

To be published in The Journal Record on or before Tuesday, March 19, 2019:

**NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE
PROPOSED NORTHWEST 39th GATEWAY PROJECT PLAN**

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 Bethany will hold two public hearings regarding the Northwest 39th Gateway Project Plan (“Project Plan”), which establishes three new ad valorem and sales tax increment districts (collectively, “Increment Districts”).

The first public hearing will be held in the Council Chambers at Bethany City Hall, 6700 Northwest 36th Street, Bethany, Oklahoma, at 7:30 PM on Tuesday, April 2, 2019, and will be 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 Districts. The second public hearing will be held in the Council Chambers at Bethany City Hall, 6700 Northwest 36th Street, Bethany, Oklahoma, at 7:30 PM on Tuesday, April 16, 2019, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Increment Districts.

The project is being undertaken by the City of Bethany (“City”) in order to develop a key gateway into the City along Northwest 39th Expressway/Route 66, achieve the City’s development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base. Historic Route 66, “America’s Main Street,” runs through the heart of Bethany and is an important asset the City desires to highlight through development opportunities. The Project Plan seeks to stimulate development of the western gateway into the City along Route 66. The increased popularity of Route 66, as well as the enhancement of public improvements throughout the area, allows for an opportunity to provide a significant public benefit and improvement to the quality of life for the residents of Bethany. Public investments are planned for approved public infrastructure and development financing assistance. Funding for the public investment is expected to be generated by the implementation of the three Increment Districts. No new or increased taxes are involved.

A draft of the proposed Project Plan and Financial Impacts Report may be reviewed by any person interested, in the Office of the City Clerk, Bethany City Hall, 6700 Northwest 36th Street, Bethany, Oklahoma, during normal business hours from 8:00 AM to 5:00 PM, Monday through Friday, and at the following web address on or after 5:00 PM on Tuesday, March 19, 2019: <http://cityofbethany.org/314/TIF-District>.

The proposed project area (“Project Area”) can be generally described as being located (1) between North Stinchcombe Avenue and North Council Road between Northwest 50th Street and Northwest 39th Expressway, (2) within the triangular piece of property immediately east of North Eagle Lane and south of Overholser Drive, (3) all nonresidential parcels adjacent to and south of Northwest 39th Expressway from the North Canadian River to North Rockwell Avenue (including the entire block between Northwest 39th Street and Northwest 39th Expressway west of North Rockwell Avenue and east of North Divis Avenue), (4) a majority of Eldon Lyon Park,

A tract of land being a part of Sections 7, 8, 16, 17, 18 and 20 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the center of said Section 18, said point being the POINT OF BEGINNING;
THENCE North along and with the West line of the NE/4 of said Section 18 to the Northwest Corner of the NE/4 of said Section 18;
THENCE North along and with the West line of the SE/4 of said Section 7 to the North right-of-way line of N.W. 50th Street;
THENCE East along and with the North right-of-way line of N.W. 50th Street to the East right-of-way line of Council Road;
THENCE South along and with the East right-of-way line of Council Road to the North right-of-way line of N.W. 39th Expressway;
THENCE Easterly along and with the North right-of-way line of N.W. 39th Expressway to the East right-of-way line of Rockwell Avenue;
THENCE South along and with the East right-of-way line of Rockwell Avenue to the South right-of-way line of N.W. 39th Terrace;
THENCE West along and with the South right-of-way line of N.W. 39th Terrace to the East right-of-way line of Divis Avenue;
THENCE South along and with the East right-of-way line of Divis Avenue to the South right-of-way line of N.W. 36th Street;
THENCE West along and with the South right-of-way line of N.W. 36th Street to the West right-of-way line of Glade Avenue;
THENCE North along and with the West right-of-way line of Glade Avenue to the South right-of-way line of N.W. 39th Street;
THENCE West along and with the South right-of-way line of N.W. 39th Street to the West right-of-way line of Council Road;
THENCE North along and with the West right-of-way line of Council Road to a point 660 feet South of the North line of the SE/4 of said Section 18, said point being the Northeast Corner of a tract of land recorded in Book 8422, Page 1111;
THENCE West along and with the North line of said tract of land recorded in Book 8422, Page 1111 to the East line of the recorded plat BROWNSVILLE;
THENCE North along and with the East line of said BROWNSVILLE to the Northeast Corner of said BROWNSVILLE;
THENCE West along and with the North line of said BROWNSVILLE to the Northwest Corner of Lot 25 Block 1 of said BROWNSVILLE, said point being the Southeast Corner of Lot 1A Block 1 as shown on the recorded plat WATERSIDE ADDITION SECTION 2;
THENCE West along and with the South line of said Lot 1A Block 1 extended to a point on the West line of Lot 2 Block 1 of said WATERSIDE ADDITION SECTION 2;
THENCE South 11°50'58" East along and with the West line of said Lot 2 Block 1 a distance of 52.80 feet;
THENCE South 10°20'37" West along and with the West line of said Lot 2 Block 1 a distance of 44.10 feet;
THENCE South 59°38'01" West along and with the West line extended of said Lot 2 Block 1 a distance of 665.94 feet;
THENCE South to a point on the North line of the recorded plat LEWALLEN'S WESTERN SANDS ADDITION SECTION 2;

THENCE West along and with the North line of said LEWALLEN'S WESTERN SANDS ADDITION SECTION 2 to the Northwest Corner of said LEWALLEN'S WESTERN SANDS ADDITION SECTION 2;

THENCE North along and with the West line of the SE/4 of said Section 18 to the POINT OF BEGINNING.

The specific boundaries of the three Increment Districts are:

Increment District A

A tract of land being a part of Section 18 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the center of said Section 18;

THENCE North along and with the West line of the NE/4 of said Section 18 to a point on the North right-of-way line of N.W. 39th Expressway, said point being the POINT OF BEGINNING;

THENCE North along and with the West line of the NE/4 of said Section 18 to the South line of Bluff Creek Canal;

THENCE Northeast along and with the South line of Bluff Creek Canal to the Southwest Corner of a tract of land owned by the City of Bethany (Ron Clark Park);

THENCE Southeast along and with the South line of said tract of land owned by the City of Bethany (Ron Clark Park) to a point on the North line of a tract of land recorded in Book 11167, Page 115;

THENCE East to the Northeast Corner of said tract of land recorded in Book 11167, Page 115;

THENCE South 532 feet;

THENCE East 342 feet;

THENCE South to a point on the North right-of-way line of N.W. 39th Expressway;

THENCE West along and with the North right-of-way line of N.W. 39th Expressway to the POINT OF BEGINNING.

Increment District B

A tract of land being a part of Section 18 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest Corner of Lot 1B Block 1 as shown on the recorded plat WATERSIDE ADDITION SECTION 2;

THENCE South $85^{\circ}32'41''$ West a distance of 286.06 feet to a corner on the West line of Lot 2 Block 1 of said WATERSIDE ADDITION SECTION 2 to the POINT OF BEGINNING;

THENCE along and with the West line of said Lot 2 Block 1 the following calls:

1. South $87^{\circ}01'07''$ East a distance of 155.37 feet;
2. South $06^{\circ}17'42''$ East a distance of 130.76 feet;
3. South $11^{\circ}50'58''$ East a distance of 114.91 feet;
4. South $10^{\circ}20'37''$ West a distance of 44.10 feet;
5. South $59^{\circ}38'01''$ West a distance of 665.94 feet;

THENCE South to a point on the South line of said Lot 2 Block 1;
THENCE South 58°34'13" West along and with the South line of said Lot 2 Block 1 extended to a point on the West line of the SE/4 of said Section 18;
THENCE North along and with the West line of the SE/4 of said Section 18 to the far West Corner of said WATERSIDE ADDITION SECTION 2;
THENCE North 23°16'13" East along and with the West line of said WATERSIDE ADDITION SECTION 2 extended to the South right-of-way line of N.W. 39th Expressway;
THENCE Easterly along and with the South right-of-way line of N.W. 39th Expressway to the POINT OF BEGINNING.

Increment District C

A tract of land being a part of Sections 17 and 18 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 Block 1 as shown on the recorded plat KAY-BEE ADDITION, said point being the POINT OF BEGINNING;
THENCE East along and with the North right-of-way line of N.W. 39th Expressway to the West right-of-way line of Council Road;
THENCE North along and with the West right-of-way line of Council Road to a point 695 feet North of the South line of the NE/4 of said Section 18, said point lying on the South line of a tract of land recorded in Book 5739, Page 1370;
THENCE West along and with the South line of said tract of land recorded in Book 5739, Page 1370 200 feet to the Southwest Corner of said tract of land recorded in Book 5739, Page 1370;
THENCE North along and with the West line of said tract of land recorded in Book 5739, Page 1370 148.5 feet to the Northwest Corner of said tract of land recorded in Book 5739, Page 1370;
THENCE East along and with the North line of said tract of land recorded in Book 5739, Page 1370 to the West right-of-way line of Council Road;
THENCE North along and with the West right-of-way line of Council Road 50 feet;
THENCE West 200 feet;
THENCE North 302.4 feet to the Northwest Corner of a tract of land recorded in Book 12283, Page 802;
THENCE West along and with the North line of said tract of land recorded in Book 12283, Page 802 409.12 feet to the Northwest Corner of said tract of land recorded in Book 12283, Page 802;
THENCE South along and with the West line of said tract of land recorded in Book 12283, Page 802 extended to a point on the North right-of-way line of N.W. 39th Expressway;
THENCE East along and with the North right-of-way line of N.W. 39th Expressway approximately 330.42 feet to the POINT OF BEGINNING.

AND

All of Lot 2 as shown on the recorded plat 39TH EXPRESSWAY ADDITION

AND

Beginning at the South right-of-way line of N.W. 39th Expressway and the West right-of-way line of Council Road

THENCE South along and with the West right-of-way line of Council Road to a point 660 feet South of the North line of the SE/4 of said Section 18, said point being the Northeast Corner of a tract of land recorded in Book 8422, Page 1111;

THENCE West along and with the North line of said tract of land recorded in Book 8422, Page 1111 to the East line of the recorded plat BROWNSVILLE;

THENCE North along and with the East line of said BROWNSVILLE extended to the South right-of-way line of N.W. 39th Expressway;

THENCE East along and with the South right-of-way line of N.W. Expressway to the POINT OF BEGINNING.

AND

The North 509 feet of Lot 15 as shown on the recorded plat SCHAFERS SUBURBS except the North 28.5 feet

AND

Lot 13 as shown on the recorded plat SCHAFERS SUBURBS

AND

Lot 11 as shown on the recorded plat SCHAFERS SUBURBS except the South 161 feet and the North 28.5 feet

AND

Beginning at the South right-of-way line of N.W. 39th Expressway and the West right-of-way line of Rockwell Avenue, said point being the POINT OF BEGINNING;

THENCE South along and with the West right-of-way line of Rockwell Avenue to the North right-of-way line of N.W. 39th Terrace;

THENCE West along and with the North right-of-way line of N.W. 39th Terrace to the West right-of-way line of Divis Avenue;

THENCE South along and with the West right-of-way line of Divis Avenue to the Northeast Corner of a tract of land owned by the City of Bethany (Eldon Lyon Park);

THENCE West, North and Northwest along and with the North line of said tract of land owned by the City of Bethany (Eldon Lyon Park) to the East right-of-way line of Glade Avenue;

THENCE North along and with the East right-of-way line of Glade Avenue to the South right-of-way line of N.W. 39th Expressway;

THENCE Southeasterly along and with the South right-of-way line of N.W. 39th Expressway to the POINT OF BEGINNING.

AND

Beginning at the North right-of-way line of N.W. 36th Street and the West right-of-way line of Divis Avenue, said point being the POINT OF BEGINNING;

THENCE West along and with the North right-of-way line of N.W. 36th Street to a point on the East line of a tract of land owned by the City of Bethany (Eldon Lyon Park);

THENCE North, East, North and East along and with the East line of said tract of land owned by the City of Bethany (Eldon Lyon Park) to a point on the West right-of-way line of Divis Avenue;

THENCE South along and with the West right-of-way line of Divis Avenue to the POINT OF BEGINNING.