

NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE BOOMER LAKE STATION 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 Stillwater will hold public hearings regarding the proposed Boomer Lake Station Project Plan (“Project Plan”), and its proposed Increment District No. 4, City of Stillwater (“Increment District No. 4”) and Increment District No. 5, City of Stillwater (“Increment District No. 5”).

Both public hearings will be held in the Council Hearing Room of the Stillwater Municipal Building, 723 S. Lewis, Stillwater, Oklahoma.

The first public hearing will be at 5:30 p.m. on Monday, November 30, 2020, 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 No. 4 and Increment District No. 5.

The second public hearing will be held at 5:30 p.m. on December 14, 2020 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 No. 4 and Increment District No. 5.

These meetings will be conducted in person in the Council Hearing Room at 723 S. Lewis Street. The meeting will be available to watch live on AT&T U-verse channel 99, Suddenlink channel 14 and the City of Stillwater’s YouTube Live link at youtube.com/c/CityofStillwaterTV/live.

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Council at a regularly scheduled meeting on any time of business listed on the meeting agenda provided they have submitted a written request prior to the meeting either online at stillwater.org/requesttospeak or via the form found in the lobby outside the Council Hearing Room prior to meetings. **Online forms are due by 3 p.m. the day of the meeting. Forms completed in the lobby are due by 5:25 p.m. the day of the meeting.**

Face coverings are required in the Council Hearing Room and will be available if needed.

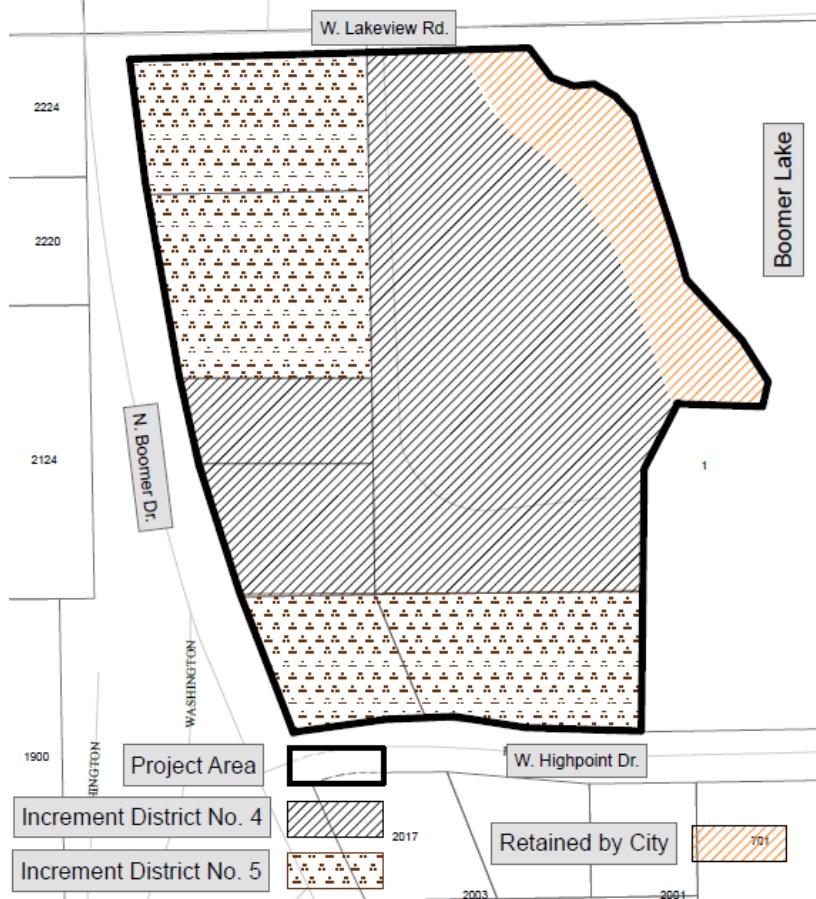
The Project Plan establishes Increment District No. 4 and Increment District No. 5. in support of a project by the City of Stillwater (“City”) to provide an economic structure and funding mechanism authorized by the Act for the local public investment necessary to generate private redevelopment and investment for the adaptive reuse of the Boomer Lake Station Power Plant, the de-commissioned and obsolete steam turbine power plant located on the southwest corner of Boomer Lake Park, near the intersection of Boomer and Lakeview Roads. This project is being undertaken by the City to achieve its development objectives, increase tourism to the City, stimulate private investment, increase jobs and

enhance the tax base for the City. By rehabilitating the vacant Boomer Lake Station Power Plant and filling in adjacent vacant parcels, while capturing the beauty and amenities of Boomer Lake Park, an interactive aesthetically connected area to live, work, play is planned. No new or increased taxes are involved.

A draft of the proposed Project Plan, which includes an analysis of the project's eligibility and financial impacts, may be reviewed by any person interested, in the Office of the City Clerk at the Stillwater City Hall, 723 S. Lewis, Stillwater, Oklahoma, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday (Note: face coverings are required in City Hall), and at the following web address on or after 10:00 a.m. on Monday, November 16, 2020. <http://stillwater.org/page/home/government/financial-center/tax-increment-finance-tif>

The proposed Project Area, Increment District No. 4, and Increment District No. 5 can generally be described as the area south of Lakeview Road, west of Boomer Lake, east of Boomer Road, and north of Highpoint Drive. The specific boundaries of the proposed Project Area, Increment District No. 4, and Increment District No. 5 are illustrated and described below.

Map of Project Area, Increment District No. 4 and Increment District No. 5



Project Area Legal Description:

A tract of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Nineteen (19), Range Two (2) East of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

701 W Boomer Lake Station Road.

Commencing at the NW corner of said NW/4; thence, a distance of 330.02 feet, N88°53'30"E along the north line of said NW/4, said line also being the basis of bearing; thence 33 feet, S00°24'45"E to a point on the south statutory ROW line, said point being the point of beginning; thence N 88°53'30"E along said south statutory ROW line 123.50 feet; thence S01°06'30"E 14.97 feet; thence S32°20'33"E 57.00 feet; thence along a curve to the left, having a radius of 105 feet, an arc length of 55 feet, a chord bearing of S47° 20'55"E, a chord length of 54.37 feet; thence along a curve to the right, having a radius of 160 feet, an arc length of 55 feet, a chord bearing of S52°30'25"E a chord length of 54.37 feet; thence S37°10'37"E 45 feet; thence S29°57'58"E 45 feet; thence S21°46'57"E 165 feet; thence S17°36'52"E 111 feet; thence S49°49'06"W 86.27 feet; thence S00°06'49"E 100 feet; thence S88°57'41"W 312 feet; thence N00°24'45"W 626.08 feet to the POB. Said tract containing an area of 179,682 sqft or 4.125 acres more or less and is subject to all easements and ROW of record.

AND

Parcel along Boomer Lake Shoreline between 701 W Boomer Lake Station Road and Boomer Lake.

Commencing at the point of beginning for 701 W Boomer Lake Station Road property thence N 88°53'30"E along said south statutory ROW line 123.50 feet said point being the point of beginning for this parcel; thence continuing along the same line 78 feet; thence southeasterly along a curve 120 feet to a point at the shoreline of Boomer Lake; thence southerly 220 feet along the shoreline of Boomer Lake; thence southeasterly 188 feet along the shoreline of Boomer Lake; thence West 106 feet; thence northwesterly along the surveyed line of 701 W Boomer Lake Station Road property 702.97 feet to the point of beginning. Said tract containing an area of 1.01 acres more or less.

AND

2223 N Boomer Road. MISC TR 11-19N-02E D-787 (.99acm/l) BEG 330'E & 33'S NW/C NW/4; S- 159.57' W-261.17' NLY-160.32' E-278.91' POB

2201 N Boomer Road. MISC TR 11-19N-02E D-764 (1.2acm/l) BEG 329.84'E & 192.29'S NW/C NW/4; S-215.86' W-222.73' N9^W-219.345' E-260.98' POB.

AND

2115 N Boomer Road. MISC TR 11-19N-02E D-756 (.48acm/l) BEG 330'E & 509'S NW/C NW/4; W- 198.48' NWLY-102.49' E-222.32' S-100' POB

AND

2107 N Boomer Road. MISC TR 11-19N-02E D-757 (.61acm/l) BEG 330'E & 509'S NW/C NW/4; S- 151' SWLY-155.1' NWLY-156.55' NELY-198.45' POB

AND

2021 N Boomer Road. HIGH POINT ADD LOT 3, City of Stillwater, Payne County, according to the recorded plat thereof.

AND

802 W Highpoint Dr. HIGH POINT ADD LOTS 1-2, City of Stillwater, Payne County, according to the recorded plat thereof.

Increment District No. 4 Legal Description:

A tract of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Nineteen (19), Range Two (2) East of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the NW corner of said NW/4; thence, a distance of 330.02 feet, N88°53'30"E along the north line of said NW/4, said line also being the basis of bearing; thence 33 feet, S00°24'45"E to a point on the south statutory ROW line, said point being the point of beginning; thence N 88°53'30"E along said south statutory ROW line 123.50 feet; thence S01°06'30"E 14.97 feet; thence S32°20'33"E 57.00 feet; thence along a curve to the left, having a radius of 105 feet, an arc length of 55 feet, a chord bearing of S47°20'55"E, a chord length of 54.37 feet; thence along a curve to the right, having a radius of 160 feet, an arc length of 55 feet, a chord bearing of S52°30'25"E a chord length of 54.37 feet; thence S37°10'37"E 45 feet; thence S29°57'58"E 45 feet; thence S21°46'57"E 165 feet; thence S17°36'52"E 111 feet; thence S49°49'06"W 86.27 feet; thence S00°06'49"E 100 feet; thence S88°57'41"W 312 feet; thence continuing westerly 155.1 feet; then northwesterly 156.55 feet to a point in the ROW of N. Boomer Road; thence northwesterly 102.49 feet to a point in the ROW of N. Boomer Road; thence easterly 222.32 feet; thence N00°24'45"W 385 feet to the POB. Containing an area of 5.22 acres more or less.

Increment District No. 5 Legal Description:

A tract of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Nineteen (19), Range Two (2) East of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning 330 feet E and 33 feet S of the NW/C NW/4; thence S 159.57 feet; thence S 215.86 feet; thence West 222.73 feet; thence northwesterly 219.34 feet; thence northerly 160.32 feet; thence E 278.91 feet to the POB. Containing an area of 2.19 acres more or less.

AND

All of Lots 1, 2, and 3 of High Point Addition, City of Stillwater, Payne County, according to the recorded plat thereof.