

**NOTICE TO THE PUBLIC OF PUBLIC HEARINGS REGARDING THE  
CREATION OF INCREMENT DISTRICT NO. 3,  
CITY OF STILLWATER, OKLAHOMA**

Notice is hereby given that on **April 17, 2018**, at 5:30 p.m., in the Council Hearing Room of the Stillwater Municipal Building, 723 S. Lewis, Stillwater, Oklahoma, the Stillwater Planning Commission will discuss, consider, and possibly take action to approve a Resolution determining that the Stillwater (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan) is in conformance with the Comprehensive Plan of the City of Stillwater, as amended from time to time, and recommending to the City of Stillwater approval and adoption of the Stillwater (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan).

In addition, pursuant to the Oklahoma Local Development Act, 62 O.S. §850, et seq. (“Act”), notice is hereby given to all interested persons that the City Council of the City of Stillwater will hold public hearings regarding the proposed Stillwater (Re)Investment Plan (a Stillwater Downtown/Campus Link Project Plan) (“Project Plan”), including Increment District No. 3, City of Stillwater (“Increment District No. 3”). The first hearing will be held on **April 23, 2018**, at 5:30 p.m., in the Council Hearing Room of the Stillwater Municipal Building, 723 S. Lewis, Stillwater, Oklahoma. The hearing is for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan and Increment District No. 3.

Further notice is hereby given to all interested persons that the City Council of the City of Stillwater will hold a second public hearing regarding the proposed Project Plan, including Increment District No. 3, on **June 4, 2018**, at 5:30 p.m., in the Council Hearing Room of the Stillwater Municipal Building, 723 S. Lewis, Stillwater, Oklahoma. The second hearing is for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan, including Increment District No. 3.

The project is being undertaken by the City of Stillwater (“City”) in order to accelerate the rate of investment and reinvestment to revive and vitalize downtown Stillwater and establish a link connecting it to the Oklahoma State University campus as further described in the Project Plan, and creating a destination area for residents and visitors, and to achieve the City’s development objectives by creating a synergy for new investment and development in commercial, residential, and non-retail commercial uses, to improve the quality of public improvements, and to create pedestrian connection and public spaces. At the heart of this project is the creation of downtown Stillwater as a special and unique place to live, work, shop, and play. The effort to create such a place requires public assistance to stimulate private development. The Project Plan is a critical element in fostering public-private partnerships to create the type of development that the City seeks but can achieve only by means of the financing tools available under the Act. The project is to be funded from apportionment of ad valorem and sales tax increments from the proposed Increment District No. 3 for a period not to exceed 25 years. No new or increased taxes are involved.

The City of Stillwater will be principally responsible for the administration of the proposed Project Plan subject to authorizations and delegations of responsibilities contained in the Project Plan or authorized from time to time. The City Manager shall be the person in charge of performance of the project plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in the Project Plan. During the period of apportionment, the apportionment funds allocated to pay project costs shall constitute special funds of the City of Stillwater, or, at the direction of the City, the Stillwater Economic Development Authority, a public trust, or an alternative entity authorized by the City of Stillwater.

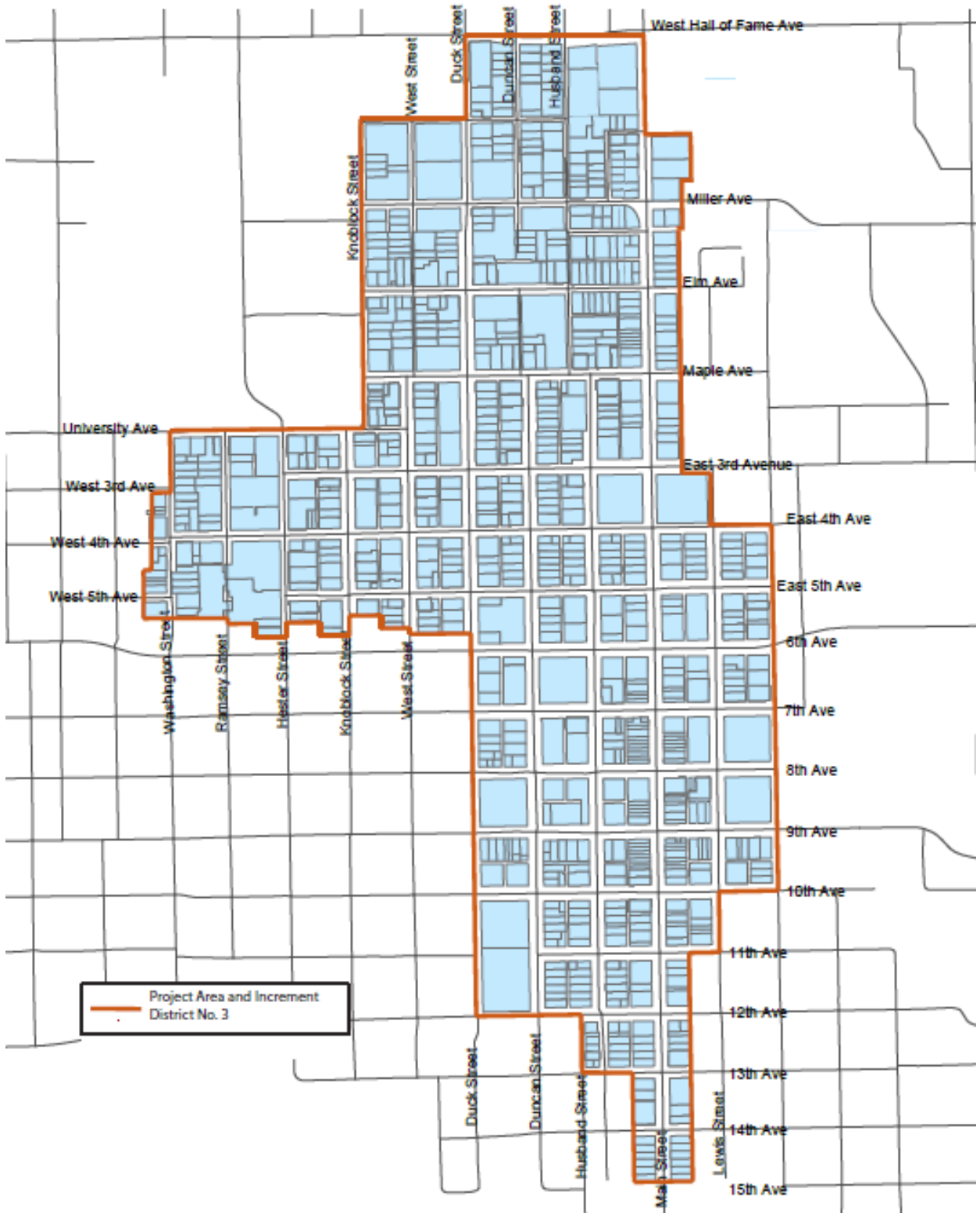
The proposed project area (“Project Area”) and Increment District No. 3 are the same area. It is generally located within the following boundaries: West Hall of Fame Avenue on the north, South Lowry Street on the east, 15<sup>th</sup> Street on the south, and South Washington Street on the west.

The specific boundaries of the proposed Project Area and Increment District No. 3 are:

BEGINNING at the intersection of the centerlines of West University Avenue and South Washington Street; THENCE east along the centerline of West University Avenue to the centerline of South Knoblock Street; THENCE north along the centerline of South Knoblock Street to the centerline of West Mathews Avenue; THENCE east along the centerline of West Mathews Avenue to the centerline of North Duck Street; THENCE north along the centerline of North Duck Street to the centerline of West Hall of Fame Avenue; THENCE east along the centerline of West Hall of Fame Avenue to the centerline of North Main Street; THENCE south along the centerline of North Main Street approximately 670 feet to a point; THENCE east approximately 300 feet, being the north property line of property addressed as 217 North Main Street; THENCE south approximately 281 feet to a point being the southeast corner of property addressed as 215 North Main Street; THENCE west approximately 75 feet to a point being the northeast corner of property addressed as 207 North Main Street; THENCE south approximately 320 feet to a point being the southeast corner of Lot 2, Block 2, Weaver Addition; THENCE west 23 feet to a point being the southwest corner of Lots 223-26, Block 2, Weaver Addition; THENCE south approximately 426 feet to a point in the centerline of East Elm Avenue; THENCE south along the centerline of an alley approximately 565 feet to a point in the centerline of East Maple Avenue; THENCE south along the centerline of an alley approximately 615 feet to a point in the centerline of East 3<sup>rd</sup> Avenue; THENCE east to the intersection of the centerlines of East 3<sup>rd</sup> Avenue and South Lewis Street; THENCE south along the centerline of South Lewis Street to the intersection of the centerlines of South Lewis Street and East 4<sup>th</sup> Avenue; THENCE east along the centerline of East 4<sup>th</sup> Avenue to the intersection of the centerlines of East 4<sup>th</sup> Avenue and South Lowry Street; THENCE south along the centerline of South Lowry Street to the intersection of the centerlines of South Lowry Street and East 10<sup>th</sup> Avenue; THENCE west along the centerline of East 10<sup>th</sup> Avenue to the intersection of the centerlines of East 10<sup>th</sup> Avenue and South Lewis Street; THENCE south along the centerline of South Lewis Street to the intersection of centerlines of S. Lewis Street and

East 11<sup>th</sup> Avenue; THENCE west approximately 200 feet to a point in the centerline of East 11<sup>th</sup> Avenue; THENCE south along the centerline of an alley approximately 1500 feet to a point adjacent to Lot 7, Block 8, Barnes Addition; THENCE west approximately 410 feet to a point in the centerline of an alley adjacent to Lot 6, Block 9, Barnes Addition; THENCE north approximately 720 feet to a point in the centerline of West 13<sup>th</sup> Avenue; THENCE west along the centerline of West 13<sup>th</sup> Avenue to the intersection of centerlines of West 13<sup>th</sup> Avenue and South Husband Street; THENCE north along the centerline of South Husband Street approximately 320 feet to a point in the centerline of West 12<sup>th</sup> Avenue; THENCE west along the centerline of West 12<sup>th</sup> Avenue to the intersection of the centerlines of West 12<sup>th</sup> Avenue and South Duck Street; THENCE north along the centerline of South Duck Street to a point in the centerline of South Duck Street approximately 118 feet north of the intersection of the centerlines of South Duck Street and West 6<sup>th</sup> Avenue; THENCE west approximately 402 feet to a point in the centerline of South West Street; THENCE north along the centerline of South West Street approximately 45 feet; THENCE west approximately 187 feet to a point in the centerline of an alley adjacent to Lots 7 & 8, Block 25, College Addition; THENCE north along the centerline of the alley approximately 82 feet to a point adjacent to Lots 21-24, Block 25 College Addition; THENCE west approximately 212 feet to a point in the centerline of South Knoblock Street; THENCE south along the centerline of South Knoblock Street approximately 135 feet; THENCE west approximately 188 feet to the centerline of an alley adjacent to Lot 10, Block 24, College Addition; THENCE north along the centerline of the alley approximately 105 feet to a point in the alley adjacent to Lots 20 & 21, Block 24, College Addition; THENCE west to a point in the centerline of South Hester Street; THENCE south along the centerline of South Hester Street approximately 109 feet; THENCE west approximately 202 feet to a point in the south property line of property addressed as 520 South Hester Street and part of Lot 1, Berry's Block; THENCE north approximately 88 feet to a point; THENCE west approximately 180 feet to a point in the centerline of South Ramsey Street; THENCE north along the centerline of South Ramsey Street approximately 45 feet; THENCE west approximately 368 feet to a point in the centerline of South Washington Street; THENCE west approximately 187 feet to a point in the west property line of property addressed as 514 South Washington Street and Lot 1, Block 16 West College Addition; THENCE north approximately 313 feet to a point at the northwest corner of property addressed as 412 South Washington Street and port of Lots 19-24, Block 9 Tinkers Subdivision West College; THENCE east approximately 50 feet; THENCE north approximately 542 feet to a point in the centerline of West 3<sup>rd</sup> Avenue; THENCE east along the centerline of West 3<sup>rd</sup> avenue to the intersection of West 3<sup>rd</sup> Avenue and South Washington Street; THENCE north along the centerline of South Washington Street to the POINT OF BEGINNING.

Boundaries of the proposed Project Area and Increment District No. 3 are shown on the map below.



A draft of the proposed Project Plan and Eligibility and Financial Impacts Report may be reviewed by any person interested, in the Office of the City Clerk, 723 S. Lewis,

Stillwater, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, and at <http://stillwater.org/news/view/id/270> on or after April 9, 2018.