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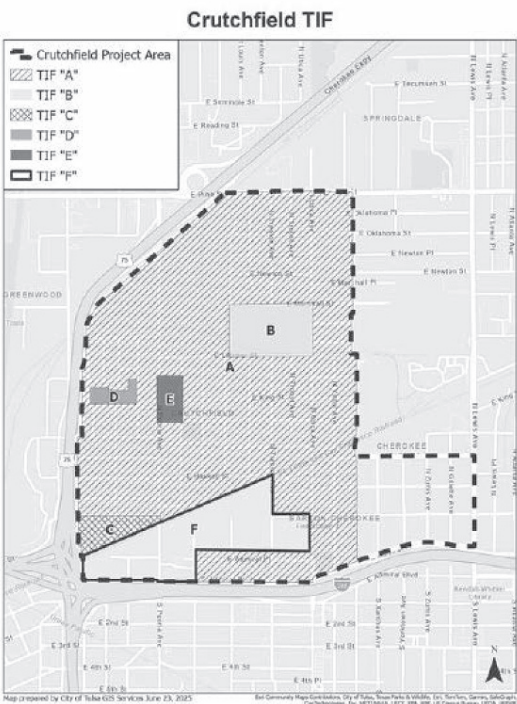
NOTICE TO THE PUBLIC OF THE FIRST OF TWO PUBLIC HEARINGS REGARDING THE PROPOSED CRUTCHFIELD NEIGHBORHOOD ECONOMIC DEVELOPMENT PROJECT PLAN

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, et seq. ("Act"), notice is hereby given to all interested persons that the Tulsa City Council will hold the first of two public hearings regarding the proposed Crutchfield Neighborhood Economic Development Project Plan ("Project Plan"). A draft of the Project Plan may be reviewed by any person interested at the offices of the City Clerk, City Hall at One Technology Center, 175 East 2 nd Street South, Tulsa, Oklahoma, during normal business hours from 9:00 AM to 5:00 PM, Monday through Friday, and at www.cityoftulsa.org/TIF, on and after 5:00 PM on Wednesday, July 16, 2025.

The first public hearing will be held in the Council Meeting Room, City Hall at One Technology Center, 175 East 2 nd Street South, Tulsa, Oklahoma. The first public hearing will be at 5:00 PM on Wednesday, July 30, 2025, 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. Notice of the time and location of the second public hearing, which 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, shall be separately published and mailed in accordance with the requirements of 62 O.S. § 859.

The Project Plan establishes six new ad valorem and sales tax increment districts that will support of a project by the City of Tulsa to provide an economic structure and funding mechanism that will support the redevelopment of the Crutchfield neighborhood, located immediately northeast of downtown Tulsa, by encouraging multiple types of private investment, including substantial new housing units at various levels of affordability, commercial, and mixed-use developments. The proposed new increment districts would be effectuated and given a consecutive numerical designations by subsequent actions of the Tulsa City Council within 10 years of the approval of the Project Plan, pursuant to 62 O.S. § 856(B)(2)–(3). The public funding that will be generated within the proposed increment districts would be used to fund authorized project costs described in the Project Plan. No new or increased taxes would be involved. Development and redevelopment prospects are anticipated to total more than \$300,000,000 over the life of the increment districts, not including the \$26,000,000 in anticipated public infrastructure and public improvements included in the Project Plan's authorized project costs.

The proposed project area ("Project Area") can be described generally as the area located east of U.S. Highway 75 and Inner Dispersal Loop, east of Utica Avenue, south of East Pine Street, and north of Interstate 244. The six proposed increment districts highlight specific development prospects, and have been tentatively labelled "A" through "F" in the Project Plan. The Project Area and increment district boundaries are depicted on the map below:



The specific boundary description of the Project Area is as follows:

Beginning 131 feet east of the northwest corner of MANN'S ADDN also being the intersection of the northern right of way line of E Latimer Pl and the eastern right of way of U.S. Highway 75; thence south along the eastern right of way of U.S. Highway 75 to the southern right of way of E Admiral Blvd; thence east along the southern right of way of E Admiral Blvd 2550 ft to S Utica Ave; thence north 98 ft to the northern right of way of I-244; thence northeast along the northern right of way of I-244 to N Lewis Ave; thence north along the eastern right of way of N Lewis Ave to E Haskell Pl; thence west along the northern right of way of E Haskell Pl 1951 ft to N Wheeling Ave; thence north across the B.N.S.F. Railroad right of way and along the eastern right of way of N Wheeling Ave to a point 38 ft east of the NE corner of the NE NW SE of Section 31, Township 20 North, Range 13 East; thence west 88 ft; thence north 662 ft; thence east 27 ft; thence north along the eastern right of way of N Wheeling Ave 1994 ft to the northern right of way of E Pine St; thence west along the northern right of way line of E Pine St to the northern right of way line of the Railroad right of way; thence southwest 2770 feet to a point being the intersection of the southern right of way line of U.S. Highway 75 and the Railroad; thence southwest along the eastern right of way line of U.S. Highway 75 for 368 feet; thence south along the eastern right of way line of U.S. Highway 75 194 feet; thence west 10 feet along the northern right of way line of E Latimer Pl to the point of beginning being the intersection of E Latimer Pl and the east right of way of U.S. Highway 75.

The specific boundary description of Increment District "A" is as follows:

Beginning 131 feet east of the northwest corner of MANN'S ADDN also being the intersection of the northern right of way line of E Latimer Pl

and the eastern right of way of U.S. Highway 75; thence south along the eastern right of way of U.S. Highway 75 to the southern right of way of E Admiral Blvd; thence east along the southern right of way of E Admiral Blvd 2550 ft to S Utica Ave; thence north 98 ft to the northern right of way of I-244; thence northeast along the northern right of way of I-244 to N Wheeling Ave; thence north 1867 ft along the eastern right of way of N Wheeling Ave to the B.N.S.F. Railroad right of way thence north across the B.N.S.F. Railroad right of way and along the eastern right of way of N Wheeling Ave to a point 38 ft east of the NE corner of the NE NW SE of Section 31, Township 20 North, Range 13 East; thence west 88 ft; thence north 662 ft; thence east 27 ft; thence north along the eastern right of way of N Wheeling Ave 1994 ft to the northern right of way of E Pine St; thence west along the northern right of way line of E Pine St 2083 ft to the northern right of way line of the Railroad right of way; thence southwest along the Railroad right of way 2770 feet to a point being the intersection of the southern right of way line of U.S. Highway 75 and the Railroad; thence southwest along the eastern right of way line of U.S. Highway 75 for 368 feet; thence south along the eastern right of way line of U.S. Highway 75 194 feet; thence west 10 feet along the northern right of way line of E Latimer Pl to the point of beginning being the intersection of E Latimer Pl and the east right of way of U.S. Highway 75.

Less and Except

Beginning at the intersection of N Utica Ave and E Marshall St; thence west along the northern right of way line of E Marshall St 1360 ft to N Rockford Ave; thence south along the western right of way line of N Rockford Ave 860 ft to E Latimer St; thence east along the southern right of way line of E Latimer St 1360 ft to N Utica Ave; thence north along the eastern right of way line of N Utica Ave 860 ft to the point of beginning

Less and Except

Beginning at the intersection of N Madison Ave and E Archer St thence south along the western right of way line of N Madison Ave 492 ft; thence east 48 ft; thence south 163 ft to the midline of the B.N.S.F. Railroad right of way; thence northeast 1412 ft to N Peoria Ave; thence north 106 ft; thence west along the northern right of way line of E Archer St 1350 ft to the point of beginning

Less and Except

Lot 1 Block 1 JH Jenkins Addition and Lots 15 through 22 Block 1 Bullette Third Addition and a tract of land described as Beginning 100 ft north and 160 ft west of the SE corner of the NW NE SE of Section 36 T20N R12E; thence north 42 ft; thence west 300 ft; thence south 266 ft; thence east 300 ft; thence north 224 ft to the point of beginning

Less and Except

Beginning at the intersection of E Jasper St and N Quaker Ave; thence west 412 ft along the southern right of way line of E Jasper St to N Peoria Ave; thence north along the western right of way line of N Peoria Ave 770 ft to E King Pl; thence east 420 ft along the northern right of way line of E King Pl to N Quaker Ave; thence south 770 ft along the eastern right of way line of N Quaker Ave to the point of beginning

Less and Except

Beginning at the intersection of N Peoria Ave and E Admiral Blvd; thence east 630 ft to N Quincy Ave; thence north along the eastern right of way of N Quincy Ave 528 ft; thence east 1860 ft to N Utica Ave; thence north along the western right of way of N Utica Ave 609 ft to E Archer St; thence west along the northern right of way of E Archer St 596 ft; thence north along the eastern right of way of N Trenton Ave 641 ft to the midline of the B.N.S.F. Railroad right of way; thence southwest along the midline of the B.N.S.F. Railroad right of way 3378 ft to N Madison Ave; thence south 393 ft to the southern right of way of E Admiral Blvd; thence east along the southern right of way of E Admiral Blvd 1220 ft; thence south 28 ft to the point of beginning.

The specific boundary description of Increment District "B" is as follows:

Beginning at the intersection of N Utica Ave and E Marshall St; thence west along the northern right of way line of E Marshall St 1360 ft to N Rockford Ave; thence south along the western right of way line of N Rockford Ave 860 ft to E Latimer St; thence east along the southern right of way line of E Latimer St 1360 ft to N Utica Ave; thence north along the eastern right of way line of N Utica Ave 860 ft to the point of beginning.

The specific boundary description of Increment District "C" is as follows:

Beginning at the intersection of N Madison Ave and E Archer St thence south along the western right of way line of N Madison Ave 492 ft; thence east 48 ft; thence south 163 ft to the midline of the B.N.S.F. Railroad right of way; thence northeast 1412 ft to N Peoria Ave; thence north 106 ft; thence west along the northern right of way line of E Archer St 1350 ft to the point of beginning.

The specific boundary description of Increment District "D" is as follows:

Lot 1 Block 1 JH Jenkins Addition and Lots 15 through 22 Block 1 Bullette Third Addition and a tract of land described as Beginning 100 ft north and 160 ft west of the SE corner of the NW NE SE of Section 36 T20N R12E; thence north 42 ft; thence west 300 ft; thence south 266 ft; thence east 300 ft; thence north 224 ft to the point of beginning.

The specific boundary description of Increment District "E" is as follows:

Beginning at the intersection of E Jasper St and N Quaker Ave; thence west 412 ft along the southern right of way line of E Jasper St to N Peoria Ave; thence north along the western right of way line of N Peoria Ave 770 ft to E King Pl; thence east 420 ft along the northern right of way line of E King Pl to N Quaker Ave; thence south 770 ft along the eastern right of way line of N Quaker Ave to the point of beginning.

The specific boundary description of Increment District "F" is as follows:

Beginning at the intersection of N Peoria Ave and E Admiral Blvd; thence east 630 ft to N Quincy Ave; thence north along the eastern right of way of N Quincy Ave 528 ft; thence east 1860 ft to N Utica Ave; thence north along the western right of way of N Utica Ave 609 ft to E Archer St; thence west along the northern right of way of E Archer St 596 ft; thence north along the eastern right of way of N Trenton Ave 641 ft to the to the midline of the B.N.S.F. Railroad right of way; thence southwest along the midline of the B.N.S.F. Railroad right of way 3378 ft to N Madison Ave; thence south 393 ft to the southern right of way of E Admiral Blvd; thence east along the southern right of way of E Admiral Blvd 1220 ft; thence south 28 ft to the point of beginning.

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