

Publish: *Bartlesville Examiner Enterprise*  
Sunday, September 17, 2017

## **NOTICE OF PUBLIC HEARINGS**

### **REGARDING THE PROPOSED CREATION OF TAX INCREMENT DISTRICT:**

#### **INCREMENT DISTRICT NO. 12, CITY OF BARTLESVILLE (BARTLESVILLE RETIREMENT COMMUNITY INCREMENT DISTRICT)**

**7:00 PM MONDAY, OCTOBER 2, 2017**

**7:00 PM MONDAY, OCTOBER 16, 2017**

#### **TO ALL INTERESTED INDIVIDUALS:**

The City of Bartlesville, Oklahoma (the "City") invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, October 2, 2017, at 7:00 P.M., and Monday, October 16, 2017, at 7:00 P.M. in the City Council Chambers located at the City Hall, 401 S. Johnstone Ave., Bartlesville, Oklahoma.

The purpose of the first hearing shall be for information and questions, and the second hearing shall be for persons to have an opportunity to be heard concerning proposed Increment District No. 12, City of Bartlesville (the "Increment District" or "Hillcrest TIF") on the following described property known as Tract A, and the Hillcrest Retirement Village Economic Development Project Plan (the "Project Plan").

#### **TRACT A**

An area located entirely in Washington County, Oklahoma, more particularly described as follows:

South Half (S/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty (20), in the Township Twenty-six North (T26N), Range Thirteen East (R13E) of the Indian Meridian.

A map of the proposed Hillcrest TIF boundaries is provided below. The proposed Increment District (Hillcrest TIF) is the area within which ad valorem tax revenue may be captured and utilized for the payment of Hillcrest TIF Project Costs. The boundaries of the proposed Increment District generally contain an area bordered on the west by Silver Lake Road, on the north by Nowata Road, and on the east by Jefferson Road. The proposed Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place. The proposed Project Area will include a portion of Section 20 in Township 26 North, Range 13 East of the Indian Meridian, generally described as an area bordered on the west by Silver Lake Road, on the north by Nowata Road, and on the east by Jefferson Road.

The Hillcrest Retirement Village Economic Development Project Plan contemplates a prospective continuing care retirement community to be built in several phases. The completed project is expected to consist of approximately 91 independent living apartments, 68 assisted living/memory care units and 60 single family homes (collectively, the "Project"). Proposed Project Costs include public infrastructure improvements, including traffic and signalization, drainage, water line extensions, sewer line extensions, stormwater improvements, street improvements, and related site work necessary to serve the Increment District. The proposed Project Costs (as described in the Project Plan) will not exceed \$5 million.

Incremental increases in ad valorem tax revenue that are generated within the boundaries of the Hillcrest TIF will serve as the revenue source for financing the proposed Project Costs. Said revenues are the public revenues directly attributable to the Project resulting from establishment of the Hillcrest TIF, and will be captured over a not to exceed approximately twenty (20) year term of the Increment District.

Copies of Hillcrest Retirement Village Economic Development Project Plan may be obtained free of charge at the City Clerk's Office located in City Hall, 401 S. Johnstone Ave., Bartlesville, Oklahoma, any time after Friday, September 22, 2017, during regular business hours.

**Mike Bailey, City Clerk**  
**City of Bartlesville, Oklahoma**  
**401 S. Johnstone Ave.**  
**Bartlesville, Oklahoma 74003**  
**Phone: (918) 338-4222**

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### MAP OF INCREMENT DISTRICT

