

NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE PROPOSED 36th STREET NORTH & MLK PROJECT PLAN AND SUPPORTING INCREMENT DISTRICT, CITY OF TULSA

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* ("Act"), notice is hereby given to all interested persons that the City Council of the City of Tulsa will hold two public hearings regarding the proposed 36th Street North and MLK Project Plan, and supporting Increment District, City of Tulsa ("Project Plan"). The first public hearing will be held at 5:00 p.m. on the 9th day of June, 2021, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan and Increment District. The public hearing will be held in the Council Meeting Room, City Hall at One Technology Center, 175 East 2nd Street, Tulsa Oklahoma.

The second public hearing will be held at 5:00 p.m. on the 23rd day of June, 2021, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Increment District. The public hearing will also be held in the Council Meeting Room, City Hall at One Technology Center, 175 East 2nd Street, Tulsa Oklahoma.

The Project Plan is a project plan as defined under the Act. The project is being undertaken by the City of Tulsa ("City") in order to provide an economic structure and funding mechanism authorized by the Act to generate private investment throughout the Project Area. Public investments are planned for: development financing assistance and support for public education, including a revenue sharing formula to support Tulsa Public Schools. Funding for the public investments is expected to be generated by the implementation of the Increment District. No new or increased taxes are involved.

A draft of the proposed Project Plan, which includes an analysis of potential positive or negative impacts which may result from the adoption of a project plan, may be reviewed by any person interested in the Office of the City Clerk, City Hall at One Technology Center, 175 East 2nd Street, Tulsa Oklahoma, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: <https://www.cityoftulsa.org/economic-development/opportunities-and-incentives/tax-increment-districts/>.

The Project Area and Increment District are centered along E 36th Street North and Martin Luther King Jr Boulevard, generally the parcel on the southwest corner of the intersection, the parcel on the southeast corner of the intersection, and a parcel of land southwest of the intersection of E 36th Street North and North Garrison Avenue.

Project Area and Increment District A Legal Description

Tract 1

The Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) and the West Half of the Northeast Quarter of the Northeast Quarter (W/2 NE/4 NE/4) and the North 495 feet of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) LESS Beginning at the Northeast Corner of the Northeast Quarter (NE/4); South 1153.05 feet; West 50 feet; North 217.5 feet; West 50 feet; North 400 feet; East 50 feet; North 460.55 feet; Northwesterly to a point 50 feet South and 200 feet West of the Northeast Corner; West 400 feet; North 50 feet; East 600 feet to the POINT OF BEGINNING;

And:

LESS BEGINNING 50 feet West and 194 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter; West 135 feet; North 56 feet; East 135 feet; South 56 feet to the Point of Beginning in Section Twenty-three (23), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

And LESS AND EXCEPT:

A strip, piece or parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) in Section Twenty-three (23), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, said parcel being described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4); thence S 88°42'35" W along the North line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) distance of 1319.70 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4); thence S 01°07'40" E along the West line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) a distance of 33.00 feet to a point on the present right-of-way of 36th Street North being the Point of Beginning; Thence N 88°42'35" E along the said present right-of-way a distance of 719.79 feet; thence S 01°17'25" E a distance of 17.00 feet; thence S 74°40'51" W a distance of 206.26 feet; thence S 88°42'35" W a distance of 419.88 feet; thence S 01°07'40" E a distance of 100.00 feet; thence S 46°07'40" E a distance of 133.52 feet; thence S 68°46'54" E a distance of 277.29 feet to the Beginning of a tangent curve to the right, said curve having a central angle of 15°49'10" and a radius of 956.28 feet, for an arc distance of 264.03 feet; thence N 88°50'01" E a distance of 541.83 feet to a point on the present right-of-way of Cincinnati Avenue; thence S 01°09'59" E along said Cincinnati Avenue present right-of-way a distance of 400.00 feet; thence N 88°50'01" E along said Cincinnati Avenue present right-of-way a distance of 50.00 feet; thence S 01°09'59" E along said Cincinnati Avenue present right-of-way a distance of 132.20 feet; Thence S 88°46'17" W a distance of 135.00 feet; thence S 01°09'59" E a distance of 56.00 feet; thence N 88°46'17" E 135.00 feet to a point being on said Cincinnati Avenue present right-of-way; thence S 01°09'59" E along said Cincinnati Avenue present right-of-way a distance of 29.30 feet; thence S 88°46'17" W a distance of 610.24 feet; thence S 01°08'49" E a distance of 164.60 feet to a point on the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4); thence S 88°46'49" W a distance of 660.29 feet to the Southwest corner of said Northeast Quarter of Northeast Quarter (NE/4 NE/4); thence N 01°07'40" W a distance of 1283.01 feet to the Point of Beginning.

And LESS AND EXCEPT a strip of land 10.00 feet wide, being more particularly described by metes and bounds as follows, to-wit: Commencing at the Northeast corner of said Section 23; thence S88°42'35" W along the North line of said Section 23 a distance of 600 feet; thence S1 0°17'25" E a distance of 50.00 feet to a point on the Southerly right-of-way line of East 36th Street North said point being the Point of Beginning; thence N88°42'35"E along the said right-of-way line a distance of 400.00 feet; thence S81°49'07" E a distance of 60.76 feet; thence S88°42'35" W a distance of 499.97 feet; thence N74°40'51" E a distance of 41.25 feet to the Point of Beginning.

ALSO DESCRIBED AS:

A tract of land located in the NE/4 of the NE/4 Section 23, T-20-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows: Commencing at the northeast corner of Section 23, T-20-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof; Thence S 88°42'35" W along the north line of the NE/4 of Section 23 a distance of 50.00 feet; Thence S 01°09'59" E and parallel with the east line of the NE/4 of Section 23 a distance of 75.00 feet to a point at the intersection of the right-of-way of 36th Street North and Martin Luther King Jr. Boulevard as described in the "Dedication Deed" recorded in Book 4102, Page 734 of the Tulsa County Clerk's office, same being the "Point of Beginning";

Thence S 01°09'59" E and parallel with the east line of the NE/4 of Section 23 and along the west right of-way of Martin Luther King Jr. Boulevard a distance of 460.37 feet, as described in said "Dedication Deed"; Thence S 88°50'01" W along a line described in said "Dedication Deed" and the "Report of Commissioners" recorded in Book 5535, Page 434 of the Tulsa County

Clerk's office a distance of 591.84 feet; Thence along a non-tangent curve to the left with a central angle of 15°49'10", a radius of 956.28 feet, an arc length of 264.03 feet, a chord bearing of N 60°52'19" W and a chord length of 263.19 feet as described in said "Report of Commissioners"; Thence N 68°46'54" W a distance of 277.29 feet as described in said "Report of Commissioners"; Thence N 46°07'40" W a distance of 133.52 feet as described in said "Report of Commissioners"; Thence N 01°07'40" W and parallel with the west line of the NE/4 of the NE/4 of Section 23 a distance of 100.00 feet to a point on the south right-of-way of 36th Street North as described in said "Report of Commissioners"; Thence N 88°42'35" E along the south right-of-way of 36th Street North and parallel with the north line of the NE/4 of Section 23 a distance of 419.88 feet as described in said "Report of Commissioners"; Thence N 74°40'51" E along the south right-of-way of 36th Street North a distance of 165.01 feet as described in said "Report of Commissioners"; Thence N 88°42'35" E along the south right-of-way of 36th Street North and parallel with the north line of the NE/4 of Section 23, a distance of 499.96 feet as described in the "Permanent Right-of-Way Description Parcel 4.0" recorded as Document #2005125039 in the Tulsa County Clerk's Office; Thence S 81°49'04" E along the south right-of-way of 36th Street North a distance of 91.14 feet as described in said "Dedication Deed" to the "Point of Beginning".

Tract 2

Lots One (1), Two (2), Three (3), and Four (4), CARL'S COMMERCIAL CENTER, a re-subdivision of Lots Three (3) thru Six (6), inclusive, of Lots Two (2) thru Six (6), Block One (1), CARL'S GREEN VALLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, and a subdivision of the North Half of the Northwest Quarter of the Northwest Quarter (N/2 NW/4 NW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Twelve (12) East in Tulsa County, State of Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the following tracts in said Lot Four (4), CARL'S COMMERCIAL CENTER:

Beginning at the Southwest Corner of said Lot 4, Thence East along the South line thereof a distance of 50 feet to a point; Thence North and parallel to the West line of said Lot 4 a distance of 395.99 feet to a point on a curve, said point lying on the line of said Lot 4; Thence in a Southwesterly direction along a curve to the left having a radius of 474.00 feet and a central angle of 15°28'36" for a distance of 128.04 feet to a point; Thence South along the West line of Lot 4 for a distance of 278.98 feet to the Point of Beginning;

AND LESS Beginning at a point on the North line of said Lot 4, 50 feet South of the North line of Section 24, Township 20 North, Range 12 East, 500 feet East of the Northwest corner of said Section; Thence South 25 feet to a point; Thence West and parallel to the North line of said Lot 4 a distance of 189.47 feet to a point on a curve on the West Line of said Lot 4; Thence in a Northeasterly direction along a curve to the right, having a radius of 474.00 feet and a central angle of 08°54'36" for a distance of 73.72 feet to a point; Thence East along the North line of said Lot 4 a distance of 120.15 feet to the Point of Beginning;

AND LESS Beginning at the most Northwesterly corner of said Lot Four (4), CARL'S COMMERCIAL CENTER, Thence S 01°10'35" E a distance of 108.48 feet to a point; Thence Northeasterly along a curve to the right, said curve having a radius of 574 feet, for a distance of 154.07 feet to a point; Thence S 88°40'18" W for a distance of 108.48 feet to the Point of Beginning;

AND LESS Beginning at a point on the Easterly line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 24, Township 20 North, Range 12 East of the Indian Base and Meridian, Tulsa County, said point also being a Northeasterly corner of Lot 4, Block 1, CARL'S COMMERCIAL CENTER, Thence S 00°04'23" W along the Easterly line of Lot 4 a distance of 479.19 feet to a point which is the Southeasterly corner of said Lot 4; Thence S 89°55'31" W along the Southerly line of Lot 4 a distance of 973.73 feet; Thence N 55°26'26" E a distance of 846.15 feet to a point which is an interior corner of Lot 4; Thence S 89°54'53" E along a Northerly line of Lot 4 a distance of 277.50 feet to the Point of Beginning.

Tract 3

A tract of land in the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW/4 NE/4 NW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northeast corner of said Ten (10) acre tract; Thence South 250 feet; Thence West and parallel to the North line of said tract 380 feet to a point; Thence North and parallel to the East line of said tract 250 feet to a point; Thence East 380 feet to the POINT OF BEGINNING.

36th Street North and MLK Project Plan

