



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, July 18, 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 Kaimee Kellis
Committee Member Kurt Lee
Committee Member William Wilson

ABSENT

Committee Member Greg Burge
Committee Member Nick Migliorino
Committee Member Rob Norman

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

MINUTES

1. Consideration of approval, rejection, amendment and/or postponement of minutes from March 21, 2023

Member Burkett made a motion to approve the minutes from the March 21, 2023 meeting, which was duly seconded by Member Francisco. The motion passed unanimously.

Items submitted for the record:

City of Norman Development Oversight Committee for TIF District No. 2 Minutes from May 23, 2023

REPORTS

2. Financial Report Updates

Anthony Francisco reported no major changes since the last Development Oversight Committee for TIF District No. 2 meeting. He stated that interest has been gathering on the invested funds. "We have about \$5 million available for traffic improvements," Francisco stated. "I know that the design of those improvements is complete. We are waiting for the federal matching money." The traffic improvements that Francisco was referring to were turn lanes at the intersections of Flood and Tecumseh and Tecumseh and 24th Avenue NW. Currently, the time frame for construction of these improvements is not known.

There were no updates on the Incentive Funds lawsuit. According to City Attorney Katherine Walker, nothing has been filed in court. Francisco stated, "The City Manager's position was that the submitted project did not meet the criteria for the available incentives. They're trying to work with the developer on an acceptable project."

Member Burkett made a motion to approve the Financial Reports, which was duly seconded by Member Lee. The motion passed unanimously.

Items submitted for the record:

Financial Reports

DISCUSSION AND/OR ACTION ITEMS

3. Consideration of approval, rejection, amendment and/or postponement of previously approved Council actions

Francisco highlighted the three-year term re-appointment of Mr. Greg Burge and Mr. Adrian Francisco.

Francisco also highlight the Area Five easements that were submitted and approved by Council.

Sara Kaplan, with City of Norman Business and Community Relations, mentioned that the only building permit that the City has in hand is for the new Brockhaus Jewelry location.

Member Wilson made a motion to approve the previously approved Council actions, which was duly seconded by Member Kellis. The motion passed unanimously.

Items submitted for the record:

4. Presentation on UNP North Development

There is a proposed development located on 24th Ave. NW, north of Rock Creek Rd., which would include some TIF funding that matches private development costs. This development would blend single and multi-family housing; a performance venue; possible office buildings with an adjoining mall; a Festival Plaza Street; and parking. It is Francisco's understanding that TIF financing would be mostly used for the performance venue. Francisco hopes that the developer of this project will have a formal presentation available for the Committee in the near future.

Francisco reminded the Committee that if there is a proposal for a new TIF District within the existing University North Park TIF District, then the Development Oversight Committee for TIF District No. 2 "would have recommendation authority to Council about whether to appoint a Statutory Review Committee or approve the recommendations from that Statutory Review Committee."

MISCELLANEOUS COMMENTS

ADJOURNMENT

Member Francisco made a motion to adjourn the meeting which was duly seconded by Member Burkett. The motion passed unanimously. The meeting adjourned at approximately 1:50 PM.

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