

**CITY OF ARDMORE**  
Office of the City Manager

Council Letter No. 5308  
Meeting Date: January 18, 2022

Mayor and City Commission  
City of Ardmore, Oklahoma

RE: Ordinance Adopting Amendment #8 to TIF #2

Dear Commission Members:

The Ardmore City Commission (the City) adopted Ordinance No. 2993 on September 19, 2016, as it amended Ordinance No. 2744 of the City, as previously amended, and as most recently amended by Ordinance No. 3062 of the City, establishing Increment District Number Two, City of Ardmore, and approving and adopting the City of Ardmore, Oklahoma Amended and Restated Reinvestment Area Project Plan dated August 24, 2016, as it amended that certain City of Ardmore, Oklahoma Reinvestment Area Project Plan dated May 2003, as previous amended, and as most recently amended by Amendment #7 to TIF #2 dated March 4, 2019.

This Ordinance authorizes the City to approve and adopt Amendment #8 to TIF #2, an amendment to the City amended and restated Reinvestment Area Project Plan approved and adopted by Ordinance No. 2993, as it amends Ordinance No. 2744 of the City. Also, increasing certain project cost authorizations, terminating TIF #2, and providing procedures for distribution of excess TIF revenues to the affected taxing entities.

Staff recommends approval of an Ordinance adopting Amendment #8 to TIF #2.

Respectfully submitted,

  
Kevin Boatright  
City Manager

**EMERGENCY ORDINANCE NO. 3111**

AN ORDINANCE OF THE CITY OF ARDMORE, OKLAHOMA (THE "CITY") APPROVING AND ADOPTING AMENDMENT #8 TO TIF #2, AN AMENDMENT TO THE CITY OF ARDMORE, OKLAHOMA AMENDED AND RESTATED REINVESTMENT AREA PROJECT PLAN APPROVED AND ADOPTED BY ORDINANCE NO. 2993, AS IT AMENDS ORDINANCE NO. 2744 OF THE CITY, AS HERETOFORE AMENDED; INCREASING CERTAIN PROJECT COST AUTHORIZATIONS, TERMINATING TIF #2, AND PROVIDING PROCEDURES FOR DISTRIBUTION OF EXCESS TIF REVENUES TO THE AFFECTED TAXING ENTITIES; AND DECLARING AN EMERGENCY.

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**WHEREAS**, the City Commission of The City of Ardmore, Oklahoma (the "City") adopted Ordinance No. 2993 on September 19, 2016, as it amended Ordinance No. 2744 of the City, as previously amended, and as most recently amended by Ordinance No. 3062 of the City (collectively, the "TIF Ordinance"), establishing Increment District Number Two, City of Ardmore (the "Increment District"), and approving and adopting the City of Ardmore, Oklahoma Amended and Restated Reinvestment Area Project Plan dated August 24, 2016, as it amended that certain City of Ardmore, Oklahoma Reinvestment Area Project Plan dated May 2003, as previously amended, and as most recently amended by Amendment #7 to TIF #2 dated March 4, 2019 (collectively, the "Project Plan") pursuant to the provisions of the Local Development Act, 62 O.S. §850, *et seq.* (the "Local Development Act"); and

**WHEREAS**, an Amendment #8 to TIF #2 (the "Project Plan Amendment #8", as attached hereto as Exhibit "A") has been proposed to the Project Plan, in order to accomplish the following objectives: : (i) adds an additional \$1.5 million in authorized Project Costs for the purpose of constructing a connecting road serving the Market Street Shopping Center to incentivize the addition of a major grocery retailer; (ii) formally terminates the Increment District effective December 31, 2021; and (iii) outlines the mechanism for the distribution of any excess ad valorem TIF revenues to the affected taxing entities; and

**WHEREAS**, the Planning Commission of the City (the "Planning Commission") has adopted its Resolution (attached hereto as Exhibit "D") declaring that the Project Plan Amendment #8 is in compliance with the Comprehensive Plan of the City and recommending the approval of the Project Plan Amendment #8 to the Board of City Commissioners of the City; and

**WHEREAS**, the Tax Increment District Review Committee (the "Review Committee"), comprised of individuals representing each of the taxing jurisdictions in which the Increment District is located, as well as the public at large, has considered the financial impacts of the Project Plan Amendment #8 on each such taxing jurisdiction and has found that the implementation of the Project Plan Amendment #8 will have a positive financial impact on the affected taxing entities; and

**WHEREAS**, the Review Committee has reviewed the Increment District and the Project Plan Amendment #8 in accordance with the criteria specified in the Local Development Act, and has affirmed that the Increment District meets the requirements of the Local Development Act; and

**WHEREAS**, the Review Committee has found that approval of the Project Plan Amendment #8 is appropriate and has recommended its approval to the Board of City Commissioners of the City without amendment, evidenced by its Resolution (attached hereto as Exhibit "E"); and

**WHEREAS**, maximum effort has been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the amendment to the Project Plan Amendment #8; and

**WHEREAS**, all required notices have been given and all required hearings have been held in connection with the Project Plan Amendment #8, as prescribed in the Local Development Act, the Oklahoma Open Meeting Act, 25 Okla. Stat. §301 *et seq.*, and other applicable law; and

**WHEREAS**, it is in the best interests of the City and its citizens to approve Amendment #8 to TIF #2, as it amends the Project Plan.

**NOW, THEREFORE**, be it enacted by the City Commission of the City of Ardmore:

**SECTION 1.** In order to continue the development of an eligible area within the City of Ardmore, the City of Ardmore elects to utilize Article 10, Section 6c of the Constitution of the State of Oklahoma, adopted by statewide vote and implemented by the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, which authorizes the use of local taxes for specific public investments, assistance in development financing, and as a revenue source for other public entities in the area and which provides for the direction of apportionment of local taxes to plan, finance, and carry out development of unproductive, undeveloped, under developed or blighted areas as determined by the governing body of a city, town or county.

**SECTION 2.** Amendment #8 to TIF #2, as it amends The City of Ardmore, Oklahoma Amended and Restated Reinvestment Area Project Plan, as heretofore amended, is hereby approved for the purpose of accomplishing the following objectives:

(a) **Addition of Road Project.** The total authorized Project Costs shall be increased from \$29,472,511.50 to \$30,972,511.50 (an increase of \$1,500,000) for the purpose of constructing a connecting road between 12<sup>th</sup> Avenue NW and Merrick Dr. adjacent to the Market Street Shopping Center in order to promote additional development in the immediate area, and provide enhanced access to the area for Ardmore residents.

(b) **Termination of Increment District.** The Increment District is hereby terminated effective December 31, 2021. Provided however, all Ad Valorem Increment Revenues constituting TIF Revenues attributable to calendar year 2021 (and any prior calendar years) received by the Carter County Treasurer prior to June 1, 2022, shall be transferred to the City for deposit in the Apportionment Fund to be utilized as set forth in the Section 2(c) herein. All ad valorem tax revenues received on and after June 1, 2022 (regardless of the attributable tax year) shall be distributed by the Carter County Treasurer in the same manner as all other ad valorem tax collections, and shall not constitute TIF Revenues.

(c) **Distribution of Excess TIF Revenues.** The City will retain an amount not-to-exceed \$4,329,388.00 for the payment of the remaining Project Costs unpaid as of the date

hereof. All TIF Revenues collected by the City in excess thereof (subject to actual collections) shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, consistent with the provisions of the Local Development Act. The City shall disburse all such excess TIF Revenues in the appropriate amounts to each taxing jurisdiction on or about June 15, 2022. These funds shall be available to each entity to use for any lawful purpose; provided however, that any portion of the excess TIF Revenues allocated to each respective School District shall be for the purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of said School District.

**SECTION 3.** The City Commission hereby finds that:

(a) The findings contained in Section 6 of Ordinance No. 2993 are and remain accurate with respect to the City of Ardmore, Oklahoma Amended and Restated Reinvestment Area Project Plan and are hereby confirmed.

(b) All actions, findings and recommendations made or taken in connection with the Project Plan Amendment #8 by the Planning Commission and the Review Committee are hereby ratified and confirmed, including, but not limited to, the designation and selection of representatives to the Review Committee from the taxing jurisdictions and the public at large, recommendations for approval, and the findings of conformance with the Comprehensive Plan, eligibility of the Increment District and financial impact upon the taxing jurisdictions.

**SECTION 4.** Except as modified by this Ordinance, the provisions of Ordinance No. 2993, as it amends Ordinance No. 2744, all as heretofore amended, shall remain in full force and effect.

**SECTION 5. SEVERABILITY.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6. EMERGENCY. WHEREAS,** it being immediate immediately necessary for the preservation of the peace, health, safety, and public good of The City of Ardmore, Oklahoma, and the inhabitants thereof, that the provisions of this Ordinance be put into full force and effect, an emergency is hereby declared to exist, by reason whereof this Ordinance shall take effect and be in full force from and after the date of its passage, as provided by law.

[Remainder of Page Left Blank Intentionally]

**CONSIDERED and PASSED** in open meeting of the City Commission of the City of Ardmore on this 18<sup>th</sup> day of January, 2022.

**SIGNED** by the Mayor of the City of Ardmore on the 18<sup>th</sup> day of January, 2022.

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MAYOR

ATTEST:

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CITY CLERK

**REVIEWED** as to form and legality this 13<sup>th</sup> day of January, 2022.

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SPECIAL TIF COUNSEL

STATE OF OKLAHOMA    )  
  )SS  
COUNTY OF CARTER    )

I, the undersigned, City Clerk of The City of Ardmore, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Board of City Commissioners of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 18<sup>TH</sup> DAY OF JANUARY, 2022.

(SEAL)

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City Clerk

**EXHIBIT "A"**

**AMENDMENT #8 TO TIF #2  
CITY OF ARDMORE, OKLAHOMA  
AMENDED AND RESTATED REINVESTMENT AREA PROJECT PLAN**

[On file with the City Clerk of The City of Ardmore, Oklahoma]

**CITY OF ARDMORE, OKLAHOMA  
AMENDED AND RESTATED REINVESTMENT AREA PROJECT PLAN  
as previously amended**

[On file with the City Clerk of The City of Ardmore, Oklahoma]

## EXHIBIT "B"

### INCREMENT DISTRICT LEGAL DESCRIPTION

#### INCREMENT DISTRICT NO. 7, CITY OF ARDMORE

An area located entirely in Carter County, Oklahoma, within the corporate limits of the City of Ardmore, Oklahoma, and more particularly described as follows:

#### **ORIGINAL INCREMENT DISTRICT BOUNDARIES**

The TIF district #2 in Ardmore, Oklahoma, Carter County includes the following described area situated in the Southeast portion of Township 4 South, Range 1 East, more particularly described as follows:

Beginning at a point 97 feet west and 43 feet south of the North East corner of the North East Quarter of section 25 and located on the West right-of-way of North Commerce; thence North along the West right-of-way of North Commerce a distance of approximately 5720 feet to a point 407 feet North and 519 Feet West of the South East corner of the South East Quarter of Section 13; thence west along the Northern right-of-way of State Highway 142 approximately 1968 feet; thence south 310 feet to the Southern right-of-way of Prairie Valley Road; thence East approximately 1081 feet to a point 999 feet West and 22 feet South of the North East corner of the North East Quarter of Section 24; thence south approximately 888 feet along the Eastern boundary of the Ardmore Village Addition No. 2 subdivision line; thence East approximately 198 feet along the Northern boundary of the Ardmore Village Addition No. 3 subdivision line; thence South 1239 feet to the Northern right-of-way of Northglen Street; thence West 289 feet along the Northern right-of-way of Northglen Street; thence 496 feet South Westerly along the Eastern right-of-way of Shenandoah Street; thence North Westerly for 914 feet along the Southern boundary of the Meadows Addition Phase 1 and Phase 2 subdivisions; thence North Easterly and North Westerly 509 feet along the Western edge of the Meadows Addition Phase 2 boundary to a point 178 feet East and 143 feet South of the North West corner of the South East Quarter of Section 24; thence Northerly 2996 feet along the Western boundary of the following additions, in order; Meadows Phase 2, Red Oak, Wildewood, and Phase 2 Wildewood Annex subdivisions, to a point 218 feet East and 199 feet North of the South West corner of the South East Quarter of Section 13 and located on the Northern right-of-way of State Highway 142; thence Westerly along the Northern right-of-way of State Highway 142 to a point 446 feet East and 129 feet North of the South West corner of the South West Quarter of Section 13; thence North 1531 feet and parallel to the Western section line of the South West Quarter of Section 13; thence West 1755 feet and parallel to the Northern section line of the North West Quarter of Section 24 and the North East Quarter of Section 23 to a point on the Eastern right-of-way of Lake



Ardmore Road; thence North 1219 feet along the Eastern right-of-way Lake Ardmore Road to a point 265 feet north of the Southern section line of the North East Quarter of Section 14; thence Westerly along the Northern property line of Carter County Assessor's Map CRT186, map number 186.0-14-00-00-04.000, to a point 42 feet West and 310 feet North of the South East corner of the North East Quarter of Section 15; thence South, and parallel to, the Eastern section line of Section 15 to a point 42 feet West and 24 feet North of the South East corner of Section 15, and located on the Northern right-of-way of Prairie Valley Road; thence Westerly along the Northern right-of-way of Prairie Valley Road to a point 42 feet West and 24 feet North of the South East corner of Section 16; thence South 53 feet to a point on the South right-of-way of Prairie Valley Road; thence East along the South right-of-way of Prairie Valley Road to a point 1332 feet East and 79 feet South of the North West corner of Section 23; thence South 3038 feet, and parallel to the Western section line of Section 23, to a point 437 feet South and 1281 feet East of the North West corner of the South West Quarter of Section 23; thence East 947 feet to a point 354 feet West and 432 feet South of the North East corner of the South West quarter of Section 23; thence South 2135 feet to a point 83 feet North and 348 feet West of the South East Corner of the South West Quarter of Section 23; thence West along the Northern right-of-way of NW 12th Street to a point 26 feet North and 32 feet East of the South West corner of Section 23; thence South 630 feet along the Eastern right-of-way of Plainview Road; thence East 2906 feet to a point 302 feet East and 593 feet South of the North West corner of the North East Quarter of Section 25; thence South 4791 feet to a point 284 feet East and 105 feet South of North West corner of the North East Quarter of Section 35; thence East 1889 feet to a point 431 feet West and 129 feet South of the North East corner of Section 35; thence along the South right-of-way of West Broadway to a point 73 feet East and 56 feet South of the North West corner of the North East Quarter of Section 36; thence North, and parallel to the West line of the South East Quarter of Section 36 to a point 64 feet East and on the North line of the South East Quarter of Section 25; thence West to the North West corner of the South East Quarter of Section 25; thence North 37 feet to a point on the North right-of-way of NW 4th Street; thence West along the North right-of-way of NW 4th Street to intercept the East right-of-way of Rockford Road; thence North along the East right-of-way of Rockford Road to intercept the South right-of-way of NW 12th Street; thence East along the South right-of-way of NW 12th Street to the point of beginning.

Beginning at a point 70 feet East of the Southwest corner of the Southeast quarter of Section 25, and located on the Southern section line of the Southeast quarter of Section 25; thence Northerly, and parallel to, the East line of the Southwest Quarter of Section 25 to a point 70 feet East of the Southwest corner of the Northeast Quarter of Section 25; thence West to the Southwest corner of the Northeast Quarter of Section 25; thence North 38 feet along the Western Section line of the Northeast Quarter of Section 25; thence Westerly along the Northern right-of-way of Northwest 4th Street a distance of 1970 feet; thence Northerly along the Western right-of-way of Rockford a distance of 2530 feet; thence Easterly along the Southern right-of-way of 12th Avenue NW a distance of 4490

feet; thence Northerly along the Western right-of-way of North Commerce a distance of 5730 feet ;thence Westerly along the Northern right-of-way of Veterans Boulevard a distance of 4771 feet to a point 126 feet North and 450 feet East of the Southwest corner of the Southwest Quarter of Section 13; thence Northerly, and parallel to, the West line of the Southwest Quarter of Section 13 a distance of 1535 feet; thence Westerly a distance of 1757 feet to a point on the Eastern right-of-way of Lake Ardmore Road; thence Northerly along the Eastern right-of-way of Lake Ardmore Road to a point 81 feet north and 1356 feet east of the Southwest corner of the Southeast Quarter of Section 11; thence Westerly, and parallel to, the Northern lines of the Northeastern and Northwestern Quarters of Section 14 for a distance of 3990 feet; thence Southerly and parallel to the Western section lines of the Northwestern and Southwestern Quarters of Section 14 to a point 72 feet north and 40 feet West of the Southeast corner of the Southeast Quarter of Section 15; thence Westerly and parallel to the Northern right-of-way of Prairie Valley road to a point 72 feet north and 40 feet west of the Southeast corner of the Southeast Quarter of Section 16; thence Southerly and parallel to the Western right-of-way of Kings Road to a point 50 feet west of the Southwest corner of the Northwest Quarter of Section 27; thence Easterly 50 feet to the Southwest corner of the Northwest quarter of Section 27; thence S 12°31'34"E, 416.68 feet; thence S 10°22'04"E, 455.99 feet; thence S 14°10'07"E, 549.76 feet; thence S 14°48'34"E, 571.99 feet; thence S 13°58'16"E, 605.04 feet; thence south approximately 200 feet to a point on the South right-of-way of Highway 70; thence Easterly along the Southern right-of-way of Highway 70/West Broadway a distance of approximately 15,350 feet to a point 55 feet south and 72 feet east of the Northwest corner of the Northeast Quarter of Section 36; thence to the point of beginning, containing 4035 acres, more or less.

## **AREAS ADDED BY AMENDMENT #1**

### **Colvert Addition**

Two tracts of land located in Section 27, T4S, R1E I.M. in Ardmore, Carter County, Oklahoma, more particular described as follows:

Commencing at the NW corner of said Section 27; Thence S 0°25'39" E along the West line of said Section 27 a distance of 661.07 feet to the true point of beginning; Thence N 89°33'58"E to a point on the Southerly R/W line of the St. Louis & San Francisco Railroad a distance of 1096.54 feet; Thence S 59°43'52"E the Southerly R/W line of the St. Louis & San Francisco Railroad a distance of 3327.98 feet; Thence S 0°27'43"E to a point on the South Line of the N/2 NE/4 of said Section 27 a distance of 281.76 feet; Thence S 89°32'02" W along the South line of the N/2 NE/4 of said Section 27 to the SW corner of the NE/4 of said Section 27 a distance of 1321.65 feet; Thence S 0°29'40" E along the East line of the SW/4 of said Section 27 a distance of 1981.29 feet; Thence S 89°29'29" W a distance of 2200.34 feet said point being N 89°29'29" E a distance of 438.76 feet East of the West line of said Section 27; Thence N 14°48'34" W a distance of 571.99 feet; Thence N 14°10'07" W a distance of 549.76 feet; Thence N

10°22'04" W a distance of 455.99 feet; Thence N 12°31'34"W to a point on the West line of said Section 27 a distance of 416.58 feet; Thence N 0°25'39" W along the West line of said Section 27 a distance of 2021.16 feet to the true point of beginning, containing 235.10 acres, more or less.

And

Commencing at the NW corner of said Section 27 T4S, R1E; Thence S 0°25'36" E along the West line of said Section 27 a distance of 661.07 feet; Thence N 89°33'58" E to a point on the Northerly R/W line of the St. Louis & San Francisco Railroad a distance of 1292.39 feet to the true point of beginning; Thence N 89°33'58" E to a point on the East line of said NW/4 a distance of 1342.02 feet; Thence S 0°E along the East line of said NW/4 to a point on the Northerly R/W line of the St. Louis & San Francisco Railroad a distance of 797.43 feet; Thence N 59°43'52" W along said Northerly R/W a distance of 1561.79 feet to the true point of beginning, containing 12.28 acres, more or less.

Site is bounded on the South by Highway 70, on the West by Kings Road, on the North by Prairie Valley Road and on the East by the property line.

#### **Plainview Schools Campus**

A tract of land described as the Southwest quarter of the Southwest quarter of the Southwest quarter less 0.5 acres to roads, of Section 35, T4S, R1E, containing 9.50 acres more or less, also known as Plainview School District #27.

A tract of land described as the West half of the East half of the Southwest quarter of the Southwest quarter of Section 35, T4S, R1E, and also the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 35, T4S, R2E, containing 19.50 acres, more or less, also known as Plainview School District #27.

A Tract of land described as the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 2, T5S, R1E, and also the North 132 feet of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 2, T5S, R1E, containing 12.27 acres, more or less, also known as Plainview School District #27.

A tract of land described as the South 144.3 feet of the North 276.3 feet and the South 82 feet of the North 358.3 feet of the East 300.37 feet of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 2, T5S, R1E, containing 2.76 acres, more or less, also known as the Plainview School District #27.

A tract of land described as the West half of the Northeast quarter, of the Northwest quarter, of the Northwest quarter of Section 2, T5S, R1E, and also the West half of the Southeast quarter of the Northwest quarter of the Northwest

quarter of Section 2, T5S, R1E, containing 10.14 acres, more or less, also known as the Plainview School District #27.

The Plainview School District Campus is bound on the west by South Plainview Road, on the south by Southern Hills. The property is bisected by Myall and runs north to the end of the Plainview Campus. Twenty acres of adjoining property to the north and east of the existing campus is included in the project area.

### **Southern Oklahoma Library System (Chickasaw Library System) Campus**

Part of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 35, Township 4 South, Range 1 East which is approximately 1.52 acres, also known as the Southern Oklahoma Library System (Chickasaw Library System) campus and is located at 601 Railway Express, Ardmore, Oklahoma.

### **4th Ave. NW Drainage**

A tract of land located approximately 180 feet West of the Homeland Shopping Center, and directly South of the Northwest Sixth Grade Center, and directly North of the Ardmore Lots & Blocks Addition, Blocks 286 to 290, and then West to the East edge of the Existing TIF #2 District Boundary Line, the entire area running along Tributary B of Hickory Creek, containing 18.21 acres, more or less.

### **Commerce Drainage (12th NW to 4th NW)**

Commencing at the Southwest corner of the South Right-of-Way of the intersection of 12th Ave NW and Commerce, also called US-77, then South approximately 2629 feet along the West Right-of-Way of Commerce to a point on the Southwest corner of the 4<sup>th</sup> Ave NW and Commerce Intersection, then East a distance of approximately 187 feet to the Southeast corner of the 4<sup>th</sup> Ave NW and Commerce intersection, then North along the East Right-of-Way of Commerce for a length of approximately 2581 feet to the Southeast corner of the 12th Ave NW and Commerce intersection, then West a distance of approximately 102 feet to the point of beginning, containing 15 acres, more or less.

### **Mercy Hospital Campus**

A Tract of land described as part of Government Lot 4, beginning on the North line of 14th St NW, thence 100 feet East of the West line of lot 4 and being on the East line of Hwy 77, thence East 838 feet, thence North 423.9 feet, thence West 830.1 feet, thence South 423.9 feet, to the point of beginning, located in Section 19, T4S, R2E, containing 8.05 acres, more or less, also known as part of Mercy Memorial Health Center.

A tract of land described as being part of Ardmore Lots and Blocks, including Block 40, Lots 1,2,3, or the North 186 feet including the Heliport and Parking lot, containing 1.28 acres, more or less, also known as part of Mercy Memorial Health Center.

A tract of land described as being part of Ardmore Lots and Blocks, including Block 41, Lots 3,4,5,6,7,8,9, and 10, containing 4.41 acres, more or less, also known as part of Mercy Memorial Health Center.

A tract of land described as being part of Ardmore Lots and Blocks, Block 41, the East 70 feet of Lot 1 all of Lots 2 and 11 and the East 80.5 feet of Lot 12, containing 1.87 acres, more or less, also known as the Ardmore Institute of Health.

### **Southern Oklahoma Technology Center Campus**

A Tract of land described as the East half of the Northeast quarter of the Northwest quarter of Section 27, T4S, R2E. And also a tract of land described as the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 27, T4S, R2E. And also a tract of land described as the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 27, T4S, R2E. And also a tract of land described as the East half of the Northeast quarter of the Southwest quarter of Section 27, T4S, R2E. All noted tracts containing 60.98 acres, more or less, also known as the SOTC campus.

The Southern Oklahoma Technology Center Campus is located at 2610 Sam Noble Expressway, Ardmore, Oklahoma.

### **Ardmore City Schools**

Middle School Description:

A tract of land located in Section 18, T4S, R2E, better described as beginning at a point N 0°18'46"W, a distance of 660.02 feet; thence N 89°43' 13"W, a distance of 660.56 feet from the Southeast Corner of said Section to the original point of beginning; thence N 89°43'13"W a distance of 660.56 feet; thence N 0°17'47"W a distance of 1127.12 feet; thence S 54°10'15"E a distance of 803.20 feet; thence S 0°18'18"E a distance of 660.17 to the point of beginning, also known as the Ardmore City Schools Middle School Campus located at 511 Veterans Boulevard, Ardmore, Oklahoma.

High School and Higher Ed Description:

A tract of land located in the South half of Section 18, T4S, R2E, better described as beginning at a point 1322.88 feet West and 401.75 feet North of the Southeast corner of said section; thence N 89°43'58"W a distance of 3214.83 feet; thence on a curve to the right with a radius of 5729.58 feet for a distance of 1412.86 feet with a chord bearing of N 9°9'2"E for a length of 1409.29 feet; thence S89°43'58"E for a distance of 2983.51feet; thence S 0°17'47"E a distance of 1392.43 feet to the point of beginning, also known as the Ardmore City Schools High School and Higher Ed Campus located at 701 Veterans Boulevard, Ardmore, Oklahoma.

Both said tracts containing 115 acres, more or less.

**All Property West of and Including Chickasaw Blvd, and South of and including Country Club**

The tract of land located within the boundary of the East Right-of-way line of Chickasaw Boulevard, to the North Right-of-Way line of Country Club Drive to the East Right-of-way line of US-77 and to the South Right-of-way line of SH-142, containing 226.23 acres, more or less.

**Lakeview Golf Course**

A tract of land located in the Southeast quarter less the South 1311.77 feet of the East 710.87 feet of Section 12, T4S, R1E and the Northeast quarter less the North 1311.58 feet of the East 653.62 feet of Section 13, T4S, R1E, containing 162.05 acres, more or less, also known as the Lakeview Golf Course located at 3905 North Commerce, Ardmore, Oklahoma.

**AREAS ADDED BY AMENDMENT #3**

**Westport Industrial Park Expansion**

NW SW-N/2 SW SW-LESS 1.13AC FOR RD ROW -23 04S 01E, OLD ACCOUNT NUMBER 50767 (58.87 acres mol)

PT S/2 SW SW DESCRIBED AS BEG 656.03 E SW/C; N 659.97; E 662.50; S 659.96; W 662.03 TO POB-LESS .30 AC TO ROW - 23 04S 01E (9.76 acres mol)

W 656.03 S/2 SW SW-LESS .30 AC TO ROW - 23 04S 01E (9.94 acres mol)

## **EXHIBIT "C"**

### **PROJECT AREA LEGAL DESCRIPTION**

#### **INCREMENT DISTRICT NO. 7, CITY OF ARDMORE PROJECT AREA**

The boundaries of the Project Area are contiguous with the boundaries of the Increment District, and comprise portions of (i) Sections 12, 13, 14, 23, 24, 25, 26, 27, and 35 of Township 4 South, Range 1 East of the Indian Meridian, Ardmore, Carter County, Oklahoma; (ii) Sections 18, 19, 27, and 30 of Township 4 South, Range 2 East of the Indian Meridian, Ardmore, Carter County, Oklahoma; and (iii) Section 2 of Township 5 South, Range 1 East of the Indian Meridian, Ardmore, Carter County, Oklahoma. Please see Exhibit "B" for a complete legal description of the Increment District (and the Project Area).

**EXHIBIT "D"**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ARDMORE**

Resolution dated January 6, 2022

[Copy on file with the City Clerk of The City of Ardmore, Oklahoma]



**EXHIBIT "E"**

**RESOLUTION OF THE TAX INCREMENT FINANCING REVIEW COMMITTEE**

Resolution dated January 6, 2022

[Copy on file with the City Clerk of The City of Ardmore, Oklahoma]