



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, January 28, 2025 at 5:00 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in the Executive Conference Room of the Norman Municipal Building on the 28th day of January, 2025, at 5:00 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray 48 hours prior to the beginning of the meeting.

CALL TO ORDER

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Lauren Peacock
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Scott Dixon

The meeting was called to order at 5:00 p.m. by Mayor Heikkila.

AGENDA ITEMS

1. DISCUSSION REGARDING THE POSSIBLE SALE AND/OR DEVELOPMENT OF REAL PROPERTY IN THE 100 BLOCK OF WEST GRAY STREET.

Mr. Anthony Purinton, Assistant City Attorney, provided an update on the status of the Request for Proposals (RFP) for the redevelopment of two City-owned parcels on Gray Street, located near the railroad tracks and James Garner Avenue. He said the south assemblage is currently a vacant lot and the north assemblage currently houses the City shelter, includes a parcel behind it and an alleyway.

The RFP aimed to attract proposals consistent with the Council's vision for the Center City Form-Based Code to encourage quality mixed-use development and spur additional redevelopment in the area. He said the RFP was issued in September 2024 and one proposal was received in November 2024. The proposal was reviewed and scored in December. In January 2025, the developer was selected as the conditional redeveloper. Contract negotiations with the developer began in February.

The development proposal includes a mixed-use, multifamily concept that aligns with the City's vision.

Item 1, continued

Discussion Highlights:

- Alleyway on North Assemblage: Council discussed potential abandonment of the alleyway if it no longer serves a public use. The developer may not require access via the alley, and staff noted that part of the alley had previously been vacated for the post office. There was no objection from Council to exploring abandonment.
- Parcel Configuration: Council confirmed the developer submitted a proposal covering both parcels. Staff clarified the RFP allowed responses for either parcel or both.
- Council Input on Contract: Council will be involved in reviewing the draft purchase and sale agreement during a study session prior to final approval.
- Phased Development: Staff and Council discussed a phased approach (south first, then north), depending on negotiations and site readiness.
- Affordable Housing: Council inquired about the possibility of incorporating affordable units. Staff noted:
 - Potential for incentives via reduced property pricing.
 - Use of Center City Tax Increment Finance (TIF) District funds to support workforce or affordable housing.
 - Urban Design Implementation Plan and Form-Based Code objectives support varied housing types, including affordable units.

Mr. Purinton said Staff will continue contract negotiations with the selected developer and bring a draft agreement and conceptual renderings to Council for review.

2. DISCUSSION REGARDING THE PURCHASE AND/OR APPRAISAL OF REAL PROPERTIES LOCATED ON TRIAD VILLAGE DRIVE.

This item was not discussed.

3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 25 §307(B)(4) TO DISCUSS A PENDING TORT CLAIM SUBMITTED BY TYIREE HYATT.

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 7 Holman.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The City Council adjourned into Executive Session at 5:08 p.m. Ms. Shannon Stevenson, Assistant City Manager; Mr. Rick Knighton, City Attorney; and Ms. AshLynn Wilkerson, Assistant City Attorney; Mr. Darrel Pyle, City Manager; and Ms. Shaakira Calnick, Internal Auditor, were in attendance at the Executive Session.

Item 3, continued

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The Executive Session was adjourned out of and the Special Session was reconvened at 5:25 p.m.

Pending tort claim submitted by Tyiree Hyatt was discussed in Executive Session. No action was taken and no votes were cast.

ADJOURNMENT

The meeting adjourned at 5:26 p.m.

ATTEST:

City Clerk

Mayor