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## **NOTICE OF PUBLIC HEARINGS**

### **REGARDING THE ADOPTION OF A TAX INCREMENT DISTRICT: INCREMENT DISTRICT NO. 1, TOWN OF SEILING**

#### **TOWN OF SEILING ECONOMIC DEVELOPMENT PROJECT IN SEILING, OKLAHOMA**

**6:15 PM MONDAY, JANUARY 8, 2024**

**6:15 PM MONDAY, JANUARY 22, 2024**

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

The Town of Seiling, Oklahoma (the "Town") invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, January 8, 2024, at 6:15 P.M. (during the regularly scheduled meeting of the Town of Seiling Board of Trustees), and Monday, January 22, 2024, at 6:15 P.M. (during the regularly scheduled meeting of the Town of Seiling Board of Trustees), both hearings to be held at Town Hall, 315 North Main Street, Seiling, 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. 1, Town of Seiling (the "Increment District") on the following described property, and the Town of Seiling Economic Development Project Plan (the "Project Plan"), all pursuant to the Local Development Act, 62 O.S. §850, *et seq.*

TRACT A: A TRACT OF LAND SITUATED IN LOTS 7 AND 8 OF SECTION 32, T20N, R16W.I.M., DEWEY COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH (N00°12'35"E), ALONG THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 945.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH (N00°12'35"E) A DISTANCE OF 8.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST (S88°57'56"E), ALONG THE NORTH BOUNDARY OF SAID LOTS 7 AND 8, A DISTANCE OF 1348.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 270; THENCE SOUTHEASTERLY (S62°08'28"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 191.44 FEET; THENCE SOUTHEASTERLY (S52°35'26"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 486.75 FEET; THENCE SOUTHEASTERLY (S44°42'38"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 22.78 FEET; THENCE SOUTHWESTERLY (S29°33'45"W) A DISTANCE OF 623.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION; THENCE WEST (N89°28'00"W), ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1340.83 FEET; THENCE NORTH (N00°12'35"E), PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION, A DISTANCE OF 945.00 FEET; THENCE WEST (N89°28'00"W), PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 31.44 ACRES.

TRACT B: A TRACT OF LAND SITUATED IN LOTS 1 AND 2 OF SECTION 32, T20N, R16W.I.M., MAJOR COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH (N00°12'35"E), ALONG THE WEST BOUNDARY OF SAID SECTION, A

DISTANCE OF 953.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH (N00°12'35"E) A DISTANCE OF 495.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 270; THENCE EAST (S89°47'25"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 33.00 FEET; THENCE NORTHEASTERLY (N77°41'26"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 138.72 FEET; THENCE SOUTHEASTERLY (S65°00'31"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 1000.00 FEET; THENCE SOUTHEASTERLY (S66°24'19"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 198.04 FEET; THENCE SOUTHEASTERLY (S62°08'28"E), ALONG SAID RIGHT OF WAY, A DISTANCE OF 101.81 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 2; THENCE WEST (N88°57'56"W), ALONG THE SOUTH BOUNDARY OF SAID LOTS 1 AND 2, A DISTANCE OF 1348.43 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 9.14 ACRES.

A map of the proposed Increment District boundaries is provided below. The proposed Increment District is the area within which ad valorem tax, sales and use tax, and hotel tax revenue may be captured and utilized for the payment of the Project Costs described in the Project Plan. The boundaries of the proposed Increment District are generally described as the property along the southwest side of U.S. Highway 270, east of County N2280 Rd, and north of County E0590 Rd. The proposed Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place. The boundaries of the proposed Project Area contain an area comprising one (1) square mile, representing the quarter sections with a common intersection at County E0590 Road and County N2280 Road. The legal description of the Project Area is as follows:

The Northeast Quarter (NE 1/4) of Section 5, Township 19 North, Range 16 West of the Indian Base and Meridian, Dewey County, Oklahoma.

The Northwest Quarter (NW 1/4) of Section 6, Township 19 North, Range 16 West of the Indian Base and Meridian, Dewey County, Oklahoma.

The Southeast Quarter (SE 1/4) of Section 31, Township 20 North, Range 16 West of the Indian Base and Meridian, Dewey and Major Counties, Oklahoma.

The Southwest Quarter (SW 1/4) of Section 32, Township 20 North, Range 16 West of the Indian Base and Meridian, Dewey and Major Counties, Oklahoma.

A draft of the Project Plan, which includes an analysis of the project eligibility and financial impacts, may be reviewed by any person interested, in the Office of the Town Clerk at Seiling Town Hall, 315 North Main Street, Seiling, Oklahoma 73663, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: [www.seilingok.com](http://www.seilingok.com).

The Town of Seiling Economic Development Project Plan contemplates a new commercial development area within the Town. The Town acquired the Project Site with the intent to promote development to enhance the local tax base, but will incur significant expenses to provide the utility infrastructure necessary to serve the Project Site, including specifically utility (water, sewer, gas, and electric) and traffic improvements and site preparation for seven (7) total pad sites to be available for development. The proposed Project Costs (as described in the Project Plan) total an aggregate amount not-to-exceed \$5,670,000 construction of improvements, plus an estimated \$315,000 for organizational and administration costs related to the Increment District, plus potential debt service costs not-to-exceed \$5,160,000. The Increment District will capture all of the Town's new sales and use tax revenue and hotel tax revenue, and one-half (50%) of the ad valorem taxes generated within the Increment District over the approximately twenty-five (25) year term of the Increment District, and the Increment District will

terminate on the earlier of June 30, 2049, or the payment of all Project Costs. Based on the preliminary development projections prepared by the Town, it is anticipated that (i) approximately \$4.99 million in Town sales and use tax TIF Revenues will be generated during the term of the Increment District for the payment of Project Costs; (ii) approximately \$1.57 million in Town hotel tax TIF Revenues will be generated during the term of the Increment District for the payment of Project Costs; and (iii) approximately \$2.34 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$1.17 million available for the payment of Project Costs, and the balance of approximately \$1.17 million apportioned to Seiling Public Schools, Dewey County, Major County, Major County Health Department, Seiling EMS District, Major County EMS District, Western Plains Library System, and Northwest Technology Center. The total of estimated TIF Revenues is approximately \$7.73 million.

Incremental increases in ad valorem tax revenue, sales and use tax revenue, and hotel tax revenue that are generated within the boundaries of the Increment District will serve as the revenue source for financing the proposed Project Costs, including interest and other costs associated with financing the TIF Projects. Said revenues are the public revenues directly attributable to the Project resulting from establishment of the Increment District.

**Shara Feuerborn, Town Clerk**  
**Town of Seiling, Oklahoma**  
**315 North Main Street**  
**Seiling, Oklahoma 73663**  
**Phone: (580) 922-4460**

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MAP OF INCREMENT DISTRICT NO. 1 BOUNDARIES



# MAP OF PROJECT AREA BOUNDARIES

