

Publish: *Bartlesville Examiner Enterprise*  
Sunday, October 1, 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 16, 2017**  
**7:00 PM MONDAY, NOVEMBER 6, 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 16, 2017, at 7:00 P.M., and Monday, November 6, 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 "Bartlesville Retirement TIF") on the following described property known as Tract A, and the Bartlesville Retirement Community 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 Bartlesville Retirement TIF boundaries is provided below. The proposed Increment District (Bartlesville Retirement TIF) is the area within which ad valorem tax revenue may be captured and utilized for the payment of Bartlesville Retirement 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, and described as follows: the North Half (N/2) of the Northwest Quarter (NW/4) of Section Twenty (20), in Township Twenty-Six North (T26N), Range Thirteen East (R13E) of the Indian Meridian in Washington County, Oklahoma.

The Bartlesville Retirement Community 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 90 independent living apartments, 68 assisted living/memory care units and up to 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 Bartlesville Retirement 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 Bartlesville Retirement TIF, and will be captured over a not to exceed approximately twenty (20) year term of the Increment District.

Copies of Bartlesville Retirement Community 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 Monday, October 2, 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

