



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

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

**Tuesday, May 20, 2025 at 1:30 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 Executive Conference Room at the Municipal Building, on Tuesday, May 20, 2025 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  
Alternate Committee Member Tyler Jones

#### **ABSENT**

Committee Member Nick Migliorino  
Committee Member Paul Wilson

#### **OTHERS**

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Dannielle Risenhoover, Admin. Tech IV  
Rick Knighton, City Attorney  
Sara Kaplan, Business & Community Relations  
Ben Fenwick, Norman Transcript  
Robert Castleberry, Citizen

### **MINUTES**

1. **CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR  
POSTPONEMENT OF MINUTES FROM JANUARY 21, 2025**

Member Kaimee Kellis made a motion to approve the January 21, 2025 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Steven McDaniel. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from January 21, 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.

Member Steven McDaniel made a motion to accept the Financial Report which was duly seconded by Member Rob Norman. 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 discussed and showed visuals of the construction progress being made at The Main Event and P.F. Chang's located within the Lifestyle Center. Further discussion was had regarding the construction in the area of Hobby Lobby, Mardel and Five Below.

Items submitted for the record:

Maps, Photographs and Site Plans

## **MISCELLANEOUS COMMENTS**

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

Anthony Francisco recapped the pivotal events regarding the development of the Rock Creek Entertainment TIF District. He stated, "There was the passage of the Rock Creek Entertainment District TIF ordinance. It was challenged by a petition that did have a successful number of signatures. The gist of the petition was challenged by three property owners of Norman. That was a successful challenge at the District Court level. It has been appealed to the State Supreme Court and I know briefs have been filed to the State Supreme Court."

Member of the Development Oversight Committee for TIF District 2 and Legal Counsel for petitioners Rob Norman said, "The Oklahoma Supreme Court has deferred a decision on oral argument to the decisional phase which means after all briefs are in. It (the case) is currently lodged in the fast track status, but it's ultimately up to the Oklahoma Supreme Court to decide when to decide." The deadline to submit briefs is May 29, 2025. No party knows if the Oklahoma Supreme Court will choose to hear oral arguments or not.

Francisco stated, "This Committee has no say in what the Supreme Court may or may not do or about those petitions; but, the outcome of that decision will obviously impact University North Park greatly."

Chair Burge asked what the Supreme Court outcomes could look like. City Attorney Rick Knighton replied with what he sees are the following options:

- The Court could reverse Judge Virgin's ruling and if so, the ordinance would go to an election. The election would confirm or repeal the ordinance.
- If the Ordinance gets confirmed or passed, the construction of the Rock Creek Entertainment TIF District would move forward.
- If the electorate repeals the Ordinance, Knighton's opinion is that "there would be a failure of a material term with regard to the project because the City is providing tax increment financing and that would no longer be available," in which case, the project doesn't proceed; or, the project moves forward without tax increment financing.

## **ADJOURNMENT**

Member Kurt Lee moved to adjourn the meeting which was duly seconded by Member William Wilson. The motion passed unanimously and the meeting adjourned at approximately 2:00 PM.

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Greg Burge, Chair  
Development Oversight Committee for TIF District 2