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## NOTICE OF PUBLIC HEARINGS

### REGARDING THE ADOPTION OF A TAX INCREMENT DISTRICT: INCREMENT DISTRICT NO. 1, CITY OF OKEMAH

### OKEMAH ECONOMIC DEVELOPMENT PROJECT IN OKEMAH, OKLAHOMA

**6:00 PM MONDAY, AUGUST 12, 2024**

**6:00 PM MONDAY, AUGUST 26, 2024**

#### TO ALL INTERESTED INDIVIDUALS:

The City of Okemah, Oklahoma (the “City”) invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, August 12, 2024, at 6:00 P.M. (during the regularly scheduled meeting of the Okemah City Council), and Monday, August 26, 2024, at 6:00 P.M. (during the regularly scheduled meeting of the Okemah City Council), both hearings to be held in the Council Chambers located at Okemah City Hall, 502 West Broadway, Okemah, Oklahoma 74859.

The purpose of the first hearing shall be for information and questions, and the second hearing shall be for persons to have an opportunity to be heard concerning the proposed creation of an Increment District within the City of Okemah (referred to herein as the “Increment District”) on the following described tracts, and the Okemah Economic Development Project Plan (the “Project Plan”).

#### **Increment District No. 1**

The boundaries of the proposed Increment District contain an area generally described as certain property north and south of Interstate 40, centered on the South Woody Guthrie Street interchange (Exit 221), and east of N 3760 Road, and west of N 3790 Road.

<b>Tract</b>	<b>Parcel ID</b>	<b>Shorthand Legal Description</b>
1	0000-13-011-009-0-015-00	21.38 AC IN SW SE SE &; SW SE; 3.13 AC IN NW SE SE &; 1.63 AC IN S/2 SE SE SE &; .99 AC IN W/2 SE SW &; PT. SW SW (SEE CARD) 13-11-9 OKEMAH TWP.
2	0000-24-011-009-0-013-00	COMM AT NW/COR NW NW NE TH ON A GRID BEARING N 89 DEG.08'06"E A DIST OF 164.50' TO POB TH CONT N 89 DEG 08'06"E A DIST. OF 498.94' TO NE/COR NW NW NE TH S 01 DEG 21' 44"E ALONG EAST LINE NW NW NE A DIST 659.47' TO SE/COR NW NW NE TH S 89 DEG 08'53"W ALONG THE SOUTH LINE OF NW NW NE A DIST OF 494.72' TH N 01 DEG.28'27" W A DIST 659.37' TO POB CONT.7.48 AC. M/L 24-11-9 OKEMAH TWP.
3	0000-24-011-009-0-018-00	NE NW NE 24-11-9 OKEMAH TWP.
4	0000-24-011-009-0-019-00	W/2 NW NE NE 24-11-9 OKEMAH TWP.
5	0000-24-011-009-0-021-00	E/2 NW NE NE 24-11-9 OKEMAH TWP.
6	0000-24-011-009-0-022-00	BEG AT A PT. ON N LINE OF NE NE A DIST OF 560.51' ON AN OK. STATE PLANE GRID SYSTEM, BEARING S 89 DEGREE 08' 06"W OF NE/C NE NE; S01 DEG. 80' 19"E A DIST OF 603.17' N 55 DEG. 01' 37" W A DIST OF 15.66' S 34 DEG. 58' 23" W A DIST OF 148.21' N 01 DEG. 08' 19" W A DIST OF 714.16' N 89 DEG. 08' 06" E A DIST OF 100' TO P.O.B OKEMAH TWP. 24-11-9 1979 HILLCREST 14X56 SER.#02520476N OTC#540697226002
7	0000-24-011-009-0-029-00	BEG. AT A POINT ON THE N LINE OF NE NE A DIST OF 345' S 89 DEG.08'06"W OF NE/COR OF NE NE TH S 01 DEG.01'37"E 659.82' TH S 89 DEG.08'53"W 136.10' TH N 55 DEG. 01'37"W 96.70' TH N 01 DEG.08'19" W 603.17' TH N 89 DEG.08' 06'E 215.51' TO POB CONT. 3.204 AC. M/L 24-11 -9 OKEMAH TWP.

8	0000-17-011-010-0-002-00	COMMENCING AT THE NE/C; THENCE S01DEG05'36"E 1346.74' TO THE POB; THENCES01DEG05'36"E 1291.79'; THENCE S89DEG00'11"W 2637.33'; THENCE N01DEG10'06"W1298.59'; THENCE N74DEG10'27"E 2137.46'; THENCE N86DEG43'00"E 202.79'; THENCEN75DEG49'39"E 282.91'; THENCE S06DEG25'23"E 528.73'; THENCE S12DEG32'28"E 102.03';THENCE N88DEG54'24"E 24.75' TO THE POB 17-11-10 OKEMAH TOWNSHIP
9	0000-18-011-010-0-009-00	27.43 AC. IN S/2 SW &; 10.33 AC. IN SW SE 18-11-10 OKEMAH TWP.
10	0000-18-011-010-0-010-00	BEG. AT PT 65' E OF SW COR SEC. E 1021' N 154' E 51' N286' TO S R/W OF I-40; SW ALONG R/W 1112' TO E R/W OF HWY 27; S 185.37' TO P.O.B LESS 5.7 ACRES IN I-40 ANNEX OKEMAH TWP. 18-11-10
11	0000-18-011-010-0-017-00	COMM. AT SW COR OF LOT 3 N ALONG W LINE OF LOT 3 A DIST OF 340.8' TH E 160' FOR P.O.B. TH N 40' E 108.71' S 40' W 108.71' TO P.O.B. 18-11-10
12	0000-18-011-010-0-021-00	A TR. IN W/2 OF 18-11-10 DESC. AS COMM AT NW/COR OF SW/4 TH S00 DEG.00'00" E ALONG W LINE OF SAID SEC. 431.50' TH N 90 DEG. 00'00"E A DIST.60' TO POB SAID PT. BEING ON E R/W LINE OF HWY.27 TH N 90DEG 00'00"E A DIST OF 265.86' TH N 00 DEG.00'00"E A DIST.10' TH S 86DEG.54' 49"E A DIST.OF1106.24'TH N00 DEG.06'04"W A DIST 1040.08' TH N 89DEG.57' 52"E A DIST.70' TH S00DEG 06'04"E A DIST.OF 1040' TH N89 DEG.57'52"E A DIST 1050' TO A PT. ON E LINE OF W/2 OF SAID SEC.18 TH S00 DEG.06'04"E ALONG E LINE 70'TH S89 DEG.57' 52"W 1045.41' TH S 06 DEG 54'45"E 458.08'TH S 00DEG 04'10"E 421.56' TO A PT. ON N R/W LINE OF EXISTING INDUSTRIAL RD. TH S 89DEG 55'50"W ALONG SAID R/W 70'TH N 00DEG.
13	0000-18-011-010-0-022-00	BEG. AT A POINT ON EAST LINE OF SAID SW/4 A DIST 1137.29' S OF NE/COR OF SAID SW/4 TH S ALONG SAID E LINE A DIST. OF 191.66' TH S41 DEG.34'18"W A DIST OF 20.85'TH SW'ERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 632.96' A DIST. OF 524.22' TH S 89 DEG.01'28"W A DIST OF 1015.89' TH S 79 DEG.49' 19"W A DIST OF 125.06' TH NW'ERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 558.46' A DIST 367.67' TH NW'ERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 398.46' A DIST OF 134.54' TH N 67 DEG.09' 06"W A DIST. OF 122.61' TH N A DIST. OF 99.60' TH N79 DEG. 19'14"E A DIST. OF 107.90'TH SE'RLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 558.46 A DIST OF 246.92' TH SE'RLY ON A CURVE
14	0000-19-011-010-0-006-00	NW NE LESS 1.5 AC 19-11-10 OKEMAH TWP.
15	0000-19-011-010-0-007-00	N/2 NW LESS 10 ACRES FOR I-40 ANNEX &; LESS 7.05 ACRES 19-11-10 OKEMAH TWP BEG 40' E OF NW/C NW; THENCE S 968' TO POB; THENCE S 352' THENCE EAST 290' N 352' W 290' TO P.O.B 19-11-10 OKEMAH TWP I-40 ANNEX TRACT #2
16	0000-19-011-010-0-008-00	BEG. AT A PT 490' E OF NW/C NW NW S 504.5' E 301.72' N 504.5' W 301.72' TO P.O.B. 19-11-10 OKEMAH TWP
17	0124-13-011-009-0-002-00	BEG.215'W OF NE/C SE SE W 336.35' SW 127.3' S 120.2' W 850.33' S 218' E 140' S 149.46'NE 1124.68' N243.8' TO POB LESS THE EAST .35 AC.M/L I-40 ANNEX TRACT 8 OKEMAH CITY
18	0124-24-011-009-0-001-00	BEG AT NE/C NE NE W TO ST HWY #27 ROW LINE FOR POB S 220' W 205' N 220' E 205' TRACT # 5 I-40 ANNEX ADDITION 24-11-9
19	0124-24-011-009-0-008-00	TR. BEG. AT A PT. 25' S &; 245' W OF NE/C NE TH S 634.75' W 100' TH N 634.75' TH E 100' TO POB 24-11-9 I-40 ANNEX TRACT 3 2018 FTWD 16X80 VIN#FLE240TX1740085A TITLE#810004305051
20	0124-18-011-010-0-001-00	BEG. 65'E OF SW/COR SEC. 18 E 836' N 386' TH SW- ERLY 887.44' S 185.37' TO BEG. I-40 ANNEX TRACT LESS 3 ACRE TRACT W SIDE OF PROPERTY 1 18-11-10 OKEMAH CITY
21	0125-18-011-010-0-001-00	A TRACT OF LAND IN THE NW SW (AKA LOT 3) MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE TRUE POB LOCATED AT THE NORTH TERMINUS OF A LINE WHICH BEGINS 1128.50' N & 65' E OF THE SW/C, EXTENDING NORTH 11DEG19' WEST 25.3'; THENCE EXTENDING NORTH OF THE EAST ROW LINE OF ST HWY 27, 206.8'; THUS LOCATING THE TRUE POB; THENCE N ALONG THE ROW LINE OF HWY 27 TO A POINT 340.8' NORTH & 60' E OF THE SW/C OF LOT 3 (S/W/C NW SW); THENCE EAST 300'; THENCE SOUTH TO A POINT 300' EAST OF THE TRUE POB; THENCE WEST 300; TO THE TRUE POB 18-11-10 COLLETT ADDITION

22	0140-13-011-009-0-004-00	A 1.64 AC. TR IN PART OF SW SE 13-11-9 LANDERS TRACT
23	0140-13-011-009-0-008-00	A TR. LYING IN SW SE &; DESC. AS BEG 760' W &; 180' S OF THE NE/C OF SW SE TH S 01 DEG 01' 25" E &; PAR. TO E LINE OF SW SE A DIST OF 586' THENCE S 73 DEG 05' 31" W A DISTANCE OF 245' THENCE N 01 DEG 01'25" W &; PARALLEL TO THE EAST LINE OF SAID SW SE A DISTANCE OF 653.76' TH N 89 DEG 08' 51" E AND PAR. TO THE N LINE OF SW SE A DIST OF 235.65' TO P.O.B. 13-11-9 LANDERS TRACT
24	0140-13-011-009-0-009-00	E/2 SE SW &; A TR. BEG. AT NW/C SW SE EXTENDING E367' S180'E190'S 1140' W 557' N 1320' TO POB. LESS.49 AC.(EDWIN LANDERS LESS 1.64 AC.(P.LANDERS) &; LESS 1.03 AC.(PHILIP &; PHYLLIS) AND ANOTHER TRACT BEG AT SE/COR NE SW TH N 433' W 575.3' S 433' &; E 575.3' TO POB LESS A STRIP 13'X 179' (.05 AC. M/L) &; LESS A TR 140' X 206.50'(.66 AC M/L) &; LESS 9.65 AC. OCCUPIED BY I-40 &; LESS 3.35 AC. TR.(SW SE) COLONIAL PARK N.H. 13-11-9 LANDERS TRACT OKEMAH CITY
25	0142-18-011-010-0-001-00	SW SE LESS 29.48 AC. 18-11-10 FLANDERS TRACT
26	0142-18-011-010-0-002-00	COMM AT SW/C OF SAID SEC. 18 TH N ALONG THE W LINE OF SAID SEC. A DIST OF 1305.94' TH E A DIST OF 360' TO POB SAID POINT BEING ON THE S R/W LINE OF GLEN JOHNSON R. TH S 66 DEG 14'44" E 122.61' TH ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 398.46' A DIST OF 134.54' TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 558.64' A DIST OF 367.67' TH N 78 DEG 54' 57" E 125.06' TH N 89 55' 50"E 1015.89' TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.96' A DIST OF 524.22' TH N 42 DEG 28' 40" E 20.85' TO A PT WHERE THE S R/W LINE OF SAID GLEN JOHNSON RD. INTERSECTS THE E LINE OF SAID SW/4 TH S 00 DEG 06' 04" E ALONG SAID E LINE 452.22' TO A PT ON THE N R/W LINE OF INTERSTATE 40 TH S8
27	0142-18-011-010-0-003-00	BEG AT THE SW/COR OF THE INTERSTATE R/W EAST ALONG S BOUNDARY 242' TO POBEAST 78' TH 90 DEG TO THE NORTH 298' TH 90 DEG WEST 78' TH 90 DEG S TO POB & PLUS A R/W BEG AT THE NW/COR OF SAID .533 ACRES RUNNING 100' TO THE NW 12' WIDETO THE SW EDGE OF CIRCLE DRIVE 18-11-10 FLANDERS TRACT
28	0143-18-011-010-0-003-00	COMM. AT THE SW/COR OF SAID SEC. 18 TH N ALONG THE W LINE OF SAID SEC. A DIST OF 1218.19' TH E 1560.33' TO POB SAID PT BEING ON THE NORTH R/W LINE OF GLEN JOHNSON RD. TH N 89 DEG 55' 50" E ALONG SAID R/W A DIST OF 396.09' TH N 84 DEG 59' 57" E A DIST OF 116.32' TH NORTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 502.96' A DIST FOF 416.56' TH N 42 DEG 28' 40" E 161.68' TO A PT WHERE THE N R/W LINE OF SAID GLEN JOHNSON ROAD INTERSECTS THE EAST LINE OF SAID SW/4 TH N 00 DEG 06' 04" W ALONG SAID EAST LINE 585.42' TH S89 DEG 57' 52" W 1045.41' TH S 06 DEG 54' 45" E 458.08' TH S 00 DEG 04' 10" E 421.56' TO THE PT OF BEG CONTAINING 19.08 ACRES MORE OR LESS. 18-11-
29	0144-18-011-010-0-001-00	COMM AT NW/COR OF SW/4 TH S ALONG THE W LINE OF SW A DIST OF 481.50' TH E 268.71' TH S 10' TO POB TH S 410.48' TH W 208.71' TH S 50' TH E 208.71' TH S 40' TH E 91.29' TH S 247.99' TO A PT ON THE N R/2 LINE OF GLEN JOHNSON RD. TH N 80 DEG 13' 36" E ALONG SAID R/W 107.90' TH SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 558.46' A DIST OF 246.92' TH SOUTH- EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 398.46' A DIST OF 262.33' TH S 80 DEG 52' 01" E 125.06" TH N 89 DEG 55' 50" A DIST OF 12.13' TH LEAVING SAID R/W N 00 DEG 04' 10" W 417.42' TH N 89 DEG 55' 50" E 417.42' TH N 06 DEG 54' 45" W 458.08' TH N 87 DEG 00' 48" W 1167.75' TO THE POB.
30	0145-18-011-010-0-001-00	COMM AT THE NW/C SW/4 OF SAID SEC.18 TH N89DEG57'50"E 115' TO POB SAID PT BEING ON E R/W LINE OF STATE HWY 27 TH S00DEG00'00"E 50' TH N89DEG57'50"E 210.86' TH S00DEG00'00"E 372.46' TH S86DEG54'49"E 1106.24' TH N00DEG06'04"E 1040.08' TH S89DEG57'52"W 636.96' TH S00DEG00'00"E 557.37' TH S89DEG57'50"W 676.70' TO POB CONTAINING 19.88 AC M/L LESS 4.65 ACRES ARIZONA-OKLAHOMA TRACT
31	0145-18-011-010-0-004-00	COMM AT NW/C LOT 3; THENCE N89DEG44'24"E ALONG THE NORTH LINE 115' TO E R/W LINE OF HWY 27; THENCE SOUTH ALONG THE ROW LINE A DIST OF 50' TO THE POB; THENCE SOUTH ALONG ROW LINE 260.10'; THENCE WEST ALONG SAID ROW A DIST OF 55'; THENCE SOUTH ALONG

		SAID ROW A DIST OF 121.40'; THENCE EAST A DIST OF 265.86'; THENCE NORTH A DIST OF 382.46'; THENCE S89DEG44'24" WEST A DIST OF 210.86' TO POB 18-11-10 ARIZONA-OKLAHOMA TRACT
32	0145-18-011-010-0-005-00	COMMENCING AT THE NW/C OF LOT 3 THENCE N89DEG 57' 50" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 325.86' TO THE POB; THENCE N89DEG 57' 50" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 465.84'; THENCE S00DEG 00' 00" WEST A DISTANCE OF 447.87' THENCE N86DEG 54'49" WEST ALONG THE NORTH LINE OF EAST DATE STREET A DISTANCE OF 466.52' THENCE N00DEG 00' 00" EAST A DISTANCE OF 422.46' TO THE POB, CONSISTING OF 4.65 ACRES MOL 18-11-10
33	0000-19-011-010-0-022-00	BEG 330' EAST OF THE NW/C THENCE EAST 160' THENCE SOUTH 968' THENCE WEST 160' THENCE NORTH 968' TO THE POB 19-11-10 OKEMAH TWP
34	0124-19-011-010-0-004-00	BEG 40' EAST OF THE NW/C NW THENCE 290' EAST THENCE 968' SOUTH THENCE 290' WEST THENCE 968' NORTH TO THE POB 19-11-10 OKEMAH TWP I-40 ANNEX TRACT #2

\* The above Tracts 1-34 are subject to confirmation but are approximately representative of the Increment District No. 1 boundaries shown in the map below.

### **Project Area**

The boundaries of the Project Area associated with the Increment District contain an area comprising all of Sections 19 through 22, Township 11 North, Range 10 East, Okfuskee County, Oklahoma, and all of Sections 13 and 24, Township 11 North, Range 9 East, Okfuskee County, Oklahoma. The Project Area is bordered on the south by E 1110 Rd, on the west by N 3760 Road, on the north by Columbia Street/OK Highway 62, and on the east by N 3790 Road.

The proposed Increment District is the area within which Ad Valorem Increment Revenues, Sales Tax Increment Revenues, Hotel Tax Increment Revenues, and Leverage Act Increment Revenues (collectively, the "TIF Revenues") may be captured and utilized for the payment of Project Costs as described in the Project Plan. The proposed Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place.

A draft of the Project Plan, which includes an analysis of the project eligibility and financial impacts, may be reviewed by any person interested, in the Office of the City Clerk at the Okemah City Hall, 502 West Broadway, Okemah, Oklahoma 74859, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: [www.okemahok.gov](http://www.okemahok.gov).

The Okemah Economic Development Project Plan contemplates the creation of a tax increment district that will encourage the prospective development of an area located along Interstate 40 at the S. Woody Guthrie Street exit to enhance commercial opportunities for residents of Okemah and to attract visitors. The proposed Project Costs (as described in the Project Plan) total approximately \$9,500,000, including necessary public infrastructure and economic incentives to fully develop the area within the Increment District. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District. The City also expects to pay Organizational Costs in the amount of approximately \$100,000, interest and related financing costs, in amounts preliminarily determined to be \$11.24 million, along with annual administration costs associated with the increment district not in excess of \$10,000 per year, all to be paid from available TIF Revenues in addition to the specifically identified Project Costs. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$22.6 million within the Increment District, it is anticipated that approximately \$5.428 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$2.714 million available for the payment of Project Costs, and the balance of approximately

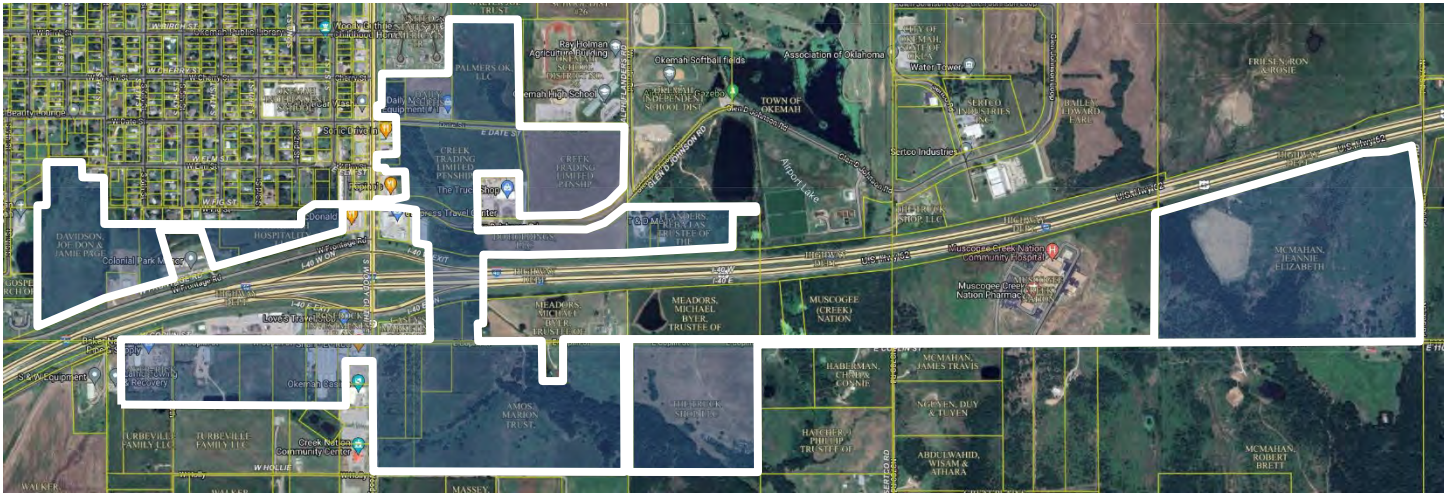
\$2.714 million apportioned to the affected taxing entities. Additionally, it is projected that approximately \$578.9 million in taxable sales will generate approximately \$20.26 million in City sales tax revenues and \$11.58 million in County sales tax revenues, with 50% of such City sales tax apportioned to the payment of Project Costs and the other 50% apportioned to the City (\$10.13 million). None of the County sales tax revenues would be captured by the proposed increment district. It is anticipated that approximately \$2.34 million in hotel tax TIF Revenues will be generated during the term of the Increment District, with approximately \$1.17 million available for the payment of Project Costs, and the balance of approximately \$1.17 million apportioned to the City. The apportionment of City sales tax and hotel/motel tax is also reasonably expected to qualify for State of Oklahoma matching funds of approximately \$11.3 million, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, et seq. (the "Leverage Act"). With respect to the sales tax TIF Revenues, the Project Plan contemplates the capture one-half of the currently levied 3.5% City sales tax. With respect to the hotel tax TIF Revenues, the Project Plan contemplates the capture one-half of the currently levied 5.0% City hotel tax. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 50% of such revenues will be apportioned back to the respective taxing entities. The affected ad valorem taxing entities are Okfuskee County, Okfuskee County Health Department, Wes Watkins Technology Center, and Okemah Public Schools. The Increment District shall commence on a Commencement Date as established by the City Council, and continue for a term of 25 full fiscal years, or the payment of all Project Costs, which ever occurs first.

Incremental increases in ad valorem tax revenue, sales and use tax revenue, and hotel tax revenue that are generated within the boundaries of the Increment District will serve as the revenue source for financing the proposed Project Costs, including interest and other costs associated with financing said Project Costs. Said revenues are the public revenues directly attributable to the Project resulting from establishment of the Increment District.

**Relena Haddox, City Clerk  
City of Okemah, Oklahoma  
502 West Broadway  
Okemah, Oklahoma 74859  
Phone: (918) 623-1050**

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# INCREMENT DISTRICT NO. 1



# PROJECT AREA

