



CITY OF NORMAN, OK UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD MEETING

Embassy Suites, North Park Boardroom
2501 Conference Drive, Norman, OK 73069
Friday, May 5, 2023 at 10:00 AM

MINUTES

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the North Park Boardroom at the Embassy Suites Hotel & Conference Center on the 5th day of May, 2023, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

PRESENT

Dan Quinn (Chair)
Ethan Jordan
Brad Goodwin
Barrett Ellis
Scott Kovalick
Mandy Haws
Matt Clouse
Krystyn Richardson

ABSENT

Jennifer Alexander

STAFF PRESENT

Kathryn Walker, City Attorney
Jason Olsen, Director of Parks and Recreation
Anthony Francisco, Director of Finance
Sarah Encinias, Legal Admin Tech

ROLL CALL

A quorum was present.

MINUTES

1. APPROVAL OF THE FEBRUARY 3, 2023, MEETING MINUTES

Motion was made by Scott Kovalick and seconded by Matt Clouse to accept the Minutes from the February 3, 2023, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

ACTION ITEMS

2. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS

Jason Olsen said the first event of the season was recently held and was well attended; events are scheduled through October. Attendance was higher during the COVID-19 pandemic changes but events are still drawing a good amount of people. The fountain needed new parts including the nozzles that fell off during the winter.

3. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER

Mr. Olsen said BID members will have a walk-through tour of the facilities at the next BID meeting. HVAC should be installed by the end of this month and part of the parking lot has been poured with the rest to be poured after the rain stops. Construction should be done by the end of October and then it will be 60 days to get it fully opened. A soft open is scheduled for December with a full open at the start of 2024.

A coffee shop is going in and Adidas has verbally committed to open a store and hold a national tournament here.

4. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS

An updated report was not made available to Ms. Walker before today's meeting however she confirmed collections were still ongoing.

5. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID

Ms. Walker said she hasn't been contacted by anyone interested in renewing the BID as of yet. She said the BID was originally adopted in 2014 and would need to be renewed by the end of Fiscal Year 2024 to continue. This means the resolution to continue the BID would need to be sent to the City Clerk in enough time to set it for public hearing before the end of FY24. Ms. Walker said she's happy to help with this process.

6. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP

Brad Goodwin said there are about 8-10 new tenants and additional interest in Areas 2, 3 and 5. A bank will go in near the YFAC and an entertainment group has also shown interest. The dirt behind the hotel in Area 5 will be used to level out Area 3 and help with stormwater flow. Ethan Jordan said a couple of tenants have left including Pure Barre. Triad has opened and Rumble Fitness will open in the former Qdoba space. Mr. Kovalick said this was the best year in history for the hotel.

Ms. Walker said there is a pending incentive request but there is an ongoing dispute over the criteria. Anthony Francisco said \$5 million was set aside from the TIF for these lifestyle incentives but items must meet criteria in order to be approved.

7. TOPICS FOR FUTURE DISCUSSION

Members request help in addressing homeless encampments in the area.

MISCELLANEOUS COMMENTS

Mr. Jordan said he's noticed an increase in homeless encampments in the area and was wondering if other owners are having similar issues and how they are handling the situation. Ms. Walker said the City has resources that can go into the area and help with outreach and offer services. Also, if a homeless person ends up in Municipal Court for a charge, the City has a program that offers services to these individuals as well. Ms. Walker asked property owners to document encampments and to contact the City for assistance. Members asked that this topic will be listed on the next agenda for further information and discussion.

ADJOURNMENT

The meeting was adjourned at 10:38 a.m.