*Publish: Weatherford Daily News*
*Saturday, November 14, 2026*
*Saturday, November 28, 2026*

# NOTICE OF PUBLIC HEARINGS

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

## RED PLAINS MARKETPLACE ECONOMIC DEVELOPMENT PROJECT IN WEATHERFORD, OKLAHOMA

**5:15 PM MONDAY, NOVEMBER 30, 2026**
**4:30 PM WEDNESDAY, DECEMBER 30, 2026**

**TO ALL INTERESTED INDIVIDUALS:**

The City of Weatherford, Oklahoma (the "City") invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, November 30, 2026, at 5:15 P.M. (during a regular meeting of the Weatherford City Commissioners), and Wednesday, December 30, 2026, at 4:30 P.M. (during a rescheduled regular meeting of the Weatherford City Commissioners), both hearings to be held in Blair Hall at the Weatherford Municipal Building, 522 West Rainey Avenue, Weatherford, Oklahoma, 73096.

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 Weatherford (referred to herein as the "Increment District") on the following described tracts, and the Red Plains Marketplace Economic Development Project Plan (the "Project Plan"), all pursuant to the Local Development Act, 62 O.S. §850 *et seq.* (the "Local Development Act").

**Increment District No. 1**

The boundaries of Increment District No. 1 contain an area generally described as certain property along the frontage road south of Interstate 40 at Exit 82 (Washington Ave./E. Main Street), bordered on the west by the City of Weatherford Wastewater Treatment Plant, on the east by N 2410 Road, and extending approximately one-quarter mile south of the Interstate frontage road. The composite legal description for the Increment District is an area located entirely in Custer County, Oklahoma, more particularly described as follows:

**Tract 1**

A tract of land located in the Northeast Quarter (NE1/4) of Section 17, Township 12 North, Range 14 West of the Indian Meridian in Custer County, Oklahoma, being described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE1/4); Thence N89°38'08"W (N89°38'10"W-Record), on the North line of said NE1/4, a distance of 393.00 feet to the Northwest corner of a tract of land filed in Book 1799, Page 750 of the Custer County Clerk's records; Thence S00°28'22"W (S00°28'19"W-Record), on the West line of said tract, a distance of 174.63 feet to the South Line of US Interstate 40, said point also being the POINT OF BEGINNING;

Thence continuing S00°28'22"W (South-Record), parallel with the East line of said NE1/4, a distance of 1277.01 feet to the Southwest corner of a tract of land filed in Book 1980, Page 565 of the Custer County Clerk's records; Thence N89°35'03"W (West-Record), on the North line of a tract of land filed in Book 1144, Page 3 of the Custer County Clerk's records, a distance of 181.94 feet to the Northwest corner said tract; Thence N89°35'03"W (West-Record), on the North line of

a tract of land filed in Book 1980, Page 565 of the Custer County Clerk's records, a distance of 492.01 feet to the East line of a tract of land filed in Book 47, Page 393 of the Custer County Clerk's records; Thence N00°24'50"E (North-Record), on said East line, a distance of 418.49 feet to a 1/2" Iron Pin found at the Northeast corner thereof; Thence N89°38'08"W (West-Record), on the North line of said tract, a distance of 139.00 feet; Thence N46°54'10"W a distance of 100.00 feet to the West line of "Tract 7" filed in Book 1678, Page 793 of the Custer County Clerk's records; Thence N00°28'22"E (North-Record), on said West line, a distance of 352.55 feet to the South line of "Tract 5" filed in said Book 1678, Page 793; Thence N89°31'38"W (West-Record), on said South line, a distance of 8.08 feet to the Southwest corner thereof; Thence N00°23'09"E (North-Record), on the West line of said "Tract 5", a distance of 105.67 feet to a 1/2" Iron Pin found on the South line of said US Interstate 40; Thence Northeasterly on a curve to the left, on said South line, having a radius of 1999.86 feet, distance of 370.58 feet, a chord bearing N80°12'31"E and chord length of 370.05 feet; Thence N63°43'52"E (N63°17'25"E-Record), on said South line, a distance of 594.68 feet to the POINT OF BEGINNING, containing 19.801 acres, more or less.

**Tract 2**

A tract of land located in the Northeast Quarter (NE1/4) of Section 17, Township 12 North, Range 14 West of the Indian Meridian in Custer County, Oklahoma, being described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE1/4); Thence N89°38'08"W (N89°38'10"W-Record), on the North line of said NE1/4, a distance of 393.00 feet to the Northwest corner of a tract of land filed in Book 1799, Page 750 of the Custer County Clerk's records; Thence S00°28'22"W (S00°28'19"W-Record), on the West line of said tract, a distance of 174.63 feet to the South Line of US Interstate 40;

Thence continuing S00°28'22"W (South-Record), parallel with the East line of said NE1/4, a distance of 1277.01 feet to the Southwest corner of a tract of land filed in Book 1980, Page 565 of the Custer County Clerk's records; Thence N89°35'03"W (West-Record), on the North line of a tract of land filed in Book 1144, Page 3 of the Custer County Clerk's records, a distance of 181.94 feet to the Northwest corner said tract; Thence N89°35'03"W (West-Record), on the North line of a tract of land filed in Book 1980, Page 565 of the Custer County Clerk's records, a distance of 492.01 feet to the East line of a tract of land filed in Book 47, Page 393 of the Custer County Clerk's records; Thence N00°24'50"E (North-Record), on said East line, a distance of 418.49 feet to a 1/2" Iron Pin found at the Northeast corner thereof; Thence N89°38'08"W (West-Record), on the North line of said tract, a distance of 139.00 feet to the POINT OF BEGINNING;

Thence continuing N89°38'08"W (West-Record), on said North line, a distance of 73.58 feet; Thence N00°28'22"E (North-Record), on the West line of "Tract 7" filed in Book 1678, Page 793 of the Custer County Clerk's records, a distance of 67.86 feet; Thence S46°54'10"E a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.057 acre, more or less.

The tracts described above lies entirely within the 5 tracts distributed from the Estates of Mildred Leona Minyard and Denzle Perry Minyard, recorded in Book 1678, Page 793 and also entirely within Tract 1 (a/k/a the Northwestern Tract) described in the Stipulation and Cross-Conveyance recorded in Book 1679, Page 1.

**Tract 3**

A parcel of land situated in Section 17 Township 12 North Range 14 West, I.M., Custer County, Oklahoma, more particularly described as follows:

Commencing at the Northeast corner of the NE/4 of said Section 17; thence S00°28'15'W, with the east line of said NE/4, a distance of 284.52 feet to the POINT OF BEGINNING; thence S00°28'15"W, with the east line of said NE/4, a distance of 554.20 feet; thence N89°31'12"W a

distance of 393.00 feet; thence N00°28'15"E a distance of 554.20 feet; thence S89°31'12"E a distance of 393.00 feet to the POINT OF BEGINNING containing 5.00 acres more or less.

Basis of bearings for this survey is the east line of said NE/4 - N00°28'15"E, GPS observed on August 14, 2026.

**Project Area**

The boundaries of the Project Area associated with the Increment Districts contain approximately one square mile, roughly centered around Interstate 40 Exit 82 (Washington Ave/E. Main Street), comprising a part of Sections Eight (8), Nine (9), Sixteen (16), and Seventeen (17), Township Twelve (12) North, Range Fourteen (14) West of the Indian Meridian, City of Weatherford, Custer County, Oklahoma and further described as follows:

All of the Southeast Quarter (SE/4), Section Eight (8), Township Twelve (12) North, Range Fourteen (14) West of the Indian Meridian, City of Weatherford, Custer County, Oklahoma; and

All of the Southwest Quarter (SW/4), Section Nine (9), Township Twelve (12) North, Range Fourteen (14) West of the Indian Meridian, City of Weatherford, Custer County, Oklahoma; and

All of the Northwest Quarter (NW/4), Section Sixteen (16), Township Twelve (12) North, Range Fourteen (14) West of the Indian Meridian, City of Weatherford, Custer County, Oklahoma; and

All of the Northeast Quarter (NE/4), Section Seventeen (17), Township Twelve (12) North, Range Fourteen (14) West of the Indian Meridian, City of Weatherford, Custer County, Oklahoma.

The proposed Increment District is the area within which Ad Valorem Increment Revenues, retail and construction related Sales Tax Increment Revenues, and Leverage Act 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 Weatherford City Hall, 522 West Rainey Avenue, Weatherford, Oklahoma 73099, during normal business hours from 7:30 a.m. to 5:30 p.m., Monday through Thursday, 7:30 a.m. to 11:30 a.m. Friday, and at the following web address: www.cityofweatherford.com.

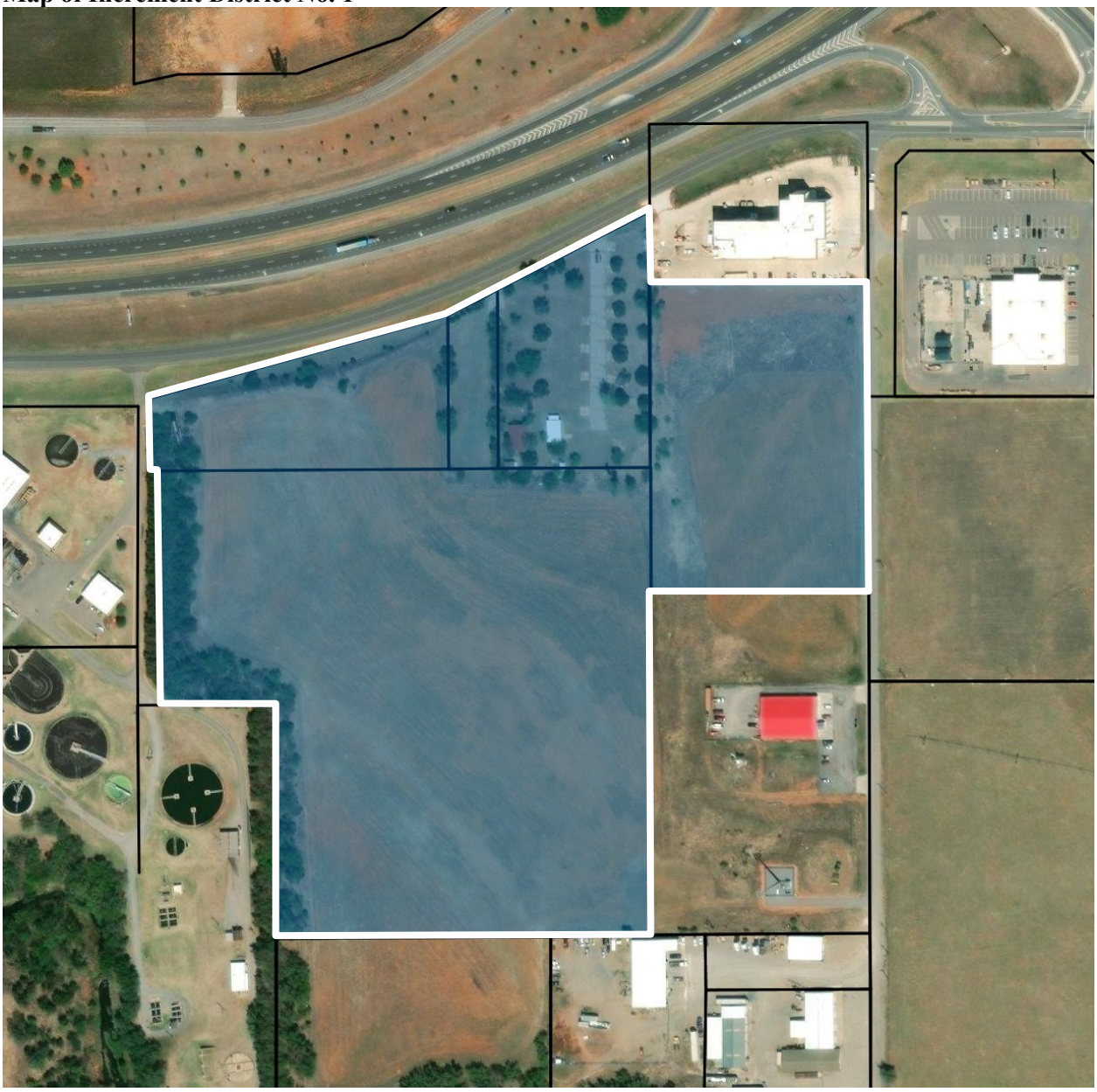
The Red Plains Marketplace Economic Development Project Plan contemplates the creation of a tax increment district that brings a transformative commercial development to a previously undeveloped area along the South Access Road (south side of Interstate 40) just west of the Washington Ave. Exit 82. The City has identified potential development interests that propose to develop the identified parcels with a large inline retail center, with additional retail and restaurants sites,, that would promote growth in Weatherford while addressing critical infrastructure constraints (referred to herein as "Project"). The proposed Project Costs (as described in the Project Plan) total approximately $14.0 million, including necessary public infrastructure and economic incentives to fully develop the area within the Increment District. The City expects the development interests will complete the required improvements and be reimbursed from future TIF Revenues. The City also expects to pay Organizational Costs in the amount of approximately $100,000, 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 $14.22 million. Based on the preliminary development projections assuming an estimated total capital investment of approximately $75.96 million within the Increment District, it is anticipated that approximately $6.58 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately $3.29 million available for the payment of Project Costs, and the balance of approximately $3.29 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 50.0% of such revenues, will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately $934.72 million in taxable retail and construction related sales will generate approximately $42.06 million in City sales tax revenues and $4.67 million in County sales tax revenues, with 50.0% of such City sales tax ($21.03 million) 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 apportionment of City sales and use tax may also qualify for State of Oklahoma matching funds, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840 *et seq*. (the "Leverage Act"). The Increment District shall commence on a Commencement Date as established by the City Commissioners, and continue for a term of approximately twelve (12) 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.

**Carolyn Sanders, City Clerk**
**City of Weatherford, Oklahoma**
**522 West Rainey Avenue**
**Weatherford, Oklahoma 73096**
**Phone: (580) 772-7451**

**Map of Increment District No. 1**



**Map of Project Area**

