



CITY OF NORMAN, OK DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT 2 MEETING

**Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069**

Tuesday, December 16, 2025 at 1:30 PM

MINUTES

The Development Oversight Committee for TIF District 2 of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room at the Municipal Building, on Tuesday, December 16, 2025 at 1:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Committee Member Greg Burge
Committee Member Kaimee Kellis
Committee Member Kurt Lee
Committee Member William Wilson
Committee Member Rob Norman
Committee Member Paul Wilson
Committee Member Steven McDaniel
Committee Member Cinthya Allen

ABSENT

Committee Member Nick Migliorino
Alternate Committee Member Tyler Jones

OTHERS

Councilmember Robert Bruce
Anthony Francisco, Director of Finance
Clint Mercer, Chief Accountant
Dannielle Risenhoover, Admin. Tech. IV
Sara Kaplan, Business & Community Relations
Leslie Nottingham, Norman Arts Council
Katherine Walker, Asst. City Attorney
Jason Olsen, Director of Parks & Recreation

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM SEPTEMBER 16, 2025

Member Kaimee Kellis made a motion to approve the September 16, 2025 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Paul Wilson. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from September 16, 2025

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MONTHLY FINANCIAL REPORT

Anthony Francisco gave the report. Francisco highlighted that there is approximately \$4 million in the Traffic and Roadway Improvement Project; about \$359,000 in the Town Center Incentive account; \$1.1 million in the Economic Development account; and \$42,000 available for miscellaneous costs.

Member Kurt Lee made a motion to accept the Financial Report which was duly seconded by Member Paul Wilson. The motion passed unanimously.

Items submitted for the record:

Financial Report

DISCUSSION & ACTION ITEMS

3. DISCUSSION AND/OR RECOMMENDATION ON USE OF LIFESTYLE CENTER INCENTIVE FUNDS FOR INTERACTIVE PUBLIC ART

There is approximately \$350,000 available in the Lifestyle Center Incentive account. "These funds can only be used in the Lifestyle area called "Area Five" (by the developer); and they can only be used for some sort of project that would be a "regional draw"; or you have the retailer sales per square foot; a various dollar amount to qualify for those incentives," Francisco said. The developer is open to a public art project so Leslie Nottingham, with the Norman Arts Council, worked on the concept and presented the idea of an interactive public art piece to the Committee. Nottingham explained to the Committee that, "Interactive public art allows audience participation and transforms viewers from passive observers into active co-creators whose actions, such as touch, movement, and digital input directly change the artwork's appearance, sound or meaning and creates a dynamic, responsive experience." Nottingham presented several examples of this type of art to the Committee. Norman Arts Council would open this interactive public art project up to all artists with a selection committee choosing three final artists to participate in site reviews and to produce a sample of their envisioned art piece/project. The final art selection is expected to take place in June 2026 with the piece(s) being installed between December 2026 – July 2027. The parameters for the cost of the project will be stated in the Norman Arts Council request for qualifications.

Member Rob Norman made a motion that the remaining UNP TIF Lifestyle Incentive Funds be used for interactive public art installations for the Lifestyle Center. The motion was duly seconded by Member Cinthya Allen. The motion passed unanimously.

Items submitted for the record:

Norman Arts Council Interactive Public Art Presentation

4. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS

There was no discussion of ongoing projects.

5. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

Since the August 15, 2025 meeting, there has been no additional information provided surrounding the Rock Creek Entertainment TIF District. The City is still waiting on the State Supreme Court to rule in regard to this case.

6. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF THE 2026 SCHEDULE OF MEETINGS

Member Bill Wilson made a motion to approve the 2026 Development Oversight Committee for TIF District 2 Schedule of Meetings. The motion was duly seconded by Member Kaimee Kellis. The motion passed unanimously.

Items submitted for the record:

2026 Development Oversight Committee for TIF District 2 Schedule of Meetings

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

Member Kurt Lee moved to adjourn the meeting which was duly seconded by Member Paul Wilson. The motion passed unanimously. The meeting adjourned at approximately 2:13 PM.

After adjournment, Member Cinthya Allen presented refreshments to the Committee in honor of Anthony Francisco's service to the Committee.

Greg Burge, Chair
Development Oversight Committee for TIF District 2