



Ordinance No. 2026 - 10

AN ORDINANCE AMENDING THAT CERTAIN "MASTER PROJECT PLAN RELATING TO THE CLAREMORE INDUSTRIAL PARK"; REMOVING REAL PROPERTY FROM THE BOUNDARIES OF THE MASTER DISTRICT; AND REDEFINING THE MASTER DISTRICT.

WHEREAS, Article X, Section 6C of the Oklahoma Constitution, along with the provisions of the Oklahoma Local Development Act, Title 62, Section 850 *et seq.* of the Oklahoma Statutes, as amended (the "**Local Development Act**"), authorizes cities, towns and counties to adopt incentives for the development or redevelopment of areas determined by the governing body of such city, town or county to be unproductive, undeveloped, underdeveloped or blighted and empowers the governing body of such cities, towns or counties to create special districts to apportion tax increments within such areas to help finance the public costs of such development or redevelopment; and

WHEREAS, on November 5, 2012, the City Council of the City of Claremore, Oklahoma (the "**City**") adopted Ordinance No. 2012-16 by which the Master Project Plan Relating to the Claremore Industrial Park was approved and adopted, in the form attached hereto as Exhibit "A" (the "**Master Plan**"), and recorded in Book 2290, page 600, as amended and supplemented; and

WHEREAS, the Master Plan designated certain real property to be included within the Claremore Industrial Park District (the "**Master District**"); and

WHEREAS, the City has entered into negotiations with Mustang Tulsa Holdings, LLC for the development of a large-scale project that may include multiple phases extending over a period of years and include one or more data center buildings (the "**MTH Project**"); and

WHEREAS, the City has determined that certain parcels of real property, which will be part of the MTH Project (the "**MTH Parcels**"), described in Exhibit "B" attached hereto, should be removed from the scope of the Master Plan, so as to allow for their development under separately negotiated terms; and

WHEREAS, the City has determined that the MTH Project is necessary and convenient to implement the provisions and effectuate the purposes of the Local Development Act; and

WHEREAS, it is in the best interests of the City of Claremore and its citizens to remove the MTH Parcels from the Master District.

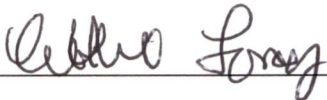
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAREMORE, OKLAHOMA, TO-WIT:

SECTION 1. Removing Specific Parcels of Real Property from the Master District. Part II, Paragraph A of that certain "Master Project Plan Relating to the Claremore Industrial Park, City of Claremore, Oklahoma" dated April 1, 2012 and adopted and approved by the City Council of the City of Claremore, Oklahoma on November 5, 2012 is hereby amended by including the following text before the final sentence:

"Notwithstanding the foregoing, those Rogers County, Oklahoma Parcels described in Appendix "C" attached hereto and included herein by reference shall be excluded from the boundaries of the Master District."

SECTION 2. Effective Date. This Ordinance shall become effective thirty (30) days following its final adoption, as provided by Oklahoma law.

PASSED by the city Council of the city of Claremore, Oklahoma this 18<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk

(SEAL)

APPROVED:

  
\_\_\_\_\_  
City Attorney

Exhibit "A"

Master Plan

Exhibit "B"

APPENDIX "C"

LEGAL DESCRIPTIONS OF THE BOUNDARIES OF THE MTH PARCELS,  
WHICH ARE EXCLUDED FROM THE MASTER DISTRICT

TRACT 1:

The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, according to the U.S. Government survey thereof.

TRACT 2:

The Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, according to the U.S. Government survey thereof.

TRACT 3:

The Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) and the South Half (S/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, according to the U.S. Government survey thereof.

TRACT 4:

A tract of land located in the South Half (S/2) of the North Half (N/2) of Section Thirty-three (33), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, being described as: BEGINNING at the Southwest corner of said S/2 of N/2; thence N0°04'46"W along the West line thereof a distance of 221.83 feet; thence S89°55'16"E a distance of 3959.39 feet to a point on the East line of the SW/4 of NE/4; thence S0°04'54"E along said East line a distance of 221.83 feet; thence N89°55'16"W a distance of 3959.39 feet to the POINT OF BEGINNING,

LESS AND EXCEPT:

A tract of land described as: Commencing at the Northwest corner of the above described tract; thence S89°55'16"E a distance of 180.24 feet to the POINT OF BEGINNING, said point being on the West boundary line of a pond owned by the City of Claremore; thence following along the boundary line of said pond: S16°39'27"W a distance of 21.11 feet, S12°55'34"W a distance of 139.90 feet, S81°20'48"E a distance of 340.43 feet, S87°54'59"E a distance of 184.52 feet, N84°16'23"E a distance of 339.28 feet, N73°45'07"E a distance of 486.68 feet, N39°05'20"W a distance of 54.88 feet, thence N89°55'16"W, leaving said boundary line of pond, a distance of 1253.82 feet to the POINT OF BEGINNING,

AND

TRACT 5:

A tract of land located in the South Half (S/2) of the North Half (N/2) of Section Thirty-three (33), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, described as: Commencing at the Southwest corner of said S/2 of N/2; thence N0°04'46"W along the West line thereof a distance of 221.83 feet to the POINT OF BEGINNING; thence continuing N0°04'46"W a distance of 222.54 feet; thence S89°55'16"E a distance of 3959.38 feet to a point on the East line of the SW/4 of NE/4; thence S0°04'54"E along said East line a distance of 222.54 feet; thence N89°55'16"W a distance of 3959.39 feet to the POINT OF BEGINNING,

LESS AND EXCEPT:

A tract described as commencing at the Southwest corner of the above described tract; thence S89°55'16"E a distance of 180.24 feet to the POINT OF BEGINNING, said point being a point on the West boundary line of a pond owned by the City of Claremore; thence N16°39'27"E along said West boundary line of the pond a distance of 232.18 feet; thence S89°55'16"E, leaving said West boundary line of pond, a distance of 947.14 feet to a point on the East boundary line of said pond; thence following along said East boundary line of pond, S10°36'03"E a distance of 62.56 feet; thence S44°41'40"E a distance of 226.90 feet; thence N73°45'07"E a distance of 58.07 feet; thence S39°05'20"E a distance of 21.07 feet; thence N89°55'16"W leaving said East boundary line of pond a distance of 1253.82 feet to the POINT OF BEGINNING,

AND

TRACT 6:

A tract of land located in the South Half (S/2) of the Northwest Quarter (NW/4); and in the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of the NW/4 of Section 33, Township 22 North, Range 16 East of the I.B.&M.; thence  $N01^{\circ}29'22''W$  a distance of 1322.43 feet to the Northwest corner of the S/2 of said NW/4; thence  $N88^{\circ}42'05''E$  a distance of 830.15 feet to the POINT OF BEGINNING being on the North line of said S/2 of NW/4; thence  $N88^{\circ}42'05''E$  a distance of 3129.09 feet to the Northeast corner of the SW/4 of NE/4 of said Section 33; thence  $S01^{\circ}29'38''E$  along the East line of said SW/4 of NE/4 a distance of 875.98 feet; thence  $S88^{\circ}40'16''W$  a distance of 2763.96 feet; thence  $N12^{\circ}03'31''W$  a distance of 45.80 feet; thence  $N16^{\circ}16'52''E$  a distance of 135.65 feet; thence  $N03^{\circ}19'43''W$  a distance of 273.64 feet; thence  $N43^{\circ}35'28''W$  a distance of 580.82 feet to the POINT OF BEGINNING.

AND

TRACT 7:

A tract of land located in the South Half (S/2) of Section Thirty-three (33), Township Twenty-two (22) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 33; thence, as the basis of bearings,  $N88^{\circ}39'32''E$  along the North line of the Southwest Quarter a distance of 202.42 feet to the POINT OF BEGINNING; thence  $N88^{\circ}39'32''E$  a distance of 2,437.07 feet to the Northwest corner of the Southeast Quarter of said Section 33; thence along the North line of said Southeast Quarter  $N88^{\circ}41'08''E$  a distance of 1,319.79 feet to the Northeast corner of the West Half of the Southeast Quarter, also being the Northeast corner of a tract conveyed by Warranty Deed recorded in Volume 1739, Page 495; thence along the East line of said tract  $S01^{\circ}29'54''E$  a distance of 448.49 feet to a point on the North line of dedicated right-of-way recorded in Volume 1670, Page 72; thence along the North line of said right-of-way  $S88^{\circ}35'49''W$  a distance of 1,139.87 feet to a tangent curve to the left; thence along said curve, having a radius of 280.00 feet, an arc length of 238.33 feet, and a chord bearing and distance of  $S64^{\circ}12'46''W$  231.20 feet, to a point of tangency; thence continuing along the North line of said right-of-way  $S39^{\circ}49'43''W$  a distance of 391.69 feet to the Northeast corner of a tract conveyed by Warranty Deed recorded in Book 2545, Page 853; thence along the North line of said tract for the next three (3) calls: (1)  $N88^{\circ}15'57''W$  a distance of 489.93 feet; (2)  $N77^{\circ}55'01''W$  a distance of 248.50 feet; (3)

S78°31'08"W a distance of 390.00 feet to the Northwest corner of said tract; thence along the West line of said tract S09°55'48"W a distance of 155.70 feet to a point; thence departing said West line S88°33'02"W a distance of 1,204.45 feet to a point on the West line of the Southwest Quarter of said Section 33; thence along said West line N01°29'34"W a distance of 334.43 feet to a point; thence departing said West line N88°40'02"E a distance of 201.45 feet to a point; thence N00°57'46"W a distance of 46.56 feet to a point; thence N01°26'28"W a distance of 599.57 feet to the POINT OF BEGINNING.