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ORDINANCE NO. 24046

AN ORDINANCE APPROVING AND ADOPTING THE 11TH AND LEWIS CORRIDOR PROJECT PLAN, PURSUANT TO THE OKLAHOMA LOCAL DEVELOPMENT ACT; IDENTIFYING AND ESTABLISHING TWO NEW INCREMENT DISTRICTS TEMPORARILY IDENTIFIED IN THE PROJECT PLAN AS INCREMENT DISTRICTS A AND B; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICTS BOUNDARIES; NAMING INCREMENT DISTRICT A AS INCREMENT DISTRICT NUMBER FOURTEEN, CITY OF TULSA, AND ESTABLISHING THE DATE FOR THE CREATION THEREOF; DEFERRING THE NAMING AND THE DATES FOR THE CREATION OF INCREMENT DISTRICT B; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF TULSA AND THE TULSA INDUSTRIAL AUTHORITY AS THE ENTITIES TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; ESTABLISHING A TAX APPORTIONMENT FUND; DECLARING APPORTIONED FUNDS TO BE SPECIAL FUNDS OF THE TULSA INDUSTRIAL AUTHORITY; AUTHORIZING THE USE OF INCREMENT REVENUES FOR THE PAYMENT OF CERTAIN PROJECT COSTS; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS, AND FINDINGS OF THE REVIEW COMMITTEE AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION; DIRECTING CONTINUING APPORTIONMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Tulsa, Oklahoma ("City") has prepared the 11th and Lewis Corridor Project Plan ("Project Plan"), in accordance with the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* ("Act"); and

WHEREAS, the purpose of the Project Plan is to provide a funding mechanism for a substantial portion of the local public investment required to fund identified public infrastructure and enhanced public improvements for a key intersection along historic Route 66 ("Project"); and

WHEREAS, the Project Plan supports both the City's efforts to achieve its development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base, thereby making possible investment that would be difficult without the adoption of the Project Plan and the apportionment of incremental tax revenues; and

WHEREAS, the 11th and Lewis Corridor Project Plan Review Committee ("Review Committee"), comprised of a representative of the City, a representative of Tulsa County, a representative of the Tulsa Metropolitan Area Planning Commission ("Planning Commission"),

representatives of each of the affected taxing jurisdictions (including Tulsa Public Schools, Tulsa City-County Library, Tulsa Health Department, Tulsa Community College, and Tulsa Technology Center) and three members of the public at large, one of whom represents the business community, has reviewed the Project Plan; and

WHEREAS, the Review Committee has reviewed the proposed Project Area and the proposed ad valorem and sales tax Increment Districts (temporarily identified in the Project Plan as Increment Districts A and B) (as defined in Sections 4 and 5 of this Ordinance) (collectively, "Increment Districts"), in accordance with the criteria specified in the Act and has determined that the Increment Districts are eligible for designation as increment districts and for development under the Act and that the financial impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan are positive; and

WHEREAS, the Review Committee has adopted its findings and recommends to the City Council the approval of the Project Plan, including the proposed Increment Districts; and

WHEREAS, the Planning Commission has determined that the Project Plan conforms to the Tulsa Comprehensive Plan and is desirable; and

WHEREAS, the Planning Commission has adopted a resolution recommending to the City Council the approval of the Project Plan, including the proposed Increment Districts; and

WHEREAS, a portion of the Project Area, including a portion of Increment District A and all of Increment District B, is located within an enterprise area as defined by the Act; and

WHEREAS, all of the Project Area, including the Increment Districts, is located within a reinvestment area as defined by the Act; and

WHEREAS, the projected investment and development are difficult, but possible, within the proposed Project Area and Increment Districts if the Project Plan is adopted and implemented; and

WHEREAS, tax increment financing is a necessary component in generating economic development in the proposed Project Area and Increment Districts; and

WHEREAS, the apportioned increment revenues derived from the Increment Districts shall be used to finance eligible project costs contained in Section VIII of the Project Plan; and

WHEREAS, the establishment of the proposed Increment Districts will work in conjunction with existing programs and other locally implemented economic development efforts in order to encourage economic development in the proposed Project Area; and

WHEREAS, the Project is expected to generate substantial new investment within the Increment Districts and to stimulate additional indirect economic benefits outside of the Increment Districts which would not occur without the Project; and

WHEREAS, the Project Plan provides tools which will supplement and not supplant or replace normal public functions and services; and

WHEREAS, the boundaries of the proposed Increment Districts do not dissect any similar area nor create an unfair competitive advantage; and

WHEREAS, maximum effort has been made to allow full public knowledge and participation in the application of the Act in the review and approval of the Project Plan; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the Project Plan, as prescribed by the Act, the Oklahoma Open Meetings Act, 25 O.S. § 301, *et seq.*, and other applicable law; and

WHEREAS, pursuant to said notice, all persons present were given an opportunity to be heard for and against the Project Plan; and

WHEREAS, the City has the right, pursuant to the Act, to make minor amendments to the Project Plan; and

WHEREAS, the City and the Tulsa Industrial Authority are authorized and designated to carry out certain provisions of the Project Plan, pursuant to the Act; and

WHEREAS, the Act authorizes the City to defer determination of the designation and date of creation of an increment district under Section 856 and the commencement of its period of apportionment under Section 861, provided that the determination is not more than ten (10) years after the date of approval of the project plan; and

WHEREAS, the City finds that it is in the best interest of the overall success of the Project to defer the date of creation, designation, and official naming of one of the two Increment Districts until a later date, which date must be determined within ten (10) years of the date of the approval of the Project Plan; and

WHEREAS, the City deems it appropriate and desirable and in the best interest of the City and its citizens to adopt and approve the Project Plan, including the establishment of the Increment Districts.

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

SECTION 1. In order to develop the eligible Project Area, the City elects to utilize Article 10, Section 6C of the Constitution of the State of Oklahoma and the Act, which authorize the use of local taxes for specific public investments, assistance in development financing, and as a revenue source for other public entities in the area, and which provide for the direction of apportionment of local taxes to plan, finance, and carry out development of unproductive, undeveloped, underdeveloped, or blighted areas as determined by the governing body of a city, town or county.

SECTION 2. The Project Plan is hereby adopted and approved, as recommended by the Tulsa Metropolitan Area Planning Commission and the Review Committee. As used herein "Project Plan" shall mean the document dated November 28, 2018, and comprised of one cover sheet, eight pages of text, seven exhibits labeled Exhibits A, B, C, D, E, F, and G, and titled "11th and Lewis Corridor Project Plan."

SECTION 3. The membership of the Review Committee and all actions taken and all recommendations and findings made in connection with the Project Plan by the Review Committee and the Planning Commission are hereby ratified and confirmed.

SECTION 4. For identification purposes and until such time that the City officially names and designates each of the Increment Districts created under this Ordinance, and as set forth in the Project Plan, the Increment Districts shall be identified as Increment District A and Increment District B, as shown on Exhibit C and described on Exhibit D and Exhibit E, respectively, of the Project Plan.

SECTION 5. For identification purposes, the name of Increment District A, as set forth in the Project Plan, which is an ad valorem and sales tax increment district, shall be Increment District Number Fourteen, City of Tulsa ("Increment District No. 14").

SECTION 6. Increment District No. 14 is hereby created as of December 15, 2018.

SECTION 7. The date of creation, official designation, and naming of the Increment District temporarily identified as Increment District B, and, accordingly, the commencement of the respective period of apportionment, is hereby deferred until such time as determined by the City, provided that such date of creation shall be within ten (10) years of the effective date of this Ordinance.

SECTION 8. The boundaries of the Project Area of the Project Plan are shown on Exhibit A of the Project Plan, and described on Exhibit B of the Project Plan, and are hereby designated and adopted as follows:

Project Area Legal Description

Beginning at the NW corner of Lot 50, Block 4, Eastland Addition, thence easterly along the northern boundary of Lots 50 and 1, Block 4 for 320 feet to the NE corner of Lot 1, Block 4, Eastland Addition. Thence southerly along the eastern boundary of said Lot 1, Block 4 for 12 feet to a point. Thence easterly for 64 feet to the NW corner of Lot 24, Block 1, Schlump Addition. Thence easterly along the northern boundary of Lots 24 and 1, of said Block 1 to the NE corner of Lot 1, Block 1, Schlump Addition. Thence easterly for 25 feet to a point on the centerline of N Lewis Pl. Thence south easterly along the centerline of N Lewis Pl for 650 feet to the NE corner of Lot 7, Block 4, East Highland Addition Resub B1. Thence southerly along the eastern boundaries of Lots 7 and 18, of said Block 4 to the SE corner of Lot 18, Block 4, East Highland Addition Resub B1. Thence southerly for 60 feet to the NE corner of Lot 7, Block 5, East Highland Addition Resub B1. Thence continuing easterly along the northern boundary of Lots 6 through 1, of said

Block 5, to the NE corner of Lot 1, Block 5, East Highland Addition Resub B1 also known as the western right-of-way of S Atlanta Ave. Thence southerly along the western right-of-way of S Atlanta Ave for 4,005 feet to the NE corner of Lot 6, Block 4, Highlands Addition. Thence easterly 50 feet to the NW corner of Lot 1, Block 5, Highlands Addition. Thence easterly along the northern boundary of Lots 1 through 6, Block 5, for 611 feet to the NE corner of Lot 6, Block 5, Highlands Addition. Thence 50 feet to the NW corner of Lot 1, Block 12, Highlands Addition. Thence easterly along the northern boundary of Lots 1 through 6, of said Block 12, for 611 feet to the NE corner of Lot 6, Block 12, Highlands Addition. Thence easterly for 50 feet to the NW corner of Bama Addition, a Resub of Part of Block 13 Highlands Addition. Thence northerly for 60 feet to the northern right-of-way of E 10th St S and the SW corner of Lot 1, Block 1, University of Tulsa Blocks 1, 2 and 3 Addition. Thence easterly along the southern boundary of Lot 1, Block 1, University of Tulsa Blocks 1, 2 and 3 Addition for 611 feet to the SE corner of Lot 1, Block 1, University of Tulsa Blocks 1, 2 and 3 Addition. Thence northerly along the eastern boundary of Lot 1, Block 1, University of Tulsa Blocks 1, 2 and 3 Addition for 300 feet. Thence easterly 55 feet to the NW corner of Lot 1, Block 25, College Addition. Thence easterly along the northern boundary of Lots 1 through 10, Block 25, College Addition for 500 feet to the NE corner of Lot 10, Block 25, College Addition. Thence southerly along the eastern boundary of Lots 10 and 11, of said Block 25 and Lots 10 and 11, Block 26, College Addition for 662 feet to the SE corner of Lot 11, Block 26, College Addition. Thence westerly for 21 feet to a point on the southern boundary of Lot 11, Block 26, College Addition. Thence southerly for 61 feet to a point on the southern right-of-way for E 11th St S. Thence southerly along the western right-of-way of S Evanston Ave and the eastern boundary of Block 2, Signal Addition, for 610 feet to the SE corner of Lot 12, Block 2, Signal Addition. Thence along the southern boundary of Lots 12 and 13, Block 2 Signal Addition for 226 feet to the SW corner of Lot 13, Block 2, Signal Addition. Thence 50 feet to the SE corner of Lot 12, Block 3, Signal Addition. Thence along the southern boundary of Lots 12 and 13, Block 3, Signal Addition for 225 feet to the SW corner of Block 3, Signal Addition. Thence N 92°64'31" W for 8 feet to a point on the northern right-of-way for E 12th St S. Thence along the northern right-of-way of E 12th St S for 661 feet. Thence northerly along the eastern right-of-way of S Columbia Ave for 296 feet. Thence westerly for 60 feet to the SE corner of Lot 6, Block 2, Max Campbell Addition. Thence along the southern boundary of Lots 6 and Lots 21 of said Block 2 for 276 feet to the SW corner of Lot 21, Block 2, Max Campbell Addition. Thence westerly for 40 feet to a point on the eastern boundary of Lot 3, Block 3, Max Campbell Addition. Thence southerly for 30 feet to the SE corner of Lot 3, Block 3, Max Campbell Addition. Thence westerly along the southern boundary of Lots 3 and 16, Block 3, Max Campbell Addition for 278 feet to the SW corner of Lot 16, Block 3, Max Campbell Addition. Thence northerly for 9 feet along the western boundary of Lot 16, Block 3, Max Campbell Addition. Thence westerly for 50 feet to the NE corner of Lot 5, Block 4, Amended Tulsa Square Addition. Thence westerly along the northern boundary of Blocks 4 and 3 of Amended Tulsa Square Addition to the NW corner of Lot 15, Block 3, Amended Tulsa Square Addition. Thence westerly 50 feet to a point on the eastern boundary of Lot 7, Block 1, Boswell's Addition,

also being 23 feet south of the NE corner of Lot 7, Block 1, Boswell's Addition. Thence north along the eastern boundary of Lot 7, of said Block 1 for 23 feet to the NE corner of Lot 7, Block 1, Boswell's Addition. Thence westerly along the northern boundary of Lots 7 and 18, Block 1, Boswell's Addition for 276 feet to the NW corner of Lot 18, Block 1, Boswell's Addition. Thence southerly along the western boundary of Block 1, Boswell's Addition for 300 feet to the SW corner of Lot 13, Block 1, Boswell's Addition. Thence continuing in a southerly direction for 50 feet to the NW corner of Lot 24, Block 2, Boswell's Addition. Thence southerly along the western boundary of Block 2, Boswell's Addition for 500 feet to the SW corner of Lot 14, Block 2, Boswell's Addition. Thence southerly for 7 feet to a point on Lot 13, Block 2, Boswell's Addition. Thence southerly for 274 feet to a point on the western boundary of the railroad right-of-way. Thence continuing in a south easterly direction along the western right-of-way of the railroad for 816 feet. Thence westerly 248 feet to a point on the northern boundary of Lot 1, Block 1 Albertson's 2253 Addition. Thence S 63°20'40" E for 111.79 feet; thence S 51°17'53" E for 81.88 feet; thence S 0°05'30" W for 38.80 feet, thence N 90°00'00" W for 64.00 feet; thence S 0°06'30" W for 320.30 feet to the SE corner of Lot 1, Block 1, Albertson's 2253 Addition. Thence westerly for 16 feet to a point on the southern boundary of Lot 1, Block 1, Albertson's 2253 Addition. Thence southerly for 33 feet to a point on the northern boundary of Lot 1, Block 1, McDonnell's Subdivision L1-5 Glen Acres. Thence southerly along the eastern boundary of Lot 1, Block 1, McDonnell's Subdivision L1-5 Glen Acres for 252 feet to the SE corner of Lot 5, Block 1, McDonnell's Subdivision L1-5 Glen Acres. Thence westerly along the southern boundary of Lots 5 and 20, Block 1, McDonnell's Subdivision L1-5 Glen Acres for 282 feet to the SW corner of Lot 20, Block 1, McDonnell's Subdivision L1-5 Glen Acres. Thence westerly for 52 feet to a point on the eastern boundary of Lot 7, Block 2, McDonnell's Subdivision L1-5 Glen Acres. Thence southerly along the eastern boundary of Block 2, McDonnell's Subdivision L1-5 Glen Acres, for 350 feet to the SE corner of Lot 14, Block 2, McDonnell's Subdivision L1-5 Glen Acres. Thence westerly along the southern boundary of Lots 14 and 15, Block 2, McDonnell's Subdivision L1-5 Glen Acres for 273 feet to the SW corner of Lot 15, Block 2, McDonnell's Subdivision L1-5 Glen Acres. Thence westerly for 56 feet to a point on the eastern boundary of Lot 12, Block 1, Hopping's Addition, also being 11 feet north of the NE corner of Lot 13, Block 1, Hopping's Addition. Thence southerly along the eastern boundary of said Block 1 for 11 feet to the NE corner of Lot 13, Block 1, Hopping's Addition. Thence westerly along the northern boundary of Lots 13 and 22, Block 1, Hopping's Addition for 290 feet to the NW corner of Lot 22, Block 1, Hopping's Addition. Thence northerly along the western boundary of Lots 22 through 28, Block 1, Hopping's Addition for 300 feet to the NW corner of Lot 28, Block 1, Hopping's Addition. Thence westerly for 50 feet to the NE corner of Lot 7, Block 2, Hopping's Addition. Thence westerly along the northern boundary of Lot 7, of said Block 2 for 145 feet to the NW corner of Lot 7, Block 2, Hopping's Addition. Thence northerly along the western boundary of Lot 6, of said Block 2 for 9 feet to a point on the eastern boundary of Lot 1, Block 1, Seven Acres Place. Thence N 95°57'36" W for 207 feet. Thence northerly along the western boundary of Lot 1, Block 1, Seven Acres Place for 297 feet to the NW corner of Lot 1, Block 1, Seven

Acres Place. Thence northerly for 60 feet to a point on the northern right-of-way of E 15th St S. Thence north westerly for 151 feet. Thence easterly for 154 feet to a point on the western boundary of Terrace Dr right-of-way. Thence easterly for 80 feet to a point on the western boundary Lot 6, Block 1, Terrace Drive Addition Resub L8 B4. Thence northerly for 6 feet to a point on the eastern boundary of Terrace Dr right-of-way. Thence northerly and north easterly along the eastern right-of-way of Terrace Dr and along the western boundary of Block 4, Terrace Drive Addition and Blocks 11 and 10, Terrace Drive Addition Resub B6 & L1-3 B4 for 1,193 feet to the NE corner of Lot 6, Block 10, Terrace Drive Addition Resub B6 & L1-3 B4. Thence northerly for 70 feet to the SW corner of Lot 27, Block 3, Terrace Drive Addition Amended Sub B2-3&7. Thence easterly along the southern boundary of said Lot 27 for 50 feet to the SE corner of Lot 27, Block 3, Terrace Drive Addition Amended Sub B2-3&7. Thence northerly along the western boundary of Lots 27 and 5, of said Block 3 and the eastern boundary of Lots 22 and 1, Block 2, Terrace Drive Addition Amended Sub B2-3&7 for 596 feet to the NE corner of Lot 1, Block 2, Terrace Drive Addition Amended Sub B2-3&7. Thence northerly for 80 feet to a point on the southern boundary of Block 1, M E Bailey Subdivision B1 Terrace Drive Addition, also being 14.77 feet from the SW corner of Lot 17, Block 1, M E Bailey Subdivision B1 Terrace Drive Addition. Thence easterly along the southern boundary of Lot 17, of said Block 1, for 50 feet to the NE corner of Lot 17, Block 1, M E Bailey Subdivision B1 Terrace Drive Addition. Thence N 32°63'41" W for 123.23 feet. Thence N 32°40'00" W for 29.65 feet. Thence N 32°43'18" W for 159.14 feet to a point on the boundary of Block 1, M E Bailey Subdivision B1 Terrace Drive Addition. Thence S 89°11'45" W for 120.51 feet. Thence S 89°14'02" W for 99.04 feet. Thence S 89°14'01" W for 30.63 feet to a point on the western boundary of said Block 1, also being 35 feet north of the NW corner of Lot 8, Block 1, M E Bailey Subdivision B1 Terrace Drive Addition. Thence south 35 feet to the NW corner of Lot 8, Block 1, M E Bailey Subdivision B1 Terrace Drive Addition. Thence westerly 50 feet to the NE corner of Lot 19, Block 1, Bell Addition. Thence westerly along the northern boundary of Lots 19 and 10, of said Block 1 and Lots 19 and 10, Block 2, Bell Addition, for 588 feet to a point on the eastern boundary of Lot 24, Block 3, Ridgedale Terrace 2nd Addition. Thence southerly along the eastern boundary of said Lot 24 for 5 feet to the NE corner of Lot 23, Block 3, Ridgedale Terrace 2nd Addition. Thence westerly along the northern boundary of Lots 23 and 12, Block 3 and Lots 23 and 12 Block 2 and Lot 9 Block 1, Ridgedale Terrace 2nd Addition for 654 feet to the NW corner of Lot 9, Block 1, Ridgedale Terrace 2nd Addition. Thence southerly along the western boundary of Lots 9 and 10, of said Block 1 for 50 feet to the NE corner of Lot 16, Block 1, Perryman Heights Addition. Thence westerly along the northern boundary of said Lot 16, Block 1 for 144 feet to the NW corner of Lot 16, Block 1, Perryman Heights Addition. Thence southerly along the western boundary of Lots 16, 15 and 14, of said Block 1 for 231 feet to the SW corner of Lot 14, Block 1, Perryman Heights Addition. Thence westerly along the northern right-of-way of E 12th St S for 184 feet to the eastern boundary of Perryman Heights 2nd Addition. Thence westerly along the southern boundary of Perryman Heights 2nd Addition for 328 feet to the SW corner of Perryman Heights 2nd Addition and part of the centerline right-of-way of S Utica Ave. Thence

southerly for 25 feet to a point on the centerline of S Utica Ave right-of-way. Thence westerly for 25 feet to the SE corner of Lot 10, Block 1, McNulty Addition. Thence westerly along the southern boundary of Blocks 1 and 2, McNulty Addition and Blocks 2 and 3, Forest Park Addition Re-Amended for 1,079 feet to the SW corner of Lot 27, Block 3, Forest Park Addition Re-Amended. Thence northerly along the western boundary of Block 3 Forest Park Addition Re-Amended for 250 feet to the NW corner of Lot 17, Block 3, Forest Park Addition Re-Amended. Thence westerly for 53 feet to the NE corner of Lot 9, Block 4, Forest Park Addition Re-Amended. Thence westerly along the northern boundary of said Lot 9 for 140 feet to the NW corner of Lot 9, Block 4, Forest Park Addition Re-Amended. Thence north-westerly for 32 feet to the NE corner of Lot 17, Block 1, Orchard Addition. Thence westerly along the northern boundary of Lot 17, Block 1, and Lots 17 and 36, Block 2, and Lots 17 and 36, Block 3, Orchard Addition for 870 feet to the NE corner of Lot 17, Block 4, Orchard Addition. Thence southerly along the eastern boundaries of Lots 17 through 23, of said Block 4 for 175 feet to the NE corner of Lot 24, Block 4, Orchard Addition. Thence westerly along the northern boundary of Lots 24 and 29, of said Block 4 for 266 feet to the NW corner of Lot 29, Block 4, Orchard Addition. Thence westerly for 75 feet to a point on the eastern boundary of Lot 8, Block 4, Ridgewood Addition of Tracy Park Addition, also being 18 feet south of the NE corner of said Lot 8. Thence northerly for 18 feet to the NE corner of Lot 8, Block 4, Ridgewood Addition of Tracy Park Addition. Thence westerly along the northern boundary of Lots 8 and 10, of said Block 4 for 300 feet to the NW corner of Lot 10, Block 4, Ridgewood Addition of Tracy Park Addition. Thence northerly along the western boundary of said Block 4 for 300 feet to the NW corner of Lot 15, Block 4, Ridgewood Addition of Tracy Park Addition. Thence westerly for 60 feet to the SE corner of Lot 1, Block 3, Ridgewood Addition of Tracy Park Addition. Thence westerly along the northern boundary of Lots 2 and 15, Block 3 and Lots 2 and 15, Block 2 for 609 feet to the NW corner of Lot 15, Block 2, Ridgewood Addition of Tracy Park Addition. Thence S 89°05'49" W for 59.89 feet to a point on the eastern boundary of Lot 5, Block 1, Ridgewood Addition of Tracy Park Addition. Thence N 0°37'12" W along the western right-of-way boundary of S Norfolk Ave for 270 feet to the NE corner of Lot 1, Block 1, Ridgewood Addition of Tracy Park Addition. Thence S 88°52'18" W for 199.47 feet. Thence N 06°07'15" W for 30.24 feet to a point on the centerline of E 11th St right-of-way. Thence S 88°48'36" W for 24.53 feet. Thence S 88°48'38" W for 32.60 feet. Thence S 89°02'40" W for 3.65 feet. Thence N 1°00'44" W for 28 feet. Thence N 0°52'20" W for 629.39 feet to a point on the southern boundary of Oaklawn Addition. Thence westerly along the southern boundary of Oaklawn Addition for 1,316 feet to the centerline of S Peoria Ave. Thence N 1°15'47" W along the centerline of S Peoria Ave for 13 feet. Thence N 89°11'50" E for 30 feet to the NW corner of Lot 13, Block 3, East Lynn Addition. Thence easterly along the northern boundary of Lots 13 and 4, Block 3, East Lynn Addition for 277 feet to the NE corner of Lot 4, Block 3, East Lynn Addition. Thence southerly along the eastern boundary of Block 3 for 295 feet to the NE corner of Lot 1, Block 10, East Lynn Addition. Thence easterly along the southern right-of-way of E 10th St and the northern boundary of Lots 14 and 1, Block 9, Lots 14 and 1, Block 8 and Lot 1, Block 7, East Lynn Addition for 867 feet to the NE

corner of Lot 1, Block 7, East Lynn Addition. Thence easterly for 17 feet to the NW corner of Lot 1, Block 12, Park Dale Amended. Thence continuing easterly along the southern boundary of E 10th St S right-of-way and the northern boundary of Blocks 12, 11 and 10, Park Dale Amended for 850 feet to the NE corner of Lot 1, Block 10, Park Dale Amended. Thence N 89°13'55" E for 60.05 feet. Thence N 1°28'37" W for 9.9 feet. Thence easterly along the southern boundary of Lots 17 through 20, Block 8, Park Dale Amended for 100 feet to the SE corner of Lot 20, Block 8, Park Dale Amended. Thence northerly along the eastern boundary of Lots 20 and 13, Block 8 for 289 feet to the NE corner of Lot 13, Block 8, Park Dale Amended. Thence easterly along the northern boundary of Lots 13 through 1, of said Block 8 to the NE corner of Lot 1, Block 8, Park Dale Amended. Thence southerly along the eastern boundary of said Lot 1 for 55 feet to a point on the eastern boundary of Lot 1, Block 8, Park Dale Amended. Thence easterly along the southern boundary of E 8th St S right-of-way and the northern boundary of Block 1, Tulsa Recreation Center for the Physically Limited for 694 feet to the NE corner of Tulsa Recreation Center for the Physically Limited. Thence southerly along the eastern boundary of Tulsa Recreation Center for the Physically Limited for 200 feet to a point on the eastern boundary of Lot 2, Block 1, Tulsa Recreation Center for the Physically Limited. Thence easterly for 50 feet to the NW corner of Lot 8, Block 2, Clover Ridge Addition. Thence easterly along the northern boundary of Lots 8 and 17, of said Block 2 and Lot 8, Block 1, Clover Ridge Addition for 476 feet to the NE corner of Lot 8, Block 1, Clover Ridge Addition. Thence easterly for 125 feet to a point on Lot 2, Block 2, Fleetwood Industrial Addition, also being 6 feet north of the SW corner of Lot 2, Block 2, Fleetwood Industrial Addition. Thence northerly along the western boundary of Lots 2 and 1, of said Block 2 for 194 feet to the NW corner of Lot 1, Block 2, Fleetwood Industrial Addition. Thence easterly along the northern boundary of said Block 2 for 243 feet to the NE corner of Lot 12, Block 2, Fleetwood Industrial Addition. Thence N 89°13'46" E for 39.63 feet to a point on the railroad right-of-way. Thence S 32°54'20" E along the western boundary of the railroad right-of-way for 29.64 feet. Thence S 33°05'06" E for 59.09 feet. Thence S 33°05'07" E for 152.73 feet. Thence S 33°05'07" E for 46.45 feet to a point on Lot 2, Block 3, Fleetwood Industrial Addition. Thence N 89°13'47" E for 177.48 feet to the NW corner of Lot 1, Block 1, Hillcrest Park Addition. Thence N 33°05'08" W for 48 feet. Thence N 33°05'03" W for 10.79 feet. Thence N 33°05'07" W for 156.71 feet. Thence N 33°05'02" W for 5.17 feet. Thence N 33°05'08" W for 19.09 feet. Thence N 33°05'07" W for 70.48 feet to the SE corner of Lot 8, Block 8, Hillcrest Addition. Thence northerly along the eastern boundary of Blocks 8, 9 and 10, Hillcrest Addition for 1,170 feet to a point on the eastern boundary of Lot 19, Block 10, Hillcrest Addition. Thence easterly along the northern boundary of E 5th Pl S and the southern boundary of Block 11 for 392 feet to the SW corner of Lot 8, Block 3, Hillcrest Addition. Thence northerly along the eastern boundary of S Gillette Ave and the western boundary of Blocks 3, 2 and 1, Hillcrest Addition, and Blocks 1 and 2, Hillcrest Ridge for 1,366 feet to the NW corner of Lot 14, Block 2, Hillcrest Ridge. Thence easterly along the northern boundary of Lot 14, of said Block 2 for 105 feet. Thence northwesterly for 55 feet to the SW corner of Lot 2, Block 5, Hillcrest Ridge. Thence northerly along the western boundary of S Gillette Ave

right-of-way and the eastern boundary of Block 5, Hillcrest Ridge, and Blocks 8 and 1, Wakefield Addition, and Block 22 and Lots 8 through 10, Block 1, Gillette-Hall Addition for 1,306 feet to the NW corner of Lot 10, Block 1, Gillette-Hall Addition. Thence N $0^{\circ}25'32''$ W for 341.71 feet. Thence N $1^{\circ}37'17''$ W for 6.99 feet. Thence N $1^{\circ}37'12''$ W for 24.97 feet. Thence N $1^{\circ}37'15''$ W for 199.78 feet. Thence N $1^{\circ}37'12''$ W for 24.97 feet. Thence N $1^{\circ}37'15''$ W for 199.78 feet. Thence N $1^{\circ}37'13''$ W for 20.75 feet to the NW corner of Lot 50, Block 4, Eastland Addition; also being the point-of-beginning.

SECTION 9. The boundaries of Increment District No. 14 are shown on Exhibit C and described on Exhibit D of the Project Plan under the heading "Increment District A", and are hereby designated and adopted as follows:

Increment District No. 14 Legal Description

Beginning at the NW corner of Lot 1, Block 4, Highland Addition, thence easterly along the northern boundary of Lots 1 through 3 of said Block 4 for 303 feet to the NE corner of Lot 3, Block 4, Highland Addition. Thence southerly along the eastern boundary of Lot 3, Block 4, for 150 feet to the SE corner of Lot 3, Block 4, Highland Addition. Thence easterly along the southern boundary of Lots 4 and 5, of said Block 4 for 200 feet to the SE corner of Lot 5, Block 4, Highland Addition. Thence northerly along the eastern boundary of Lot 5, of said Block 4 for 150 feet to the NW corner of Lot 6, Block 4, Highland Addition. Thence easterly along the northern boundary of Lot 6, of said Block 4 for 106 feet to the NE corner of Lot 6, Block 4, Highland Addition. Thence easterly 50 feet to the NW corner of Lot 1, Block 5, Highland Addition. Thence southerly along the western boundary of Lot 1, of said Block 5 for 150 feet to the SW corner of Lot 1, Block 5, Highland Addition. Thence easterly along the southern boundary of Lots 1 through 3, of said Block 5 for 252 feet to a point on the northern boundary of Lot 10, Block 5, Highland Addition. Thence southerly along the E 50 feet of Lot 10, of said Block 5 for 150 feet to a point on the southern boundary of Lot 10, Block 5, Highland Addition, also being 50 feet from the SE corner of Lot 10, Block 5, Highland Addition. Thence westerly along the southern boundary of Lots 10 through 12, Block 5 and Lot 7, Block 4 Highland Addition for 309 feet to a point on the southern boundary of Lot 7, Block 4, Highland Addition, also being 6 feet from the SE corner of Lot 7, Block 4, Highland Addition. Thence S $1^{\circ}12'58''$ E for 53 feet to the NE corner of Lot 1, Block 1, Boswell's Addition. Thence westerly along the northern boundary of Lots 1 and 24, of said Block 1 and the southern right-of-way of E 11th St S for 328 feet to the NE corner of Lot 1, Block 4, Boswell's Addition. Thence southerly along the eastern boundary of Lots 1 through 3, of said Block 4 for 153 feet to the NE corner of Lot 4, Block 4, Boswell's Addition. Thence westerly along the northern boundary of Lot 4, Block 4 for 138 feet to the NW corner of Lot 4, Block 4, Boswell's Addition. Thence southerly along the western boundary of Lots 4 through 10 for 348 feet to the NW corner of Lot 11, Block 4, Boswell's Addition. Thence westerly along the northern boundary of Lot 14, of said Block 4 for 134 feet to the NW corner of Lot 14, Block 4, Boswell's Addition. Thence southerly

along the western boundary of Lots 14 and 13, of said Block 4, and Lots 10 and 11, Block 3 Boswell's Addition for 239 feet. Thence S 1°09'36" E for 87.76 feet. Thence N 32°14'53" W for 124.84 feet. Thence N 32°14'54" W for 370.32 feet. Thence N 32°30'31" W for 467.92 feet. Thence N 88°50'59" E for 44.53 feet. Thence N 32°19'40" W for 5.93 feet. Thence N 89°14'32" E for 457.75 feet. Thence N 6°21'40" W for 55.84 feet to the SW corner of Lot 12, Block 4, Highlands Addition. Thence northerly along the western boundary of Lots 12 and 1, Block 4, Highlands Addition for 301 feet to the NW corner of Lot 1, Block 4, Highland's Addition, also being the point of beginning.

SECTION 10. The boundaries of Increment District B are shown on Exhibit C of the Project Plan, and described on Exhibit E of the Project Plan, and are hereby designated and adopted as follows:

Increment District B Legal Description

Beginning at the NE corner of Lot 3, Block 1, Hillcrest Park Addition, thence easterly along the northern boundary of Lots 4 through 9 of said Block 1 for 435 feet to the NE corner of Lot 9, Block 1, Hillcrest Park Addition. Thence southerly along the eastern boundary of Lots 9 through 14, of said Block 1 for 357 feet to the SE corner of Lot 14, Block 1, Hillcrest Park Addition. Thence continuing along the southern boundary of Hillcrest Park Addition and the northern right-of-way of E 11th St S; S 89°13'47" W for 145.08 feet, thence N 1°16'22" W for 4.97 feet, thence S 89°13'15" W for 40.02 feet, thence S 89°13'20" W for 5 feet, thence S 1°16'29" E for 4.97 feet, thence S 89°13'45" W for 45.02 feet, thence S 89°13'47" W for 50.02 feet, thence N 1°16'29" W for 4.95 feet, thence S 89°13'14" W for 100 feet, thence S 1°16'16" E for 4.94 feet, thence S 89°13'44" W for 44.77 feet to a point on the eastern right-of-way of the railroad. Thence westerly for 177 feet to the SE corner of Lot 6, Block 3, Fleetwood Industrial Addition. Thence westerly along the southern boundary of Lots 6 and 5, of said Block 3 for 328 feet to the SW corner of Lot 5, Block 3, Fleetwood Industrial Center. Thence northerly along the western boundary of said Block 3 for 525 feet to the NW corner of Lot 1, Block 3, Fleetwood Industrial Addition. Thence S 33°05'07" E for 199 feet along the eastern boundary of said Block 3 for 199 feet to a point on Lot 2, Block 3, Fleetwood Industrial Addition. Thence N 89°13'47" E for 177 feet to the NW corner of Lot 1, Block 1, Hillcrest Park Addition. Thence continuing along the northern boundary of Lots 1 through 3, Hillcrest Park Addition for 217 feet to the NE corner of Lot 3, Block 1, Hillcrest Park Addition; also being the point of beginning.

SECTION 11. The City hereby finds and determines:

- (a) that a portion of the Project Area, including a portion of Increment District A and all of Increment District B, is located within an enterprise area as defined by the Act;
- (b) that all of the Project Area, including the Increment Districts, is located within a reinvestment area as defined by the Act;

(c) that the financial impacts of the proposed Project Plan and Project on the affected taxing jurisdictions and business activities within the Increment Districts are positive and that the economic benefits for the community as a whole offset any adverse impacts;

(d) that the improvement of the Project Area is likely to enhance the value of other real property in the area and to promote the general public interest;

(e) that the Project Plan complies with the guidelines of Section 852 of the Act, including specifically paragraphs 1 and 2;

(f) that the aggregate net assessed value of the taxable property in all increment districts within the City, as determined pursuant to the Act, does not exceed twenty-five percent (25%) of the total net assessed value of the taxable property within the City;

(g) that the aggregate net assessed value of the taxable property in all increment districts within the City, as determined pursuant to the Act, does not exceed twenty-five percent (25%) of the total net assessed value of any affected school districts located within the City;

(h) that the land within all increment districts within the City does not exceed twenty-five percent (25%) of the total land area of the City; and

(i) that the Project Plan is feasible and conforms to the Tulsa Comprehensive Plan.

SECTION 12. The following Project and Increment Districts authorizations are hereby approved:

(a) The City of Tulsa shall be the principal entity responsible for implementation and is authorized to carry out and administer the provisions of the Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Act, including the power to make minor amendments to the Project Plan in accordance with Section 858(D) of the Act;

(b) The Tulsa Industrial Authority, a public trust, shall have the authority and be designated to carry out implementation actions for the Project, including all necessary, appropriate, and supportive steps pursuant to one or more development or redevelopment agreements with one or more private developers and to provide assistance in development financing consistent with the provisions of such development and redevelopment agreements;

(c) The Tulsa Industrial Authority, a public trust, shall have the authority to carry out certain provisions of the Project Plan, including the authority to: (i) issue tax apportionment bonds or notes, or both; (ii) pledge revenues from current and future fiscal years to repayment; (iii) incur project costs pursuant to Section VIII of the Project Plan; (iv) provide funds to or reimburse the City for the payment of project costs and other costs incurred in support of the implementation of the Project; and (v) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them;

(d) The Chief of Economic Development, Kian Kamas, her successor in office, or

another designee of the Mayor of Tulsa shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in the Project Plan.

SECTION 13. The increment of ad valorem taxes from each respective Increment District in excess of ad valorem taxes generated by the base assessed value of that respective Increment District shall be apportioned and paid into an apportionment fund and may be pledged in accordance with Article X, § 6C(B) of the Oklahoma Constitution, for a period not to exceed twenty-five (25) fiscal years from each of the respective dates of creation of each of the Increment Districts, as provided by law, or the period required for payment of the project costs authorized by Section VIII of the Project Plan, whichever is less.

SECTION 14. The increment of sales taxes from Increment District No. 14 shall be apportioned and paid into an apportionment fund and may be pledged in accordance with Article X, § 6C(B) of the Oklahoma Constitution, for a period not to exceed twenty-five (25) fiscal years from December 15, 2018, as provided by law, or the period required for payment of the project costs authorized by Section VIII of the Project Plan, whichever is less. For purposes of determining the sales tax increment from Increment District No. 14, the "base sales tax amount" shall be zero. All annual undedicated sales tax revenue generated from new businesses in existence after May 31, 2018, within Increment District No. 14 and received by the City which are in excess of such base amount shall be considered the sales tax increment for Increment District No. 14 and shall be apportioned pursuant to this section.

SECTION 15. The increment of sales taxes from Increment District B shall be apportioned and paid into an apportionment fund and may be pledged in accordance with Article X, § 6C(B) of the Oklahoma Constitution, for a period not to exceed twenty-five (25) fiscal years from the date of creation of Increment District B, as provided by law, or the period required for payment of the project costs authorized by Section VIII of the Project Plan, whichever is less. For purposes of determining the sales tax increment from Increment District B, the "base sales tax amount" shall be zero. All annual undedicated sales tax revenue generated from new businesses in existence after the date of creation of Increment District B, within Increment District B and received by the City which are in excess of such base amount shall be considered the sales tax increment for Increment District B and shall be apportioned pursuant to this section.

SECTION 16. During each respective period of apportionment, the tax apportionment fund (a) shall be available to pay project costs under Section VIII of the Project Plan, (b) shall constitute special funds of the Tulsa Industrial Authority, and (c) shall not be subject to annual appropriation as a part of the general fund of the City of Tulsa.

SECTION 17. Pursuant to Section 6C of Article X of the Constitution of the State of Oklahoma and the Act, the direction of apportionment shall continue beyond the current fiscal year for the duration of the Increment Districts or the period required for the payment of project costs authorized by the Project Plan, whichever is less.

SECTION 18. The Project Plan is hereby determined to be desirable and is approved.

SECTION 19. SEVERABILITY. *If any section, subsection, sentence, clause, phrase or*

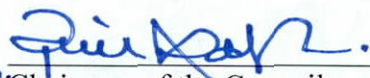
portion of this Ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this Ordinance.

SECTION 20. EMERGENCY CLAUSE. *It being immediately necessary for the preservation of the peace, health, safety, and public good of the City of Tulsa, and the citizens thereof, that the provisions of this Ordinance take effect and be put into full force and effect, an emergency is declared to exist by reason whereof this Ordinance shall take effect and be put in full force and effect from and after December 15, 2018.*

ADOPTED by the Council: NOV 28 2018
Date

Vice- 
Chairman of the Council

ADOPTED as an emergency measure: NOV 28 2018
Date

Vice- 
Chairman of the Council

OFFICE OF THE MAYOR

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

Mayor

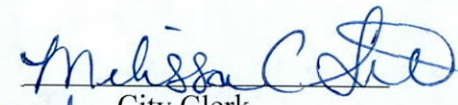
By _____
Secretary

APPROVED by the Mayor of the City of Tulsa Oklahoma: DEC 03 2018,
at _____ Date
Time


Mayor

(Seal)

ATTEST:


Deputy City Clerk



APPROVED:


City Attorney ADB

ADB