



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 06/11/2024

**REQUESTER:** Councilmembers Schueler, Nash, and Foreman

**PRESENTER:**

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION R-2324-150: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN AUTHORIZING THE CALLING AND HOLDING OF A SPECIAL ELECTION IN SAID CITY OF NORMAN, STATE OF OKLAHOMA (THE CITY) ON THE 27TH DAY OF AUGUST 2024 FOR THE PURPOSE OF SUBMITTING TO THE REGISTERED, QUALIFIED ELECTORS OF SAID CITY THE QUESTION OF APPROVING OR REJECTING THE ESTABLISHMENT OF INCREMENT DISTRICT NO. 4, A SALES TAX INCREMENT DISTRICT (TIF 4), AND INCREMENT DISTRICT NO. 5, AN AD VALOREM DISTRICT (TIF 5), LOCATED IN THE ROCK CREEK ENTERTAINMENT DISTRICT (ENTERTAINMENT DISTRICT) LOCATED ON CERTAIN REAL PROPERTY IN THE CITY EAST OF INTERSTATE 35 BETWEEN TECUMSEH ROAD AND ROBINSON STREET.

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### **BACKGROUND:**

By Resolution R-2324-89 adopted by Council on November 14, 2023, Staff was directed to prepare a Project Plan for Council consideration and a review committee, as required by the Local Development Act, was formed. Several months were spent working on a Project Plan for the proposed development and it was recommended by the Statutory Review Committee for approval on May 23, 2024. The Planning Commission is scheduled to consider the Project Plan, along with a zoning application, at its June 13, 2024 meeting. Under the current schedule, the earliest Council may consider the proposal for adoption or rejection is July 23, 2024.

On May 29, 2024, the City Manager received a request from Councilmembers Schueler, Nash and Foreman to place Resolution R-2324-150 on the June 11<sup>th</sup> agenda for Council consideration. Section 2-101(d) of the Norman City Code states that items must be submitted for Council consideration at least ten (10) days prior to the Council meeting in which it is proposed to be considered. Section 2-101(e) requires the City Manager to place policy and budget items on the agenda when three Councilmembers request it.

### **DISCUSSION:**

The attached Resolution would set a special election on August 27, 2024 asking the voters whether to approve or reject the establishment of Increment Districts 4 and 5 as currently proposed in the Rock Creek Entertainment District Project Plan. Because the Local Development Act does not require approval by the voters in order for a tax increment finance district to be established, a vote of Norman residents would not be legally binding on Council. If the proposed Project Plan Ordinance is ultimately adopted by Council, it could also be subject to a referendum petition, and ultimately, a vote of Norman residents.

**RECOMMENDATION:**

Resolution R-2324-150 is submitted for Council consideration.