

## **NOTICE OF PUBLIC HEARINGS**

Notice is hereby given pursuant to 62 O.S. §859, that The City of McAlester, Oklahoma will hold two (2) public hearings regarding the proposed adoption of a project plan and creation of a tax increment financing (TIF) district within the City.

The first public hearing will be held on **July 16, 2018 at 6:00 p.m. in the Council Chambers of the McAlester City Hall, located at 28 E. Washington Avenue, McAlester, Oklahoma 74501.** Pursuant to 62 O.S. §859(B)(3), the first public hearing shall be for information and questions purposes only, persons will be given an opportunity to be heard at the second public hearing before any votes are taken. The primary purpose of the first hearing will be to provide information and to answer questions, which shall include, but not be limited to, an analysis of the positive or negative impacts which may result from the adoption of the proposed tax increment financing district project plan. At this public hearing a representative of the City shall present the proposed plan and answer questions from any interested persons.

The second public hearing will be held during the regularly scheduled McAlester City Council meeting on **July 24, 2018 at 6:00 p.m. in the Council Chambers of the McAlester City Hall, located at 28 E. Washington Avenue, McAlester, Oklahoma 74501.** The primary purpose of the second public hearing shall be to give any interested persons the opportunity to express their views on the proposed plan or amendment thereto, before any vote is taken.

**Complete copies of the proposed project plan are available to the public on the City's website: <http://www.cityofmcalester.com> and are also available in the office of the McAlester City Clerk, at 28 E. Washington Avenue, McAlester, Oklahoma 74501, you can also request a copy from the McAlester City Clerk at (918) 423-9300.**

The proposed project plan and tax increment financing district would capture and reinvest up to ninety percent (90%) of sales tax revenue generated within the project area for improvements within the project area. This plan does not increase the existing sales tax rate, and does not capture or redirect ad valorem taxes. It is proposed to begin on the date the first retail sale occurs within the project area, and would terminate when it has generated \$5,500,000.00, or for a period of sixty (60) months whichever occurs first.

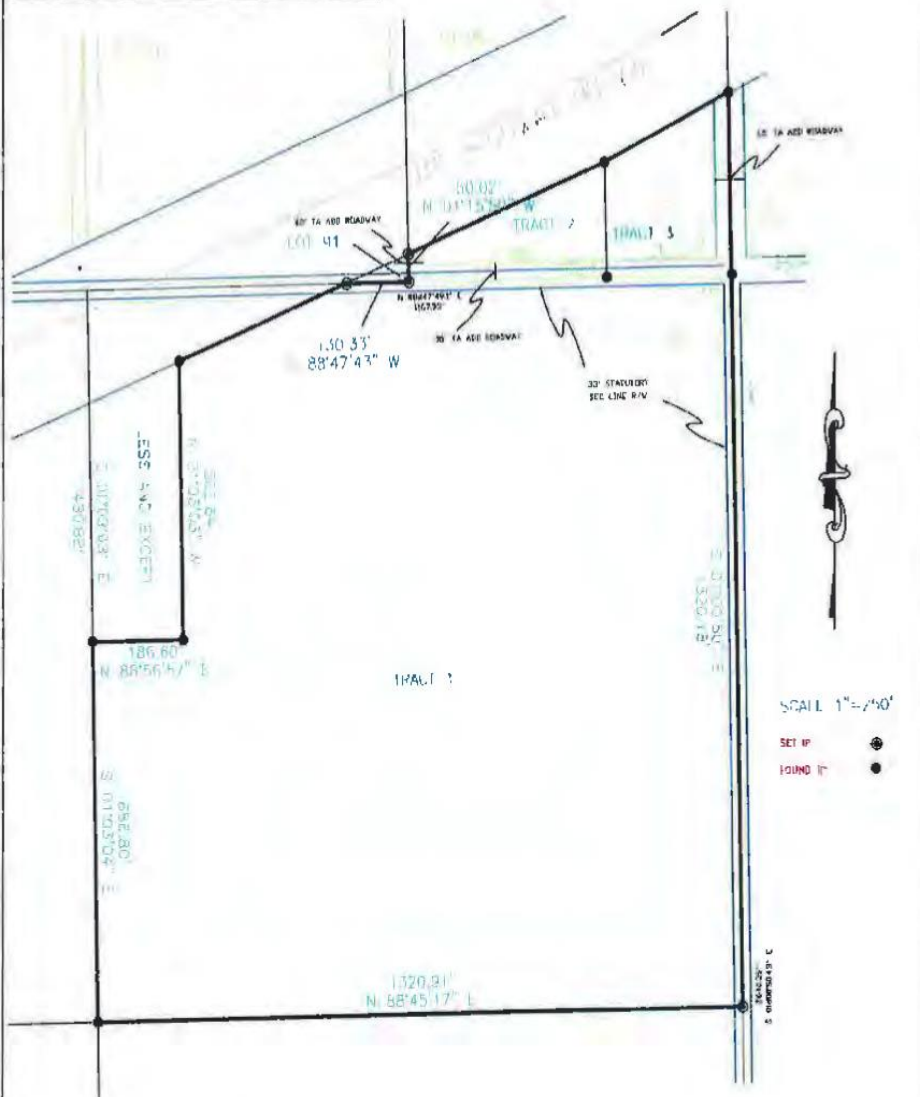
The proposed tax increment financing district and proposed project area are located at the Southwest Corner of 14<sup>th</sup> Street and the George Nigh Expressway (U.S. Highway 69), in the City of McAlester, Oklahoma 74501, and are more particularly described as follows:

PROPOSED TIF DISTRICT AND PROPOSED PROJECT AREA

FOR: BURK COLLINS AND CO., LTD.

PLAT OF SURVEY  
 PREPARED BY: MILLIGAN LAND SURVEYING PLLC  
 C.A. 5298 (PLS) exp 06/30/2019  
 216 PEACEABLE RIDGE McALESTER, OK 74501  
 Cell 918-429-5999 Fax 918-423-7761

EASEMENTS: NOT PROVIDED



SCALE 1" = 40'  
 SET UP ●  
 FOUND IT ●

LEGAL DESCRIPTION AS PROVIDED:

**TRACT 1:**  
 ALL THAT PART OF THE N/4 NE/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN LYING SOUTH OF HIGHWAY #69, PITTSBURG COUNTY, STATE OF OKLAHOMA, PITTSBURG COUNTY, STATE OF OKLAHOMA LESS AND EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #69 AND THE WEST LINE OF SAID NE/4 NE/4; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NE/4 NE/4 A DISTANCE OF 438.62 FEET; THENCE EASTERLY AND PERPENDICULAR TO THE WEST LINE OF SAID NE/4 NE/4 A DISTANCE OF 186.66 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WEST LINE OF SAID NE/4 NE/4 A DISTANCE OF 502.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #69; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

**TRACT 2:**  
 ALL THAT PART OF THE WESTERLY 405 FEET OF LOT 90 LYING SOUTH OF U.S. HIGHWAY 69 R-O-W IN TOWNSITE ADDITION #4 TO PITTSBURG COUNTY, STATE OF OKLAHOMA

**TRACT 3:**  
 THE EASTERLY 257.5 FEET OF THAT PART OF LOT 90 LYING SOUTH OF U.S. HIGHWAY 69 R-O-W IN TOWNSITE ADDITION #4 TO PITTSBURG COUNTY STATE OF OKLAHOMA

PROPERTY ADDRESS:  
 TBD, SW CORNER OF  
 14TH STREET AND 69 HIGHWAY  
 McALESTER, OKLAHOMA 74501  
 BASIS OF NORTH: CDDT PLANS

THIS SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA BOARD REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

LAST SITE VISIT 3/7/2018

WILL MILLIGAN PLS 1661

*Will Milligan* 3/7/2018