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## NOTICE OF PUBLIC HEARINGS

### REGARDING THE ADOPTION OF A TAX INCREMENT DISTRICT: INCREMENT DISTRICT NO. 5, CITY OF BROKEN ARROW

### SUNSET AT BROKEN ARROW ECONOMIC DEVELOPMENT PROJECT IN BROKEN ARROW, OKLAHOMA

**6:30 PM TUESDAY, JANUARY 2, 2024**

**6:30 PM TUESDAY, JANUARY 16, 2024**

#### TO ALL INTERESTED INDIVIDUALS:

The City of Broken Arrow, Oklahoma (the “City”) invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Tuesday, January 2, 2024, at 6:30 P.M. (during the regularly scheduled meeting of the Broken Arrow City Council), and Tuesday, January 16, 2024, at 6:30 P.M. (during the regularly scheduled meeting of the Broken Arrow City Council), both hearings to be held in the Council Chambers located at the City Administration Building, 220 South 1<sup>st</sup> Street, Broken Arrow, 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. 5, City of Broken Arrow (the “Increment District”) on the following described property, and the Sunset at Broken Arrow Economic Development Project Plan (the “Project Plan”), all pursuant to the Local Development Act, 62 O.S. §850, *et seq.*

Wagoner County Tracts 1-37: Comprising (a) part of the South Half (S 1/2) of Section Nineteen (19), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma; (b) part of the West Half (W 1/2) of Section Twenty (20), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma; (c) part of Section Thirty (30), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma; and (d) part of Section Thirty One (31), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma:

Tract	Account No.-	Shorthand Legal Description
1	730005739	20-18-15 TH PT NW NW LYING S OF MKT RY CONST 17.30AC BK574 PG179, LESS 6.61 AC TO TURNPIKE BK1153/131
2	730006906	20-18-15 SW NW LESS 9.07 AC TO TURNPIKE BK1154/572
3	730005735	20-18-15 W2 SW LESS 10 AC TO TPA
4	730080759	19-18-15 TR IN SE SE:NE NE DESC AS ALL NE OF SD SEC LESS TO CITY OF, BROKEN ARROW AND LESS TO KIMBROUGH:ALL SE OF SD SEC LESS TO PLAT OF, NSU AND LESS TO BOY SCOUTS OF AMERICA CONT APPROX 47.11 AC
5	730080928	N S U BROKEN ARROW CAMPUS LOT 1 BLOCK 1
6	730007020	19-18-15 E2 SW :L-3:4 LESS 25AC REPSCHL EGER DES IN BK341 PG230 :SE:NE LESS, 32.68 AC NEELEY KIMBROUGH (BA CITY ANNEX-RURAL): N/K/A BEG AT THE SW CORN OF, SECT 19, THENCE S89D 50'47"E ALONG THE S LINE OF SD SECT 19 FOR 2638.87' TO, THE SW CORN OF THE SE , THENCE S89D 50'09"E ALONG THE S LINE OF SD SE FOR, 583.71' TO THE SW CORN OF N.S.U. BA CAMPUS, THENCE N00D 04'57"W 2638.7',, THENCE N89D 53'27"W 2115.67',

		THENCE S45D 06'32"W 614.99', THENCE, S17D 57'39"W 1518.15', THENCE S14D 24'53"W 780.35' TO POB (BK 2480/165)
7	730007021	19-18-15 TR OF LAND IN THE SW DES BEG AT THE SW COR OF THE SW OF SW SD SEC 19, -N 1567.85' -E 458.70' -S18 DEG 00'00" W 854.00' -S14 DEG 27'20" W 780.36' TO, POB BK 948 PG 273
8	730006354	30-18-15 BEG AT THE NW COR OF THE W2 NE THENCE STRLRY ALONG THE W LINE TO THE, SW CORN OF SD W2 NE, THENCE ESTRLY ALONG THE S LINE TO A PT 286.65'WSTRLY ALONG, SD LINE FROM THE SE CORN OF SD W2 NE, THENCE NESTRLY ON THE ARC OF A CURVE TO, THE RT, SD CURVE HAVING A RADIUS OF 5904.58'(SD CURVE SUBTENDE BY A CHORD, BEARING N06D 57'03"E AND A CHORD LENGTH OF 1071.55') AN ARC DIST OF 1073.02',, THENCE N08D 08'39"W 336.46', THENCE N34D 08'28"W 616', THENCE N06D 26'04"W, 565.86', THENCE N01D 09'04"W 176.15', THENCE N88D 50'56"E 198.96', THENCE N01D, 09'04"W 75' TO A PT ON THE N LINE OF SD W2 NE SD PT BEING 701.83' WSTRLY ALONG, SD N LINE FROM THE NE CORN OF SD W2 NE, THENCE WSTRLY ALONG SD N LINE TO THE NW, CORN OF SD W2 NE AND POB
9	730006358	30-18-15 BEG AT THE NE COR OF THE NE OF SAID SEC 30 THENCE, S01D 17'35"E ALONG THE ESTRLY LINE 50' TO POB -S01d17'35"E, ALNG ERLY LN 1241.40'-S88d50'56"W 932.90' TO ERLY ROW LN OF CREEK, TRNPK-N16d21'34"E FOR 0.00' TO A PT ON A CURVE-NERLY ALNG ERLY ROW, LN ON A CURVE TO ROW WITH A CENTRAL ANGLE OF 2d41'03" A CHORD BEAR-, ING OF N17d42'06"E AND A RADIUS OF5479.58' FOR AN ARC LENGTH OF, 256.70 TO A PT ON A TANGENCY -N19d02'37"E ALNG SD TANGENCY:ALNG SD, ROW LN 1037.25'-N88d50'56"E ALNG NRLY ROW LN OF CREEK TRNPK 364.67', - N01d09'05"W ALNG SD NRLY ROW LN 25.13'-N88d54'26"E ALNG SD NRLY, ROW LN 124.14' TO THE POB. BK1618/801
10	730081036	30-18-15 TR IN E2 NE COM AT NE COR OF SD SEC 30 -S01d17'35"E ALNG, ERLY LN OF SEC 30 1291.40' TO POB -CONT S 01d17'35"E ALNG SD ERLY, LN 637.25' TO A PT THAT IS 713.15' NRLY OF SE COR OF NE OF SEC 30-, S88d50'56"W:PAR WITH SRLY LN OF SD NE 1170.52' TO ERLY ROW LN OF, CREEK TPK - N09d20'26" 0.00' TO A PT ON A CURVE-NRLY ALNG SD ROW LN, ON A CURVE TO RT WITH A CENTRAL ANGLE OF 04d48'59", A CHORD BEARING, N11d44'56"E AND A RADIUS OF 5554.58'FOR AN ARC LENGTH OF 466.93'-S, 75d50'21"E ALNG SD ROW LN FOR 75.00'-N14d09'25"E FOR 0.00' TO A PT, OF CURVE-NERLY ALNG SD ROW LN ON A CURVE TO THE RT WITH A CENTRAL, ANGLE OF 2d12'09", A CHORD BEARING OF N15d15'30"E AND A RADIUS OF, 5479.58' FOR AN ARC LENGTH OF 210.64'-N88d50'56"E FOR 932.90' TO, THE POB. BK1774/644
11	730006362	30-18-15 BEG AT THE SE COR OF THE SE NE SD SEC 30 -S 88DEG 50'56"W, ALNG SRLY LN OF NE 1257.14' TO ER;Y ROW LN OF CREEK TRNPK-N01d55', 39" E 0.00' TO A PT OF CURVE-NERLY ALNG SD ROW LN ON A CURVE TO THE, RIGHT WITH A CENTRAL ANGLE OF 7d24'47". A CJPRD BEARING OF N05d38', 02"E AND A RADIUS OF 5554.38' FOR AN ARC LENGTH OF 718.67'-N88d50', 56"E AND PAR WITH SRLY LN 1170.52' TO A PT ON ERLY LN OF SEC 30-S, 01d17'35"E ALNG SD ERLY LN 713.15' TO POB. BK1774/657
12	730075490	30-18-15 BEG AT NE COR OF W2 NE-S 01d17'54"E 2642.23' 2 A PT, ON S LN OF NE -S 88d50'56"W ALNG S LN OF NE 286.65'-NERLY ON, THE ARCH OF THE CURVE TO THE RIGHT, SD CURVE HAVING A RADIUS OF, 5904.58' WITH A CHORD BEARING N 06d57'03"E:A CHORD LENGTH OF, 1071.55', ARC DIST OF 1073.02'-N 08d08'39"W 336.46'-N 34d08'28", W 516.00'-N 06d26'04"W 565.86'-N 01d09'04"W 176.15'-N 88d50'56", E 198.96' -N 01d09'04"W 75.00'TO A PT ON N LN- N88d50'56"E ALNG, N LN TO POB. CONT 18.82 ACRES M/L. BK 1179 PG 793
13	730075646	30-18-15 23 AC IN W2 NE
14	730003093	ELMWOOD ESTATES IV TRACT I C-4

15	730003104	ELMWOOD ESTATES IV TRACT 4 C-2
16	730003109	ELMWOOD ESTATES IV TRACT 5 C-2
17	730003099	ELMWOOD ESTATES IV TRACT 2 C-2
18	73003102	ELMWOOD ESTATES IV TRACT 3 C-2
19	730003110	ELMWOOD ESTATES IV TRACT 6 C-2
20	730003116	ELMWOOD ESTATES IV TRACT 7 C-2
21	730003117	ELMWOOD ESTATES IV TRACT 8 C-2
22	730003120	ELMWOOD ESTATES IV TRACT 9 C-2
23	730003122	ELMWOOD ESTATES IV TRACT 10 C-2
24	730006351	30-18-15 A PC OF LAND LYING IN PT OF NW SE DESC AS BEG AT NE COR OF NW SE, -S01DEG17'54"E DIST 991.42' TO NE COR OF SE SE NW -S88DEG 49'26"W DIST 295.17', -N01DEG16 '56"W DIST 679.76' -NERLY ON CURVE TO RT RADIUS 5904.58' CHORD, BEARING N00DEG13'52"E CHORD LENGTH 311.90' ARC DIST 311.94' -N88DEG50'56"E, ALONG N LN OF NW SE DIST 286.65' TO POB CONT 6.69AC M/L: A TR COMM AT NE COR, OF NW SE -S88DEG50' 56"W ALOGN N LN OF NW SE DIST 286.65' TO POB -CONT, S88DEG50' 56"W DIST 1034.80' TO NW COR OF NW SE -S01DEG18'52"E DIST 1322.66', -N88DEG48'56"E DIST 990.80' -N01DEG18'09"W DIST 330.52' -N88DEG49'26"E DIST 35, .12' - N01DEG16'56"W DIST 679. 73' -NERLY ON AR OF CURVE TO RT RADIUS 5904.58', CHORD BEARN N00DEG13'52"E CHORD LENGTH 311 .90' ARC DIST 311.94' TO POB CONT, 30.91AC M/L BK 1045 PG 628 (BROKEN ARROW CITY ANNEX)
25	730006350	30-18-15 SE SE NW SE : E2 SW SE : E2 SW SW SE : NW SW SE LESS 2.5AC, BK 670 PG 532 TO D FLETCHER BK 746 PG 121 LESS 11.93AC TO TPA BK 104, 8 PG 551
26	730006341	30-18-15 W2 SW SW SE
27	730006353	30-18-15 BEG POINT 2010' W OF SE COR OF SEC 30 TO POB-W 300'-N 363'-, E 300'- S 363' TO POB LESS .31 OF AN ACRE TO T.P.A BK 1041 PG 816
28	730066738	30-18-15 COMM SW COR OF SW SE -N 88 DEG 46' 57" E A DIST OF 330.17' TO POB -N, 1 DEG 18' 38" W A DIST 24.75' -N 88 DEG 46' 57" E A DIST OF 61.25' -N 76 DEG, 53' 34" E A DIST 243.9' -S 1 DEG 18' 38" E A DIST OF 75' -S 88 DEG 46' 57" A, DIST OF 300' TO POB (BROKEN ARROW CITY ANNEX)
29	730067276	30-18-15 A PC OF LAND IN SE DESC AS BEG AT NE COR OF SE SE NW SE -S01, DEG17'54"E DIST 1652.36' -S88 DEG46'58"W DIST 690.52' -N01 DEG18'38"W DIST 75', -N82DEG02' 09"E DIST 212.81' -N88DEG46'57 "E DIST 158.56' - N01DEG16'56"W DIST, 476.20' -N88DEG43'04"E DIST 25' -N01DEG16'56"W DIST 1076.35' -N88DEG49'26"E, DIST 295.19' TO POB CONT 11.93AC M/L BK 1048 PG 551
30	730006345	30-18-15 COMM AT THE SE OF SE SEC 30 - N01'16'38"W ALNG E LN 1320.99' TO, SE COR OF NE OF SE AND POB - N01'16'38"W 1320.99' TO NE COR OF SE - S88', 46'38"W ALNG N LN OF SE DIS 1255.53' TO ERLY ROW LN OF CREEK TRNPKE - S00', 35'48"W DIS 309.70' - N87'44'15"E 25' - S01'15'45"E ALNG TRNPKE ROW LN 1011.73', TO S LN OF NE OF SE - N88'47'08"E ALNG S LN 1240.92' TO POB 2906/619
31	730087206	30-18-15 PART OF SE4 SE4 BEG AT SE COR SD SEC - N01'16'38W 1320.99' ALONG E LN, OF SD SEC - S88'47'08W AOLNG N LN SE4 SE4 1240.92' TO POINT W ROW LN CREEK, TURNPK ROW - S01'15'45E 1220.79' ALONG W ROW LN OF CREEK TURNPK - N88'45'09E, 141.49' ALONG W ROW LN CREEK TURNPK - S70'33'44E 213.64' ALONG W ROW LN CREEK, TURNPK - S01'14'10E 24.79' TO S LN SEC 30 - N88'47'38E 899.93' ALONG S LN SEC, 30 TO POB
32	Unknown	East frontage north of 111th
33	730006366	31-18-15 W2 NE LESS PART OF 43.77 AC TO TURNPIKE BK 1148 PG 784
34	730071370	SEC 31-18-15 PART OF THE NW4 SW4
35	730006384	31-18-15 LOT 3 LESS S 320' OF W 600' LESS 20.25 AC TO TPA: LESS COMM AT THE NW, CORN OF THE SW THENCE N89D 02'37"E ALONG THE N LINE OF

		THE SW 24.75' TO POB,, THENCE S01D 06'55"E 45.86', THENCE S19D 38'11"E 18.89', THENCE N01D 06'55"W, 63.75' TO A PT ON THE N LINE, THENCE S89D 02'37"W 6' TO POB
36	730079845	31-18-15 (2) PIECES OF LAND DESC AS BEG 26.65' S01D 8'36"E OF THE NE CORN OF, THE SW THENCE S01D 8'37"E ALONG THE E LINE OF THE SW 430.51' -SWESTRLY ON THE, ARC OF A CURVE TO THE RIGHT, SD CURVE HAVING A RADIUS OF 3039.79'(SD CURVE, BEING SUBTENDE BY A CHORD BEARING S67D 55'56"W AND A CHORD LENGTH OF, 1290.06'), AN ARC DIST OF 1299.94' -S75D 11'04"W 119.21' -N01D 8'30"W 411.33', -N89D 24'28"E 247.55' -NESTRLY ON THE ARC OF A CURVE TO THE LEFT, SD CURVE, HAVING A RADIUS OF 2689.79'(SD CURVE BEING SUBTENDE BY A CHORD BEARING N63D, 25'11"E AND A CHORD LENGTH OF 1188.48'), AN ARC DIST OF 1198.36' TO POB (11.66, AC M/L): AND A TRACT OF LAND BEG AT THE NE CORN OF THE SW THENCE S88D 44'33"W, ALONG THE N LINE OF SD SW 1320.79' -S01D 08'30"E 532.11' -N89D 24'28"E 247.55', -NESTRLY ON THE ARC OF A CURVE TO THE LEFT, SD CURVE HAVING A RADIUS OF, 2689.79' (SD CURVE BEING SUBTENDE BY A CHORD BEARING N63D 25'11"E AND A CHORD, LENGTH OF 1188.48') AN ARC DISTANCE OF 1198.36' TO A PT ON THE E LINE OF THE SW, -N01D 8'36"W ALONG THE E LINE 26.65' TO POB (CONT 11.16 AC M/L) BK 1686/295
37	730006374	31-18-15 S 320' OF W 600' OF GOV LOT 3 (BROKEN ARROW CITY ANNEX)

Tulsa County Tracts 38-51: Comprising (e) part of the Southeast Quarter (S 1/4) of Section Twenty Four (24), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma; and (f) part of the East Half (E 1/2) of Section Thirty Six (36), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma:

Tract	Account No.	Shorthand Legal Description
1	R98424842467709	BEG 1641.41W SECR SE TH N50 E267.11 N10 E224.50 N20 E225 S20 E524.83 S60 W1241.47 TO POB SEC 24 18 14 1.755ACS
2	R98424842467710	S60 E191.16 W1111.25 SE SE SEC 24 18 14 .263AC
3	R55740842462020	W75 E283.75 S523.86 SE SE LESS S60 THEREOF FOR RD & LT 1 BLK 1 2.378ACS
4	R98424842462310	E312.84 S/2 NW SE & E312.84 SW SE & SE SE LESS S523.86 E208.75 SE SE & LESS W75 E238.75 S523.86 SE SE & LESS BEG 208.78W SECR SE TH W1432.63 N50 E267.11 N10 E224.50 N20 E225 S20 E715.99 S60 POB SEC 24 18 14 49ACS
5	R98436843648610	N/2 SE LESS BEG NEC TH S1322.09 W2643.54 N644.11 CRV RT807.46 E630.62 NE625 E538.36 N229.07 NE78.71 N121 E50 TO POB SEC 36 18 14 32.753ACS
6	R98436843612610	S/2 S/2 NE LESS BEG 50W SECR NE TH W367 N360 E367 S360 POB & LESS E25.25 S/2 S/2 NE SEC 36 18 14 36.584ACS
7	R98436843608610	N 20AC SW NE & N 20AC SE NE LESS BEG 1324.66S NEC NE TH W50 S384.79 W20 S144.75 E20 S130.46 E50 TO POB SEC 36 18 14 39.176ACS
8	R79209843616600	Subdivision: FIRE STATION NO 3 (79209) Legal: LOT 1 BLOCK 1
9	R98436843656007	BEG 24.75E NEC N/2 SE TH W25.25 S121 NELY79.48 N45.74 TO POB SEC 36 18 14 .048AC
10	R98436843616609	E25.25 S/2 S/2 NE SEC 36 18 14 0.383AC
11	R98436843612603	BEG 1324.66S NEC NE TH W50 S384.79 W20 S144.75 E20 S130.46 E50 TO POB SEC 36 18 14 .824AC
12	R98436843656008	PRT N/2 SE BEG 1106.90S & 711.54W NEC N/2 SE TH NW619.89 W531.15 CRV LF 808.58 S286.11 E1635.54 N216 E296.47 POB SEC 36 18 14 13.517ACS

13	R98436843656110	S 216' E. 1008 N1/2 SE SEC-36-18-14
14	R98436843656009	PRT N/2 SE BEG NECR N/2 SE TH S1106.90 W711.54 NW619.89 W531.15 CRV LF 808.58 N358 CRV RT 807.46 E630.62 NE625 E538.36 N229.07 NE158.19 N45.74 E24.75 POB SEC 36 18 14 28.682ACS

A map of the proposed Increment District boundaries is provided below. The proposed Increment District is the area within which 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 area north of New Orleans Street (E. 101<sup>st</sup> Street) between west of County Line Road and the Broken Arrow Events Park, and then including the undeveloped property along the Creek Turnpike south of New Orleans Street (E. 101<sup>st</sup> Street) to west of County Line Road. 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 Sections Twenty Four (24), Twenty Five (25), and Thirty Six (36), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, and Sections Nineteen (19), Twenty (20), Twenty Nine (29), Thirty (30), Thirty One (31), and Thirty Two (32), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma. The Project Area is bordered on the south by East 121<sup>st</sup> Street S., on the east by S. 225<sup>th</sup> E Avenue (S. Evans Road), on the north by 91<sup>st</sup> South (E. Washington St.), and on the west by S. 177th E. Ave. (S. Lynn Lane Road).

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 City Clerk at Broken Arrow City Hall, 220 South 1<sup>st</sup> Street, Broken Arrow, Oklahoma 74012, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: [www.brokenarrowok.gov](http://www.brokenarrowok.gov).

The Sunset at Broken Arrow Economic Development Project Plan contemplates a significant tourist destination with related commercial development. Sunset at Broken Arrow, LLC, a subsidiary of Notes Live, Inc., a national developer specializing in outdoor performance and events venue projects, proposes to invest or cause to be invested in excess of \$71 million to construct an estimated 12,500 seat outdoor entertainment venue with a dedicated stage for a diverse array of performances and outdoor live music concerts, with a projected opening date by December 2025, on approximately 13 undeveloped acres located immediately north of the Broken Arrow Events Park located at 21101<sup>st</sup> Street South just east of the Creek Turnpike (the "Amphitheater Project"). As a result of the Amphitheater Project, it is further expected that the surrounding arterial roads will experience additional commercial retail and hotel development that will serve the increased traffic from the Sunset Amphitheater as well as other event offerings at the Events Park. The City proposes to complete certain traffic, parking, and stormwater management improvements, along with water system interconnection improvements that will provide service to the development area and thereby allow the Amphitheater Project and resulting other development to move forward. The proposed Project Costs (as described in the Project Plan) total an aggregate amount not-to-exceed \$28,450,000 construction of improvements, plus an estimated \$350,000 for organizational and administration costs related to the Increment District, plus potential debt service costs not-to-exceed \$50,365,000. The Increment District will capture portions of the new City sales and use tax revenue and Wagoner County sales tax revenue 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. Additionally, the Increment District will capture all of the new City hotel tax revenue generated within the Increment District, along with any funds made available as State of Oklahoma matching funds pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.*, and all fee by agreement revenue generated by the Amphitheater Project, including specifically a one percent (1.0%) fee added to all taxable sales occurring at the Amphitheater Project. Based on the preliminary development projections assuming construction of the Amphitheater Project and the additional development projects, it is anticipated that (i) approximately \$98.01 million in

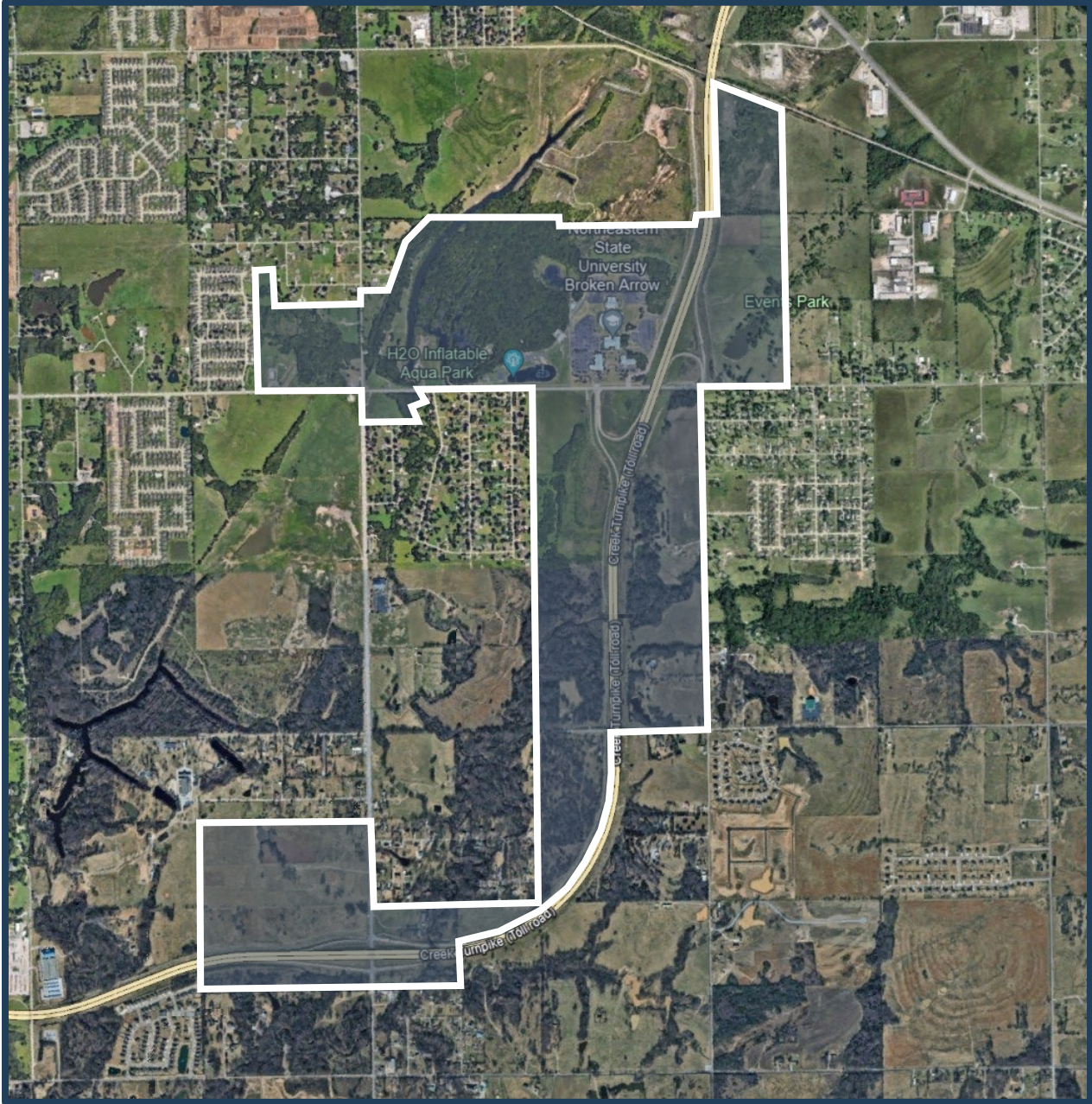
City sales and use tax TIF Revenues will be generated during the term of the Increment District, with approximately \$90.96 million available for the payment of Project Costs, and the balance of approximately \$7.05 million apportioned to the City; (ii) approximately \$35.89 million in County sales tax TIF Revenues will be generated during the term of the Increment District, with approximately \$6.24 million available for the payment of Project Costs (i.e. the incentive payments along with organizational costs of the Increment District), and the balance of approximately \$29.65 million apportioned to the County; (iii) approximately \$4.31 million in City hotel tax TIF Revenues will be generated during the term of the Increment District for the payment of Project Costs; (vi) approximately \$23.63 million in fee by agreement TIF Revenues will be generated during the term of the Increment District for the payment of Project Costs; and (v) potentially up to \$100.95 million in Leverage Act TIF Revenues will be generated during the term of the Increment District for the payment of Project Costs. The total of estimated TIF Revenues (not including potential Leverage Act TIF Revenues) is approximately \$125.15 million. Additionally, although no amount of ad valorem taxes will be captured by the Increment District, it is anticipated that approximately \$23.67 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, all of which will directly benefit Broken Arrow Schools, Wagoner County, Wagoner County Health Department, and Tulsa Technology Center.

Incremental increases in 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.

**Curtis Green, City Clerk**  
**City of Broken Arrow, Oklahoma**  
**220 South 1st Street**  
**Broken Arrow, Oklahoma 74012**  
**Phone: (918) 259-2400**

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MAP OF INCREMENT DISTRICT NO. 5 BOUNDARIES



MAP OF PROJECT AREA BOUNDARIES

