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Thursday, January 29, 2015

NOTICE OF PUBLIC HEARINGS

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

BLANCHARD ECONOMIC DEVELOPMENT PROJECT PLAN

6:30 PM THURSDAY, FEBRUARY 12, 2015

6:00 PM TUESDAY, FEBRUARY 24, 2015

TO ALL INTERESTED INDIVIDUALS:

The City of Blanchard, Oklahoma (the "City") invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Thursday, February 12, 2015 at 6:30 P.M. (during the regularly scheduled meeting of the Blanchard Planning and Zoning Commission), and Tuesday, February 24, 2015, at 6:00 P.M. (during the regularly scheduled meeting of the City Council), both hearings to be held in the Council Chambers located at City Hall, 122 N. Main St., Blanchard, Oklahoma.

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 proposed Increment District No. 1, City of Blanchard (the "Increment District" or "TIF") on the following described property known as Tract A, and the Blanchard Economic Development Project Plan (the "Project Plan").

TRACT A

The proposed Increment District contains an area generally described as a triangular area bordered on the north by NE 10th Street, on the west by North Council Avenue, and on the southeast by U.S. Highway 62/277/State Highway 9, plus underdeveloped frontage extending northeast along the Highway to approximately Rockwell Avenue and underdeveloped parcels along State Highway 76 west of North Council Avenue and north of NE 10th Street. The subject area comprises a portion of the land in Sections 19, 20, 29, and 30 of Township 8 North, Range 4 West, McClain County, Oklahoma, and more particularly described as follows:

A TRACT OF LAND LOCATED IN PART OF THE N/2 OF SECTION 29, S/2 OF SECTION 20, AND SE/4 OF SECTION 19 OF TOWNSHIP 8 NORTH, RANGE 4 WEST. BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF LOT 3, BLOCK 1 OF THE BLANCHARD CROSSING PLAT FILED IN McCLAIN COUNTY. LOCATED IN THE N/2 OF SECTION 29.

THENCE, N00°23'31"W A DISTANCE OF 1401.41 FEET TO THE NW CORNER OF LOT 2 OF BLANCHARD CROSSING PLAT; THENCE, N89°31'52"W A DISTANCE OF 660.00 FEET; THENCE, N00°05'26"W A DISTANCE OF 545.41 FEET TO THE SE/4 OF SECTION 19; THENCE, N89°53'32"W A DISTANCE OF 560.00 FEET; THENCE, N00°06'28"W A DISTANCE OF 230.00 FEET TO A POINT IN COMMON AREA "A" OF KENDALL HEIGHTS PLAT FILED IN McCLAIN COUNTY; THENCE, WEST A DISTANCE OF 138.00 FEET TO A POINT ON THE NORTH LINE OF LOT 18, BLOCK 6 OF KENDALL HEIGHTS FILED PLAT; THENCE, NORTH A DISTANCE OF 230.00 FEET TO A POINT ON THE

NORTH LINE OF LOT 21, BLOCK 6 OF KENDALL HEIGHTS FILED PLAT; THENCE, N89° 53'32"E A DISTANCE OF 99.02 FEET TO THE NE CORNER OF LOT 24, BLOCK 6 OF KENDALL HEIGHTS FILED PLAT; THENCE N45 ° 23'54"E A DISTANCE OF 296.12 FEET, ALONG THE KENDALL HEIGHTS FILED PLAT; THENCE, NORTH ALONG THE EAST LINE OF LOT 25, BLOCK 6 OF KENDALL HEIGHTS FILED PLAT A DISTANCE OF 83.41 FEET TO THE NW CORNER OF LOT 25, BLOCK 6, OF KENDALL HEIGHTS FILED PLAT; THENCE, N89°48'20"E A DISTANCE OF 240.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25, BLOCK 6 KENDALL HEIGHTS FILED PLAT; THENCE, S00°13'52"W A DISTANCE OF 191.74 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 6 OF KENDALL HEIGHTS FILED PLAT; THENCE, S45°23'54"W A DISTANCE OF 155.00 FEET TO THE NW CORNER OF LOT 2, BLOCK 6 OF KENDALL HEIGHTS FILED PLAT; THENCE, S43°19'34"E A DISTANCE OF 266.00 FEET; THENCE, N89°55'32"E A DISTANCE OF 128.00 FEET; THENCE, S00°13'52"W A DISTANCE OF 138.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE TIMBER OAKS PLAT FILED IN McCLAIN COUNTY; THENCE, N 89°31'52"E A DISTANCE OF 2,589.58 FEET TO THE SW CORNER OF LOT 21, BLOCK 1 OF HOUSER PLACE ADDITION PLAT FILED IN McCLAIN COUNTY; THENCE, N00°05'26"W A DISTANCE OF 283.13 FEET TO THE NW CORNER OF LOT 21, BLOCK 1 OF HOUSER PLACE FILED PLAT; THENCE, N89°33'17"E A DISTANCE OF 454.19 FEET TO THE SE CORNER OF LOT 1, BLOCK 1 OF HOUSER PLACE FILED PLAT; THENCE, N00°04'25"E A DISTANCE OF 675.21 FEET TO THE NW CORNER OF LOT 4, BLOCK 1 OF HOUSER PLACE FILED PLAT; THENCE, N00°04'25"E A DISTANCE OF 53.31 TO A POINT ALONG THE EAST LINE OF LOT 5, BLOCK 1 OF HOUSER PLACE FILED PLAT; THENCE, N89°33'17"E A DISTANCE OF 420.00 FEET; THENCE, S00°04'25"E A DISTANCE OF 393.76 FEET; THENCE, S49°11'55"E A DISTANCE OF 354.37 FEET; THENCE, N52°05'15"E A DISTANCE OF 1,663.97 FEET; THENCE, S00°23'31"W A DISTANCE OF 793.72 FEET; THENCE, S89°58'36"W A DISTANCE OF 240.26 FEET; THENCE, N19°24'13"E A DISTANCE OF 13.05 FEET; THENCE, S89°58'36"W A DISTANCE OF 177.80 FEET; THENCE, S00°01'24"E A DISTANCE OF 67.31 FEET; THENCE, S89°58'36"W A DISTANCE OF 211.26 FEET TO THE NE CORNER OF LOT 2 OF PICKARD ESTATES PLAT FILED IN McCLAIN COUNTY; THENCE, S A DISTANCE OF 206.19 FEET ALONG THE WEST LINE OF LOT 2 OF PICKARD ESTATES FILED PLAT; THENCE, S89°58'36"W A DISTANCE OF 420.00 FEET TO THE NW CORNER OF LOT 6 OF PICKARD ESTATES FILED PLAT; THENCE, S00°01'24"W A DISTANCE OF 415.00 FEET TO THE SE CORNER OF LOT 6 OF PICKARD ESTATES FILE DPLAT; THENCE, S89°44'43"W A DISTANCE OF 211.26 FEET; THENCE, S00°15'41"E A DISTANCE OF 50.00 FEET TO THE NE CORNER OF LOT 1, BLOCK 1 OF FOX RUN ADDITION PLAT FILED IN McCLAIN COUNTY, TO A POINT IN THE N/2 OF SECTION 29; THENCE, S89°44'43"W A DISTANCE OF 91.38 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1 OF THE FOX RUN FILED PLAT; THENCE, S52°09'00"W A DISTANCE OF 584.36 FEET TO THE NW CORNER OF LOT 51, BLOCK 1 OF FOX RUN FILED PLAT; THENCE, S52°09'00"W A DISTANCE OF 65.44 FEET TO A POINT ALONG THE NORTH LINE OF LOT 50, BLOCK 1 OF FOX RUN FILED PLAT; THENCE, S27°40'07"W A DISTANCE OF 239.62 FEET TO THE NW CORNER OF LOT 50, BLOCK 1 OF THE FOX RUN II PLAT FILED IN McCLAIN COUNTY; THENCE, S43°18'59"W A DISTANCE OF 323.51 FEET TO THE NW CORNER OF LOT 49, BLOCK 1 OF FOX RUN II FILED PLAT THAT IS ALSO A KNOWN POINT ALONG THE NE LINE OF LOT 10, BLOCK 1 OF FOX RUN III PLAT FILED IN McCLAIN COUNTY; THENCE, N35°46'52"W A DISTANCE OF 143.41 FEET TO THE NE CORNER OF LOT 11, BLOCK 1 OF THE FOX RUN III FILED PLAT; THENCE, N35°46'52"W A DISTANCE OF 330.00 FEET; THENCE, S51°56'35"W A DISTANCE OF 2,476.34 FEET ALONG THE EAST LINE OF THE FILED PLAT OF BLANCHARD CROSSING TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 123.43 ACRES MORE OR LESS.

A map of the proposed Increment District boundaries and the proposed Project Area (each as described in the Project Plan) is provided below. The proposed Increment District is the area within which ad valorem tax revenue and sales and use tax revenue may be captured and utilized for the payment of TIF Project Costs. The proposed Project Area is a broader area because certain TIF Project Costs may be expended outside the boundaries of the Increment District in support of the Project as described below. The proposed Project Area will include a portion of Sections 19, 20, 29, and 30 in Township 8 North, Range 4 West, McClain County, Oklahoma.

Copies of the Blanchard Economic Development Project Plan may be obtained free of charge at the City Clerk's Office located at City Hall, 122 N. Main St., Blanchard, Oklahoma, anytime after Thursday, January 29, 2015, during regular business hours.

The Blanchard Economic Development Project Plan will encourage economic development in the City by facilitating the creation of significant additional commercial development along the U.S. Highway 62 corridor within the City that encourages commerce, increases retail opportunities, and generates a corresponding growth in the local tax base (collectively, the "Project"). The City recognizes the difficulty in attracting significant development to the area due to the lack of adequate infrastructure necessary to serve to serve substantial development. The City will construct or cause to be constructed additional supporting public infrastructure necessary to facilitate additional commercial development throughout the Increment District. Development will proceed based on commercial opportunities that are presented to the City, all in accordance with applicable laws and regulations. Proposed Project Costs include significant traffic upgrades, including construction, reconstruction, and/or resurfacing of streets, intersection improvements, signalization, sidewalks, and lighting, plus certain water and sewer line improvements to serve existing and potential development along U.S. Highway 62, along with potential acquisition of certain property within the Increment District. The proposed Project Costs (as described in the Project Plan) total approximately \$6.69 million.

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

**Susie Maeder, City Clerk
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122 N. Main St.
P.O. Box 480
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