

CHICKASHA

COMMUNITY DEVELOPMENT

NOTICE OF A MEETING FOR CITY OF CHICKASHA PLANNING COMMISSION

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, December 9, 2025, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, Consideration and Possible action to approve the minutes from the November 12th, 2025 meeting.
- b. Public hearing to discuss and consider the application by Chisholm Trail Development, LLC to vacate real property owned by the City of Chickasha.
- c. Discussion, Consideration and Possible action to approve the application by Chisholm Trail Development, LLC to vacate real property owned by the City of Chickasha.
- d. Public Hearing to discuss and consider the application by Chad Brewer to add an oversized 880 sq ft building.
- e. Discussion, Consideration and Possible action to approve the application by Chad Brewer to add an oversized 880 sq ft building.
- f. Public Hearing to discuss and consider the application by John Bennett for an oversized 1200sq ft building.
- g. Discussion, Consideration and Possible action to approve the application by John Bennett for an oversized 1,200 sq ft building.
- h. Public Hearing to discuss and consider the petition by Gary Noland agent for TGBE Investments, to rezone 1615 Frisco Ave from Agricultural A-1 to Heavy Industrial I-2.

- i. Discussion, Consideration and Possible action to approve the petition by Gary Noland agent for TGBE Investments, to rezone 1615 Frisco Ave from Agricultural A-1 to Heavy Industrial I-2.
- j. Public Hearing to discuss the preliminary plat for the Industrial Park.
- k. Discussion, Consideration and Possible action to approve the preliminary plat for the Industrial Park.
- l. Public Hearing to discuss and consider the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park.
- m. Discussion, Consideration and Possible action to approve the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park.
- n. Presentation relating to the proposed Chickasha Airport Industrial Park Economic Development Project Plan, and consideration and appropriate action relating to a Resolution recommending that the City of Chickasha, Oklahoma, through its City Council create a tax increment district and approve the Chickasha Airport Industrial Park Economic Development Project Plan.

3 Motion to Adjourn.

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the November 12th, 2025 meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 9th, 2025	(From)		

V. ATTACHMENTS:

- Minutes



PLANNING COMMISSION

MINUTES

**COUNCIL CHAMBERS at CITY HALL
117 North 4th Street
Chickasha, OK 73018**

A meeting of the Chickasha Planning Commission was held in the Council Chambers of City Hall on the date and time shown below, as specified by advance public notice with a properly prepared agenda stating the subject matters to be discussed at said meeting.

TIME OF MEETING

4:00 PM

DATE OF MEETING

NOVEMBER 12, 2025

1 Call to Order/Roll Call

Roll Call:

Present: Planning Commissioner Ladd , Planning Commissioner Anderson , Planning Commission Member Watts, Planning Commission Member Allred

Absent: Planning Commissioner Mosley

2 Meeting Items

- a. Discussion, Consideration and Possible action to approve the minutes from the October 14th, 2025, meeting.

Motion by Council Member Tammy Watts, second by Council Member Nita Ladd to approve with amendment of Item 2C (removing "/deny").

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Planning Commissioner Nita Ladd , Planning Commissioner Eric Anderson , Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

- b. Public Hearing to discuss and consider the petition by Estabon & Colette

Sandoval requesting a rezone on a lot from R-1 to C-1.

- c. Discussion, consideration, and possible action to approve the petition by Estabon & Collete Sandoval requesting a rezone on a lot from R-1 to C-1

Motion by Council Member Nita Ladd , second by Council Member Tammy Watts to approve as presented.

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Planning Commissioner Nita Ladd , Planning Commissioner Eric Anderson , Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

- d. Public Hearing to discuss and consider the Preliminary and Final Plats for Sagebrush Villas located at the Northwest corner for N Grand Ave & E Ada Sipel Ave

- e. Discussion, consideration, and possible action to approve the Preliminary and Final plats for Sagebrush Villas.

Motion by Council Member Nita Ladd , second by Council Member Julie Allred to approve as presented.

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Planning Commissioner Nita Ladd , Planning Commissioner Eric Anderson , Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

- f. Public Hearing to discuss and consider the petition by James Perryman requesting a special exemption for a special use permit at 1318 S 16th St to remodel an existing detached garage on the same lot as the main structure to be rented by a separate, unrelated tenant. The current zoning is R-1 Single Family Residential.

- g. Discussion, consideration and possible action to approve the petition by James Perryman requesting a special exemption for a special use permit at 1318 S 16th St to remodel an existing detached garage on the same lot as the main structure to be rented by a separate, unrelated tenant. The current zoning is R-1 Single Family Residential.

Motion by Council Member Tammy Watts , second by Council Member Nita Ladd to deny.

Vote Results

Motion Passed, Yes 4, No 0, Abstained 0

- Yes: Planning Commissioner Nita Ladd , Planning Commissioner Eric Anderson , Planning Commission Member Tammy Watts, Planning Commission Member Julie Allred
- No: None
- Abstain: None

3 Motion to Adjourn.

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public hearing to discuss and consider the application by Chisholm Trail Development, LLC to vacate real property owned by the City of Chickasha.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 9th, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the application by Chisholm Trail Development, LLC to vacate real property owned by the City of Chickasha.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to have this easement to be vacated because the current location of the platted utility easement conflicts with updated development plans and will be relocated to better serve the future development.

II. RECOMMENDED ACTION:

Recomindation to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
Meeting Date: December 9th, 2025	FUND	ACCOUNT	AMOUNT
	(From)		

V. ATTACHMENTS:

1. Request to Vacate Real Property Owned by the City of Chickasha
2. Chisholm Trail Development Section 3 - Easement Vacation
3. Certified Ownership List
4. 20251124092224730
5. 20251124092230781
6. 20251124092445455



Request to Vacate Real Property Owned by the City of Chickasha

Applicant: Chisholm Trail Development, LLC

Address: c/o Rieger Sadler Joyce LLC, Attorney for Applicant, 136 Thompson Dr., Norman, OK 73069

Email Address/Phone: c/o Libby Smith, Attorney for Applicant, lsmith@rsjattorneys.com, 405-310-5274

Location of property: (state lot and block or attach metes and bounds description of entire lot)

Lot One (1), Block One (1), of Chisholm Trail Development Section 3, to the City of Chickasha, Grady

County, Oklahoma, according to the recorded plat thereof, and as more particularly described in

the application documents attached hereto.

State your ownership in this lot:

Fee simple estate Leased fee

Easement Renter or leaseholder

Other: (describe) _____

This request is to vacate: (please check one)

Easement: utility access landscape

Paved Street

Unpaved Right-of-Way

Other (describe) _____

Reason for request: The current location of the platted utility easement conflicts with updated development plans and will be relocated to better serve the future development.

To the best of your knowledge, are any utilities located in the easement, including drainage ditched or pipe? Yes No

I hereby make application for vacation of the above cited property owned by the City of Chickasha. All the statements contained in this application are true to the best of my knowledge and belief. I have attached all required documents (as listed on the instruction sheet).

Signature & Date: Elizabeth Smith 10/22/2025

Application fee paid: _____

LEGAL DESCRIPTION

for

**Chisholm Trail Development Section 3 – Easement Vacation
City of Chickasha, Grady County, Oklahoma:**

An easement vacation of an existing 10' utility easement as shown on the filed final plat of CHISHOLM TRAIL DEVELOPMENT SECTION 3 (as filed in Book 5155, Pg. 423-424), said easement lying in the Northwest Quarter (NW/4) of Section Three (3), Township Six North (T6N), Range Seven West (R7W) of the Indian Meridian, Grady County, State of Oklahoma, said easement being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 2, Block 1 of the filed final plat of CHISHOLM TRAIL DEVELOPMENT SECTION 1 (as filed in Red Book 7, Page 14); THENCE South 00°00'15" West a distance of 258.53 feet; THENCE South 89°59'45" East a distance of 44.99 feet to the **POINT OF BEGINNING**;

THENCE North 89°57'13" East a distance of 10.00 feet;
THENCE South 00°02'48" East a distance of 150.00 feet;
THENCE South 89°57'13" West a distance of 10.00 feet;
THENCE North 00°02'48" West a distance of 10.00 feet;
THENCE South 89°57'13" West a distance of 10.00 feet;
THENCE North 00°02'48" West a distance of 10.00 feet;
THENCE North 89°57'13" East a distance of 10.00 feet;
THENCE North 00°02'48" West a distance of 130.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.037 acres, more or less.

CHISHOLM TRAIL DEVELOPMENT SECTION 1
 LOT 1 BLOCK 1
 (BK. 7, PG. 14)

CHISHOLM TRAIL DEVELOPMENT SECTION 1
 LOT 2 BLOCK 1
 (BK. 7, PG. 14)

P.O.C.
 S.W. COR., LOT 2, BLOCK 1,
 CHISHOLM TRAIL DEVELOPMENT SECTION 1
 (AS FILED IN RED BK. 7, PG. 14)

CHISHOLM TRAIL DEVELOPMENT SECTION 3
 LOT 1 BLOCK 1
 (BK. 5155, PG. 423-424)

S 00°00'15" W ~ 258.53'

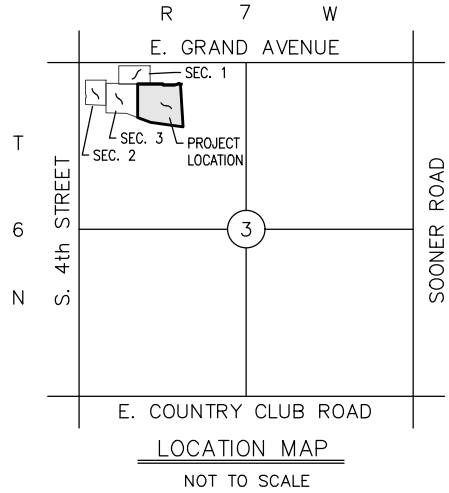


NOT TO SCALE

44.99' ~ S 89°59'45" E
P.O.B.
 10.00' ~ N 89°57'13" E

N 00°02'48" W ~ 130.00'
 150.00' ~ S 00°02'48" E

10.00' ~ N 89°57'13" E
 10.00' ~ N 00°02'48" W
 10.00' ~ S 89°57'13" W
 10.00' ~ N 00°02'48" W
 10.00' ~ S 89°57'13" W



ATTACHMENT "A"
LEGAL DESCRIPTION
CHISHOLM TRAIL DEVELOPMENT PHASE 3
EASEMENT VACATION
CHICKISHA, GRADY COUNTY, OKLAHOMA

**SPECIAL CERTIFICATE
158718**

RE:

SURFACE RIGHTS ONLY

An easement vacation of an existing 10' utility easement as shown on the filed final plat of Chisholm Trail Development Section 3, easement lying in the NW/4 of Section 3, Township 6 North, Range 7 West of the I.M., Grady County, State of Oklahoma, said easement being more particularly described as follows: Commencing at the SW/corner of Lot 2 Block 1 of the filed final plat of Chisholm Trail Development Section 1; thence South 00°00'15" West a distance of 258.53 feet; thence South 89°59'45" East a distance of 44.99 feet to the point of beginning; thence North 89°57'13" East a distance of 10.00 feet; thence South 00°02'48" East a distance of 150.00 feet; thence South 89°57'13" West a distance of 10.00 feet; thence North 00°02'48" West a distance of 10.00 feet; thence South 89°57'13" West a distance of 10.00 feet; thence North 00°02'48" West a distance of 10.00 feet; thence North 89°57'13" East a distance of 10.00 feet; thence North 00°02'48" West a distance of 130.0 feet to the point of beginning.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

OWNER:

Chisholm Trail Development, LLC
3110 N. Interstate Drive – Suite 210
Norman, OK 73072

DESCRIPTION:

Lots 1 & 2 Block 1 Chisholm Trail Development Section 1 to the City of Chickasha, Grady County, Oklahoma.

Lot 1 Block 1 Chisholm Trail Development Section 3 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

ZJ Chickasha, LP
300 E. Grand Ave
Chickasha, OK 73018

DESCRIPTION:

Beginning at the NW/corner of said Lot 4; thence North 89°58'30" East 1123.47 feet; thence North 89°58'30" East 200 feet; thence South 00°01'30" East 340 feet; thence South 89°58'30" West 200 feet; thence North 00°01'30" West 340 feet to the point of beginning in Section 3, Township 6 North, Range 7 West of the I.M., Grady County, Oklahoma.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 15th day of October, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By Pam Gordon

Pam Gordon

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

CHISHOLM TRAIL DEVEL

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/13/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Daphne Baker

Signature

Subscribed and sworn before me on this 13th day of November, 2025

[Signature]

Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 82.22

Ad # 146419 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
November 13, 2025
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
REQUEST TO VACATE REAL
PROPERTY OWNED BY THE
CITY OF CHICKASHA

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Chisholm Trail Development, LLC to vacate a real property owned by the City of Chickasha at the following described property:

Located at COMMENCING at the Southwest corner of Lot 2, Block 1 of the filed final plat of CHISHOLM TRAIL DEVELOPMENT SECTION 1 (as filed in Red Book 7, Page 14); THENCE South 00°00'15" West a distance of 258.53 feet; THENCE South 89°59'45" East a distance of 44.99 feet to the POINT OF BEGINNING; THENCE North 89°57'13" East a distance of 10.00 feet; THENCE South 00°02'48" East a distance of 150.00 feet; THENCE South 89°57'13" West a distance of 10.00 feet; THENCE North 00°02'48" West a distance of 10.00 feet; THENCE South 89°57'13" West a distance of 10.00 feet; THENCE North 00°02'48" West a distance of 10.00 feet; THENCE North 89°57'13" East a distance of 10.00 feet; THENCE North 00°02'48" West a distance of 130.00 feet to the POINT OF BEGINNING.

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to have this easement to be vacated because the current location of the platted utility easement conflicts with updated development plans and will be relocated to better serve the future development.

There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Any person supporting or having any objections to this petition may appear at the meeting. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

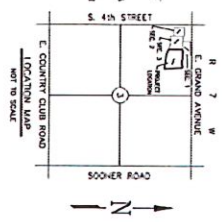
Sincerely,
Jessica Green,
Community Development Director

Chisholm Trail Development
3110 N. Interstate Dr – Suite 210
Norman, OK 73072

ZJ Chickasha, LP
300 E Grand Ave.
Chickasha, OK 73018

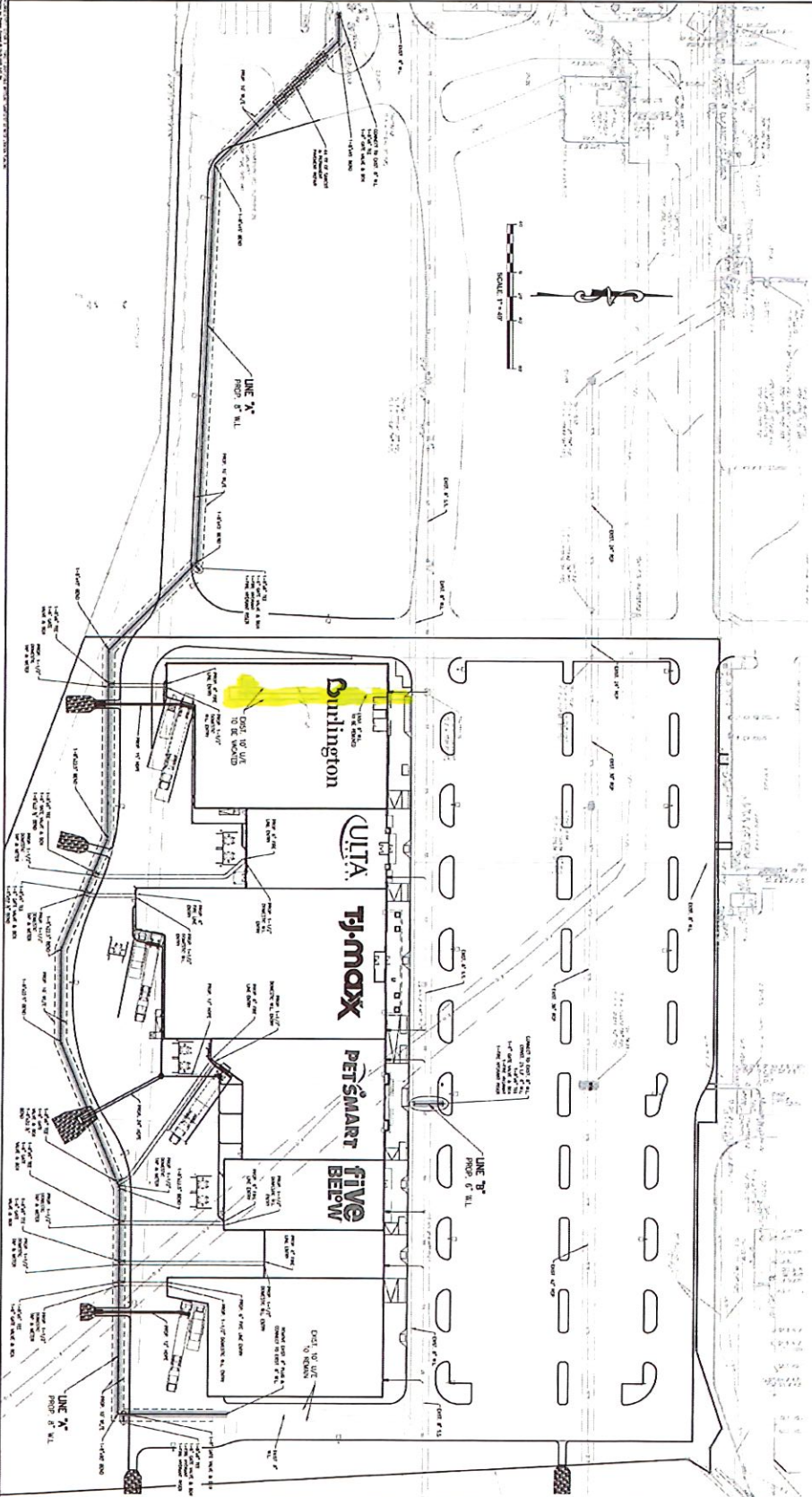
WATER LINE QUANTITIES

QUANTITY	UNIT	DESCRIPTION
285	LF	6" C-900 DR 14 PVC
1	EA	REMOVE EXIST 8" W.L.
3	EA	CONNECT TO EXIST 8" W.L.
2	EA	8" GATE VALVE & BOX
10	EA	8" GATE VALVE & BOX
4	EA	8" x 90° BEND
4	EA	8" x 22.5° BEND
10	EA	8"x8" TEE
7	EA	1.5 DOMESTIC METER & W.L.
7	EA	FIRE DEPARTMENT CONNECTION
3	EA	FIRE HYDRANT RISER
3	EA	TYPE 'A' AGGREGATE TESTING & DISINFECTION
594	LS	



UTILITY STATEMENT & CAUTION

THE CONTRACTOR IS GUARANTEED TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THE PLANS AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL EXISTING UTILITIES.



<p>SMC SMC Consulting Engineers, P.C. 1111 N. W. 11th St., Suite 200 Chickasha, Oklahoma 73015 Phone: (405) 223-1111 Fax: (405) 223-1112 www.smc-engineers.com</p>	<p>CHISHOLM TRAIL DEVELOPMENT SECTION 3 - PHASE 1</p> <p>E. GRAND AVE. & S. 4th ST. CHICKASHA, OKLAHOMA</p>	<p>DATE: 08/17/20 DRAWN BY: J. L. BROWN CHECKED BY: J. L. BROWN APPROVED BY: J. L. BROWN</p> <p>WATER LOCATION PLAN 3</p>
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CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the application by Chad Brewer to add an oversized 880 sq ft building.

I. BACKGROUND/DESCRIPTION:

The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

December 9th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the application by Chad Brewer to add an oversized 880 sq ft building.

I. BACKGROUND/DESCRIPTION:

The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.

II. RECOMMENDED ACTION:

recomindation to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

	Fund	Account	Amount
(To)			
	FUND	ACCOUNT	AMOUNT

Meeting Date:

December 9th, 2025

(From)			
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V. ATTACHMENTS:

1. Chad Brewer oversized building mailer
2. 20251124165914262
3. 20251124165931382
4. 20251124165940008
5. 20251124165948912
6. 20251124170008517

CHICKASHA

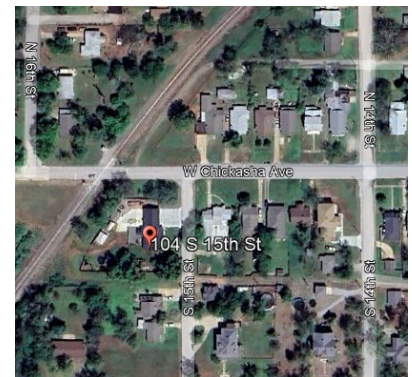

COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR AN OVERSIZED BUILDING**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Chad Brewer requesting an oversized building exception at the following described property:

***104 S 1st St 28-07-07-04350 S 15' LOT 1 & N 35' LOT 2 & N 50'
LOT 1 & S 15' LOT 2 & ALL LOT 3 - LESS W 40' OF LOT 1,2& 3
TO CITY OF CHICKASHA BLK 2 HAMPTONS ADDN***

BRIEF DESCRIPTION OF REQUEST: The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.



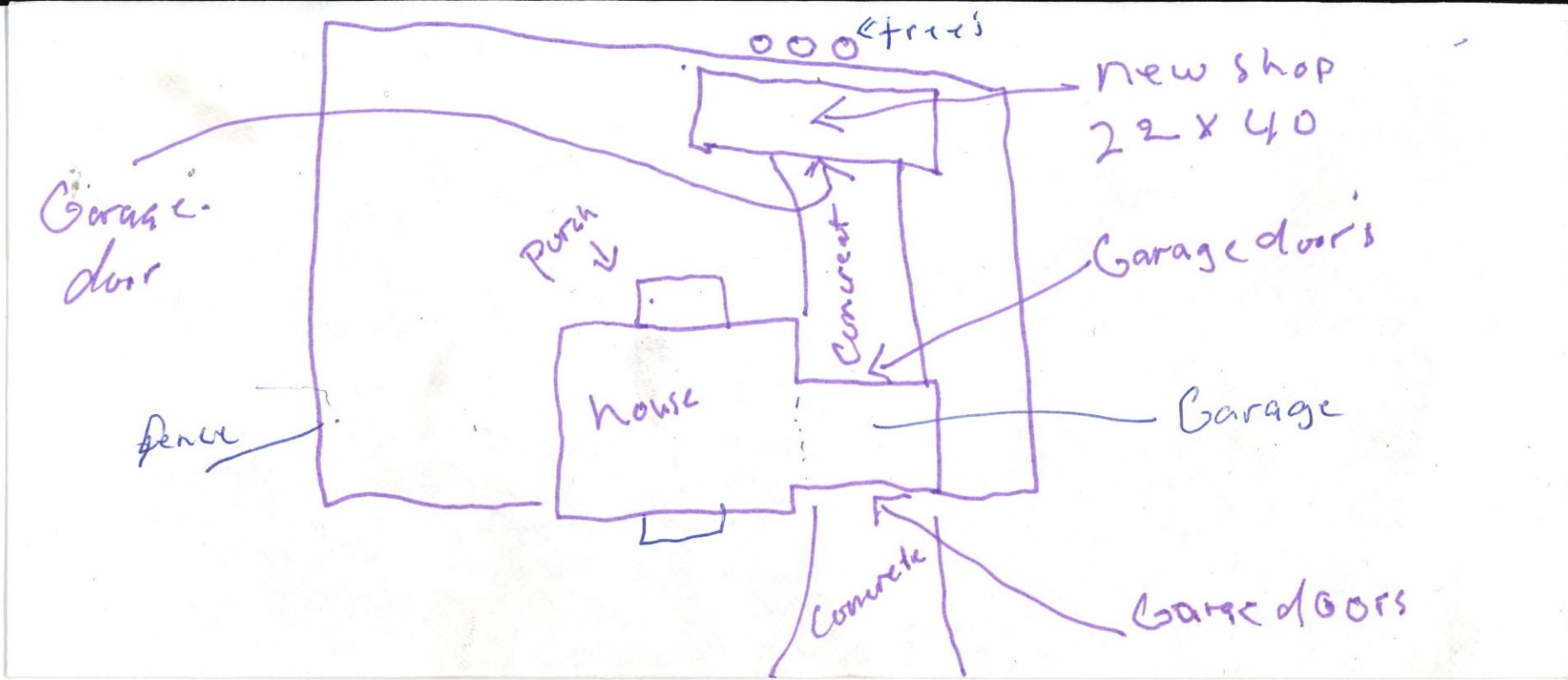
Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,

Jessica Green

Community Development Director



PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

104 S. 1ST ST.

Affidavit of Publication

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/13/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Septimio Bulser

Signature

Subscribed and sworn before me on this 13th day of November, 2025

[Signature]

Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 55.16

Ad # 146422 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
November 13, 2025
1 time
LPXLP
NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR AN OVERSIZED
BUILDING
NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Chad Brewer requesting an oversized building exception at the following described property:
104 S 1st St 28-07-07-04350 S 15' LOT 1 & N 35' LOT 2 & N 50' LOT 1 & S 15' LOT 2 & ALL LOT 3 - LESS W 40' OF LOT 1,2& 3 TO CITY OF CHICKASHA BLK 2 HAMPTONS ADDN
BRIEF DESCRIPTION OF REQUEST: The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.
Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.
Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.
Sincerely,
Jessica Green
Community Development Director

STEPHANIE ANN LASH & JEROME
DIGIOVANNA
1485 MCcOURTNEY Rd.
Lincoln, CA 95648

Thad & Annette Miller
1416 W. Chickasha Ave.
Chickasha, OK 73018

Linda Allen
422 W. Minnesota
Chickasha, OK 73018

Bobby Buffington
1424 W Chickasha OK 73018

Shannon Hennessee
1428 W. Chickasha Ave.
Chickasha, OK 73018

Brittany & Etha King
15 Miller Drive
Chickasha, OK 73018

Jamie Bosarge
9060 Park Ave.
Semmes, AL 36575

Debbie Buser
120 N 16th
Chickasha, OK 73018

Ronald and Linda Gray
715 County Rd. 1360
Chickasha, OK 73018

Charles Dorough
1409 Chickasha Ave.
Chickasha, OK 73018

ESBU Family Trust
1401 W. Chickasha Ave.
Chickasha, OK 73018

Jaime & Joshua Evans
1402 W. Kansas Ave.
Chickasha, OK 73018

Christy York
1417 W. Chickasha
Chickasha, OK 73018

Debra Hendricks
504 Pecan Street
Tuttle, OK 73089

Esteban and Erica Mendieta
1415 W. Kansas Ave.
Chickasha, OK 73018

Badecolors LLC
822 New Depot St. Apt 305
Los Angeles, CA 90012

Chad Brewer
104 S. 15th
Chickasha, OK 73018

John and Gail Avery
2559 County Street 2940
Blanchard, OK 73010

Stephen and Pamela Foster
1428 W. Kansas Ave.
Chickasha, OK 73018

Carol Cecil
1659 St. Hwy 19
Ninnekah, OK 73067

Carl and Ann Smith
2670 County Street 2790
Chickasha, OK 73018

Novella Robinson
PO Box 1971
Chickasha, OK 73018

Sandra McCrackin
2103 Lakewood Dr.
Chickasha, OK 73018

Tricia Taylor
1208 S. 7th St.
Chickasha, OK 73018

James and Shannon Hubert
208 S. 16th St.
Chickasha, OK 73018

Protestant Episcopal Church
124 S 6th St.
Chickasha, OK 73018

George Cole Jr.
PO Box 2292
Chickasha, OK 73018

Jeffie Calhoun
1602 W. Chickasha Ave.
Chickasha, OK 73018

Independent School District
900 W. Choctaw
Chickasha OK 73018



Due On: _____

Meeting Date: _____

117 North 4th Street
Chickasha, Oklahoma 73018

APPLICATION FOR PLANNING COMMISSION

Request: Variance Special Exception Appeal

Applicant(s) Name: Chad Ray Brewer

Address: 104 5th 15th

Legal Description: _____

Address of subject property: 104 5th 15th Chickasha Ok 73018

Phone #: 405 779 1222

Present zoning classification of subject property: _____

Type of Variance/Special Exception being sought: Shop - Storage

Reason for requesting variance/special exception: Shop

Owner of Record: _____

The following is a checklist of all other requirements of the application:

- A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: _____ Date: _____

WASSEN
COUNTY CLERK
CHICKASHA, OKLAHOMA

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

1. City of Chickasha
2. Centerpoint Energy
3. Public Service Company
4. Sudden Link
5. A T & T

STATE OF OKLAHOMA
COUNTY OF GRADY

SS

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this day of, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC
By *Doreen Humphreys*

WASSEN
COUNTY CLERK
CHICKASHA, OKLAHOMA

**SPECIAL CERTIFICATE
158450**

RE:

SURFACE RIGHTS ONLY

South 15 feet of Lot 1 and The North 35 feet of Lot 2 and the North 50 feet of Lot 1 and the South 15 feet of Lot 2 and All of Lot 3 – Less West 40 feet of Lot 1, 2 & 3, Block 2 Hamptons addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

**THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF
THE ABOVE DESCRIBED PROPERTY:**

Owner:
Stephanie Ann Lash and Jerome Digiovanna
1485 McCourtney Rd
Lincoln, CA 95648

Description:
Lot 11 Block 2 Burtschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Thad & Annette Miller
1416 W. Chickasha
Chickasha, Oklahoma 73018
1416 W. Chickasha, Oklahoma 73018
Chickasha, Oklahoma 73018

Description:
Lot 10 Block 2 Burtschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Linda Allen
422 W. Minnesota
Chickasha, Oklahoma 73018

Description:
Lot 9 Block 2 Burtschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Bobby Buffington
1424 W Chickasha Ave
Chickasha OK 73018

Description:
Lot 8 Block 2 Burtschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner: Shannon Hennessee
1428 W. Chickasha Ave
Chickasha, OK 73018

Description:

Lot 7 Block 2 Burttschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Brittany & Etha King
15 Miller Drive
Chickasha, OK 73018

Description:

Lots 9 & 10 Block 3 Burttschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Jamie Bosarge
9060 Park Avenue
Semmes, AL 36575-0000

Description:

Lots 7 & 8 Block 3 Burttschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Debbie Buser
120 N 16th St
Chickasha, OK 73018

Description:

South 65 feet of Lots 1-5 Block 3 Burttschi's First Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:

Ronald and Linda Gray
715 County Road 1360
Chickasha, OK 73018-0000

Description:

A portion of Lots 1, 2, 3 and 4 Block 2 Burttschi's First Addition to the City of Chickasha, Grady County, Oklahoma, more particularly described as follows, to wit: Beginning at a point at the SW/C of Lot 1, thence East 50 feet, thence running due north to a point of intersection with the East line of Right-of-way of the old Frisco Railroad, thence running Southwest along the East line of said railroad right-of-way to the point of beginning.

Owner:

Charles Dorrough
1409 Chickasha Ave
Chickasha, OK 73018

RETURN TO THE

Description:

East 50 feet of Lot 2 Block 1 Hampton's Addition, Less a tract 20 feet by 25 feet in the SE/C of said Lot, all in the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

A tract of land 20 feet by 25 feet located in the SE/C of Lot 2 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, particularly described as follows: Beginning at the SE/C of above described lot and running North 20 feet; Thence West 25 feet; Thence South 20 feet; Thence East 25 feet to the place of beginning.

Owner:
ESBU Family Trust
1401 W. Chickasha Ave
Chickasha, OK 73018

Description:
Lot 1 Block 1 Hampton Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Jaime & Joshua Evans
1402 W. Kansas Ave.
Chickasha, OK 73018

Description:
Lots 7 & 8 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Christy York
1417 W. Chickasha
Chickasha, OK 73018

Description:
West 25 feet of Lot 2 and the East 25 feet of Lot 3 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Debra Hendricks
504 Pecan Street
Tuttle, OK 73089

Description:
Lot 4 Block 4 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Esteban and Erica Mendieta
1415 W Kansas Ave
Chickasha, OK 73018

Description:
Lot 3 Block 4 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Badecolors LLC
822 New Depot St. Apt 305
Los Angeles, CA 90012-0000

Description:
Lot 4 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Chad Brewer
104 S 15th Street
Chickasha, OK 73018

Description:
South 15 feet of Lot 1 and The North 35 feet of Lot 2 and the North 50 feet of Lot 1 and the South 15 feet of Lot 2 and All of Lot 3 – Less West 40 feet of Lot 1, 2 & 3, Block 2 Hamptons Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
John and Gail Avery
2559 County Street 2940
Blanchard, OK 73010-0000

Description:
West 50 feet of Lot 3 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Stephen and Pamela Foster
1428 W. Kansas Ave
Chickasha, OK 73018

Description:
South 125 feet of Lot 5 and all of Lot 6 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.
The North 40 feet of Lot 5 Block 1 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Carol Cecil
1659 State Highway 19
Ninnekah, OK 73067-4050

Description:
North 55 feet of the South 155 feet of Lots 5 & 6 Block 2 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Carl and Ann Smith
2670 County Street 2790
Chickasha, OK 73018

Description:
North 50 feet of the South 100 feet Lots 5 & 6 Block 2 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Novella Robinson
PO Box 1971
Chickasha, OK 73018

Description:
The South 155 feet of Lot 4 Block 2 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof; LESS AND EXCEPT a tract of land out of Lot 4 described as follows: Beginning at a point 79.1 feet North of the SW/C of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36°08' West a distance of 93.9 feet to the point of beginning.

Owner:
Sandra McCrackin
2103 Lakewood Dr
Chickasha, OK 73018

Description:
North 55 feet of Lot 1 and the North 55 feet of the East 25 feet of Lot 2 Block 3 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

The South 55 feet of Lot 1 and the South 50 feet of the East 25 feet of Lot 2 Block 3 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
Tricia Taylor
1208 S. 7th Street
Chickasha, OK 73018

Description:
The South 50 feet of Lots 5 & 6 Block 2 Hampton's Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Owner:
James and Sharon Hubert
208 S 16th Street
Chickasha, OK 73018

Description:

Lots 1-6 Block 4 Steele's Addition, to the City of Chickasha, Grady County, Oklahoma, LESS the West 30.9 feet of Lots 1-6 Block 4 Steele's Addition, to the City of Chickasha, Grady County, Oklahoma.

Owner:
Protestant Episcopal Church
Chickasha, OK 73018

Description:
All of Lot 23 East of RWY Steele's Addition, to the City of Chickasha, Grady County, Oklahoma.

Owner:
George Cole Jr.
PO Box 2292
Chickasha, OK 73018

Description:
The East 32 feet of Lot 14 and the West 34 feet of Lot 15 and the West 66 feet of the East 132 feet of Lot 17, Block 4, Burttschi's Revised Third Addition, to the City of Chickasha, Grady County, State of Oklahoma, according to the recorded plat thereof.

Owner:
Jeffie Calhoun
1602 W. Chickasha Ave
Chickasha, OK 73018

Description:
The East 16 feet of Lot 15, all of Lot 16 and the East 66 feet of Lot 17, Block 4, Burttschi's Third Addition to the City of Chickasha, Grady County, State of Oklahoma, according to the recorded plat thereof.

Owner:
Independent School District
900 W Choctaw
Chickasha, OK 73018

Description:
29-07-07-16150 SW/4 NE/4 & W 460' OF W/2 SE/4 NE/4 & NW/4 SE/4 & W 460' OF W/2 NE/4 SE/4 & A TR 445' X 835' X 145' X 485.7' X 300' X 1320.7' IN NE/4 SW/4 & 2.75 AC LYING N OF BURTSCHI 3RD ADDN LESS 2.15 AC IN SW/C SW/4 LESS 6.89 AC TO GRADY CO. & LESS .14 AC TO HWY & LESS 29.38 TO INDEPENDENT SCHOOL DIST. #1 LESS-6.03 AC. IND. SCHOOL DIST. #1 SEE FILE FOR CORRECT LEGAL LESS A TRACT BEG AT THE SW/C, TH S 00 1/201'11"W 569.29', TH S 89 1/250'37"E 400', TH S 00 1/207'11"W 750', TH S 89 1/250'37"E 5.92', TH N 00 1/205'47"W 1233.59', TH ON A CURVE TO THE RIGHT HAVING A RADIUS OF 269.45 9.17', TH N 48 1/221'27"W 233.74', TH N 83 1/241'02"W 230.24', TH S 00 1/200'31"W 103' TO POB

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public Hearing to discuss and consider the application by John Bennett for an oversized 1200sq ft building.

I. BACKGROUND/DESCRIPTION:

The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

December 9th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the application by John Bennett for an oversized 1,200 sq ft building.

I. BACKGROUND/DESCRIPTION:

The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.

II. RECOMMENDED ACTION:

to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 9th, 2025	(From)		

V. ATTACHMENTS:

1. 20251125082950345
2. 20251125083000372
3. 20251125083006934
4. 20251125083015277
5. 20251125083021876
6. 20251125083133782
7. John Bennett oversized building mailer signed



Due On: _____

Meeting Date: _____

117 North 4th Street
Chickasha, Oklahoma 73018

APPLICATION FOR PLANNING COMMISSION

Request: Variance Special Exception Appeal

Applicant(s) Name: John Bennett / Erick Castillo

Address: 1219 S 29th St Chickasha OK 73018

Legal Description: _____

Address of subject property: _____

Phone #: 405-574-6593 / 405 420-0021

Present zoning classification of subject property: _____

Type of Variance/Special Exception being sought: oversize building - 1200 sqft.

Reason for requesting variance/special exception: approval to build

Owner of Record: John Bennett

The following is a checklist of all other requirements of the application:

- A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature:  Date: 4-4-25

TO:

City of Chickasha
117 W. 4th St. Chickasha, OK 73018

Subject: Request for variance / special exception
— Detached Garage Construction

I am writing to formally request a variance / special exception for property located at 1219 S. 29th Chickasha, OK 73018 to allow for the construction of a detached garage.

Reason for Request:

The variance is being sought because the dimensions of the garage don't meet the current requirements due to the size of the garage. The proposed garage will be used for vehicle storage, tools, and general property maintenance equipment which are necessary to maintain the property and keep items secured and out of public view. The garage has been designed to complement the existing residence and increase property value. The proposed location will not obstruct, or negatively affect any adjoining property owners.

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

1219 S. 29TH ST.

Affidavit of Publication

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/13/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Stephanie Baker

Signature

Subscribed and sworn before me on this 13th day of November, 2025

[Signature]

Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 55.16

Ad # 146391

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
November 13, 2025
1 time
LPXLP

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR AN OVERSIZED
BUILDING

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by John Bennett requesting an oversized building exception at the following described property:

1219 S 29th St 32-07-07-36950
TR BEG 420' N OF SW/C LOT 11
TH E 445.29' TO E LINE LOT 11
TH N 1 DEG 18 MIN E ALONG
SAID LINE A DIST OF 115.72' TH
W 447.72' S 115.5' TO BEG 1.17
Acres

BRIEF DESCRIPTION OF REQUEST: The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

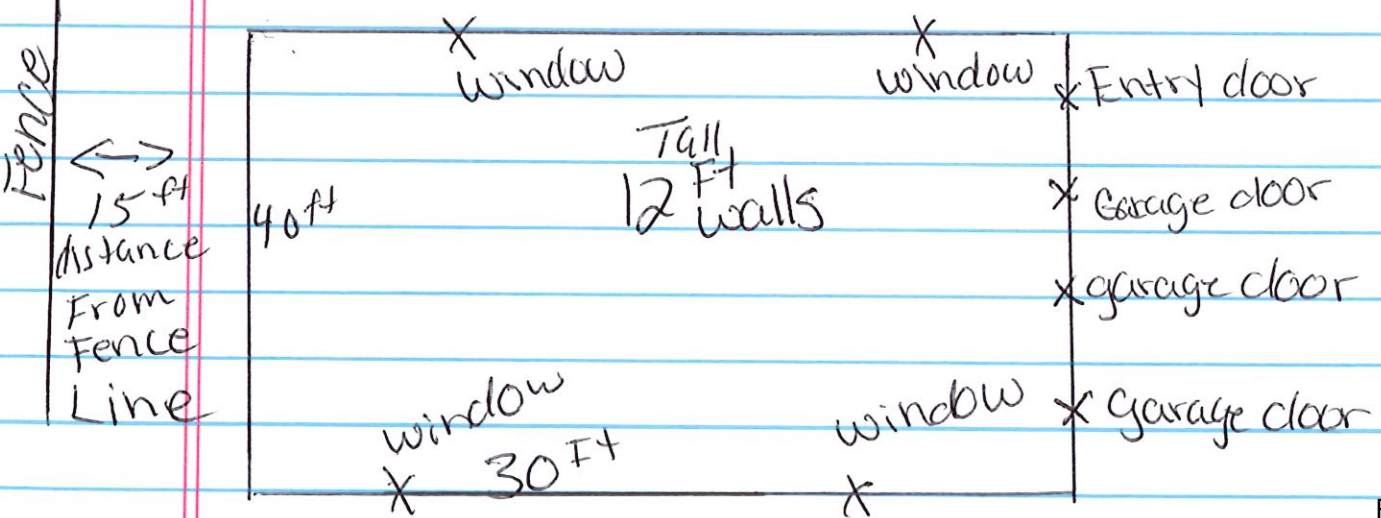
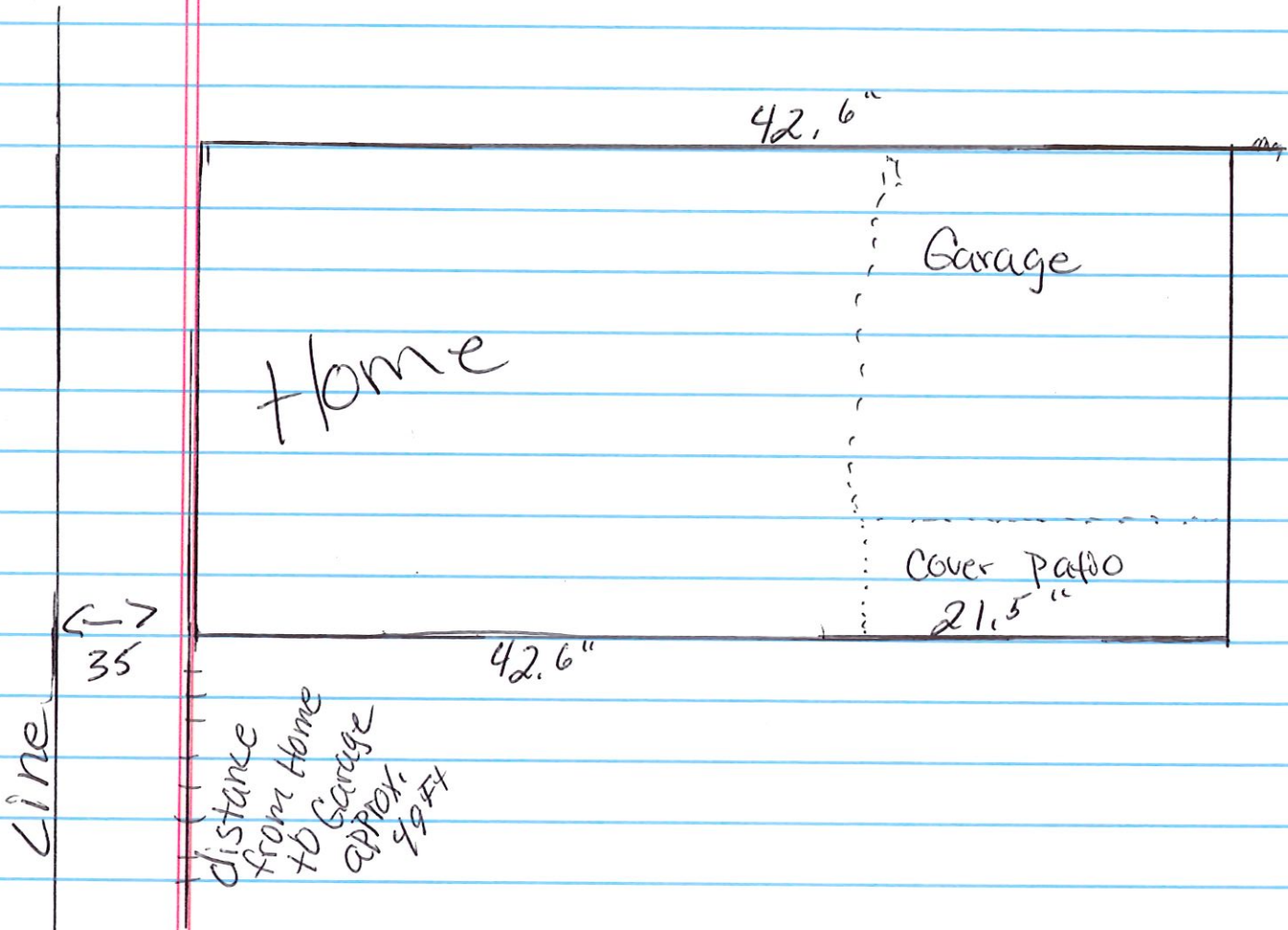
Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,
Jessica Green
Community Development Director

29th street

Distance from street to Home

149^{ft}



GARCIA, GABINO & ROSA FAMILY
11742 KAGEL CANYON STREET
LAKE VIEW TER, CA 91342

CHICKASHA CHURCH OF THE
NAZAR NE INC
1300 S. 29TH ST.
CHICKASHA, OK 73018

BAILEY, EARL H. III & TAMMY L
1227 S. 29TH ST
CHICKASHA, OK 73018

TURPIN, PRESTON TANNER &
DEBBIE AILEEN
2820 W GEORGIA AVE.
CHICKASHA OK 73018

BURKS, STEVEN W. & LANA S.
1217 S. 29TH ST
CHICKASHA OK 73018

AGIN, DAVA D.
2808 W. GEORGIA AVE
CHICKASHA OK 73018

GORILLA PLUS LLC
4310 S 4TH ST
CHICKASHA OK 73018

PEARCE, RENEE & RICK LIV TRST
PO BOX 488
CHICKASHA, OK 73018

BENNETT, JOHN E.
1219 S. 29TH ST
CHICKASHA OK 73018

BOOKOUT, DWIGHT & BARBARA
MICHELLE
1216 S 29TH STREET
CHICKASHA OK 73018

2700 FARMS LLC
1308 W COLORADO AVE
CHICKASHA OK 73018

T&L FARMS, LLC
1208 S. 29TH ST
CHICKASHA, OK 73018

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 } SS:
COUNTY OF GRADY }

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

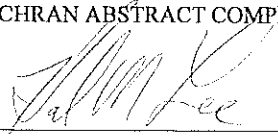
A tract of land situated in Lot Eleven (11) of Section Thirty-two (32) in Township Seven (7) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, described as follows:

Beginning at a point 420 feet North of the Southwest corner of Lot 11 of said Section 32-7N-7W.I.M., thence East 445.29 feet to the East line of said Lot 11, thence North 1°18' East along said line a distance of 115.72 feet, thence West 447.72 feet, thence South 115.5 feet to the point of beginning;

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 4th day of November, A.D. 2025 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By 
Manager

ORDER #72988

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Hal M. Lee, Manager

Title



The map is for assessment purposes only, and is not intended for use in conveyances or for preparing legal descriptions. Copyrighted by the GRADY COUNTY ASSESSOR, Chickasha, Oklahoma, 2021.



© 000

Source: Esri, Maxar, Earthstar



C275-00-011-000-0-011-00 GARCIA, GABINO & ROSA FAMILY RUST 11742 KAGEL CANYON STREET	32-07-07-36650 N 1 DEG 18 MIN E 420' W 235.7' TO W LINE OF LOT 11 S 420' TO PT OF BG	TR BEG SW/C LOT 11 - E 226.75'
LAKE VIEW TER CA 91342-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 2.23	
0000-31-07N-07W-1-006-00 CHICKASHA CHURCH OF THE NAZAR NE INC. 1300 S. 29TH STREET	31-07-07-00850 E 481' S 453'	BG SE/C NE/4 TH W 481' N 453'
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 5	
C275-00-011-000-0-012-00 BAILEY, EARL H. III & TAMMY L 1227 S. 29TH STREET	32-07-07-36900 OF SW/COR LOT 11, SAID POINT BEING ON W LINE OF LOT 11, TH E 450.3' TO E LINE OF LOT 11, TH N 01 DEG 18 MIN E ON E.....	TR BEG 651' N 00 DEG 04 MIN E
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 2.41	
C275-00-011-000-0-016-00 TURPIN, PRESTON TANNER & DEBB E AILEEN 2820 W. GEORGIA AVE	32-07-07-37200 11 (W/2 SW/4 NW/4) TH N/LY 420' W 51.86' SW/LY 420' E 51.86' TO BEG	TR BEG 106.29' W OF SE/C LOT
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0.5	
C275-00-011-000-0-017-00 BURKS, STEVEN W. & LANA S. 1217 S 29TH STREET	32-07-07-37700 11 TH E 447.42' N 1 DEG 18 MIN E 115.71' W 450.16' S 115.50' TO BEG	TR BEG 535.50' N OF SW/C LOT
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 1.2	
C275-00-011-000-0-008-00 AGIN, DAVA D. 2808 W. GEORGIA AVE	32-07-07-35750 ALONG E SIDE LOT 11 420' W 106.29' SW/LY PARALLEL TO E SIDE LOT 11 420' E ALONG S SIDE L OT 11 106.29' TO BEG	TR BEG SE/C LOT 11 - TH NE/LY
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 1	

C275-00-011-000-0-010-00 GORILLA PLUS LLC 4310 S 4TH ST	32-07-07-36450 TR BEG 158.15' W OF SE/C LOT 11 (W/2 SW/4 NW/4) TH NE/LY 420' W 51.85' SW/LY 420' E 51.85' TO BEG	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs
CHICKASHA OK 73018-0	0.5	
C275-00-007-000-0-004-00 PEARCE, RENEE & RICK LIV TRUS P.O. BOX 488	32-07-07-35310 TR BEG SW/C LOT 7 TH N 1 DEG 18 MIN E 650.1' E 210' S 01 DEG 18 MIN W 650.1' TH W 210' TO BEG JTWD BK 2563/12	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs
CHICKASHA OK 73023-0000	3.14	
C275-00-007-000-0-003-00 BAILEY, EARL H. & TAMMY L 1227 S 29TH STREET	32-07-07-35300 TR OUT OF W 210' LOT 7 OF 32-7-7 BEG AT NW/C LOT 7 TH E 210' S 1 DEG 18 MIN W, 685.9' TH W 210' TH N 1 DEG 18 MIN E 68 5.9' TO POINT OF BEG	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs
CHICKASHA OK 73018-0000	3.31	
C275-00-011-000-0-013-00 BENNETT, JOHN E. 1219 S. 29TH ST.	32-07-07-36950 TR BEG 420' N OF SW/C LOT 11 TH E 445.29' TO E LINE LOT 11 TH N 1 DEG 18 MIN E ALONG SAID LINE A DIST OF 115.72' TH W 447.72' S 115.5' TO BEG	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs
CHICKASHA OK 73018-0000	1.17	
0000-31-07N-07W-1-004-00 BOOKOUT, DWIGHT & BARBARA MIC ELLE 1216 S 29TH STREET	31-07-07 COMM NE/C S/2 NE/4 TH S 00DEG 05'27"E 572.25'; TH S 00DEG 05'28"E 297.75'; TH S 89DEG 58'00"W 662.05'; TH N 00DEG 05'28"W 297.75'; TH N 89DE G 57'00"E 662.05' TO POB.....	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs
CHICKASHA OK 73018-0000	9.36	
C275-00-007-000-0-001-00 2700 FARMS, LLC 1308 W COLORADO AVE	32-07-07-00200 LT 7- ORIG & S 40 AC OF E NW/4 & SW/4 NW/4 NE/4- LESS BG 491' E OF SW/C SE/4 NW/4 TH E 230' N 11 DEG 12 MIN W 102.28' TH N 1 DEG 59 MIN E 82.96.....	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs
CHICKASHA OK 73018-0000	48.43	

0000-31-07N-07W-1-015-00	31-07N-07W COMM NE/C S/2 NE/4 TH S 00DEG 05'27"E
T & L FARMS, LLC	450.00' TO POB; TH S 00DEG 05'28"E 122.25'; TH S 89DEG
1208 S 29TH STREET	57'00"W 662.05'; TH S 00DEG 05'28"E 297.75'; TH S 89DEG
	57'00"W 305.9.....
	School: 9001 CHICK CITY - 1 CHICKASHA
	Acres Book-Page Situs
CHICKASHA OK 73018	4.74

CHICKASHA

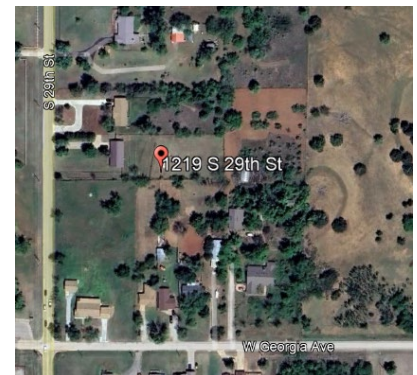

COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR AN OVERSIZED BUILDING**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by John Bennett requesting an oversized building exception at the following described property:

1219 S 29th St 32-07-07-36950 TR BEG 420' N OF SW/C LOT 11 TH E 445.29' TO E LINE LOT 11 TH N 1 DEG 18 MIN E ALONG SAID LINE A DIST OF 115.72' TH W 447.72' S 115.5' TO BEG 1.17 Acres

BRIEF DESCRIPTION OF REQUEST: The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft.



Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018. Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,

Jessica Green

Jessica Green,

Community Development Director

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.h.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Gary Noland agent for TGBE Investments, to rezone 1615 Frisco Ave from Agricultural A-1 to Heavy Industrial I-2.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to rezone the lot in order to build a manufacture / warehouse building that will connect to their existing buildings on adjoining lots

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Meeting Date:

December 9th, 2025

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.i.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the petition by Gary Noland agent for TGBE Investments, to rezone 1615 Frisco Ave from Agricultural A-1 to Heavy Industrial I-2.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to rezone the lot in order to build a manufacture / warehouse building that will connect to their existing buildings on adjoining lots

II. RECOMMENDED ACTION:

City Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
Meeting Date: December 9th, 2025	FUND	ACCOUNT	AMOUNT
	(From)		

V. ATTACHMENTS:

1. 20251126095834308
2. 20251126095850818
3. 20251126095857170
4. 20251126095904695
5. 20251126095912775
6. 20251126095920721
7. 20251126095927111
8. Gary Noland Rezone mailer signed



REZONING APPLICATION

APPLICANT INFORMATION

Name Gary Noland agent for TGBE Investments		Date October 21, 2025
Address 528 W. Iowa Ave.		Email: Gary.noland@srbok.com
City, State, and Zip Code Chickasha, OK 73018		Phone Numbers 405-574-6856
Applicant's Signature 		

- Deed attached (required). If applicant is not the owner listed on the deed, then written owner consent must be included
- Property ownership list attached (required)

PROPERTY LOCATION

<input type="checkbox"/> Platted	Subdivision	Lot	Block
<input checked="" type="checkbox"/> Unplatted			
Property Address 1615 Frisco Ave.			
Legal Description (if unplatted). You may attach the legal description to this application. See legal in attached Deed of the property.			

REZONING INFORMATION

From A-1 Agricultural	To I-2	Land Use Designation Heavy Industrial	
Present Use Manufacture / Warehouse		Proposed Use Office with Warehouse	
Parcel Width 316.50'	Parcel Length 925'	Acres 6.7	Street/Road Frontage 316.50' along Frisco Ave.
Please explain why this property should be rezoned. Your response may be attached to this application, along with any additional supporting information. A-1 Agricultural doesn't support the current business being manufacture / warehouse and will not support the new proposed use of the property as warehouse. Requesting rezoning to match the current surrounding properties with the I-2 Heavy Industrial zoning.			

The following is a checklist of all other requirements of the application:

- A letter requesting the re-zoning and reasons why the re-zoning is being sought.
- An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Ride Control, LLC
Attn: TAX
6700 Wildlife Way
Long Grove, IL 60047

CLD, LLC
3210 W. Idaho Ave.
Chickasha, OK 73018

Energy & Environment Services,
INC
6701 Boucher Drive
Edmond, OK 73034

Chips & Queso LLC
1245 N West St.
Wichita, KS 73018

H&P Construction, INC
Box 898
Wewoka, OK 74884

Pollard J.D Real Estate LLC
102 S. Van Buren St.
Enid, OK 73073

Bear N Boo Company, LLC
2005 Sky Trail Circle
Blanchard, OK 73010

Public Service Co. of Oklahoma
Central
BOX 660164
Dallas, TX 75266

Letter of Authorization

Date: October 10, 2025

City of Chickasha Community Development
117 N. 4th Street
Chickasha, OK 73018

RE: Authorization for Representation – Rezoning of 1615 Frisco, Chickasha, OK 73018

To Whom It May Concern:

TGBE Investments, LLC hereby authorizes Mr. Gary Noland, representing SRB, LLC, to act on behalf of TGBE Investments, LLC in all matters related to the rezoning of the property located at 1615 Frisco, Chickasha, Oklahoma 73018. This authorization includes the submission of applications, attendance at meetings, and communication with city officials concerning the rezoning request to the I-2 Heavy Industrial District.

Should you have any questions or require further verification, please contact our office directly.

Sincerely,



Blake Elliott - Owner
TGBE Investments, LLC
Address: 528 W. Iowa Ave., Chickasha, OK 73018
Phone: 405-514-0953
Email: bellott@standleys.com



ENGINEERING | SURVEYING | PLANNING

SMITH ROBERTS BALDISCHWILER, LLC

2500 McGee Drive, Suite 100
Norman, OK 73072-7436
Telephone (405) 418-2288 Fax (405) 418-2289
December 18, 2024

October 30, 2025

City of Chickasha Community Development
117 N. 4th Street
Chickasha, OK 73018

**Re: Rezoning property from A-1 to I-2 Heavy Industrial
1615 Frisco Ave.
Chickasha, Oklahoma**

To Whom It May Concern:

The referenced property at 1615 Frisco Ave. is currently zoned A-1 Agricultural and current use being a manufacturing company and future use by TGBE Investments, being a warehouse with an office isn't an approved use for A-1 Agricultural zoned property for the referenced site. The surrounding properties to the west and north are currently zoned I-2 Heavy Industrial and the current zoning for the property to the east is C-2 General Commercial. This letter and application are to request zoning this property at 1615 Frisco Ave. to I-2 Heavy Zoning to match similar zoning with surrounding properties and to allow the current use and future use of warehousing at this property. If you should have any questions, contact me by email gary.noland@srbok.com or at 405-574-6856.

Sincerely,

Gary W. Noland, PE
Agent for TGBE Investments, LLC

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF Grady)
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Blake M Elliott
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an Managing Member (role, such as titled officer or trustee) of TGBE Investments, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT, individually and as authorized agent of the Entity

4/24/2025
Date

The foregoing instrument was subscribed and sworn to before me this 24 day of April, 2025, by Blake M Elliott.

My Commission Expires: 1/24/2029

My Commission Number: 13000785



[Signature]
NOTARY PUBLIC

SPECIAL CERTIFICATE
158693

RE:

SURFACE RIGHTS ONLY

A tract of land beginning at a point 500 feet North 89°51'29" West of the NE/corner of the NE/4 of Section 29, Township 7 North, Range 7 West of the L.M., Grady County, State of Oklahoma, thence North 89°51'29" West 316.50 feet; thence South 00°01'36" East 923.17 feet; thence South 89°16'23" East 316.79 feet; thence North 00°02'34" West & parallel to the East line 926.40 feet to the point of beginning.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

OWNER:

Ride Control, LLC
ATTN: Tax
6700 Wildlife Way
Lone Grove, IL 60047

DESCRIPTION:

Lot 1 Chickasha Industrial Park described as beginning 1017.9 feet West & 50 feet North of the SE/corner of SE/4 of Section 20-7N-7W, said point being 50 feet North of the south side of Section 20; thence South 89°51' West 1020 feet; thence North 43°15' West 582.78 feet; thence North 0°23' West 690 feet; thence North 89°44' East 1419.7 feet; thence South 0°13' East 1118.5 feet to the point of beginning.

OWNER:

CLD, LLC
3210 W. Idaho Avenue
Chickasha, OK 73018

DESCRIPTION:

Beginning SW/corner of Block 4 of Chickasha Industrial Park; thence North 321 feet; thence East 567.9 feet; thence South 321 feet; thence West 567.9 feet to the point of beginning

OWNER:

Energy & Environmental Services, Inc.
6701 Boucher Drive
Edmond, OK 73034

DESCRIPTION:

Tract in SW/4 SE/4 SE/4 being Block 4 Amended Plat of Chickasha Industrial Park now vacated said tract beginning 919.84 feet West & 50 feet North of the SE/corner of SE/4; thence North 321 feet; thence East 288 feet; thence South 321 feet; West 288 feet to the point of beginning in Section 20, Township 7 North, Range 7 West.

OWNER:

Chips & Queso, LLC
1245 N. West Street
Wichita, KS 73018

DESCRIPTION:

Beginning 330 feet North & 50 feet West of the SE/corner of Section 20, Township 7 North, Range 7 West; thence West 300 feet; thence North 335 feet; thence East 300 feet; thence South 335 feet to the point of beginning.

Beginning 50 feet West & 30 feet North of the SE/corner of SE/4 Section 20, Township 7 North, Range 7 West, thence North 300 feet; thence West 300 feet; thence South 300 feet; thence East 300 feet to the point of beginning.

OWNER:

H & P Construction, Inc.
Box 898
Wewoka, OK 74884

DESCRIPTION:

Beginning NE/corner NE/4; thence North 90° West 816.50 feet to the point of beginning; thence South 0°08' West 923.17 feet to the North r/w line of Highway #62; thence North 47°20' West along North r/w Highway #62 76.50 feet; thence North 58°39' West along r/w line 255.13 feet; thence North 0°02'34" West 742.33 feet to North section line; thence South 90° East 277.23 feet to the point of beginning in Section 29, Township 7 North, Range 7 West.

OWNER:
Pollard J.D. Real Estate, LLC
102 S. Van Buren Street
Enid, OK 73703

DESCRIPTION:
Beginning at the NE/corner of E/2 NE/4 NE/4 thence West 500 feet; thence South 926.4 feet; thence South 88°39' East a distance of 500.1 feet; thence North 938.6 feet to the point of beginning in Section 29, Township 7 North, Range 7 West – LESS 50 feet for r/w

OWNER:
Bear N Boo Company, LLC
2005 Sky Trail Circle
Blanchard, OK 73010

DESCRIPTION:
A tract of land beginning at a point 500 feet North 89°51'29" West of the NE/corner of the NE/4 of Section 29, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, thence North 89°51'29" West 316.50 feet; thence South 00°01'36" East 923.17 feet; thence South 89°16'23" East 316.79 feet; thence North 00°02'34" West & parallel to the East line 926.40 feet to the point of beginning.

OWNER:
Public Service Co of Oklahoma Central
Box 660164
Dallas, TX 75266-0160

DESCRIPTION:
Beginning 816.4 feet West of the NE/corner of NE/4; thence West 1428.6 feet; thence South 31°21' West 34.7 feet to the North r/w line of Highway #62; thence South 58°39' East along r/w 1625 feet; thence South 47°20' East 76.5 feet; thence North 0°08' East 923.17 feet to the point of beginning. LESS the following tract:
Beginning NE/corner NE/4; thence North 90° West 816.50 feet to the point of beginning; thence South 0°08' West 923.17 feet to the North r/w line of Highway #62; thence North 47°20' West along North r/w Highway #62 76.50 feet; thence North 58°39' West along r/w line 255.13 feet; thence North 0°02'34" West 742.33 feet to North section line; thence South 90° East 277.23 feet to the point of beginning in Section 29, Township 7 North, Range 7 West.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA
SS
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$300.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 9th day of October, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC
By Pam Gordon
Pam Gordon

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

1615 FRISCO AVE

Affidavit of Publication

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/13/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Stephanie Bell

Signature

Subscribed and sworn before me on this 13th day of November, 2025

[Signature]

Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 67.26

Ad # 146398 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
November 13, 2025
1 time
LPXLP

**NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A REZONING
FROM A-1 to I-2**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Wednesday, December 9th, 2025, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Gary Noland agent for TGBE Investment requesting a rezone on a lot from A-1 to I-1 on the following described property: 1615 Frisco Ave 29-07-07-17400 NE/4 BEG PT 500' N 89 51' 29" W OF NE/C NE/4, SAID PT ON N LINE OF NE/4, TH CONT. N 89 51'29" W 316.50', S 00 01'36" E 923.17', S 89 1 6' 23 E 316.79', N 00 02' 34" W & PARALLEL E LINE 926.40' TO BEG. 6.73 Acres
BRIEF DESCRIPTION OF REQUEST: The applicant wishes to rezone the lot in order to build a manufacture / warehouse building that will connect to their existing buildings on adjoining lots
Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for

hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018. Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.
There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.
Sincerely,
Jessica Green,
Community Development Director

CHICKASHA


COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR A REZONING FROM A-1 to I-2**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Wednesday, December 9th, 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Gary Noland agent for TGBE Investment requesting a rezone on a lot from A-1 to I-1 on the following described property:

1615 Frisco Ave 29-07-07-17400 NE/4 BEG PT 500' N 89 51' 29" W OF NE/C NE/4, SAID PT ON N LINE OF NE/4, TH CONT. N 89 51'29" W 316.50', S 00 01'36" E 923.17',S 89 1 6' 23 E 316.79',N 00 02' 34" W & PARALLEL E LINE 926.40' TO BEG. 6.73 Acres

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to rezone the lot in order to build a manufacture / warehouse building that will connect to their existing buildings on adjoining lots



Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th street Chickasha, Ok 73018.

Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the January 5th, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Jessica Green

Jessica Green,
Community Development Director

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.j.

AGENDA ITEM: Public Hearing to discuss the preliminary plat for the Industrial Park.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 9th, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.k.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the preliminary plat for the Industrial Park.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted the Preliminary plat for Industrial Park. This is 148.6-acre lot divided into 105 lots.

II. RECOMMENDED ACTION:

City staff recommends approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
Jessica Green

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 9th, 2025	(From)		

V. ATTACHMENTS:

1. 20251201151708171
2. 20251201151714907
3. Industrial Airport Plat 2
4. Industrial Park prem plat

CITY OF CHICKASHA
APPLICATION FOR SUBDIVISION PLAT APPROVAL

I (We), hereby make application for approval of the subdivision of land described below and on the accompanying plat under authority of the City of Chickasha's Subdivision Regulations. Supplementary materials are attached hereto and specifically made a part of this application for all purposes. I (We) accept responsibility for any errors or omissions on this form and accompanying supplementary materials even if such errors or omissions should result in the postponement of this plat review by the Planning Commission and/or City Council.

Applicant Name: Purvi Patel, Wallace Design Collective, PC
Address: 410 N Walnut Ave, Suite 200, Oklahoma City, OK 73104
Phone Number: 405.536.2032
Owner's Name: OH Hitt Corporation
Property Owners Address: 210 W Chickasha Ave, Chickasha, OK 73018
Phone Number: 405.448.5038
Engineer/Surveyor: Patrick Atlendorf, Wallace Design Collective, PC
Address: 410 N Walnut Ave, Suite 200, Oklahoma City, OK 73104
Phone Number: 405.536.2026

Subdivision Location: _____
Total Acreage: 148.6 acres Total Lots: 105 Total To Be Developed: 148.6 acres

Describe existing/proposed easements or other restrictions on or effecting the property:
See plat

Describe vacations of plats, easements, etc. needed:
Noted on plat

Proposed Land Uses:
Present Zoning: I-2, Heavy Industrial District Proposed Zoning: PUD, Planned Unit Development
Proposed Land Use: Industrial Uses



Applicant Signature: _____
Date: 10.17.2025

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

AIRPORT INDUST PARK

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/13/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Stephanie Baker

Signature

Subscribed and sworn before me on this 13th day of November, 2025

[Signature]

Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 120.06

Ad # 146394

Acct # 44095

Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published In
The Express-Star
November 13, 2025
1 time
LPXLP

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
REQUEST FOR A PRELIMINARY
PLAT**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Purvi Patel, Wallace Design Collective, PC for the Preliminary plat for Industrial Park on the following described property:

A part of Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof at Book 6 Page 33 at the Office of the Grady County Clerk and a part of the Southeast Quarter (SE/4) of Section Six (6), and a part of the Southeast Quarter (SE/4) of Section Seven (7), and a part of the Northeast Quarter (NE/4) of Section Seven (7), all in Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter (SE/4) of said Section Seven (7); THENCE North 89°53'56" East along the south line of the Southeast Quarter (SE/4) of said Section Seven (7), a distance of 1400.13 feet; THENCE North 00°02'27" West a distance of 1321.26 to the point of beginning of said CHICKASHA AIRPORT INDUSTRIAL PARK, also being the POINT OF BEGINNING of subject tract; THENCE North 00°02'27" West along the west right of way of Stanley Levine Drive as shown within said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, a distance of 2356.92 feet; THENCE South 89°54'59" West a distance of 498.96 feet; THENCE North 00°02'27" West a distance of 2925.00 feet to the north line of said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK; THENCE North 89°54'59" East a distance of 1450.00 feet, passing at a distance of 1058.96 feet the northeast corner of said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK; THENCE South 00°01'19" East a distance of 5170.85 feet; THENCE South 41°25'53" West a distance of 148.36 feet; THENCE South 89°55'04" West a distance of 851.09 feet, passing at 291.10 feet the southeast corner of said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, to the POINT OF BEGINNING. Containing 6,472,747 square feet or 148.594 acres, more or less.

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted the Preliminary plat for Industrial Park. This is 148.6-acre lot divided into 105 lots.

Any person supporting or having any objections to this petition may appear at the meeting.

Written comments regarding this petition should be emailed to Jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Jessica.green@chickasha.org should you have any questions regarding this petition.

There will also be a public hearing on this petition at the January 5, 2026, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

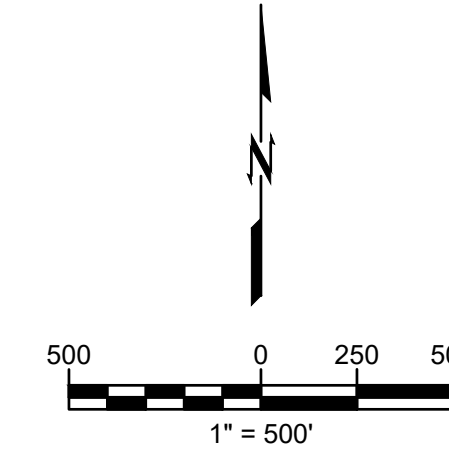
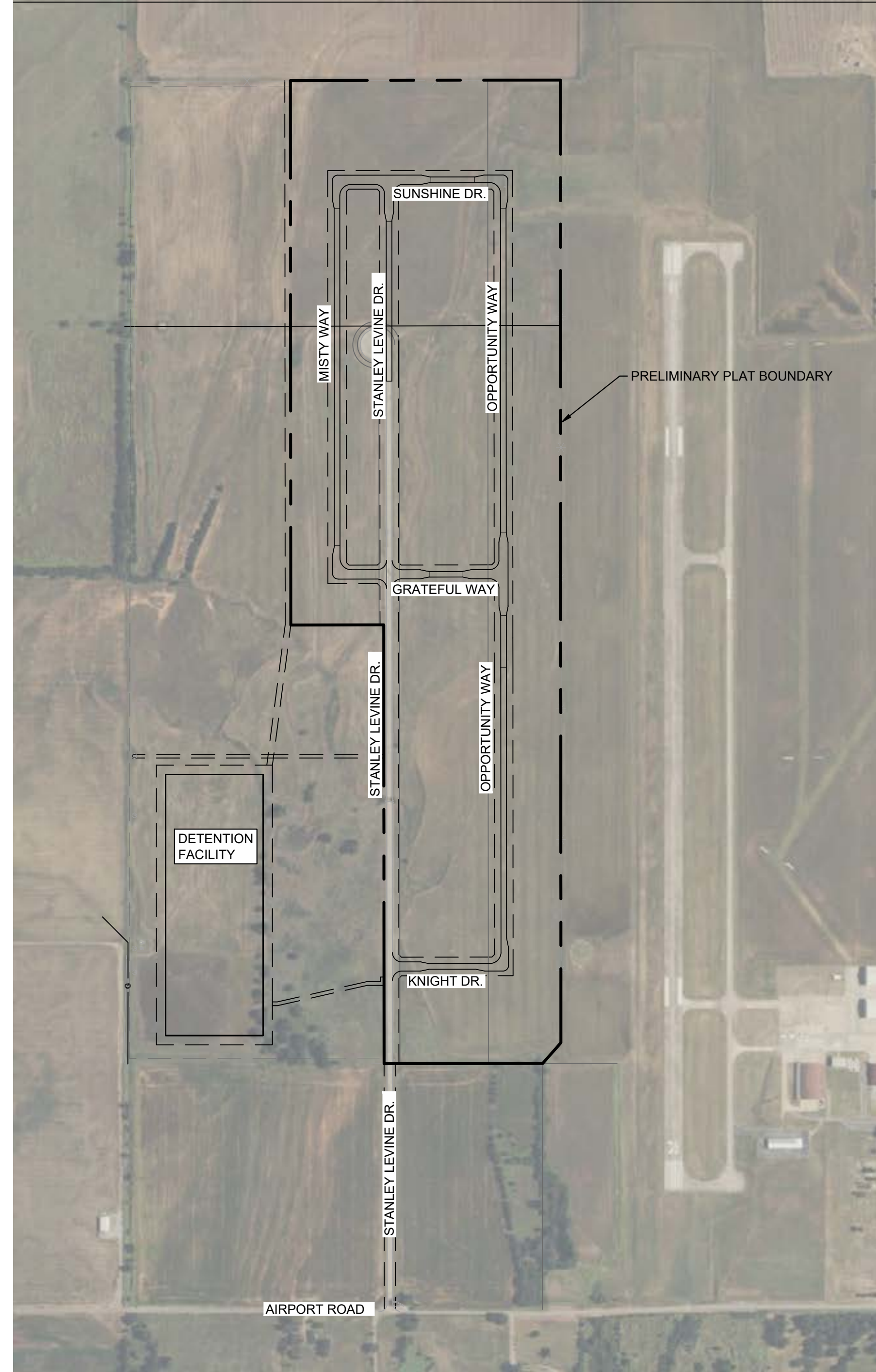
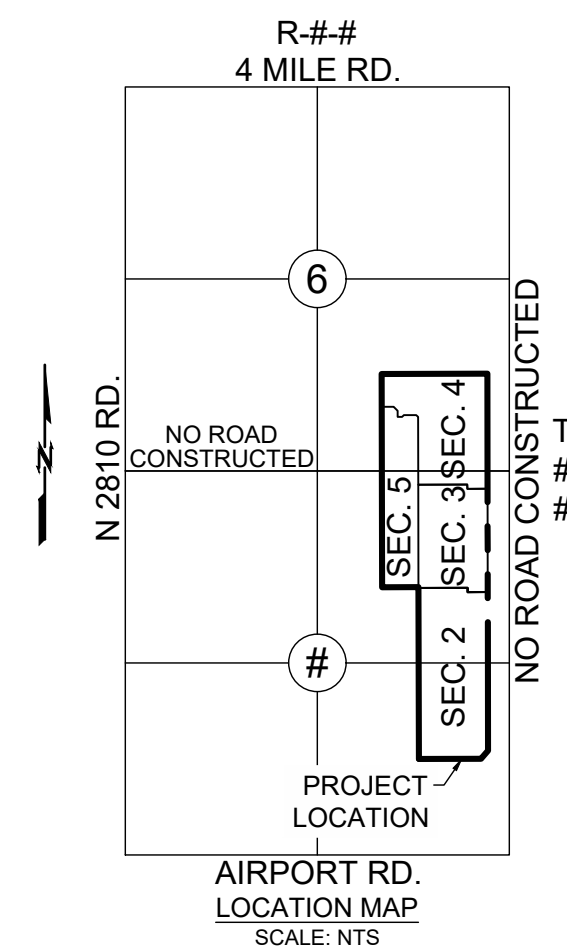
Sincerely,
Jessica Green
Community Development Director



PRELIMINARY DESIGN FOR CHICKASHA AIRPORT INDUSTRIAL PARK PRELIMINARY PLAT

BEING A REPLAT OF A PORTION OF LOT ONE (1), BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK AND BEING A PART OF THE SE/4 OF SEC. 6 AND NE/4 & SE/4 OF SEC. 7, T.7N., R.7W., I.M. CITY OF CHICKASHA, GRADY COUNTY, OKLAHOMA

Sheet List Table	
SHEET NUMBER	SHEET TITLE
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EX-2	PRELIMINARY ROADWAY PLAN
EX-3	PRELIMINARY ROADWAY PLAN
EX-4	PRELIMINARY ROADWAY PLAN
EX-5	INTERSECTION EXHIBIT
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EX-7	INTERSECTION EXHIBIT
EX-8	OVERALL EXISTING SITE CONTOURS
EX-9	EXISTING SITE CONTOURS
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EX-11	EXISTING SITE CONTOURS
EX-12	HISTORIC DRAINAGE AREA MAP
EX-13	PROPOSED DRAINAGE AREA MAP
EX-14	CONCEPTUAL GRADING PLAN
EX-15	OVERALL PRELIMINARY UTILITY PLAN
EX-16	PRELIMINARY UTILITY PLAN
EX-17	PRELIMINARY UTILITY PLAN
EX-18	PRELIMINARY UTILITY PLAN



ABBREVIATIONS	LINETYPES	SYMBOLS
BC BACK OF CURB	CL CENTERLINE	UP UTILITY POLE
BL BUILDING LINE	SF SILT FENCE	LP LIGHT POLE
CL CENTERLINE	LC LIMITS OF CONSTRUCTION	GA GUY ANCHOR
EG EXISTING GRADE	PM PROPOSED MAJOR CONTOUR	EB ELECTRIC BOX
FF FINISHED FLOOR	PC PROPOSED MINOR CONTOUR	EM ELECTRIC METER
FG FINISHED GRADE	EC EXISTING MAJOR CONTOUR	ET ELECTRIC TRANSFORMER
FL FLOWLINE	EM EXISTING MINOR CONTOUR	AC A/C UNIT
GL GUTTER LINE	EA EASEMENT	EM ELECTRIC MANHOLE
HP HIGH POINT	FE FENCE	GM GAS METER
INV INVERT	PL PROPERTY LINE	GV GAS VALVE
LF LINEAR FEET	LL LOT LINE	OW OIL/GAS WELLHEAD
LP LOW POINT	BS BUILDING SETBACK	VP VENT PIPE
RW RIGHT-OF-WAY	FO FIBER OPTIC	PM PIPELINE MARKER
SF SQUARE FEET	OC OVERHEAD COMMUNICATION	CP COMMUNICATION PEDESTAL
SY SQUARE YARDS	UC UNDERGROUND COMMUNICATION	CM COMMUNICATION MANHOLE
TBK TOP OF BANK	OE OVERHEAD ELECTRIC	SC SEWER CLEAN-OUT
TC TOP OF CURB	UE UNDERGROUND ELECTRIC	SM SANITARY SEWER MANHOLE
TG TOP OF GRATE	G NATURAL GAS	DN DOWNSPOUT
TOE TOP OF BANK	FM SEWER FORCE MAIN	RD ROOF DRAIN
TP TOP OF PAVEMENT	SS SANITARY SEWER MAIN	SM STORM DRAIN MANHOLE
TR TOP OF RIM	SSL SANITARY SEWER SERVICE	FD FIRE DEPARTMENT CONNECTION
TS TOP OF SIDEWALK	DM DRAINAGE AREA, MAJOR	FH FIRE HYDRANT
TW TOP OF WALL	DM DRAINAGE AREA, MINOR	IC IRRIGATION CONTROL VALVE
	DF DRAINAGE FLOW PATH	SV SHUT-OFF VALVE
	SD STORM DRAINAGE PIPE	SH SPRINKLER HEAD
	F FIRE LINE	WM WATER METER
	W WATER LINE	WV WATER VALVE
	WSL WATER SERVICE LINE	YH YARD HYDRANT
	IRR IRRIGATION LINE	PB PIPE BOLLARD
		B BENCHMARK
		AP ACCESSIBLE PARKING
		M MAILBOX
		MW MONITORING WELL
		P POTHOLE
		S SIGN

VICINITY MAP
SCALE: 1" = 500'

CHICKASHA AIRPORT INDUSTRIAL PARK
CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE: 11/03/2025
PROJECT NO.: 2580086
SHEET NAME:

COVER SHEET

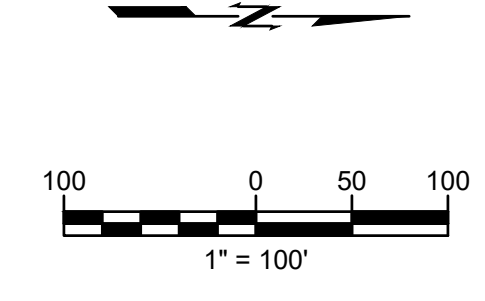
SHEET NO.
EX-0



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CAUTION
NOTICE TO CONTRACTOR

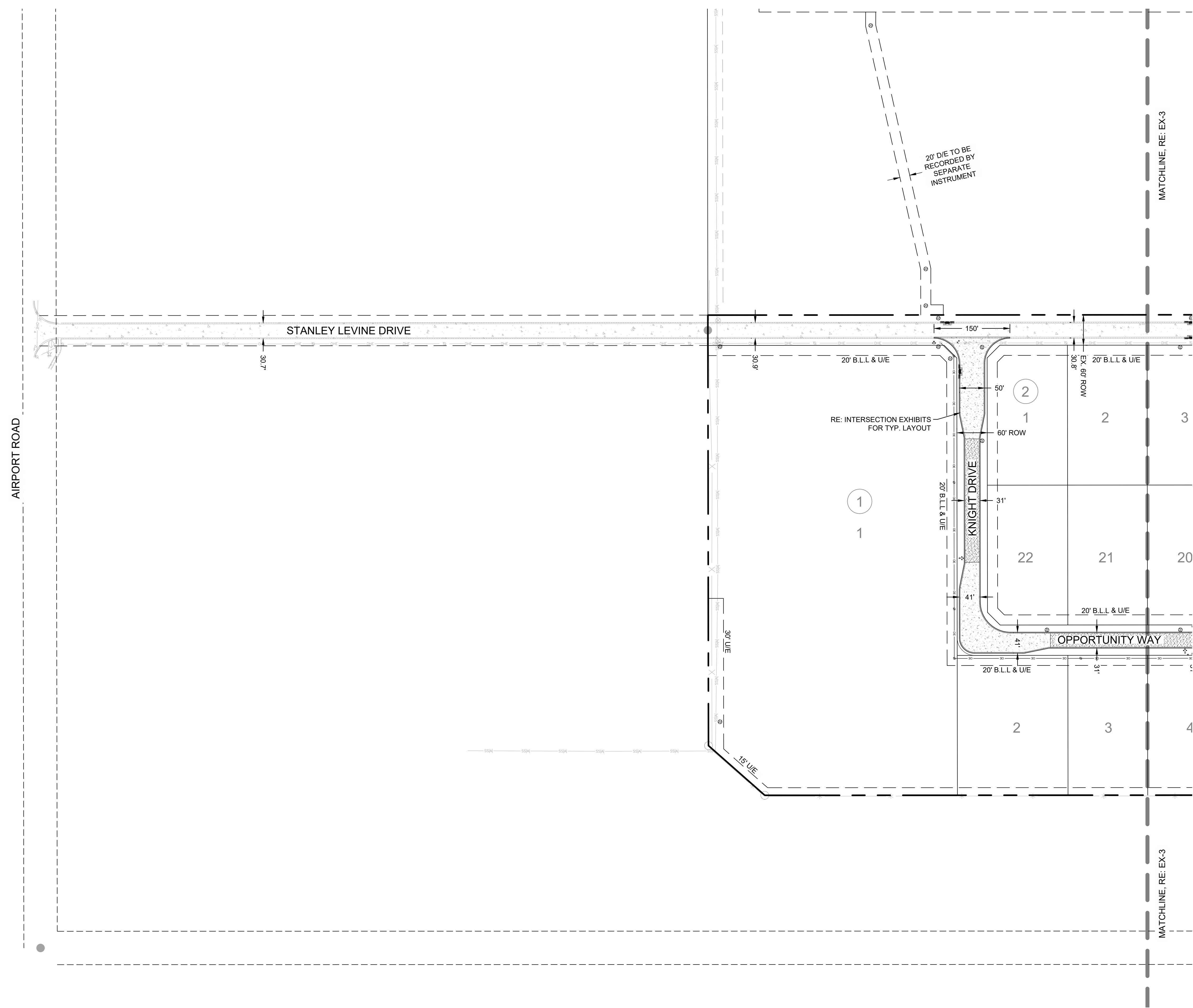
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING ASPHALT ROADWAY
	ASPHALT ROADWAY
	CONCRETE ROADWAY

PRELIMINARY
FOR REVIEW ONLY



**CAUTION
NOTICE TO CONTRACTOR**

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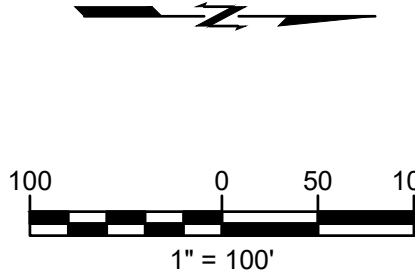
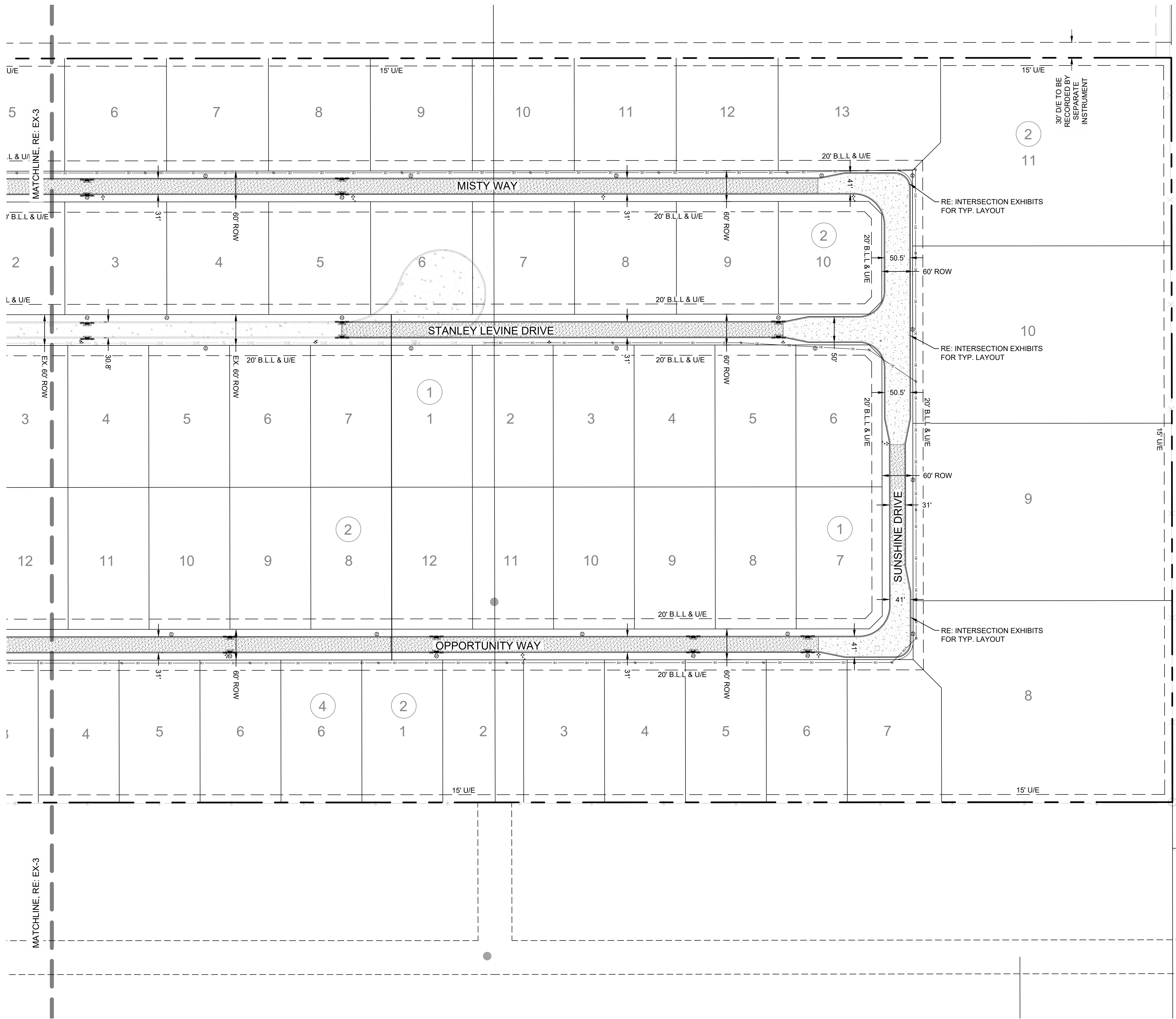
CHICKASHA AIPIORT INDUSTRIAL PARK

CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE	11/03/2025
PROJECT NO.	2580086
SHEET NAME	PRELIMINARY ROADWAY PLAN
SHEET NO.	EX-2

\\OKC-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Preliminary Roadway Plan.dwg PLOT: 11/3/2025 12:30:10 PM ORG SIZE: 24"x36"



LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING ASPHALT ROADWAY
- ASPHALT ROADWAY
- CONCRETE ROADWAY

PRELIMINARY
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 structural-civil-landscape survey
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 oklahoma city, oklahoma 73104
 405.236.5858 - 800.364.5858
 oklahoma ca1460
 exp: 6-30-27

CHICKASHA AIRPORT INDUSTRIAL PARK

CHICKASHA, OK

REV	DATE	DESCRIPTION

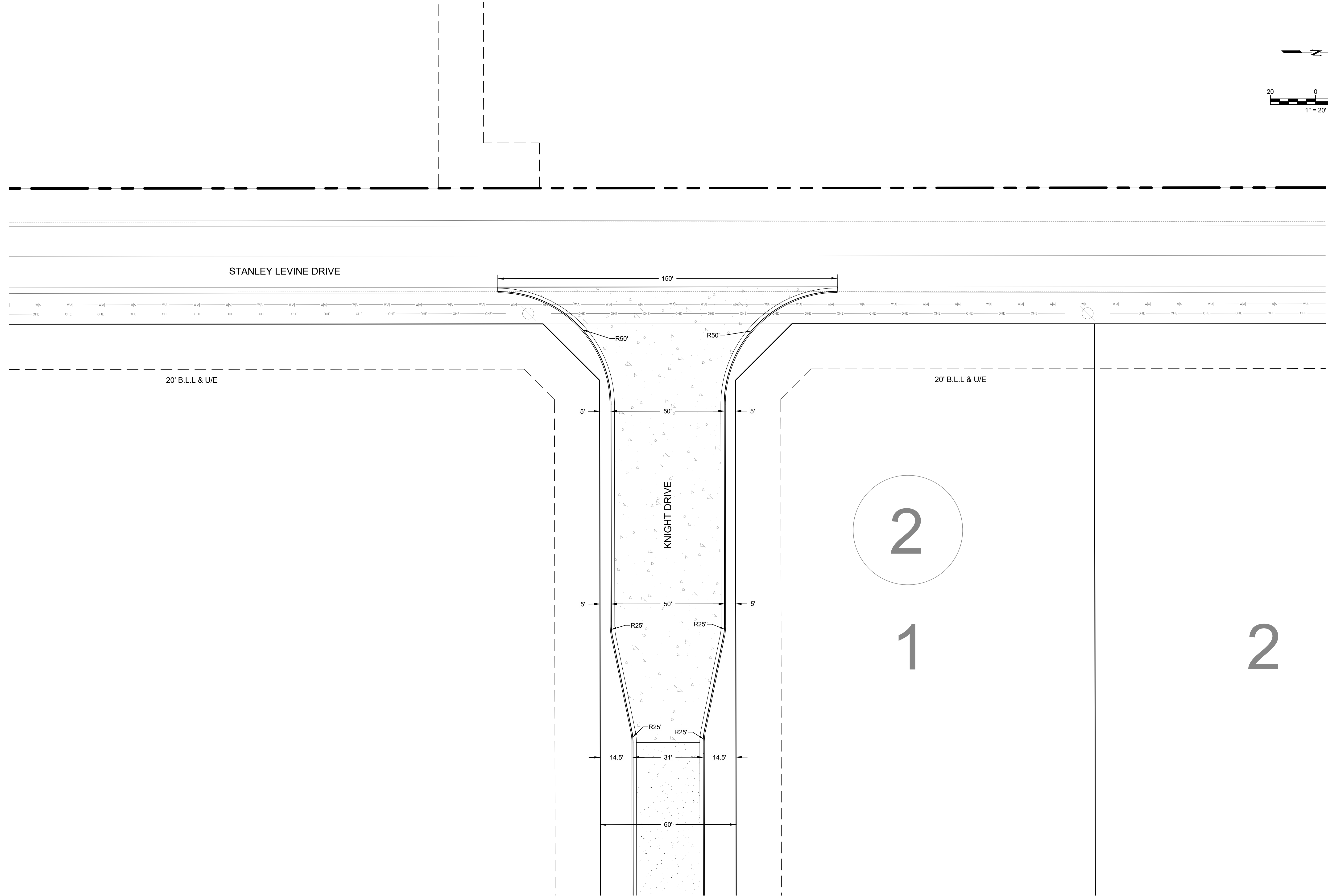
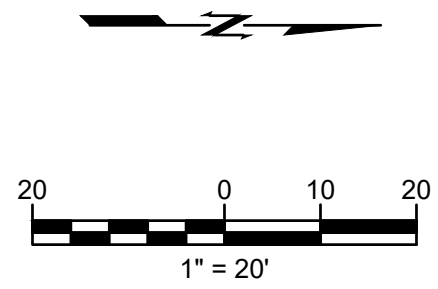
DATE: 11/03/2025
 PROJECT NO.: 2580086
 SHEET NAME: PRELIMINARY ROADWAY PLAN
 SHEET NO.: **EX-4**

CAUTION
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\\OK-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibit\2580086 Intersection Exhibit.dwg PLOT:11/3/2025 12:23:56 PM ORIG SIZE 24"X36"



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CHICKASHA AIRPORT INDUSTRIAL PARK

CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE 11/03/2025
 PROJECT NO. 2580086
 SHEET NAME

INTERSECTION EXHIBIT

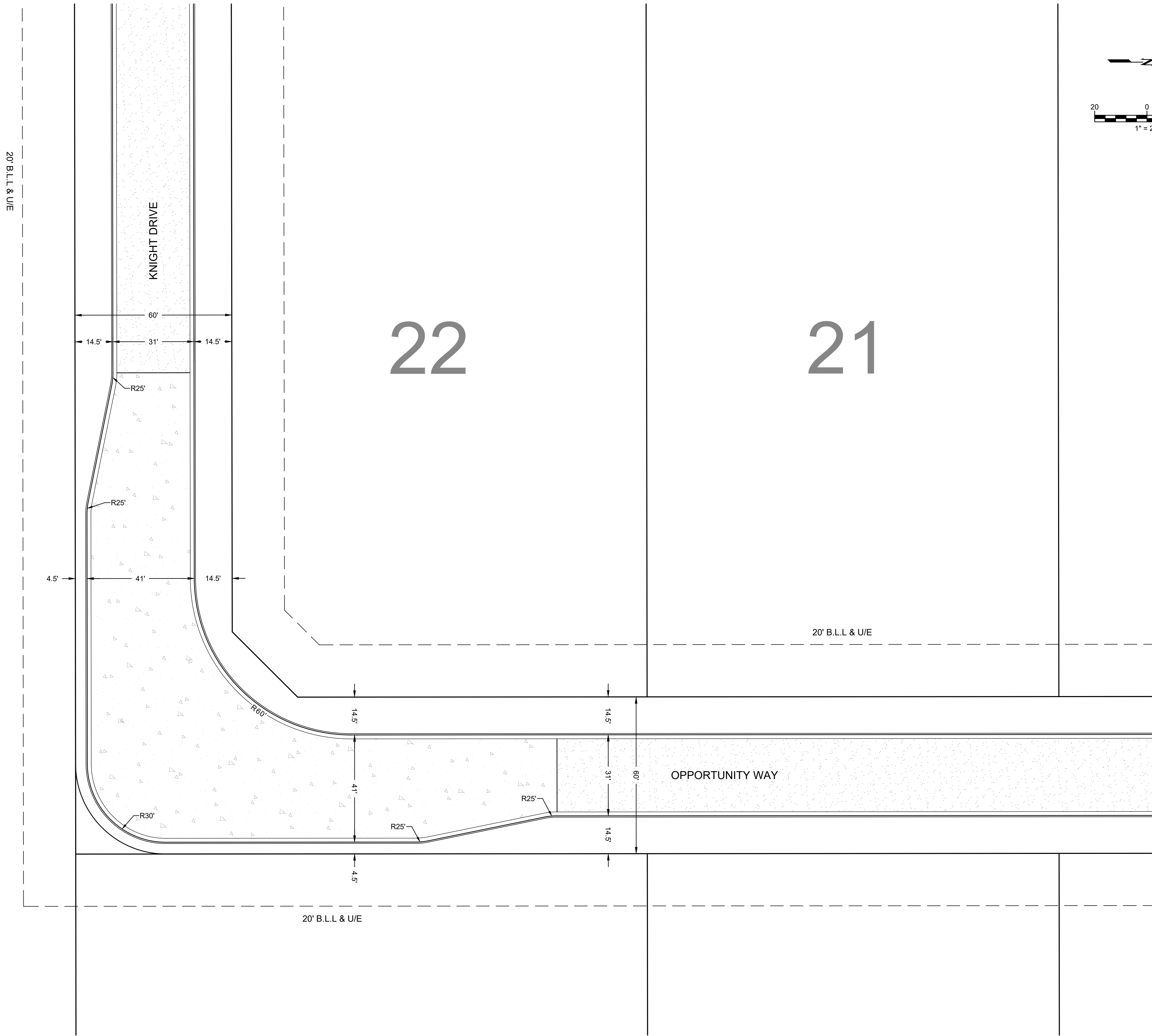
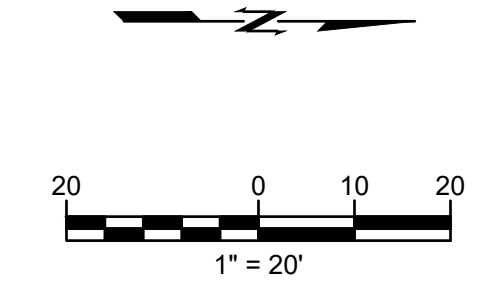
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EX-5



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\\OK-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Intersection Exhibit.dwg PLOT:11/3/2025 12:30:09 PM ORIG SIZE 24"X36"

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**CHICKASHA AIRPORT
 INDUSTRIAL PARK**
 CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE 11/03/2025
 PROJECT NO. 2580086
 SHEET NAME

**INTERSECTION
 EXHIBIT**

SHEET NO.
EX-6

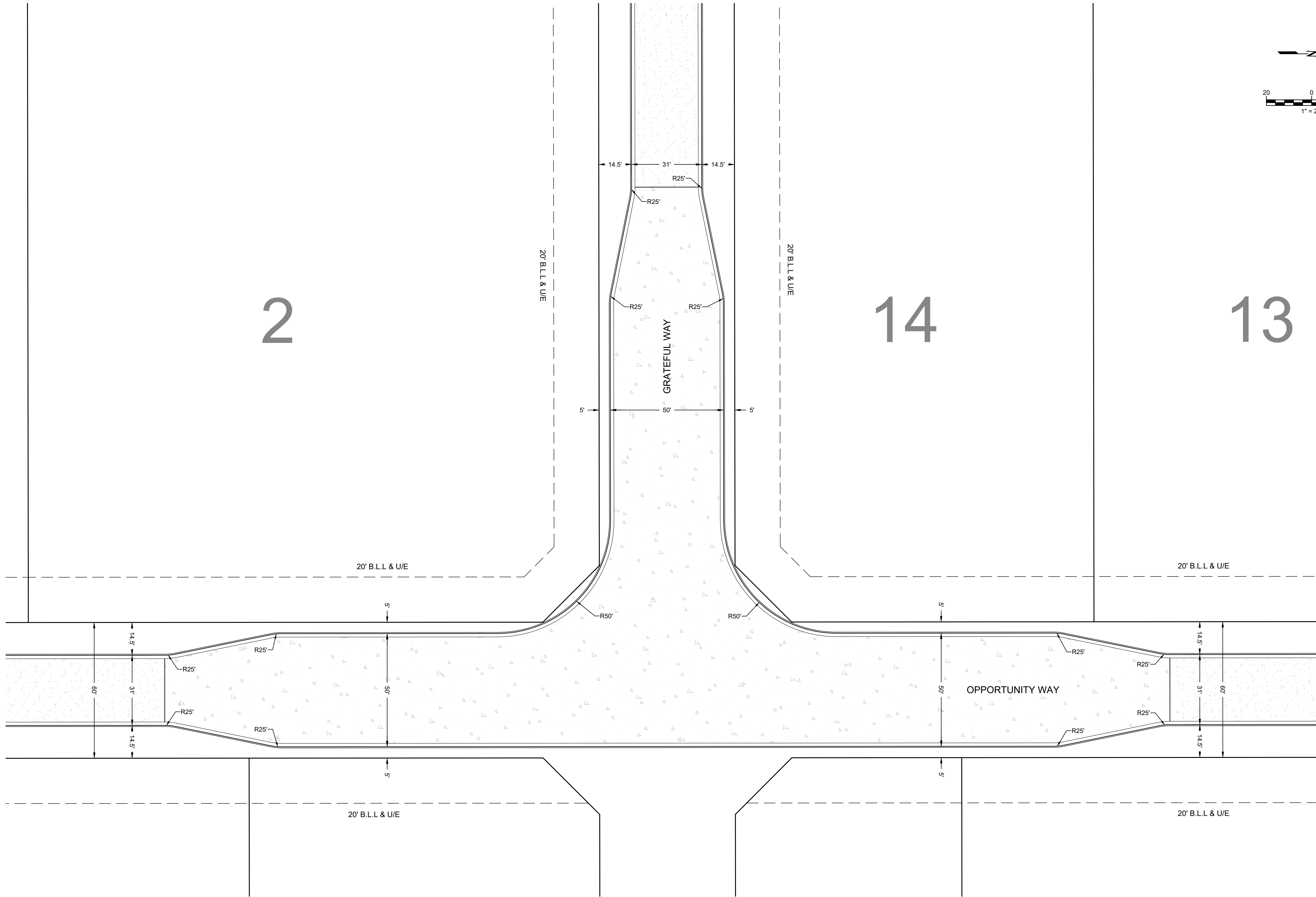


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collective

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**CHICKASHA AIRPORT
INDUSTRIAL PARK**
 CHICKASHA, OK

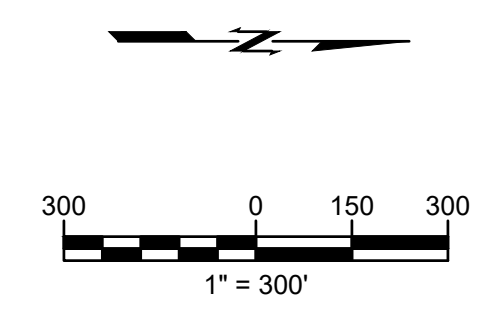
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DATE	11/03/2025
PROJECT NO.	2580086
SHEET NAME	INTERSECTION EXHIBIT
SHEET NO.	EX-7



CAUTION
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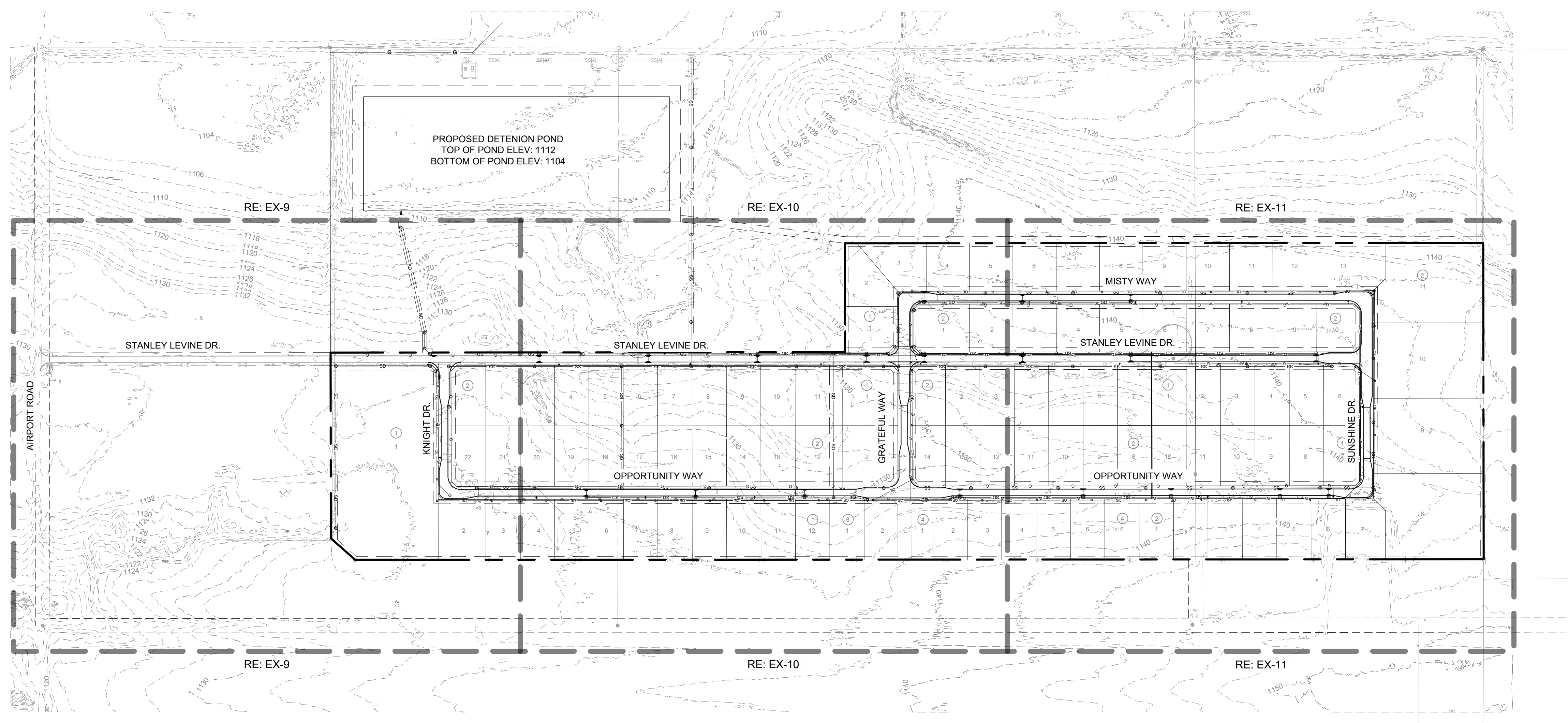
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LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR

PRELIMINARY
FOR REVIEW ONLY



CHICKASHA AIRPORT
INDUSTRIAL PARK

 CHICKASHA, OK

REV	DESCRIPTION	DATE

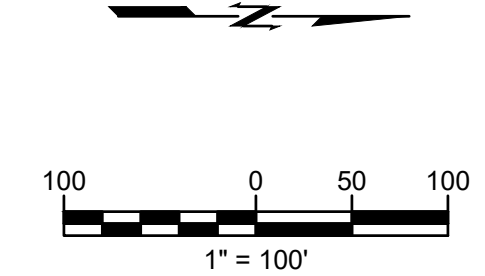
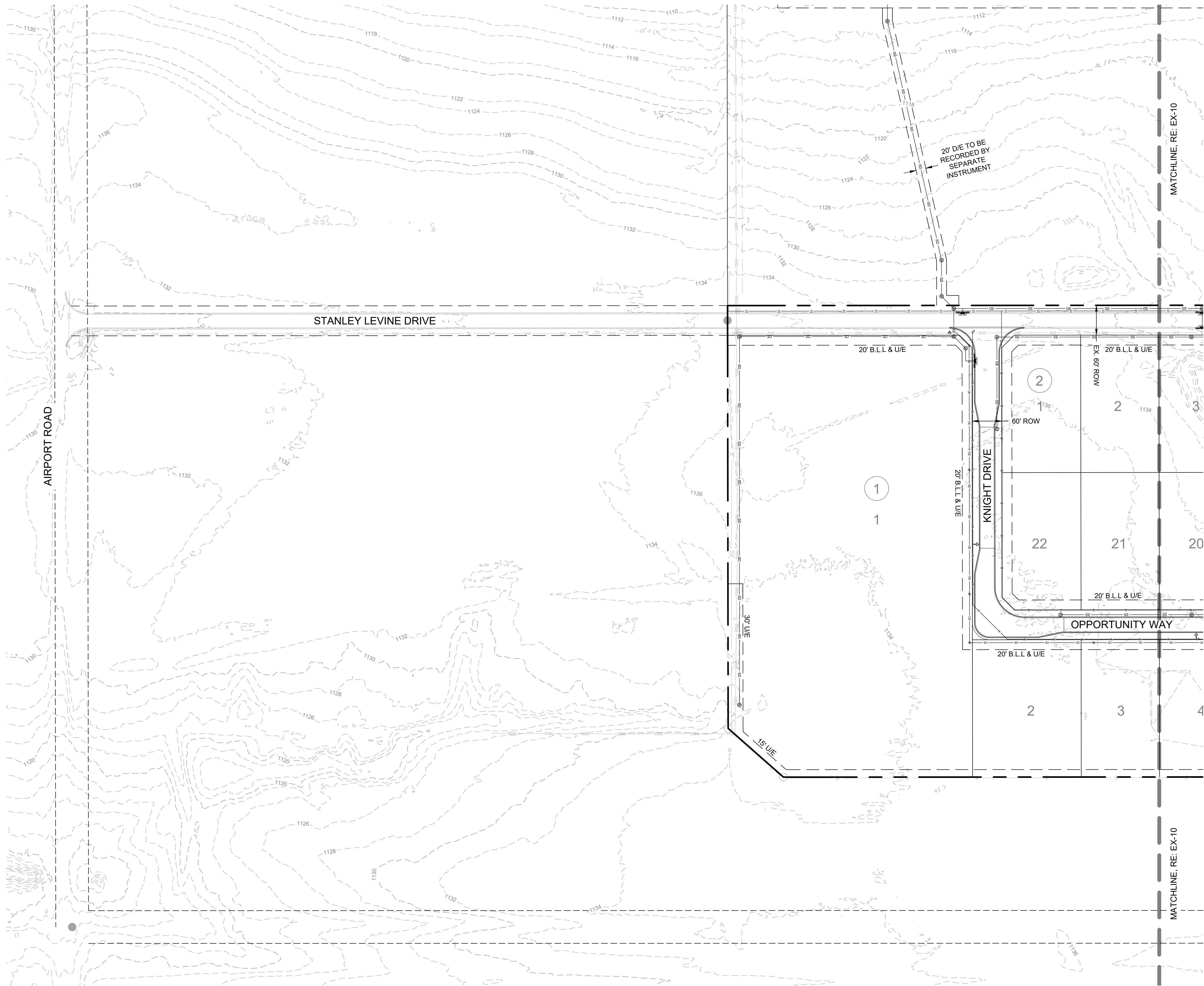
DATE	11/03/2025
PROJECT NO.	2580086
SHEET NAME	OVERALL EXISTING SITE CONTOURS
SHEET NO.	EX-8



CAUTION
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\\OK-Server\Civil\Projects\2580086 - Airport Industrial Park - Airport Industrial Park - Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Preliminary Grading Plan.dwg PLOT: 11/3/2025 12:30:18 PM ORG SIZE: 24"x36"



LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR

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CHICKASHA AIPIORT INDUSTRIAL PARK

CHICKASHA, OK

REV	DATE	DESCRIPTION

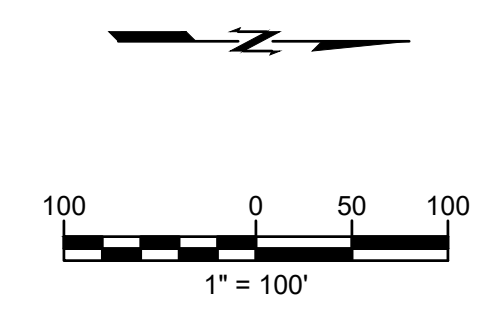
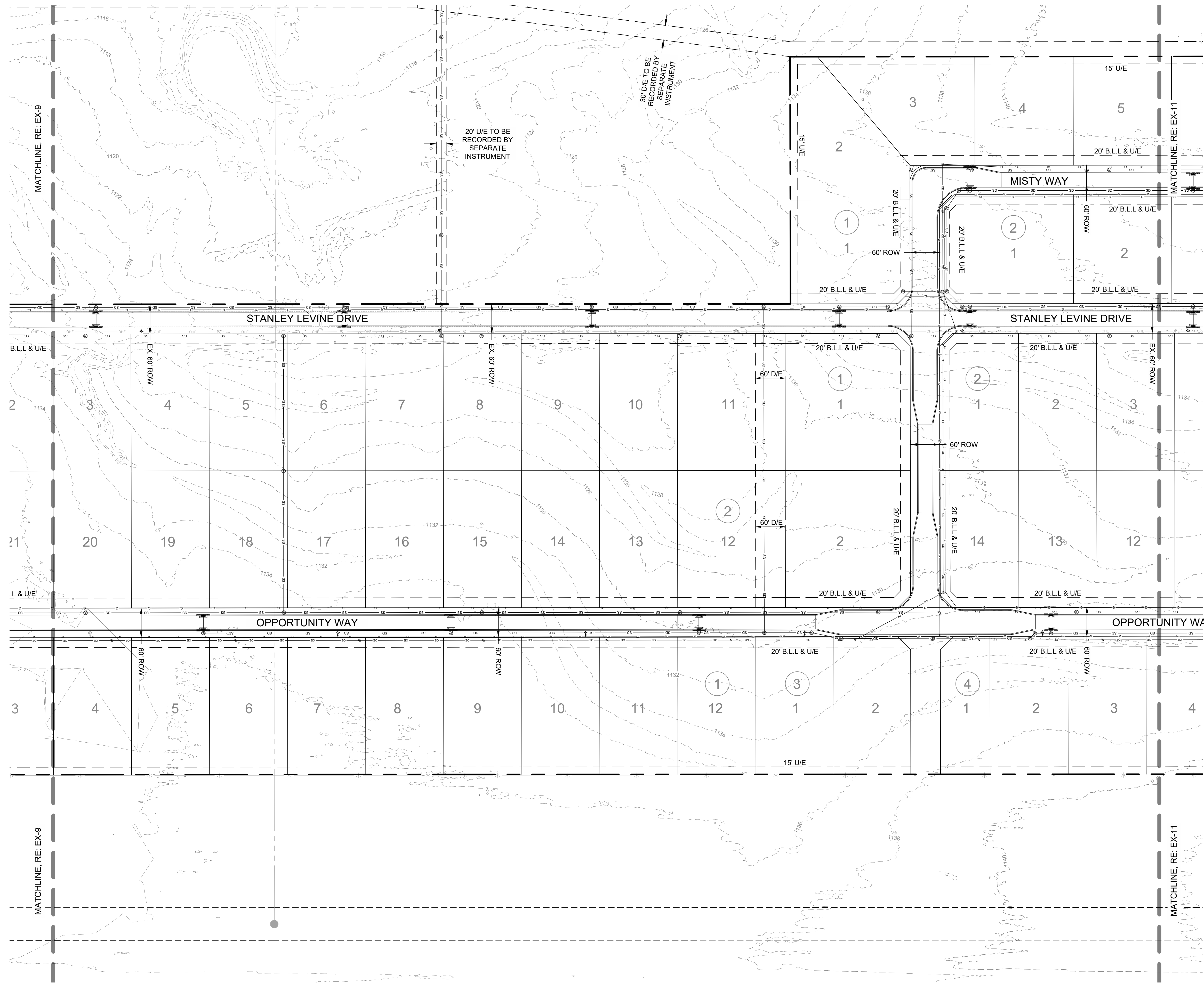
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 PROJECT NO.: 2580086
 SHEET NAME:

EXISTING SITE
 CONTOURS
 SHEET NO.:
EX-9



CAUTION
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LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR

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CHICKASHA AIRPORT INDUSTRIAL PARK

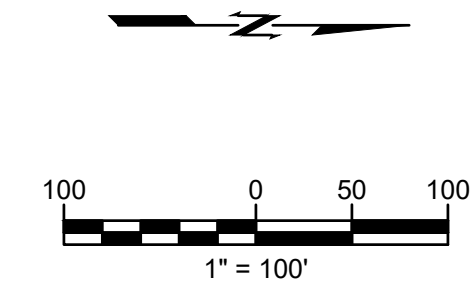
CHICKASHA, OK

REV	DATE	DESCRIPTION

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 PROJECT NO.: 2580086
 SHEET NAME:

EXISTING SITE
 CONTOURS
 SHEET NO.:
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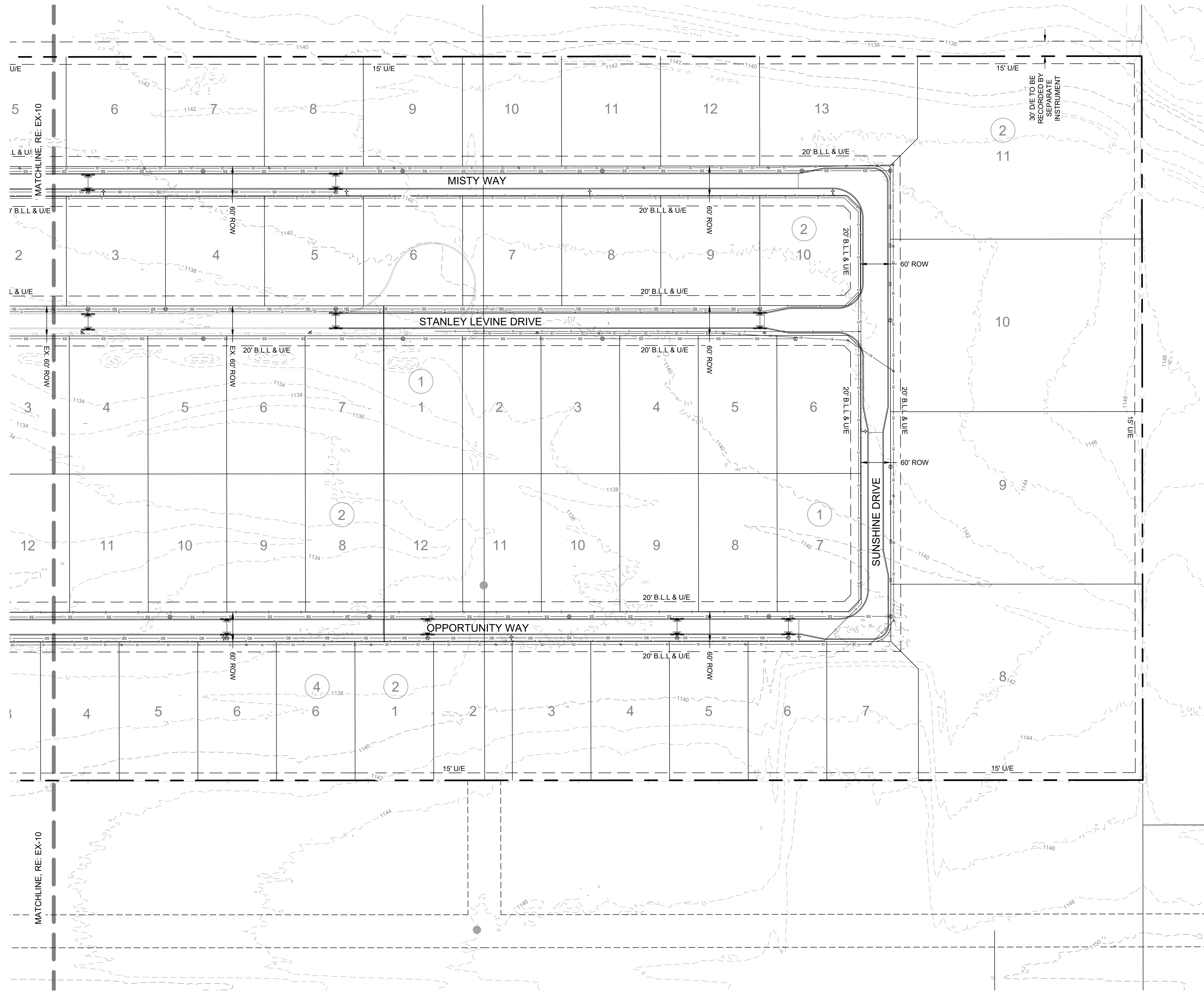
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LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR

PRELIMINARY
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CAUTION
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**CHICKASHA AIRPORT
INDUSTRIAL PARK**
CHICKASHA, OK

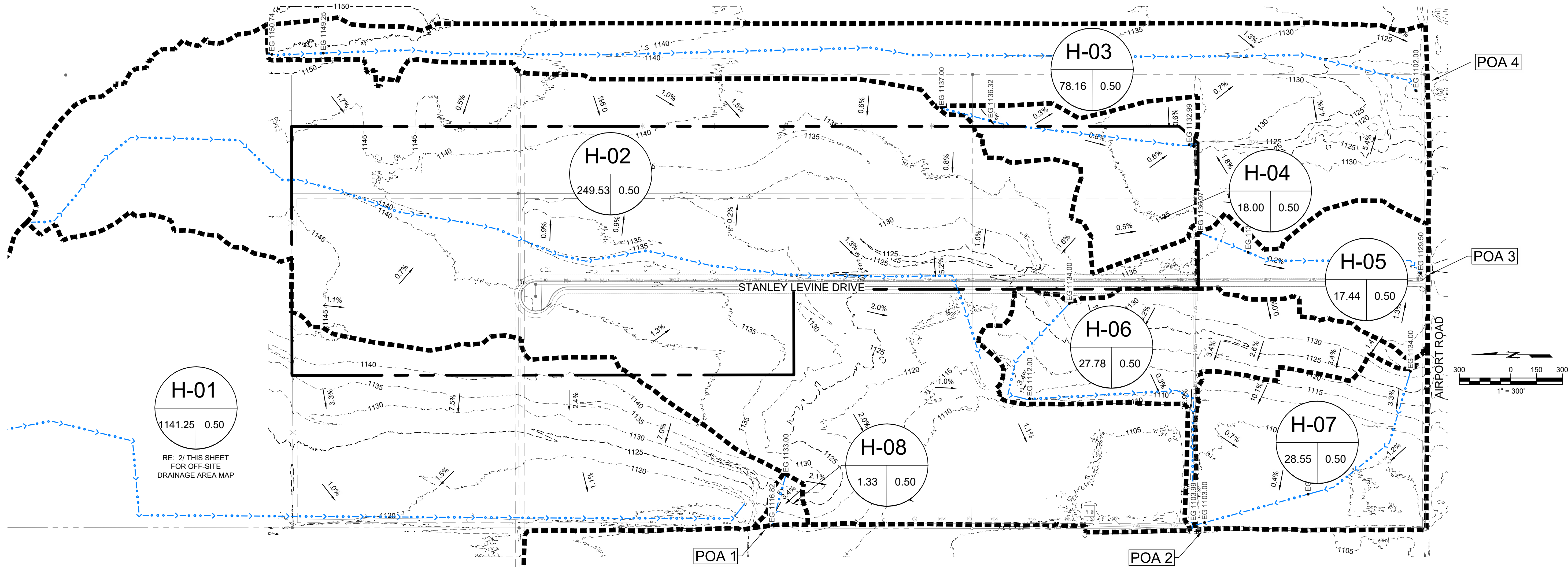
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DATE 11/03/2025
PROJECT NO. 2580086
SHEET NAME

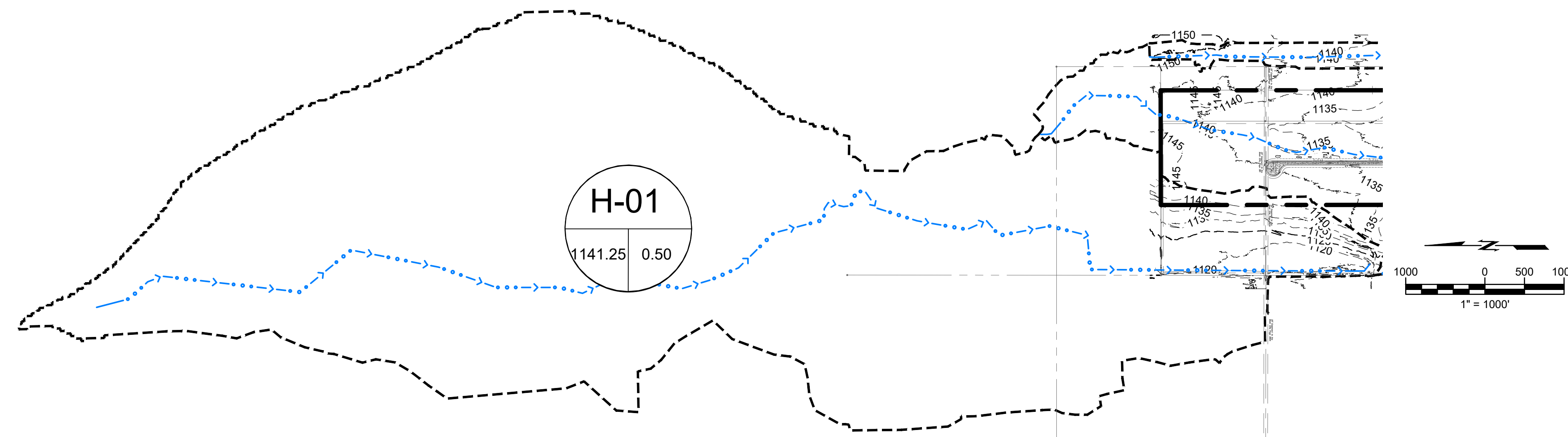
EXISTING SITE
CONTOURS
SHEET NO.
EX-11

CHICKASHA AIRPORT INDUSTRIAL PARK

CHICKASHA, OK



1. HISTORIC DRAINAGE AREA MAP ON-SITE BOUNDARIES
NOTE: CONTOURS ARE SHOWN AT 10' INTERVALS.



2. HISTORIC DRAINAGE AREA MAP OFF-SITE BOUNDARIES
NOTE: CONTOURS ARE SHOWN AT 10' INTERVALS.

PRELIMINARY
FOR REVIEW ONLY

LEGEND

- POINT OF ANALYSIS: POA #
- PROPERTY LINE: - - - - -
- DRAINAGE AREA BOUNDARY: - - - - -
- DRAINAGE AREA PATH: - - - - -
- EXISTING MINOR CONTOUR: - - - - - 1089
- EXISTING MAJOR CONTOUR: - - - - - 1090

MAP KEY

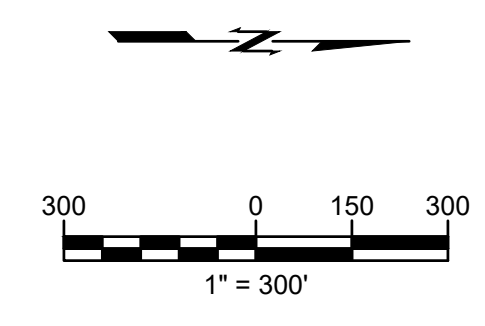
- DA: DRAINAGE AREA DESIGNATION
- AC: AREA IN ACRES
- C: RUNOFF COEFFICIENT

DATE	DESCRIPTION	REV
11/03/2025	HISTORIC DRAINAGE AREA MAP	
2580086		


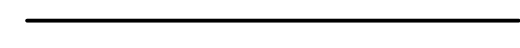


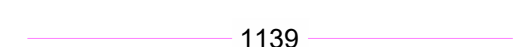
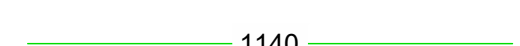
DATE: 11/03/2025
PROJECT NO.: 2580086
SHEET NAME: HISTORIC DRAINAGE AREA MAP
SHEET NO.: EX-12

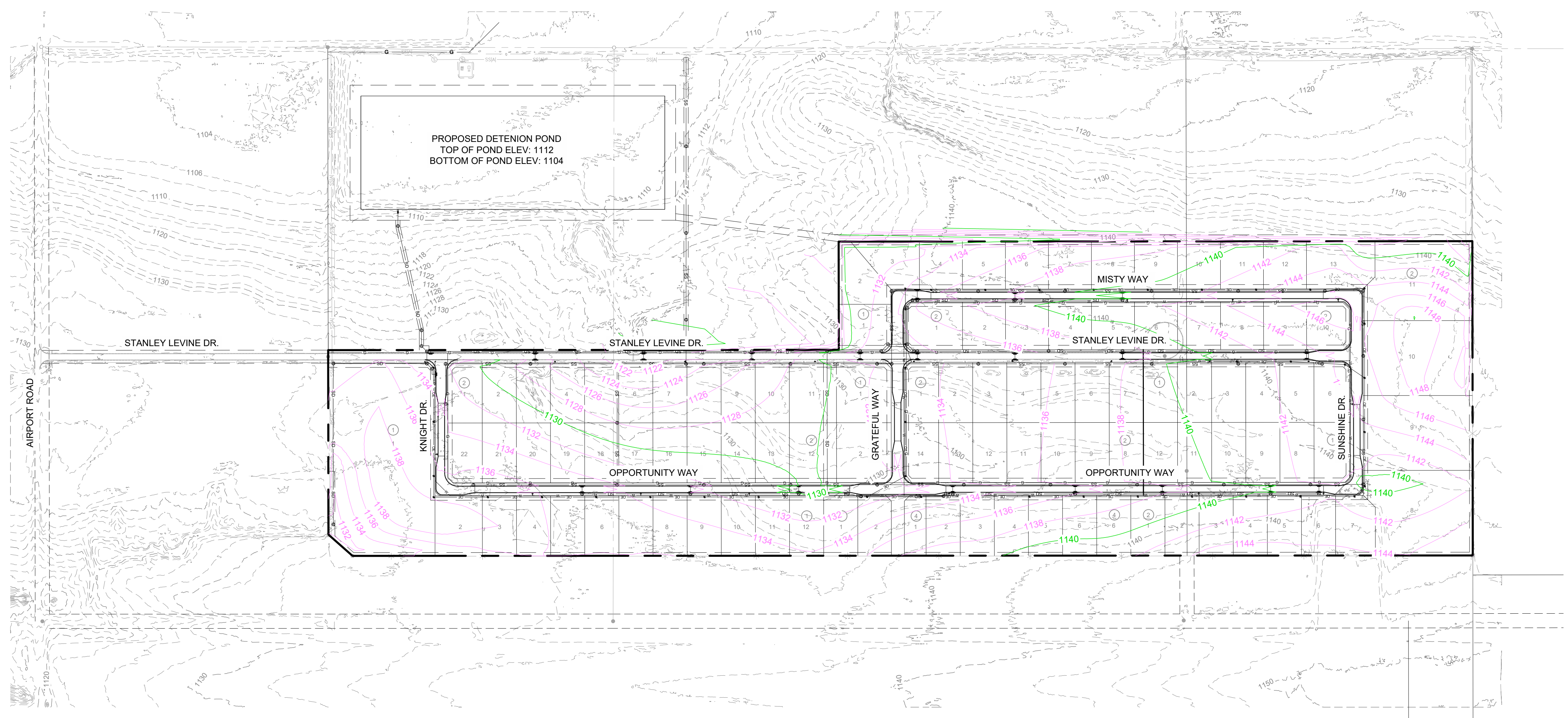
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 \NOC-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\01 Working Drawings (Overall)\2580086 - HDAM.dwg

\OK-Server\Civil\Projects\2580086 - Airport Industrial Park - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Conceptual Grading Plan.dwg PLOT: 11/3/2025 12:30:29 PM ORG SIZE: 24"X36"



LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	1139 - EXISTING MINOR CONTOUR
	1140 - EXISTING MAJOR CONTOUR
	1139 - PROPOSED MINOR CONTOUR
	1140 - PROPOSED MAJOR CONTOUR



PRELIMINARY
FOR REVIEW ONLY

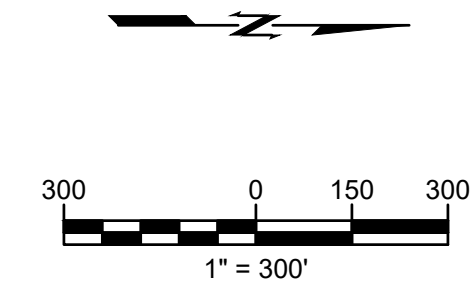
CHICKASHA AIRPORT
INDUSTRIAL PARK
 CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE	11/03/2025
PROJECT NO.	2580086
SHEET NAME	CONCEPTUAL GRADING PLAN
SHEET NO.	EX-14

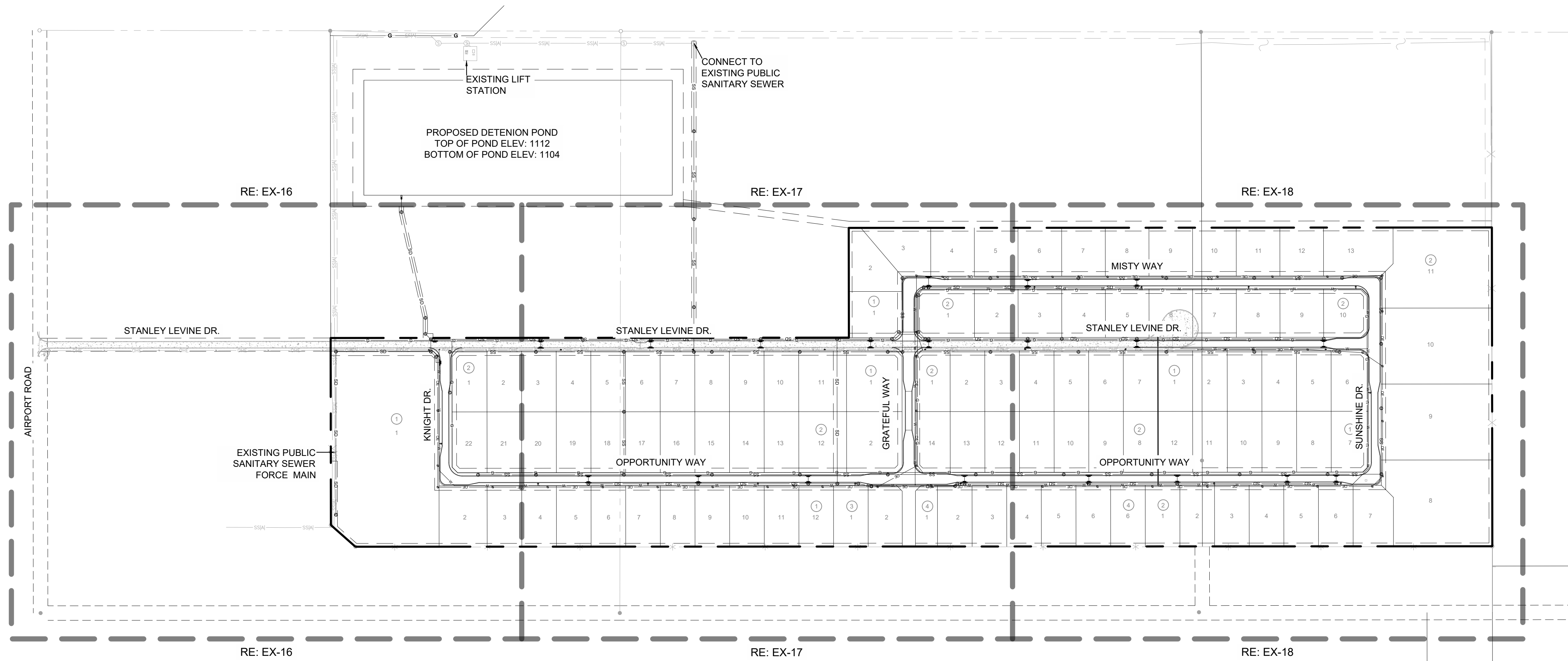


CAUTION
 NOTICE TO CONTRACTOR
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LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED GAS MAIN
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED STORM SEWER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING WATER



PRELIMINARY
FOR REVIEW ONLY

CHICKASHA AIRPORT INDUSTRIAL PARK

CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE	11/03/2025
PROJECT NO.	2580086
SHEET NAME	OVERALL PRELIMINARY UTILITY PLAN
SHEET NO.	EX-15

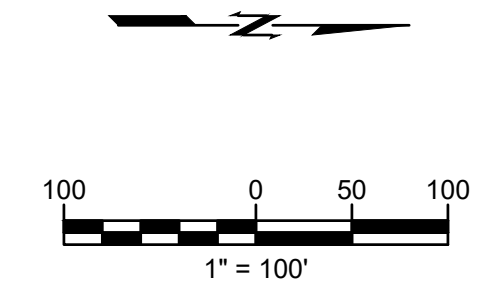
\\OKC-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Preliminary Utility Plan.dwg PLOT: 11/3/2025 12:30:31 PM ORG SIZE: 24"x36"



Know what's below.
Call before you dig.

CAUTION
NOTICE TO CONTRACTOR

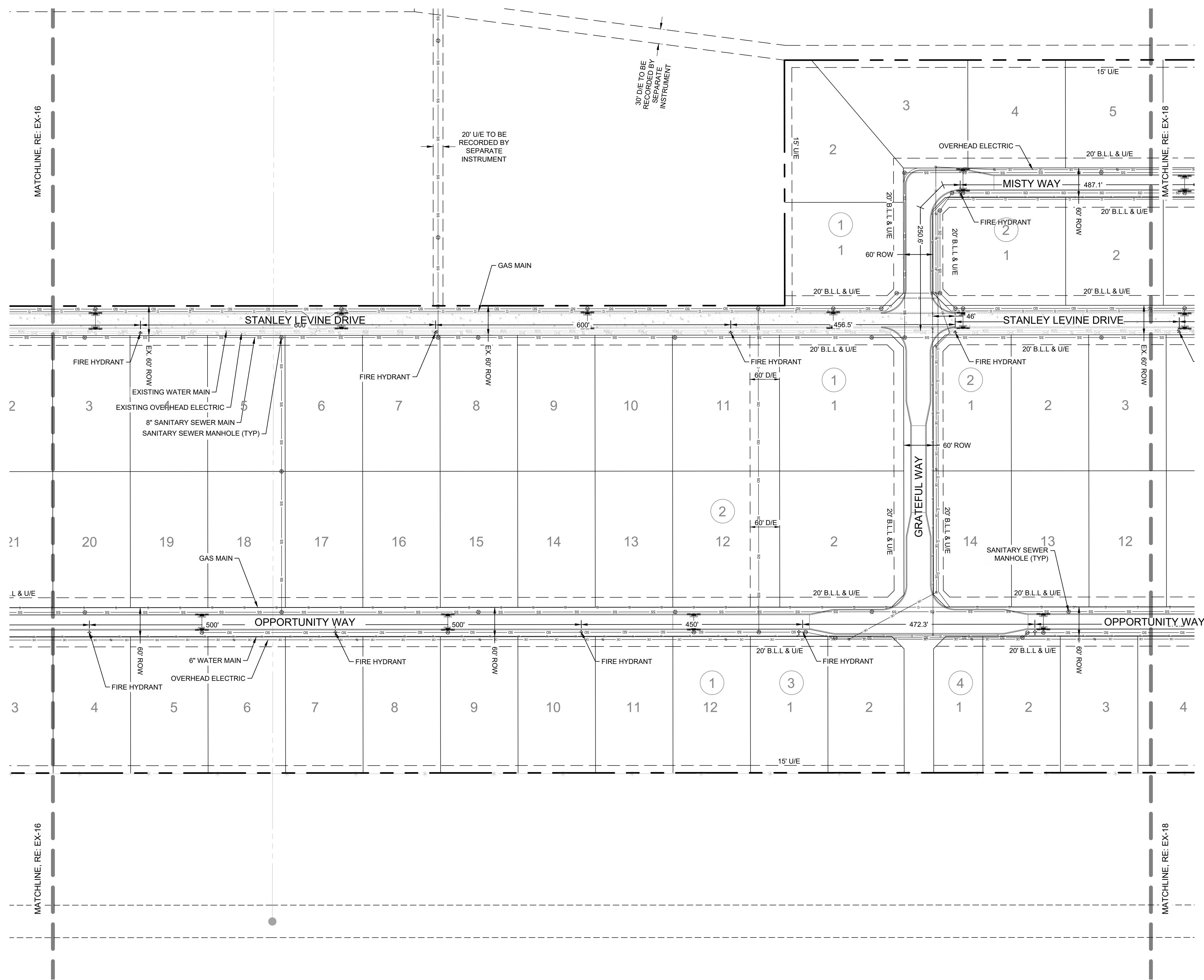
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LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED GAS MAIN
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED STORM SEWER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING WATER

PRELIMINARY
FOR REVIEW ONLY



CAUTION
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\NOK-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Preliminary Utility Plan.dwg
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CHICKASHA AIRPORT INDUSTRIAL PARK

CHICKASHA, OK

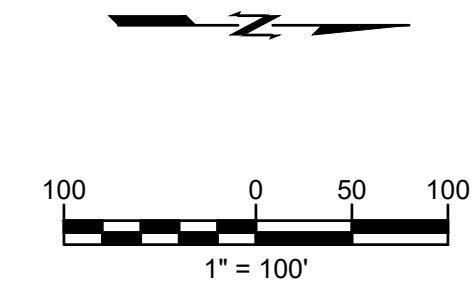
DATE	

REV	DESCRIPTION

DATE 11/03/2025
PROJECT NO. 2580086
SHEET NAME

PRELIMINARY UTILITY PLAN

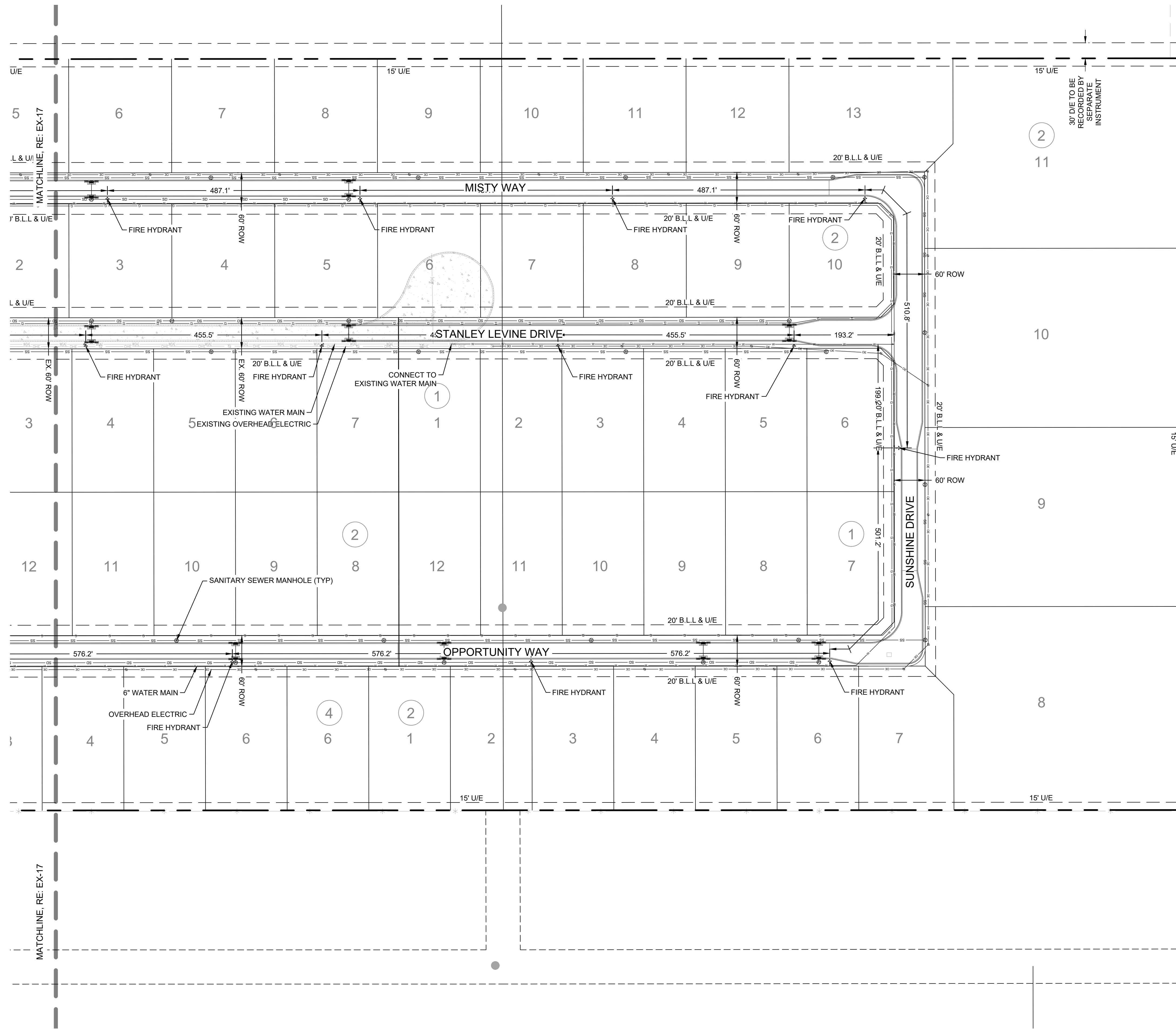
SHEET NO. **EX-17**



LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT BOUNDARY
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN
	PROPOSED GAS MAIN
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED STORM SEWER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING WATER

PRELIMINARY
FOR REVIEW ONLY



\\OK-Server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2025.10.17 Preliminary Exhibits\2580086 Preliminary Utility Plan.dwg PLOT: 11/3/2025 12:30:27 PM ORG SIZE: 24"x36"

CHICKASHA AIRPORT
INDUSTRIAL PARK

CHICKASHA, OK

REV	DATE	DESCRIPTION

DATE: 11/03/2025
PROJECT NO.: 2580086
SHEET NAME:

PRELIMINARY
UTILITY PLAN

SHEET NO.
EX-18

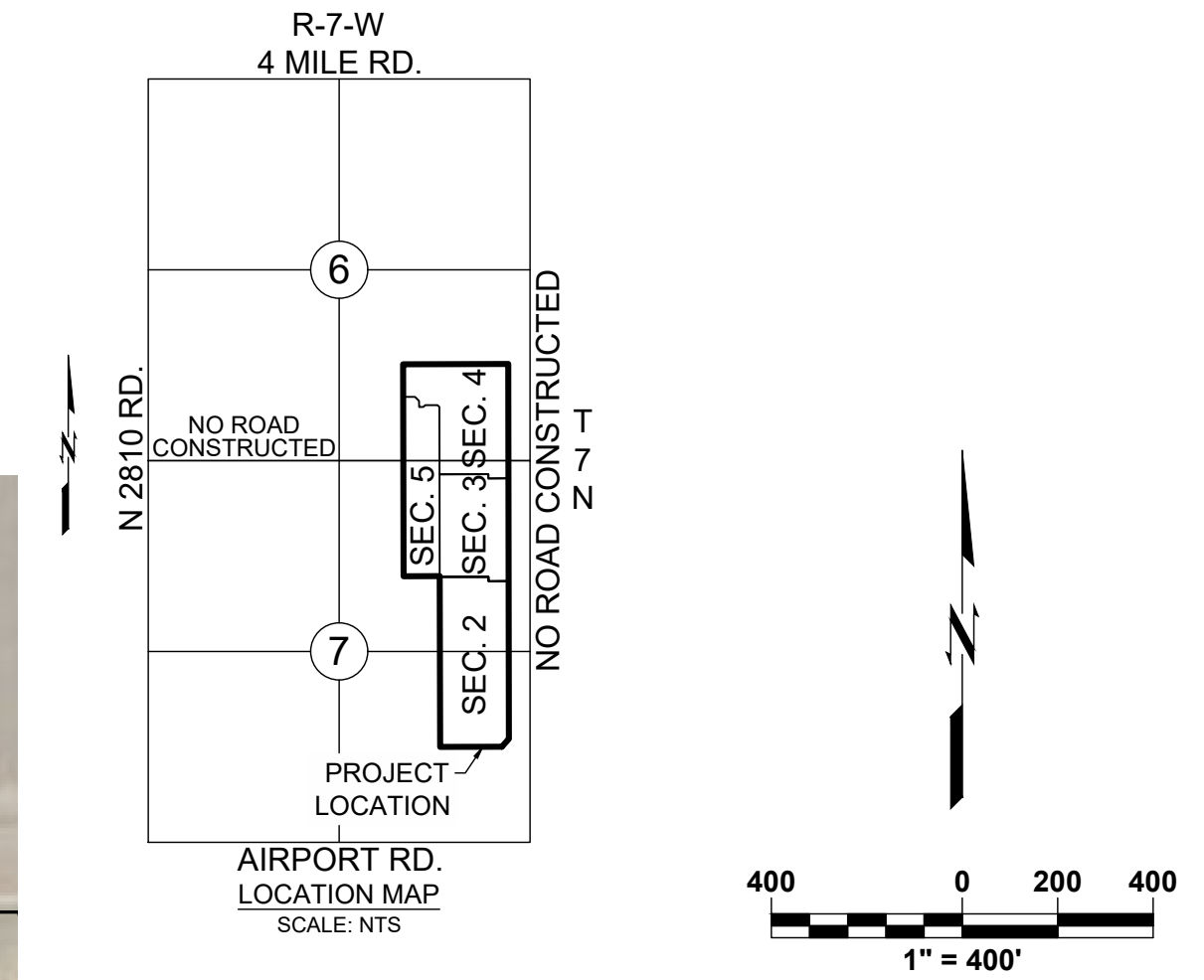
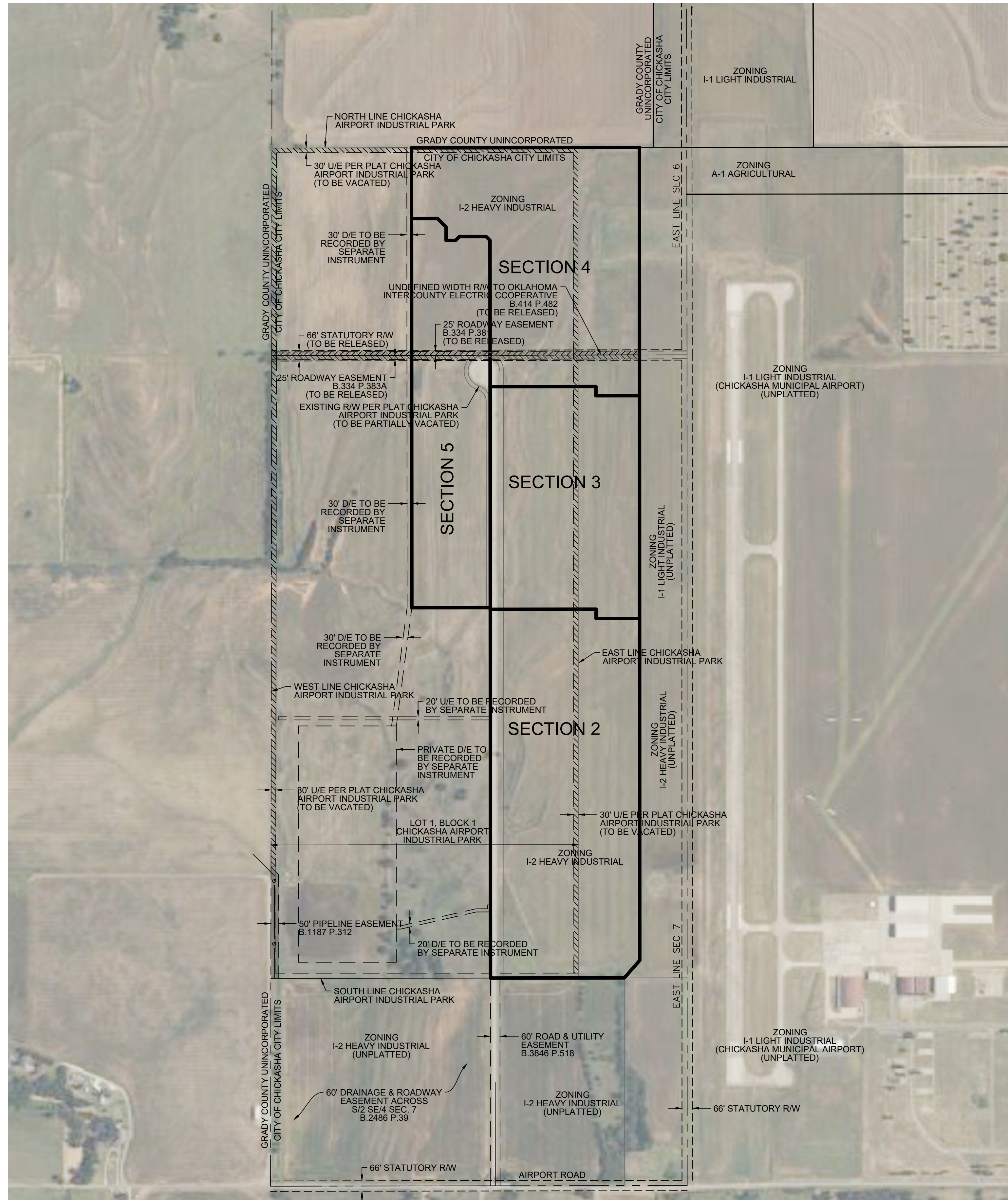


**CAUTION
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PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4, & 5

BEING A REPLAT OF A PORTION OF LOT ONE (1), BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK
AND BEING A PART OF THE SE/4 OF SEC. 6 AND NE/4 OF SEC. 7, T.7N., R.7W., I.M.
CITY OF CHICKASHA, GRADY COUNTY, OKLAHOMA



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FOUR (4) SECTIONS CONTAINING ONE HUNDRED AND FIVE (105) LOTS IN TEN (10) BLOCKS
GROSS AREA: 6,472,747 S.F. (148.594 AC.)

SECTION TWO (2) CONTAINS:
THIRTY-FOUR (34) LOTS IN TWO (2) BLOCKS
2,205,831 SF (50.639 ACRES)
EXISTING R/W 140,757 SF (3.231 ACRES)
R/W DEDICATED BY PLAT 145,359 SF (3.337 ACRES)
ZONING: I-2

SECTION THREE (3) CONTAINS:
TWENTY-FIVE (25) LOTS IN FOUR (4) BLOCKS
1,346,330 SF (30.908 ACRES)
EXISTING R/W 84,981 SF (1.951 ACRES)
R/W DEDICATED BY PLAT 136,666 SF (3.137 ACRES)
ZONING: I-2

SECTION FOUR (4) CONTAINS:
TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS
1,721,164 SF (39.512 ACRES)
EXISTING R/W 9,905 SF (0.227 ACRES)
R/W DEDICATED BY PLAT 164,619 SF (3.779 ACRES)
ZONING: I-2

SECTION FIVE (5) CONTAINS:
TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS
1,199,424 SF (27.535 ACRES)
R/W DEDICATED BY PLAT 139,750 SF (3.208 ACRES)
ZONING: I-2

UTILITY & SITE INFORMATION

- ALL PROPOSED WATER MAINS TO BE 6" MIN. PVC. SEE SEPARATE EXHIBITS.
- ALL PROPOSED SEWER MAINS TO BE 8" MIN. PVC. SEE SEPARATE EXHIBITS.
- ALL PROPOSED STORM LINES TO BE 18" MIN. RCP. OR EQUIVALENT SEE SEPARATE EXHIBITS.
- NO PUBLIC SIDEWALKS PROPOSED
- SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP 40051C0280E, HAVING AN EFFECTIVE DATE OF APRIL 3, 2023.
- ROAD RIGHTS OF WAYS TO BE 60 FEET.
- ROADWAY WIDTH TO BE 32 FEET BACK OF CURB TO BACK OF CURB MINIMUM. INTERSECTION DETAILS AND WIDTHS ARE SHOWN FOR REFERENCE ONLY ON SEPARATE EXHIBIT.
- SEE PRELIMINARY ENGINEERING PLANS EXISTING AND PROPOSED DRAINAGE AREA MAPS INCLUDE 7 BASINS TOTALING 1569.36 ACRES.
- MAINTENANCE OF COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND ISLANDS / MEDIANS IN THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION.

OWNER/DEVELOPER:
OH HITT CORP. AN OKLAHOMA CORPORATION
C/O CHESTER HITT, PRESIDENT
210 W CHICKASHA AVE.
CHICKASHA, OK 73018

ENGINEER/SURVEYOR:
WALLACE DESIGN COLLECTIVE, PC
410 N. WALNUT ST., SUITE 200
OKLAHOMA CITY, OK 73104
PATRICK ALTENDORF, PE
patrick.altendorf@wallace.design
405-536-2026
LEE MARTIN, LS
lee.martin@wallace.design
405-536-2016

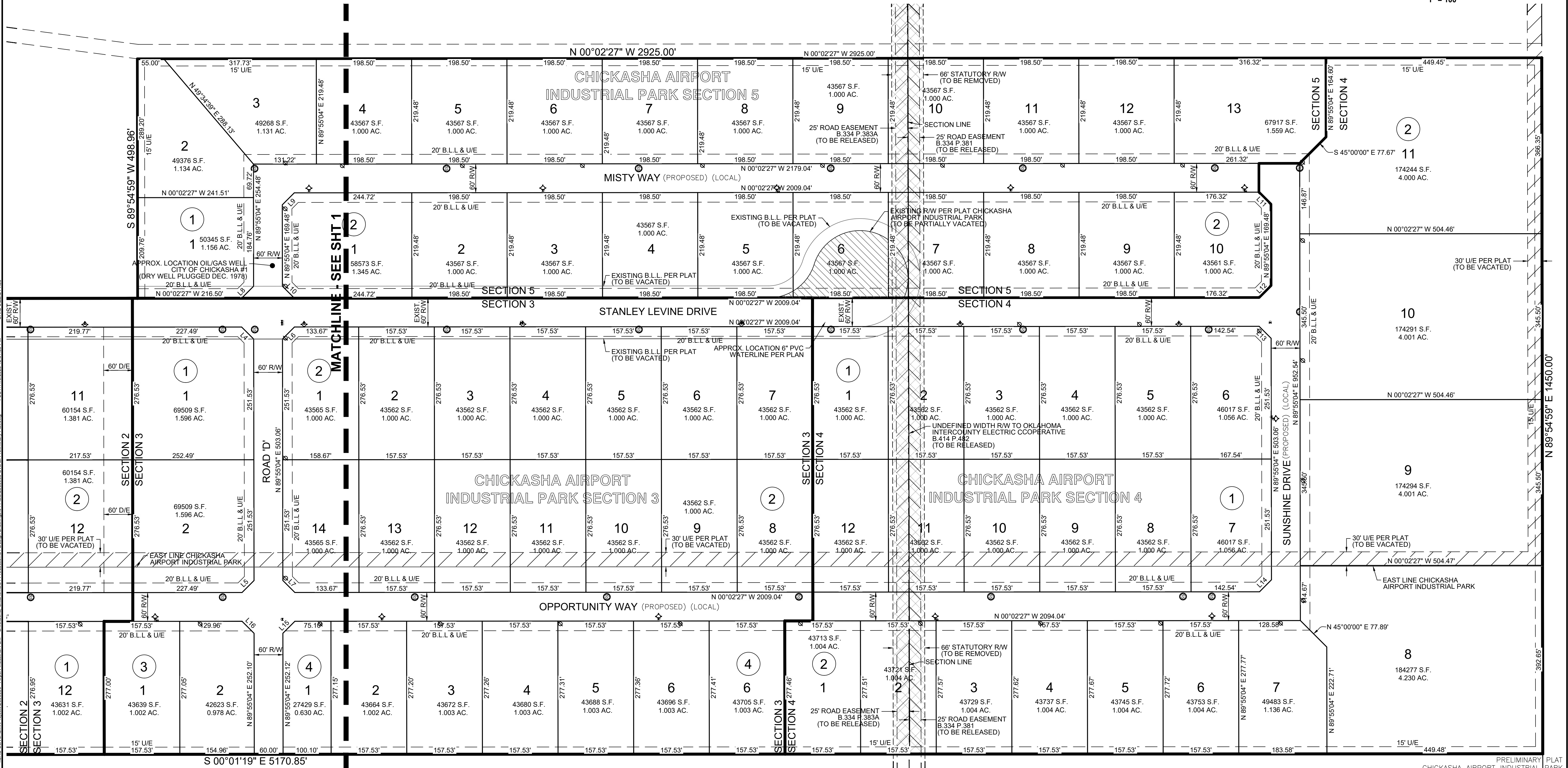
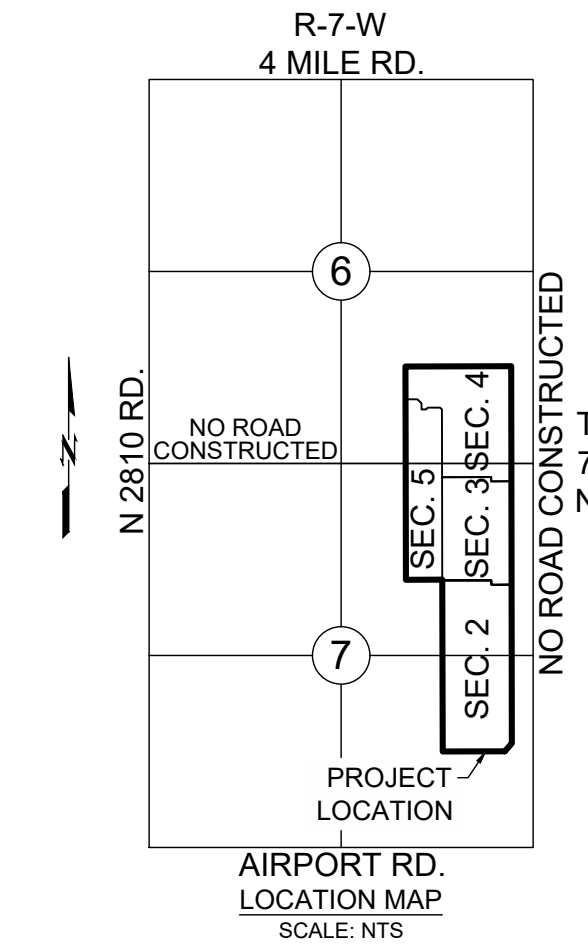
PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4, & 5

BEING A REPLAT OF A PORTION OF LOT ONE (1), BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK
AND BEING A PART OF THE SE/4 OF SEC. 6 AND NE/4 OF SEC. 7, T.7N., R.7W., I.M.
CITY OF CHICKASHA, GRADY COUNTY, OKLAHOMA

LINE #	DIRECTION	LENGTH
L1	N 44°56'19" E	35.37'
L2	N 45°03'41" W	35.34'
L3	N 44°56'19" E	35.37'
L4	N 44°56'19" E	35.37'
L5	N 45°03'41" W	35.34'
L6	N 45°03'41" W	35.34'
L7	N 44°56'19" E	35.37'
L8	N 45°03'41" W	35.34'

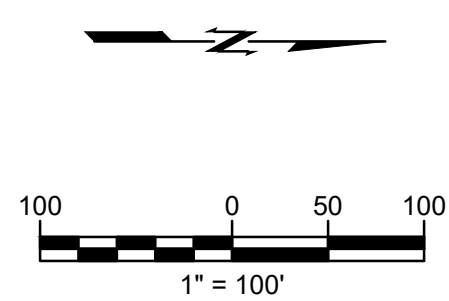
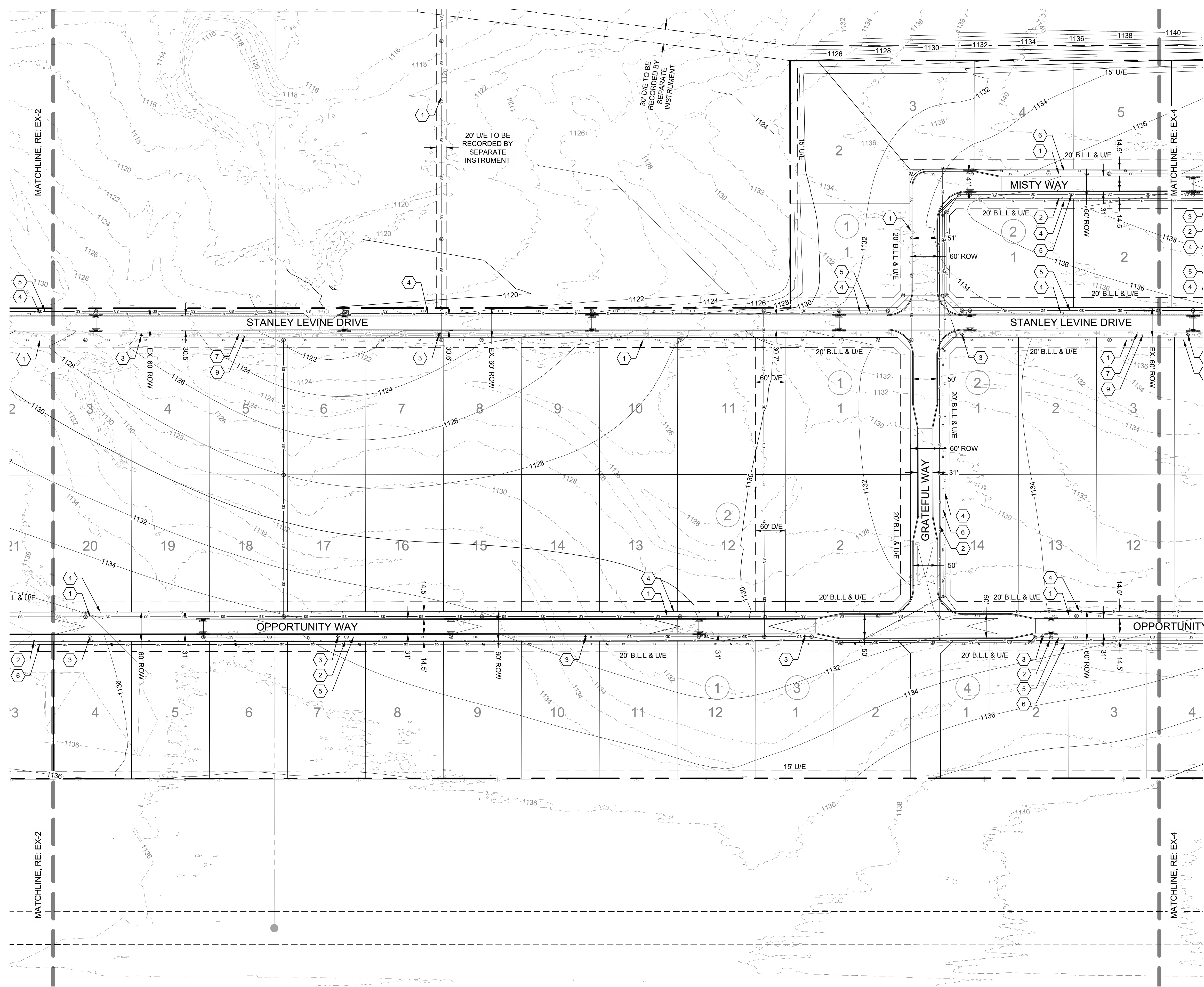
LINE #	DIRECTION	LENGTH
L9	N 45°03'41" W	35.34'
L10	N 44°56'19" E	35.37'
L11	N 44°56'19" E	35.37'
L12	N 45°03'41" W	35.34'
L13	N 44°56'19" E	35.37'
L14	N 45°03'41" W	35.34'
L15	N 45°03'41" W	35.34'
L16	N 44°56'19" E	35.37'

LEGEND	
B.L.L.	BUILDING LINE
D/E	DRAINAGE EASEMENT
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT
OE	OVERHEAD ELECTRIC
SS	SANITARY SEWER MAIN
SD	STORM DRAINAGE PIPE
W	WATER LINE (PROPOSED)
W A	WATER LINE (PER PLAN/ATLAS)



006-Sever-Chickasha Airport Industrial Park - Chickasha, Oklahoma Professional Design Drawing/Plat/250006 Overall Preliminary Plat
 PLAT 1132025 12:31:28 PM
 ORG SIZE 24"x36"

\\okc-server\Civil\Projects\2580086 - Airport Industrial Park - Chickasha, Oklahoma\04 Production\01 Design Drawings\03 Exhibit\2580086 Overall Site Plan Exhibit.dwg PLOT:11/3/2025 12:33:09 PM ORG SIZE:24"X36"



LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED GAS MAIN
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED STORM SEWER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

KEY NOTES

- 8" PUBLIC SANITARY SEWER LINE
- 6" PUBLIC WATER LINE
- PUBLIC FIRE HYDRANT
- GAS LINE
- PUBLIC STORM SEWER LINE
- OVERHEAD ELECTRIC
- EXISTING 6" WATER LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING OVERHEAD ELECTRIC

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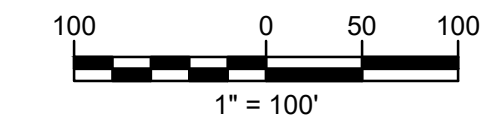


CHICKASHA AIRPORT INDUSTRIAL PARK
 CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE 11/03/2025
 PROJECT NO. 2580086
 SHEET NAME

ENLARGED SITE PLAN
 SHEET NO. **SP-3**

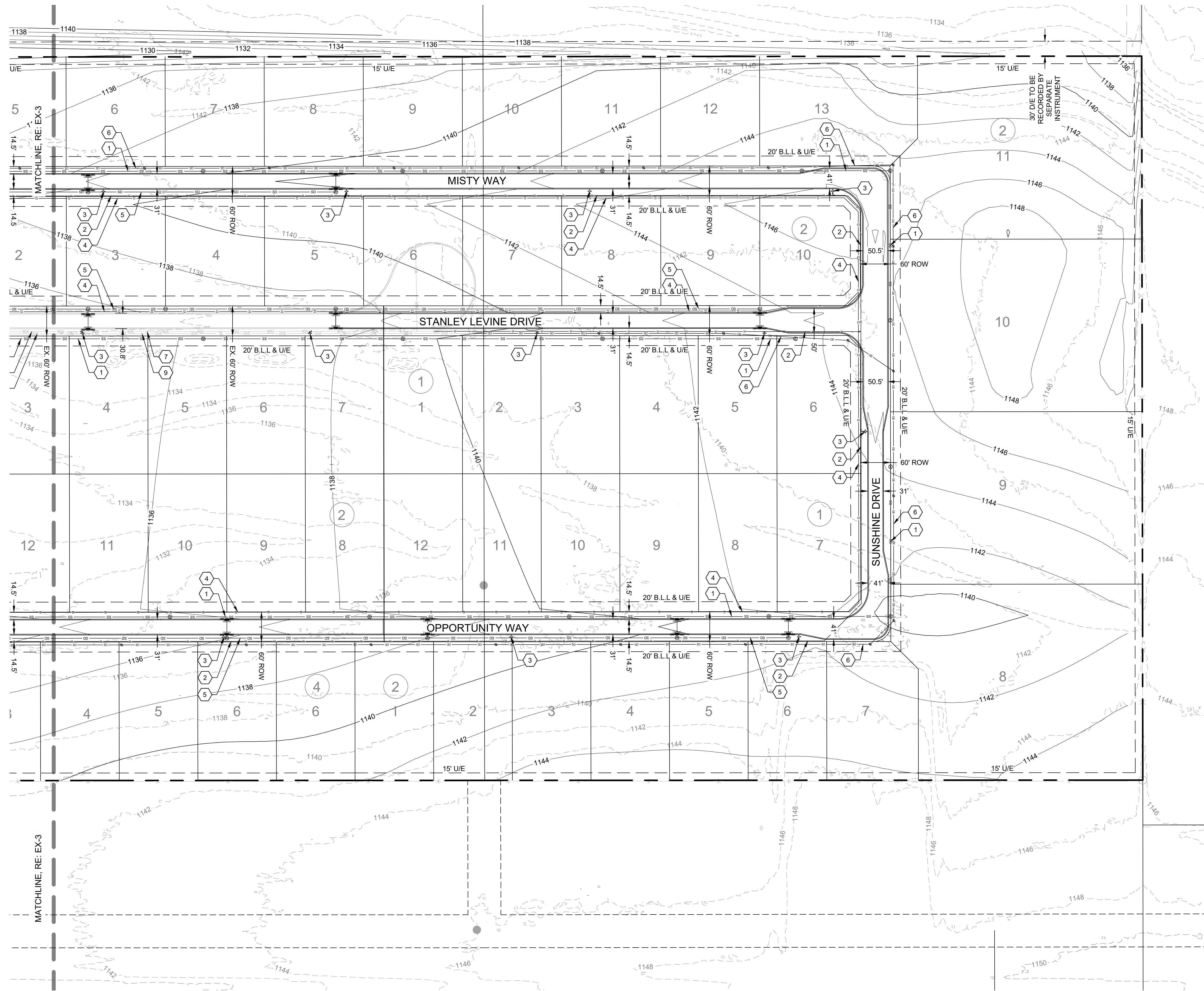


LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED GAS MAIN
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED STORM SEWER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

KEY NOTES

- 8" PUBLIC SANITARY SEWER LINE
- 6" PUBLIC WATER LINE
- PUBLIC FIRE HYDRANT
- GAS LINE
- PUBLIC STORM SEWER LINE
- OVERHEAD ELECTRIC
- EXISTING 6" WATER LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING OVERHEAD ELECTRIC



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CHICKASHA AIRPORT INDUSTRIAL PARK
CHICKASHA, OK

REV	DESCRIPTION	DATE

DATE 11/03/2025
PROJECT NO. 2580086
SHEET NAME

ENLARGED SITE PLAN
SHEET NO. SP-4

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.I.

AGENDA ITEM: Public Hearing to discuss and consider the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jessica Green	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 9th, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.m.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted a Planned Unit Development for the property stated above. The proposed PUD will allow flexibility and innovative designs for industrial park.

II. RECOMMENDED ACTION:

City Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

Fund	Account	Amount
(To)		

FUND

ACCOUNT

AMOUNT

Meeting Date:

December 9th, 2025

(From)

V. ATTACHMENTS:

1. 20251201154933054
2. 20251201154939356
3. 20251201154957903
4. 20251201155010575
5. 20251201155017008
6. 2025.12.01 CAIP PUD



Due On: _____

Meeting Date: _____

117 North 4th Street
Chickasha, Oklahoma 73018

APPLICATION FOR PLANNING COMMISSION

Request: Variance Special Exception Appeal Rezoning

Applicant(s) Name: Purvi Patel, Wallace Design Collective, PC

Address: 410 N Walnut, Suite 200, Oklahoma City, OK, 73104

Legal Description: See attached for full legal description. Generally located in the East 1/2 of Section 7 and the Southeast 1/4 of Section 6, Township 7 N, Range 7 West, of the Indian Meridian, Chickasha, Grady County, Oklahoma.

Address of subject property: TBD

Phone #: 405.536.2032

Present zoning classification of subject property: I-2, Heavy Industrial District

Type of Variance/Special Exception being sought: Rezoning of site to Planned Unit Development (PUD)

Reason for requesting variance/special exception: Allow flexibly & innovative design for Industrial Park

Owner of Record: OH Hitt Corporation

The following is a checklist of all other requirements of the application:

- A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature:

Date: 10.17.2025



October 23, 2025

City of Chickasha
Community Development
117 N 4th Street
Chickasha, OK 73018

Re: Planned Unit Development (PUD) Request

We respectfully submit this request to rezone approximately 148.6 acres located within the Chickasha Airport Industrial Park, generally described as the East ½ of Section 7 and the Southeast ¼ of Section 6, Township 7 North, Range 7 West, of the Indian Meridian.

The property is currently zoned I-2 "Heavy Industrial" District. We are requesting to rezone the site to a Planned Unit Development (PUD) in order to allow greater flexibility in development standards. This will support the creation of a high-quality, innovative industrial development that aligns with the City of Chickasha's goals for sustainable growth and economic vitality.

We believe this rezoning will encourage a well-planned mix of industrial uses, improved site design, and modern infrastructure enhancements, ultimately contributing to the continued success of the Chickasha Airport Industrial Park and the broader community.

Thank you for your consideration of this request. We look forward to working with the City throughout the review process.

Thank you,

Purvi Patel
Land Planner II
Wallace Design Collective, PC

**SPECIAL CERTIFICATE
158695**

RE:

SURFACE RIGHTS ONLY

Lot 1 in Chickasha Airport Industrial Park being part of the S/2 of Section 7 & the SE/4 of Section 6 Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, according to the recorded plat thereof

AND

A tract of land being a part of the E/2 of Section 7 and the SE/4 of Section 6, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma, being more particularly described as follows: COMMENCING at the SE/corner of the SE/4 of Section 7; thence S89°53'56"W along the South line of said SE/4 a distance of 690.10 feet; thence N00°02'27"W a distance of 1321.08 feet to the SE/corner of Lot 1, Block 1 of Chickasha Airport Industrial Park, and addition to the City of Chickasha, Grady County, Oklahoma, said point being the Point of Beginning; thence continuing N00°02'27"W along the East line of said Lot 1, a distance of 5281.93 feet to the NE/corner of said Lot 1; thence N89°54'59"E parallel with the North line of said Lot 1 a distance of 391.05 feet; thence S00°01'19"E a distance of 5170.85 feet; thence S41°25'53"W a distance of 148.36 feet; thence S89°55'04"W parallel with the South line of said Lot 1 a distance of 291.10 feet to the Point of Beginning.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

Owner:

Kenneth L. McComas, Jr.
470 County Road 1140
Minco, OK 73059

Description:

The E/2 NE/4 & NE/4 SE/4 & E/2 NW/4 SE/4 & E/2 SW/4 NE/4 of Section 6, Township 7 North, Range 7 West I.M., Grady County, Oklahoma.

The W/2 NW/4 SE/4 & W/2 SW/4 NE/4 of Section 6, Township 7 North, Range 7 West I.M., Grady County, Oklahoma.

Owner:

Derek Allen
750 County Road 1310
Chickasha, OK 73018

Description:

LOTS 11 & 12 & E/2 SW/4 & E 39.76AC OF LOT 8 & E 39.76AC OF SE/4 NW/4 & W 13AC OF LOT 7 of Section 6, Township 7 North, Range 7 West I.M., Grady County, Oklahoma LESS - 2 TRACTS (1) - BEG. SW/C LOT 12 TH E 950', TH N 458.5', TH W 950', TH S 458.5' TO POB. (2) BEG. 318' E NW/C LOT 7 TH S 330', TH E 132', TH N 330', W 132' TO POB.

Owner:

Chickasha Municipal Airport Authority
101 N 6th Street
Chickasha, OK 73018

Description:

The NE/4 & N/2 SE/4 of Section 7, Township 7 North, Range 7 West I.M., Grady County, Oklahoma.

The S/2 SE/4 of Section 6, Township 7 North, Range 7 West I.M., Grady County, Oklahoma.

Owner:
The Bartlett Family Survivors Trust
PO Box 530280
Henderson, NV 89053-0280

Description:
The NE/4 NW/4 of Section 7, Township 7 North, Range 7 West I.M., Grady County, Oklahoma.

Owner:
City of Chickasha
Chickasha, OK 73018

Description:
W/2 of Section 8, Township 7 North, Range 7 West I.M., Grady County, Oklahoma, Less Hwy & 3.98 Acres.

A tract of land beginning 1320 feet North of the SW/corner of Section 5, Township 7 North, Range 7 West I.M., Grady County, Oklahoma; thence North 1017.91 feet; thence East 806.55 feet; thence South 1017.91 feet; thence West 806.55 feet to the Point of Beginning.

The SW/4 SW/4 & SE/4 SW/4 of Section 5, Township 7 North, Range 7 West I.M., Grady County, Oklahoma, Less 1.52 acres.

Owner:
OH Hitt Corp
105 E Chickasha Avenue
Chickasha, OK 73018

Description:
Lot 1 in Chickasha Airport Industrial Park being part of the S/2 of Section 7 & the SE/4 of Section 6 Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, according to the recorded plat thereof

A tract of land being a part of the E/2 of Section 7 and the SE/4 of Section 6, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma, being more particularly described as follows: COMMENCING at the SE/corner of the SE/4 of Section 7; thence S89°53'56"W along the South line of said SE/4 a distance of 690.10 feet; thence N00°02'27"W a distance of 1321.08 feet to the SE/corner of Lot 1, Block 1 of Chickasha Airport Industrial Park, and addition to the City of Chickasha, Grady County, Oklahoma, said point being the Point of Beginning; thence continuing N00°02'27"W along the East line of said Lot 1, a distance of 5281.93 feet to the NE/corner of said Lot 1; thence N89°54'59"E parallel with the North line of said Lot 1 a distance of 391.05 feet; thence S00°01'19"E a distance of 5170.85 feet; thence S41°25'53"W a distance of 148.36 feet; thence S89°55'04"W parallel with the South line of said Lot 1 a distance of 291.10 feet to the Point of Beginning

Kenneth L. McComas Jr.
470 County Rd 1140
Minco, OK 73059

Derek Allen
750 County Rd. 1310
Chickasha, OK 73018

Chickasha Municipal Airport Auth.
101 N 6th Street
Chickasha, OK 73018

The Barlett Family Survivors Trust
PO BOX 530280
Henderson, NV 89053

CHICKASHA



COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING PLANNING COMMISSION REQUEST FOR PLANNED UNIT DEVELOPMENT (PUD)

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday December 9th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Purvi Patel, Wallace Design Collective, PC for a Planned Unit Development (PUD).

Located at the Chickasha Airport Industrial Park A part of Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof at Book 6 Page 33 at the Office of the Grady County Clerk and a part of the Southeast Quarter (SE/4) of Section Six (6), and a part of the Southeast Quarter (SE/4) of Section Seven (7), and a part of the Northeast Quarter (NE/4) of Section Seven (7), all in Township Seven (7) North, Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of the Southeast Quarter (SE/4) of said Section Seven (7); THENCE North 89°53'56" East along the south line of the Southeast Quarter (SE/4) of said Section Seven (7), a distance of 1400.13 feet; THENCE North 00°02'27" West a distance of 1321.26 to the point of beginning of said CHICKASHA AIRPORT INDUSTRIAL PARK, also being the POINT OF BEGINNING of subject tract; THENCE North 00°02'27" West along the west right of way of Stanley Levine Drive as shown within said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, a distance of 2356.92 feet; THENCE South 89°54'59" West a distance of 498.96 feet; THENCE North 00°02'27" West a distance of 2925.00 feet to the north line of said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK; THENCE North 89°54'59" East a distance of 1450.00 feet, passing at a distance of 1058.96 feet the northeast corner of said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK; THENCE South 00°01'19" East a distance of 5170.85 feet; THENCE South 41°25'53" West a distance of 148.36 feet; THENCE South 89°55'04" West a distance of 851.09 feet, passing at 291.10 feet the southeast corner of said Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, to the POINT OF BEGINNING. Containing 6,472,747 square feet or 148.594 acres, more or less.

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted a Planned Unit Development for the property stated above. The proposed PUD will allow flexibility and innovative designs for industrial park.

There will also be a public hearing on this petition at the January 5, 2026 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Any person supporting or having any objections to this petition may appear at the meeting.

Written comments regarding this petition should be emailed to jessica.green@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018. Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.



Sincerely,

Jessica Green

Jessica Green
Community Development Director

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

AIRPORT INDUST PARK - PUD

Affidavit of Publication

State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/13/2025

That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma with reference to legal publications.

That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.

Stephanie Belar

Signature

Subscribed and sworn before me on this 13th day of November, 2025

[Signature]
Notary Public
My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 121.82

Ad # 146429 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published In
The Express-Star
November 13, 2025
1 time
LPXLP

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
REQUEST FOR PLANNED UNIT
DEVELOPMENT (PUD)**

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Please call the Community Development Department at 405-222-6010 or email jessica.green@chickasha.org should you have any questions regarding this petition.

Sincerely,
Jessica Green
Community Development Director

THE CITY OF CHICKASHA
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-XXXX

MASTER DESIGN STATEMENT FOR
Chickasha Airport Industrial Park

October 17, 2025
Updated: November 3, 2025
Updated: December 1, 2025

PREPARED FOR:

OH Hitt Corporation
210 W Chickasha Ave
Chickasha, OK 73018

PREPARED BY:

Wallace Design Collective, PC
Purvi Patel
410 N Walnut Ave, Suite 200
Oklahoma City, OK 73104
405.536.2032
Purvi.Patel@wallace.design

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Chickasha Airport Industrial Park consisting of approximately 148.6 acres are located generally in the East ½ of Section 7 and the Southeast ¼ of Section 6, Township 7 N, Range 7 West, of the Indian Meridian, Chickasha, Grady County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is OH Hitt Corporation.

SECTION 4.0 SITE AND SURROUNDING AREA

The undeveloped subject property is currently zoned as I-2 “Heavy Industrial” District. Surrounding properties are zoned and used for:

North: Parcel in Grady County, outside of City Limits and is undeveloped/farm land.

East: To the east is the Chickasha Municipal Airport which is zoned I-1 “Light Industrial” District.

South: Parcels to the south are zoned A-1 “Agricultural” District and are undeveloped/farm land.

West: Parcel in Grady County, outside of City Limits and is undeveloped/farm land.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject site has a gentle slope from the northeast corner to the southwest, with elevation change from 1146 in the northeast corner to 1120 in the southwest corner. There are no existing trees on the site. The entirety of the property is located with FEMA Flood Zone X. Majority of site falls within the Norge silt loam soil category; this soil is a very deep, well drained, moderately slowly permeable upland soil that formed in loamy alluvium of Pleistocene age.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify certain use and regulations within the zoning and subdivision regulations to allow flexibility of the Industrial Park as it develops.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

Stanley Levine Drive currently serves the subject site, via its intersection with Airport Road. Highway 81 is approximately 4,450 feet to the east of Stanley Levine Drive.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available.

7.3 WATER

Public water facilities for this property are available.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Chickasha City Fire Station located at 1700 Harly Day Drive, approximately 3.7 miles southeast of this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable abutting the site and is not proposed as a part of this project.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Future Land Use Plan projects this parcel to be in the Industrial land use area and the uses proposed in this Planned Unit Development are consistent and in compliance with this land use type.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning, zoning and subdivision regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Chickasha's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Chickasha Municipal Code, the Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The development regulations of the I-2 “Heavy Industrial” District shall govern this PUD, except as herein modified.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 USES

The permitted uses in this PUD shall be those permitted in the I-2 “Heavy Industrial” District.

9.2 FAÇADE REGULATIONS

There shall be no minimum façade regulations within this PUD.

9.3 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Chickasha Municipal Code landscaping requirements.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with the City of Chickasha Municipal Code and shall meet Federal Aviation Administration guidelines in relation to the adjacent airport.

9.5 SCREENING REGULATIONS

There shall be no screening requirements within the PUD.

9.6 SUBDIVISION REGULATIONS

Subdivision shall conform to the City of Chickasha City Subdivision Regulations, except as listed below:

9.6.1 LOTS

There shall be flexibility permitted in the final lot layouts and sizes based on the end user requirements after the Final Plat(s) is recorded. If lots need to be split, combined or lot lines adjusted, a Deed Approval or Short Form Subdivision application, as applicable, shall be submitted and approved administratively at Staff level.

If a parcel shall be divided into three (3) or more lots, the City of Chickasha’s platting process shall be followed.

9.6.2 ALLEYS

Alleys shall not be required in this PUD but shall be permitted should a lot or series of lots require one. If provided, alleys shall be no smaller than 20 feet in width.

9.6.3 EASEMENTS

Due to the fluctuation in lot sizes based on the end user, side and rear easements shall not be required along each proposed lot in this PUD. If an easement is not shown on the Preliminary or Final Plat but is deemed necessary in the future, it shall be dedicated prior to the issuance of a building permit.

15-foot utility easements shall be provided along the perimeter lots of the PUD, outside of any drainage easements, as shown on the Preliminary Plat.

9.6.4 SIDEWALKS

Sidewalks shall not be required along the public and/or private streets in this PUD due to the nature of industrial development.

9.7 DRAINAGE REGULATIONS

Development of this parcel will comply with the City of Chickasha Municipal Code and any other City regulations.

9.8 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of at least 6 feet in height.

9.9 ACCESS REGULATIONS

The main access to this PUD shall be from Stanley Levine Drive. Additional public roads shall be planned as required to serve the lots in the development. Each lot shall have access to a public road. Roads will be constructed per the City of Chickasha requirements, except as listed in this document.

9.10 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Chickasha Municipal Code. Cross access parking shall be permitted within this development.

9.11 SIGNAGE REGULATIONS

The design and number of all signage within this PUD shall be in accordance with the City of Chickasha Municipal Code.

9.12 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, except that all structures in PUD shall comply with FAA and Chickasha Municipal Airport height restrictions.

9.13 SETBACK REGULATIONS

The base zoning district requirements shall regulate setback of structures in this PUD, except that the front building line (setback) shall be 20-feet. Any previously platted building lines shall be replaced with the 20-foot front building line with a new Final Plat.

9.14 LOT AREA AND FRONTAGE REQUIREMENTS

There shall be no minimum lot area, lot frontage or lot coverage regulations for this PUD.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Chickasha, or County, or State Department or agency, unless as modified in this PUD. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

Exhibit B – Conceptual Master Development Plan

EXHIBIT A

LEGAL DESCRIPTION

A part of Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK, to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof at Book 6 Page 33 at the Office of the Grady County Clerk being more particularly described as follows;

BEGINNING at the southeast corner of Lot One (1), Block One (1), CHICKASHA AIRPORT INDUSTRIAL PARK;

THENCE South 89°55'04" West along the south line of said Lot One (1), a distance of 560.00 feet to the west right of way of Stanley Levine Drive as shown within said Lot One (1), also being the point of beginning of said CHICKASHA AIRPORT INDUSTRIAL PARK;

THENCE North 00°02'27" West along the west right of way of Stanley Levine Drive as shown within said Lot One (1), a distance of 2356.92 feet;

THENCE South 89°54'59" West a distance of 498.96 feet;

THENCE North 00°02'27" West a distance of 2925.00 feet to the north line of said Lot One (1);

THENCE North 89°54'59" East along the north line of said Lot One (1), a distance of 1058.96 feet to the northeast corner of said Lot One (1);

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AND (PER WARRANTY DEED BOOK 6469 PAGE 66)

A tract of land being a part of the E/2 of Section 7 and SE/4 of Section 6, Township 7 North, Range 7 West of the Indian Meridian, Grady County, Oklahoma, being more particularly described in as follows:

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THENCE South 41°25'53" West, a distance of 148.36 feet;

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TOGETHER BEING DESCRIBED AS FOLLOWS

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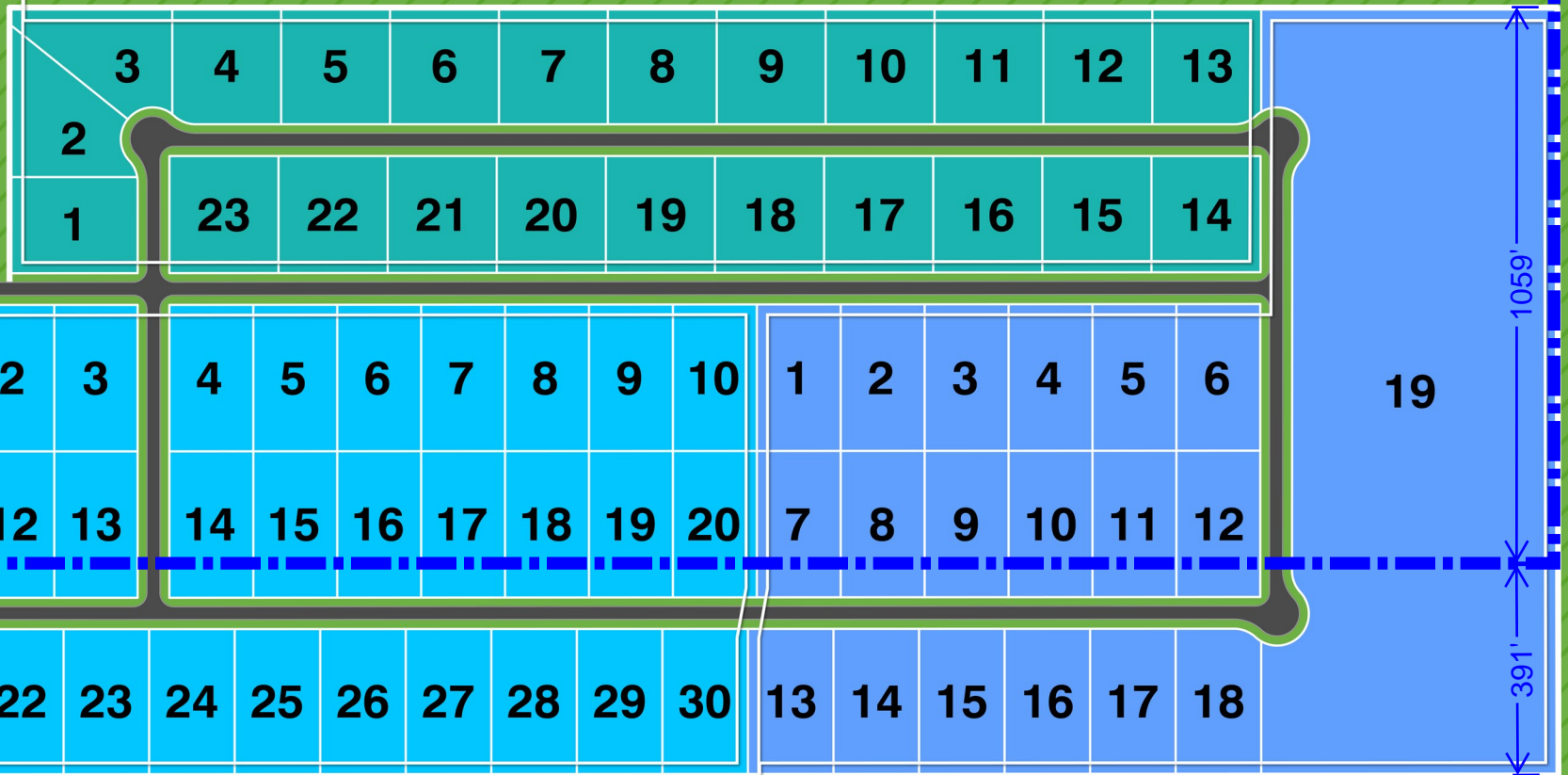
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LOT 1, CHICKASHA AIRPORT INDUSTRIAL PARK

Phase 4



Phase 1

Phase 2

Phase 3

Chickasha Municipal Airport



CHICKASHA

Meeting Type: Planning Commission 12/9/25

Meeting Date: 12/9/2025

Department: Community Development

Agenda Item No. 2.n.

AGENDA ITEM: Presentation relating to the proposed Chickasha Airport Industrial Park Economic Development Project Plan, and consideration and appropriate action relating to a Resolution recommending that the City of Chickasha, Oklahoma, through its City Council create a tax increment district and approve the Chickasha Airport Industrial Park Economic Development Project Plan.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Recommendation to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Jessica Green

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 9, 2025	(From)		

V. ATTACHMENTS:

1. 20251201083530299
2. Chickasha TIF #C Project Plan (Draft 11-26-2025)
3. Resolution Planning Comm ID C (2025-12-09)
4. Chickasha TIF Presentation 12-09-2025
5. Resolution No. 2025-31R (TIF C 12-01-2025)

**NOTICE OF SPECIAL MEETING
OF THE
TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE
CITY OF CHICKASHA, OKLAHOMA**

DATE OF MEETING: Monday, December 1, 2025
TIME OF MEETING: 1:30 o'clock p.m.
PLACE OF MEETING: City Council Chambers
Chickasha City Hall
117 North 4th Street
Chickasha, Oklahoma 73018

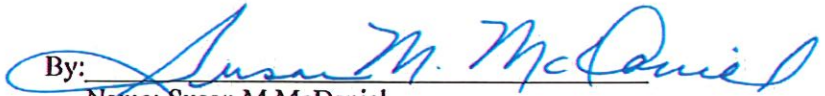
AGENDA

**TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE
CITY OF CHICKASHA, OKLAHOMA**

1. DETERMINATION OF QUORUM AND CALL TO ORDER.
2. APPROVAL OF MINUTES OF TAX INCREMENT DISTRICT REVIEW COMMITTEE
 - a. Special Meeting of October 20, 2025
3. DISCUSSION OF STATUS OF PROPOSED TAX INCREMENT DISTRICT(S) AND/OR TAX INCENTIVE DISTRICT(S), INCLUDING BUT NOT LIMITED TO:
 - a. Review of TIF/TID process and purpose of Review Committee
 - b. Potential boundaries of prospective Increment District(s) and Incentive District(s)
 - c. Potential infrastructure improvements and related project costs
 - d. Draft Project Plan
4. CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN; AND MAKING CERTAIN FINDINGS IN REGARDS THERETO.
5. SELECTION OF NEXT MEETING TIME.
6. ADJOURNMENT

The undersigned received notice of the Special Meeting referenced herein prior to Tuesday, November 25, 2025, at 1:30 o'clock p.m., and this Notice of Special Meeting and Agenda was posted in prominent public view at the Chickasha City Hall, prior to 1:30 o'clock p.m. on Wednesday, November 26, 2025.



By: 
Name: Susan M McDaniel
Title: City Clerk

October 20, 2025

The SPECIAL meeting of the TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE CITY OF CHICKASHA, OKLAHOMA was held in the council chambers in city hall on the 20th day of October 2025 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Chairman Zachary Grayson called the meeting to order at 1:30 p.m.

ITEM 1. DETERMINATION OF QUORUM AND CALL TO ORDER

CHAIRMAN AND MEMBERS

PRESENT: Zachary Grayson, Chairman
Mike Mosley, Planning Commission Representative
Dr. Lutts, CVTC Representative
Ruth Bingham, Grady County Representative
Jennifer Stegman on behalf of Dr. Rick Croslin, CPS Representative
Chloe Berry, Grady EMS District Representative
Daryn Kirkpatrick, Oklahoma State Dept. Health-District 6

ABSENT: None.

STAFF

PRESENT: Jim Crosby, City Manager
Susan McDaniel, City Clerk
Rich Edwards, Finance Director
Jessica Green, Community Development Director

ITEM 2. APPROVAL OF MINUTES OIF TAX INCREMENT DISTRICT REVIEW COMMITTEE

a. None.

ITEM 3. APPOINTMENT OF AT-LARGE COMMITTEE REPRESENTATIVES:

The following names were presented as nominations for the TIF Review Committee:

TIF Committee Meeting 10-20-2025

1:30 p.m.

Cooper Mosley, Brandi Winters, Kelly Boyd, Joshua Woods, Reed Milbrath, Rick Johnson, and Christy Martin.

*Motion by Committee Member Bingham to nominate Cooper Mosley to the TIF Review Committee, second by Committee Member Stegman (Croslin).

Roll call vote:

Ayes:" Mosley, Lutt, Kirkpatrick, Bingham, Stegman (Croslin), and Berry.

"Nays:" None

"Abstain:" None.

Motion carried. 6-0

*Motion by Committee Member Stegman to nominate Brandi Winters to the TIF Review Committee, second by Committee Member Bingham.

Roll call vote:

Ayes:" Mosley, Lutt, Kirkpatrick, Bingham, Stegman (Croslin), and Berry.

"Nays:" None

"Abstain:" None.

Motion carried. 6-0

*Motion by Committee Member Bingham to nominate Christy Martin to the TIF Review Committee, second by Committee Member Stegman.

Roll call vote:

Ayes:" Mosley, Lutt, Kirkpatrick, Bingham, Stegman (Croslin), and Berry.

"Nays:" None

"Abstain:" None.

Motion carried. 6-0

*Motion by Committee Member Bingham to nominate Joshua Woods as the Alternate TIF Review Committee Member, second by Committee Member Mosley.

Roll call vote:

Ayes:" Mosley, Lutt, Kirkpatrick, Bingham, Stegman (Croslin), and Berry.

"Nays:" None

"Abstain:" None.

Motion carried. 6-0

TIF Committee Meeting 10-20-2025
1:30 p.m.

ITEM 4 **Discussion of Status of Proposed Tax Increment District(s) and/or Tax Incentive District(s), including but not limited to:**

- a. **Review of TIF/TID process and purpose of Review Committee**
- b. **Potential boundaries of prospective Increment District(s) and Incentive District(s)**
- c. **Potential infrastructure improvements and related project costs.**

Nathan D. Ellis, Attorney at Law, The Public Finance Law Group PLLC and Cathy O'Connor, Coalign Group presented an overview of the TIF/TID process and preliminary considerations for the proposed TIF/TID.

ITEM 5. **Selection of Next Meeting Time:**

Next Meeting will be held Monday, December 1, 2025 @ 1:30 p.m. in the Council Chambers of City of Chickasha, 117 N. 4th Street, Chickasha, OK

ITEM 5. **Adjournment:**

Meeting adjourned.

TIME: 2:21 p.m.

Zachary Grayson, TIF Review
Committee Chairman

ATTEST:

Susan M. McDaniel, CMC - City Clerk

Approved this 1st day of December 2025.

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN SPECIAL SESSION IN THE CITY COUNCIL CHAMBERS AT CHICKASHA CITY HALL, 117 NORTH 4TH STREET, CHICKASHA, OKLAHOMA, 73018, ON THE 1ST DAY OF DECEMBER, 2025, AT 1:30 O’CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by title by the City Clerk. Committee Member _____ moved passage of the Resolution and Committee Member _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

[RESOLUTION ON FOLLOWING PAGE]

RESOLUTION NO. 2025-31R

A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN; AND MAKING CERTAIN FINDINGS IN REGARDS THERETO.

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2021, Section 851 *et seq.* (the “Local Development Act”), as amended, the City Council of the City of Chickasha, Oklahoma (the “City”) appointed the Tax Increment District Review Committee (the “Review Committee”) to review and make recommendations concerning proposed tax increment district(s) within the City; and

WHEREAS, the membership of this Review Committee is comprised of the following individuals: a representative of the City, a representative of the Planning Commission of the City, representatives of each taxing jurisdiction within the proposed district(s) whose taxes might be impacted by virtue of the adoption of a project plan, and three representatives of the public at large, all as required pursuant to Section 855(A) of the Local Development Act; and

WHEREAS, the Review Committee has the statutory duty to consider and make its findings and recommendations to the City with respect to the conditions establishing the eligibility of the proposed district(s) and the appropriateness of the approval of the proposed plan and project, as well as to report its findings to the City in regard to the financial impact on the taxing jurisdictions and business activities within the proposed district(s); and

WHEREAS, Article 10, Section 6C of the Oklahoma Constitution and its enabling legislation known as the Local Development Act provide that the City may use local taxes and local fees, in whole or in part, for specific public investments, assistance in development financing, or as a specific revenue source for other public entities in the area for which the improvements take place and may direct the apportionment of the taxes and fees for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, the Review Committee has been presented with the “Chickasha Airport Industrial Park Economic Development Project Plan” (the “Project Plan”), providing for the creation of a tax increment district within the City of Chickasha, Oklahoma (the “Increment District”), wherein certain projects are contemplated to be financed from a combination of public and private sources, including apportionment of ad valorem taxes and construction sales and use taxes, along with qualifying Leverage Act revenues, all derived from the proposed Increment District, to be established in connection with the project; and

WHEREAS, the Project Plan contemplates the funding of essential public improvements and economic incentives; and

WHEREAS, it is more likely than not that the private investment referenced in the Project Plan would not occur within the proposed Increment District without the public improvements and economic incentives specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA, IN REGARD TO THE PROPOSED INCREMENT DISTRICT AND THE PROJECT PLAN:

SECTION 1. ELIGIBILITY AND CREATION OF INCREMENT DISTRICT. The Review Committee hereby finds that the boundaries of the proposed Increment District, as set forth in Exhibit "D" of the Project Plan, are within a reinvestment area (as defined in Section 853(17) of the Local Development Act), and therefore, meets the requirements of Section 856(B)(4)(a)(1) of the Local Development Act. Additionally, the area comprising proposed Increment District "C" is contained within designated enterprise zones (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act).

SECTION 2. APPROVAL AND RECOMMENDATIONS IN REGARD TO THE PROJECT PLAN.

(A) The Review Committee has considered the Project Plan, and hereby finds that the provisions of the Project Plan do meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

- (1) Investment, development, and economic growth are difficult within the boundaries of the proposed Increment District, but possible if the tax increment financing provisions of the Local Development Act are available;
- (2) That the proposed Increment District does not encompass an area where investment, development and economic growth would occur without the assistance of public funds;
- (3) That the undertaking of the projects described in the Project Plan will not supplant or replace normal public functions and services;
- (4) That the purpose set forth in the Project Plan for the proposed Increment District works in conjunction with the City's locally implemented economic development plans;
- (5) That the proposed Increment District does not have boundaries that dissect a similar area and does not create an unfair competitive advantage;
- (6) That the project contemplates the need for residential and neighborhood treatments, and capital improvements to neighborhood public schools, as well as commercial/industrial development;
- (7) That where possible, partial credits or credits that do not utilize the full time frame allowed have been incorporated into the Project Plan;
- (8) That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan;

(9) That the Project Plan contemplates the conservation, preservation and rehabilitation of existing improvements within the proposed Increment District; that demolition, clearance and relocation is minimized except for structures necessary for the undertaking of the projects referenced in the Project Plan; and

(10) That the Project Plan, upon adoption by the City, develops and applies clear standards, criteria and threshold limits that are applicable to all similar property and areas that the Project Plan contains protection against nearby relocations to utilize incentives.

(B) The Review Committee further finds that contemplated private and public projects described in the Project Plan will likely enhance the value of other real property located within the proposed Increment District and the Project Area and will promote the general public interest.

(C) The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(d) of the Local Development Act, within the City does not exceed 35% of the total net assessed value of taxable property within the City.

(D) The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(f) of the Local Development Act, within the City does not exceed 25% of the total assessed net value of any affected school districts located within the City.

(E) The Review Committee further finds that the land area of all increment districts within the City does not exceed 25% of the total land area of the City.

(F) Based on the foregoing, the Review Committee finds that the Project Plan and the projects therein are appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the City is hereby recommended.

SECTION 3. REPORT OF FINANCIAL IMPACT.

(A) The Review Committee finds that the current ad valorem tax revenues collected within the proposed Increment District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating incremental ad valorem tax and construction sales and use tax revenues, along with qualifying Leverage Act revenues (the "TIF Revenues" as described in the Project Plan) to the Increment District apportionment fund beginning on a date determined by the City Council of the City, in accordance with Section 856(B)(2) of the Local Development Act (the "Commencement Date") until such time as all project costs are paid or twenty-five (25) full fiscal years following the Commencement Date (referred to as the "Expiration Date"), whichever is less, is desirable to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, and to enhance the tax base. These investments will benefit the proposed Increment District and thereby eventually result in substantial increased ad valorem tax revenues and construction sales and use tax revenues to the taxing jurisdictions through implementation of the Project Plan. Furthermore, the Project Plan provides that excess ad valorem and sales and use revenues collected within the proposed Increment District that are not required for Project Costs and/or debt service on the TIF Bonds (as defined in the Project Plan) shall be returned to the respective taxing jurisdiction. As used herein, the phrase "payment of project costs" is deemed to

include any interest component of any reimbursement offered pursuant to a development agreement.

(B) The Project as represented to the Review Committee contemplates the creation of a tax increment district that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The City has identified potential development interests that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area (referred to herein as “Project”). The proposed Project Costs (as described in the Project Plan) total approximately \$69.8 million, including necessary public infrastructure and economic incentives to fully develop the area within the Increment District. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends apply other available funds as appropriate to offset the costs of the Increment District. The City also expects to pay Organizational Costs in the amount of approximately \$150,000, interest and related financing costs, in amounts preliminarily determined to be \$23 million, along with annual administration costs associated with each increment district not in excess of \$10,000 per year, all to be paid from available TIF Revenues in addition to the specifically identified Project Costs. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$475.2 million within the Increment District, it is anticipated that approximately \$97.18 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$72.89 million available for the payment of Project Costs, and the balance of approximately \$24.29 million apportioned to the affected taxing entities. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 25.0% of such revenues will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately \$237.6 million in taxable construction related sales will generate approximately \$10.1 million in City sales tax revenues and \$1.78 million in County sales tax revenues, with all of such City sales tax apportioned to the payment of Project Costs. None of the County sales tax revenues will be captured by the proposed increment district. The apportionment of City construction sales and use tax is also reasonably expected to qualify for State of Oklahoma matching funds of approximately \$10.1 million, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “Leverage Act”). All revenue projections are based on an estimated \$550.3 million initial capital investment, an estimated \$457.2 million aggregate taxable capital investment, an 11.0% assessment rate for real property and a 11.0% assessment rate for personal property, an average 102.02 mill levy within the Increment District (based on 2025 tax rates), and a four and one-quarter percent (4.25%) City sales tax rate and three-quarters of one percent (0.75%) County sales tax rate.

(C) The Review Committee hereby finds that the likely financial impact on each of the taxing jurisdictions within the proposed Increment District to be as follows:

(1) CITY OF CHICKASHA. The City currently levies sales and use taxes equal to four and one-quarter percent (4.25%) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (referred to within this subsection as the “Sales Tax Revenue”). The stated purposes of the Sales Tax Revenue under the Chickasha Code of Ordinances are: (i) two (2.0%) is designated for general

municipal functions of the City (Ordinance No. 827, as amended by Ordinance No. 1137); (ii) one percent (1.0%) of is designated for transfer to the Chickasha Municipal Authority in support of the operation and maintenance of all facility and functions of the Authority (Ordinance No. 1671); and (iii) one and on-quarter percent (1.25%) is designated for funding of capital expenditures (Ordinance No. 2023-20). Furthermore, the City may levy ad valorem taxes (at varying rates from year to year) to pay principal and interest on the City's outstanding General Obligation indebtedness (if any) and/or judgment rolls (referred to within this subsection as the "Sinking Fund Revenue")

Sales Tax Revenue. There is currently no Sales Tax Revenue generated within the proposed Increment District. The City reasonably expects that the Project will result in significant, one-time construction related expenditures that are subject to the City's sales tax. With regard to future incremental Sales Tax Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the City's 4.25% sales and use tax levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "A" hereto. Because substantially all of the incremental Sales Tax Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the City's Sales Tax Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the City's legal obligation under its General Obligation Bonds and/or judgment rolls, and will likely not affect the City's ability to raise sufficient Sinking Fund Revenue to repay such obligations. Thus, no adverse financial impact to the City's Sinking Fund Revenue is expected.

(2) GRADY COUNTY. Grady County, Oklahoma (the "County") currently levies: (a) ad valorem taxes equal to 10.30 mills to support the general governmental activities of the County (referred to within this subsection as the "General Fund Revenue"), and (b) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the County's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently generated within the proposed Increment District will continue to accrue to the County, no diminishment of the County's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the County's 10.33 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed

in the Project Plan, no adverse financial impact to the County's General Fund Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the County's legal obligation under its General Obligation Bonds, and will likely not affect the County's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the County's Sinking Fund Revenue is expected.

Other Considerations. The apportionment of the County's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the County. Additionally, the County levies sales and use tax equal to 0.75%. The proposed development will result in a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the County.

(3) CANADIAN VALLEY TECHNOLOGY CENTER. Canadian Valley Technology Center Vo-Tech District No. 6 ("Technology Center") currently levies: (a) ad valorem taxes equal to 10.31 mills to support the educational activities of the Technology Center (referred to within this subsection as the "General Fund Revenue"), (b) ad valorem taxes equal to 5.15 mills to finance a portion of the capital needs of the Technology Center (referred to within this subsection as the "Building Fund Revenue"), and (c) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Technology Center's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to Technology Center, no diminishment of Technology Center's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the Technology Center's 10.31 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Technology Center's General Fund Revenue is expected.

Building Fund Revenue: As all of the existing Building Fund Revenue that is currently generated within the proposed Increment District will continue to accrue to Technology Center, no diminishment of Technology Center's Building Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental Building Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within

the proposed Increment District from the Technology Center's 5.15 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental Building Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Technology Center's Building Fund Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the Technology Center's legal obligation under its General Obligation Bonds, and will likely not affect the Technology Center's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the Technology Center's Sinking Fund Revenue is expected.

Other Considerations. The apportionment of the Technology Center's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the Technology Center.

(4) GRADY COUNTY HEALTH DEPARTMENT. The Grady County Health Department (the "Health Department") currently levies ad valorem taxes equal to 1.55 mills to support the operational activities of the Health Department (referred to within this subsection as the "General Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to the Health Department, no diminishment of the Health Department's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the Health Department's 1.55 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Health Department's General Fund Revenue is expected.

Other Considerations. The apportionment of the Health Department's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the Health Department.

(5) GRADY COUNTY EMS DISTRICT. The Grady County Emergency Medical Services District (the "EMS District") currently levies ad valorem taxes equal to 3.10 mills to support the operational activities of the EMS District (referred to within this subsection as the "General Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to EMS District, no diminishment of EMS District's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from EMS District's 3.10 mill levy and apportioned under the Project Plan for (a) payment of project costs and/or debt service on the TIF Bonds or (b) allocated to the EMS District, are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the EMS District's General Fund Revenue is expected.

Other Considerations. The apportionment of the EMS District's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the EMS District.

(6) CHICKASHA PUBLIC SCHOOLS. The Chickasha Independent School District #1 of Grady County, Oklahoma (the "School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the School District's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue"); (b) ad valorem taxes equal to 35.78 mills to support the operational activities of the School District (referred to within this subsection as the "General Fund Revenue"); and (c) ad valorem taxes equal to 5.11 mills to finance a portion of the capital needs of the school district (referred to within this subsection as the "Building Fund Revenue"). Also, additional ad valorem taxes equal to 4.13 mills are levied county-wide to support the operational activities of all public schools within Grady County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (referred to within this subsection as the "County Levy Revenue").

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the School District's legal obligation under its General Obligation Bonds, and will likely not affect the School District's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the School District's Sinking Fund Revenue is expected.

Building Fund Revenue. As all of the existing Building Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to the School District, no diminishment of the School District's Building Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental Building Fund Revenue, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the School District's 5.11 mill levy and apportioned under the Project Plan for (a) payment of project costs and/or debt service on the TIF

Bonds or (b) allocated to the School District, are estimated as set forth on Exhibit "A" hereto. However, because substantially all of the incremental Building Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the School District's Building Fund Revenue is expected.

General Fund Revenue and County Levy Revenue. As all of the existing General Fund Revenue and County Levy Revenue that are currently being generated within the proposed Increment District (and allocated to the School District) will continue to accrue to the School District, no significant diminishment of the School District's General Fund Revenue or County Levy Revenue will likely occur. With regard to future incremental General Fund Revenue, these revenues are predominantly impacted by changes in funding from the State of Oklahoma's "State Aid Fund", as provided in Title 70, Sections 118-101 *et seq.* of the Oklahoma Statutes (such revenues being referred to herein as the "State Aid Revenue"). Under these provisions, increases in the net assessed valuation of a school district are offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the Increment District would not substantially increase or decrease the net amount of General Fund Revenue available to the School District. Furthermore, the apportionment of an allocable portion of the TIF Revenue, as described in Other Considerations below, will accrue for purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District, and will not be considered an offset against State Aid Revenue. The impacts of State Aid Revenue notwithstanding, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the School District's 35.78 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "A" hereto.

Moreover, under current provisions of Oklahoma law, if new students are attracted to the School District due to the construction of the projects described in the Project Plan, then the School District will likely receive additional State Aid Revenue and County Levy Revenue by virtue of those students. However, cost increases to service these new students are expected to be commensurate with any additional funding. Therefore, the net impact of these factors yields no adverse or beneficial financial impact on the General Fund Revenue or the County Levy Revenue by virtue of the implementation of the Project Plan.

Other Considerations. The apportionment of the School District's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that, pursuant to the Project Plan, will be dedicated for the purpose of providing a specific revenue source for the benefit of the School District to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income

against the State Aid Revenue under the State of Oklahoma School Funding Formula.

(D) The Review Committee hereby finds that the creation of employment opportunities within the City, and the resulting increase in net population working and/or residing within the City, will likely attract new commercial traffic to Chickasha, which will have a net positive impact on existing businesses within the Increment District and surrounding businesses outside the proposed Increment District. It is acknowledged that certain new retail businesses may create additional competition for existing commercial traffic within the City.

[Remainder of Page Left Blank Intentionally]

ADOPTED THIS 1ST DAY OF DECEMBER, 2025.

(SEAL)
ATTEST:

By: _____
Chairman

By: _____
City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, 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 Tax Increment District Review Committee 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 1ST DAY OF DECEMBER, 2025.

(SEAL)

City Clerk

EXHIBIT A
Estimated Potential Impact on Certain Sales Tax Collections

Taxing Purpose	Tax Rate ⁽¹⁾	TIF Revenues Captured ⁽²⁾				Allocation to State	Total Sales Tax Revenue
		Allocation to City ⁽³⁾	Allocation to Project Costs ⁽⁴⁾	Allocation to County ⁽³⁾	Allocation to State		
City of Chickasha Sales Tax	4.250%	0.00	10,099,049.22	0.00	0.00	10,099,049.22	
Grady County Sales Tax	0.750%	0.00	0.00	1,782,185.16	0.00	1,782,185.16	
State of Oklahoma Sales Tax	4.500%	0.00	0.00	0.00	10,693,110.94	10,693,110.94	
TOTALS:	9.500%	0.00	10,099,049.22	1,782,185.16	10,693,110.94	22,574,345.31	

(1) Assumes continued levy through expiration of Increment District (June 30, 2051)

(2) Based on estimated \$237.624 million in total taxable sales (construction only)

(3) 0% allocation of Sales Tax Increment Revenues allocated to City; 100% of County sales tax allocated to County

(4) 100% allocation of Sales Tax Increment Revenues; excess revenues not needed for Project Costs and related financing costs will be returned to the City

EXHIBIT B
Estimated Potential Impact on Certain Ad Valorem Collections (City of Chickasha TIF)

Ad Valorem Taxing Entity	Mill Levy ⁽¹⁾	TIF Revenues Captured ⁽²⁾		Allocation to Taxing Entities ⁽²⁾	
		Maximum Year	25 Year Total	Maximum Year	25 Year Total
Grady County - General Fund	10.330	511,508.55	9,840,378.42	127,877.14	2,460,094.61
Grady County - Sinking Fund	0.000	0.00	0.00	0.00	0.00
Grady County - 4 Mill School Levy	4.130	204,504.39	3,934,246.17	51,126.10	983,561.54
Grady County Health Dept. - General Fund	1.550	76,751.04	1,476,533.06	19,187.76	369,133.27
Chickasha ISD #6 - General Fund	35.780	1,771,711.13	34,084,098.74	442,927.78	8,521,024.69
Chickasha ISD #6 - Building Fund	5.110	253,030.85	4,867,796.10	63,257.71	1,216,949.03
Chickasha ISD #6 - Sinking Fund	26.560	1,315,166.23	25,301,108.51	328,791.56	6,325,277.13
Canadian Valley Technology Center #6 - General Fund	10.310	510,518.22	9,821,326.38	127,629.55	2,455,331.60
Canadian Valley Technology Center #6 - Building Fund	5.150	255,011.52	4,905,900.18	63,752.88	1,226,475.05
Canadian Valley Technology Center #6 - Sinking Fund	0.000	0.00	0.00	0.00	0.00
Grady County EMS - EMS Fund	3.100	153,502.08	2,953,066.13	38,375.52	738,266.53
Grady County EMS - Sinking Fund	0.000	0.00	0.00	0.00	0.00
City of Chickasha - Sinking Fund	0.000	0.00	0.00	0.00	0.00
TOTALS:	102.020	5,051,704.02	97,184,453.71	1,262,926.01	24,296,113.43

Allocation of TIF Revenues

TIF Projects	75.00%	3,788,778.02	72,888,340.28
Grady County	2.53%	127,877.14	2,460,094.61
Grady County Health Dept.	0.38%	19,187.76	369,133.27
Chickasha ISD #6	17.54%	886,103.15	17,046,812.38
Canadian Valley Technology Center #6	3.79%	191,382.44	3,681,806.64
Grady County EMS	0.76%	38,375.52	738,266.53
City of Chickasha	0.00%	0.00	0.00
TOTAL ALLOCATION	100.00%	5,051,704.02	97,184,453.71

(1) Based on 2025 millage rate (102.02 mills total)

(2) 75.0% of Ad Valorem Tax Increment Revenues allocated to Project Costs; 25.0% allocated to Taxing Entities; excess revenues not needed for Project Costs and related financing costs will be returned to the respective taxing jurisdiction

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

Prepared by:

CITY OF CHICKASHA, OKLAHOMA

**MAYOR AND CITY COUNCIL
ZACHARY GRAYSON, MAYOR
GEORGIANNE HEBBLETHWAITE , VICE MAYOR, WARD 2
KEA GINN, WARD 1
CLARK SOUTHARD, WARD 1
CHARLIE BURRUSS, WARD 2
ERICA-ALEXANDER, WARD 3
KIM IRVING, WARD 3
JOHN P. SMITH, WARD 4
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JIM CROSBY, CITY MANAGER**

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CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN

I. DESCRIPTION OF PROJECT

This Chickasha Industrial Park Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the City of Chickasha, Oklahoma (the “**City**”), that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The Project Plan contemplates the creation of a tax increment financing district pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment (collectively and as more thoroughly discussed herein, referred to as the “**Project**” or “**Airport Industrial Park Project**”).

The City has identified potential development interests (individually and collectively referred to as the “**Developers**”) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (collectively referred to herein as the “**TIF Projects**”). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment District (each as defined herein) are estimated to be \$26 million (collectively, the “**Infrastructure Costs**”). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (the “**Incentive Costs**”). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”, total the aggregate amount of \$93,100,000. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF

Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the City based on potential development opportunities, the commercial development within the Increment District could result in a potential total capital investment in excess of \$550.3 million, with a potential total taxable capital investment of approximately \$475.2 million (net taxable value subject to ad valorem taxes) and generate approximately \$237.6 million in one-time taxable construction sales over the term of the Increment District. Please see Exhibit “E” for a more detailed description of projected development within the Increment District. Please see Exhibit “F” for a Preliminary Site Development Plan for certain development projects proposed as part of the Airport Industrial Park Project.

II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the “**Project Area**”). A map showing the Project Area is attached as Exhibit “A”. The legal description of the Project Area is set forth in Exhibit “B”. The Increment District is the specific geographic area within which the identified tax increments will be generated and utilized as set forth in this Project Plan (referred to herein as the “**Increment District**”). The Increment District is located entirely within the Project Area. Most of the contemplated project activities will occur within the boundaries of the Increment District, however certain project activities may occur outside the boundaries of the Increment District but within the Project Area. A Map showing the boundaries for the proposed Increment District is attached as Exhibit “C”. The legal description of the Increment District is set forth in Exhibit “D”. The increment district is labeled “C” in these Exhibits, and will be assigned a number (*i.e.*, “Increment District No. 3”) in the order by which it becomes effective by action of the Chickasha City Council as described in Section VI(B) herein, and as required by Section 856(B)(3) of the Local Development Act (as defined herein). Increment District “C” is associated with the Chickasha Industrial Park Project.

III. ELIGIBILITY OF PROJECT

The Increment District is undeveloped and/or underdeveloped within the meaning of and the Local Development Act. The Project Area (including the Increment District) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising Increment District “C” is contained within a designated enterprise zone (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act). Additionally, the Project, because it will be located within an enterprise zone, represents an eligible project as defined under the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “**Leverage Act**”), and therefore may qualify for certain

incentive matching payments made by the State of Oklahoma based on construction sales and use tax increments dedicated to the Increment District.

The Increment District comprises an area where investment, development and economic growth have not occurred, and which require significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

IV. OBJECTIVES

The purpose of the Project and the Increment District is to support the achievement of the economic development objectives of the City in order to:

- A. Create significant developments within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and construction sales and use taxes from within the Increment District.

V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment District, significant development within the Project Area would be unlikely and as a result, any significant increases in ad valorem taxes and construction sales and use taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Grady County, the Grady County Health Department, Independent School District No. 1 of Grady County (Chickasha Public Schools, and referred to herein as the “**School District**”), Canadian Valley Technology Center Vo-Tech District

No. 6, and Grady County EMS. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment District will allow the City to apportion the incremental increase in ad valorem tax revenues generated through construction and operation of the commercial and industrial developments within the Increment District for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment District. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment District, but will not affect the existing ad valorem tax base within the Increment District. During the term of the Increment District, the 25.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$24.3 million (ranging from \$170,000 to \$1,262,000 per year and based on the proposed development of the Project), and which will be apportioned directly to the affected taxing jurisdictions. Pursuant to the State of Oklahoma School Funding Formula (the “**Funding Formula**”), certain ad valorem taxes received by the School District would be considered chargeable obligations under the Funding Formula and would serve to reduce the amount of State Aid Revenue paid to the School District annually (herein, the “**Chargeables**”). Any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula. Based on the projections of Ad Valorem Increment Revenues, the School District is expected to receive approximately \$17.0 million in net new taxing revenues over the term of the Increment District. Upon expiration of the Increment District, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$4.88 million (based on an aggregate taxable capital investment of approximately \$475.2 million), although it is reasonably expected that the impact of Chargeables under the Funding Formula may reduce the net benefit of such aggregate net gain for the School District following expiration of the Increment District.

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment District will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the

Increment District (for example, successful development enhances the property values surrounding the Increment District), and by any increase in new housing outside the Increment District (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed Project will create an increase in demand for utility services from the City, however the City reasonably expects to have sufficient capacity to handle such demand, and the proposed development within the Increment District should generate significant increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

The formation of an Increment District should result in new, one-time construction sales and use tax collections to the City and the County, as the affected sales tax jurisdictions. One-hundred percent (100%) of the City's construction sales or use taxes will be captured pursuant to this Project Plan. As of the date of this Project Plan, the City levies a 4.25% sales and use tax, and the County levies a 0.75% sales tax. Assuming completion of the proposed Project and no change in the respective tax levies, the City expects to contribute approximately \$10.1 million to the payment of Project Costs, which contribution may be eligible for incentive matching payments from the State (i.e., Leverage Act Increment Revenues), and the County may reasonably expect to realize approximately \$1.78 million in new, one-time sales and use tax from the Project, based on the assumption that 50% of the cost of taxable capital investment represents construction materials subject to sales or use tax. Additionally, the City and the County may realize significant indirect sales and use tax gains outside the Increment District, due to short term construction and long-term employment opportunities. These impacts may be mitigated by any increased costs of providing City and/or County services to the development (police, fire, etc.).

VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of any of the following:

A. Site preparation, planning and construction of public improvements necessary to support the development project;

B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;

C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;

D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

VII. ESTABLISHMENT OF CITY OF CHICKASHA INCREMENT DISTRICT

This Project Plan, upon adoption by Ordinance of the City of Chickasha, Oklahoma, creates the new Increment District. The Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (the “**Commencement Date**”); provided however, such Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. The Increment District shall be comprised of the area shown and described in Exhibits “C” and “D”. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues (as defined herein, and collectively referred to as the “**TIF Revenues**”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (referred to as the “**Expiration Date**”), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**Ad Valorem Increment Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Grady County Assessor), shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act. Provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula; and

B. One hundred percent (100%) of the incremental sales and use tax revenue derived from the construction of the Project (representing an amount equivalent to a four and one-quarter percent (4.25%) sales and use tax based on a total of 4.25% sales and use tax levied by the City

as of the date of this Project Plan) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the “**Code of Ordinances**”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate (collectively, the “**Sales Tax Increment Revenues**”); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales; and

C. One hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on construction sales and use tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, and as more specifically defined in Section X herein, the “**Leverage Act Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City Council of the City approving this Project Plan, the City is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The City may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary and/or designate an alternate public trust with Grady County, Oklahoma, named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Jim Crosby, City Manager. Mr. Crosby, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICT

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$93,100,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the City, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of not-in excess of \$23 million.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$69,800,000 (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23,300,000. The estimated combined total of all eligible Project Costs is \$93,100,000.

X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

It is hereby determined that the proposed Project Costs, specifically including but not limited to the Infrastructure Costs, will generally benefit and support development throughout the Project Area, inclusive of the Increment District. It is further determined that (i) the TIF

Revenues derived from the Increment District may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the City) to pledge TIF Revenues from the Increment District to the repayment of TIF Bonds. Therefore, with respect to the Increment District:

A. Methods of Financing. It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer (including the Developers) or the City and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the City and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

B. Expected Sources of Revenues. The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

(i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
- (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Grady County Treasurer to a special fund to be known

as the “Increment District No. [] - Apportionment Fund” (hereinafter, the “**Apportionment Fund**”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and

(d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the City Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales. One hundred percent (100%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the “increment” subject to apportionment by this section. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Leverage Act Increment Revenues.* In accordance with the provisions of the Local Development Act, the Leverage Act Increment Revenues are to be apportioned and set aside from all other revenues generated within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Leverage Act Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of matching incentive funds pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the City or the Authority or pursuant to a development agreement

between the City and the Developers, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

C. Time When Costs Or Monetary Obligations Are To Be Incurred. It is estimated that the time frame for incurring most of the Project Costs will be within ten to twelve years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the City. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

D. Flow of Funds; Excess Revenues.

During the term of the Increment District, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues 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, and (b) any remaining Sales Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue or sales and use tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$97.18 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment District, with approximately \$72.89 million available to be utilized for Project Costs and approximately \$24.29 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$475.2 million initial taxable capital investment, an 11% assessment rate for real property, an 11% assessment rate for business personal property, an approximately 10.202% millage levy within the Increment District (based on the 2025 levy rates), and assuming no annual appreciation in the taxable property values.

Based on the initial projections of Sales Tax Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$10.1 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment District, with the entire approximately \$10.1 million available for allocation to Project Costs. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment District from the levy of an aggregate total of four and one-quarter percent (4.25%) sales and use tax on new construction within the Increment District, and 50% of the total capital investment representing construction materials subject to sales and use tax.

Additional TIF Revenues may be realized through state matching incentive payments made pursuant to the Leverage Act, as set forth in Section X(B)(iv) above (i.e. the Leverage Act Increment Revenues). Based on the initial projections of revenue and the level of apportionment of construction sales and use tax to Project Costs, state matching payments could make available up to an additional \$10.1 million for Project Costs, although it is expected that only a portion of the taxable transactions may qualify for state matching incentive payments.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Grady County Assessor and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment District, and (iii) the timing of the development.

The realization of the TIF Revenues is directly dependent on the City's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment District during the term of the Increment District. The Airport Industrial Park Project assumptions represent the initial estimations of the City and the developing property owner of potential development opportunities. The anticipated development, including specifically the Airport Industrial Park Project, along with the necessary Infrastructure Costs, is more fully discussed in Exhibit "E". Preliminary site development plans for certain development projects proposed as part of the Airport Industrial Park Project are included as Exhibit "F". As appropriate, the Authority and/or the City may enter into economic development agreements with developers as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to a third party developer(s) for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS

The Ad Valorem Increment Revenues and the Sales Tax Increment Revenues (estimated at a total of approximately \$82.99 million over the term of the Increment District based on the projected development of the Project, but not including potential Leverage Act matching incentive funds from the State), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment District.

Construction of the improvements and subsequent development should have a positive impact on total employment in the City's metropolitan area, including temporary construction jobs and permanent positions at the Project facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the City's metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

The publicly financed Project Costs in the amount of \$69.8 million, as authorized by this Project Plan, represent approximately 11.25% of the projected total public and private investment for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment District, could exceed \$620 million.

XIV. MISCELLANEOUS PROVISIONS

A. Zoning Conditions. The property within the boundaries of Increment District “C” is zoned general commercial (Chickasha Municipal Airport) and heavy industrial (area west of the airport). It is reasonably anticipated that minor zoning changes may be proposed in connection with the Airport Industrial Park Project. Other than zoning adjustments to accommodate the proposed Project, no changes in the ordinances of the City of Chickasha are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the City. The proposed project conforms to the comprehensive plan for the City of Chickasha, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

B. Annual Reports. In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the City shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within the Increment District. At the time of submitting the report, the City shall also publish a notice and summary of the report in a newspaper of general circulation.

XV. SEVERABILITY OF INVALID PROVISIONS

If any part, term, or provision of this Project Plan is held by a court of competent jurisdiction to be illegal, in conflict with any law or otherwise invalid, the remaining parts, terms, and/or provisions shall be considered severable and not be affected by such determination, and the rights and obligations of any parties to development agreements (as described herein and pursuant to the Local Development Act) shall be construed and enforced as if the Project Plan did not contain the particular part, term or provision held to be illegal or invalid.

EXHIBIT "B"

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

All of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West,
Grady County, Oklahoma.

INCREMENT DISTRICT AREA "C"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2025 Market Value	2025 Assessed Value	102.02 mills Estimated 2025 Taxes
1	0000-07-07N-07W-4-001-00 07-07-07-00250 S/2 SE/4 LESS HWY & LESS TR BG SEC SE/4 TH N 1320' TH W 400' TH S 1320' TH E 400' TO POB 66.81 Acres	SMITH, THAD III & MELINDA M. SMITH TRUST	66.81		12,209	1,343	137
2	0000-07-07N-07W-1-002-00 07-07N-07W LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK AND COMM SEC SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19" 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 215.50 Acres	OH HITT CORP	215.50		98,936	10,883	1,110
3	0000-06-07N-07W-4-003-00 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19" 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 71.65 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	71.65		33,836	3,722	380
4	0000-07-07N-07W-4-002-00 06-07-07-00850 S/2 SE/4 LESS OFF COMM SEC SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 01'19" 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 8.35 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	8.35		-	-	-
5	0000-07-07N-07W-1-001-00 07-07-07-00650 NE/4 & NW/4 SEC SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19" 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 24.50 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	24.50		-	-	-
6	0000-07-07N-07W-4-002-00 07-07-07-00280 BG SEC SE/4 TH N 1320' TH W 400' TH S 1320' TH E 400' TO POB 12.12 Acres	CITY OF CHICKASHA	12.12		-	-	-
7	0000-05-07N-07W-3-003-00 05-07-07-00650 SW/4 SW/4 (19 & 23) & SE/4 SW/4 LESS 1.52 AC SEE FILE 78.48 Acres	CITY OF CHICKASHA	78.48		-	-	-
8	0000-07N-07W-2-001-00 08-07-07-00150 W/2 LESS HWY & 3.98 AC (AIRPORT M.H.P.) LESS - COMM. AT SEC SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT RD R/O/W TH S 90 00'00"W ALONG THE S LINE OF SW/4 & ALONG THE CENTERLINE OF AIRPORT RD R/O/W 240' TO A POINT, N 00 00'00"W 50' TO A POINT ON THE PRESENT N R/O/W LINE AIRPORT RD SAID POINT BEING THE PLACE OR POB. TH S 90 00' 00"W ALONG THE N R/O/W LINE 9 30', N 00 00'00"W 450', N 90 00'00"E 930', S 00 00'00"E 450' BACK TO THE PLACE OR POB. 305.94 Acres	CITY OF CHICKASHA MUNICIPAL CORPORATION	305.94		-	-	-
9	0000-08-07N-07W-3-001-00 08-07N-07W COMM. AT SEC SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT ROAD R/O/W TH S 90 00'00"W ALONG THE S LINE OF SAID S W/4 & ALONG THE CENTERLINE OF AIRPORT ROAD R/O/W 240', N 00 00'00"W 50' TO A POINT ON THE PRESENT N R/O/W LINE OF AIRPORT ROAD. SAID POINT THE PLACE OR POB. TH S 90 00'00"W ALONG SAID N R/O/W LINE 930', N 00 00'00"W 450', N 90 00'00"E 930', S 00 0'00"E 450' BACK TO THE PLACE OR POB. 9.60 Acres	CITY OF CHICKASHA MUNICIPAL CORPORATION	9.60		-	-	-

TOTALS:	792.95	144,982	15,948	1,827
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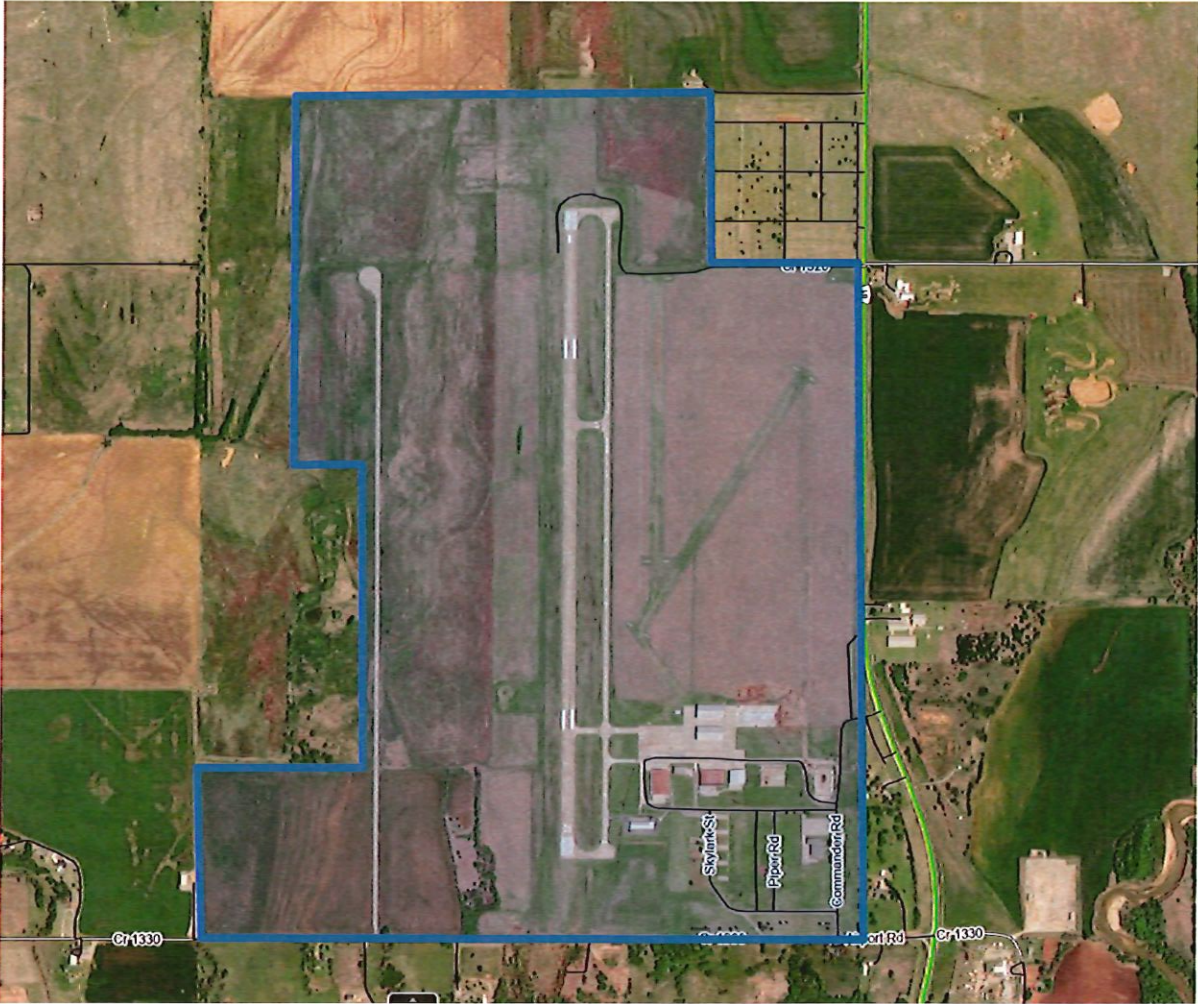
Category	NAV	TIF %
Chickasha Schools	148,834,209	
TIF A	3,386,703	2.275%
TIF B	656,888	0.441%
TIF C	15,948	0.011%
City of Chickasha	127,709,654	
TIF A	3,386,703	2.652%
TIF B	656,888	0.514%
TIF C	15,948	0.012%
City of Chickasha	14,353,000	
TIF A	92,700	0.645%
TIF B	749,240	5.209%
TIF C	792,950	5.513%

EXHIBIT “C”

MAP OF INCREMENT DISTRICT

INCREMENT DISTRICT “C”

The boundaries of Increment District “C” contain an area generally described as the Chickasha Municipal Airport located along U.S. Highway 81 north of the Washita River, plus a portion of the Chickasha Industrial Park property immediately west of the airport, bounded on the south by Airport Road (E 1330 Road) and on the north by one quarter mile north of E 1320 Road.



* Increment District “C” boundaries contained within the blue border.

EXHIBIT “D”

INCREMENT DISTRICT LEGAL DESCRIPTIONS

INCREMENT DISTRICT “C”

The composite legal description for Increment District “C” is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[To be provided]

The following Tracts 1-9 are approximately representative of the Increment District “C” boundaries shown on the map in Exhibit “C”.

[See following page]

EXHIBIT “E”

**PROPOSED DEVELOPMENT IN THE PROJECT AREA
AND INCREMENT DISTRICT**

This Chickasha Industrial Park Economic Development Project Plan describes an economic development project of the City of Chickasha, Oklahoma, that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment.

The City has identified potential development interests (i.e., the Developers) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (i.e., the TIF Projects). The costs of the infrastructure improvements to serve the Increment District (each as defined herein) are estimated to be \$26 million (i.e., the Infrastructure Costs). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (i.e., the Incentive Costs). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs, represent the Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the

The following specific Infrastructure Costs have been identified by the City as necessary to support the full development of the Project. Project costs may include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges, drainage facilities, and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets within the Project Area and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal.

- A. **Water System Improvements:** Installation and extension of the City's water distribution system within the Project Area to serve the various project features within the Airport Industrial Park Project. Project costs under this category include assistance in the financing of the actual material and labor costs associated with the acquisition of land and the installation, relocation, reconstruction and/or removal of new or existing water lines, and distribution structures and fixtures, similar public improvements, related common utility or service facilities, related landscaping; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$4,000,000**
- B. **Sanitary Sewer Improvements:** Relocation or modification of one or more sanitary sewer lines, lift stations, and wastewater treatment plan facilities within the Project Area. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sanitary sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$6,000,000**
- C. **Airpark Improvements:** Installation of street and road infrastructure within the Project Area to accommodate the heavy traffic flows generated by this project along with airport security enhancements, taxiway construction, and runway extension. Project costs under this category may include assistance in the financing of the costs of these street and roadway improvements. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets and runways within the Project Area and any environmental remediation related thereto; utility relocation costs; stormwater drainage improvements, professional service costs, including those incurred for architectural, planning, engineering and legal . **\$10,000,000**
- D. **Contingency:** Approximately thirty percent (30%) contingency to reflect probable inflationary costs for the above listed projects over the next decade. **\$6,000,000**

The Incentive Costs are estimated to be \$43.8 million and will be used for the purpose of providing assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) necessary to accomplish the Project. Said assistance in development financing will be approved by the City Council pursuant to an economic development agreement with the prospective development that sets forth appropriate performance requirements to qualify for the incentive(s). Certain of the Infrastructure Costs, along with additional infrastructure improvements, may also be accomplished through the use of assistance in development financing.

Additional amounts will be financed by the apportionment of tax increments from the Increment District including the Organizational Costs and the Debt Service Costs, all related to Project Costs in excess of the amounts specifically identified as Incentive Costs and City Infrastructure Project Costs. The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year over the term of the Increment District. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be not in excess of approximately \$23 million.

The total estimate of Infrastructure Costs and Incentive Costs that may be made available for improvements and assistance in development financing from apportioned tax revenues shall be \$69.8 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of certain Project Costs in coordination with specific development projects. Apportioned tax revenues may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23.3 million. The estimated combined total of all Project Costs is \$93,100,000.

The estimated \$550.3 million capital investment (\$475.2 million in net taxable value) and \$237.6 million in total taxable construction sales over the term of the Increment District is based on the following preliminary assumptions:

- Airport Industrial Park Project (Increment District “C”)
 - Approximately 2,157,000 square foot of industrial and commercial office space at an average buildout cost of \$225 per square foot, with an estimated \$500.26 million in real property project investment (\$425.22 million taxable value), with initial building completion(s) by the end of 2027 and continuing through 2036
 - Approximately \$50.02 million in business personal property investment (based on an average factor of 10% of the real property investment for each building (\$50.02 million taxable value)
 - Taxable value of real property is estimated at 85% of project investment, with future value held steady

- Taxable value of business personal property is estimated at 100% of project investment, depreciated over 10 years to an average residual value of 20%
- Construction sales tax is estimated based on 50% of the combined real property and personal property investment.

Please see Exhibit "F" for a Preliminary Site Development Plans for certain development projects proposed as part of the Airport Industrial Park Project.

EXHIBIT "F"

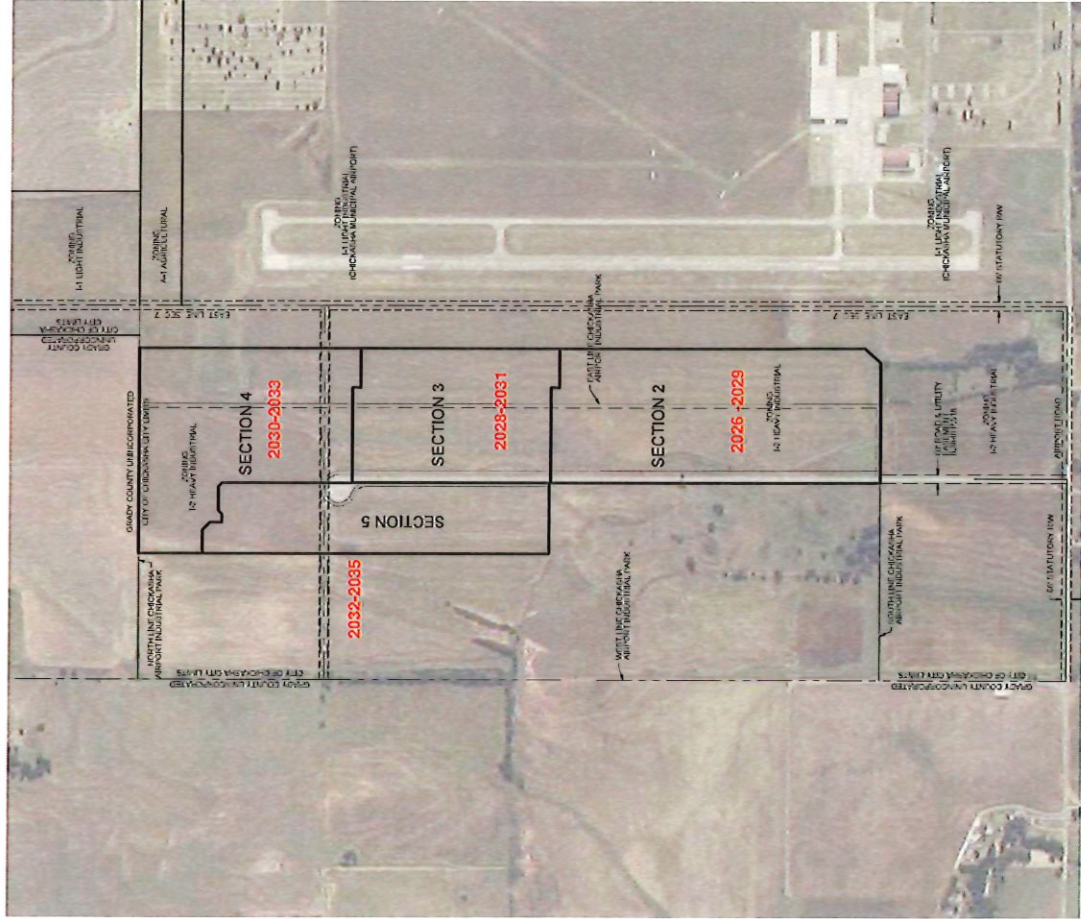
PRELIMINARY SITE DEVELOPMENT PLANS*

AIRPORT INDUSTRIAL PARK PROJECT

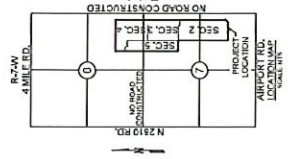
* See following pages for Preliminary Conceptual Layout, which is subject to change.

PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4, & 5

BEING A REPLAT OF A PORTION OF LOT ONE (1), BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK AND BEING A PART OF THE SE1/4 OF SEC. 6 AND NE1/4 & SE1/4 OF SEC. 7, T.7N., R.7W., 1.1M. CITY OF CHICKASHA, GRADY COUNTY, OKLAHOMA



PRELIMINARY
FOR REVIEW ONLY



GENERAL NOTES:
 1. ALL SECTIONS 2, 3, 4, & 5 ARE TO BE DEVELOPED AS ONE BLOCK.
 2. THE TOTAL AREA OF THE SECTIONS 2, 3, 4, & 5 IS 1,771.16 ACRES.
 3. THE TOTAL AREA OF SECTION 2 IS 422.7 ACRES.
 4. THE TOTAL AREA OF SECTION 3 IS 1,771.16 ACRES.
 5. THE TOTAL AREA OF SECTION 4 IS 1,771.16 ACRES.
 6. THE TOTAL AREA OF SECTION 5 IS 1,771.16 ACRES.
 7. THE TOTAL AREA OF SECTION 2, 3, 4, & 5 IS 1,771.16 ACRES.
 8. THE TOTAL AREA OF SECTION 2, 3, 4, & 5 IS 1,771.16 ACRES.
 9. THE TOTAL AREA OF SECTION 2, 3, 4, & 5 IS 1,771.16 ACRES.
 10. THE TOTAL AREA OF SECTION 2, 3, 4, & 5 IS 1,771.16 ACRES.

UTILITY & SITE INFORMATION:
 1. ALL UTILITIES SHALL BE 6" MIN. PVC.
 2. ALL UTILITIES SHALL BE 12" MIN. W/CH.
 3. ALL UTILITIES SHALL BE 18" MIN. W/CH.
 4. ALL UTILITIES SHALL BE 24" MIN. W/CH.
 5. ALL UTILITIES SHALL BE 30" MIN. W/CH.
 6. ALL UTILITIES SHALL BE 36" MIN. W/CH.
 7. ALL UTILITIES SHALL BE 42" MIN. W/CH.
 8. ALL UTILITIES SHALL BE 48" MIN. W/CH.
 9. ALL UTILITIES SHALL BE 54" MIN. W/CH.
 10. ALL UTILITIES SHALL BE 60" MIN. W/CH.

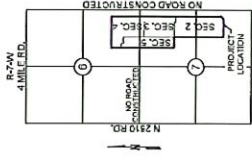
OWNER/DEVELOPER:
 OH-HTT CORP. AN OKLAHOMA CORPORATION
 60 CHESTER HITT, PRESIDENT
 1000 WEST 10TH AVENUE
 CHICKASHA, OK 73011

ENGINEER/SURVEYOR:
 WALLACE DEBORN COLLECTIVE, P.C.
 418 N. WALNUT ST., SUITE 200
 CHICKASHA, OKLAHOMA 73011
 WALLACE DEBORN, P.E.
 405-934-2020
 405-934-2015
 www.wallacedeborn.com

PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4, & 5

BEING A REPEAT OF A PORTION OF LOT ONE (1), BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK AND BEING A PART OF THE SE¼ OF SEC. 6 AND NE¼ & SE¼ OF SEC. 7, T.7N., R.7W., I.M., CITY OF CHICKASHA, GRADY COUNTY, OKLAHOMA

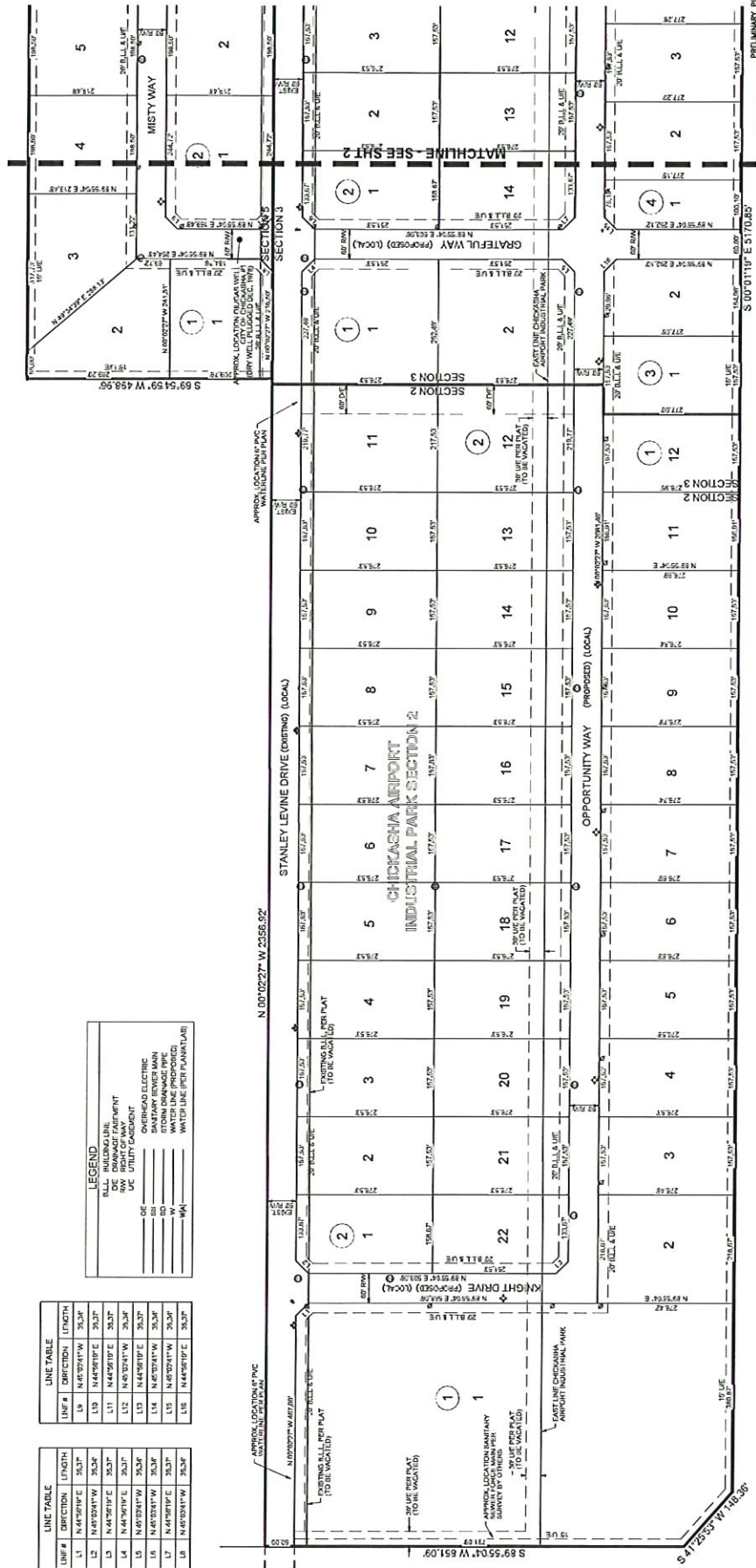
PRELIMINARY
FOR REVIEW ONLY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 45°20'41"W	35.34'
L2	N 45°20'41"W	35.34'
L3	N 45°20'41"W	35.34'
L4	N 45°20'41"W	35.34'
L5	N 45°20'41"W	35.34'
L6	N 45°20'41"W	35.34'
L7	N 45°20'41"W	35.34'
L8	N 45°20'41"W	35.34'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N 45°20'41"W	35.34'
L10	N 45°20'41"W	35.34'
L11	N 45°20'41"W	35.34'
L12	N 45°20'41"W	35.34'
L13	N 45°20'41"W	35.34'
L14	N 45°20'41"W	35.34'
L15	N 45°20'41"W	35.34'
L16	N 45°20'41"W	35.34'

LEGEND		
—	ELL. BUILDING LINE	
—	ELL. BUILDING FOOTPRINT	
—	SW. RIGHT OF WAY	
—	SW. UTILITY CORRIDOR	
—	SEWER	
—	SANITARY SERVICE MAIN	
—	STORM DRAINAGE PIPE	
—	WATER MAIN	
—	WATER LINE (PER PLANT/LAB)	



CHICKASHA AIRPORT INDUSTRIAL PARK
PRELIMINARY PLAT
SECTION 2, 3, 4, & 5
OCTOBER 17, 2023
PAGE 2 OF 3

EXHIBIT "G"

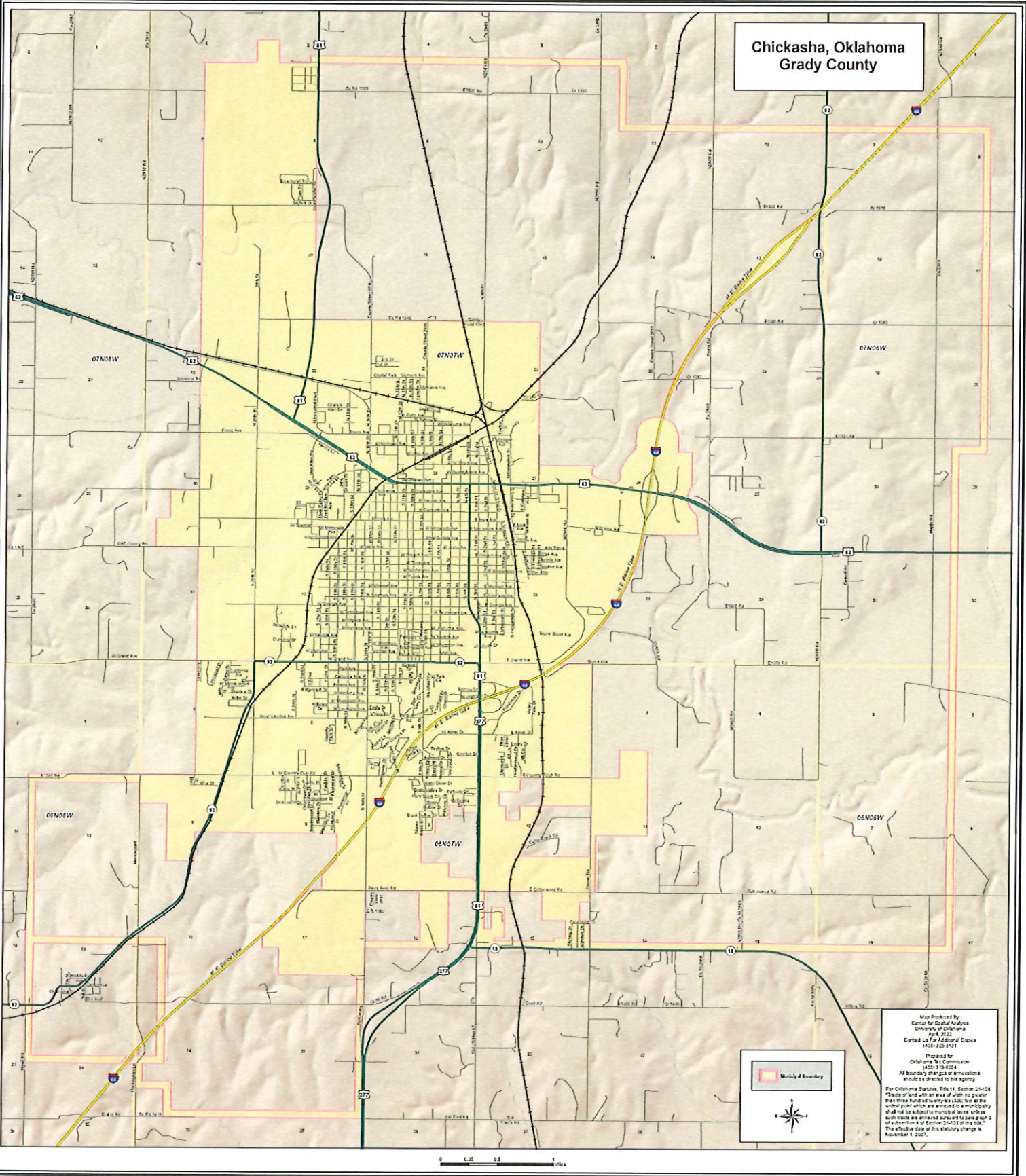
EXISTING USES AND CONDITIONS OF REAL PROPERTY

Aerial view of Increment District area:



The following pages include a municipal boundary map showing the corporate limits of the City, and the most recent city-wide zoning map.

**Chickasha, Oklahoma
Grady County**

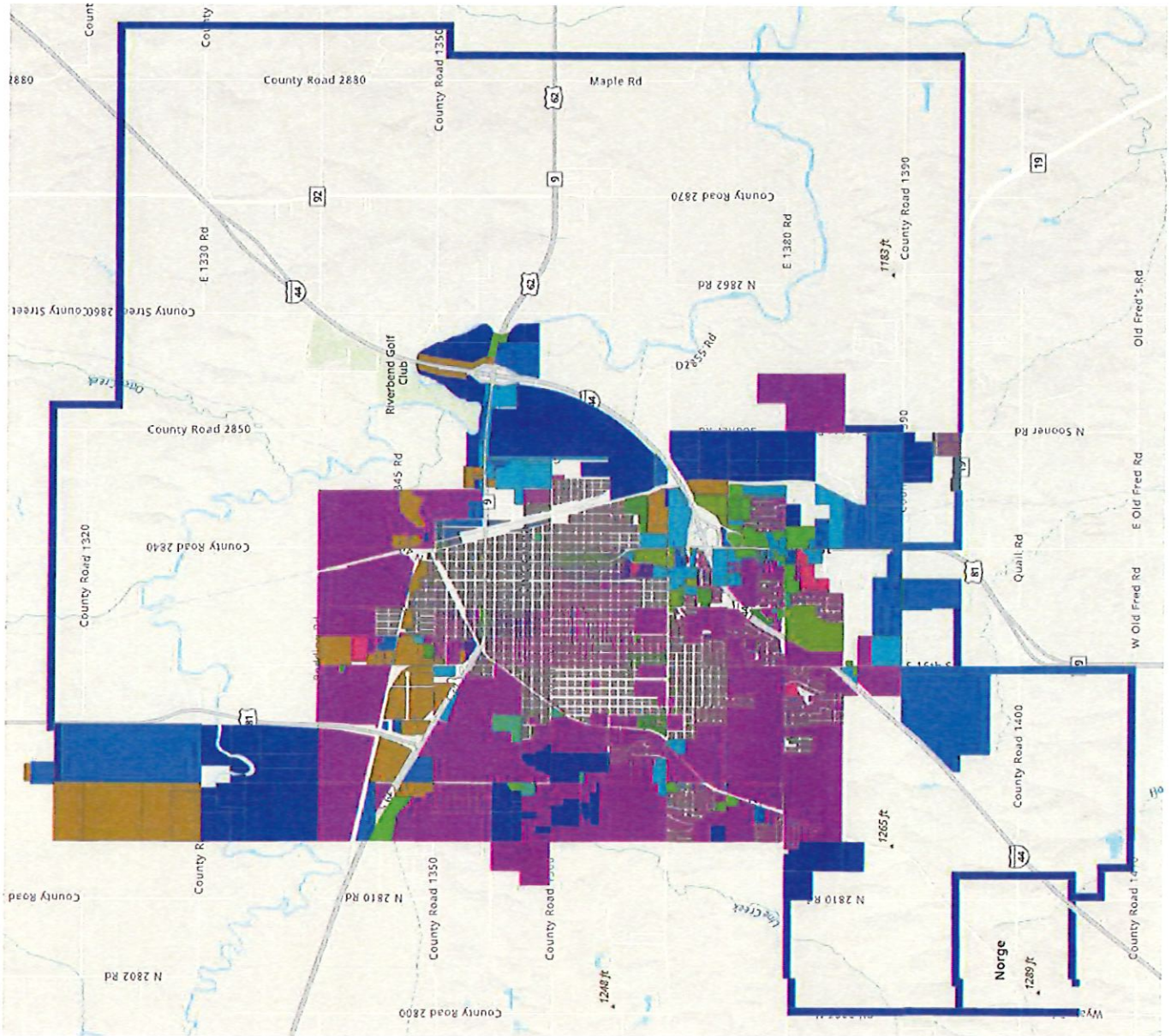


Map Produced By
Center for Spatial Analysis
University of Oklahoma
April 2022
Contact Us For Additional Copies
405-242-3131

Prepared for
Oklahoma Tax Commission
405-319-8224
All boundary changes or amendments
should be directed to this agency.

For Oklahoma Statutes, Title 11, Section 2-1-103
"Tracts of land with an area of less than one quarter
section shall be subject to municipal annexation
if such tracts are adjacent to a municipality."
The effective date of this statutory change is
November 1, 2022.





- Zoning Classification**
- Residential Multiple Ownership
 - Agricultural
 - Local Commercial
 - General Commercial
 - Community Shopping Center
 - Historic Downtown Urban Center
 - Health Facilities
 - Light Industrial
 - Heavy Industrial
 - Mobile Home Park
 - Planned Unit Development
 - Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Residential Office

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

Prepared by:

CITY OF CHICKASHA, OKLAHOMA

**MAYOR AND CITY COUNCIL
ZACHARY GRAYSON, MAYOR
GEORGIANNE HEBBLETHWAITE, VICE MAYOR, WARD 2
KEA GINN, WARD 1
CLARK SOUTHARD, WARD 1
CHARLIE BURRUSS, WARD 2
ERICA-ALEXANDER, WARD 3
KIM IRVING, WARD 3
JOHN P. SMITH, WARD 4
LISA HATCHETT, WARD 4

JIM CROSBY, CITY MANAGER**

**THE PUBLIC FINANCE LAW GROUP PLLC
5657 N. CLASSEN BOULEVARD, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73118
(405) 235-3413**

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EXHIBIT “E” PROPOSED DEVELOPMENT IN THE PROJECT AREA
AND INCREMENT DISTRICT

EXHIBIT “F” PRELIMINARY SITE DEVELOPMENT PLANS

EXHIBIT “G” EXISTING USES AND CONDITIONS OF REAL PROPERTY

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

I. DESCRIPTION OF PROJECT

This Chickasha Industrial Park Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the City of Chickasha, Oklahoma (the “**City**”), that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The Project Plan contemplates the creation of a tax increment financing district pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment (collectively and as more thoroughly discussed herein, referred to as the “**Project**” or “**Airport Industrial Park Project**”).

The City has identified potential development interests (individually and collectively referred to as the “**Developers**”) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (collectively referred to herein as the “**TIF Projects**”). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment District (each as defined herein) are estimated to be \$26 million (collectively, the “**Infrastructure Costs**”). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (the “**Incentive Costs**”). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”, total the aggregate amount of \$93,100,000. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF

Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the City based on potential development opportunities, the commercial development within the Increment District could result in a potential total capital investment in excess of \$550.3 million, with a potential total taxable capital investment of approximately \$475.2 million (net taxable value subject to ad valorem taxes) and generate approximately \$237.6 million in one-time taxable construction sales over the term of the Increment District. Please see Exhibit “E” for a more detailed description of projected development within the Increment District. Please see Exhibit “F” for a Preliminary Site Development Plan for certain development projects proposed as part of the Airport Industrial Park Project.

II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the “**Project Area**”). A map showing the Project Area is attached as Exhibit “A”. The legal description of the Project Area is set forth in Exhibit “B”. The Increment District is the specific geographic area within which the identified tax increments will be generated and utilized as set forth in this Project Plan (referred to herein as the “**Increment District**”). The Increment District is located entirely within the Project Area. Most of the contemplated project activities will occur within the boundaries of the Increment District, however certain project activities may occur outside the boundaries of the Increment District but within the Project Area. A Map showing the boundaries for the proposed Increment District is attached as Exhibit “C”. The legal description of the Increment District is set forth in Exhibit “D”. The increment district is labeled “C” in these Exhibits, and will be assigned a number (*i.e.*, “Increment District No. 3”) in the order by which it becomes effective by action of the Chickasha City Council as described in Section VI(B) herein, and as required by Section 856(B)(3) of the Local Development Act (as defined herein). Increment District “C” is associated with the Chickasha Industrial Park Project.

III. ELIGIBILITY OF PROJECT

The Increment District is undeveloped and/or underdeveloped within the meaning of and the Local Development Act. The Project Area (including the Increment District) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising Increment District “C” is contained within a designated enterprise zone (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act). Additionally, the Project, because it will be located within an enterprise zone, represents an eligible project as defined under the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “**Leverage Act**”), and therefore may qualify for certain

incentive matching payments made by the State of Oklahoma based on construction sales and use tax increments dedicated to the Increment District.

The Increment District comprises an area where investment, development and economic growth have not occurred, and which require significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

IV. OBJECTIVES

The purpose of the Project and the Increment District is to support the achievement of the economic development objectives of the City in order to:

- A. Create significant developments within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and construction sales and use taxes from within the Increment District.

V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment District, significant development within the Project Area would be unlikely and as a result, any significant increases in ad valorem taxes and construction sales and use taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Grady County, the Grady County Health Department, Independent School District No. 1 of Grady County (Chickasha Public Schools, and referred to herein as the “**School District**”), Canadian Valley Technology Center Vo-Tech District

No. 6, and Grady County EMS. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment District will allow the City to apportion the incremental increase in ad valorem tax revenues generated through construction and operation of the commercial and industrial developments within the Increment District for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment District. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment District, but will not affect the existing ad valorem tax base within the Increment District. During the term of the Increment District, the 25.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$24.3 million (ranging from \$170,000 to \$1,262,000 per year and based on the proposed development of the Project), and which will be apportioned directly to the affected taxing jurisdictions. Pursuant to the State of Oklahoma School Funding Formula (the “**Funding Formula**”), certain ad valorem taxes received by the School District would be considered chargeable obligations under the Funding Formula and would serve to reduce the amount of State Aid Revenue paid to the School District annually (herein, the “**Chargeables**”). Any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula. Based on the projections of Ad Valorem Increment Revenues, the School District is expected to receive approximately \$17.0 million in net new taxing revenues over the term of the Increment District. Upon expiration of the Increment District, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$4.88 million (based on an aggregate taxable capital investment of approximately \$475.2 million), although it is reasonably expected that the impact of Chargeables under the Funding Formula may reduce the net benefit of such aggregate net gain for the School District following expiration of the Increment District.

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment District will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the

Increment District (for example, successful development enhances the property values surrounding the Increment District), and by any increase in new housing outside the Increment District (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed Project will create an increase in demand for utility services from the City, however the City reasonably expects to have sufficient capacity to handle such demand, and the proposed development within the Increment District should generate significant increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

The formation of an Increment District should result in new, one-time construction sales and use tax collections to the City and the County, as the affected sales tax jurisdictions. One-hundred percent (100%) of the City's construction sales or use taxes will be captured pursuant to this Project Plan. As of the date of this Project Plan, the City levies a 4.25% sales and use tax, and the County levies a 0.75% sales tax. Assuming completion of the proposed Project and no change in the respective tax levies, the City expects to contribute approximately \$10.1 million to the payment of Project Costs, which contribution may be eligible for incentive matching payments from the State (i.e., Leverage Act Increment Revenues), and the County may reasonably expect to realize approximately \$1.78 million in new, one-time sales and use tax from the Project, based on the assumption that 50% of the cost of taxable capital investment represents construction materials subject to sales or use tax. Additionally, the City and the County may realize significant indirect sales and use tax gains outside the Increment District, due to short term construction and long-term employment opportunities. These impacts may be mitigated by any increased costs of providing City and/or County services to the development (police, fire, etc.).

VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of any of the following:

A. Site preparation, planning and construction of public improvements necessary to support the development project;

B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;

C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;

D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

VII. ESTABLISHMENT OF CITY OF CHICKASHA INCREMENT DISTRICT

This Project Plan, upon adoption by Ordinance of the City of Chickasha, Oklahoma, creates the new Increment District. The Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (the “**Commencement Date**”); provided however, such Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. The Increment District shall be comprised of the area shown and described in Exhibits “C” and “D”. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues (as defined herein, and collectively referred to as the “**TIF Revenues**”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (referred to as the “**Expiration Date**”), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**Ad Valorem Increment Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Grady County Assessor), shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act. Provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula; and

B. One hundred percent (100%) of the incremental sales and use tax revenue derived from the construction of the Project (representing an amount equivalent to a four and one-quarter percent (4.25%) sales and use tax based on a total of 4.25% sales and use tax levied by the City

as of the date of this Project Plan) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the “**Code of Ordinances**”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate (collectively, the “**Sales Tax Increment Revenues**”); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales; and

C. One hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on construction sales and use tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, and as more specifically defined in Section X herein, the “**Leverage Act Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City Council of the City approving this Project Plan, the City is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The City may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary and/or designate an alternate public trust with Grady County, Oklahoma, named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Jim Crosby, City Manager. Mr. Crosby, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICT

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$93,100,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the City, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of not-in excess of \$23 million.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$69,800,000 (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23,300,000. The estimated combined total of all eligible Project Costs is \$93,100,000.

X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

It is hereby determined that the proposed Project Costs, specifically including but not limited to the Infrastructure Costs, will generally benefit and support development throughout the Project Area, inclusive of the Increment District. It is further determined that (i) the TIF

Revenues derived from the Increment District may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the City) to pledge TIF Revenues from the Increment District to the repayment of TIF Bonds. Therefore, with respect to the Increment District:

A. Methods of Financing. It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer (including the Developers) or the City and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the City and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

B. Expected Sources of Revenues. The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

(i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
- (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Grady County Treasurer to a special fund to be known

as the “Increment District No. [] - Apportionment Fund” (hereinafter, the “**Apportionment Fund**”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and

(d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the City Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales. One hundred percent (100%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the “increment” subject to apportionment by this section. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Leverage Act Increment Revenues.* In accordance with the provisions of the Local Development Act, the Leverage Act Increment Revenues are to be apportioned and set aside from all other revenues generated within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Leverage Act Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of matching incentive funds pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the City or the Authority or pursuant to a development agreement

between the City and the Developers, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

C. Time When Costs Or Monetary Obligations Are To Be Incurred. It is estimated that the time frame for incurring most of the Project Costs will be within ten to twelve years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the City. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

D. Flow of Funds; Excess Revenues.

During the term of the Increment District, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues 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, and (b) any remaining Sales Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue or sales and use tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$97.18 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment District, with approximately \$72.89 million available to be utilized for Project Costs and approximately \$24.29 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$475.2 million initial taxable capital investment, an 11% assessment rate for real property, an 11% assessment rate for business personal property, an approximately 10.202% millage levy within the Increment District (based on the 2025 levy rates), and assuming no annual appreciation in the taxable property values.

Based on the initial projections of Sales Tax Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$10.1 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment District, with the entire approximately \$10.1 million available for allocation to Project Costs. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment District from the levy of an aggregate total of four and one-quarter percent (4.25%) sales and use tax on new construction within the Increment District, and 50% of the total capital investment representing construction materials subject to sales and use tax.

Additional TIF Revenues may be realized through state matching incentive payments made pursuant to the Leverage Act, as set forth in Section X(B)(iv) above (i.e. the Leverage Act Increment Revenues). Based on the initial projections of revenue and the level of apportionment of construction sales and use tax to Project Costs, state matching payments could make available up to an additional \$10.1 million for Project Costs, although it is expected that only a portion of the taxable transactions may qualify for state matching incentive payments.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Grady County Assessor and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment District, and (iii) the timing of the development.

The realization of the TIF Revenues is directly dependent on the City's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment District during the term of the Increment District. The Airport Industrial Park Project assumptions represent the initial estimations of the City and the developing property owner of potential development opportunities. The anticipated development, including specifically the Airport Industrial Park Project, along with the necessary Infrastructure Costs, is more fully discussed in Exhibit "E". Preliminary site development plans for certain development projects proposed as part of the Airport Industrial Park Project are included as Exhibit "F". As appropriate, the Authority and/or the City may enter into economic development agreements with developers as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to a third party developer(s) for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS

The Ad Valorem Increment Revenues and the Sales Tax Increment Revenues (estimated at a total of approximately \$82.99 million over the term of the Increment District based on the projected development of the Project, but not including potential Leverage Act matching incentive funds from the State), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment District.

Construction of the improvements and subsequent development should have a positive impact on total employment in the City's metropolitan area, including temporary construction jobs and permanent positions at the Project facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the City's metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

The publicly financed Project Costs in the amount of \$69.8 million, as authorized by this Project Plan, represent approximately 11.25% of the projected total public and private investment for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment District, could exceed \$620 million.

XIV. MISCELLANEOUS PROVISIONS

A. **Zoning Conditions.** The property within the boundaries of Increment District “C” is zoned general commercial (Chickasha Municipal Airport) and heavy industrial (area west of the airport). It is reasonably anticipated that minor zoning changes may be proposed in connection with the Airport Industrial Park Project. Other than zoning adjustments to accommodate the proposed Project, no changes in the ordinances of the City of Chickasha are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the City. The proposed project conforms to the comprehensive plan for the City of Chickasha, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

B. **Annual Reports.** In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the City shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within the Increment District. At the time of submitting the report, the City shall also publish a notice and summary of the report in a newspaper of general circulation.

XV. SEVERABILITY OF INVALID PROVISIONS

If any part, term, or provision of this Project Plan is held by a court of competent jurisdiction to be illegal, in conflict with any law or otherwise invalid, the remaining parts, terms, and/or provisions shall be considered severable and not be affected by such determination, and the rights and obligations of any parties to development agreements (as described herein and pursuant to the Local Development Act) shall be construed and enforced as if the Project Plan did not contain the particular part, term or provision held to be illegal or invalid.

EXHIBIT "A"

MAP OF ECONOMIC DEVELOPMENT PROJECT AREA

The boundaries of the Project Area associated with the Increment District contain an area comprising all of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West, Grady County, Oklahoma. The Project Area is bordered on the south by Frisco Avenue, on the west by County Road 2810, on the north by County Road 1310 (4 Mile), and on the east by County Road 2840 (N. 4th Street). The Project Area is outlined by red border. Increment District "C" boundaries contained within the blue border.

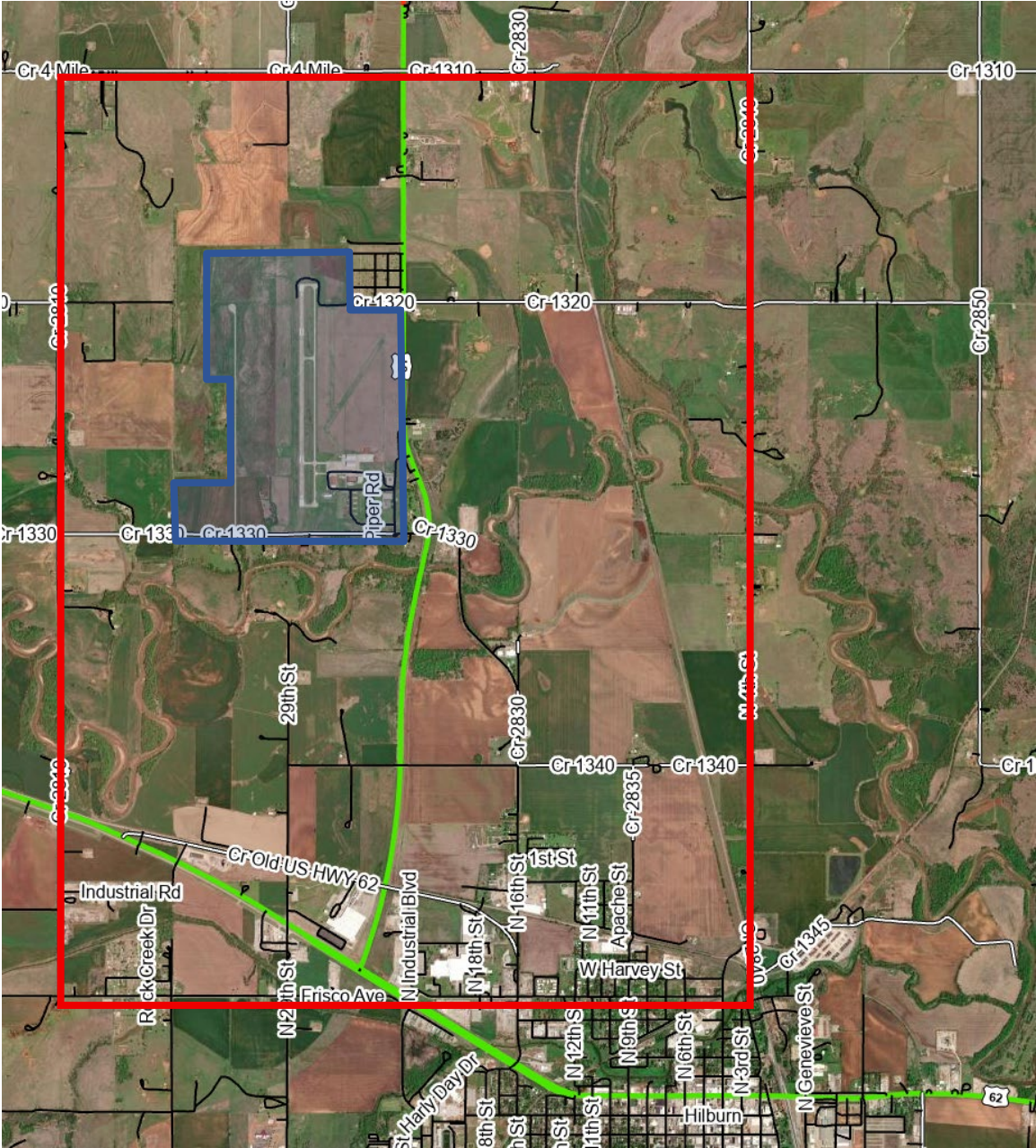


EXHIBIT “B”

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

All of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West,
Grady County, Oklahoma.

INCREMENT DISTRICT AREA "C"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

102.02 mills

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2025 Market Value	2025 Assessed Value	Estimated 2025 Taxes
1	0000-07-07N-07W-4-001-00 07-07-07-00250 S/2 SE/4 LESS HWY & LESS TR BG SE/C SE/4 TH N 1320' TH W 400' TH S 1320' TH E 400' TO POB. 66.81 Acres	SMITH, THAD III & MELINDA M SMITH TRUST	66.81		12,209	1,343	137
2	0000-07-07N-07W-1-002-00 07-07N-07W LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK AND COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH S 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 215.50 Acres	OH HITT CORP	215.50		98,936	10,883	1,110
3	0000-06-07N-07W-4-003-00 06-07N-07W COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 71.65 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	71.65		33,836	3,722	380
4	0000-06-07N-07W-4-002-00 06-07-07-00850 S/2 SE/4 LESS OFF COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 8.35 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	8.35		-	-	-
5	0000-07-07N-07W-1-001-00 07-07-07-00050 NE/4 & N/2 SE/4 LESS COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 24.50 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	24.50		-	-	-
6	0000-07-07N-07W-4-002-00 07-07-07-00260 BG SE/C SE/4 TH N 1320' W 400' TH S 1320' TH E 400' TO POB. 12.12 Acres	CITY OF CHICKASHA	12.12		-	-	-
7	0000-05-07N-07W-3-003-00 05-07-07-00650 SW/4 SW/4 (19 & 23) & SE/4 SW/4 LESS 1.52 AC SEE FILE 78.48 Acres	CITY OF CHICKASHA	78.48		-	-	-
8	0000-08-07N-07W-2-001-00 08-07-07-00150 W/2 LESS HWY & 3.98 AC (AIRPORT M.H.P.) LESS - COMM. AT SE/C SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT RD R/O/W TH S 90 00'00" ALONG THE S LINE OF SW/4 & ALONG THE CENTERLINE OF AIRPORT RD R/O/W 240' TO A POINT; N 00 00'00" W 50' TO A POINT ON THE PRESENT N R/O/W LINE AIRPORT RD SAID POINT BEING THE PLACE OR POB; TH S 90 00'00" W ALONG THE N R/O/W LINE 9 30'; N 00 00'00" W 450'; N 90 00'00" E 930'; S 00 00'00" E 450' BACK TO THE PLACE OR POB. 305.94 Acres	CITY OF CHICKASHA	305.94		-	-	-
9	0000-08-07N-07W-3-001-00 08-07N-07W COMM. AT SE/C SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT ROAD R/O/W TH S 90 00'00" W ALONG THE S LINE OF SAID S W/4 & ALONG THE CENTER- LINE OF AIRPORT ROAD R/O/W 240'; N 00 00'00" W 50' TO A POINT ON THE PRESENT N R/O/W LINE OF AIRPORT ROAD, SAID POINT THE PLACE OR POB; TH S 90 00'00" W ALONG SAID N R/O/W LINE 930'; N 00 00'00" W 450'; N 90 00'00" E 930'; S 00 0 00'00" E 450' BACK TO THE PLACE OR POB. 9.60 Acres	CITY OF CHICKASHA MUNICIPAL CORPORATION	9.60		-	-	-

TOTALS:	792.95	144,982	15,948	1,627
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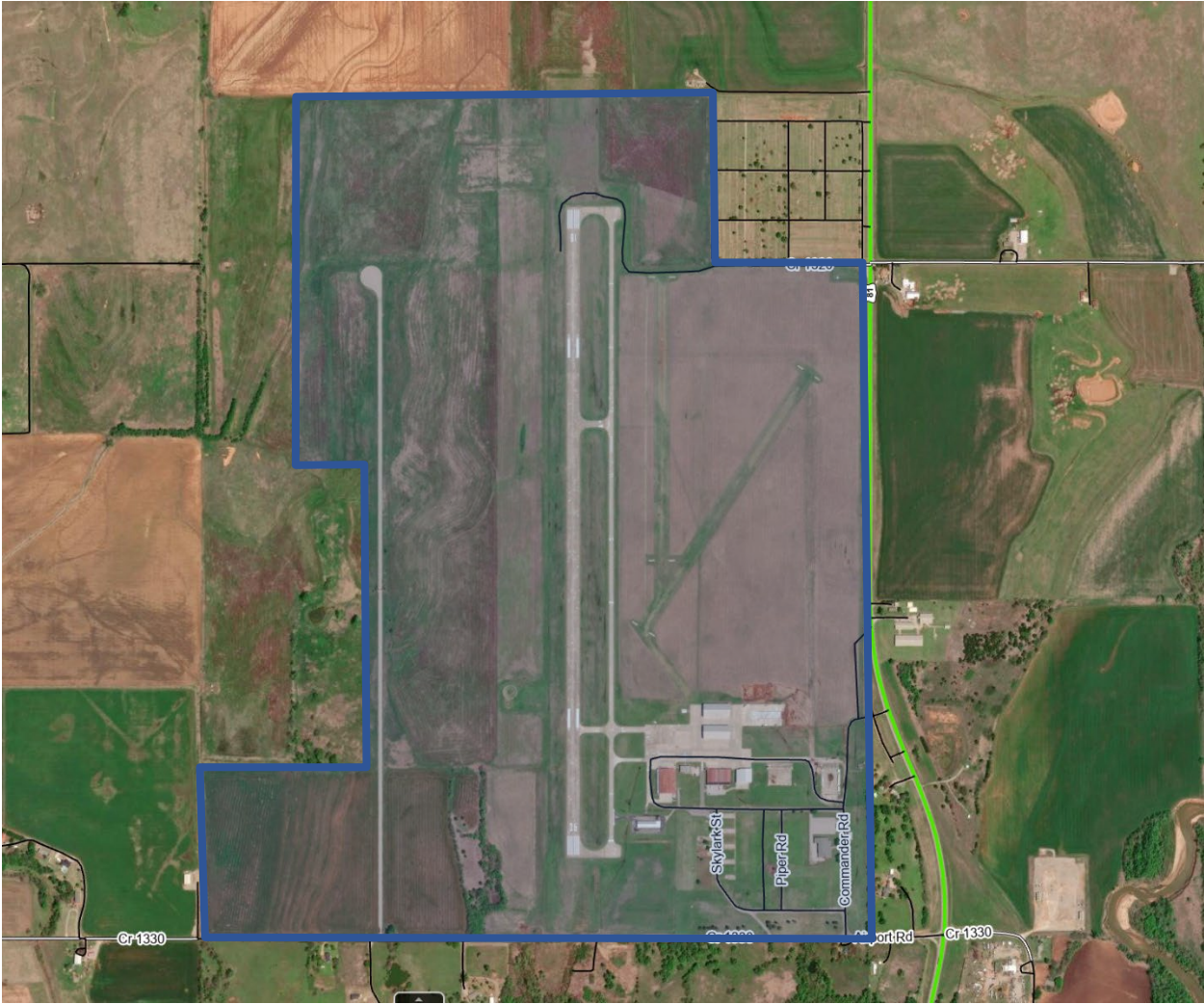
	NAV	TIF %
Chickasha Schools	148,834,209	
TIF A	3,386,703	2.275%
TIF B	656,888	0.441%
TIF C	15,948	0.011%
NAV	127,709,654	TIF %
City of Chickasha	3,386,703	2.652%
TIF A	656,888	0.514%
TIF B	15,948	0.012%
Acreege	14,383.00	TIF %
City of Chickasha	92.70	0.645%
TIF A	749.24	5.209%
TIF B	792.95	5.513%

EXHIBIT “C”

MAP OF INCREMENT DISTRICT

INCREMENT DISTRICT “C”

The boundaries of Increment District “C” contain an area generally described as the Chickasha Municipal Airport located along U.S. Highway 81 north of the Washita River, plus a portion of the Chickasha Industrial Park property immediately west of the airport, bounded on the south by Airport Road (E 1330 Road) and on the north by one quarter mile north of E 1320 Road.



* Increment District “C” boundaries contained within the blue border.

EXHIBIT “D”

INCREMENT DISTRICT LEGAL DESCRIPTIONS

INCREMENT DISTRICT “C”

The composite legal description for Increment District “C” is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[To be provided]

The following Tracts 1-9 are approximately representative of the Increment District “C” boundaries shown on the map in Exhibit “C”.

[See following page]

EXHIBIT “E”**PROPOSED DEVELOPMENT IN THE PROJECT AREA
AND INCREMENT DISTRICT**

This Chickasha Industrial Park Economic Development Project Plan describes an economic development project of the City of Chickasha, Oklahoma, that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment.

The City has identified potential development interests (i.e., the Developers) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (i.e., the TIF Projects). The costs of the infrastructure improvements to serve the Increment District (each as defined herein) are estimated to be \$26 million (i.e., the Infrastructure Costs). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (i.e., the Incentive Costs). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs, represent the Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the

The following specific Infrastructure Costs have been identified by the City as necessary to support the full development of the Project. Project costs may include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges, drainage facilities, and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets within the Project Area and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal.

- A. **Water System Improvements:** Installation and extension of the City's water distribution system within the Project Area to serve the various project features within the Airport Industrial Park Project. Project costs under this category include assistance in the financing of the actual material and labor costs associated with the acquisition of land and the installation, relocation, reconstruction and/or removal of new or existing water lines, and distribution structures and fixtures, similar public improvements, related common utility or service facilities, related landscaping; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$4,000,000**
- B. **Sanitary Sewer Improvements:** Relocation or modification of one or more sanitary sewer lines, lift stations, and wastewater treatment plan facilities within the Project Area. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sanitary sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$6,000,000**
- C. **Airpark Improvements:** Installation of street and road infrastructure within the Project Area to accommodate the heavy traffic flows generated by this project along with airport security enhancements, taxiway construction, and runway extension. Project costs under this category may include assistance in the financing of the costs of these street and roadway improvements. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets and runways within the Project Area and any environmental remediation related thereto; utility relocation costs; stormwater drainage improvements, professional service costs, including those incurred for architectural, planning, engineering and legal . **\$10,000,000**
- D. **Contingency:** Approximately thirty percent (30%) contingency to reflect probable inflationary costs for the above listed projects over the next decade. **\$6,000,000**

The Incentive Costs are estimated to be \$43.8 million and will be used for the purpose of providing assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) necessary to accomplish the Project. Said assistance in development financing will be approved by the City Council pursuant to an economic development agreement with the prospective development that sets forth appropriate performance requirements to qualify for the incentive(s). Certain of the Infrastructure Costs, along with additional infrastructure improvements, may also be accomplished through the use of assistance in development financing.

Additional amounts will be financed by the apportionment of tax increments from the Increment District including the Organizational Costs and the Debt Service Costs, all related to Project Costs in excess of the amounts specifically identified as Incentive Costs and City Infrastructure Project Costs. The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year over the term of the Increment District. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be not in excess of approximately \$23 million.

The total estimate of Infrastructure Costs and Incentive Costs that may be made available for improvements and assistance in development financing from apportioned tax revenues shall be \$69.8 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of certain Project Costs in coordination with specific development projects. Apportioned tax revenues may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23.3 million. The estimated combined total of all Project Costs is \$93,100,000.

The estimated \$550.3 million capital investment (\$475.2 million in net taxable value) and \$237.6 million in total taxable construction sales over the term of the Increment District is based on the following preliminary assumptions:

- Airport Industrial Park Project (Increment District “C”)
 - Approximately 2,157,000 square foot of industrial and commercial office space at an average buildout cost of \$225 per square foot, with an estimated \$500.26 million in real property project investment (\$425.22 million taxable value), with initial building completion(s) by the end of 2027 and continuing through 2036
 - Approximately \$50.02 million in business personal property investment (based on an average factor of 10% of the real property investment for each building (\$50.02 million taxable value)
 - Taxable value of real property is estimated at 85% of project investment, with future value held steady

- Taxable value of business personal property is estimated at 100% of project investment, depreciated over 10 years to an average residual value of 20%
- Construction sales tax is estimated based on 50% of the combined real property and personal property investment.

Please see Exhibit “F” for a Preliminary Site Development Plans for certain development projects proposed as part of the Airport Industrial Park Project.

EXHIBIT “F”

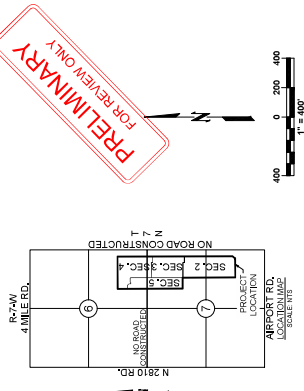
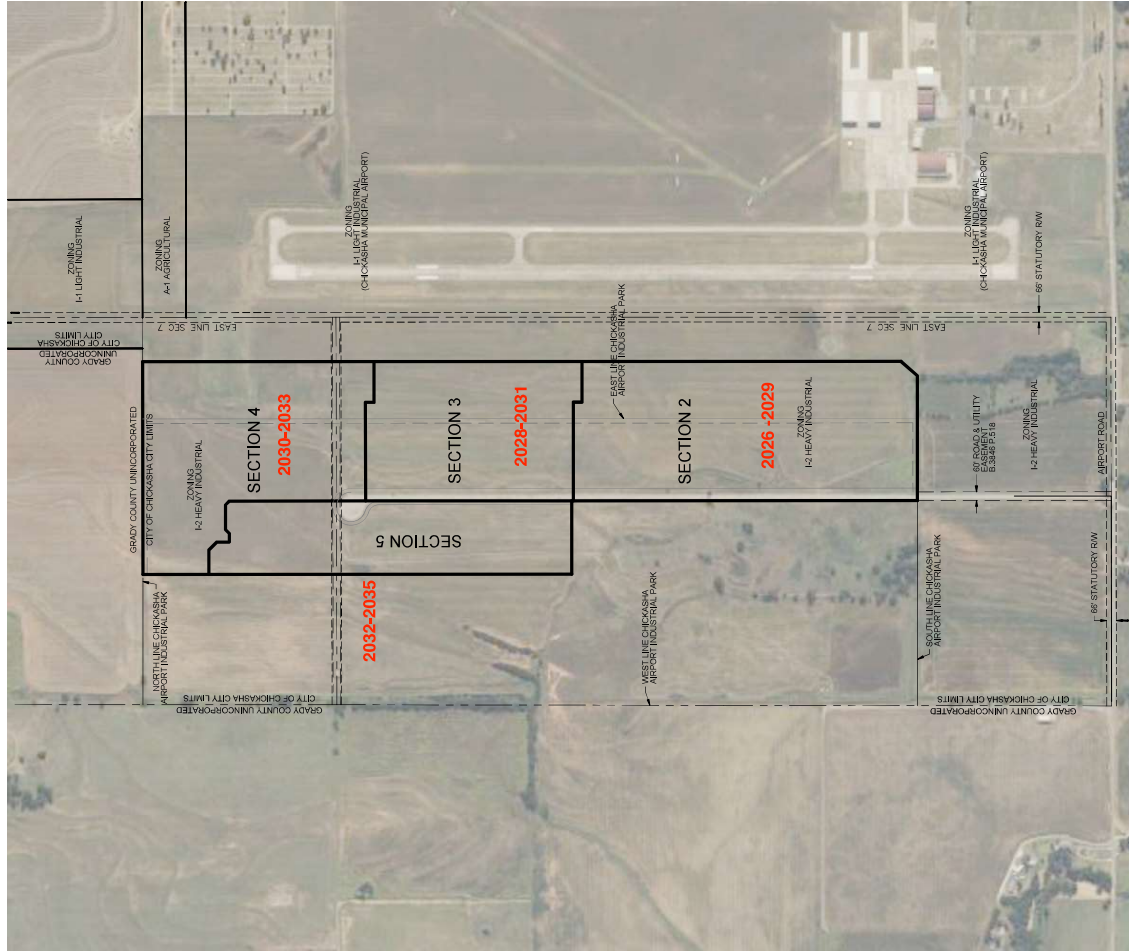
PRELIMINARY SITE DEVELOPMENT PLANS*

AIRPORT INDUSTRIAL PARK PROJECT

* See following pages for Preliminary Conceptual Layout, which is subject to change.

PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4 & 5

BEING A REPLAT OF A PORTION OF LOT ONE (1) BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK AND BEING A PART OF THE SEASIDE AND BEING A PART OF SEC. 7, 11, 17N., R. 7W., 10E., CITY OF CHICKASHA, OKLAHOMA



PRELIMINARY
FOR REVIEW ONLY

SUBMISSION STATISTICS
SUBMITTER CONTAINS FOUR (4) SECTIONS CONTAINING 1,346,330 SF (30.99 ACRES) IN TEN (10) BLOCKS CROSS AREA 6 472 247 SF (10.82 AC.)

SECTION TWO (2) CONTAINS FORTY-FOUR (44) LOTS IN TWO (2) BLOCKS 1,009,776 SF (23.07 ACRES) 5385183 RW 145,355 SF (3.37 ACRES) ZONING I-2

SECTION THREE (3) CONTAINS TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS 1,346,330 SF (30.99 ACRES) 5385183 RW 145,355 SF (3.37 ACRES) ZONING I-2

SECTION FOUR (4) CONTAINS TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS 1,346,330 SF (30.99 ACRES) 5385183 RW 145,355 SF (3.37 ACRES) ZONING I-2

SECTION FIVE (5) CONTAINS TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS 1,346,330 SF (30.99 ACRES) 5385183 RW 145,355 SF (3.37 ACRES) ZONING I-2

UTILITY & SITE INFORMATION

- ALL PROPOSED WATER MAINS TO BE 6" MIN. PVC
- ALL PROPOSED SEWER MAINS TO BE 8" MIN. PVC
- ALL PROPOSED STORM LINES TO BE 18" MIN. RCP
- ALL PUBLIC SIDEWALKS PROPOSED
- SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE X AREAS
- FLOODING INFORMATION FROM AIR FORCE COURSE DATING AN EFFECTIVE DATE OF APRIL 3, 2023.
- ROAD RIGHTS OF WAYS TO BE 80 FEET.
- ROADWAY WIDTH TO BE 30 FEET BACK OF CURB TO BACK OF CURB MINIMUM. SEE SEPARATE EXHIBITS FOR INTERSECTION DETAILS AND WIDTHS.

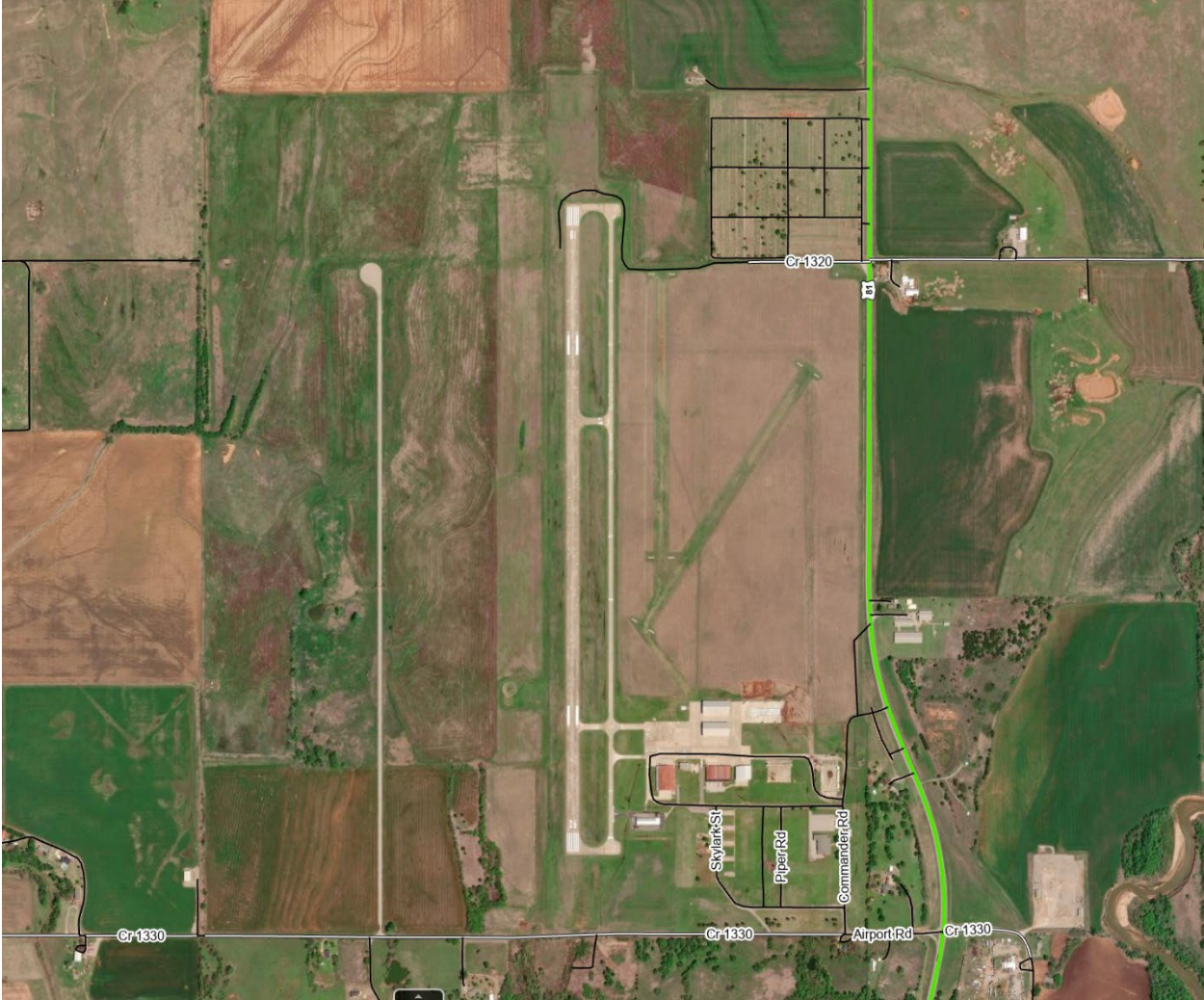
OWNER/DEVELOPER:
CHICKASHA AIRPORT INDUSTRIAL PARK CORPORATION
210 W. CHICKASHA AVE.
CHICKASHA, OK 73018

ENGINEER/SURVEYOR:
WALLACE DESIGN COLLECTIVE PC
1000 N. W. CHICKASHA AVE.
OKLAHOMA CITY, OK 73104
PATRICK A. TEUCOFF, PE
pkteucoff@wallacedesign.com
LEE MARTIN, LS
lee.martin@wallacedesign.com
405-636-6518

EXHIBIT “G”

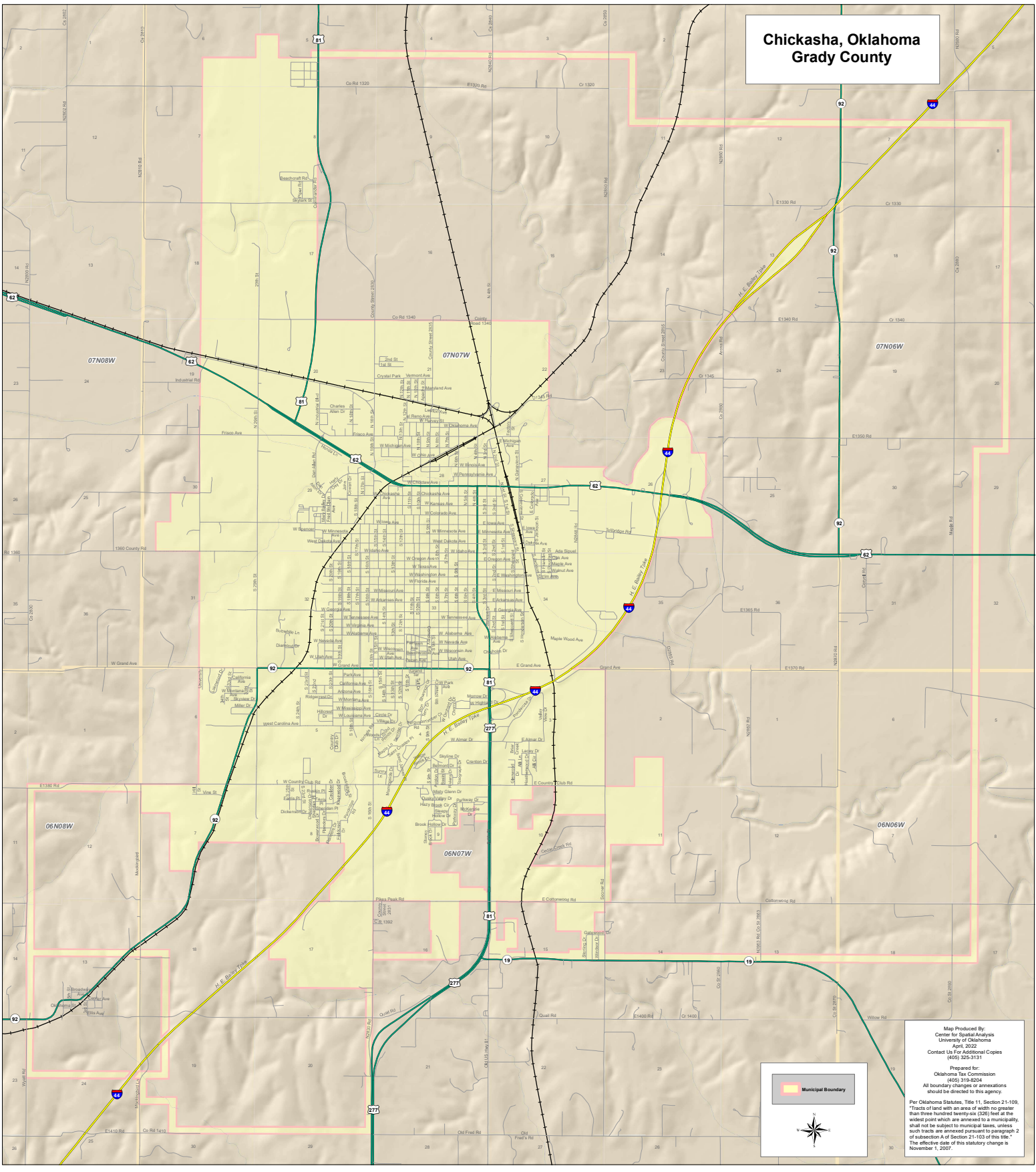
EXISTING USES AND CONDITIONS OF REAL PROPERTY

Aerial view of Increment District area:



The following pages include a municipal boundary map showing the corporate limits of the City, and the most recent city-wide zoning map.

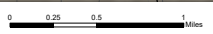
Chickasha, Oklahoma Grady County

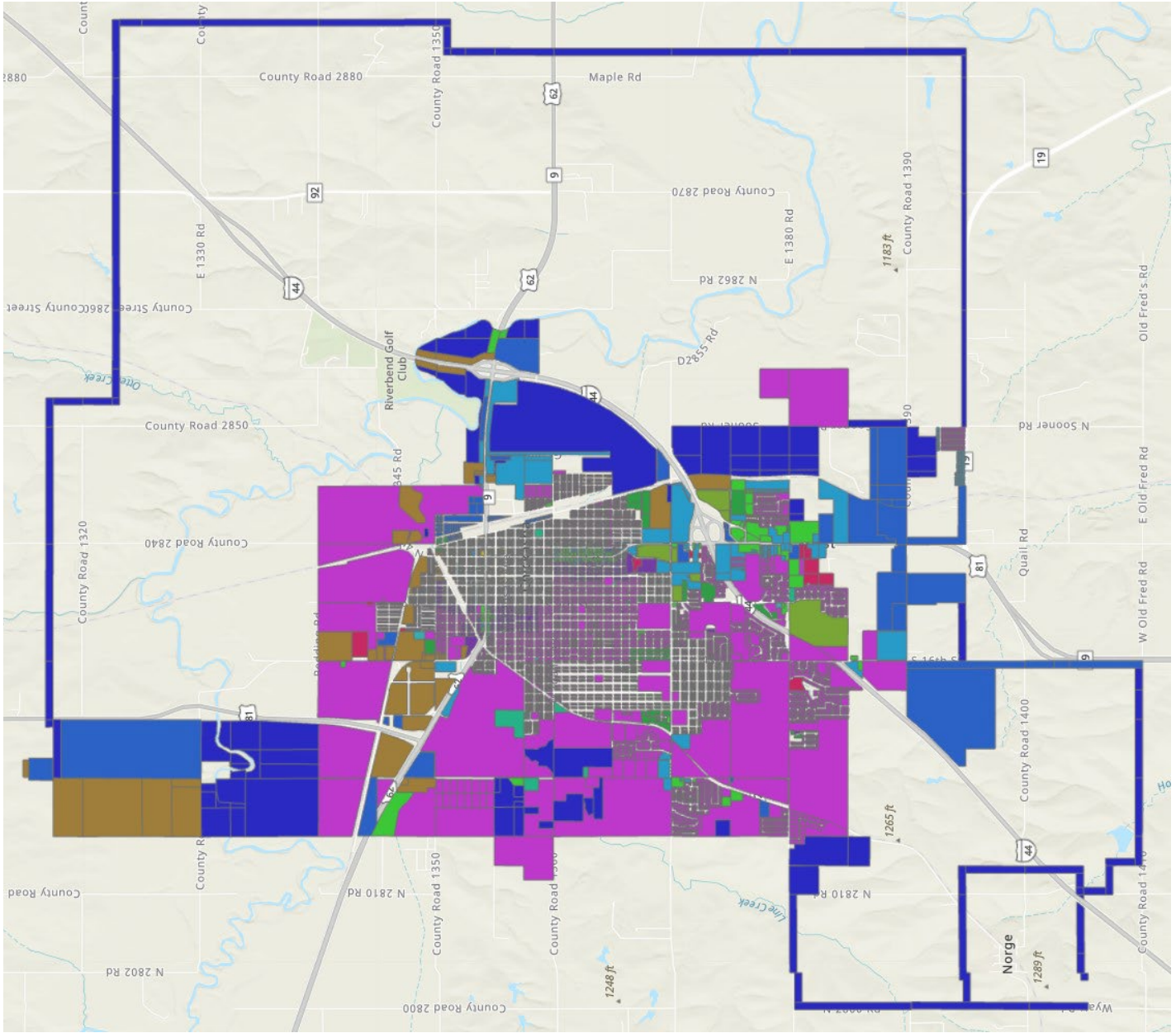


Map Produced By:
Center for Spatial Analysis
University of Oklahoma
April 2022
Contact Us for Additional Copies
(405) 325-3131

Prepared for:
Oklahoma Tax Commission
(405) 318-8294
All boundary changes or amendments
should be directed to this agency.

Per Oklahoma Statutes, Title 11, Section 21-109,
"Tracts of land with an area of width no greater
than three hundred twenty-six (226) feet at the
widest point which are annexed to a municipality,
shall not be subject to municipal taxes, unless
such tracts are annexed pursuant to paragraph 2
of subsection A of Section 21-103 of this title."
The effective date of this statutory change is
November 1, 2007.





- Zoning Classification**
- Residential Multiple Ownership
 - Agricultural
 - Local Commercial
 - General Commercial
 - Community Shopping Center
 - Historic
 - Downtown Urban Center
 - Health Facilities
 - Light Industrial
 - Heavy Industrial
 - Mobile Home Park
 - Planned Unit Development
 - Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Residential Office

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE PLANNING COMMISSION OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN REGULAR SESSION IN THE COUNCIL CHAMBERS AT CHICKASHA CITY HALL, 117 NORTH 4TH STREET, CHICKASHA, OKLAHOMA, 73018, ON THE 9TH DAY OF DECEMBER, 2025, AT 4:00 O’CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the City Clerk. Commissioner _____ moved passage of the Resolution and Commissioner _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

RESOLUTION

A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN.

WHEREAS, the City of Chickasha, Oklahoma (the “City”) is working to promote economic development in the area, in order to provide increased opportunity for residents of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to attract and retain business interests with the potential to invest in commercial and industrial facilities at or near the Chickasha Airport Industrial Park within the City, subject to certain conditions including economic development incentives and financing; and

WHEREAS, the Local Development Act, Title 62, Oklahoma Statutes Section 850 *et seq.* (the “Local Development Act”), was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities,

towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, the proposed project depends upon the utilization of tax increment financing to help finance the project costs; and

WHEREAS, at the direction of the City Council of the City, this Planning Commission has reviewed the Chickasha Airport Industrial Park Economic Development Project Plan (the “Project Plan”); and

WHEREAS, the creation of new opportunities for investment in commercial and industrial facilities and the further development of the project area (all as described in the Project Plan) are in the best interests of the City; and

WHEREAS, this Planning Commission finds that the proposed Project Plan is consistent with the comprehensive plan of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICKASHA, OKLAHOMA:

Section 1. The Planning Commission recommends to the City Council of the City the creation of a tax increment district and approval of the Chickasha Airport Industrial Park Economic Development Project Plan.

PASSED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.

(SEAL)
ATTEST:

By: _____
Chairman

By: _____
City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, 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 Planning Commission 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 9TH DAY OF DECEMBER, 2025.

(SEAL)

City Clerk

City of Chickasha

**PROPOSED
CHICKASHA AIRPORT INDUSTRIAL PARK
TAX INCREMENT FINANCE DISTRICT**

Presentation to Planning Commission
December 9, 2025

TAX INCREMENT FINANCE

Tax Increment District (TIF)

- Authorized under Oklahoma Constitution Art 10, Sec. 6C
- Established pursuant to Local Development Act, Title 62, Oklahoma Statutes
- Apportions the “increment” of new tax revenue generated within the district to finance certain identified project costs
- Up to 25 full fiscal years
- TIF is an economic development tool used to incentivize capital investment in undeveloped or underdeveloped property to enhance the tax base and increase employment opportunities within the City.
- Created by City ordinance following completion of the TIF process

TAX INCREMENT FINANCE

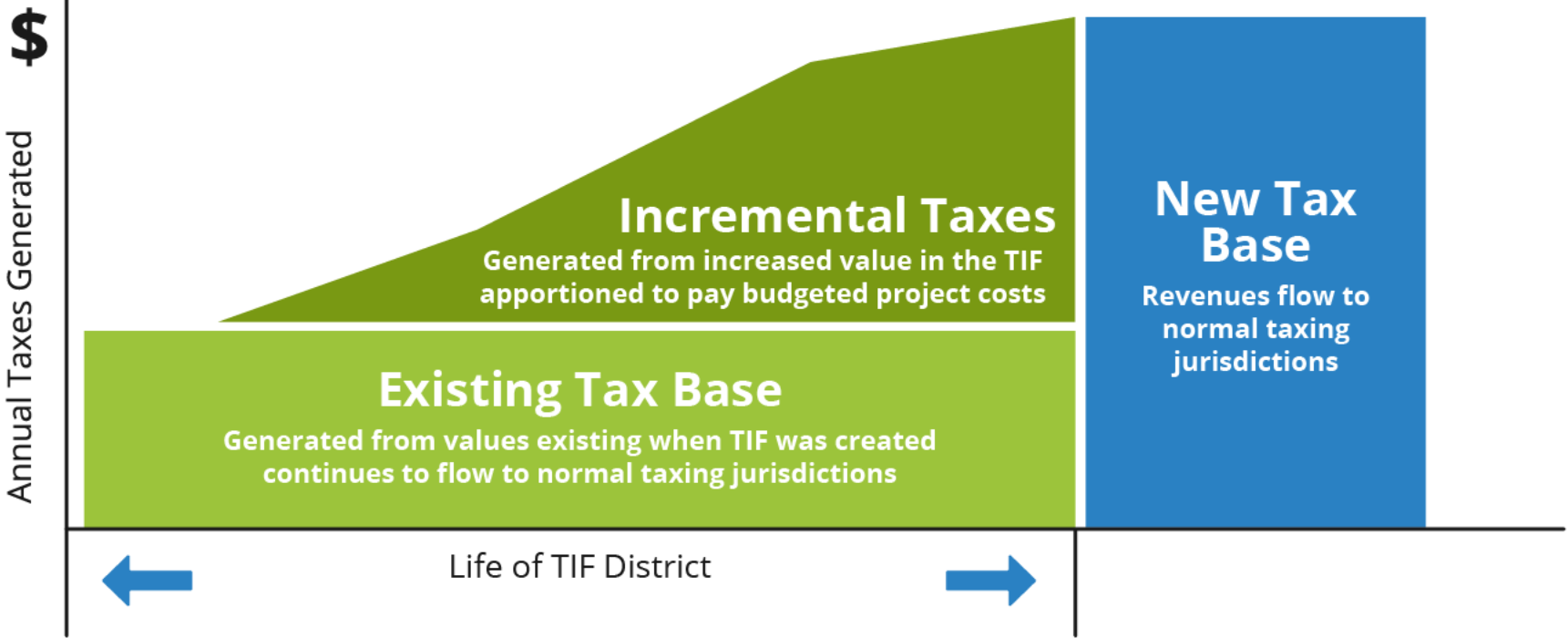
- TIF Districts can only be established in areas that are at least one of the following:
 - a **reinvestment area**: an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, to preserve or enhance the tax base, or in which 50% or more of the structures are at least 35 years old;
 - an area that is blighted, as defined in the Urban Renewal Act;
 - a **historic preservation area**: an area or structure listed in or nominated to the National Register of Historic Places and subject to historic preservation zoning; or
 - an **enterprise area**: an area within a state or federal enterprise zone.

TAX INCREMENT FINANCE

- Ad valorem taxes from the base assessed value continues to go to taxing entities (school district, county, etc.)
- Increment is used to fund eligible project costs. These can include land acquisition, infrastructure, parking, financing and assistance in development finance.
- Can include property tax, sales tax and hotel tax
- Does not affect the tax rate; does not forgive the obligation to pay taxes

Basic TIF Model

Value Generation and Capture



TAX INCREMENT FINANCE

Reasons to Create a TIF District

- Attract Major Investment to the Area
- Serve as a Catalyst for creating new jobs and retain existing jobs
- Promote economic development to increase tax revenues, raise property values and improve economic stability
- Make possible investment and economic development and growth which would otherwise be difficult or impossible without the assistance provided by the TIF
- The “But For” Test – a litmus test for creating the TIF is whether the development would occur, to the same degree, in the same manner, without the creation of the TIF district.

TAX INCREMENT FINANCE

Process to Create a TIF District

- Creation of a TIF Review Committee
 - Representatives from each taxing jurisdiction
 - City Council Representative – serves as Chairperson
 - Planning Commission representative
 - 3 at large members; one must represent the business community
- Increment Area and Project Area
 - Increment Area is the area where the incremental increase in tax revenues are collected
 - Project Area is where the funds can be spent
- Preparation of a Project Plan
 - Project Plan is required by state statute
 - Must outline eligibility for creation of the TIF
 - Historic Preservation, Enterprise Area, Reinvestment area
 - Budget
 - Desired outcomes
 - Administration of the TIF
 - Financial impact from the creation of the TIF
 - Maps showing the Project Area and Increment Area

TAX INCREMENT FINANCE

Process to Create a TIF District - continued

- TIF Review Committee meets to consider the Project Plan and make a recommendation to the City Council.
- Planning Commission must review and vote on the Project Plan for conformance with the City's Comprehensive Plan
- Project Plan is approved by City Ordinance
 - Requires 2 public hearings by City Council

TAX INCREMENT FINANCE

Other Considerations:

- Structure the Project Plan to share some of the incremental revenues with the other taxing jurisdictions, especially the school district.
- Carefully develop the increment area to make sure it includes properties that will increase in value.
- Project Area can be larger than the increment area. The Project Area is where TIF revenues can be spent.
- The Project Plan can include more than one Increment Area. Each increment area can be initiated at different dates but must be activated within 10 years of adoption of the Project Plan.

TAX INCREMENT FINANCE

Other Considerations continued:

- Include incremental sales tax and/or hotel tax revenues:
 - Allows the use of the Leverage Act and demonstrates that the City is also willing to allocate revenues to support the project.
- Oklahoma Local Development and Enterprise Zone Incentive Leverage Act
 - Can only be used in a TIF District
 - Allows cities to capture a portion of the state sales tax to support a project
 - Project must prove a benefit to the state in increased taxes

Proposed Chickasha Airport Industrial Park Increment District

Development of Industrial Park at the Chickasha Municipal Airport

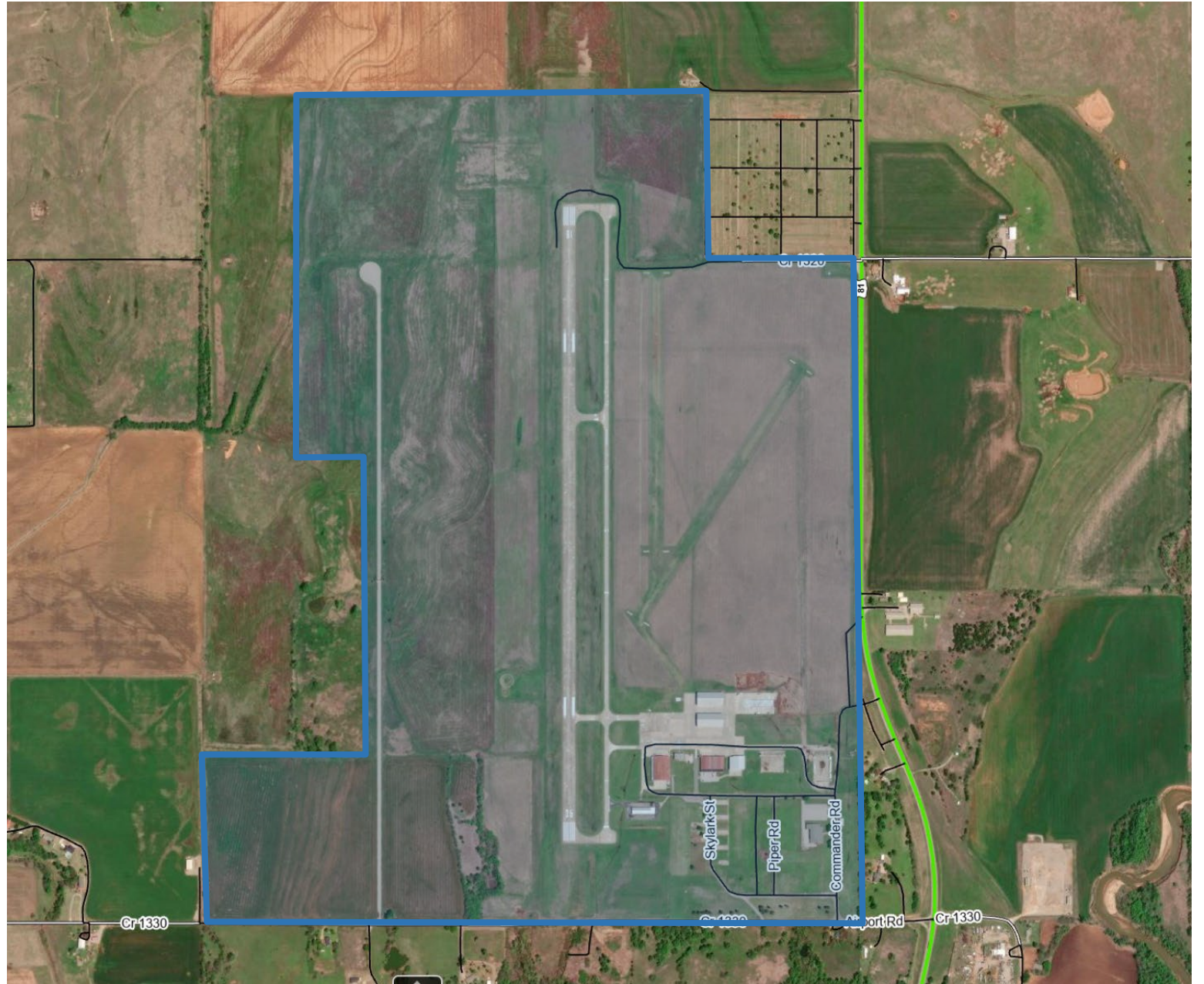
- Captures 75% of the ad valorem tax increment
 - Remaining 25% is allocated back to the affected taxing entities
- Captures 100% of construction related sales tax revenues equal to 4.25% levied by City
 - Retail sales tax (if any) not captured
- Will utilize 100% of the Leverage Act payments made by the State of Oklahoma
- Authorized Project Costs of \$93.1 million, primarily infrastructure and site development costs
- Estimated total increment revenues of \$93.1 million (including projected Leverage Act Revenues)

Proposed Chickasha Airport Industrial Park Increment District

Objectives :

- Create significant developments within the City that will act as a catalyst for additional development within the community
- Attract major investment in the area
- Serve as a catalyst for retaining and expanding employment in the area
- Promote economic development to increase tax revenues, raise property values, and improve economic stability
- Preserve and enhance the tax base
- Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and sales and use taxes from within the Increment District

Proposed Chickasha Airport Industrial Park Increment District



Proposed Chickasha Airport Industrial Park Increment District

What are the identified Project Costs?

- Infrastructure to support new development including design, planning, engineering, acquisition, site preparation and construction - \$26 million:
 - \$4 million for Water System Improvements
 - \$6 million for Sewer System Improvements
 - \$10 million for Airport Security and Facility Improvements
 - \$6 million for ~30% Contingency
- Assistance in development finance as a reimbursement of project costs - \$43.8 million;
- Direct or administrative costs - \$300,000;
- Interest and financing costs and fees for debt issuance to fund project costs:
 - Not in excess of \$23 million.

Proposed Chickasha Airport Industrial Park Increment District

What are the projected TIF revenues?

- Estimated \$97.18 million in aggregate Ad Valorem TIF revenues
 - \$72.89 million allocated to TIF Project Costs
 - \$24.29 million allocated to affected taxing entities
- Estimated \$10.1 million in aggregate construction Sales and Use Tax revenues
 - \$10.1 million allocated to TIF Project Costs
- Leverage Act payments of a projected additional \$10.1 million for Project Costs.

Proposed Chickasha Airport Industrial Park Increment District

Oversight of TIF Revenues

- City will apportion TIF revenues pursuant to the respective Project Plan
 - City Manager listed as person in charge of implementation
 - City will approve public agreements with developers as appropriate
 - City will disburse other taxing entities allocation of Ad Valorem TIF Revenues
- Assistance in Development Financing for Developers
 - Direct Incentive representing reimbursement of public infrastructure costs incurred by developer(s) on behalf of City
 - Pursuant to a public development agreement approved by City and/or public trust on behalf of City
- Infrastructure Projects undertaken by City
 - Public construction contracts (subject to competitive bidding), approved by City, subject to City annual audit

Proposed Chickasha Airport Industrial Park Increment District

Expected Impacts of Projects

- Impacts on Taxing Entities
 - Increase in population/students and associated needs (capital infrastructure and service demands)
 - Taxing Entity Revenue allocation to other taxing entities provides enhanced funding
 - Estimated to \$24.29 million
- New business inside Increment District areas will create short-term and long-term employment opportunities
 - Short-term and long-term payroll will likely result in increased spending within the City benefitting local businesses
- Ancillary development outside of TIF districts may generate additional revenue for taxing

Proposed Chickasha Airport Industrial Park Increment District

Remaining Steps

- December 1, 2025 (M) – Final TIF Review Committee
 - Recommended approval of Chickasha Airport Industrial Park TIF District and Increment Area C
- December 9, 2025 (T 4:00pm) – Planning Commission Regular Meeting
 - Consider recommendations on approval of Chickasha Airport Industrial Park TIF District and Increment Area C
- January 5, 2026 (M 6:30pm) – City Council Meeting – Public Hearing #1
- January 20, 2026 (T 6:30pm) – City Council Meeting – Public Hearing #2
- January 20, 2024 (T 6:30pm) – City Council Meeting to consider adoption of TIF ordinance (Chickasha Airport Industrial Park TIF District and Increment Area C)

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN SPECIAL SESSION IN THE CITY COUNCIL CHAMBERS AT CHICKASHA CITY HALL, 117 NORTH 4TH STREET, CHICKASHA, OKLAHOMA, 73018, ON THE 1ST DAY OF DECEMBER, 2025, AT 1:30 O'CLOCK P.M.

PRESENT: Chairman Zachary Grayson (City of Chickasha), Eric Anderson (Chickasha Planning Commission), Dr. Gayla Lutts (Canadian Valley Technology Center), Daryn Kirkpatrick (Grady County Health Department), Rick Croslin (Chickasha Public Schools), Chloe Berry (Grady County EMS), Cooper Mosley (At-Large), Brandi Winters (At-Large), and Christy Martin (At-Large)

ABSENT: Ruth Bingham (Grady County)

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by title by the City Clerk. Committee Member Daryn Kirkpatrick moved passage of the Resolution and Committee Member Brandi Winters seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE: Chairman Zachary Grayson, Eric Anderson, Dr. Gayla Lutts, Daryn Kirkpatrick, Rick Croslin, Chloe Berry, Cooper Mosley, Brandi Winters, and Christy Martin

NAY: None

The Resolution so approved is as follows:

[RESOLUTION ON FOLLOWING PAGE]

RESOLUTION NO. 2025-31R

A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN; AND MAKING CERTAIN FINDINGS IN REGARDS THERETO.

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2021, Section 851 *et seq.* (the “Local Development Act”), as amended, the City Council of the City of Chickasha, Oklahoma (the “City”) appointed the Tax Increment District Review Committee (the “Review Committee”) to review and make recommendations concerning proposed tax increment district(s) within the City; and

WHEREAS, the membership of this Review Committee is comprised of the following individuals: a representative of the City, a representative of the Planning Commission of the City, representatives of each taxing jurisdiction within the proposed district(s) whose taxes might be impacted by virtue of the adoption of a project plan, and three representatives of the public at large, all as required pursuant to Section 855(A) of the Local Development Act; and

WHEREAS, the Review Committee has the statutory duty to consider and make its findings and recommendations to the City with respect to the conditions establishing the eligibility of the proposed district(s) and the appropriateness of the approval of the proposed plan and project, as well as to report its findings to the City in regard to the financial impact on the taxing jurisdictions and business activities within the proposed district(s); and

WHEREAS, Article 10, Section 6C of the Oklahoma Constitution and its enabling legislation known as the Local Development Act provide that the City may use local taxes and local fees, in whole or in part, for specific public investments, assistance in development financing, or as a specific revenue source for other public entities in the area for which the improvements take place and may direct the apportionment of the taxes and fees for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, the Review Committee has been presented with the “Chickasha Airport Industrial Park Economic Development Project Plan” (the “Project Plan”), providing for the creation of a tax increment district within the City of Chickasha, Oklahoma (the “Increment District”), wherein certain projects are contemplated to be financed from a combination of public and private sources, including apportionment of ad valorem taxes and construction sales and use taxes, along with qualifying Leverage Act revenues, all derived from the proposed Increment District, to be established in connection with the project; and

WHEREAS, the Project Plan contemplates the funding of essential public improvements and economic incentives; and

WHEREAS, it is more likely than not that the private investment referenced in the Project Plan would not occur within the proposed Increment District without the public improvements and economic incentives specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA, IN REGARD TO THE PROPOSED INCREMENT DISTRICT AND THE PROJECT PLAN:

SECTION 1. ELIGIBILITY AND CREATION OF INCREMENT DISTRICT. The Review Committee hereby finds that the boundaries of the proposed Increment District, as set forth in Exhibit “D” of the Project Plan, are within a reinvestment area (as defined in Section 853(17) of the Local Development Act), and therefore, meets the requirements of Section 856(B)(4)(a)(1) of the Local Development Act. Additionally, the area comprising proposed Increment District “C” is contained within designated enterprise zones (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act).

SECTION 2. APPROVAL AND RECOMMENDATIONS IN REGARD TO THE PROJECT PLAN.

(A) The Review Committee has considered the Project Plan, and hereby finds that the provisions of the Project Plan do meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

(1) Investment, development, and economic growth are difficult within the boundaries of the proposed Increment District, but possible if the tax increment financing provisions of the Local Development Act are available;

(2) That the proposed Increment District does not encompass an area where investment, development and economic growth would occur without the assistance of public funds;

(3) That the undertaking of the projects described in the Project Plan will not supplant or replace normal public functions and services;

(4) That the purpose set forth in the Project Plan for the proposed Increment District works in conjunction with the City’s locally implemented economic development plans;

(5) That the proposed Increment District does not have boundaries that dissect a similar area and does not create an unfair competitive advantage;

(6) That the project contemplates the need for residential and neighborhood treatments, and capital improvements to neighborhood public schools, as well as commercial/industrial development;

(7) That where possible, partial credits or credits that do not utilize the full time frame allowed have been incorporated into the Project Plan;

(8) That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan;

(9) That the Project Plan contemplates the conservation, preservation and rehabilitation of existing improvements within the proposed Increment District; that demolition, clearance and relocation is minimized except for structures necessary for the undertaking of the projects referenced in the Project Plan; and

(10) That the Project Plan, upon adoption by the City, develops and applies clear standards, criteria and threshold limits that are applicable to all similar property and areas that the Project Plan contains protection against nearby relocations to utilize incentives.

(B) The Review Committee further finds that contemplated private and public projects described in the Project Plan will likely enhance the value of other real property located within the proposed Increment District and the Project Area and will promote the general public interest.

(C) The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(d) of the Local Development Act, within the City does not exceed 35% of the total net assessed value of taxable property within the City.

(D) The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(f) of the Local Development Act, within the City does not exceed 25% of the total assessed net value of any affected school districts located within the City.

(E) The Review Committee further finds that the land area of all increment districts within the City does not exceed 25% of the total land area of the City.

(F) Based on the foregoing, the Review Committee finds that the Project Plan and the projects therein are appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the City is hereby recommended.

SECTION 3. REPORT OF FINANCIAL IMPACT.

(A) The Review Committee finds that the current ad valorem tax revenues collected within the proposed Increment District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating incremental ad valorem tax and construction sales and use tax revenues, along with qualifying Leverage Act revenues (the “TIF Revenues” as described in the Project Plan) to the Increment District apportionment fund beginning on a date determined by the City Council of the City, in accordance with Section 856(B)(2) of the Local Development Act (the “Commencement Date”) until such time as all project costs are paid or twenty-five (25) full fiscal years following the Commencement Date (referred to as the “Expiration Date”), whichever is less, is desirable to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, and to enhance the tax base. These investments will benefit the proposed Increment District and thereby eventually result in substantial increased ad valorem tax revenues and construction sales and use tax revenues to the taxing jurisdictions through implementation of the Project Plan. Furthermore, the Project Plan provides that excess ad valorem and sales and use revenues collected within the proposed Increment District that are not required for Project Costs and/or debt service on the TIF Bonds (as defined in the Project Plan) shall be returned to the respective taxing jurisdiction. As used herein, the phrase “payment of project costs” is deemed to

include any interest component of any reimbursement offered pursuant to a development agreement.

(B) The Project as represented to the Review Committee contemplates the creation of a tax increment district that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The City has identified potential development interests that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area (referred to herein as “Project”). The proposed Project Costs (as described in the Project Plan) total approximately \$69.8 million, including necessary public infrastructure and economic incentives to fully develop the area within the Increment District. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends apply other available funds as appropriate to offset the costs of the Increment District. The City also expects to pay Organizational Costs in the amount of approximately \$150,000, interest and related financing costs, in amounts preliminarily determined to be \$23 million, along with annual administration costs associated with each increment district not in excess of \$10,000 per year, all to be paid from available TIF Revenues in addition to the specifically identified Project Costs. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$475.2 million within the Increment District, it is anticipated that approximately \$97.18 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$72.89 million available for the payment of Project Costs, and the balance of approximately \$24.29 million apportioned to the affected taxing entities. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 25.0% of such revenues will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately \$237.6 million in taxable construction related sales will generate approximately \$10.1 million in City sales tax revenues and \$1.78 million in County sales tax revenues, with all of such City sales tax apportioned to the payment of Project Costs. None of the County sales tax revenues will be captured by the proposed increment district. The apportionment of City construction sales and use tax is also reasonably expected to qualify for State of Oklahoma matching funds of approximately \$10.1 million, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “Leverage Act”). All revenue projections are based on an estimated \$550.3 million initial capital investment, an estimated \$457.2 million aggregate taxable capital investment, an 11.0% assessment rate for real property and a 11.0% assessment rate for personal property, an average 102.02 mill levy within the Increment District (based on 2025 tax rates), and a four and one-quarter percent (4.25%) City sales tax rate and three-quarters of one percent (0.75%) County sales tax rate.

(C) The Review Committee hereby finds that the likely financial impact on each of the taxing jurisdictions within the proposed Increment District to be as follows:

(1) CITY OF CHICKASHA. The City currently levies sales and use taxes equal to four and one-quarter percent (4.25%) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (referred to within this subsection as the “Sales Tax Revenue”). The stated purposes of the Sales Tax Revenue under the Chickasha Code of Ordinances are: (i) two (2.0%) is designated for general

municipal functions of the City (Ordinance No. 827, as amended by Ordinance No. 1137); (ii) one percent (1.0%) of is designated for transfer to the Chickasha Municipal Authority in support of the operation and maintenance of all facility and functions of the Authority (Ordinance No. 1671); and (iii) one and on-quarter percent (1.25%) is designated for funding of capital expenditures (Ordinance No. 2023-20). Furthermore, the City may levy ad valorem taxes (at varying rates from year to year) to pay principal and interest on the City's outstanding General Obligation indebtedness (if any) and/or judgment rolls (referred to within this subsection as the "Sinking Fund Revenue")

Sales Tax Revenue. There is currently no Sales Tax Revenue generated within the proposed Increment District. The City reasonably expects that the Project will result in significant, one-time construction related expenditures that are subject to the City's sales tax. With regard to future incremental Sales Tax Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the City's 4.25% sales and use tax levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "A" hereto. Because substantially all of the incremental Sales Tax Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the City's Sales Tax Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the City's legal obligation under its General Obligation Bonds and/or judgment rolls, and will likely not affect the City's ability to raise sufficient Sinking Fund Revenue to repay such obligations. Thus, no adverse financial impact to the City's Sinking Fund Revenue is expected.

(2) GRADY COUNTY. Grady County, Oklahoma (the "County") currently levies: (a) ad valorem taxes equal to 10.30 mills to support the general governmental activities of the County (referred to within this subsection as the "General Fund Revenue"), and (b) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the County's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently generated within the proposed Increment District will continue to accrue to the County, no diminishment of the County's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the County's 10.33 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed

in the Project Plan, no adverse financial impact to the County's General Fund Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the County's legal obligation under its General Obligation Bonds, and will likely not affect the County's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the County's Sinking Fund Revenue is expected.

Other Considerations. The apportionment of the County's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the County. Additionally, the County levies sales and use tax equal to 0.75%. The proposed development will result in a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the County.

(3) CANADIAN VALLEY TECHNOLOGY CENTER. Canadian Valley Technology Center Vo-Tech District No. 6 ("Technology Center") currently levies: (a) ad valorem taxes equal to 10.31 mills to support the educational activities of the Technology Center (referred to within this subsection as the "General Fund Revenue"), (b) ad valorem taxes equal to 5.15 mills to finance a portion of the capital needs of the Technology Center (referred to within this subsection as the "Building Fund Revenue"), and (c) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Technology Center's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to Technology Center, no diminishment of Technology Center's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the Technology Center's 10.31 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Technology Center's General Fund Revenue is expected.

Building Fund Revenue: As all of the existing Building Fund Revenue that is currently generated within the proposed Increment District will continue to accrue to Technology Center, no diminishment of Technology Center's Building Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental Building Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within

the proposed Increment District from the Technology Center's 5.15 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental Building Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Technology Center's Building Fund Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the Technology Center's legal obligation under its General Obligation Bonds, and will likely not affect the Technology Center's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the Technology Center's Sinking Fund Revenue is expected.

Other Considerations. The apportionment of the Technology Center's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the Technology Center.

(4) GRADY COUNTY HEALTH DEPARTMENT. The Grady County Health Department (the "Health Department") currently levies ad valorem taxes equal to 1.55 mills to support the operational activities of the Health Department (referred to within this subsection as the "General Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to the Health Department, no diminishment of the Health Department's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the Health Department's 1.55 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Health Department's General Fund Revenue is expected.

Other Considerations. The apportionment of the Health Department's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the Health Department.

(5) GRADY COUNTY EMS DISTRICT. The Grady County Emergency Medical Services District (the "EMS District") currently levies ad valorem taxes equal to 3.10 mills to support the operational activities of the EMS District (referred to within this subsection as the "General Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to EMS District, no diminishment of EMS District's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from EMS District's 3.10 mill levy and apportioned under the Project Plan for (a) payment of project costs and/or debt service on the TIF Bonds or (b) allocated to the EMS District, are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the EMS District's General Fund Revenue is expected.

Other Considerations. The apportionment of the EMS District's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the EMS District.

(6) CHICKASHA PUBLIC SCHOOLS. The Chickasha Independent School District #1 of Grady County, Oklahoma (the "School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the School District's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue"); (b) ad valorem taxes equal to 35.78 mills to support the operational activities of the School District (referred to within this subsection as the "General Fund Revenue"); and (c) ad valorem taxes equal to 5.11 mills to finance a portion of the capital needs of the school district (referred to within this subsection as the "Building Fund Revenue"). Also, additional ad valorem taxes equal to 4.13 mills are levied county-wide to support the operational activities of all public schools within Grady County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (referred to within this subsection as the "County Levy Revenue").

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the School District's legal obligation under its General Obligation Bonds, and will likely not affect the School District's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the School District's Sinking Fund Revenue is expected.

Building Fund Revenue. As all of the existing Building Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to the School District, no diminishment of the School District's Building Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental Building Fund Revenue, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the School District's 5.11 mill levy and apportioned under the Project Plan for (a) payment of project costs and/or debt service on the TIF

Bonds or (b) allocated to the School District, are estimated as set forth on Exhibit “A” hereto. However, because substantially all of the incremental Building Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the School District’s Building Fund Revenue is expected.

General Fund Revenue and County Levy Revenue. As all of the existing General Fund Revenue and County Levy Revenue that are currently being generated within the proposed Increment District (and allocated to the School District) will continue to accrue to the School District, no significant diminishment of the School District’s General Fund Revenue or County Levy Revenue will likely occur. With regard to future incremental General Fund Revenue, these revenues are predominantly impacted by changes in funding from the State of Oklahoma’s “State Aid Fund”, as provided in Title 70, Sections 118-101 *et seq.* of the Oklahoma Statutes (such revenues being referred to herein as the “State Aid Revenue”). Under these provisions, increases in the net assessed valuation of a school district are offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the Increment District would not substantially increase or decrease the net amount of General Fund Revenue available to the School District. Furthermore, the apportionment of an allocable portion of the TIF Revenue, as described in Other Considerations below, will accrue for purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District, and will not be considered an offset against State Aid Revenue. The impacts of State Aid Revenue notwithstanding, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the School District’s 35.78 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit “A” hereto.

Moreover, under current provisions of Oklahoma law, if new students are attracted to the School District due to the construction of the projects described in the Project Plan, then the School District will likely receive additional State Aid Revenue and County Levy Revenue by virtue of those students. However, cost increases to service these new students are expected to be commensurate with any additional funding. Therefore, the net impact of these factors yields no adverse or beneficial financial impact on the General Fund Revenue or the County Levy Revenue by virtue of the implementation of the Project Plan.

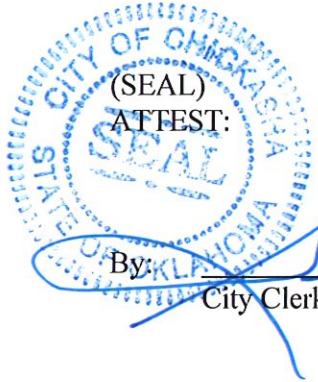
Other Considerations. The apportionment of the School District’s portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that, pursuant to the Project Plan, will be dedicated for the purpose of providing a specific revenue source for the benefit of the School District to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income

against the State Aid Revenue under the State of Oklahoma School Funding Formula.

(D) The Review Committee hereby finds that the creation of employment opportunities within the City, and the resulting increase in net population working and/or residing within the City, will likely attract new commercial traffic to Chickasha, which will have a net positive impact on existing businesses within the Increment District and surrounding businesses outside the proposed Increment District. It is acknowledged that certain new retail businesses may create additional competition for existing commercial traffic within the City.

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ADOPTED THIS 1ST DAY OF DECEMBER, 2025.



By: [Signature]
Chairman

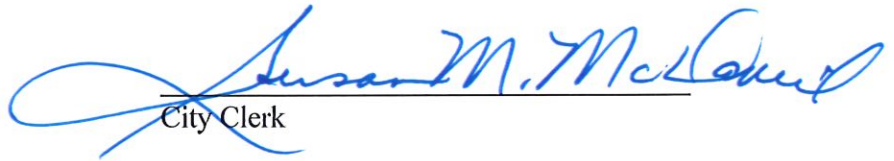
By: [Signature: Susan M. McLanahan]
City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, 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 Tax Increment District Review Committee 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 1ST DAY OF DECEMBER, 2025.





City Clerk

EXHIBIT A
Estimated Potential Impact on Certain Sales Tax Collections

Taxing Purpose	Tax Rate ⁽¹⁾	TIF Revenues Captured ⁽²⁾				Total Sales Tax Revenue
		Allocation to City ⁽³⁾	Allocation to Project Costs ⁽⁴⁾	Allocation to County ⁽³⁾	Allocation to State	
City of Chickasha Sales Tax	4.250%	0.00	10,099,049.22	0.00	0.00	10,099,049.22
Grady County Sales Tax	0.750%	0.00	0.00	1,782,185.16	0.00	1,782,185.16
State of Oklahoma Sales Tax	4.500%	0.00	0.00	0.00	10,693,110.94	10,693,110.94
TOTALS:	9.500%	0.00	10,099,049.22	1,782,185.16	10,693,110.94	22,574,345.31

(1) Assumes continued levy through expiration of Increment District (June 30, 2051)

(2) Based on estimated \$237.624 million in total taxable sales (construction only)

(3) 0% allocation of Sales Tax Increment Revenues allocated to City; 100% of County sales tax allocated to County

(4) 100% allocation of Sales Tax Increment Revenues; excess revenues not needed for Project Costs and related financing costs will be returned to the City

EXHIBIT B
Estimated Potential Impact on Certain Ad Valorem Collections (City of Chickasha TIF)

Ad Valorem Taxing Entity	Mill Levy ⁽¹⁾	TIF Revenues Captured ⁽²⁾		Allocation to Taxing Entities ⁽²⁾	
		Maximum Year	25 Year Total	Maximum Year	25 Year Total
Grady County - General Fund	10.330	511,508.55	9,840,378.42	127,877.14	2,460,094.61
Grady County - Sinking Fund	0.000	0.00	0.00	0.00	0.00
Grady County - 4 Mill School Levy	4.130	204,504.39	3,934,246.17	51,126.10	983,561.54
Grady County Health Dept. - General Fund	1.550	76,751.04	1,476,533.06	19,187.76	369,133.27
Chickasha ISD #6 - General Fund	35.780	1,771,711.13	34,084,098.74	442,927.78	8,521,024.69
Chickasha ISD #6 - Building Fund	5.110	253,030.85	4,867,796.10	63,257.71	1,216,949.03
Chickasha ISD #6 - Sinking Fund	26.560	1,315,166.23	25,301,108.51	328,791.56	6,325,277.13
Canadian Valley Technology Center #6 - General Fund	10.310	510,518.22	9,821,326.38	127,629.55	2,455,331.60
Canadian Valley Technology Center #6 - Building Fund	5.150	255,011.52	4,905,900.18	63,752.88	1,226,475.05
Canadian Valley Technology Center #6 - Sinking Fund	0.000	0.00	0.00	0.00	0.00
Grady County EMS - EMS Fund	3.100	153,502.08	2,953,066.13	38,375.52	738,266.53
Grady County EMS - Sinking Fund	0.000	0.00	0.00	0.00	0.00
City of Chickasha - Sinking Fund	0.000	0.00	0.00	0.00	0.00
TOTALS:	102.020	5,051,704.02	97,184,453.71	1,262,926.01	24,296,113.43

City of Chickasha Hotel Tax

TIF Projects	75.00%	3,788,778.02	72,888,340.28
Grady County	2.53%	127,877.14	2,460,094.61
Grady County Health Dept.	0.38%	19,187.76	369,133.27
Chickasha ISD #6	17.54%	886,103.15	17,046,812.38
Canadian Valley Technology Center #6	3.79%	191,382.44	3,681,806.64
Grady County EMS	0.76%	38,375.52	738,266.53
City of Chickasha	0.00%	0.00	0.00
TOTAL ALLOCATION	100.00%	5,051,704.02	97,184,453.71

(1) Based on 2025 millage rate (102.02 mills total)

(2) 75.0% of Ad Valorem Tax Increment Revenues allocated to Project Costs; 25.0% allocated to Taxing Entities; excess revenues not needed for Project Costs and related financing costs will be returned to the respective taxing jurisdiction