

**AFFIDAVIT OF MAILING NOTICE**

**Stockyards Business Improvement District**  
**Oklahoma City Improvement and Special Services Assessment District No. 13**

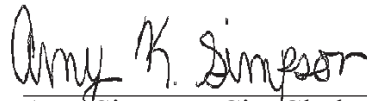
STATE OF OKLAHOMA )

) SS.

COUNTY OF OKLAHOMA )

Amy K. Simpson, being first duly sworn on oath, deposes, and states:

1. That I am the City Clerk for The City of Oklahoma, Oklahoma.
2. That on the 30th day of August, 2023, I sent a copy of the Notice of Hearing Assessment Roll, attached as Exhibit "A" hereto, by First-Class Mail to, The individuals and at the addresses listed on Exhibit "B" attached hereto.

  
Amy Simpson, City Clerk  
City of Oklahoma City



STATE OF OKLAHOMA )

) SS.

COUNTY OF OKLAHOMA )

Signed and sworn to before me on this 4th day of October, 2023, by Amy K. Simpson, City Clerk for The City of Oklahoma City.



My Commission Expires:

(SEAL)



# NOTICE OF HEARING

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the City Council of the City of Oklahoma City on the **26<sup>th</sup> day of September 2023, 8:30 a.m. or as soon thereafter as the matter is taken up, in the Council Chambers, 3<sup>rd</sup> Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.**

At which time and place will be heard and considered a resolution and ordinance to create the annual assessment roll of the **Stockyards City Business Improvement District**, City of Oklahoma City Improvement and Special Services Assessment District Number Thirteen (13), pursuant to the Oklahoma Improvement District Act, Title 11, Oklahoma Statutes, Section 39-101 *et seq.*, for properties with commercial frontage in and around the intersection of Agnew and Exchange Avenues, an area commonly known as Stockyards City, legally described as:

## LEGAL DESCRIPTION

Lots 1 through 12 plus a tract beginning at the southeast corner of lot 1 thence south 20 feet thence west 140 feet thence north 20 feet thence east 140 feet to the point of beginning, all in Block 1;

Lots 10 through 19 plus the west 53 feet of lots 20 and 21, all in Block 2;

Lots 1 through 11 plus a tract adjacent lot 11 on the north being 20 feet north and south by 140 feet east and west plus a tract beginning 20 feet south and 30 feet west of the southwest corner of block 6 thence west 240 feet thence north 700 feet thence east 240 feet thence south 700 feet to the point of beginning, all in Block 6;

Lots 10 through 24, all in Block 7;

Lots 20 through 28 plus 10 feet of the vacated alley adjacent lots 20 through 23 on the north, all in Block 8; Lots 15 through 28, all in Block 9;

Lots 18 through 40, all in Block 10;

Lots 1 through 11, all in Block 11;

Lots 1 through 19 plus the west 112 feet of lots 19 and 20, all in Block 12;

Lots 1 through 14, all in Block 13;

Lots 1 through 28, all in Block 14;

Lots 1 through 22, all in Block 15;

Lots 1 through 12, all in Block 16;

Lots 10 through 21, all in Block 17;

Lots 1 through 12, all in Block 21, and

Lots 10 through 21, Block 22, all in Stockyards Addition to the City of Oklahoma City, according to the recorded plat thereof, AND

Lots 6 through 8, Block 100;

Lots 1 through 10 plus lots 13 through 22, Block 101;

Lots 1 through 5 plus a tract lying between block 105 and block 110, Block 105; and

Lots 11 through 15 plus a tract lying between block 106 and block 111, Block 106, Lots 1 through 5, Block 110 and the west 5 feet of lot 8 plus all lots 9 through 15, Block 111, all in Stockyards Fourth Addition to the City of Oklahoma City according to the recorded plat thereof, AND

Lots 10 through 15, Block 26; the east 128 feet of lots 1 and 2 plus beginning 50 feet south of the northeast corner of Block 30 thence west 128 feet southeasterly to a point 50 feet south of the northeast corner of Lot 3 thence north to the point of beginning, Block 30, all in Stockyards Second Addition to the City of Oklahoma City according to the recorded plat thereof, AND

An unplatted part of Section 6, Township 11 North, Range 3 West in Oklahoma County, Oklahoma, described as: Beginning at a point 783 feet north and 3,055.7 feet east of the southwest corner of Section 6, thence west 330 feet, thence north 330 feet, thence east 330 feet, thence south 330 feet to the point of beginning, LESS a triangular tract in the southwest corner being 28.93 feet on the west and 232.09 feet on the northerly side and 229.85 feet on the south, PLUS

The east 11.06 feet of Lot 3, Block 3, Stockyards Industrial Addition to the City of Oklahoma City, according to the recorded plat thereof.

Said resolution and ordinance will consider the establishment of the assessment roll to provide for district improvements to include, but not be limited to sidewalk cleaning, landscape and grounds maintenance for monuments areas around the gateway arch area and Headin' to Market statue, and the continuation of marketing and promotional efforts, or other services which confer special benefits, directly or indirectly, on property within the district, and maintaining a cohesive, clean visual appearance in the area to enhance the image of the Stockyards City Business Improvement District.

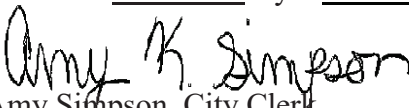
Any person may ascertain in the Office of the City Clerk, Municipal Building, 2<sup>nd</sup> Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma, a description of the property to be assessed, the amount of the assessment against each tract or parcel of land within the district, and the maximum amount of benefit estimated to be conferred on each tract or parcel of land, which is determined to be the amount of assessment proposed against each property.

All persons interested in the above-mentioned matter to be considered are hereby notified to be present at the above-mentioned time and place. Protests and objections may be filed as provided for in Title 11, Oklahoma Statutes, Section 39-111.

Provided with this Notice is a map depicting the approximate boundaries of the assessment district. A list of the properties in the proposed assessment district can be found on-line at: <https://okc.primegov.com/public/portal>. Look for City Council agendas for Council meetings held **August 29, 2023 and September 26, 2023.**

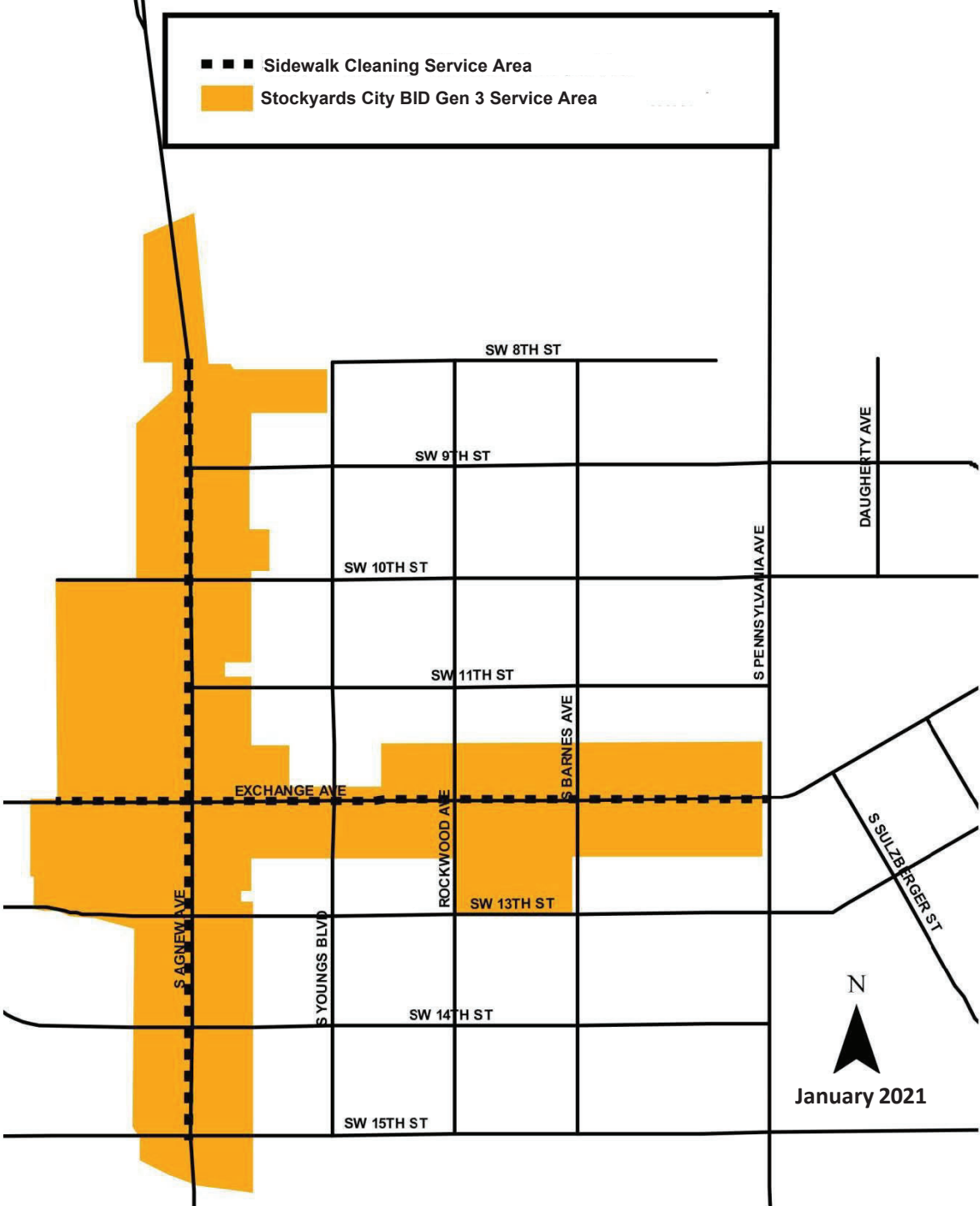
**Questions regarding the public hearing process should be directed to Donna Cervantes, City of Oklahoma City, Planning Department, at (405) 297-2905.**

Dated this 29TH day of AUGUST 2023.

  
Amy Simpson, City Clerk  
City of Oklahoma City, Oklahoma



STOCKYARDS CITY  
BUSINESS IMPROVEMENT DISTRICT GEN3



## EXHIBIT B

County Account Number	Owner Name	Mailing Address
102927125	1501 AGNEW HOLDING LLC	1501 S AGNEW AVE OKLAHOMA CITY, OK 73108
103143200	AGNEW MERCANTILE LLC C/O S KLOPP	216 MERION DR AUSTIN, TX 78737
103143250	AGNEW MERCANTILE LLC C/O S KLOPP	216 MERION DR AUSTIN, TX 78737
102923900	AINSWORTH STOCKYARDS CITY PROP LLC ETAL	C/O 1ST COMMERCIAL MGMT 3719 N PORTLAND AVE OKLAHOMA CITY, OK 73112
102923700	ANDRUS DRU A	4225 NW 144TH ST OKLAHOMA CITY, OK 73134
102921950	BALA ESTATES LLC	3701 NW 62ND ST OKLAHOMA CITY, OK 73112
102922375	BASS JOES JR & KELLY TRS BASS LIVING TRUST	15616 BRENNER PASS EDMOND, OK 73013
102922350	BASS JOES JR & KELLY TRS BASS LIVING TRUST	2219 EXCHANGE AVE OKLAHOMA CITY, OK 73018
102923325	BERGLAN INVESTMENTS LLC 1945 EXCHANGE AVENUE SERIES	1945 EXCHANGE AVE OKLAHOMA CITY, OK 73108
102922275	C B KERR REALTY LTD	3314 E 51ST RM A TULSA, OK 74135
102923350	CITY OF OKLA CITY	200 N WALKER AVE OKLAHOMA CITY, OK 73102
102924700	CITY OF OKLA CITY	200 N WALKER AVE OKLAHOMA CITY, OK 73102
102924705	CITY OF OKLA CITY	200 N WALKER AVE OKLAHOMA CITY, OK 73102

131066000	CITY OF OKLA CITY	200 N WALKER AVE OKLAHOMA CITY, OK 73102
102922725	CITY OF OKLA CITY	200 N WALKER AVE OKLAHOMA CITY, OK 73102
102924100	COLLISION WORKS OF NEWCASTLE LLC	PO BOX 891260 OKLAHOMA CITY, OK 73189
102922675	COLLISION WORKS OF NEWCASTLE LLC	PO BOX 891260 OKLAHOMA CITY, OK 73189
102924075	COLLISION WORKS OF NEWCASTLE LLC	PO BOX 891260 OKLAHOMA CITY, OK 73189
102923425	COWBOY LAND DEVELOPMENT LLC	10801 QUAIL RUN RD OKLAHOMA CITY, OK 73150
102923450	COWBOY LAND DEVELOPMENT LLC	10801 QUAIL RUN RD OKLAHOMA CITY, OK 73150
102923475	COWBOY LAND DEVELOPMENT LLC	10801 QUAIL RUN RD OKLAHOMA CITY, OK 73150
102920200	DARAKHSHAN MELODY G	2121 NW 159TH TER EDMOND, OK 73013
102920350	DELCO PROPERTIES LLC	1100 S AGNEW AVE OKLAHOMA CITY, OK 73108
102920425	DELCO PROPERTIES LLC	1100 S AGNEW AVE OKLAHOMA CITY, OK 73108
102920450	DELCO PROPERTIES LLC	1100 S AGNEW OKLAHOMA CITY, OK 73108
102927450	DOOLITTLE TYLER	2501 SW 15TH ST OKLAHOMA CITY, OK 73108
102923050	EXCHANGE INVESTMENT PLAY LLC	11217 N MAY AVE OKLAHOMA CITY, OK 73120

095151200	FIRST UNITED BANK & TRUST COMPANY	PO BOX 729 DURANT , OK 74702
103140200	GHS&R LLC	801 S AGNEW AVE OKLAHOMA CITY, OK 73108
102923825	GREENOAK LLC	2227 EXCHANGE AVE OKLAHOMA CITY, OK 73108
103145800	HELDENBRAND & SON MANUFACTURING CO	4704 NW 75TH ST. OKLAHOMA CITY, OK 73132
102922330	HILL MICHAEL & SUZANNE	2526 BOBWHITE TRL EDMOND, OK 73025
103145400	HILMCO LLC	PO BOX 721677 NORMAN, OK 73070
103145500	HILMCO LLC	PO BOX 721677 NORMAN, OK 73070
102923500	ICONIC INDUSTRIAL DEVELOPMENT LLC	11901 N MACARTHUR BLVD, Unit G2 OKLAHOMA CITY, OK 73162
102920050	INDUSTRY PROPERTY & DESIGN LLC	PO BOX 82337 OKLAHOMA CITY, OK 73148
102925450	JJ HOLDINGS INC	1416 S AGNEW AVE OKLAHOMA CITY, OK 73013
102923750	KAOLENA ROSSON	9201 156TH ST LEXINGTON, OK 73051
102927475	KWIK ZONE LLC	1008 SW 140TH ST OKLAHOMA CITY, OK 73170
102922250	LAFA LIMITED PARTNERSHIP	PO BOX 18995 OKLAHOMA CITY, OK 73154
102922225	LAU AGENCY LLC	6797 HUMMINGBIRD CT OWASSO, OK 74055

102927400	LO PATRICK LO DAISY	2529 SW 103RD OKLAHOMA CITY, OK 73159
102925150	MACS CAR WASHES LLC ATTN RYAN B JOHNSTON MGR	PO BOX 82337 OKLAHOMA CITY, OK 73148
102923925	MACS INVESTMENT LLC	PO BOX 82337 OKLAHOMA CITY, OK 73148
103140250	MACS INVESTMENT LLC ATTN BARNEY U BROWN MGR	PO BOX 82337 OKLAHOMA CITY, OK 73148
103140450	MACS INVESTMENT LLC ATTN BARNEY U BROWN MGR	PO BOX 82337 OKLAHOMA CITY, OK 73148
102924710	MAY ROY D & GINA L	20698 N MACARTHUR BLVD MARSHALL, OK 73056
103143100	MENDOZA T M	2922 SW 27TH ST OKLAHOMA CITY, OK 73108
102925475	MONTOYA SOTERO & KATHRYN C/O LOS MOLINOS MEXICAN RESTAURANT	1008 SW 26TH ST OKLAHOMA CITY, OK 73109
102922300	OCKER LINDSAY	2227 EXCHANGE AVE OKLAHOMA CITY, OK 73108
102920025	OKLAHOMA NATIONAL STOCKYARDS COMPANY	PO BOX 83228 OKLAHOMA CITY, OK 73148
102923650	OKLAHOMA NATIONAL STOCKYARDS COMPANY ATTN CAROLYN D FREEZE	PO BOX 83228 OKLAHOMA CITY, OK 73148
102924350	PM EQUIPMENT LEASING INC	2010 EXCHANGE AVE OKLAHOMA CITY, OK 73108
102924625	PM EQUIPMENT LEASING INC	2010 EXCHANGE AVE OKLAHOMA CITY, OK 73108



103143150	POTTER TONY R & MARIA E	2922 SW 27TH ST OKLAHOMA CITY, OK 73108
102925275	PRANAB ENTERPRISE INC	1909 NAPA VALLEY RD EDMOND, OK 73013
102927175	QUALITY INSTALLATIONS INC	1501 S AGNEW AVE OKLAHOMA CITY, OK 73109
103143550	RED ROCK PETROLEUM COMPANY	PO BOX 18755 OKLAHOMA CITY, OK 73154
102924175	REVIVAL CAPITAL GROUP LLC	PO BOX 82712 OKLAHOMA CITY, OK 73148
102923375	SPRIT PROPERTIES LLC	11901 N MACARTHUR BLVD, STE G2 OKLAHOMA CITY, OK 73162
102922325	STAGECOACH PROPERTIES LLC	4301 SW 3RD ST OKLAHOMA CITY, OK 73108
102923725	STUBBS DICK R & CHRISTINA TRS STUBBS DICK R & CHRISTINA REV TRUST	12400 MAPLE RIDGE RD OKLAHOMA CITY, OK 73120
102923775	STUBBS DICK R & CHRISTINA TRS STUBBS DICK R & CHRISTINA REV TRUST	12400 MAPLE RIDGE RD OKLAHOMA CITY, OK 73120
131801000	STUBBS DICK R & CHRISTINA TRS STUBBS DICK R & CHRISTINA REV TRUST	12400 MAPLE RIDGE RD OKLAHOMA CITY, OK 73120
102923800	STUBBS DICK R TRS & REV TRS STUBBS CHRISTINA TRUST & REV TRUST	12400 MAPLE RIDGE RD OKLAHOMA CITY, OK 73120
095155200	SWAIM HOLDING COMPANY LLC	20 RIBAUT DR HILTON HEAD ISLAND, SC 29926
102924695	TU HIEU T	1900 EXCHANGE AVE OKLAHOMA CITY, OK 73108
102920485	WIENS PROPERTIES LLC	4301 SW 3RD ST OKLAHOMA CITY, OK 73108

102923940	WIENS PROPERTIES LLC	4301 SW 3RD ST OKLAHOMA CITY, OK 73108
102923675	WIENS PROPERTIES LLC	4301 SW 3RD ST OKLAHOMA CITY, OK 73108
102923960	WIENS PROPERTIES LLC	4301 SW 3RD OKLAHOMA CITY, OK 73108
102925400	WIENS PROPERTIES LLC	4301 SW 3RD OKLAHOMA CITY, OK 73108
102925425	YERIGAN STOCKYARD PROPERTIES LLC C/O DALE YERIGAN	1412 S AGNEW OKLAHOMA CITY, OK 73108
102927375	YOUNG ROY THOMAS	1912 INGLEWOOD DR NORMAN, OK 73071