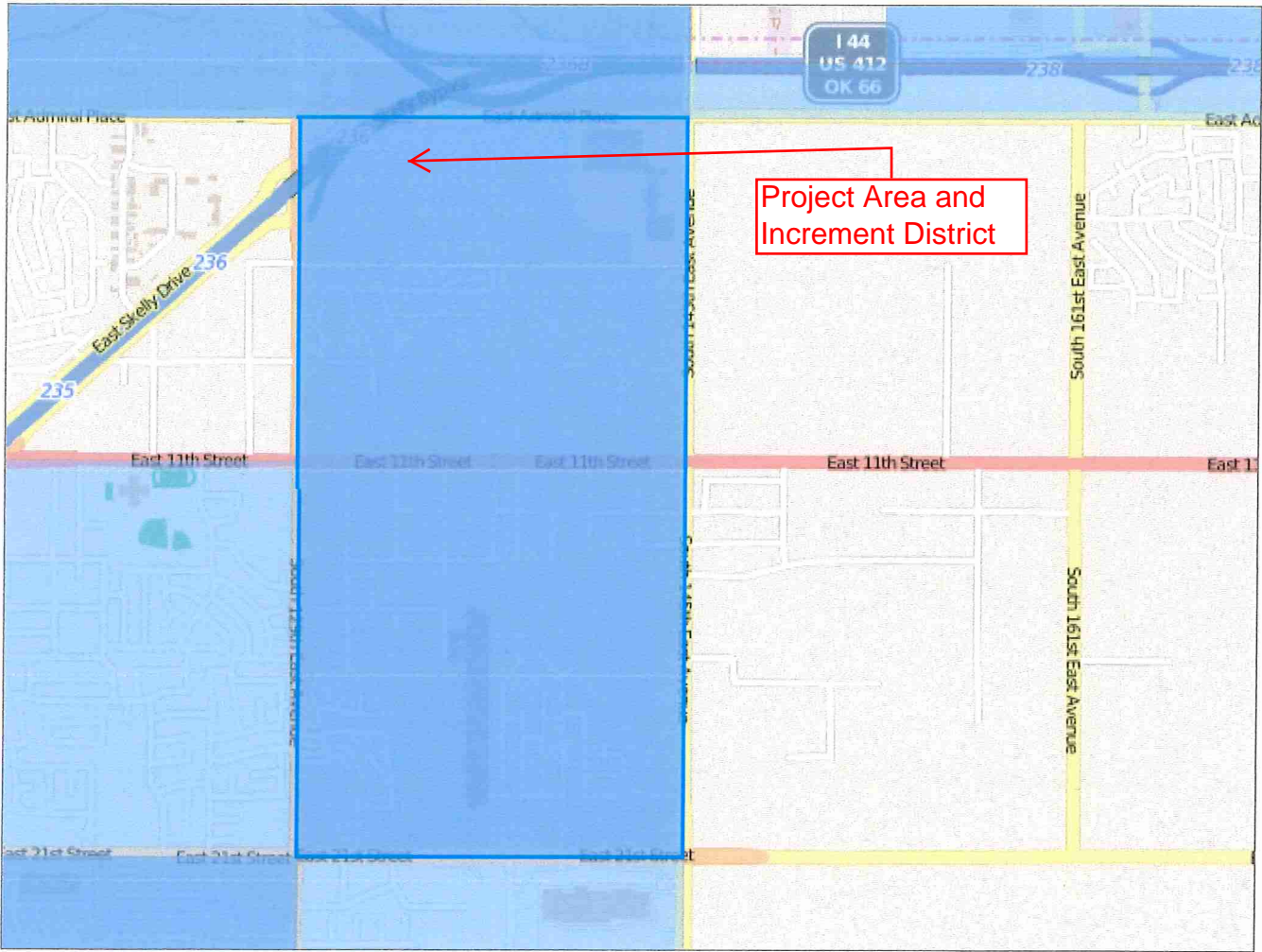
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**Incentives - EZ**

Enterprise Zones effective July 1, 2015 through June 30, 2016. Please contact Lesli Walsh at [Lesli\\_walsh@OKCommerce.gov](mailto:Lesli_walsh@OKCommerce.gov) 405.815.5120 for additional information.



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