



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

**Embassy Suites, JQH Boardroom, 2501 Conference Dr., Norman, OK.  
73069**

**Friday, August 15, 2025 at 5:00 PM**

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## **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 JQH Boardroom at the Embassy Suites, on Friday, August 15, 2025 at 5:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Embassy Suites at 2501 Conference Drive, 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 Kurt Lee  
Committee Member William Wilson  
Committee Member Rob Norman  
Committee Member Paul Wilson  
Committee Member Cinthya Allen

#### **ABSENT**

Committee Member Kaimee Kellis  
Committee Member Nick Migliorino  
Committee Member Steven McDaniel  
Alternate Committee Member Tyler Jones

#### **OTHERS**

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Dannielle Risenhoover, Administrative Tech. IV

The Committee Members introduced themselves to new Member Cinthya Allen and welcomed her to the Committee.

### **MINUTES**

1. **CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR  
POSTPONEMENT OF MINUTES FROM MAY 20, 2025**

Member Rob Norman made a motion to approve the May 20, 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 May 20, 2025

## **REPORTS**

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

Anthony Francisco gave the report. Francisco stated that there continues to be some funds available in the Traffic and Roadway Improvement Project. These funds total about \$4 million. There is approximately \$1.1 million available in the Economic Development Project and \$354,398.45 available in the Town Center Project that can be used for incentives in the University North Park (UNP) area.

Member William Wilson asked that City staff provide the Committee with a breakdown of the UNP area roadway projects and their expenses.

Member Rob Norman 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

### **3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE 2025 ANNUAL REPORT**

Anthony Francisco asked that the Committee Members review and confirm their term dates listed on the Annual Report.

Member William Wilson made a motion to accept the 2025 Annual Financial Report as presented with the possible corrections to any term dates. The motion was duly seconded by Member Cinthya Allen. The motion passed unanimously.

Items submitted for the record:

Annual Financial Report

## **DISCUSSION & ACTION ITEMS**

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

Anthony Francisco listed businesses that are currently under construction in the University North Park Tax Increment Finance District. They include: P.F. Chang's, Mardel, Hobby Lobby, Five Below, and Shake Shack.

### **5. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT**

Anthony Francisco stated, "We're waiting on the ruling from the State Supreme Court. My staff is preparing for 'what ifs'. 'What if' the Supreme Court upholds the District Court's ruling, which means that now the TIF is in effect, and we will start apportioning the sales taxes and the County

will start apportioning property taxes as soon as businesses open.” Francisco also stated that the City Attorney has voiced a possible date for a public vote if the District Court’s ruling is overturned. “I suspect that, if in fact, Judge Virgin’s ruling is upheld and the TIF becomes affective, this Committee would want to reiterate that opinion that there should be an oversight committee and you’d want it to be you,” Francisco said. Committee members asked that the previous recommendation (from October 2023) be re-sent to them.

“Right now, we have a fast-track appeal, but that doesn’t necessarily give us any definitive date on when the case will be decided,” Member Rob Norman said. “If those of us advocating for the referendum petition were to get a favorable decision tomorrow, I would be advocating, based upon the language of the statute, that it (a vote of the people) be held at the next general municipal election which would be February 2026. That hasn’t been set by the state election commission yet, but that’s what I would be advocating.”

## **MISCELLANEOUS COMMENTS**

Chair Burge asked that at the next meeting, the Streets Department present any transportation improvement plans designed for within or around the University North Park TIF area. They also requested an itemized breakdown of each subproject’s construction costs.

## **ADJOURNMENT**

### **6. TOUR OF MAIN EVENT FACILITY (VIP NIGHT)**

Member Kurt Lee moved to adjourn the meeting which was duly seconded by Member Paul Wilson. The motion passed unanimously. The official meeting adjourned at approximately 5:45 PM. Some Members attended a tour and open house of the Main Event facility within the UNP “Lifestyle Center” area after the meeting.

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Greg Burge, Chair  
Development Oversight Committee for TIF District 2