

[To be published in a newspaper with circulation in the City of Atoka, published on the City of Atoka's website, and mailed to persons who have registered with the City Clerk to receive notices of public hearings, on or before December 21, 2020]

**NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE
PROPOSED DOWNTOWN ATOKA 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 Atoka City Council will hold two public hearings regarding the Downtown Atoka Project Plan (“Project Plan”) and its proposed Increment District No. 1, City of Atoka (“Increment District No. 1”).

Both public meetings will be held at the Atoka City Council Chambers at Atoka City Hall, 353 E. A St., Atoka, OK 74525. The first public hearing will be at 6:00 p.m. on Monday, January 4, 2021, 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 District No. 1. The second public hearing will be held at 6:00 p.m. on Thursday, January 14, 2021, 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 District No. 1.

The Project Plan establishes Increment District No. 1 in support of a project by the City of Atoka to provide an economic structure and funding mechanism authorized by the Act for the local public investment and improvements necessary to stimulate private investment and redevelopment in downtown Atoka and its surrounding environs. Public funding will be generated by the implementation of Increment District No. 1, an ad valorem and sales tax increment district. No new or increased taxes are involved.

A draft of the proposed Project Plan, which includes an analysis of the project's eligibility and financial impacts, may be reviewed by any person interested, in the Atoka City Industrial Development Authority offices, 983 W. Liberty Rd., Atoka, OK 74525, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address on or after 5:00 p.m. on Monday, December 21, 2020: <https://www.atokaok.org/DocumentCenter/View/847/Downtown-Atoka-Project-Plan>.

The proposed project area (“Project Area”) and can be generally described as the area generally described as the area in between North Mississippi Avenue on the west, North Main Street and the Union Pacific Railroad on the east, mid-block between 1st and 2nd Streets on the south, and mid-block between A and B Streets on the north. Increment District No. 1's proposed boundaries are coextensive with those of the Project Area. Both the Project Area and Increment District No. 1 are illustrated by the black outline in the map below, and a legal description follows.

Project Area and Increment District No. 1



Legal Description:

A tract of land located in Blocks 18, 19, 20, 24, 25, 26, 27, 32, 33, 34, 35, 39 and 40 of the original Town of Atoka, Atoka County, Oklahoma, described by metes and bounds as follows:

Commencing at the NW corner of said Block 39, thence $S71^{\circ}45'50''E$ along the North line thereof 33.98 feet to a point on the East Right-of-Way line of U.S. Highway 69 for the POINT OF BEGINNING, thence $S18^{\circ}19'32''W$ along the West line of said Block 39, 208.00 feet, thence $S71^{\circ}50'38''E$ 81.02 feet, thence $N22^{\circ}24'10''E$ 43.00 feet to a point on the South line of Lot 7, Block 39, thence $S71^{\circ}45'50''E$ along the South Line of Lots 2 – 7 Block 39, 399.98 feet, thence $S18^{\circ}30'29''W$ 20.00 feet, thence $S71^{\circ}45'50''E$ 120 feet to a

point on the East line of Block 39, thence N18°30'29"E 20 feet to the NE corner of Lot 14, Block 39, thence S71°45'50"E 270.00 feet to the SW corner of Lot 3, Block 40, thence S18°30'29"W along the West line of Lot 8, Block 40, 60.00 feet, thence S71°45'50"E 160.00 feet to a point on the East line of Ohio Avenue, thence S18°30'29"W 104.71 feet to the SE corner of Block 40, thence N49°12'31"E 384.87 feet to the NE corner of Block 40, thence N71°45'50"W 86.40 feet, thence N18°14'10"E 60 feet to the SE corner of Block 32, thence N39°14'47"E 353.48 feet to the NE corner of Block 32, thence N71°45'50"W 5.13 feet, thence N18°14'10"E 80.00 feet to the SE corner of Block 27, thence along the East line of Block 27, with chord bearing N27°50'40"E 390.47 feet to the NE corner of Block 27, thence N18°14'21"E 80.00 feet to the South line of Block 18, thence along the South line of Block 18, S71°45'35"E 10.17 feet to the SE corner of Block 18, thence along the East line of Block 18 with a chord bearing N20°08'52"E 186.10 feet, thence N71°45'39"W 151.61 feet to a point 8.0 feet East of the West line of Lots 3 – 6 Block 18, thence N18°08'35"E parallel to said West line 134.01 feet to a point on the North line of Block 18, thence N71°45'39"W 8.00 feet to the NW corner of Lot 3, Block 18, thence S18°08'35"W 100 feet, thence N71°45'39"W 153.90 feet to a point on the West line of Block 18, thence along said West line, N18°08'35"E 24.64 feet, thence N71°47'14"W 360.00 feet to the NE corner of Lot 11, Block 19, thence S18°05'01"W along the East line of Lot 11, 75.00 feet, thence N71°49'13"W 100.00 feet, to a point on the West line of Lot 11, Block 19, thence N18°05'02"E along said line 185.00 feet to a point on the East line of Lot 5, Block 19, thence N71°47'14"W 100 feet to a point on the West line of Lot 5, thence N18°05'02"E along said line 41.00 feet, thence N71°47'14"W 235.00 feet to a point on the West line of Block 19, thence S18°12'46"W along said West line 151.00 feet, thence N71°49'13"W 337.35 feet to a point on the East Right-of-Way line of U.S. Highway 69, thence along said Right-of-Way S17°56'58"W 245.00 feet to a point on the South line of Block 20, thence S11°04'25"W 80.05 feet to a point on the North line of Block 24, thence S18°19'32"W 142.32 feet, thence S35°32'36"W 34.47 feet, thence S18°19'32"W 679.12 feet to the POINT OF BEGINNING.