

**Approved By
City Council On
JUL 18 2018**

ORDINANCE NO.
239.61

Ordinance

Version 2.3 released on 1/17/18

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



CITY COUNCIL USE ONLY Date Received: _____ Committee Date: <u>7-11-18</u> 1st Agenda Date: <u>7-11-18</u>	Tracking #: <u>18-464-1</u> Committee: <u>UED</u> Hearing Date: _____ 2nd Agenda Date: <u>7-18-11</u>	CITY CLERK USE ONLY Date: <u>07-23-2018</u> Item #: <u>214.2</u>
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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	Contact Name	Email	Phone
Legal	Audrey Blank	ablank@cityoftulsa.org	918-596-7741
Subject (Description)	Ordinance Type		
Amending Ordinance #23832 to correct scrivener's errors in legal descriptio	Amending Previous Ordinance		
Section	Township	Range	Lot
Block	Address		BA / CT Number
Amending Ord. No.	TRO Title No.	TRO Subtitle	Property/Non-Property
23832			Property
Council District	Zoning No.	PUD No.	Planning District

Budget Funding Source(s) <p style="text-align: center;">TOTAL:</p>	APPROVED BY MAYOR CITY OF TULSA JUL 23 2018
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Approvals	
Department: <u>Quinn H. Blank</u> Legal: <u>Audrey D. Blank</u> Board: _____ Mayor: <u>[Signature]</u> Other: _____	Date: <u>6/15/18</u> Date: <u>6-15-18</u> Date: _____ Date: <u>JUN 20 2018</u> Date: _____

Policy Statement

Background Information

On December 13, 2017, the Council adopted the Downtown Area Economic Development Project Plan [the "Project Plan"] by Ordinance No. 23832, and the Mayor approved Ordinance No. 23832 on December 18, 2017 which established and identified eight tax increment districts, deferred the creating and naming of seven tax increment districts, and creating and naming Tax Increment District No. 10. Exhibit C to the Project Plan consists of five pages of legal descriptions, which descriptions are also shown on pages 4 through 11 of Ordinance No. 23832. It was subsequently discovered that there was a scrivener's error in the legal description of TIF "B", TIF "C" and TIF "H" in Exhibit C to the Project Plan and in Ordinance No. 23832.

Summation of the Requested Action

This Ordinance corrects the scrivener's error found in the legal description of TIF "B", TIF "C" and TIF "H" in Exhibit C to the Project Plan and in Ordinance No. 23832. For convenience, this Ordinance corrects the errors by providing replacement legal descriptions for TIF "B", TIF "C" and TIF "H". Adoption of this Ordinance by City Council and approval by the Mayor is requested.

Emergency Clause

The Emergency Clause is requested so that the legal descriptions will be corrected before one of the deferred tax increment districts is created and named.

Processing Information for City Clerk's Office

Post Execution Processing

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

Additional Routing and Processing Details

Please email a copy of the published ordinance to Audrey
Blank. NO PROOF SCAN of this Ordinance

(Published in the Tulsa World
July 29, 2018)

ORDINANCE NO. 23961

AN ORDINANCE AMENDING AND CORRECTING ORDINANCE NO. 23832, APPROVED BY THE TULSA CITY COUNCIL ON DECEMBER 13, 2017 AND APPROVED BY THE MAYOR ON DECEMBER 18, 2017, WHICH ADOPTED THE DOWNTOWN AREA ECONOMIC DEVELOPMENT PROJECT PLAN ("PROJECT PLAN") IN WHICH EXHIBIT C TO THE PROJECT PLAN CONTAINS SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTIONS OF TIF "B", TIF "C" AND TIF "H", WHICH SCRIVENER'S ERRORS ARE ALSO CONTAINED IN SECTION 10 OF ORDINANCE NO. 23832; CORRECTING AND CLARIFYING THE LEGAL DESCRIPTIONS OF TIF "B", TIF "C" AND TIF "H" IN EXHIBIT C TO THE PROJECT PLAN AND IN SECTION 10 OF ORDINANCE NO. 23832; REPEALING THOSE PARTS OF ORDINANCE NO. 23832 IN CONFLICT HEREWITH AND DECLARING AN EMERGENCY.

WHEREAS, following procedures prescribed by the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.*, the Tulsa City Council adopted the Downtown Area Economic Development Project Plan ("Project Plan") on December 13, 2017, by Ordinance No. 23832, and the Mayor approved Ordinance No. 23832 on December 18, 2017 which established and identified eight tax increment districts and deferred the creation and naming of seven tax increment districts, including TIF "B", TIF "C" and TIF "H"; and

WHEREAS, Exhibit C to the Project Plan contains scrivener's errors in the legal descriptions of TIF "B", TIF "C" AND TIF "H" and Section 10 of Ordinance No. 23832 contains scrivener's errors in the legal descriptions of Increment District "B", Increment District "C" and Increment District "H"; and

WHEREAS, Exhibit C to the Project Plan and Section 10 of Ordinance No. 23832 should be amended to correct and clarify the legal descriptions of TIF "B"/Increment District "B", TIF "C"/Increment District "C" and TIF "H"/Increment District "H" and

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

Section 1. That the legal description of TIF "B" in Exhibit C to the Project Plan and of Increment District "B" in Section 10 of Ordinance No. 23832 be and the same is hereby amended to read as follows:

TIF "B"
Increment District "B"
[PAC TIF District]

Beginning at the NE corner of Lot 1, Block 107, Tulsa-Original Town and continuing in a S 23°51'45" E direction for 99 feet, thence S 23°51'48" E for 35 feet, thence S 23°51'53" E for 66 feet, thence S 23°51'58" E for 100 feet to the SE corner of Lot 3, Block 107, Tulsa-Original Town. Thence S 65°43'27" W for 140 feet to the SW corner of Lot 3, Block 107, Tulsa-Original Town. Thence S 64°25'5" W for 20 feet to the SE corner of Lot 4, Block 107, Tulsa-Original Town. Thence S 64°54'48" W for 80 feet, thence S 64°54'54" W for 60 feet to the SW corner of Lot 4, Block 107, Tulsa-Original Town. Thence S 65°38'15" W for 80 feet to the SE corner of Lot 4, Block 106, Tulsa-Original Town. Thence S 65°14'3" W for 140 feet, thence S 65°14'4" W for 20 feet, thence S 65°14'7" W for 6 feet. Thence N 24°10'23" W for 300 feet, to a point on the northern boundary of Block 106, Tulsa-Original Town. Thence along the northern boundary of Block 106 in a N 65°14'35" E direction for 6 feet, thence N 65°14'32" E for 160 feet to the NE corner of Lot 1, Block 106, Tulsa-Original Town. Thence N 66°7'9" E for 80 feet to the NW corner of Lot 6, Block 107, Tulsa-Original Town. Thence N 65°39'2" E for 139 feet to the NE corner of Lot 6, Block 107. Thence N 64°25'5" E for 22 feet. Thence N 64°53'10" E for 139 feet to the NE Corner of Lot 1, Block 107, Tulsa-Original Town and the point of beginning.

Section 2. That the legal description of TIF "C" in Exhibit C to the Project Plan and of Increment District "C" in Section 10 of Ordinance No. 23832 be and the same is hereby amended to read as follows:

TIF "C"
Increment District "C"
[East End TIF District]

Starting at the SE corner of Lot 3, Block 55, Tulsa-Original Town, thence continuing north easterly along the northern boundary of the railroad Right-of-Way for approximately 1,135.57 feet to the southern edge of EB E NIDL EXPY. Thence following the southern edge of EB E NIDL EXPY in a south easterly direction for approximately 767.39 feet. Thence S 1°12'42" E for 168.75 feet to the Right-of-Way of S Lansing Avenue. Thence along the eastern boundary of S Lansing Avenue Right-of-Way for approximately 537.72 feet to the intersection of the southerly right-of-way of the M K and T railroad and the westerly right-of-way of the Cherokee Expressway. Thence southerly along the westerly right-of-way of the Cherokee Expressway to the southerly right-of-way of E 6th Street. Thence southerly to the NW corner of Lot 10, Block 12, Burnett Addition.

Thence S 88°57'4"W for 61.09 feet to the NE corner of Lot 1, Block 11, Burnett Addition. Thence westerly along the northern boundary of Lots 1 through 12, Block 11, Burnett Addition to the NW corner of Lot 12, Block 11, Burnett Addition. Thence N 2°58'59" W for 57.89 feet. Thence N 63°14'35" W 63.08 feet to the SE corner of Lot 1, Block 169, Tulsa-Original Town. Thence south westerly along the northern Right-of-Way of E 8th St S for approximately 2,733.89 feet to the SW corner of Lot 4, Block 175, Tulsa-Original Town. Thence S 65°32'45" W for 34.74 feet. Thence S 88°48'15" W for 21.21 feet. Thence S 88°48'17" W for 29.39 feet to the SE corner of Lot 3, Block 176, Tulsa-Original Town. Thence westerly along the north Right-of-Way boundary of W 8th St S for approximately 407.13 feet to the SE corner of Lot 1, Block 177, Tulsa-Original Town. Thence north westerly following the west Right-of-Way of S Denver Ave for approximately 2,899.25 feet to the SE corner of Lot 3, Block 63, Tulsa-Original Town. Thence north-easterly along the northern boundary of the railroad Right-of-Way for approximately 3,034.17 feet to the SE corner of Lot 3, Block 55, Tulsa-Original Town and the point of beginning.

Less and Except

Beginning at the NE corner of Lot 1, Block 107, Tulsa-Original Town and continuing in a S 23°51'45" E direction for 98 feet, thence S 23°51'48" E for 35 feet, thence S 23°51'53" E for 66 feet, thence S 23°51'58" E for 100 feet to the SE corner of Lot 3, Block 107, Tulsa-Original Town. Thence S 65°43'27" W for 137 feet to the SW corner of Lot 3, Block 107, Tulsa-Original Town. Thence S 64°25'5" W for 20 feet to the SE corner of Lot 4, Block 107, Tulsa-Original Town. Thence S 64°54'48" W for 80 feet, thence S 64°54'54" W for 58 feet to the SW corner of Lot 4, Block 107, Tulsa-Original Town. Thence S 65°38'15" W for 80 feet to the SE corner of Lot 4, Block 106, Tulsa-Original Town. Thence S 65°14'3" W for 139 feet, thence S 65°14'4" W for 20 feet, thence S 65°14'7" W for 6 feet. Thence N 24-10-23 W for 300 feet, to a point on the northern boundary of Block 106, Tulsa-Original Town. Thence along the northern boundary of Block 106 in a N 65°14'35" E direction for 6 feet, thence N 65°14'32" E for 161 feet to the NE corner of Lot 1, Block 106, Tulsa-Original Town. Thence N 66°7'9" E for 80 feet to the NW corner of Lot 6, Block 107, Tulsa-Original Town. Thence N 65°39'2" E for 137 feet to the NE corner of Lot 6, Block 107. Thence N 64°25'5" E for 22 feet. Thence N 64°53'10" E for 137 feet to the NE Corner of Lot 1, Block 107, Tulsa-Original Town and the point of beginning.

And Less and Except

A tract of land being a part of the Northwest Quarter (NW/4), Northeast Quarter (NE/4), Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section One (1), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base

and Meridian, City of Tulsa, Tulsa County, Oklahoma, being more particularly described as follows:

Beginning at a POINT OF BEGINNING (P.O.B.) at the intersection of the western Elgin Avenue Right-of-Way line with the northern First Street Right-of-Way line;

THENCE eastward along the northern First Street Right-of-Way line a distance of 840 feet +/- to the point of intersection of the northern First Street Right-of-Way line with the eastern Greenwood Avenue Right-of-Way line;

THENCE southward along the eastern Greenwood Avenue Right-of-Way line a distance of 460 feet +/- to the point of intersection of the eastern Greenwood Avenue Right-of-Way line with the southern Second Street Right-of-Way line;

THENCE westward along the southern Second Street Right-of-Way line a distance of 840 feet +/- to the point of intersection of the Second Street Right-of-Way with the western Elgin Avenue Right-of-Way line;

THENCE northward along the western Elgin Avenue Right-of-Way line a distance of 460 feet to the POINT OF BEGINNING.

The legal description recognizes that the Original Townsite, City of Tulsa, Tulsa County Oklahoma is a grid system that is not on the true north, and therefore eastward, southward, westward and northward is used to indicate the general direction of the designated streets right-of-way lines. Said described boundary includes the area of Increment District No. 8 and includes all street right-of-way, vacated right-of-way, and lots and blocks contained therein including Blocks 84 and 85, Original Townsite, City of Tulsa, Tulsa County, Oklahoma.

And Less and Except

Lot 4, Block 167, Tulsa-Original Town, North 50 feet of Lot 5, all of Lot 6, Block 140, Tulsa-Original Town, Lots 1 through 3, Block 140, Tulsa-Original Town, W 70 feet of Lot 8, Block 134, Tulsa-Original Town, North 80 feet of Lot 1, Block 162, Tulsa-Original Town, South 77.5 feet of Lot 4, Block 134, Tulsa-Original Town, Lot 9, Block 1, Third and Greenwood Addition, Lot 11, Block 1, Third and Greenwood Addition. South 50 feet Lot 3 & E10 feet Vacated Alley Adjacent On West And E50 S75 Lot 4 & S50 W10 Vacated Alley Adjacent On East And W90 S75 Lot 4, Block 120, Tulsa-Original Town. Lot 4 & E10 feet Vac Alley Adj On W, Block 102, Tulsa-Original Town. South 50 feet of Lot 3 and All of Lot 4, Block 148, Tulsa-Original Town. N90 E 60 & N5 S10 E60 Lot 1, Block 136, Tulsa-Original Town and S75 feet of Lot 3, Block 137, Tulsa-Original Town.

And Less and Except

Lot Five (5), Block One Hundred Thirty Six (136), ORIGINAL TOWN, NOW CITY OF TULSA, and Lots Two (2), Four (4), and Five (5), Block One (1), First Place Addition Resub, Parts of Lots (1) through Three (3), and Lots Six (6) through Seven (7), Block One Hundred Thirty Six (136) ORIGINAL TOWN, NOW CITY OF TULSA, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

Section 3. That the legal description of TIF "H" in Exhibit C to the Project Plan and of Increment District "H" in Section 10 Ordinance No. 23832 be and the same is hereby amended to read as follows:

TIF "H"
Increment District "H"
[Greenwood TIF District]

Beginning at the SE corner of Lot 3, Block 55, Tulsa-Original Town, thence northerly along the eastern boundary of Block 55 to the NE corner of Lot 1, Block 55, Tulsa-Original Town. Thence westerly along the northern boundary of Block 55 to the NE corner of Lot 1, Block 56, Tulsa-Original Town. Thence northerly along Lots 3 through 1, Block 44, Tulsa-Original Town to the NE corner of Lot 1, Block 44, Tulsa-Original Town. Thence continuing northerly along the eastern boundary of Block 25 and Block 22 for approximately 690 feet to the southern edge of EB E NIDL EXPY. Thence continuing along the southern edge of EB E NIDL EXPY in an easterly direction for approximately 2059 feet to the SE corner of Lot 4, Block 52, Tulsa-Original Town. Thence westerly along the southern boundary of Blocks 52, 53 and 54. Tulsa-Original Town to the SE corner of Lot 3, Block 55, Tulsa-Original Town and the point of beginning;

Less and Except:

Lots 1 through 3, Block 54, Tulsa-Original Town and Lot 4 & vacated alley ADJ ON E, Block 54, Tulsa-Original Town.

Section 4. 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 5. That all portions of Ordinance No. 23832 in conflict with this Ordinance be repealed.

Section 6. That an emergency is hereby declared to exist for the preservation of the public peace, health, and safety, by reason whereof this Ordinance shall take effect immediately upon its adoption and approval.

ADOPTED by the Council JUL 18 2018
Date

[Signature]
Vice-Chair of the Council

ADOPTED as an emergency measure JUL 18 2018
Date

[Signature]
Vice-Chair of the Council

OFFICE OF THE MAYOR

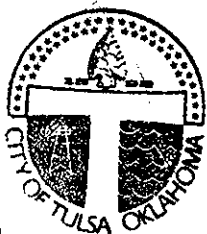
Received by the Mayor: _____, at _____
Date Time

G. T. Bynum, Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: JUL 23 2018
Date

at _____
Time



(Seal)
ATTEST:

[Signature]
Dep. City Clerk

[Signature] PRO-TEM
Mayor

APPROVED:

[Signature] 7/23/18
Deputy City Attorney ADB

FILED
CITY OF TULSA
STATE OF OKLAHOMA

2018 JUL 19 AM 10:05

MICHAEL P. KIER
CITY CLERK

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