

*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 23<sup>rd</sup> STREET CORRIDOR PROJECT PLAN**

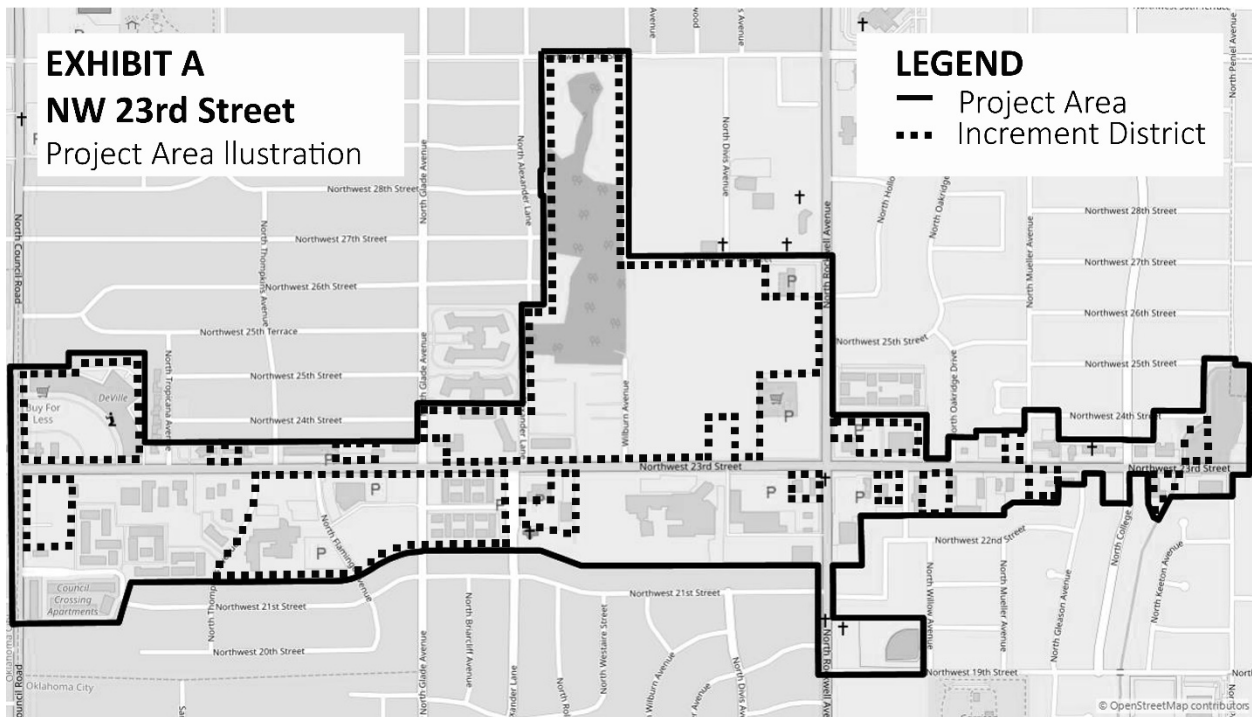
Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (“Act”), notice is hereby given to all interested persons that the City Council of the City of Bethany will hold two public hearings regarding the 23<sup>rd</sup> Street Corridor Project Plan (“Project Plan”), which establishes a new ad valorem and sales tax increment district (“Increment District”).

The first public hearing will be held in the Council Chambers at Bethany City Hall, 6700 Northwest 36<sup>th</sup> 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 District. The second public hearing will be held in the Council Chambers at Bethany City Hall, 6700 Northwest 36<sup>th</sup> 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 District.

The Project Plan provides the economic structure and funding to construct needed public improvements and stimulate additional private development within a certain area of Bethany primarily centered around Northwest 23<sup>rd</sup> Street and immediately surrounding environs described in the City of Bethany’s Comprehensive Plan 2030 as the “23<sup>rd</sup> Street Corridor” (“Project”). The Project Plan is considered to be a critical element in fostering public-private partnerships to create a continuing stimulus for economic revitalization. The establishment of a new increment district will provide critical funding for public improvements and help induce private investment through the establishment of an active incentivization program focused on retail, office and residential growth. Public projects will also stimulate private investment in the area in the form of the new construction, redevelopment, and renovation and restoration of existing buildings and façades. 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 Increment District. 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 36<sup>th</sup> 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 covering the 23<sup>rd</sup> Street Corridor, as described in the City’s Comprehensive Plan—parcels adjacent to Northwest 23<sup>rd</sup> Street from North Council Road to North Peniel Avenue. The Increment District is generally located in scattered undeveloped and underdeveloped parcels adjacent to Northwest 23<sup>rd</sup> Street between North Council Road and North Peniel Avenue. Boundaries of the proposed Project Area and Increment District are shown on the map below:



The specific boundaries of the Project Area are:

All of that portion of the following described tract of land lying within the limits of the City of Bethany Oklahoma:

A tract of land being a part of Sections 19, 20, 21, 28, 29 and 30 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 centerline of N.W. 23rd Street and the West right-of-way line of Council Road, said point being the POINT OF BEGINNING;

THENCE North along and with the West right-of-way line of Council Road 660 feet to the extended North line of a tract of land recorded in Book 12743, Page 1430;

THENCE East along and with the extended North line of said tract of land recorded in Book 12743, Page 1430 to the extended West line of Block 11 as shown on the recorded plat DEVILLE PARK;

THENCE North along and with the extended West line of said Block 11 to the Southwest Corner of Lot 6 Block 11 of said DEVILLE PARK;

THENCE East along and with the South line of said Block 11 to the Northwest Corner of Lot 7 Block 12 of said DEVILLE PARK;

THENCE South along and with the West line of said Block 12 to the Southwest Corner of Lot 1 of said Block 12;

THENCE East along and with the South line of said Block 12 and the South line of Lots 9 through 1 Block 6 extended and the South line of Block 5 of said DEVILLE PARK to the Southeast Corner of Lot 1 Block 5 of said DEVILLE PARK;

THENCE North along and with the West right-of-way line of Glade Avenue to the extended South line of Lot 2 Block 2 as shown on the recorded plat MERRITT SECOND ADDITION;

THENCE East along and with the extended South line of said Lot 2 Block 2 to the Southeast Corner of said Lot 2 Block 2;

THENCE North along and with the East line of said Block 2 to the South line of the recorded plat CARLSON ESTATES SECTION 2;

THENCE East along and with the South line of said CARLSON ESTATES SECTION 2 to the Southeast Corner of said CARLSON ESTATES SECTION 2;

THENCE North along and with the East line of said CARLSON ESTATES SECTION 2 to the South line of the recorded plat CARLSON ESTATES;

THENCE East along and with the South line of said CARLSON ESTATES to the Southeast Corner of said CARLSON ESTATES;

THENCE North along and with the East line of said CARLSON ESTATES extended to the North right-of-way line of N.W. 30th Street;

THENCE East along and with the North right-of-way line of N.W. 30th Street to the East right-of-way line of Wilburn Avenue;

THENCE South along and with the East right-of-way line of Wilburn Avenue to the North right-of-way line of N.W. 27th Street;

THENCE East along and with the North right-of-way line of N.W. 27th Street 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 a point on the South line of a tract of land recorded in Book 13494, Page 1790, said point being approximately 330 feet North of the South line of Section 21 T12N R4W;

THENCE East along and with the South line of said tract of land recorded in Book 13494, Page 1790 to a point on the West line of Lot 18 Block 6 as shown on the recorded plat WESTERN OAKS ADDITION;

THENCE South along and with the West line of said Block 6 to the North right-of-way line of N.W. 23rd Street;

THENCE East along and with the North right-of-way line of N.W. 23rd Street to the West right-of-way line of North Oakridge Drive;

THENCE North along and with the West right-of-way line of North Oakridge Drive to a point 140 feet South of the Northeast Corner of Lot 18 Block 6 of said WESTERN OAKS ADDITION;

THENCE East to a point on the East right-of-way line of North Oakridge Drive, 144 feet South of the Northwest Corner of Lot 13 Block 1 of said WESTERN OAKS ADDITION;

THENCE East parallel with and 144 feet South of the North line of said Lot 13 Block 1 to the East line of said Lot 13 Block 1 WESTERN OAKS ADDITION;

THENCE North along and with the East line of said Lot 13 Block 1 WESTERN OAKS ADDITION to the Southwest Corner of Lot 13 Block 1 as shown on the recorded plat REPLAT OF LOTS 2-8, BLOCK 1, GRANT'S ADDITION;

THENCE East along and with the South line of said REPLAT OF LOTS 2-8, BLOCK 1, GRANT'S ADDITION to the West right-of-way line of North Mueller Avenue;

THENCE North along and with the West right-of-way line of North Mueller Avenue to the North right-of-way line of N.W. 24th Street;

THENCE East along and with the North right-of-way line of N.W. 24th Street to the extended West line of Lot 7 Block 1 as shown on the recorded plat ANDYS SUBDIVISION;

THENCE South along and with the extended West line of said Lot 7 Block 1 to the Southwest (SW) Corner of said Lot 7 Block 1;

THENCE East along and with the South line of Lots 7 through 1 Block 1 of said ANDY'S SUBDIVISION extended to the Southwest Corner of Lot 3 Block 3 as shown on the recorded plat ANDY'S 2ND SUBDIVISION;

THENCE East along and with the South line of Lots 3 through 1 of said Block 3 to the Southeast Corner of said Lot 1 Block 3;

THENCE North along and with the East line of said Lot 1 Block 3 extended to the North right-of-way of N.W. 24th Street;

THENCE East along and with the North right-of-way line of N.W. 24th Street to the Southeast Corner of Lot C Block 1 of said ANDY'S 2ND SUBDIVISION;

THENCE North along and with the East line of said Lot C extended to the North right-of-way line of N.W. 25th Street;

THENCE East along and with the North right-of-way line of N.W. 25th Street to a point on the West line of Block 10 as shown on the recorded plat TANGLEWOOD HILLS SECTION 4;

THENCE South along and with the West line of said Block 10 to the Southwest Corner of said Block 10;

THENCE East along and with the South line of said Block 10 approximately 90 feet;

THENCE South to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the East right-of-way line of Peniel Avenue;

THENCE South along and with the East right-of-way line of Peniel Avenue to the extended North line of Lot 1 Block 3 as shown on the recorded plat WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the North line of Lots 1, 7 and 8 of said Block 3 to the Northwest Corner of said Lot 8 Block 3;

THENCE Southwest along and with the West line of Lots 8 and 9 of said Block 3 to the Southwest Corner of said Lot 9 Block 3;

THENCE Northwest to the South Corner of Lot B Block 4 as shown on the recorded plat BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE Northwest and North along and with the West line of said Lot B to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the East right-of-way line of College Avenue;

THENCE South along and with the East right-of-way of College Avenue to the Southwest Corner of Lot 3 Block 4 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West to the Southeast Corner of Lot 38 Block 5 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the South line of said Lot 38 Block 5 to the Southwest Corner of said Lot 38 Block 5;

THENCE North along and with the West line of Lots 38 through 40 of said Block 5 to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the East right-of-way line of Gleason Avenue;

THENCE South along and with the East right-of-way line of Gleason Avenue to the Southwest Corner of Lot 1 Block 5 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West to the Southeast Corner of Lot 1 Block 7 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the South line of said Lot 1 Block 7 to the Southwest Corner of said Lot 1 Block 7;

THENCE South along and with the West line of Lots 2 and 3 of said Block 7 to the Southeast Corner of Lot C Block 7 of said BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION;

THENCE West along and with the South line of said Lot C Block 7 to the Southwest Corner of said Lot C Block 7, said point being the Northeast Corner of Block 1 as shown on the recorded plat LANDIS MAY ADDITION;

THENCE Westerly along and with the North line of said LANDIS MAY ADDITION to the Northwest Corner of said LANDIS MAY ADDITION, said point being the Northeast Corner of Lot 3 Block 1 as shown on the recorded plat WESTERN VIEW ADDITION;

THENCE West along and with the North line of said Block 1 extended and the North line of Block 2 of said WESTERN VIEW ADDITION to the Northwest Corner of said Block 2;

THENCE South along and with the West line of said Block 2 to the Northeast Corner of Block 9 as shown on the recorded plat WESTERN VIEW ADDITION SECTION 2;

THENCE West along and with the North line of said Block 9 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 Southwest Corner of Block 8 of said WESTERN VIEW ADDITION SECTION 2;

THENCE East along and with the South line of said WESTERN VIEW ADDITION SECTION 2 and said WESTERN VIEW ADDITION to the West right-of-way line of Willow Avenue;

THENCE South along and with the West right-of-way line of Willow Avenue to the South right-of-way line of N.W. 19th Street;

THENCE West along and with the South right-of-way line of N.W. 19th Street to the West right-of-way line of Rockwell Avenue;

THENCE North along and with the West right-of-way line of Rockwell Avenue to the Northeast Corner of Block 1 as shown on the recorded plat LAKEWOOD;

THENCE West along and with the North line of said Block 1 to the Northwest Corner of said Block 1, said point being the Northeast Corner of Block 4 of the recorded plat SECTION 5 DON BROWN'S WESTERN OAKS ADDITION;

THENCE Westerly along and with the North line of said Block 4 extended to the Northeast Corner of Lot 1 as shown on the recorded plat SECTION 4 DON BROWN'S WESTERN OAKS ADDITION;

THENCE West along and with the North line of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION to the Northwest Corner of Lot 4 of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION;

THENCE Westerly to the Northeast Corner of the recorded plat DEVILLE PARK THIRD ADDITION;

THENCE Westerly along and with the North line of said DEVILLE PARK THIRD ADDITION to the Northwest Corner of Lot 7 Block 3 of said DEVILLE PARK THIRD ADDITION;

THENCE Southwesterly along and with the West line of Lot 7 Block 3 extended and the West line of Lot 7 Block 4 of said DEVILLE PARK THIRD ADDITION to a corner on the West line of said Lot 7 Block 4, said corner being 39.56 feet North of the Southwest Corner of said Lot 7 Block 4;

THENCE West 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 the POINT OF BEGINNING.

The specific boundaries of the Increment District are:

A tract of land being a part of Sections 20, 21, 28, and 29 Township 12 North, Range 4 West of the Indian Meridian, City of Bethany, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at a point on the North right-of-way line of N.W. 23rd Street and the East right-of-way line of Council Road 50 feet North of and 50 feet East of the Southwest Corner of said Section 20, said point being the POINT OF BEGINNING;

THENCE North 610 feet to the Northwest Corner of a tract of land recorded in Book 12743, Page 1430;

THENCE East along and with the North line of said tract of land recorded in Book 12743, Page 1430 to the extended West line of Block 11 as shown on the recorded plat DEVILLE PARK;

THENCE North along and with the extended West line of said Block 11 to the Southwest Corner of Lot 6 Block 11 of said DEVILLE PARK;

THENCE East along and with the South line of said Block 11 to the Northwest Corner of Lot 7 Block 12 of said DEVILLE PARK;

THENCE South along and with the West line of said Block 12 extended to the North right-of-way line of N.W. 23rd Street;

THENCE West along and with the North right-of-way line of N.W. 23rd Street to the POINT OF BEGINNING

AND

The West 147.57 feet of Block 2 as shown on the recorded plat DEVILLE PARK FIFTH ADDITION

AND

The East 193 feet of the West 600 feet of Block 1 as shown on the recorded plat DEVILLE PARK FIFTH ADDITION

AND

Beginning at the Northeast Corner of Lot 1 Block 4 as shown on the recorded plat CARLSON ESTATES, said point being the POINT OF BEGINNING;

THENCE East along and with the South right-of-way line of N.W. 30th Street to the West right-of-way line of Wilburn Avenue;

THENCE South along and with the West right-of-way line of Wilburn Avenue to the South right-of-way line of N.W. 27th Street;

THENCE East along and with the South right-of-way line of N.W. 27th Street to a point 450' West of the East line of said Section 20;

THENCE South 220' to the Southwest Corner of a tract of land recorded in Book 7080, Page 1686;

THENCE East along and with the South line of said tract of land recorded in Book 7080, Page 1686 to the West right-of-way line of Rockwell Avenue;

THENCE South along and with the West right-of-way line of Rockwell Avenue to a point 620 feet North of the South line of said Section 20;

THENCE West parallel with and 620 feet North of the South line of said Section 20 a distance of 400 feet;

THENCE South parallel with the East line of Section 20 to the North right-of-way line of N.W. 23rd Street;

THENCE West along and with the North right-of-way line of N.W. 23rd Street to the East line of Lot 3 Block 1 as shown on the recorded plat CARLSON FARMS, SECTION 1;

THENCE North along and with the East line of said Lot 3 Block 1 to the Northeast Corner of said Lot 3 Block 1;

THENCE West along and with the North line of said Lot 3 Block 1 to the Northwest Corner of said Lot 3 Block 1;

THENCE South along and with the West line of said Lot 3 Block 1 to the North right-of-way line of N.W. 23rd Street;

THENCE West along and with the North right-of-way line of N.W. 23rd Street to the Southeast Corner of Lot 1 Block 1 as shown on the recorded plat MERRITT FIRST ADDITION;

THENCE North along and with the East line of said Lot 1 Block 1 extended to a point 13 feet North of the Northeast Corner of said Lot 1 Block 1;

THENCE West parallel with and 13 feet North of the North line of said Lot 1 Block 1 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 line of Lot 2 Block 2 as shown on the recorded plat MERRITT SECOND ADDITION;

THENCE East along and with the extended South line of said Lot 2 Block 2 to the Southeast Corner of said Lot 2 Block 2;

THENCE North along and with the East line of said Block 2 to the South line of the recorded plat CARLSON ESTATES SECTION 2;

THENCE East along and with the South line of said CARLSON ESTATES SECTION 2 to the Southeast Corner of said CARLSON ESTATES SECTION 2;

THENCE North along and with the East line of said CARLSON ESTATES SECTION 2 to the South line of the recorded plat CARLSON ESTATES;

THENCE East along and with the South line of said CARLSON ESTATES to the Southeast Corner of said CARLSON ESTATES;

THENCE North along and with the East line of said CARLSON ESTATES to the POINT OF BEGINNING.

AND

Beginning 200 feet North of and 50 feet East of the Southwest Corner of said Section 21, said point being the POINT OF BEGINNING;

THENCE North 130 feet;

THENCE East 610 feet;

THENCE South 280 feet;

THENCE West 460 feet;

THENCE North 150 feet;

THENCE West 150 feet to the POINT OF BEGINNING;

AND

Beginning at the Southeast Corner of Lot 9 Block 1 as shown on the recorded plat GRANT'S ADDITION, said point being the POINT OF BEGINNING;

THENCE South 200 feet;

Thence West 125.20 feet;

THENCE South 200 feet;

THENCE East 125.20 feet to the POINT OF BEGINNING;

AND

Lots 1 through 9 in Block 2 as shown on the recorded plat ANDY'S 2ND SUBDIVISION, Less & Except the following:

Beginning at the Northwest Corner of Lot 3 of said Block 3, said point being the POINT OF BEGINNING;

THENCE East 127.28 feet;

THENCE Southwest 114.51 feet;

THENCE Southwest on a curve 42.88 feet;

THENCE North 91.30 feet to the POINT OF BEGINNING.

AND

All of Lot B Block 4 as shown on the recorded plat BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION

AND

All of Lot C Block 7 as shown on the recorded plat BLOCKS 4, 5, 6 & 7 WOOD'S GARDEN TERRACE 2ND ADDITION

AND

Beginning at the Northeast Corner of Lot 1 Block 10 of the recorded plat WESTERN VIEW ADDITION SECTION 2, said point being the POINT OF BEGINNING;

THENCE East 135.75 feet;

THENCE South 280 feet;

THENCE West 135.75 feet;

THENCE North 280 feet to the POINT OF BEGINNING.

AND

Beginning 487 feet East of and 50 feet South of the Northwest Corner of the NW/4 of said Section 28, said point being the POINT OF BEGINNING;

THENCE South 214 feet;

THENCE West 152 feet;

THENCE North 214 feet;

THENCE East 152 feet to the POINT OF BEGINNING.

AND

Beginning 50 feet South of and 50 feet West of the Northeast Corner of said Section 29, said point being the POINT OF BEGINNING;

THENCE West 183 feet;

THENCE South 183 feet;

THENCE East 183 feet;

THENCE North 183 feet to the POINT OF BEGINNING.

AND

All of Lots 1 and 2 Block 1 as shown on the recorded plat SECTION THREE DON BROWN'S WESTERN OAKS ADDITION.

AND

Beginning at the Northeast Corner of Lot 1 as shown on the recorded plat SECTION 4 DON BROWN'S WESTERN OAKS ADDITION, said point being the POINT OF BEGINNING;



THENCE West along and with the North line of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION to the Northwest Corner of Lot 4 of said SECTION 4 DON BROWN'S WESTERN OAKS ADDITION;

THENCE Westerly to the Northeast Corner of the recorded plat DEVILLE PARK THIRD ADDITION;

THENCE Westerly along and with the North line of said DEVILLE PARK THIRD ADDITION to the East right-of-way line of Thompkins Avenue;

THENCE Northeasterly along and with the East right-of-way line of Thompkins Avenue to the South right-of-way line of N.W. 23rd Street;

THENCE East along and with the South right-of-way line of N.W. 23rd Street to the West right-of-way line of Alexander Lane;

THENCE South along and with the West right-of-way line of Alexander Lane to the POINT OF BEGINNING;

AND

Beginning at a point on the South right-of-way line of N.W. 23rd Street and the East right-of-way line of Council Road 50 feet South of and 50 feet East of the Northwest Corner of said Section 29, said point being the POINT OF BEGINNING;

THENCE East along and with the South right-of-way line of N.W. 23rd Street 280 feet;

THENCE South to the Northeast Corner of the recorded plat SONIC OF BETHANY ADDITION;

THENCE West along and with the North line of said SONIC OF BETHANY ADDITION to the East right-of-way line of Council Road;

THENCE North along and with the East right-of-way line of Council Road to the POINT OF BEGINNING.