

## NOTICE OF HEARING

**ALL INTERESTED PERSONS ARE HEREBY NOTIFIED THAT THE CITY COUNCIL OF THE CITY OF OKLAHOMA CITY WILL HOLD TWO PUBLIC HEARINGS CONCERNING ADOPTION OF THE PROPOSED CLASSEN CORRIDOR REVITALIZATION PROJECT PLAN (“CLASSEN PROJECT PLAN” OR “PLAN”). THE FIRST HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, JUNE 4, 2024, FOR THE PURPOSES OF PROVIDING INFORMATION AND ANSWERING QUESTIONS CONCERNING THE PROPOSED CLASSEN PROJECT PLAN, INCLUDING AN ANALYSIS OF POTENTIAL POSITIVE OR NEGATIVE IMPACTS OF ADOPTION OF ITS ADOPTION. THE SECOND PUBLIC HEARING WILL BE HELD AT 8:30 A.M., ON TUESDAY, JUNE 18 2024, FOR THE PURPOSE OF GIVING MEMBERS OF THE PUBLIC AN OPPORTUNITY TO BE HEARD PRIOR TO ANY VOTE ON THE PROPOSED CLASSEN PROJECT PLAN. BOTH HEARINGS WILL BE HELD IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 200 NORTH WALKER AVENUE, OKLAHOMA CITY, OKLAHOMA.**

All interested persons may review the following documents in person at the Office of the City Clerk, City Hall, 200 North Walker, 2<sup>nd</sup> floor, Oklahoma City, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or on the internet website maintained by The City of Oklahoma City at the following web address <https://okc.gov/TIF>:

- A draft of the proposed Classen Corridor Revitalization Project Plan (“Classen Project Plan”) with all Exhibits; and
- A report analyzing the potential positive and/or negative impacts which may result from the adoption of the proposed Classen Project Plan.

This Notice shall be published in the Journal Record, on the City’s website address listed above, and to all persons registered to receive such notices with the Oklahoma City Clerk’s Office.

The Classen Project Plan is a Project Plan as defined by the Oklahoma Local Development Act, 62 O.S. §§850 *et seq.* and is intended to assist in the development, redevelopment and revitalization of the Project Area which is roughly the area within Oklahoma City from NW 34<sup>th</sup> Street and North Classen Boulevard, south to NW 10<sup>th</sup> Street, North Pennsylvania Avenue on the west, and NW 8<sup>th</sup> Street and North Robinson Avenue on the east. The primary purposes of the Classen Project Plan are to reduce and eliminate blight conditions, reverse economic stagnation, create new employment opportunities and growth, and to stimulate the rehabilitation and preservation of historically and/or architecturally significant structures with an established historic value in the Project Area, including the Gold Dome located at NW 23<sup>rd</sup> and Classen Boulevard.

Implementation of the Classen Project Plan is expected to result in the stimulation of at least \$400 million in taxable investment and commercial development with the Project Area. The Plan objectives are to promote economic development to increase sales tax revenues, improve property values and improve economic stability; retain and create new jobs; stimulate new investment in Oklahoma City, enhance the tax base; preserve and rehabilitate historic structures

and landmarks; encourage transit-oriented development along a portion of Oklahoma City's first BRT Line, which reaches 40,000 residents and 91,000 jobs in the local workforce; prioritize affordable housing; and stimulate private and public investment in the Project Area to make possible investment, development and economic growth that would otherwise be difficult without the Plan and the apportionment of incremental tax revenues for projects.

The Plan authorizes Project Costs to be financed by the apportionment of real and personal property ad valorem tax increments in four Increment Districts at a total of \$68,000,000, which increment may be used for Project Costs anywhere within the Project Area.

Attachment 1 contains the Project Area boundaries by legal description and street location with an accompanying map.

Attachment 2 contains Increment Districts A, B, D, and D boundaries by legal description and street location with an accompanying map.

# **ATTACHMENT 1**

## **Project Area Legal Description**

March 19, 2024

A tract of land being a part of Sections 16, 17, 20, 21, 28, 29, 30, 32 and 33, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest (NW) right-of-way corner of N Pennsylvania Avenue and W Park Place;

THENCE East, along and with the North right-of-way line of said W Park Place to the West right-of-way of N Ellison Ave;

THENCE North, along and with the West right-of-way line of said N Ellison Ave to the North right-of-way line of NW 16<sup>th</sup> Street;

THENCE East, along and with the North right-of-way line of said NW 16<sup>th</sup> Street to the West right-of-way line of N Klein Avenue;

THENCE North, along and with the West right-of-way line of said N Klein Avenue to the South right-of-way line of NW 17<sup>th</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 17<sup>th</sup> Street to a point on the West right-of-way line of said N Ellison Ave extended;

THENCE North, along and with the West right-of-way line of said N Ellison Ave to the South right-of-way line of NW 23<sup>rd</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 23<sup>rd</sup> Street to the West right-of-way line of N McKinley Avenue;

THENCE North, along and with the West right-of-way line of said N McKinley Avenue to the North right-of-way line of NW 36<sup>th</sup> Street;

THENCE East, along and with the North right-of-way line of said NW 36<sup>th</sup> Street to the East right-of-way line of N Western Avenue;

THENCE South, along and with the East right-of-way line of said N Western Avenue to the North right-of-way line of NW 24<sup>th</sup> Street;

THENCE East, along and with the North right-of-way line of said NW 24<sup>th</sup> Street to the East right-of-way line of N Shartel Avenue;

THENCE South, along and with the East right-of-way line of said N Shartel Avenue to the Northeasterly right-of-way line of Highland Circle;

THENCE Southeasterly, along and with the Northeasterly right-of-way line of said Highland Circle to the North right-of-way line of NW 13<sup>th</sup> Street;

THENCE East, along and with the North right-of-way line of said NW 13<sup>th</sup> Street to the East right-of-way line of N Robinson Avenue;

THENCE South, along and with the East right-of-way line of said N Robinson Avenue to the South right-of-way line of NW 7<sup>th</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 7<sup>th</sup> Street to the East right-of-way line of N Harvey Avenue;

THENCE South along and with the East right-of-way line of said N Harvey Avenue to South right-of-way line of NW 6<sup>th</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 6<sup>th</sup> Street to the West right-of-way line of N Hudson Avenue;

THENCE North, along and with the West right-of-way line of said N Hudson Avenue to the South right-of-way line of NW 7<sup>th</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 7<sup>th</sup> Street extended to the West right-of-way line of N Western Avenue;

THENCE North, along and with the West right-of-way line of said N Western Avenue to the South right-of-way line of NW 7<sup>th</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 7<sup>th</sup> Street to the West right-of-way line of N Ellison Avenue;

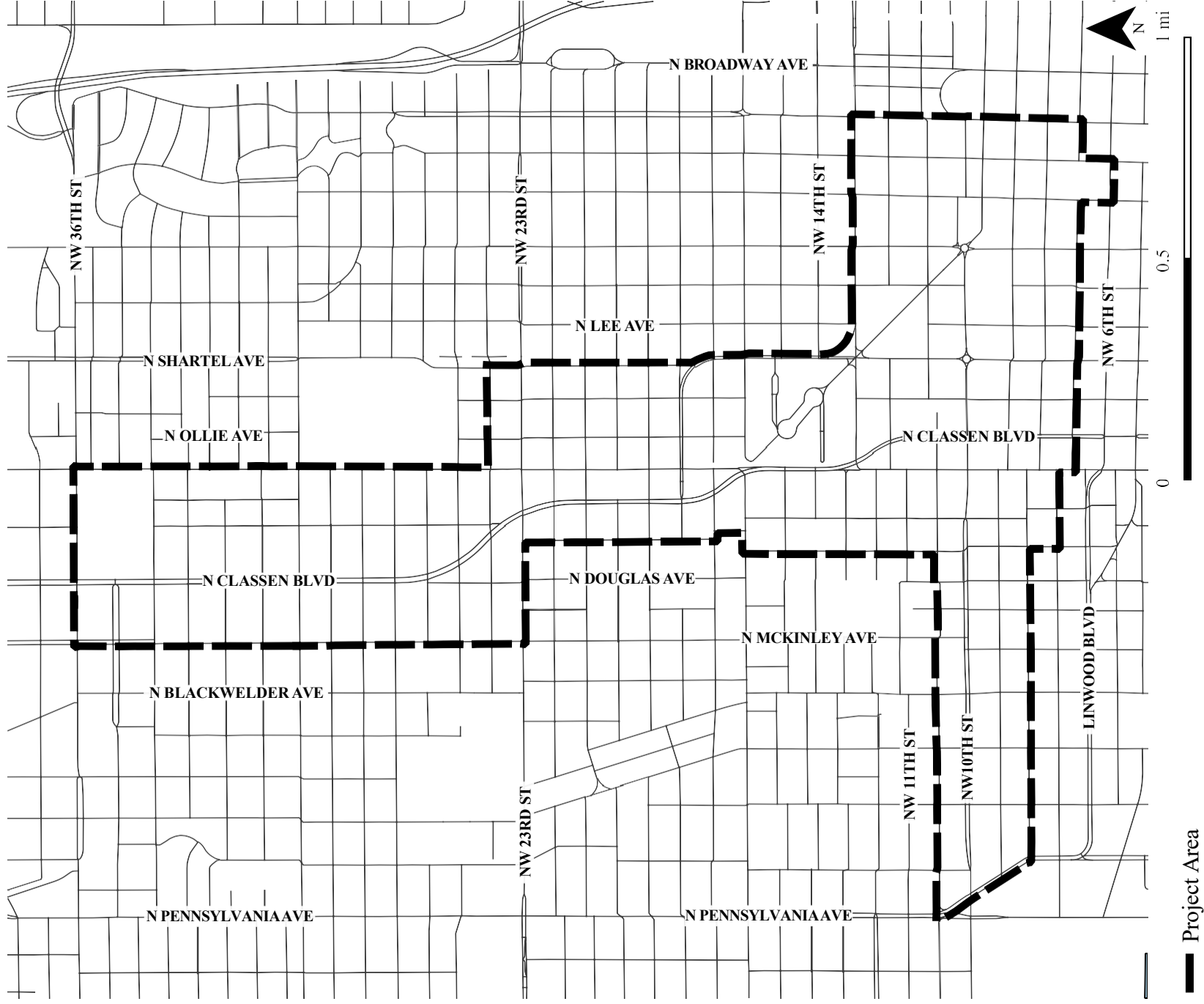
THENCE North, along and with the West right-of-way line of said N Ellison Avenue to the South right-of-way line of NW 8<sup>th</sup> Street;

THENCE West, along and with the South right-of-way line of said NW 8<sup>th</sup> Street extended to the Southwesterly right-of-way line of N Virginia Avenue;

THENCE Northwesterly, along and with the Southwesterly right-of-way line of said N Virginia Avenue extended to the West right-of-way line of N Pennsylvania Avenue;

THENCE North, along and with the West right-of-way line of said N Pennsylvania Avenue to the POINT OF BEGINNING.

# Project Area



# **ATTACHMENT 2**

## **Increment Districts Legal Description**

### **Increment District A**

March 19, 2024

Five tracts of land being a part of Section 20, 21, 28 and 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerlines of Northwest 23<sup>rd</sup> Street and North Western Avenue;

THENCE West, along and with the centerline of said North Northwest 23<sup>rd</sup> Street to the centerline of North Classen Boulevard;

THENCE Northwesterly, along and with the centerline of said North Classen Boulevard to the extended centerline of the West/East alley in Block 21 as shown on the Plat BELLEMONDE ADDITION recorded in Book 5 of plats, Page 42;

THENCE West, along and with the centerline of said West/East alley to a point on the extended East line of Lot 14 Block 21 as shown on said Plat BELLEMONDE ADDITION;

THENCE North, along and with the East line of said Lot 14 extended to the centerline of Northwest 24<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 24<sup>th</sup> Street to the centerline of said North Douglas Avenue;

THENCE North, along and with the centerline of said North Douglas Avenue to the centerline of Northwest 26<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 26<sup>th</sup> Street to the extended West line of the East 6 ¼ feet of Lot 29 Block 11 as shown on the Plat EPWORTH VIEW ADDITION recorded in Book 4 of plats, Page 42;

THENCE North, along and with the West line of the East 6 ¼ feet of Lot 29 Block 11 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of East/West Alley in said Block 11;

THENCE West, along and with the centerline of said East/West Alley to the extended West line of Lot 12 Block 11 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the West line of said Lot 12 Block 11 extended to the centerline of Northwest 27<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 27<sup>th</sup> Street to a point on the extended East line of Lot 26 Block 12 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the East line extended of said Lot 26 and the extended

East line of Lot 17 Block 12 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of Northwest 28<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 28<sup>th</sup> Street to a point on the extended East line of Lot 35 Block 13 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the East line extended of said Lot 35 and the extended East line of Lot 8 Block 13 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of Northwest 29<sup>th</sup> Street;

THENCE East, along and with the centerline of said NW 29<sup>th</sup> Street to the centerline of the North/South alley in Block 14 of said Plat EPWORTH VIEW ADDITION;

THENCE North, along and with the centerline of said North/South alley to a point on the extended South line Lot 1 Block 14 of said Plat EPWORTH VIEW ADDITION;

THENCE East, along and with the South line extended of said Lot 1 Block 14 to the East line of the West 40' of said Lot 1 Block 14,

THENCE North, along and with the East line of the West 40' of said Lot 1 Block 14 extended to the centerline of said Northwest 30<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 30<sup>th</sup> Street to the extended East line of the West 20' of Lot 9 Block 4 as shown on the Plat AMENDED PLAT OF BLOCK FOUR MILITARY PARK ADDITION recorded in Book 8 of plats, Page 57;

THENCE North, along and with the East line of the West 20' of said Lot 9 Block 4 extended to the centerline of the West/East alley in said Block 4;

THENCE West, along and with the centerline of said West/East alley to a point on the extended East line of Lot 35 Block 4 as shown on said Plat AMENDED PLAT OF MILITARY PARK ADDITION;

THENCE North, along and with the East line of said Lot 35 extended to the centerline of Northwest 31<sup>st</sup> Street;

THENCE East, along and with the centerline of said Northwest 31<sup>st</sup> Street to the extended centerline of the North/South alley in Block 11 as shown on the Plat MILITARY PARK ADDITION filed in Book 5 of plats, Page 13;

THENCE North, along and with the extended centerline of the North/South alley in Block 11 and the extended centerline of the North/South alley in Block 18 of said Plat MILITARY PARK ADDITION to the centerline of Northwest 33<sup>rd</sup> Street;

THENCE West, along and with the centerline of said Northwest 33<sup>rd</sup> Street to a point on the extended East line of Lot 5 Block 25 as shown on the Plat SUBDIVISION OF BLOCK 25 MILITARY PARK ADDITION filed in Book 16 of plats, Page 45;

THENCE North, along and with the East line extended of said Lot 5 to a point on the

extended South line of Lot 2 Block 25 as shown on said Plat SUBDIVISION OF BLOCK 25 MILITARY PARK ADDITION;

THENCE East, along and with the South line extended of said Lot 2 Block 25 to the East line of the West 45 feet of said Lot 2 Block 25;

THENCE North, along and with the East line of the West 45 feet of Lots 2 and 1 Block 25 extended as shown on said Plat SUBDIVISION OF BLOCK 25 MILITARY PARK ADDITION to the centerline of Northwest 34<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 34<sup>th</sup> Street to the extended West line of Lot 9 Block D as shown on the Plat PUTNAM HEIGHTS ADDITION filed in Book 18, Page 50;

THENCE North, along and with the West line extended of said Lot 9 and the West line of Lots 8 and 7 Block D as shown on said Plat PUTNAM HEIGHTS ADDITION to the Northwest corner of said Lot 7;

THENCE East, along and with the North line of said Lot 7 Block D extended to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the extended North line of Lot 25 as shown on the Plat PARKDALE ADDITION filed in Book 19 of plats, Page 26;

THENCE East, along and with the North line extended of said Lot 25 and the North line of Lot 24 of said Plat PARKDALE ADDITION to the Northeast corner of said Lot 24;

THENCE South, along and with the East line of said Lot 24 extended to the centerline of Northwest 34<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 34<sup>th</sup> Street to the extended West line of Lot 1 as shown on the Plat PERDUE ADDITION filed in Book 19 of plats, Page 46;

THENCE South, along and with the West line extended of said Lot 1 and the extended West line of Lot 8 as shown on said Plat PERDUE ADDITION and the extended West line of the East 50 feet of Lots 1 and 2 Block 19 as shown on the Plat MILITARY PARK ADDITION recorded in Book 5, Page 13 to a point on the north line of Lot 3 of said Block 19;

THENCE East, along and with the North line extended of said Lot 3 Block 19 to the centerline of the North/South alley in Block 19 as shown on said Plat MILITARY PARK ADDITION;

THENCE South, along and with the centerline of the North/South alley in said Block 19 extended and the centerline of the North/South alley in Block 10 of said Plat MILITARY PARK ADDITION to the extended North line of Lot 5 in said Block 10;

THENCE West, along and with the North line extended of said Lot 5 Block 10 to the West line of the East 50 feet of said Lot 5 Block 10;

THENCE South, along and with the West line extended of the East 50 feet of said Lot 5 Block 10 to the centerline of Northwest 31<sup>st</sup> Street;

THENCE East, along and with the centerline of said Northwest 31<sup>st</sup> Street to the extended centerline of the North/South alley in Block 5 as shown on said Plat MILITARY PARK ADDITION;

THENCE South, along and with the centerline of said North/South alley to the extended North line of Lot 4 of said Block 5;

THENCE West, along and with the North line extended of said Lot 4 Block 5 to the West line of the East 65 feet of said Lot 4 Block 5;

THENCE South, along and with the West line extended of the East 65 feet of Lots 4 and 5 Block 5 as shown on said Plat MILITARY PARK ADDITION to the centerline of Northwest 30<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 30<sup>th</sup> Street to the extended centerline of the North/South alley in Block 15 as shown on the Plat EPWORTH VIEW ADDITION filed in Book 4 of plats, Page 47;

THENCE South, along and with the centerline extended of the North/South alley in said Block 15 and the centerline extended of the North/South alley in Block 16 as shown on said Plat EPWORTH VIEW ADDITION to the centerline of Northwest 28<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 28<sup>th</sup> Street to the extended West line of the East 50 feet of Lot 1 Block 17 as shown on said Plat EPWORTH VIEW ADDITION;

THENCE South, along and with the extended West line of the East 50 feet of Lots 1 and 2 Block 17 as shown on said Plat EPWORTH VIEW ADDITION to a point on the South line of said Lot 2;

THENCE East, along and with the South line extended of said Lot 2 Block 17 to the centerline of the North/South alley in Block 17 of said Plat EPWORTH VIEW ADDITION;

THENCE South, along and with the centerline of the North/South alley in Block 17 of said Plat EPWORTH VIEW ADDITION, to the centerline of Northwest 27<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 27<sup>th</sup> Street to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the centerline of the West/East alley North of Block 1 as shown on the Plat LAWNSDALE ADDITION filed in Book 6 of plats, Page 6;

THENCE East, along and with the centerline of said West/East alley to the extended East line of Lot 6 Block 1 as shown on said Plat LAWNSDALE ADDITION;

THENCE South, along and with the East line extended of said Lot 6 Block 1 to the centerline of Northwest 26<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 26<sup>th</sup> Street to the centerline of North Military Avenue;

THENCE South, along and with the centerline of said North Military Avenue to the centerline of said Northwest 25<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 25<sup>th</sup> Street to the extended West line of Lot 28 Block 24 as shown on the Plat WAHL'S ADDITION filed in Book 5 of plats, Page 15;

THENCE North, along and with the West line extended of said Lot 28 to the centerline of the West/East alley in Block 24 as shown on said Plat WAHL'S ADDITION;

THENCE East, along and with the centerline of said West/East alley to the extended West line of Lot 21 Block 24 as shown on said Plat WAHL'S ADDITION;

THENCE North, along and with the West line extended of said Lot 21 to the centerline of Northwest 26<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 26<sup>th</sup> Street to the extended West line of the East 15 feet of Lot 20 as shown on the Plat ANDERSON'S ADDITION recorded in Book 6 of plats, Page 5;

THENCE North, along and with the West line extended of the East 15 feet of Lot 20 as shown on said Plat ANDERSON'S ADDITION to the centerline of the West/East alley South of Block 3 as shown on the Plat EDGE COURT ADDITION filed in Book 21 of plats, Page 33;

THENCE East, along and with the extended centerline of the East/West alley South of Block 3 as shown on said Plat EDGE COURT ADDITION to the centerline of North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the POINT OF BEGINNING.

**AND**

Beginning at the intersection of the centerlines of Northwest 23<sup>rd</sup> Street and North Western Avenue;

THENCE East, along and with the centerline of said Northwest 23<sup>rd</sup> Street to the extended West line of Lot 21 Block 10 as shown on the Plat PLEASANT VIEW ADDITION filed in Book 4 of plats, Page 48;

THENCE North, along and with the West line extended of said Lot 21 Block 10 and the extended West line of Lot 4 Block 10 as shown on said Plat PLEASANT VIEW

ADDITION to the centerline of Northwest 24<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 24<sup>th</sup> Street to the centerline of North Olie Avenue;

THENCE South, along and with the centerline of said North Olie Avenue to the centerline of Northwest 23<sup>rd</sup> Street;

THENCE East, along and with the centerline of said Northwest 23<sup>rd</sup> Street to the extended East line of Lot 6 Block 5 as shown on the Plat UNIVERSITY ADDITION filed in Book 3 of plats, page 23;

THENCE South, along and with the East line extended of said Lot 6 to the centerline of the West/East alley in Block 5 as shown on said Plat UNIVERSITY ADDITION;

THENCE West along and with the centerline extended of the West/East alley in said Block 5 and the extended centerline of the West/East alley in Block 6 of said Plat UNIVERSITY ADDITION to the extended East line of Lot 17 of said Block 6;

THENCE South, along and with the East line extended of said Lot 17 Block 6 to the centerline of Northwest 22<sup>nd</sup> Street;

THENCE West, along and with the centerline of said Northwest 22<sup>nd</sup> Street to the centerline of said North Western Avenue;

THENCE North, along and with the centerline of said North Western Avenue to the POINT OF BEGINNING.

**AND**

Beginning at the intersection of the centerlines of Northwest 23<sup>rd</sup> Street and North Francis Avenue;

THENCE North, along and with the centerline of said North Francis Avenue to the extended centerline of the West/East alley in Block 8 as shown on the Plat PLEASANT VIEW ADDITION filed in Book 4 of plats, Page 48;

THENCE East, along and with the centerline extended of said West/East alley in Block 8 to the extended East line of Lot 21 Block 8 as shown on said Plat PLEASANT VIEW ADDITION;

THENCE South, along and with the East line extended of said Lot 21 Block 8 to the centerline of Northwest 23<sup>rd</sup> Street;

THENCE West, along and with the centerline of said Northwest 23<sup>rd</sup> Street to the POINT OF BEGINNING.

**AND**

Beginning at the intersection of the centerlines of North Olie Avenue and Northwest 19<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 19<sup>th</sup> Street to the extended West line of Lot 11 Block 54 as shown on the Plat UNIVERSITY ADDITION filed in Book 3 of plats, page 23;

THENCE South, along and with the West line extended of said Lot 11 Block 54 to the centerline of the West/East alley in Block 54 as shown on said Plat UNIVERSITY ADDITION;

THENCE West, along and with the centerline extended of said West/East alley in Block 54 to the centerline of North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the extended centerline of the West/East alley in Block 62 as shown on said Plat UNIVERSITY ADDITION;

THENCE West, along and with the centerline extended of said West/East alley in Block 62 to the centerline of North Classen Boulevard;

THENCE North, along and with the centerline of said North Classen Boulevard to the centerline of Northwest 19<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 19<sup>th</sup> Street to the centerline of North Western Avenue;

THENCE North, along and with the centerline of said North Western Avenue to the extended centerline of the West/East alley in Block 23 as shown on said Plat UNIVERSITY ADDITION;

THENCE East, along and with the centerline of said West/East alley in Block 23 to the extended West line of said Lot 14 Block 23 as shown on said Plat UNIVERSITY ADDITION;

THENCE South, along and with the West line extended of said Lot 14 Block 23 to the centerline of Northwest 21<sup>st</sup> Street;

THENCE West, along and with the centerline of said Northwest 21<sup>st</sup> Street to the extended West line of Lot 3 Block 34 as shown on said Plat UNIVERSITY ADDITION;

THENCE South, along and with the West line extended of said Lot 3 Block 34 to the centerline of the West/East alley in said Block 34 as shown on the Plat UNIVERSITY ADDITION;

THENCE East, along and with the centerline of said West/East alley in Block 34 to the Extended West line of Lot 18 Block 34 as shown on said Plat UNIVERSITY ADDITION;

THENCE South, along and with the West line extended of said Lot 18 Block 34 to the centerline of Northwest 20<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 20<sup>th</sup> Street to the centerline of North Olie Avenue;

THENCE South, along and with the centerline of said North Olie Avenue to the POINT OF BEGINNING.

**AND**

Beginning at the intersection of the centerlines of Northwest 17<sup>th</sup> Street and Northwest Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the centerline of the East/West alley lying South of Lots 1 and 2 as shown on the Plat AVOCA CAMPBELL'S SUBDIVISION OF A RESUBDIVISION OF BLOCK 1 SUMMERS PLACE ADDITION filed in Book 8 of plats, Page 87;

THENCE West, along and with the centerline of said East/West alley Lying South of Lots 1 and 2 to the Extended West line of Lot 2 as shown on said Plat AVOCA;

THENCE North, along and with the West line extended of said Lot 2 to the centerline of Northwest 16<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 16<sup>th</sup> Street to the centerline of North Classen Boulevard;

THENCE Northwesterly, along and with the centerline of said North Classen Boulevard to the extended North line of the South Half of Block B as shown on the Plat UNIVERSITY ADDITION recorded in Book 3 of plats, Page 23;

THENCE West, along and with the North line of the South Half of Block B extended and the extended centerline of the West/East alley in Block 75 as shown on said Plat UNIVERSITY ADDITION to the to the extended East line of Lot 17 of said Block 75;

THENCE South, along and with the East line extended of said Lot 17 to the centerline of Northwest 16<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 16<sup>th</sup> Street to the extended West line of Lot 18 Block 75 as shown on said Plat UNIVERSITY ADDITION;

THENCE North, along and with the West line extended of said Lot 18 to the centerline of the East/West alley in said Block 75;

THENCE West, along and with the centerline of said East/West alley in Block 75 to the extended West line of Lot 3 Block 75 as shown on said Plat UNIVERSITY ADDITION;

THENCE North, along and with the West line extended of said Lot 3 Block 75 to the centerline of said Northwest 17<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 17<sup>th</sup> Street to the POINT OF BEGINNING.

**ATTACHMENT 2 (cont.)**  
**Increment Districts Legal Description**

**Increment District B**

March 19, 2024

A tract of land being a part of Section 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerlines of Northwest 23<sup>rd</sup> Street and North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the centerline of Northwest 22<sup>nd</sup> Street;

THENCE West, along and with centerline of said Northwest 22<sup>nd</sup> Street to the centerline of North Classen Boulevard;

THENCE Northwesterly, along and with the centerline of said North Classen Boulevard to the centerline of Northwest 23<sup>rd</sup> Street;

THENCE East, along and with the centerline of said Northwest 23<sup>rd</sup> Street to the POINT OF BEGINNING.

**ATTACHMENT 2 (cont.)**  
**Increment Districts Legal Description**

**Increment District C**

March 19, 2024

A tract of land being a part of Sections 29 and 32, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the centerlines of Northwest 10<sup>th</sup> Street and North Western Avenue;

THENCE South, along and with the centerline of said North Western Avenue to the centerline of Northwest 8<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 8<sup>th</sup> Street to the centerline of North Klein Avenue;

THENCE North, along and with the centerline of said North Klein Avenue to the centerline of Northwest 9<sup>th</sup> Street;

Thence East, along and with the centerline of said Northwest 9<sup>th</sup> Street, to the extended centerline of the North/South alley in Block 1 of the Plat HUNTERS ADDITION recorded in Book 9 of plats, Page 14,

THENCE North, along and with the centerline extended of said alley to the centerline of Northwest 10<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 10<sup>th</sup> Street to the centerline of North Kentucky Avenue;

THENCE South, along and with the centerline of said North Kentucky Avenue to the centerline of Northwest 9<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 9<sup>th</sup> Street to a point on the extended East line of Lot 40 Block 15 as shown on the Plat BELL VERN ADDITION recorded in Book 13 of plats, Page 93;

THENCE North, along and with the extended East line of said Lot 40 to the centerline of the East/West Alley in said Block 15 as shown on said Plat BELL VERN ADDITION;

THENCE East, along and with the centerline of said East/West alley in Block 15 to the extended East line of Lot 1 Block 15 as shown on said Plat BELL VERN ADDITION;

THENCE North, along and with said East line extended of Lot 1 Block 15 to the centerline of Northwest 10<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 10<sup>th</sup> Street to the centerline of North Virginia Avenue lying West of Block 7 as shown on the Plat J J BAUMANN'S ADDITION recorded in Book 3 of plats, Page 33;

THENCE North, along and with the centerline of said North Virginia Avenue to the extended centerline of the East/West alley in Block 7 as shown on said Plat J J BAUMANN'S ADDITION;

THENCE East, along and with the centerline extended of said East/West alley in Block 7 as shown on said Plat J J BAUMANN'S ADDITION, the centerline extended of the East/West alley in Block 8 as shown on the Plat CLASSENS CREAM RIDGE ADDITION recorded in Book 8 of plats, Page 39, and the centerline extended of the East/West alley in Block 9 as shown on the Plat BLOCKS 5-6-9 CLASSENS CREAM RIDGE ADDITION recorded in Book 18 of plats, Page 96 to the centerline of the North/South alley in Block 9 as shown on said Plat BLOCKS 5-6-9 CLASSENS CREAM RIDGE ADDITION;

THENCE North, along and with the centerline extended of said North/South alley in Block 9 as shown on said Plat BLOCKS 5-6-9 CLASSENS CREAM RIDGE ADDITION to the centerline of West Park Place;

THENCE East, along and with the centerline of said West Park Place to the centerline of North Blackwelder Avenue;

THENCE South, along and with the centerline of said North Blackwelder Avenue to the extended centerline of the East/West alley in Block 1 as shown on the Plat BEVERS SUBDIVISION OF LOTS 15 & 16 DITTMER HEIGHTS ADDITION recorded in Book 19 of plats, Page 44;

THENCE East, along and with the centerline of said East/West alley in Block 1 as shown on said Plat BEVERS SUBDIVISION OF LOTS 15 & 16 DITTMER HEIGHTS ADDITION to a point on the West line of Lot 24 of Block 1 as shown on said Plat BEVERS SUBDIVISION OF LOTS 15 & 16 DITTMER HEIGHTS ADDITION;

THENCE South, along and with the West line of said Lot 24 Block 1 to the Southwest corner of said Lot 24;

THENCE East, along and with the South line of said Lot 24 Block 1 to the Southeast corner of said Lot 24;

THENCE Easterly, to the Southwest corner of Lot 11 of Block 3 as shown on the Plat SUBDIVISION OF BLOCKS 1 & 2 DITTMER HEIGHTS ADDITION recorded in Book 13, Page 43;

THENCE East, along and with the South line of Lots 11-1 of Block 3 of said Plat SUBDIVISION OF BLOCKS 1 & 2 DITTMER HEIGHTS ADDITION to the Southeast corner of said Lot 1 Block 3;

THENCE Easterly, to the Southwest corner of Lot 6 of Block 4 as shown on the Plat AMENDED PLAT PERSHEKS SUBDIVISION recorded in Book 20, Page 31;

THENCE East, along and with the South line of Lots 6-1 of Block 4 as shown on said Plat AMENDED PLAT PERSHEKS SUBDIVISION to the Southeast corner of said Lot 1 Block 4;

THENCE Easterly, to the Southwest corner of Lot 2 of Block 21 as shown on the Plat SUMMERS PLACE ADDITION recorded in Book 1, Page 14;

THENCE East, along and with the South line of Lots 2 and 1 Block 21 extended as shown on said Plat SUMMERS PLACE ADDITION to the centerline of North Ellison Avenue;

THENCE North along and with the centerline of said North Ellison Avenue to the centerline of West Park Place;

THENCE East, along and with the centerline of said West Park Place to the centerline of North Klein Avenue;

THENCE South, along and with the centerline of said North Klein Avenue to the extended centerline of the East/West alley in Block 19 as shown on the PLAT OF BLOCK 19 OF SHEILDS HEIGHTS BEING A SUBDIVISION OF BLOCK 19 SUMMERS PLACE recorded in Book 8 of plats, Page 26;

THENCE East, along and with the centerline of said East/West alley in Block 19 to the extended East line of Lot 24 of Block 19 as shown on said PLAT OF BLOCK 19 OF SHEILDS HEIGHTS BEING A SUBDIVISION OF BLOCK 19 SUMMERS PLACE;

THENCE South, along and with said extended East line of said Lot 24 Block 19 to a point 35 feet North of the Southwest Corner of Lot 25 of said Block 19;

THENCE Southeasterly to a point on the East line of Lot 32 of said Block 19, said point being 14 feet North of the Southeast Corner of said Lot 32 Block 19;

THENCE East to a point on the East line of Lot 36 of said Block 19 said point being 14 feet North of the Southeast Corner of said Lot 36 Block 19,

THENCE South, along and with the East line of said Lot 36 Block 19 extended to the centerline of Northwest 10<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 10<sup>th</sup> Street to the POINT OF BEGINNING.

# **ATTACHMENT 2 (cont.)**

## **Increment Districts Legal Description**

### **Increment District D**

March 19, 2024

A tract of land being a part of Sections 28 and 33, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the centerline intersection of North Classen Boulevard and Northwest 8<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 8<sup>th</sup> Street to the centerline of North Western Avenue;

THENCE North, along and with the centerline of said North Western Avenue to the centerline of Northwest 13<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 13<sup>th</sup> Street to a point on the extended East line of Lot 7 Block 4 as shown on the Plat AMENDED PLAT OF BLOCKS FOUR, FIVE AND SIX CLASSEN'S MARQUETTE ADDITION recorded in Book 4 of plats, Page 56;

THENCE South, along and with the said extended East line of said Lots 7 and 26 Block 4 as shown on said Plat AMENDED PLAT OF BLOCKS FOUR, FIVE AND SIX CLASSEN'S MARQUETTE ADDITION to the centerline of Northwest 12<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 12<sup>th</sup> Street to the centerline of North Classen Boulevard;

THENCE Southerly, along and with the centerline of said North Classen Boulevard to the extended centerline of the West/East alley in Block 4 as shown on the Plat BLANCHARD'S ADDITION recorded in Book 3 of plats, Page 27;

THENCE East, along and with the centerline of said alley to the centerline of the North/South alley lying West of Block 15 as shown on the Plat CLASSEN'S MARQUETTE ADDITION recorded in Book 3 of plats, Page 22;

THENCE South, along and with the centerline of the North/South alley lying West of Block 15 as shown on said Plat CLASSEN'S MARQUETTE ADDITION to the centerline of Northwest 10<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 10<sup>th</sup> Street to a point on the extended East line of Lot 20 Block 1 as shown on the Plat NORTH WEST TO OKLAHOMA CITY recorded in Book 2 of plats, Page 26;

THENCE South, along and with the extended East line of said Lot 20 Block 1 to the centerline of the North East/West alley in Block 1 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE East, along and with the centerline of said North East/West alley to the

centerline of the North/South alley in Block 1 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE South, along and with the centerline of said North/South alley to the centerline of the South East/West alley in Block 1 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE West, along and with the centerline extended of said South East/West alley in Block 1 and the centerline extended of the South East/West alley in Block 2 of said Plat NORTHWEST TO OKLAHOMA CITY to a point on the extended West line of Lot 8 Block 2 of said Plat NORTHWEST TO OKLAHOMA CITY;

THENCE South, along and with the West line of said Lot 8 Block 2 extended to the centerline of Northwest 9<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 9<sup>th</sup> Street to the centerline of North Classen Boulevard;

THENCE South, along and with the centerline of said North Classen Boulevard to the POINT OF BEGINNING.

**AND**

Beginning at the centerline intersection of Northwest 12<sup>th</sup> Street and North Francis Avenue;

THENCE East, along and with the centerline of said Northwest 12<sup>th</sup> Street to the centerline of Shartel Avenue;

THENCE South, along and with the centerline of said Shartel Avenue to the centerline of Northwest 11<sup>th</sup> Street;

THENCE West; along and with the centerline of said Northwest 11<sup>th</sup> Street to the centerline of North Francis Street;

THENCE North, along and with the centerline of said North Francis Street to the POINT OF BEGINNING.

**AND**

Beginning at the centerline intersection of Northwest 11<sup>th</sup> Street and North Harvey Avenue;

THENCE South, along and with the centerline of said North Harvey Avenue to the centerline of Northwest 10<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 10<sup>th</sup> Street to the centerline of North Hudson Avenue;

THENCE North, along and with the centerline of said North Hudson Avenue to the

centerline of West Park Place;

THENCE West, along and with the centerline of West Park Place to a point on the Extended East line of Lot 44 as shown on the Plat DESOTO ADDITION recorded in Book 3 of plats, Page 0;

THENCE South, along and with the East line of said Lot 44 to the Southeast corner of said Lot 44;

THENCE West, along and with the North line of Block 1 as shown on the Plat AMENDED PLAT BLOCK ONE (1) AND THE NORTH ONE-HALF (1/2) BLOCK TWO (2) EDWARDS BOULEVARD ADDITION recorded in Book 6 of plats, Page 51 to the Northeast (NE) corner of Lot 5 as shown on said Plat AMENDED PLAT BLOCK ONE (1) AND THE NORTH ONE-HALF (1/2) BLOCK TWO (2) EDWARDS BOULEVARD ADDITION;

THENCE South, along and with the East line extended of said Lot 5 to the Centerline of Northwest 10<sup>th</sup> Street;

THENCE West and Northwesterly, along and with the centerline of said Northwest 10<sup>th</sup> Street to the centerline of North Walker Avenue;

THENCE West along and with the centerline of Northwest 10<sup>th</sup> Street to the centerline of N Dewey Avenue;

THENCE North, along and with the centerline of said North Dewey Avenue to the centerline of Classen Drive;

THENCE Southeasterly, along and with the centerline of Classen Drive to the centerline of North Walker Avenue;

THENCE North, along and with the centerline of said North Walker Avenue to the centerline of Northwest 11<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 11<sup>th</sup> Street to the POINT OF BEGINNING.

**AND**

Beginning at the centerline intersection of Northwest 9<sup>th</sup> Street and North Harvey Avenue;

THENCE South, along and with the centerline of said N Harvey Avenue to the centerline of North 8<sup>th</sup> Street;

THENCE West, along and with the centerline of said Northwest 8<sup>th</sup> Street to the centerline of North Walker Avenue;

THENCE North, along and with the centerline of said North Walker Avenue to the extended centerline of the East/West alley in Block 2 as shown on the Plat EDWARDS

BOULEVARD ADDITION recorded in Book 4 of plats, Page 33;

THENCE East, along and with the centerline of said East/West alley in Block 2 to a point on the extended East line of a tract of land described in the Special Warranty Deed recorded in Book 15207, Page 838;

THENCE North, along and with the extended East line of said tract of land to the centerline of Northwest 10<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 10<sup>th</sup> Street to the centerline of said North Hudson Avenue;

THENCE South, along and with the centerline of said N Hudson Avenue to the centerline of Northwest 9<sup>th</sup> Street;

THENCE East, along and with the centerline of said Northwest 9<sup>th</sup> Street to the POINT OF BEGINNING;

**AND**

All of Lots 13 and 14 as shown on the Plat CORRECTION PLAT BLOCKS 2 & 8 MARQUETTE ADDITION recorded in Book 7 of plats, Page 30.

**AND**

A part of Lot 6 and a part of the vacated alley lying adjacent thereto, in Block 8, of the Correction Plat of Blocks 2 & 8 Marquette Addition, to Oklahoma City, Oklahoma, recorded in Book 7 of Plats, page 30, being an Amended Plat of Blocks 2 and 8 of Classen's Marquette Addition to Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 3 of Plats, page 22, said described property being more particularly described by metes and bounds as follows:

Commencing at the most easterly corner of said Lot 6, said point being on the southwesterly right-of-way line of Classen Boulevard;

Thence South 44°48'45" West, along the southeasterly line of said Lot 6 a distance of 150.00 feet to the point of beginning;

Thence continuing South 44°48'45" West, along said southeasterly line of Lot 6, passing at 30.00 feet the platted most southerly corner of said Lot 6 and continuing for a total distance of 40.00 feet to the centerline of the vacated alley as referenced in that certain Journal Entry of Vacation recorded in Book 4425, page 1705 in the office of the Oklahoma County Clerk;

Thence North 45°10'18" West, along the centerline of said vacated alley, a distance of 40.00 feet;

Thence North 89°49'14" East a distance of 56.56 feet to the point of beginning.

**AND**

Lot 7, less and except the southeasterly 20 feet of Lot 7 lying parallel with and measured perpendicular to southeasterly lot line of said Lot 7, and the northeasterly half of the vacated alley lying adjacent to the aforesaid property as described in Journal Entry recorded in Book 4425, page 1705 in the office of the Oklahoma County Clerk, all in Block 8 of the Correction Plat of Blocks 2 & 8 Marquette Addition to Oklahoma City, Oklahoma, recorded in Book 7 of Plats, page 30, being an Amended Plat of Blocks 2 and 8 of Classen's Marquette Addition to Oklahoma City.

# Increment Districts A, B, C, D

