



**CITY OF NORMAN, OK**  
**CITY COUNCIL SPECIAL MEETING - AMENDED**  
Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069  
Tuesday, March 24, 2026 at 5:00 PM

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## MINUTES

The City Council Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, March 24, 2026 at 5:00 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 48 hours prior to the beginning of the meeting.

*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, relation, 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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### CALL TO ORDER

Mayor Holman called the meeting to order at 5:00 p.m.

### PRESENT

Mayor Stephen Holman  
Councilmember Ward 1 David Gandesbery  
Councilmember Ward 2 Matthew Peacock  
Councilmember Ward 3 Robert Bruce  
Councilmember Ward 4 Helen Grant  
Councilmember Ward 6 Joshua Hinkle  
Councilmember Ward 7 Kimberly Blodgett  
Councilmember Ward 8 Scott Dixon

### OTHERS PRESENT

Mr. Darrel Pyle, City Manager  
Ms. Shannon Stevenson, Assistant City Manager  
Mr. Clint Mercer, Chief Accountant  
Ms. Lisa Krieg, CDBG Grants Manager  
Ms. Tara Reynolds, CDBG Financial Management Specialist  
Mr. Rick Knighton, City Attorney  
Ms. AshLynn Wilkinson, Assistant City Attorney  
Ms. Jane Hudson, Planning and Community Development Director  
Ms. Lora Hoggatt, Planning Services Manager

Mr. James Heath, Housing Rehabilitation Specialist  
Mr. Tim Miles, City Engineer  
Mr. Scott Sturtz, Director of Public Works  
Ms. Beth Muckala, Assistant City Attorney  
Ms. Jamie Meyer, Interim City Clerk  
Mr. Derick Colwell, Sooner Mall

## **AGENDA ITEMS**

### **1. ORIENTATION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS.**

Ms. Lisa Krieg, CDBG Grants Manager, provided an overview of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs, including program purpose, funding sources, eligibility requirements, and administrative structure. She explained that both programs are federally funded and primarily benefit low- to moderate-income residents through housing rehabilitation, neighborhood improvements, and community services.

Ms. Krieg reviewed funding allocation methods, eligible and ineligible activities, and compliance requirements associated with federal funding, including reporting, environmental review, and income qualification standards. She noted that the City's primary use of CDBG funds is housing rehabilitation, completing approximately 30–45 projects annually, often assisting senior citizens with critical home repairs.

Additional discussion included the Section 108 Loan Program as a potential financing tool for larger redevelopment projects, as well as the HOME Program's focus on long-term affordable housing, down payment assistance, and partnerships with local housing organizations.

Council discussed the importance of the programs in supporting housing stability, preventing homelessness, and leveraging additional investment within the community. Council also discussed potential future applications of funding tools for redevelopment projects.

### **2. CONTINUED DISCUSSION OF THE PROPOSAL FROM SOONER MALL FOR A SALES TAX REBATE AGREEMENT.**

Mr. Darrel Pyle, City Manager, provided an update on the proposed sales tax rebate agreement with Sooner Fashion Mall, following review by the Economic Development Advisory Board (EDAB). He stated that staff gathered additional information regarding property ownership within the mall footprint, including parcels not owned by the mall but managed as part of the overall development.

Mr. Pyle discussed key considerations for the proposed agreement, including structuring the rebate to apply to the entire mall footprint, limiting multiple agreements for separately owned parcels, and evaluating rebate cap options. Options discussed included a lower cap with a higher reimbursement percentage and a higher cap with a shared percentage structure.

Item 2, continued

Discussion also included current and projected sales figures, as well as the level of increased sales required to reach proposed rebate caps. Mr. Pyle stated that the term sheet is included on the consent agenda to authorize staff to proceed with negotiations, with a final agreement to return to Council for consideration and public meeting.

Council discussed the financial structure of the proposal, including rebate caps, projected sales increases, and long-term economic impact. Questions were raised regarding investment levels, property ownership, and agreement structure.

3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(4) TO DISCUSS SETTLEMENT OF A PENDING TORT CLAIM SUBMITTED BY CLIFFORD JEMISON AND TO DISCUSS THREATENED LITIGATION REGARDING ORDINANCE NO. O-2425-2.

Motion to adjourn out of the Special Session and convene into Executive Session was made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon  
Voting Nay: Councilmember Ward 7 Blodgett

The City Council adjourned into Executive Session at 5:38 p.m. Mr. Darrel Pyle, City Manager; Ms. Shannon Stevenson, Assistant City Manager; Mr. Rick Knighton, City Attorney, Ms. AshLynn Wilkinson, Assistant City Attorney; Ms. Beth Muckala, Assistant City Attorney were in attendance at the Executive Session.

Motion to adjourn out of Executive Session and reconvene the Special Session made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Executive Session was adjourned out of the Special Session was reconvened at 6:30 p.m.

The discussion of a settlement of a pending tort claim submitted by Clifford Jemison and a discussion on the threatened litigation regarding ordinance O-2425-2. No action was taken and no votes were taken.

**ADJOURNMENT**

The meeting was adjourned at 6:32 p.m.

ATTEST:

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City Clerk

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Mayor