



**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, October 15, 2024 at 1:30 PM**

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## **MINUTES**

The Development Oversight Committee for TIF District No. 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, October 15, 2024 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 Steven McDaniel

#### **ABSENT**

Committee Member Nick Migliorino  
Committee Member Paul Wilson  
Alternate Committee Member Tyler Jones

#### **OTHERS**

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Dannielle Risenhoover, Admin. Tech IV  
Russell Rice, Citizen

### **MINUTES**

1. **CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM SEPTEMBER 17, 2024**

Member Norman made a motion to approve the September 17, 2024 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member McDaniel. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from September 17, 2024

## REPORTS

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

Anthony Francisco stated that there wasn't any new financial activity to report since the last meeting and opened the floor for Committee questions. After review of the Financial Report the Committee did not have any questions.

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

Items submitted for the record:  
Financial Report

## DISCUSSION & ACTION ITEMS

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

Anthony Francisco led the discussion. He addressed rumors about Hobby Lobby, Mardel, and a hamburger restaurant coming to the University North Park (UNP) Tax Increment Finance (TIF) District. "I consider something to be concrete when I have received something from the developer - they have actually signed a lease, sold land, or there has been a building permit issued. I have not received anything about that. That rumor about Hobby Lobby and Mardel is still out there; but, that's all it is, to my knowledge, is a rumor," Francisco said. There is also the rumor of a hotel being built east of the Young Family Athletic Center and north of Embassy Suites.

In a previous Development Oversight Committee for TIF District 2 meeting, the Committee recommended that the UNP Town Center Incentive Funds be released to the UNP Town Center developer. Francisco stated that the City Manager has considered the Committee's recommendation and that the City Manager is in continued discussions with the UNP Town Center developer as well as with Hey Day. The City Manager has taken no formal action regarding the developer's request for the release of the incentive funds at this time. This has led to formal and continued litigation threats from the developer. "My understanding is that filing of a court action, to release that incentive payment, is eminent," Francisco said. "There is also the threat of litigation from Hey Day - if the payment is made; so, all of those things are being weighed by the City Manager."

### 4. DISCUSSION OF COMMITTEE'S PURVIEW (RE: ROCK CREEK TIF)

Anthony Francisco drew the Committee's attention to section VIII and IX of the 2019 UNP TIF Project Plan in reviewing the Committee's purview for the UNP Rock Creek TIF. "Notice that the Committee's formal purview is limited to economic development costs," Francisco said. "Now Council can ask this Committee or this Committee can ask Council to expand that purview, but the purview is related to economic development costs. It has been at least the practice by formal or informal Council request that this Committee has acted upon and made recommendations related to anything that there are outstanding funds for." Francisco referred to the Financial Report, highlighting the fund balances that are in the Committee purview. This includes approximately \$1 million in outstanding economic development incentive funds that are

available. “While the Project Plan only relates to economic development costs, I think it would be a stretch to say that this Committee could not or should not be acting upon any of those areas where there are outstanding 2006 Project Plan Funds still available,” Francisco said. “Now what it does not say, in my opinion, is that this Committee would have any purview related to the Rock Creek Entertainment District TIF. You could ask (Council) if you do or if you could, but I don’t think that you do. There is no Oversight Committee in the Rock Creek Entertainment District Project Plan that was approved. I don’t think that under the Project Plan that was approved, that you will have any formal oversight over those funds as they come forward or any proposals related to it. That is at least my take. I have talked to the City Attorney about it and that is his take.” Francisco confirmed that the Development Oversight Committee for TIF District 2 will have oversight of any current UNP TIF funds related to the UNP Rock Creek TIF, even if the funds are co-mingled with money from another fund, such as the Rock Creek Entertainment District funds.

Member Norman commented that he believed that there should be an oversight committee for TIF 4 and TIF 5. Francisco said, “This Committee did recommend that there be an oversight committee and recommended that this (Development Oversight Committee for TIF District 2) Committee be that oversight committee, but that was not included in the Rock Creek TIF Project Plan.”

Member Bill Wilson asked, “So who’s going to be over it? Has it been decided?” Francisco replied that City Council will oversee the plans.

Member Norman stated, “Technically TIF 2 is a liquidation project. There’s a defined amount of funds, they’re not getting any bigger, and there’s a defined authorized project. It’s about executing those projects and allocating those funds to those projects. It’s no longer a question of whether there’s going to be more TIF money or more projects.”

To Member Norman’s point and in regards to future Committee meetings, Chair Burge said, “If there was something relevant to that, then it would be brought to my attention and we would probably meet that particular month and if there was not, we probably would not meet. We wouldn’t have anything to really discuss.”

Francisco reminded the Committee that funds are accruing interest. “This has been a point of contention about the incentive money for the Lifestyle Center. The Project Plan says \$5 million (in incentive funds can be provided to the developer), but it has made about \$500,000 worth of interest. Where the developer has requested in excess of that \$5.5 million, should the interest be included? In all of the projects we have done so far, the interest has been included in what went toward that project. That’s not necessarily something that would happen going forward.”

In regards to the incentive fund interest money, Member McDaniel stated, “If it’s for something capital improvement wise, then I’m not for giving that money away. Let’s put it to use for betterment of the community.” Francisco stated that funds could be used for any other authorized UNP TIF project.

There is approximately \$1.1 million of economic development incentive funds available. If a proposal comes forward to use this money, the Development Oversight Committee for TIF District 2 is responsible for making a recommendation on whether or not the money should be used.

## **MISCELLANEOUS COMMENTS**

Member Lee asked if there was any discussion regarding a partial payment of incentive funds to the UNP Town Center developer. "One of the proposals that has been formally discussed with the developer is the original \$2.9 (million) that he asked for. That is a proposal that has been on the table as opposed to the roughly \$5 million. Yes, that has been discussed. Yes, that may come to litigation as a mediation sort of compromise," Francisco said.

Discussion was had regarding the continued frequency of the Development Oversight Committee for TIF District 2 meetings. Chair Burge asked the Members of the Committee to contact him when they believe there is a reason to call a meeting, otherwise he will continue to work with Anthony Francisco and Clint Mercer on orchestrating the meetings.

## **ADJOURNMENT**

Member Norman moved to adjourn the meeting which was duly seconded by Member McDaniel. The motion passed unanimously and the meeting adjourned at approximately 2:10 PM.

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Greg Burge, Chair  
Development Oversight Committee for TIF District 2