



The City of NORMAN

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Norman, Oklahoma 73069 • 73070
September 16, 2025

OFFICE OF THE FINANCE DIRECTOR
Phone 405-366-5413
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Honorable Trustees of the Norman Tax Increment Finance Authority
201 West Gray Street
Norman, Oklahoma 73069

Dear Chair Holman and Trustees:

The adopted Project Plan Ordinance for the University North Park Tax Increment Finance District ("UNP TIF", Ordinance 0506-66) requires the appointment of a Development Oversight Committee to review proposals and make recommendations to the Council on matters related to the UNP development. Since the original traffic and roadway improvements were funded by the UNP TIF and directed by Development Agreement 1 (Contract K-0607-45; approved August 22, 2006), the Council has directed and considered input from the UNP TIF Oversight Committee related to traffic and roadway improvements to support the UNP development. Approximately \$4,000,000 remains in UNP TIF funds to pay for the traffic and roadway improvements contemplated in UNP TIF Development Agreement 1 that have not been completed.

At the August 19, 2025 UNP TIF Oversight Committee meeting, discussion was held regarding these remaining traffic improvement funds. The most recently estimated full cost of the improvements along Tecumseh Road between 24th Avenue NW and Flood Avenue is \$13,820,000. The UNP TIF funds are programmed to provide matching local funds to complete the larger Tecumseh/Flood/24th NE/I-35 improvements and have remained on deposit awaiting the Federal Highway Administration matching funds. The Committee asked if the UNP TIF funds could be used to complete a portion of the larger Tecumseh Road project. This question was posed to Norman Tax Increment Authority/City of Norman Engineering staff, who prepared a response for the September 16, 2025 UNP TIF Committee meeting.

At the September 16, 2025 meeting of the Citizen's Development Oversight Committee for University North Park Tax Increment Finance District ("UNP TIF", or City of Norman TIF 2), the Committee received a presentation on the Tecumseh Road/I-35-Flood improvement project from City Engineer Tim Miles (see summarized presentation, attached). The presentation included proposed "north leg" improvements to the Tecumseh at 24th Avenue NW intersection, which would relieve considerable southbound traffic on Flood Avenue (U.S. 77 Southbound) with a destination of University North Park. The Committee was informed that an engineering design contract for this proposed north leg would be considered at the City Council/NTIFA's September 23rd meeting (Amendment 2 to Contract 1718-53 with Garver Engineering), using UNP TIF funds in the amount of \$155,198. Based on this information, the UNP TIF Oversight Committee adopted the following recommendation to the NTIFA Trustees/City Council:

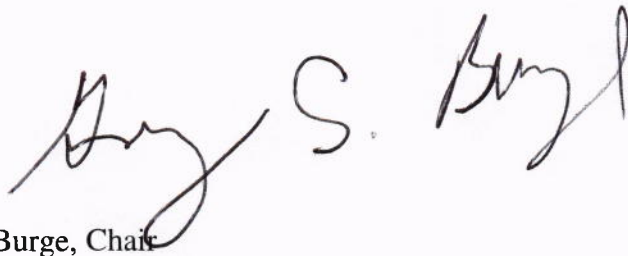
"Having been presented planned improvements to intersections at Flood Avenue and Tecumseh Road and 24th Avenue and Tecumseh Road, including a proposed "north leg" from Flood Avenue to 24th Avenue as a part of the broader Tecumseh Road improvement projects contemplated in the University North Park TIF Development Agreements, the Citizen's Oversight Committee for the UNP TIF recommends the City leverage UNP TIF funds to construct said "north leg."

The vote was 5-0 in favor of the recommendation with the following members present:

Greg Burge, Chair	Yes
Kaimee Kellis	Yes
Kurt Lee	Yes
Cinthya Allen	Yes
Paul Wilson	Yes

The Committee understands that these improvements are vital to the traffic into and out of the University North Park development and will continue to monitor available UNP TIF funds to be matched by federal transportation funds to complete the broader project. We are glad to respond to any questions you may have regarding our discussion and this action.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg S. Burge", written over the printed name of the signatory.

Dr. Gregory Burge, Chair
UNP TIF Citizen's Oversight Committee

EC: UNP TIF Citizen's Oversight Committee
Darrel Pyle, NTIFA General Manager
Anthony Francisco, NTIFA Treasurer
Rick Knighton, NTIFA General Counsel