

AGENDA
JENKS ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY, JUNE 3, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

BUSINESS

Official action can only be taken on items which appear on the agenda. The Economic Development Authority may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Authority to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on October 01, 2024 pg. 2
 - B. Approve minutes of the Special Budget Committee meeting held on May 19, 2025. pg. 4
 - C. Approve Encumbrances and Expenditures pg. 5
 - D. Consideration and appropriate action relating to approval of a Preliminary Economic Development Agreement by and among the Jenks Economic Development Authority, the City of Jenks, Oklahoma, and Raw Pickle LLC pertaining to the proposed reimbursement of certain public infrastructure and site improvements in connection with the implementation of the Jenks River Entertainment District Economic Development Project Plan. pg. 9
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Resolution 2025-01, a Resolution appropriating and approving the Fiscal Year 2025-2026 Annual Budget and providing for an effective date of July 01, 2025. pg. 37
4. Potential Executive Session for the purpose of discussing the potential purchase of real property located generally near the intersection of Riverfront Dr. and Aquarium Pl. (25 O.S. §307(B)(3))
5. Letter of intent to purchase real property near the intersection of Riverfront Dr. & Aquarium Pl. pg. 42

OTHER BUSINESS

ADJOURNMENT

**MINUTES
SPECIAL MEETING
JENKS ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY, OCTOBER 01, 2024, 6:00 P.M.
JENKS CITY HALL, 211 NORTH ELM**

The Agenda for the Jenks Economic Development Authority was posted on the City’s website at 3:37 p.m. on September 27, 2024. The meeting was called to order at 3:32 p.m. on the above date by Chair Cory Box. A roll call vote of members was taken as follows.

Craig Murray	Present
John Brown	Present
Kevin Short	Present
Matt Emmons	Present
Donna Ogez	Present
Adam Abel	Present
Chair Cory Box	Present

Business

Official action can only be taken on items which appear on the agenda. The Jenks Economic Development Authority may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under “Consent” are considered by the Authority to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the special meeting held on September 03, 2024
 - B. Approve encumbrances and expenditures
 - C. Approve S. James Ave Extension Agreement with Royce and Sooner Investment DEV Co, LLC, approved by City Council on September 17, 2024, relating to the purchase of Right-of-Way for Coal Creek Village development and related design, and authorizing the City Manager to execute any related contracts and documents.

Craig Murray made a motion to approve Item 1. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:

Craig Murray	Yes
John Brown	Yes
Kevin Short	Yes
Matt Emmons	Yes
Donna Ogez	Yes
Adam Abel	Yes
Chair Cory Box	Yes

Motion carried.

2. Consideration and appropriate action related to items removed from the Consent Agenda.
Withdrawn

Adjournment. The Jenks Economic Development Authority meeting adjourned at 8:46 p.m.

Cory Box, **CHAIR**

CITY CLERK

MINUTES
JENKS ECONOMIC DEVELOPMENT AUTHORITY – SPECIAL MEETING
BUDGET COMMITTEE
MONDAY, MAY 19, 2025, 11:00 AM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Agenda for the Jenks Economic Development Authority Budget Committee was posted on the City’s website at 5:16 p.m. on May 14, 2025. The meeting was called to order at 12:00 p.m. on the above date with Chair Cory Box presiding at Jenks City Hall.

ROLL CALL

Present

John Brown
Kevin Short
Chair Cory Box

Absent

BUSINESS

1. Review of proposed changes to the approved FY 2024-2026 Biennial Budget
Finance Director David Sims introduced Item 1 and answered questions along with General Manager Christopher Shrout.
2. Recommend to the Jenks Economic Development Authority the Fiscal Year Two of the FY 2024-2026 Biennial Budget and its related documents to implement same.
Kevin Short made a motion to approve Item 2. John Brown seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, John Brown, Kevin Short
No: None
Motion Carried.

ADJOURNMENT

Meeting adjourned at 12:15 p.m.

Cory Box, **CHAIR**

CITY CLERK

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 242		ECONOMIC DEVELOPMENT				
241401	4 -0009	DAVID C DISDIER	RED'S MERCHANTILE,FACADE	9/2024	FACADE RED'S MERCH	8,421.50
					DEPARTMENT TOTAL:	8,421.50
					FUND TOTAL:	8,421.50
					GRAND TOTAL:	8,421.50

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
9/2024	80 5-242-5250	CONTRACTUAL SERVICES	8,421.50	8,421.50
		GRAND TOTAL ESTIMATE:		0.00
		GRAND TOTAL ACTUAL:		8,421.50
		REPORT TOTAL:		8,421.50

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT	
DEPARTMENT: 242		ECONOMIC DEVELOPMENT					
242996	4 -0007	MG MAIN STREET LLC	FINAL PYMNT-KITCHEN GRANT	1/2025	FINAL PYMNT-KITCHE	50,000.00	
						DEPARTMENT TOTAL:	50,000.00
						FUND TOTAL:	50,000.00
						GRAND TOTAL:	50,000.00

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
1/2025	80	5-242-5250	CONTRACTUAL SERVICES	50,000.00	50,000.00
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		50,000.00
			REPORT TOTAL:		50,000.00

**PRELIMINARY
ECONOMIC DEVELOPMENT AGREEMENT**

BY AND AMONG

**RAW PICKLE, LLC,
an Oklahoma limited liability company**

and

JENKS ECONOMIC DEVELOPMENT AUTHORITY

and

CITY OF JENKS, OKLAHOMA

Dated as of June 3, 2025

ECONOMIC DEVELOPMENT AGREEMENT

This ECONOMIC DEVELOPMENT AGREEMENT (the “Agreement”) dated as of June 3, 2025, by and among RAW PICKLE, LLC, an Oklahoma limited liability company (the “Developer”), JENKS ECONOMIC DEVELOPMENT AUTHORITY, an Oklahoma public trust (the “Authority”), and the CITY OF JENKS, OKLAHOMA, a municipal corporation (hereinafter called “City”), as beneficiary of the Authority.

WITNESSETH:

WHEREAS, the Authority has been created by a Trust Indenture dated as of July 22, 2021, for the use and benefit of the City under authority of and pursuant to the provisions of Title 60, Oklahoma Statutes 2021, Sections 176 to 180.4, inclusive, as amended and supplemented, the Oklahoma Trust Act and other applicable statutes of the State of Oklahoma; and

WHEREAS, among the Authority’s stated purposes are the support and promotion of economic development and commerce, and the design, construction and maintenance of infrastructure needed to promote economic development and growth within the geographic limits of the City; the development to such extent and in such manner as is now or hereafter shall be a proper public function of the City of such activities and facilities as are or may be deemed a proper public function for the furtherance of the economic, environmental, educational, scientific, recreational, and cultural development for the benefit of the City and its residents; and the development of industry and commerce for the purpose of fostering economic growth and stability and providing employment opportunities for the citizens and residents of the City and the State of Oklahoma and providing industrial, utility, and other necessary facilities for new and existing industries located within the City; and the Authority has determined that its undertakings and the performance of its obligations under this Agreement are authorizing and proper functions of the Authority's Trust Indenture; and

WHEREAS, a declared goal of the Authority is to encourage and facilitate economic development within and near the City by attracting new retail and commercial businesses to the Jenks area, and to promote the economic health and expansion of existing industry and commercial businesses within the City; and

WHEREAS, the Oklahoma Supreme Court has held that economic development is a legitimate public purpose for which public funds may be expended and that economic development in the City will allow the City to expand the type and scope of its services, including enhanced public improvements, police protection, fire protection and recreational facilities; and

WHEREAS, the City has adopted and approved the Jenks River Entertainment District Economic Development Project Plan (as may be amended from time to time, the “Project Plan”) by Ordinance No. 1612 on March 21, 2023, as amended by Ordinance No. 1649 on September 3, 2024, and as may be further amended or supplemented (collectively, the “Local Act”), all pursuant to the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended (the “Local Development Act”); and

WHEREAS, the City, by virtue of the Local Act, and as commenced pursuant to Resolution No. 826 adopted and approved by the City on February 6, 2024, has heretofore created Increment District No. 6, City of Jenks (as more specifically described herein, the “Increment District”), pursuant to the Local Development Act; and

WHEREAS, the Project Plan envisions the generation of substantial capital investment and creation of significant new retail opportunities within an enterprise area by establishment of the Project (as defined herein) within the Increment District; and

WHEREAS, the Developer is completing development of certain property within the Increment District, including construction of (i) an In The Raw restaurant, (ii) a medical/spa facility, (iii) a Bahama Buck’s shaved ice franchise (collectively, the “Developer Project Improvements”), along with additional retail, service, and/or lodging facilities; all upon the Project Site (as defined herein) comprising approximate 10.62 acres (collectively, the “Project”), subject to the terms and conditions herein provided; and

WHEREAS, the Authority recognizes that the full development of the Project will have both direct and indirect economic benefits for the City and through such development reasonably expects (i) to realize increased sales tax revenues from Project-based sales in the City, and purchases by Project facilities owners and their employees from local vendors; (ii) to realize increases in ad valorem revenues to be derived therefrom by the City, Tulsa County, Oklahoma (“Tulsa County”), Independent School District No. 5 of Tulsa County, Oklahoma and other local and area governmental entities from time to time benefiting therefrom; (iii) that the Project will generally enhance property values, both residential and commercial, within the City; and (iv) that the Project’s operation will otherwise contribute significantly to the economic well-being of the citizen of, and residents within and near, the City, and those in Tulsa County and the State of Oklahoma (the “State”) generally; and

WHEREAS, the Authority reasonably expects that the establishment of the Project will increase overall sales tax, hotel tax, and/or property tax revenues of the City; and

WHEREAS, the Authority also recognizes that the Project and its operations will have additional direct and indirect economic benefits within and near the City, in Tulsa County and in the State of Oklahoma through, including without limitation, diversifying the local economy, providing economic stimulus for additional employment and other development, and predicating and/or providing training and employment opportunities in sales and management skills; and

WHEREAS, implementation of this Agreement, which is reasonably expected to facilitate the realization of the aforesaid economic benefits to the City and general area, would otherwise be difficult or impractical without certain development incentives, and apportionments and appropriations for such purposes of certain City economic incentives, other forms of public assistance, and the involvement the City; and

WHEREAS, the City and the Authority desire to assist, encourage and support the Project by providing assistance in development financing (as authorized under the Local Development Act, as defined herein) to the Developer for the construction of certain sanitary sewer system improvements that will serve the Project Site as well as other areas within the Increment District,

all in order to facilitate the Project and to encourage higher quality development so as to provide opportunities for full time employment for the residents in and around the geographical area of the City and the consequent benefits to the local economy that will derive therefrom; and

WHEREAS, implementation of the Project and the Project Plan will expand employment in the area, attract major investment, enhance the tax base, and make possible investment, development and economic growth which would otherwise be difficult or impossible without the apportionment sales and use taxes and other forms of public assistance to the Project; and

WHEREAS, the Authority and the City deem the execution of this Agreement providing for the implementation of the Project to be vital and in the best interests of the City, and the health, safety, and welfare of the State of Oklahoma and its residents in accordance with the public purposes of the Project and the Project Plan.

NOW, THEREFORE, in consideration of the promises and mutual obligations herein set forth and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereby covenant and agree with each other as follows:

ARTICLE I. DEFINITIONS

In each and every place in and throughout this Agreement, whenever the following terms are used, unless the context shall clearly indicate another or different meaning or intent, they shall have the following meanings; provided that, certain terms not otherwise defined will have the meaning given in the Local Act and/or the Project Plan:

“Agreement” shall mean this Preliminary Economic Development Agreement dated as of June 3, 2025, entered into by and among the Developer, the City, and the Authority.

“Authority” shall mean the Jenks Economic Development Authority, a public trust having the City as beneficiary thereof.

“City” shall mean the City of Jenks, Oklahoma.

“Construction Plans” shall mean such architectural and engineering drawings, plans, specifications, and other documentation as may be reasonably necessary to describe the nature, scope, materials, quality, quantity, and other information requisite for the construction and fitting of improvements and/or structures included, or to be included, within the Project, which shall be subject to the Authority’s normal and customary review and approval as part of the City’s permitting process.

“Developer” shall mean Raw Pickle, LLC, an Oklahoma limited liability company, its successors and assigns.

“Increment District” shall mean Increment District No. 6, City of Jenks, Oklahoma, as established by the Local Act, generally described as the area bordered on the north by the Creek Turnpike, on the east by the Arkansas River, on the south by Polecat Creek, and on the west by S.

Elm Street. See Exhibit A for a map showing the Increment District. See Exhibit B for a legal description of the area of the Increment District.

“Local Act” shall collectively mean Ordinance No. 1612 adopted and approved by the City on March 21, 2023, commenced pursuant to Resolution No. 826 adopted and approved by the City on February 6, 2024, as amended by Ordinance No. 1649 on September 3, 2024, and as may be further amended or supplemented, all pursuant to the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended.

“Local Development Act” shall mean the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended.

“Project” shall mean the development of Project Site into a new commercial development within the Increment District, all as more specifically described in Article II herein.

“Project Architect” shall mean the any architect retained by Developer (or an assign or successor thereto) for the design of the Project.

“Project Costs Reimbursement Obligation” shall mean that obligation to reimburse the Developer for the costs of the Project Site Improvements as described in Section 3.2 herein.

“Project Plan” shall mean the Jenks River Entertainment District Economic Development Project Plan dated January 27, 2023, as may be amended from time to time, adopted and approved by the City pursuant to the Local Act and the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850, *et seq.* as amended.

“Project Site” shall mean the property described in Exhibit D comprising a portion of the Increment District, owned by the Developer (or an assign(s) or successor(s) thereto), and located within the boundaries of the Increment District. See Exhibit A for a map showing the Increment District. See Exhibit B for a legal description of the area of the Increment District. See Exhibit C for a preliminary Project Site Development Plan. See Exhibit D for a legal description of the Project Site.

“Project Site Improvements” shall mean the sanitary sewer infrastructure improvements to be constructed by the Developer as contemplated in Section 2.1.

ARTICLE II. NATURE OF THE AGREEMENT

2.1. SCOPE OF THE PROJECT. The City desires 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, all in a manner that encourages commerce, increases retail opportunities, and generates a corresponding growth in the local tax base. The Developer heretofore acquired approximately 10.62 undeveloped acres of property within the Increment District (i.e., the “Project Site”) for purposes of developing (i) an In The Raw restaurant, (ii) a medical/spa facility, (iii) a Bahama Buck’s shaved ice franchise (*i.e.*, the Developer Project Improvements), along with additional retail, service, and/or lodging facilities to be determined by the Developer, which additional facilities may or may not be the subject of related development agreements. The Developer proposes to invest or cause to be

invested in excess of \$12.8 million of design and construction costs to construct the Developer Project Improvements, along with related infrastructure and other site improvements (collectively, the “Project Site Improvements”). The Project is preliminarily projected to generate over \$9.4 million in net new annual retail sales, resulting in approximately \$333,700 in new annual sales tax revenues for the City (based upon a total of 3.55% sales and use tax levied by the City as of the date of this Agreement). Additionally, preliminary estimates indicate that the ad valorem taxable value of the improvements will generate approximately \$140,000 in new annual ad valorem tax revenues.

Economic incentives are proposed in the form of assistance in development financing in the preliminary maximum aggregate amount of \$786,000.00, payable to the Developer from lawfully available funds of the Authority upon completion of proposed sanitary system improvements that will serve the Project Site and allow for service of additional parcels within the Increment District. The objective of the assistance in development financing is to attract premium retail, restaurant, and entertainment establishments to the City in order to enhance the quality of life for residents, attract visitors to the City, and to provide a significant enhancement to the tax base long term that will provide additional funds for traffic and utility infrastructure and quality police, fire and other critical services to the community. The approximately 43.56% of the total sales and use taxes generated by the Project and not utilized for the Project Costs Reimbursement Obligation or other authorized Project Costs under the Project Plan will directly benefit the City’s quality of service to its residents. The 25% of the total ad valorem taxes generated by the Project and not utilized for the Project Costs Reimbursement Obligation or other authorized Project Costs under the Project Plan will directly benefit Jenks Public Schools.

The sanitary sewer system infrastructure improvements are the Project Site Improvements contemplated as the purpose of the assistance in development financing, in the maximum aggregate amount of \$786,000.00 (collectively, the “Project Costs Reimbursement Obligation”, as more fully described in Article III herein), and include the extension of 10” sanitary sewer collection lines to the Project Site along with related appurtenances. A description and preliminary budget for the Project Site Improvements is set forth on Exhibit “F” attached hereto. It is anticipated by the parties hereto that this Agreement may be superseded by a future development agreement that will incorporate the Project Costs Reimbursement Obligation contemplated herein.

The Developer shall be solely responsible for paying the costs of the Project Site Improvements. Notwithstanding the foregoing, additional Project Costs may be incurred by agreement of the parties as may be specifically authorized under the Project Plan. The Authority and City acknowledge that the Developer may, at any time and in its sole discretion, determine to expand the scope of the Project and/or to construct a subsequent phase of the Project, and further agrees that any such Project expansion or additional phase may be governed by a separate economic development agreement, subject to approvals by the parties thereto. Nothing herein shall prohibit the Developer, the Authority, and/or the City from seeking, obtaining, and applying available state, federal, or other funding to the payment of certain Project Site Improvements in lieu of including said Project Site Improvements as Project Costs under the Project Plan.

The Project will be financed from a combination of public and private sources, including apportionment of certain ad valorem and sales and use tax increments generated within or sourced to Increment District No. 6, City of Jenks, established in connection with the Project. It will require

a combination of public and private actions for implementation. The Authority and the City shall provide monetary assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to the Developer pursuant to the terms of this Agreement in connection with the Project Costs Reimbursement Obligation.

2.2. RELATIONSHIP OF THE AUTHORITY, CITY, AND DEVELOPER.

A. The undertaking of this Project is a complex process which will require the mutual agreement of the Authority, the City, and the Developer and their timely actions on matters appropriate or necessary to Project implementation. Each of the parties hereto shall use commercially reasonable efforts in good faith to perform and to assist the other parties in performing their respective obligations under this Agreement, including specifically the performance of obligations hereinafter set forth in Article III and Article IV if the Developer in its sole discretion decides to build the Project.

B. The parties understand, acknowledge and agree that the Developer shall be solely responsible for constructing and completing or, causing the construction and completion of, any and all Project Site Improvements. Accordingly, and notwithstanding anything to the contrary in this Agreement, nothing herein shall be deemed to impose any obligations on the Developer for the construction or completion of the Project Site Improvements or for any activities or obligations related to such construction.

2.3. OTHER GOVERNMENTAL APPROVALS. The implementation of this Project will require approvals by other governmental entities and the City in accordance with applicable laws, ordinances, and regulations. The Authority and the City will in good faith use their best efforts to obtain and expedite the necessary approvals, to the extent applicable, for the construction of the Project, to the extent the Authority or the City has the authority to grant approval. The Authority and the City, with the commercially reasonable cooperation of the Developer, shall be responsible for assisting the Developer in complying with applicable requirements, filing appropriate applications, and taking other steps necessary or desirable to expedite and obtain the approvals necessary for undertaking and implementing the Project Site Improvements and, to the extent applicable, the construction of the Project. Any normal and customary expenses related to said approvals shall be the responsibility of the Developer, but shall constitute eligible costs of Project Site Improvements for purposes of the Project Costs Reimbursement Obligation. The Authority agrees that the City Manager's or City Council's approval of the Construction Plans shall also constitute the Authority's approval thereof.

**ARTICLE III. COVENANTS AND OBLIGATIONS OF
THE AUTHORITY AND CITY**

3.1. [Left Blank Intentionally].

3.2. THE PROJECT COSTS REIMBURSEMENT OBLIGATION.

A. The Authority hereby agrees to reimburse the Developer for the costs of Project Site Improvements with said reimbursement to be made from any lawfully available funds of the

Authority; provided that said reimbursement shall not exceed an amount equal to Seven Hundred Eighty Six Thousand Dollars (\$786,000.00) (such reimbursement cap is hereinafter referred to as the “Project Costs Cap”, and the reimbursement obligation is collectively referred to herein as the “Project Costs Reimbursement Obligation”). The Authority and the City shall be entitled to rely on certifications made by the Developer with respect to the amounts and times of payment of such costs, and shall further have reasonable rights of inspection (but not an obligation to inspect, except as may be provided by applicable law) with respect to the work so completed; provided that the representatives of the City and/or the Authority conducting such inspections shall provide reasonable notice to the Developer and shall comply with the Developer’s site security and safety requirements.

B. [Left Blank Intentionally].

C. The Project Costs Reimbursement Obligation shall be subject to the following limitations:

1. All costs of the Project Site Improvements shall be deemed paid by the Developer as of the date of issuance of a check, warrant, or other form of payment by the Developer for the specified cost. The Developer shall submit payment notice(s) in substantially the form attached hereto as Exhibit E with supporting documentation. The Authority and the City shall have the right to request and review itemized invoices to third party payees prior to approval of said payment notice(s).

2. [Left Blank Intentionally].

D. The Authority hereby agrees to reimburse the Project Site Improvements comprising the sanitary sewer improvements, in an amount not to exceed \$786,000.00, within thirty (30) days following completion of such sanitary sewer improvements. For the avoidance of doubt, completion of the sanitary sewer improvements shall mean upon construction by the Developer, and subsequent dedication to and acceptance by the City, such acceptance to not be unreasonably withheld, and further, such acceptance to be in accordance with the requirements of the Code of Ordinance of the City. Said reimbursement may be made by the Authority from any lawfully available funds of the Authority. Provided however, the application for, consideration of, and final adoption by the City of a final plat pertaining to the Project Site, containing the necessary and appropriate deed of dedication and restrictive covenants, shall be a condition precedent to the required payment of the Project Costs Reimbursement Obligation by the Authority to the Developer. Provided further, the City and the Authority may reasonably require the Developer to obtain competitive quotes for the construction of the Project Site Improvements, any such approval to not be unreasonably withheld. Furthermore, the City agrees to obtain the necessary easements from any applicable third parties for that portion of the sanitary sewer improvements located outside the boundaries of the Project Site.

3.3. [Left Blank Intentionally].

3.4. ALLOCATION OF PROJECT COSTS.

A. Pursuant to this Agreement, the total Project Costs (including specifically the costs of Project Site Improvements) that may be reimbursed are estimated to be and shall not exceed the Project Costs Cap.

B. In the event that the Project Site Improvements exceed the amounts designated within the Project Costs Reimbursement Obligation, the Developer shall bear the responsibility of completing said Project Site Improvements from its own funds.

3.5. [Left Blank Intentionally].

3.6. OTHER ACTIONS. The City and the Authority agree to take such other reasonable actions as may be appropriate or desirable to support the implementation of the Project including, by way of example, assistance in qualifying for tax incentives and exemptions, and other appropriate assistance to facilitate the Project.

3.7. [Left Blank Intentionally].

ARTICLE IV. COVENANTS AND OBLIGATIONS OF THE DEVELOPER

4.1. DEVELOPMENT OF PROJECT SITE. The Developer proposes to develop and/or enter into lease or sale arrangements for the development of the Project Site. The Developer conform its development to be consistent in all respects with any applicable provisions of the City's Zoning Ordinances and Building and Land Subdivision Codes, and the Engineering Design Criteria Manual. The parties understand, acknowledge and agree that the Developer shall be solely responsible for constructing and completing or causing the construction or completion of any and all improvements to the Project Site, except as specifically provided herein.

4.2. [Left Blank Intentionally].

4.3. DEVELOPER AGREEMENT TO PROJECT COSTS REIMBURSEMENT OBLIGATION. To support the Project, the Developer agrees to pay all costs of the Project Site Improvements, provided however, the Developer may be reimbursed for the costs of the Project Site Improvements through the Project Costs Reimbursement Obligation as set forth in Section 3.2 of this Agreement. The Developer agrees to furnish to the Authority and the City payment notice(s) in substantially the form attached hereto as Exhibit E with supporting documentation as set forth in Section 3.2(C)(1) of this Agreement. The Developer further agrees to provide the City and the Authority evidence that the Developer has in good faith obtained competitive quotes from at least three (3) qualified providers for the construction of the Project Site Improvements, and shall provide reasonable justification if the lowest cost provider is not selected.

4.4. CONSTRUCTION PURCHASES. The Developer shall request that all contractors for the construction of the Project cause, to the extent it is commercially reasonable to do so, all construction purchases to be delivered to the Project Site and use the appropriate Jenks street address for such purchases and deliveries.

4.5. PROJECT FINANCING. The Developer shall provide all financing for the development of the Project Site; provided however, the Developer shall be reimbursed for the Project Site Improvements described herein pursuant to the terms of the Project Costs Reimbursement Obligation. The Developer shall be responsible for and pay all costs in excess of budgeted amounts pursuant to Section 3.4 of this Agreement.

4.6. [Left Blank Intentionally].

4.7 DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS. The City acknowledges and agrees that all necessary dedications of rights of way, utility easements and other easements within the Project Site will be made pursuant to the proposed final plat pertaining to the Project Site. The Developer shall be responsible for all on-site development fees and storm water detention and is responsible to meet all City development standards and fees.

4.8 [Left Blank Intentionally].

4.9 [Left Blank Intentionally].

4.10 [Left Blank Intentionally].

4.11 OTHER ACTIONS. The Developer agrees to take such other commercially reasonable actions as may be reasonably necessary or appropriate, and to the extent it is able, to support the implementation of the Project including, by way of example, furnishing information reasonably requested by the Authority or the City for reporting purposes under the Local Development Act, preparation and execution of supporting Project documentation, cooperation in construction activities, preparation of Project activities reports, and assistance in other matters that may be of benefit to the Project; provided, that nothing in this Section 4.11 shall obligate or be deemed to obligate the Developer to (i) incur, expend or enter into any cost, expense, liability or obligation, (ii) disclose any confidential information, information of third parties or information to which it does not have ready access, or (iii) undertake any action for which the Authority and/or the City are responsible for undertaking.

ARTICLE V. CONSTRUCTION PROVISIONS

5.1. COMPETITIVE BIDDING ACT. To the extent required by law, any and all public construction contracts, or portions thereof, made by the Authority or the City pursuant to Section 3.2 of this Agreement, shall be made in compliance with the Oklahoma Public Competitive Bidding Act of 1974, Title 61, Oklahoma Statutes, Section 101, *et seq.*, as amended (the “Bidding Act”). The Developer agrees the City and the Authority shall have the exclusive right to make determinations pursuant to the Bidding Act. Provided however, pursuant to Section 127 of the Bidding Act, the City and the Authority agree that competitive bidding shall not be required for any of the Project Site Improvements because the Project Site Improvements are being made or constructed as a part of an agreement to provide development financing assistance, and the cost of such Project Site Improvements does not exceed twenty-five percent (25%) of the total amount of the estimated public and private investment being made within the Increment District. Provided however, the City and the Authority may reasonably require the Developer to obtain competitive

quotes for the construction of the Project Site Improvements, any such approval to not be unreasonably withheld.

5.2. CONSTRUCTION PLANS AND CONTRACTS. The Authority and the City shall use their respective best efforts to obtain whatever assistance and approvals may be required from third parties in order to facilitate construction of the Project Site Improvements.

5.3. [Left Blank Intentionally]

5.4. [Left Blank Intentionally].

5.5. INDEMNIFICATION.

A. The Developer shall indemnify and hold harmless the Authority and the City for any liability for breach of the Developer's obligations under this Agreement, in each case subject to Section 6.18; provided, that the Developer shall have no obligation to indemnify the Authority or the City for any such injury or damages to the extent arising out of or from (i) any breach of this Agreement by the City or the Authority, (ii) any matter for which the Authority or the City are responsible or liable pursuant to any other contract with the Developer, (iii) any matter for which any other Person or entity is liable to the Authority or the City, or (iv) any matter caused by willful misconduct or negligence of the City or the Authority. The Developer shall have the right to control the defense of any third-party claims for which the Authority or the City seek indemnification hereunder. The Authority or the City shall promptly notify the Developer in writing of any claim subject to this Section 5.5, but in any event shall provide such notification within thirty (30) days of receipt of any such claim in writing.

B. To the fullest extent allowable by law, the Authority and the City shall be liable for and shall indemnify and hold harmless the Developer for (i) any liability to third parties for personal injury or property damage for construction and operation activities of the Authority or the City arising out of or related to this Agreement, the subject matter thereof and/or (ii) breach of the Authority's or the City's obligations stated herein, to the extent not caused by willful misconduct or negligence of the Developer, provided that, said indemnification, if lawful, is not intended to be a waiver of tort claims liability limits, and any claims against the Authority and the City shall be limited to the amounts specified in the Governmental Tort Claims Act, Title 51, Oklahoma Statutes, Section 151, *et seq.*, as amended.

5.6. [Left Blank Intentionally].

5.7. [Left Blank Intentionally].

ARTICLE VI. GENERAL PROVISIONS

6.1. NONDISCRIMINATION. The Developer agrees, in its capacity as the developer of the Project Site, not to discriminate on the basis of race, color, religion, gender, or national origin in the use or occupancy of the any of the buildings and facilities constructed on the Project Site, in violation of any applicable law or regulation.

6.2. MUTUAL RIGHTS OF ACCESS.

A. Authority and City Access to Project Site. Prior to the delivery of premises to businesses that will occupy and operate from the Project, the Developer shall permit representatives of Authority and the City and the Authority and the City shall permit representatives of the Developer to have reasonable access to the Project Site, at all reasonable times, for the purposes of this Agreement, including, but not limited to, construction by the Authority and the City, as the case may be, and inspection of all work being performed in connection with construction. No such access shall interfere with the use or occupancy of the businesses occupying and operating from the Project.

B. No Charge. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided in this Section.

6.3. [Left Blank Intentionally]

6.4. CONFLICT OF INTEREST; AUTHORITY'S AND CITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE. No official or employee of the Authority or the City shall have any personal interest in this Agreement, nor shall the City or the Authority permit any such person voluntarily to acquire any ownership interest, direct or indirect, in the legal entities which are parties to this Agreement. No official or employee of the Authority or the City shall be personally liable to the Developer or any successor in interest, in the event of any default or breach by the Authority or the City of this Agreement or for any amount which becomes due to the Developer or its successors under this Agreement.

6.5. DEVELOPER'S OWNERS AND REPRESENTATIVES NOT INDIVIDUALLY LIABLE. No shareholder, member, partner, manager, officer, director, advisory board member, unit holder or employee of the Developer shall be personally liable to the Authority or the City or any successor in interest, in the event of any default or breach by the Developer of this Agreement or for any amount which becomes due to the Authority the City or their successors under this Agreement.

6.6. APPLICABLE LAW, SEVERABILITY AND ENTIRE AGREEMENT.

A. This Agreement shall be governed by and construed in accordance with the laws of the State of Oklahoma governing agreements made and fully performed in Oklahoma. Any action or proceeding arising out of or relating to this Agreement or any transaction contemplated hereby may be brought in the United States District Court for the Northern District of Oklahoma, if it has or can acquire jurisdiction, or if not, in courts of the State of Oklahoma, and each of the parties irrevocably submits to the exclusive jurisdiction of each such court in any such action or proceeding, waives any objection it may now or hereafter have to venue or to convenience of forum, agrees that all claims in respect of the action or proceeding shall be heard and determined only in any such court and agrees not to bring any action or proceeding arising out of or relating to this Agreement or any transaction contemplated hereby in any other court. The parties agree that either party may file a copy of this paragraph with any court as written evidence of the knowing, voluntary and bargained agreement amount the parties irrevocably to waive any objections to venue or to convenience of forum. Process in any action or proceeding referred to

in the Section may be served on either party anywhere in the world by the methods set forth in Section 6.11 herein.

B. If any provisions of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid, illegal, or unenforceable, then the remainder of this Agreement or surviving portion(s) of such provision, and each other provision of this Agreement, shall be valid and enforceable to the fullest extent permitted by law, and the parties shall negotiate in good faith to enter into a provision that effectuates, as closely as possible, the intent of the parties with respect to the invalid, illegal, or unenforceable provision. Furthermore, this Agreement shall be construed in a manner that allows for the effective implementation of the Project Plan.

C. This Agreement sets forth the entire understanding between the Authority, the City, and the Developer with respect to the subject matters of this Agreement, there being no terms, conditions, warranties or representations with respect to the subject matter other than as contained herein. Notwithstanding the foregoing, the parties hereto may supplement, amend, modify, and incorporate further agreements in writing executed by the parties hereto for the purpose of accomplishing the Project Site Improvements contemplated herein.

6.7. THIRD PARTIES. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto, their successors and assigns, and not for the benefit of any other persons, as third-party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights express or implied, upon any other person.

6.8. NO PARTNERSHIP OR JOINT VENTURE CREATED. This Agreement specifically does not create any partnership or joint venture between or among the Authority, the City and the Developer, or render any of them liable for any of the debts or obligations of any or the others.

6.9. TIME IS OF THE ESSENCE. The Authority, the City and the Developer understand and agree that time is of the essence with regard to all the terms and provisions of this Agreement.

6.10. REPRESENTATIONS AND WARRANTIES; FORMALITIES AND AUTHORITY. Each party represents and warrants to the other parties that, as of the date hereof and at all times during the term of this Agreement:

A. Such party validly exists and has all necessary power and authority to execute, deliver and perform its obligations under the Agreement and to carry out the transactions contemplated hereby and thereby.

B. The execution and delivery by such party of the Agreement, and the performance by such party of the Agreement, have been duly authorized by all necessary proceedings with respect to such party, and no other proceedings with respect to such party are necessary to authorize the Agreement and the transactions contemplated hereby and thereby.

C. The Agreement has been duly executed and delivered by such party and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid

and binding obligation of such party, enforceable against such party in accordance with its terms, subject to applicable bankruptcy, insolvency and similar laws affecting creditors' rights generally and to general principles of equity.

D. The performance by such party of its obligations under the Agreement and the transactions contemplated thereby do not: (i) violate, conflict with or constitute a default (with or without the giving of notice, lapse of time or both) under, accelerate any obligations under, terminate or give rise to a right of termination of, any contract or agreement to which such party is a party or by which any property or asset of such party is bound; (ii) violate, conflict with or constitute a default (with or without the giving of notice, lapse of time or both) under the constitutive documents of such party; (iii) cause the creation of any lien or encumbrance upon any of the properties or assets of such party; (iv) violate, conflict with or constitute a default (with or without the giving of notice, lapse of time or both) under any provision of applicable law with respect to such party; (v) require such party to make or provide any notice to, declaration or filing with, or obtain any consent, authorization, permit or approval from, any governmental entity or other person or legal entity or (vi) give any governmental entity the right to revoke, withdraw, suspend, cancel, terminate or modify any permit, license or approval held by such party.

E. There is no proceeding, claim or litigation pending or, to the knowledge of such party, threatened, against such party with respect to the transactions contemplated by the Agreement.

F. [Reserved]

6.11. NOTICES AND DEMANDS. Any notice, demand, or other communication under this Agreement shall be sufficiently given or delivered when it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or delivered personally to:

A. In the Case of the Developer:

Raw Pickle, LLC

Attn: [REDACTED]
[REDACTED]
[REDACTED]

B. In the case of Authority:

Jenks Economic Development Authority
Attn: City Manager
211 N. Elm Street
Jenks, OK 74037

C. In the case of the City:

City of Jenks, Oklahoma
Attn: City Manager
211 N. Elm Street
Jenks, OK 74037

or to such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the others as provided in this Section. Such notices and communications shall be deemed delivered upon receipt (or refusal to accept delivery). A copy of any notice, demand or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

6.12. **BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the Authority, the City and the Developer and their respective legal representatives, successors and assigns.

6.13. **MODIFICATIONS.** This Agreement cannot be changed orally, and no agreement shall be effective to waive, change, modify or discharge it in whole or in part unless such agreement is in writing and is signed by the party or parties against whom enforcement of any waiver, change, modification or discharge is sought.

6.14. **UNAVOIDABLE DELAYS.** The time for performance of any term, covenant, condition, or provision of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, “unavoidable delays” means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition or provision under this Agreement and shall include, without limiting the generality of the foregoing, delays attributable to acts of God, any other party to this Agreement, strikes, labor disputes, unusually severe weather, pandemics, quarantine restrictions, building material supply shortages, governmental restrictions, delays in any governmental permitting process that are outside of the Developer’s control, court injunctions or litigation, war, riot, civil commotion, acts of public enemy and casualty, but shall not include delays attributable to financial difficulties of such party unless caused by the act or omission of another party hereto. In the event of an unavoidable delay the affected party shall promptly notify the other parties in writing and use its reasonable efforts to mitigate and resolve the unavoidable delay as promptly as possible (keeping the other parties informed of the efforts being made to mitigate and resolve the unavoidable delay). Provided however, it is understood and agreed by the parties that under no circumstances shall an unavoidable delay operate to extend the duration of the Increment District or in any way alter the provisions of the Local Act.

6.15. **FURTHER ASSURANCES.** Each party agrees that it will, without further consideration, execute and deliver such other documents and take such other action, whether prior or subsequent to closing, as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement.

6.16. **ATTORNEYS’ FEES.** In the event of any controversy, claim or dispute between the Authority, the City and the Developer affecting or relating to the subject matter or performance of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of its reasonable expenses, including reasonable attorneys’ fees.

6.17. COUNTERPARTS; HEADINGS.

A. This Agreement may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

B. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.

6.18. LIMITED LIABILITY. Except as provided in and subject to Section 5.5B, above, the liability of the Authority and the City to the Developer arising by virtue of this Agreement shall be limited to the Project Costs Reimbursement Obligation, i.e. the reimbursement of costs paid by the Developer for the Project Site Improvements, and resort shall not be had to the Authority or the City for any additional amounts.

6.19. ASSIGNMENT. Except as otherwise provided below, this Agreement and the rights and obligations of the Developer may not be assigned or transferred, without the written approval of the other parties hereto, which approval shall not be unreasonably withheld, conditioned or delayed. This Agreement will apply to, be binding in all respects upon and inure to the benefit of the permitted assigns of the parties. Notwithstanding any provision of this Agreement to the contrary, Developer shall have the right, without first obtaining consent of the other parties hereto, (i) to collaterally assign its rights and obligations under this Agreement as security for a mortgage loan from a bank or institutional lender that is secured by the Project Site; or (ii) to sell, pledge or grant a security interest in or otherwise transfer Developer's rights to the Project Costs Reimbursement Obligation hereunder, provided, however, that Developer or successor owner of the Project Site shall remain liable for all of its obligations hereunder. In furtherance of the foregoing, Developer shall be permitted to issue or incur indebtedness that is secured by Developer's rights to the Project Costs Reimbursement Obligation hereunder and grant any other Project Site collateral to such debt holders. The City and Authority agree to cooperate in good faith with Developer as necessary with respect to Developer's pledge or transfer of its rights to the Project Costs Reimbursement Obligation payments hereunder to the debt holders, at no cost and expense to the City or Authority.

6.20 NO USE OF NAMES; PUBLICITY. Neither the entry into or consummation of this Agreement, or the transactions contemplated hereby, shall give the City or the Authority, any right to use any name, trademark, servicemark, logo or other intellectual property of the Developer or its affiliates. The Authority, the City, and the Developer agree to continue to work cooperatively regarding publicity with respect to the Project and the transactions contemplated hereby and agree to consult with each other prior to the issuance of any press release or written public statements regarding the Project, this Agreement, or the transactions contemplated hereby.

6.21 EXHIBITS AND SCHEDULES. The following schedules or exhibits attached hereto shall be deemed to be an integral part of this Agreement:

- A. Exhibit A – Map showing the Increment District;
- B. Exhibit B – Legal description of the Increment District;

- C. Exhibit C – Project Site Development Plan;
- D. Exhibit D – Project Site Legal Description
- E. Exhibit E – Form of Project Costs Payment Notice
- F. Exhibit F – Project Site Improvements Description and Preliminary Budget

6.22. CONSTRUCTION OF THIS AGREEMENT. The Authority, the City and the Developer acknowledge that they and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

6.23. SURVIVAL. Except as otherwise provided herein, the representations, warranties, covenants and undertakings of the parties set forth in this Agreement shall survive the execution and delivery of this Agreement, and continue in full force until this Agreement has been fully performed in accordance with its terms and the Authority has fully paid the Project Costs Reimbursement Obligation in accordance with the terms herein. Notwithstanding, the provisions of Section 6.6(A) shall continue following the payment of the Project Costs Reimbursement Obligation with respect to matters, events or circumstances occurring or arising prior to such time.

6.24 NO BROKER. Each party hereto represents to each other party that the obligations pursuant to this Agreement have not involved any broker nor is any party hereto liable for the payment of a brokerage commission in connection with the negotiation of this Agreement. Each party agrees to indemnify and hold harmless (to the extent allowable by law) each other party from any and all liability, loss, claim or expenses arising out of any breach of their respective foregoing representation.

6.15 TERMINATION. The parties hereby agree that this Agreement shall automatically terminate, and the parties shall have no liability to each other hereunder, if the Developer fails to submit its first payment notice under Section 4.3 to the Authority and the City on or prior to the second anniversary of the date of this Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Developer, the City, and the Authority have caused this Agreement to be duly executed and delivered as of the date first above written.

RAW PICKLE, LLC
an Oklahoma limited liability company

By: _____,
_____,
its Manager

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said State on the ___ day of June, 2025, personally appeared _____, to me known as the Manager of Raw Pickle, LLC, an Oklahoma limited liability company, on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

Notary Public

My commission expires _____.
My commission number _____.

**JENKS ECONOMIC DEVELOPMENT
AUTHORITY**

(SEAL)

By: _____

Name: Cory Box

Title: Chairman

ATTEST:

By: _____

Name: Brandon Macy

Title: Secretary

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this ___ day of June, 2025, by Cory Box, Chairman of the Jenks Economic Development Authority, a public trust, on behalf of the trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

Notary Public

My commission expires 08/26/2028.

My commission number 04007771.

CITY OF JENKS, OKLAHOMA

(SEAL)

By: _____

Name: Cory Box

Title: Mayor

ATTEST:

By: _____

Name: Brandon Macy

Title: City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this ___ day of June, 2025, by Cory Box, Mayor of the City of Jenks, Oklahoma, a municipality, on behalf of the City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

Notary Public

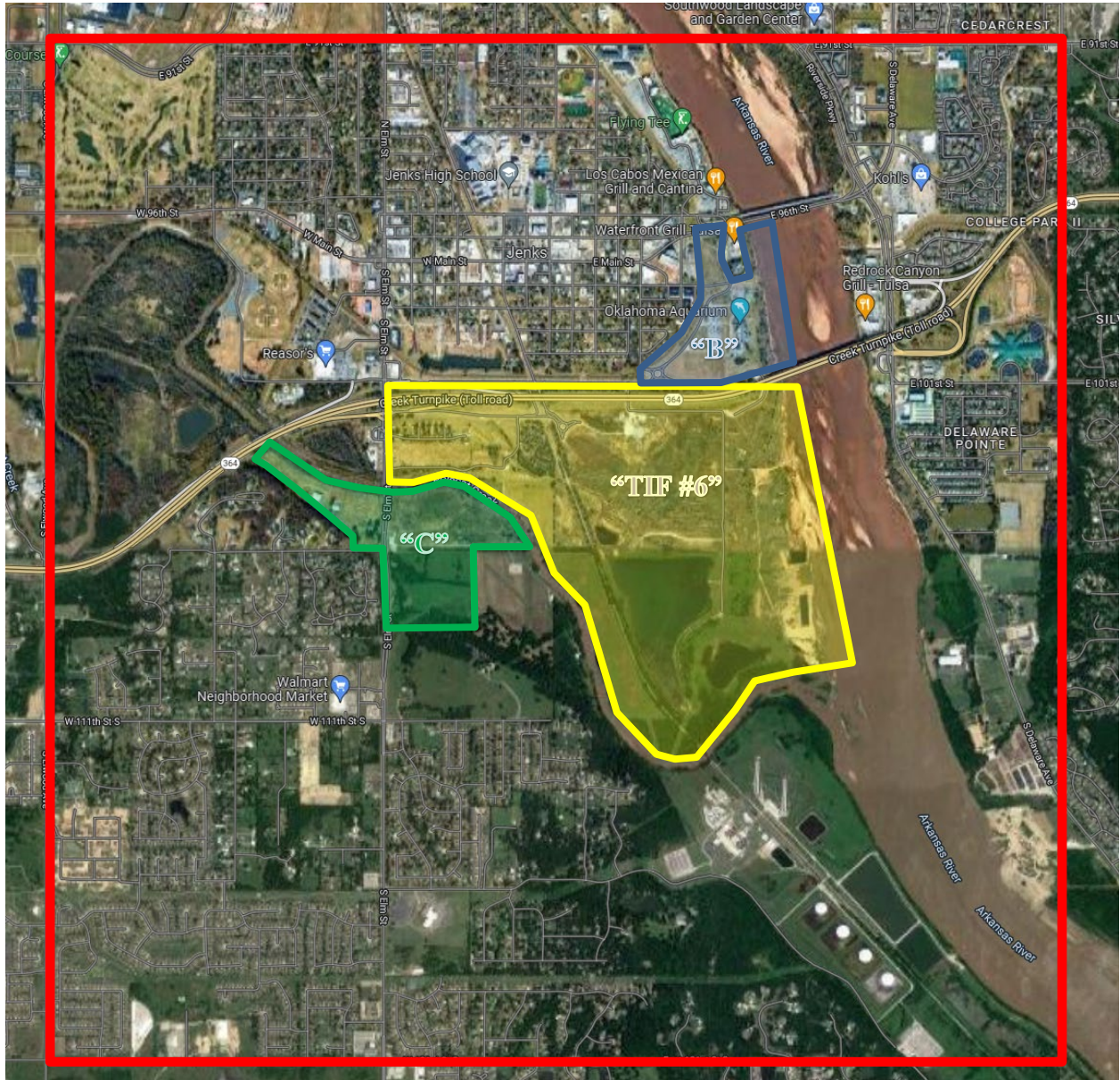
My commission expires 08/26/2028.

My commission number 04007771.

EXHIBIT A

MAP OF INCREMENT DISTRICT NO. 6

The boundaries of Increment District No. 6, City of Jenks contain an area generally described as the area bordered on the north by the Creek Turnpike, on the east by the Arkansas River, on the south by Polecat Creek, and on the west by S. Elm Street..



* Jenks River Entertainment District Project Area is outlined by red border. Increment District No. 6 boundaries contained within yellow border and shaded yellow, and labeled "TIF #6".

EXHIBIT B

INCREMENT DISTRICT LEGAL DESCRIPTION

INCREMENT DISTRICT NO. 6, CITY OF JENKS

The composite legal description for Increment District No. 6, City of Jenks is an area located entirely in Tulsa County, Oklahoma, more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), A PART OF SECTION THIRTY (30), A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31) AND A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 88°59'49" EAST ALONG THE NORTH LINE THEREOF 181.50 FEET TO THE WEST MEANDER LINE OF THE ARKANSAS RIVER;

THENCE ALONG SAID MEANDER LINE THE FOLLOWING FIVE (5) COURSES;

THENCE SOUTH 05°43'05" EAST 1,531.20 FEET;

THENCE SOUTH 18°58'05" EAST 442.20 FEET;

THENCE SOUTH 12°28'05" EAST 580.80 FEET;

THENCE SOUTH 08°28'05" EAST 1,254.00 FEET;

THENCE SOUTH 19°28'05" EAST 1,006.55 FEET;

THENCE LEAVING SAID MEANDER LINE SOUTH 67°38'37" WEST 462.55 FEET;

THENCE ALONG THE CENTERLINE OF POLECAT CREEK THE FOLLOWING (28) COURSES

THENCE SOUTH 54°21'18" WEST 171.41 FEET;

THENCE SOUTH 39°10'01" WEST 699.99 FEET;

THENCE SOUTH 40°13'33" WEST 76.54 FEET;

THENCE SOUTH 41°08'15" WEST 294.18 FEET;

THENCE SOUTH 49°07'03" WEST 228.93 FEET;

THENCE SOUTH 82°37'16" WEST 219.43 FEET;

THENCE SOUTH 88°49'47" WEST 172.00 FEET;

THENCE NORTH 75°28'22" WEST 230.23 FEET;

THENCE NORTH 60°34'50" WEST 277.85 FEET;

THENCE NORTH 48°13'22" WEST 135.88 FEET;

THENCE NORTH 45°15'40" WEST 281.44 FEET;

THENCE NORTH 38°25'31" WEST 245.91 FEET;

THENCE NORTH 31°12'22" WEST 330.81 FEET;
THENCE NORTH 16°17'33" WEST 1,042.78 FEET;
THENCE NORTH 17°35'30" WEST 343.04 FEET;
THENCE NORTH 35°12'56" WEST 411.52 FEET;
THENCE NORTH 50°26'21" WEST 292.87 FEET;
THENCE NORTH 35°15'47" WEST 339.43 FEET;
THENCE NORTH 19°28'39" WEST 210.08 FEET;
THENCE NORTH 28°59'00" WEST 178.58 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,407.98 FEET, AN ARC LENGTH OF 734.72 FEET, A CHORD BEARING OF NORTH 45°02'29" WEST AND A CHORD LENGTH OF 726.41 FEET;
THENCE NORTH 58°25'51" WEST 405.44 FEET;
THENCE NORTH 56°12'32" WEST 99.92 FEET;
THENCE NORTH 53°59'13" WEST 100.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 556.16 FEET, AN ARC LENGTH OF 469.90 FEET, A CHORD BEARING OF NORTH 78°11'27" WEST AND A CHORD LENGTH OF 456.05 FEET;
THENCE SOUTH 77°36'16" WEST 499.33 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 741.23 FEET, AN ARC LENGTH OF 256.42 FEET, A CHORD BEARING OF SOUTH 89°05'08" WEST AND A CHORD LENGTH OF 255.14 FEET;
THENCE NORTH 81°00'15" WEST 75.08 FEET TO THE WEST LINE OF THE NW/4 OF SAID SECTION 30;
THENCE NORTH 01°05'40" WEST ALONG THE WEST LINE OF SECTION 30 A DISTANCE OF 1,613.72 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH 89°03'25" EAST ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 5,312.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 21,566,437.2 SQ. FEET OR 495.10 ACRES.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83.

EXHIBIT C
PRELIMINARY SITE DEVELOPMENT PLAN*
RAW PICKLE

[See following pages for Raw Pickle Preliminary Site Plan dated _____]

* Preliminary Layout subject to change.

EXHIBIT D

PROJECT SITE LEGAL DESCRIPTION

All of Raw Development, a proposed development in the City of Jenks, being part of the NW/4 of Section 29, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, located within the boundaries of Increment District No. 6, City of Jenks, and being more particularly described as follows:

A TRACT OF LAND CONTAINED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE S 00°07'09" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 918.57 FEET; THENCE S 89°52'51" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'09" E, PARALLEL TO SAID WEST LINE, A DISTANCE OF 68.67 FEET; THENCE N 12°16'11" E A DISTANCE OF 86.55 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 50°20'55", A RADIUS OF 402.00 FEET, AN ARC LENGTH OF 353.26 FEET, A CHORD BEARING OF N 37°26'39" E AND A CHORD LENGTH OF 342.00 FEET; THENCE N 62°37'06" E A DISTANCE OF 318.89 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 40°45'23", A RADIUS OF 298.67 FEET, AN ARC LENGTH OF 212.45 FEET, A CHORD BEARING OF N 42°14'25" E AND A CHORD LENGTH OF 208.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OKLAHOMA TURNPIKE AUTHORITY CREEK TURNPIKE; THENCE N 69°39'25" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 43.05 FEET; THENCE N 20°20'35" W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N 69°39'25" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 139.53 FEET; THENCE S 20°11'51" E A DISTANCE OF 87.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°43'15", A RADIUS OF 622.47 FEET, AN ARC LENGTH OF 268.57 FEET, A CHORD BEARING OF S 09°22'37" E AND A CHORD LENGTH OF 266.49 FEET; THENCE ALONG A TANGENT COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 20°18'35", A RADIUS OF 623.35 FEET, AN ARC LENGTH OF 220.96 FEET, A CHORD BEARING OF S 12°06'50" W AND A CHORD LENGTH OF 219.80 FEET; THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 49°06'01", A RADIUS OF 66.00 FEET, AN ARC LENGTH OF 56.56 FEET, A CHORD BEARING OF S 02°16'53" E AND A CHORD LENGTH OF 54.84 FEET; THENCE ALONG A TANGENT REVERSE CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°49'39", A RADIUS OF 174.10 FEET, AN ARC LENGTH OF 81.52 FEET, A CHORD BEARING OF S 13°25'04" E AND A CHORD LENGTH OF 80.78 FEET; THENCE S 00°00'00" W A DISTANCE OF 86.81 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°13'31", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 46.94 FEET, A CHORD BEARING OF S 06°06'46" E AND A CHORD LENGTH OF 46.85 FEET; THENCE N 89°58'00" W A DISTANCE OF 860.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT E

**PROJECT COSTS PAYMENT NOTICE
INCREMENT DISTRICT NO. 6, CITY OF JENKS
RAW PICKLE PROJECT**

FROM: Raw Pickle, LLC (the “Developer”)
TO: Trustees of the Jenks Economic Development Authority (the “Authority”)
City Council of the City of Jenks, Oklahoma (the “City”)
DATE: _____

Pursuant to the provisions the Preliminary Economic Development Agreement dated as of June 3, 2025, by and among the Authority, the City, and the Developer (the “Agreement”), you are forthwith given notice of the expenditure of Project Costs by the Developer, pursuant to Sections 3.2 and 4.3 of the Agreement, in the amounts shown for the purposes set forth in this Notice. You are hereby requested to disburse the amount set forth herein (said amount not to exceed \$786,000.00) for payment of the Project Costs Reimbursement Obligation as set forth in the Agreement.

NOTICE NUMBER _____

CREDITOR _____

DESCRIPTION OF WORK OR ITEMS PURCHASED _____

AMOUNT REQUESTED FOR REIMBURSEMENT _____

PAYMENT DATE OF PROJECT COST _____

Notices shall be supported by invoices and canceled checks or bank statements showing the date funds are transferred for payment of authorized Project Costs.

With reference to the above notice, the undersigned duly authorized representative of the Developer certifies that the foregoing payment is for a purpose specified in the Economic Development Agreement and in the Jenks River Entertainment District Economic Development Project Plan and: (i) that none of the items for which this payment is proposed to be made has formed the basis for any payment heretofore, (ii) that each item for which this payment is proposed to be made is or was necessary and proper in connection with the Project and each item of tangible property is now in place and (iii) that there has not been filed with or served upon the Developer notice of any lien, right to lien, or attachment upon, or claim

affecting the right of any such persons, firms, or corporations to receive payment of, the respective amounts stated in such notice which has not been released or will not be released simultaneously with this payment.

RAW PICKLE, LLC

Authorized Developer Representative

Acknowledged by:

JENKS ECONOMIC DEVELOPMENT
AUTHORITY

By:

Name: _____

Title: _____

Date: _____

Submit in triplicate:

1 to Developer

1 to Authority

1 to City

EXHIBIT F

**PROJECT SITE IMPROVEMENTS
DESCRIPTION AND PRELIMINARY BUDGET**

Preliminary Budget – Sanitary Sewer Improvements TO BE REVISED AND UPDATED

<i>Description</i>	<i>Quantities</i>	<i>Units</i>	<i>Unit Pricing</i>	<i>Total</i>	<i>Item #</i>
10" Sewer Line	2,538	LF	\$160.00	\$406,080.00	1
8" Sewer Line	1,029	LF	\$95.00	\$97,755.00	2
4' Manhole	16	EA	\$6,500.00	\$104,000.00	3
Tie into Existing	2	EA	\$2,000.00	\$4,000.00	4
Haul off Spoils	2,285	TCY	\$6.00	\$13,710.00	5
Full Depth Backfill	295	TN	\$28.00	\$8,260.00	6
24" Bore	54	LF	\$650.00	\$35,100.00	7
			TOTAL:	\$668,905.00	



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

Memorandum

To: Chair & Trustees of the Authority
From: David Sims, CFO/Finance Director
Date: June 3, 2025
Re: **FY25-26 Budget Approval – JEDA**

After the public hearing on June 3, 2025, the Authority will vote to appropriate and approve the FY25-26 budget. The budget proposal was reviewed with the budget committee on May 19, 2025. The budget committee voted unanimously in favor of recommending that the Authority adopt the FY25-26 budget.

Revenue

- Revenue to cover any expenditure is funded from fund balance and interest.

Expenses

- The expense budget is \$800,000 to fund development incentives, per the incentive policies and economic development agreements previously approved by the Council and the Authority.

As of April 2025, expenses from this fund include:

- A façade improvement incentive was approved and paid to Red's Mercantile in the amount of \$8,421.50
- A kitchen grant incentive was approved and paid to The Lodge Eatery & Pub in the amount of \$250,000
- A kitchen grant incentive was approved and paid to City Hall Steak and Cocktails in the amount of \$250,000

Jenks Economic Development Authority

Operating Fund

FY 2025 and 2026

Fund 80

OVERVIEW

The Jenks Economic Development Fund was established by the Jenks City Council to incentivize economic development activities. This is a special fund budgeted on a cash basis.

ANNUAL RESOURCES

REVENUE	FY 24	FY 24	9 months		PERCENT DIFFERENCE	FY 26 BUDGET
	ACTUAL	BUDGET	FY 25 ACTUAL	FY 25 BUDGET		
Transfer from General Fund	-	-	20,372	-	N/A	100,000
Interest	123,250	2,000	81,394	5,000	0%	5,000
Total	\$ 123,250	\$ 2,000	\$ 101,766	\$ 5,000	150%	\$ 105,000

ANNUAL OUTLAYS

Budget	FY 24	FY 24	9 months		PERCENT DIFFERENCE	FY 26 BUDGET
	ACTUAL	BUDGET	FY 25 ACTUAL	FY 25 BUDGET		
<u>City Manager/Economic Development 242</u>						
Personnel Services	\$ -	\$ -	\$ -	\$ -	N/A	\$ -
Maintenance and Operations	884,172	500,000	386,575	1,125,000	-29%	800,000
Capital Outlay	-	-	-	-	N/A	-
Total	\$ 884,172	\$ 500,000	\$ 386,575	\$ 1,125,000	125%	\$ 800,000

FUND BALANCE CALCULATION

	FY 24	FY 24	9 months		FY 26 BUDGET
	ACTUAL	BUDGET	FY 25 ACTUAL	FY 25 BUDGET	
Beginning Fund Balance	\$ 4,284,854	\$ 4,284,854	\$ 3,523,932	\$ 3,523,932	\$ 2,403,932
Plus Annual Revenue	123,250	2,000	101,766	5,000	105,000
Less Annual Outlays	(884,172)	(500,000)	(386,575)	(1,125,000)	(800,000)
Ending Fund Balance	3,523,932	3,786,854	3,239,123	2,403,932	1,708,932
Reserved for Econ. Dev. Projects	\$ 3,523,932	\$ 3,786,854	\$ 3,239,123	\$ 2,403,932	\$ 1,708,932

Jenks Economic Development Authority
RESOLUTION NO. 2025-01
A RESOLUTION APPROPRIATING AND APPROVING
THE FISCAL YEAR 2025-2026 ANNUAL BUDGET
FOR THE CITY OF JENKS, OKLAHOMA AND PROVIDING FOR AN
EFFECTIVE DATE OF
July 1, 2025

WHEREAS, it is necessary to provide public services and other functions authorized by the Trust Indenture on behalf of the citizens of Jenks, and an annual budget is necessary to provide funds for the continued operation of the Jenks Economic Development Authority, a public trust with the City of Jenks, Oklahoma as its beneficiary. A biennial budget provides for enhanced strategic long-range planning, decreases budget development time over a two-year period, provides better resource allocation, provides better discipline in the expenditure of funds, tends to improve fund balances, and is viewed by credit rating agencies as enhancing overall financial conditions. The budget committee of the Authority has reviewed the proposed two-year budget by each individual year of the biennium. Each annual budget making up the two-year biennial budget will be considered and acted upon separately each year of the biennium after public hearing. The FY 2025-2026 annual budget has been considered and approved after public hearing.

WHEREAS, it is necessary to provide for operating expense and capital outlay in the context of the population of Jenks, the strength of the Jenks economy, and the metropolitan setting of Jenks.

WHEREAS, the Oklahoma Statutes, 62 O.S. 348.1 provides that the lawful treasurer of any city or town, when authorized to invest any monies in the custody of the Treasurer as limited by law, shall do so in allowed investment options as dictated in this statute. The Jenks Economic Development Authority recognizes the necessity of establishing an investment policy to properly transact its investment activities and recognizes the necessity of improving its procedures for investing available funds to earn additional revenue.

NOW, THEREFORE, BE IT RESOLVED THAT

I. BUDGET APPROVAL:

- A. The Jenks Economic Development Authority Board of Trustees hereby appropriates the FY 2025-2026 Annual Budget for the Jenks Economic Development Authority providing for the balancing of revenues and expenditures related to same as detailed in the FY 2025-2026 Annual Budget documents as attached hereto; and providing for use of fund balance as may be necessary to meet cash flow requirements related to same.

- B. The General Manager is authorized to impound any provisions of the FY 2025-2026 Annual Budget including and not limited to a reduction in force and the furloughing of full-time and part-time employees to maintain a balanced budget and to maintain financial responsibility.
- C. The Jenks Economic Development Authority Board of Trustees authorizes the General Manager to vary the expenditures of funds according to the provisions of City of Jenks Resolution No. 1974 but may not exceed the total budget by fund within the approved budget.
- D. The Secretary and Treasurer shall provide the Jenks Economic Development Authority Board of Trustees with a financial statement reflecting the budget approved in the Fiscal Year 2025-2026 Budget.

II. INVESTMENTS:

- A. The Treasurer shall be and is hereby given blanket authority and directed to invest and reinvest available funds on a continuing basis during the fiscal year ending June 30, 2026; provided that the income received from said investments be placed in the fund from which the investment was made, with the exception of sinking fund interest earned which may be placed in the general fund. The Jenks Aquarium Authority Board of Trustees authorize the General Manager to act as Treasurer.
- B. The Treasurer keeps records on all investments, showing the amount invested from each fund by type of investment and distribution of interest earned by each fund.
- C. The Treasurer shall conform to the investment requirements of Title 60 O.S. § 175.24(A)(7) and Title 62 O.S. § 72.4a.
- D. The authorization is in full force and effect unless modified by State Statutes in which case the amendments shall be binding; **OR** unless rescinded or modified by the Board of Trustees.
- E. The General Manager is authorized to designate banking affiliations with banks with offices located in Jenks and to cause the execution of appropriate signatories on documents related thereto.

DONE, RATIFIED, AND PASSED THIS _____ DAY OF JUNE 2025.

Cory Box, Chairman
JENKS ECONOMIC DEVELOPMENT AUTHORITY

ATTEST:

Secretary

June 3, 2025

Jenks Economic Development Authority (OR RELATED ENTITY)
211 N Elm Street
PO Box 2007
Jenks, OK 74037

Re: LETTER OF INTENT

Retail Building – 161 South Riverfront Drive, Jenks, OK 74037
Parking Garage – 100 South Riverfront Drive, Jenks, OK 74037
Jenks, OK

This letter (the “Letter of Intent”) shall serve as a letter of intent between **Jenks Economic Development Authority or assigns (“Buyer”) and VOM Retail Partners, LLC and VOM Garage, LLC (“Seller(s)”) regarding Buyer’s proposed purchase of the fee-simple Property (as defined below) from Seller.**

The purchase and sale of the Property (as defined below) are subject to the negotiation and the execution of a mutually satisfactory definitive purchase and sale agreement (the “Agreement”) by and between the Buyer and Seller which would contain, among others, the following terms and provisions:

1. **The Property**: The fee simple interest in
 - An approximately 26,609 square foot retail building at 161 South Riverfront Drive in Jenks, OK, and
 - An approximately 182,245 square foot parking garage at 100 South Riverfront Drive in Jenks, OK
2. **Purchase Price**. The Purchase Price shall be equal to Twenty-Million Dollars (\$20,000,000) cash.
3. **Earnest Money Deposit**. Upon execution of the Agreement, Buyer shall deposit the sum of **One-Hundred Thousand Dollars and No/100ths (\$100,000.00)** (“Earnest Money”) in an interest bearing account with Commercial Title and Escrow, Tulsa Oklahoma (the “Title Company”), as escrow agent, which Earnest Money and accrued interest shall be applied to the payment of the Purchase Price unless otherwise utilized in accordance with the terms of the Agreement.
4. **Agreement**. This letter is not intended to be a binding commitment with respect to the proposed sale and purchase. The obligation of both parties to proceed will only be evidenced by the Agreement satisfactory in form and substance to each of the party’s respective counsel. Until the Agreement is executed and delivered, there will be no legal obligations of any kind whatsoever of either party to the proposed transaction. Upon execution of this Letter of Intent, Seller will provide a Purchase Agreement within 5 business days. The Agreement must be approved by the Jenks Economic Development Authority or board of the appropriate related legal entity.
5. **Inspection Period**. For a period of no fewer than **forty-five (45) days** from the Effective Date of the Agreement (“Effective Date”), Seller shall provide Buyer with access to the Property for the purpose of conducting such examinations, analysis and inspections, and securing such reports, feasibility studies and tests, including, without limitation, environmental and geotechnical studies, as Buyer shall deem necessary, in Buyer’s sole discretion, with regard to the Property and to confirm the zoning for the use of the Property as intended by Buyer (“Inspection Period”). If Buyer disapproves of the Property for any reason, as determined in its sole discretion, Buyer shall advise Seller in writing prior to the expiration of the Inspection Period whereupon the Agreement shall terminate, and the Earnest Money shall be promptly refunded to Buyer.

6. **Due Diligence Materials.** To the extent in Seller’s possession, within **ten (10) business days** of the Effective Date, Seller shall provide Buyer with copies of or access to all documents and instruments pertaining to the Property and any written notices, orders, citations, and/or correspondence received by Seller concerning the Property (“Due Diligence Materials”).

7. **Title and Survey.** Within **Fourteen (14) days** from the Effective Date, Seller, at Seller’s sole cost and expense, shall provide Buyer with an ALTA Commitment for Title Insurance covering the Property, issued by the Title Company together with copies of the title documents referred to therein, in the amount of the Purchase Price (the “**Title Commitment**”) and an ALTA/ACSM survey of the Property prepared by a licensed surveyor acceptable to Buyer. Buyer shall then have twenty-one (21) days after the receipt of both the Survey and Title Commitment to notify Seller in writing of any objections. In the event Buyer does not close the transaction for any reason, Buyer shall reimburse Seller for the actual costs incurred for the Title and Survey expense.

8. **Financing Contingency.** The Buyer will require a reasonable period of time to arrange suitable financing for the purchase of the Property. The purchase will be contingent on Buyer securing such financing on acceptable terms.

9. **Closing.** The closing (the “Closing”) shall take place within **thirty (30) days** after the Buyer has secured and obtained all necessary approvals of its financing arrangements. At Closing, Seller shall deliver to Buyer a Special Warranty Deed and an updated Title Commitment in addition to other related Closing documents.

10. **Closing Costs.** All title examination fees, title commitment fees, title insurance premium, survey costs, documentary stamps and any sales tax due and payable as a result of this transaction shall be payable by Seller. The escrow fee charged by the escrow agent shall be shared equally by the parties. Each party shall bear their own respective attorneys’ fees and other costs incurred not specifically noted herein. Income and expenses, including ad valorem taxes for the calendar year of Closing, shall be prorated to the date of Closing, with Seller receiving the income and paying the expenses for the date of Closing.

11. **Transfer of Possession.** Possession of the Property shall be transferred at Closing.

12. **Choice of Law.** This LOI shall be governed by and construed in accordance with the laws of the State of Oklahoma.

Signatures below shall indicate an expression of mutual interest and both parties hereto agree that these terms are presented for discussion purposes only. This letter shall not be construed to be a binding obligation for either party until a purchase and sale agreement has been mutually executed and delivered to both parties.

Sincerely,

VOM Retail Partners, LLC/VOM Garage, LLC

Robert E. Phillips
Managing Member

Buyer: Jenks Economic Development Authority

By: _____ Date: _____
Cory Box, Chair

Seller: VOM Retail Partners, LLC

By: _____
Robert E. Phillips, Manager

Date: _____

Seller: VOM Garage, LLC

By: _____
Robert E. Phillips, Manager

Date: _____

PROPERTY DESCRIPTIONS

Situs Address 161 S RIVERFRONT DR JENKS 74037
Owner Name VOM RETAIL PARTNERS LLC
Owner Mailing Address 4500 S 129TH EAST AVE STE 115 TULSA, OK 741345828
Account Type Commercial
Parcel ID 60981-83-19-50680
Land Area 1.89 acres / 82,410 sq ft
School District JK-5A
Subdivision: VILLAGE ON MAIN I RSB PRT B1 EAST LAWN ADD & RSB PRT B2 RIVER VIEW ADD (60981)
Legal: LOT 1 BLOCK 3
Section: 19 Township: 18 Range: 13

Situs Address 100 S RIVERFRONT DR JENKS 74037
Owner Name VOM GARAGE LLC
Owner Mailing Address 4500 S 129TH EAST AVE STE 115 TULSA, OK 741345828
Account Type Commercial
Parcel ID 60981-83-19-50675
Land Area 0.94 acres / 41,139 sq ft
School District JK-5A
Subdivision: VILLAGE ON MAIN I RSB PRT B1 EAST LAWN ADD & RSB PRT B2 RIVER VIEW ADD (60981)
Legal: PRT LT 1 COMM NEC LT I TH S174.39 E8.47 S20 W1.11 S20 E.96 S98.17 TO POB TH S72.20 NW41.71
SW62 NW287.42 NE63.91 NW61.86 NE71.94 SE326.08 POB BLK 2
Section: 19 Township: 18 Range: 13