

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

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 Norman (“City”) will hold a public hearing regarding the proposed Norman Center City Project Plan (“Project Plan”), including Increment District No. 3, City of Norman (“Increment District No. 3”). The hearing will be held on the 5th day of December, 2017, at 6:30 p.m., in the Council Chambers, Municipal Building, 201 West Gray, Norman, Oklahoma, 73069. 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 will hold a second public hearing regarding the proposed Project Plan, including Increment District No. 3, on the 19th day of December, 2017, at 6:30 p.m., in the Council Chambers, Municipal Building, 201 West Gray, Norman, Oklahoma, 73069. 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 in order to develop the area known as Center City, to achieve the City’s development objectives, to improve the quality of life for its citizens, to stimulate private investment, and to enhance the tax base. At the heart of this project is the implementation of the Center City Form-Based Code (CCFBC), which consists of infill and new development with residential, multi-family residential, urban mixed-use, and improved streets, streetscapes, public improvements, connectivity, and pedestrian accessibility in the Center City area. The City, through the Project Plan, is endeavoring to help stimulate the development contemplated by the CCFBC and promoting smart development practices in the Center City area. 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 a combination of public and private sources, including apportionment of ad valorem increments from the proposed Increment District No. 3. No new or increased taxes are involved.

The proposed project area (“Project Area”) and Increment District No. 3 are the same area, and generally located within the following boundaries: Tonhawa Street on the north; the railroad tracks on the east; Boyd on the south; and on the west: the alley east of Elm Avenue north to Park Drive, then west along Comanche Street to Flood Avenue, then north to Main Street.

The specific boundaries of the proposed Project Area and Increment District No. 3 are: All that part of Sections Thirty (30), Thirty-one (31) and Thirty-two (32), Township 9 North (T9N), Range 2 West (R2W), City of Norman, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the southeast corner of the Northeast Quarter (NE/4) of said Section 31, being located in the intersection of Boyd Street and Jenkins Avenue;
THENCE west, along the south line of said NE/4 and the centerline of Boyd Street, 1810 feet more or less to a point being 170 feet east of the centerline of Elm Avenue;
THENCE north, parallel with and 140 feet east of the west line of ELMWOOD addition, Cleveland County, Oklahoma, a distance of 330 feet to a point on the north line of Lot-19 in said addition;
THENCE east, along the north line of said Lot-19, a distance of 18 feet to the southwest corner of Lot-11 in said addition;
THENCE north, parallel with and 158 feet east of the west line of said addition, a distance of 412.5 feet to a point on the south line of Lot-23 in said addition;
THENCE west, along the south line of said Lot-23, a distance of 18 feet;
THENCE north, parallel with and 140 feet east of the west line of said addition, a distance of 185 feet to the centerline of Toberman Street as shown on the Plat of PARKVIEW, an addition to the City of Norman;
THENCE east, along the centerline of Toberman Street, a distance of 150 feet to the centerline of Park Drive;
THENCE northerly and northwesterly, along the centerline of Park Drive, to the centerline projection of the alley as shown on Block 17 of T. R. WAGGONER'S FIRST ADDITION to the City of Norman;
THENCE southwesterly along the centerline of said alley to the centerline of Chautauqua Avenue;
THENCE south, along the centerline of Chautauqua Avenue, to the centerline of Comanche street;
THENCE west, along the centerline of Comanche Street, a distance of 431.8 feet to the centerline of Lahoma Avenue;
THENCE south, along the centerline of Lahoma Avenue, a distance of 120 feet;
THENCE west, along a projected line of the north line of Block-2 in EAGLETON ADDITION to the City of Norman, a distance of 458 feet to the centerline of Flood Avenue;
THENCE north, along the centerline of Flood Avenue, a distance of 1174 feet;
THENCE east, along a projected line of the north line of Lot-6, Block-7 in KUNKEL ADDITION to the City of Norman, a distance of 190 feet to a point 20 feet east of the northeast corner of said Lot-6;
THENCE continuing east, along the centerline of an alley as shown on Blocks 3 and 4 in W. B. BIRCHUM FIRST ADDITION to the City of Norman, a distance of 599.1 feet to a point 10 feet south of the southeast corner of Lot-5, Block-4 in said W. B. BIRCHUM FIRST ADDITION;
THENCE northeast, along the centerline of an alley as shown on Blocks 88 and 83 on the recorded plat of NORMAN, Oklahoma Territory, Cleveland County, Oklahoma, to the centerline of Webster Avenue;
THENCE northwest, along the centerline of Webster Avenue, a distance of 190 feet to the centerline of Tonhawa Street;
THENCE northeast, along the centerline of Tonhawa Street, to the centerline of SOUTHERN KANSAS RAIL WAY;

THENCE southeast, along the centerline of SOUTHERN KANSAS RAIL WAY, to the centerline of Boyd Street;

THENCE west, along the centerline of Boyd 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 Financial Impacts Report may be reviewed by any person interested, in the Office of the City Clerk, Municipal Building, 201 West Gray, Norman, Oklahoma, 73069, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, and at <http://www.normanok.gov/content/board-agendas>, on or after November 22, 2017.

