



CITY OF NORMAN, OK DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT NO. 2 MEETING

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

Tuesday, March 21, 2023 at 1:30 PM

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

PRESENT

Committee Member Adrian Francisco
Alternate Committee Member Brenda Burkett
Committee Member Greg Burge
Committee Member Kaimee Kellis
Committee Member Kurt Lee
Committee Member William Wilson
Committee Member Rob Norman

ABSENT

Committee Member Nick Migliorino

OTHERS PRESENT

Anthony Francisco, Director of Finance
Clint Mercer, Chief Accountant
Dannielle Risenhoover, Administrative Tech. IV
Sara Kaplan, Business & Community Relations
Kathryn Walker, City Attorney
Matt Gindhart, Norman Public Schools Director of Finance

The meeting was called to order at approximately 1:35 PM and there was a quorum.

MINUTES

1. Consideration of approval, rejection, amendment and/or postponement of minutes from January 17, 2023 meeting.

Brenda Burkett made a motion to approve the minutes and Adrian Francisco seconded the motion. The motion passed unanimously.

REPORTS

2. Discussion of Financial Reports

Anthony Francisco provided the finance report. There is an account balance of approximately \$10,500,000. Five million is reserved for lifestyle incentives and \$3.5 million is reserved for traffic and road improvements. Francisco reports no big changes in revenue or expenditures. The only income has come from interest accrued.

Member Adrian Francisco asked if sales tax is doing well. Anthony Francisco replied by stating, "Sales tax is still doing well. We had a 5.7% increase in March which reflects the sales in January.

Items submitted for record:
Financial Reports

DISCUSSION AND/OR ACTION ITEMS

3. Consideration of approval, rejection, amendment and/or postponement of new business and ongoing projects.

- a. Norman Public School's Aviation Program Update

Member Burkett reported that it is too soon to release any specific or firm details regarding the Norman Public School's Aviation Academy. This is due to initial meetings still taking place with the parties involved.

Anthony Francisco stated that the University of Oklahoma's move to the Southeastern Conference (SEC) *could* involve changes to Norman's Westheimer Airport. Southeastern Conference teams are known to travel on larger planes. To accommodate the landing of larger planes, Westheimer Airport would need to increase the thickness of their runways. To Francisco's understanding, the runway changes would not involve any TIF funds but could affect future building codes around the airport.

b. Lifestyle Center Incentive Update

A roughly \$3 million incentive request was issued to Norman's City Manager by the developer of the Lifestyle Center. The City Manager turned down the developer's request based on the belief that the request did not meet incentive qualifications. The Lifestyle Center Developer disagreed with the City Managers decision so City Council also reviewed the incentive request. City Attorney, Katherine Walker states these, "Discussions are on-going. The main issue is, what is retail? We tend to think of retail as stores not restaurants, but it (restaurants) does generate sales taxes." Walker expects that the developer will have future considerations that are more in-line with incentive expectations, thus creating determinations that don't present legal issues.

MISCELLANEOUS COMMENTS

Member Rob Norman commented that he thinks "the entertainment option is the solution" for drawing revenue to the Lifestyle Center.

Chair Greg Burge stated, "The Young Family Athletic Center is looking good."

ADJOURNMENT

Member William Wilson motioned to adjourn the meeting and it was duly seconded by Member Burkett. The meeting was adjourned at approximately 2:55 PM.

Greg Burge, Chair
Development Oversight Committee for TIF District No. 2