

NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE PROPOSED ROCK CREEK ENTERTAINMENT DISTRICT 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 of Norman City Council will hold two public hearings regarding the Rock Creek Entertainment District Project Plan (“Project Plan”) and its proposed Increment District No. 4, City of Norman (“Increment District No. 4”), a sales tax increment district, and Increment District No. 5, City of Norman (“Increment District No. 5”), an ad valorem increment district (Increment District No. 4 and Increment District No. 5, collectively, “Increment Districts”).

Both public meetings will be held in the City Council Chambers at Norman City Hall, 201 W. Gray St., Norman, OK 73069. The first public hearing will be at 6:30 PM on September 3, 2024, 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 at 6:30 p.m. on September 17, 2024, 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 Plan establishes the Increment Districts in support of a project by the City of Norman to provide an economic structure and funding mechanism authorized by the Act for the local public investment and improvements necessary to stimulate private investment of a \$1.1 billion mixed-use entertainment district immediately east of Interstate 35 in between Rock Creek Road and Tecumseh Avenue, which will be anchored by a multipurpose arena, but including significant hotel, office, residential, and retail components, and all oriented toward a festival plaza street. Public funding will be generated by the implementation of the Increment Districts and provision of assistance in development financing to the project. No new or increased taxes are involved.

A copy of this notice, as well as a draft of the proposed Project Plan, which includes an analysis of the project’s eligibility and financial impacts, along with all other project documentation related to the project, may be reviewed by any person interested, at Norman City Hall, 201 W. Gray St., Norman, OK 73069, during normal business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or on the City of Norman’s website at <https://www.normanok.gov/information-proposed-entertainment-district>.

The Project Area is the area in which Project activities will take place and Project expenditures may be made and can be generally described as the area between Interstate 35 on the west, the western edge of the Westheimer Airport on the east, Tecumseh Road on the north, and just south of Rock Creek Road on the south. The Increment Districts are coterminous with the Project Area. A map illustrating the boundaries of the Project Area and Increment Districts, as well as a legal description of the same, follows:

Legal Description

A tract of land beginning in the West quarter of Section 13, and the East Half of Section 14, and the Northwest Quarter of Section 24, and the Northeast Quarter of Section 23, all in Township 9 North, Range 3 West of Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

Beginning at the northeast corner of Thedford Addition, Norman, Cleveland County, Oklahoma;

Thence south 639.11’;

Thence west 660’, said point being the northeast addition corner of University North Park XVII Addition;

Thence south 503.88’;

Thence south 89 degrees west 596.33’;

Thence south 3182’ along the east right-of-way line of Interstate 35;

Thence east 190’;

Thence south 81 degrees east 495’;

Thence south 84 degrees east 65’;

Thence south 180’ to a point on north right-of-way line of Rock Creek Road;

Thence south 32 degrees east 73.54’

Thence south 250’;

Thence west 159.49’;

Thence south 23 degrees west 54.45’;

Thence west 162.29’;

Thence south 86.29’;

Thence south 67 degrees east 401’;

Thence north 22 degrees east 141.19’;

Thence north 42.18’, to a point being southwest corner of lot 1A Block 1, University North Park Section VI;

Thence east 433.4’;

Thence north 14 degrees east 14.89’;

Thence south 76 degrees east 184.16’;

Thence east 41.09’;

Thence north 65', said point being northwest corner lot 6A block 1 University North Park section VI;

Thence south 87 degrees east 430' to a point on east right-of-way line NW 24th Ave;

Thence on a non-tangent curve to the right R=1965.41' cord bearing south 14 degrees west 750' to a point being the southwest corner of lot 1 block 3 of University North Park Section XXI;

Thence south 87 degrees east 333.87';

Thence south 70 degrees east 234.39';

Thence north 1 degree east 842.87';

Thence south 89 degrees east 539.59';

Thence north 1635.98';

Thence west 559.68';

Thence north 7 degrees east 489.83';

Thence east 496.47';

Thence north 00 degrees, 38 minutes west 1741.56';

Thence west 470';

Thence north along a curve to the east, having a radius of 936.15' a distance of 600.12';

Thence north 260';

Thence east 233';

Thence north 158.45';

Thence west 233';

Thence north 173.29';

Thence west 1330', to the point of beginning.

AND

A tract of land lying in the northwest corner of Section 13, and the Northeast Quarter of Section 14, all in Township 9 North, Range 3 West of Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

University North Park Professional Center Lot 1 Block 1

LESS AND EXCEPT

Two tracts of land lying in the East half of Section 14, in Township 9 North, Range 3 West of Indian Meridian, Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

University North Park Section XIV Lot 1 Block 1 and University North Park Section XVI Lot 1 Block 1

Final Boundary Map

