

*Publish: Yukon Progress  
Saturday, February 7, 2026*

## **NOTICE OF PUBLIC HEARINGS**

### **REGARDING THE ADOPTION OF TAX INCREMENT DISTRICT: INCREMENT DISTRICT NO. 1, CITY OF PIEDMONT**

#### **PIEDMONT ROAD ECONOMIC DEVELOPMENT PROJECT IN PIEDMONT, OKLAHOMA**

**6:30 PM MONDAY, FEBRUARY 23, 2026**

**6:30 PM MONDAY, MARCH 9, 2026**

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

The City of Piedmont, Oklahoma (the “City”) invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, February 23, 2026, at 6:30 P.M. (during the regularly scheduled meeting of the Piedmont City Council), and Monday, March 9, 2026, at 6:30 P.M. (during a special called meeting of the Piedmont City Council), both hearings to be held in the Council Chambers located at the George Fina Municipal Building, 314 Edmond Road, Piedmont, Oklahoma 73078.

The purpose of the first hearing shall be for information and questions, and the second hearing shall be for persons to have an opportunity to be heard concerning the proposed creation of an Increment District within the City of Piedmont (referred to herein as the “Increment District”) on the following described tracts, and the Piedmont Economic Development Project Plan (the “Project Plan”).

#### **Increment District No. 1**

The boundaries of Increment District No.1 contain an area generally described as certain property east and west of Piedmont Road north of NW 150<sup>th</sup> Street and south of NW 192<sup>nd</sup> Street (Arrowhead Road). The composite legal description for the Increment District is an area located entirely in Canadian County, Oklahoma, more particularly described as follows:

A tract of land being a part of Sections Four (4) and Five (5), Township Thirteen (13) North, Range Five (5) West and Sections Twenty-Eight (28), Twenty-Nine (29), Thirty-Two (32) and Thirty-Three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, City of Piedmont, Canadian County, Oklahoma and further described as follows:

BEGINNING at the northeast corner of said Section 4;

THENCE South for one (1) mile to the southeast corner of said Section 4;

THENCE West for one (1) mile to the southeast corner of said Section 5;

THENCE continuing West for three quarters (0.75) of a mile;

THENCE North for half (0.5) of a mile to a point on the south line of the northwest quarter (NW/4) of said Section 5;

THENCE West along said south line for a quarter (0.25) of a mile to the southwest corner of said NW/4;

THENCE North along the west line of said NW/4 for half (0.5) of a mile to the northwest corner of said Section 5;

THENCE East along the north line of said Section 5 for seventy-nine hundredths (0.79) of a mile to the centerline of Third Street Northwest as platted with the ORIGINAL TOWNSITE OF PIEDMONT to the City of Piedmont;

THENCE North along said centerline for half (0.5) of a mile;

THENCE West for twenty-nine hundredths (0.29) of a mile to the centerline of Seventh Street Northwest;

THENCE North for nine hundredths (0.09) of a mile;

THENCE East for thirty hundredths (0.30) of a mile;

THENCE North for fourteen hundredths (0.14) of a mile;

THENCE East for eleven hundredths (0.11) of a mile;

THENCE North for thirty hundredths (0.30) of a mile to a point on the south line of said Section 29;

THENCE West for fifteen hundredths (0.15) of a mile to the southeast corner of ROLLING MEADOW ESTATES to the City of Piedmont;

THENCE North along the east line of said ROLLING MEADOW ESTATES for a quarter (0.25) of a mile to the northeast corner of said ROLLING MEADOW ESTATES;

THENCE East for seventeen hundredths (0.17) of a mile to the southeast corner of Block 2, WINDMILL PARK SECTION III to the City of Piedmont;

THENCE North for eight hundredths (0.08) of a mile to the northeast corner of Lot 7 of said Block 2, WINDMILL PARK SECTION III;

THENCE East for eight hundredths (0.08) of a mile to a point on the east line of said Section 29;

THENCE North along said east line for eighteen hundredths (0.18) of a mile to the southeast corner of the east half of the northeast quarter (E/2-NE/4) of said Section 29;

THENCE West along the south line of said E/2-NE/4 for a quarter (0.25) of a mile to the southwest corner of said E/2-NE/4;

THENCE North along the west line of said E/2-NE/4 for half (0.5) of a mile to the northwest corner of said E/2-NE/4;

THENCE East along the north line of said E/2-NE/4 for a quarter (0.25) of a mile to the northeast corner of said E/2-NE/4, said point also being the northwest corner of the north half of the northwest quarter (N/2-NW/4) of said Section 28;

THENCE continuing East along the north line of said N/2-NW/4 for half (0.5) of a mile to the northeast corner of said N/2-NW/4;

THENCE South along the east line of said N/2-NW/4 for a quarter (0.25) of a mile to the southeast corner of said N/2-NW/4;

THENCE West along the south line of said N/2-NW/4 for half (0.5) of a mile to the southwest corner of said N/2-NW/4;

THENCE South along the west line of said NW/4 for fourteen hundredths (0.14) of a mile;

THENCE East for a quarter (0.25) of a mile;

THENCE South for eleven hundredths (0.11) of a mile to a point on the north line on the southwest quarter (SW/4) of said Section 28;

THENCE East along said north line for a quarter (0.25) of a mile to the northeast corner of said SW/4;

THENCE South along the east line of said SW/4 for half (0.5) of a mile to the southeast corner of said SW/4, said point also being on the north line of said Section 33;

THENCE West along the said north line for twelve hundredths (0.12) of a mile;

THENCE South for six hundredths (0.06) of a mile;

THENCE West for a quarter (0.25) of a mile;

THENCE South for eleven hundredths (0.11) of a mile; THENCE West for three hundredths (0.03) of a mile;

THENCE South for eleven hundredths (0.11) of a mile to a point on a common property;

THENCE Easterly along said common property line for ninety-nine hundredths (0.99) of a mile to a point on the east line of said Section 33;

THENCE South along said east line for sixteen hundredths (0.16) of a mile to the southeast corner of the northeast quarter (NE/4) of said Section 33;

THENCE West along the south line of said NE/4 for half (0.5) of a mile to the southwest corner of said NE/4, said point also being the northeast corner of the southwest quarter (SW/4) of said Section 33;

THENCE South along the east line of said SW/4 for half (0.5) of a mile to the southeast corner of said SW/4, said point also being on the north line of said Section 4;

THENCE East along said north line for half (0.5) of a mile to the POINT OF BEGINNING.

### **Project Area**

The boundaries of the Project Area associated with the Increment Districts contain an area comprising a part of Sections Four (4), Five (5) and Six (6), Township Thirteen (13) North, Range Five (5) West and all of Sections Nineteen (19) through Thirty-Six (36), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, City of Piedmont, Canadian County, Oklahoma and further described as follows:

BEGINNING at the northwest corner said Section 19; THENCE East for six (6) miles to the northeast corner of Section 24; THENCE South for three (3) miles to the southeast corner of Section 36; THENCE West for three (3) miles to the northeast corner of Section 4; THENCE South for one (1) mile to the southeast corner of said Section 4; THENCE West for one (1) mile to the southeast corner of Section 5; THENCE West for three quarters (0.75) of a mile; THENCE North for half (0.5) of a mile; THENCE West for one quarter (0.25) of a mile to the quarter corner between Sections 5 and 6; THENCE continuing West for one (1) mile to the west quarter corner of said Section 6; THENCE north for half (0.5) of a mile to the southwest corner of Section 31; THENCE north for three (3) miles to the POINT OF BEGINNING.

The Project Area is bordered on the south by NW 150<sup>th</sup> Street, on the west by Frisco Road, on the north by the Apache Street, and on the east by County Line Road.

The proposed Increment District is the area within which Ad Valorem Increment Revenues, and retail and construction related Sales Tax Increment Revenues (collectively, the "TIF Revenues") may be captured and utilized for the payment of Project Costs as described in the Project Plan. The proposed Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place.

A draft of the Project Plan, which includes an analysis of the project eligibility and financial impacts, may be reviewed by any person interested, in the Office of the City Clerk at the George Fina Municipal Building, 314 Edmond Road, Piedmont, Oklahoma 73078, during normal business hours from 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 11:30 a.m. Friday, and at the following web address: [www.piedmont-ok.gov](http://www.piedmont-ok.gov).

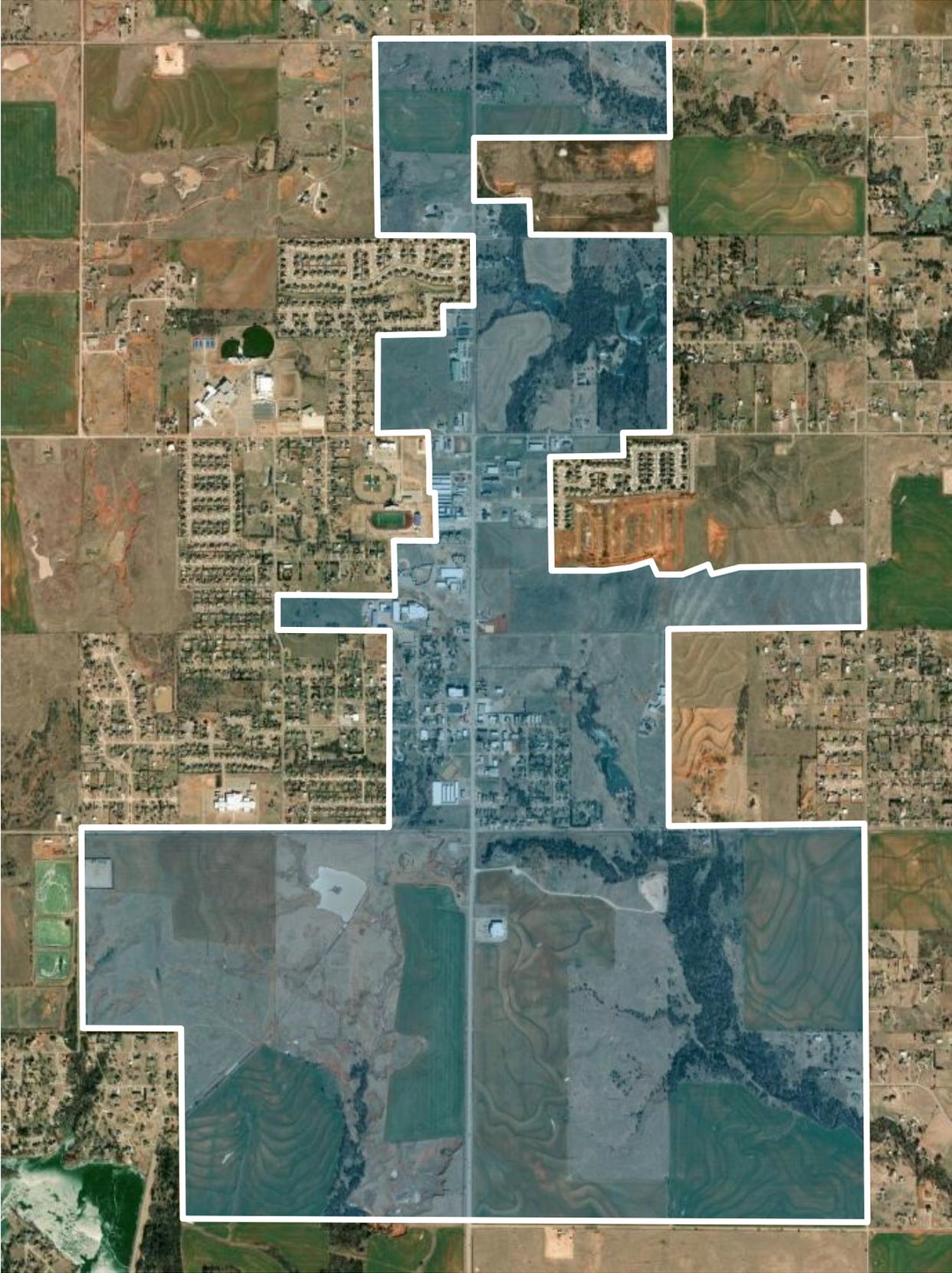
The Piedmont Road Economic Development Project Plan contemplates the creation of a tax increment district that encourages significant residential and commercial development within the City along the Piedmont Road corridor. The City has identified potential development interests that propose various development projects, including but not limited to residential, commercial retail, and restaurants that would promote growth in Piedmont while addressing critical infrastructure constraints (referred to herein as "Project"). The proposed Project Costs (as described in the Project Plan) total approximately \$312.65 million, including necessary public infrastructure to fully develop the area within the Increment District, including water, sewer, drainage, streets and sidewalk improvements throughout the Project Area. 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 \$100,000, interest and related financing costs, in amounts preliminarily determined to be \$325.5 million, along with annual administration costs associated with the 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. The total of all authorized Project Costs is \$638.5 million. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$869.8 million within the Increment District, it is anticipated that approximately \$128.52 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$77.53 million available for the payment of Project Costs, and the balance of approximately \$50.99 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 50.0% of such revenues relating to residential development and 20.0% of such revenues relating to commercial development will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately \$2.97 billion in taxable retail and construction related sales will generate approximately \$148.82 million in City sales tax revenues and \$10.41 million in County sales tax revenues, with 50.0% of such City sales tax apportioned to the payment of Project Costs, and the balance accruing to the City. None of the County sales tax revenues will be captured by the proposed Increment District. The Increment District shall commence on a Commencement Date as established by the City Council, and continue for a term of 25 full fiscal years, or the payment of all Project Costs, which ever occurs first.

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

**Jennifer Smith, City Clerk  
City of Piedmont, Oklahoma  
314 Edmond Road  
Piedmont, Oklahoma 73078  
Phone: (405) 373-2621**

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**Map of Increment District No. 1**



**Map of Project Area**

