



**CITY OF NORMAN, OK
UNIVERSITY NORTH PARK
ENTERTAINMENT DISTRICT PROJECT
STATUTORY REVIEW COMMITTEE**

**Municipal Building, Executive Conference Room
201 West Gray, Norman, OK 73069
Thursday, April 25, 2024 at 9:00 AM**

MINUTES

The University North Park Entertainment District Project, Statutory Review Committee, met in the Municipal Complex located at 201 West Gray Street on April 25, 2024, at 9:00 a.m. and notice and agenda of the meeting were duly posted at least 48 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Mayor Larry Heikkila (Chair)
Cameron Brewer, Planning Commission
Doug Warr, Cleveland County
Dr. Nick Migliorino, Norman Public Schools
Jackie Kanak, Cleveland County Health Department
Andy Sherrer, Moore-Norman Technology Center
Lisa Wells, Pioneer Library System
Shelley Cox, At-Large
Chuck Thompson, At-Large
Dr. Vytautus Ringus, At-Large

ABSENT

(none)

STAFF PRESENT

Darrel Pyle, City Manager
Kathryn Walker, City Attorney
AshLynn Wilkerson, Assistant City Attorney

OTHERS PRESENT

Emily Pomeroy, Center for Economic Development Law
Danny Lovell, Rainier Companies
Keith Peters, OU Foundation

MINUTES

Upon calling the meeting to order and announcing a quorum, the Chair presented the Minutes of the April 5, 2024, special meeting for approval. Motion was made by Mr. Warr to approve the Minutes and the motion was duly seconded by Mr. Thompson. A vote was taken with the

following results: all approved and none opposed. The Minutes were approved by unanimous vote.

ACTION ITEMS

1. PRESENTATION AND DISCUSSION REGARDING THE LOCAL DEVELOPMENT ACT AND TAX INCREMENT FINANCING

Ms. Walker presented a slideshow that provided a summary regarding the rules of the Local Development Act and how it applies to the creation of Tax Increment Financing (TIF). In summary, representatives of the taxing jurisdiction meet and subsequently appoint three At-Large representatives chosen from a list of candidates provided by the Mayor. Members are provided materials regarding the proposed TIF to enable them to determine the financial impact to the district, to project revenues, and to determine the affect it will have on entities within the taxing jurisdiction.

Ms. Walker continued and said after the information is presented and reviewed by the Review Committee, members will make a recommendation to the City Council. Following this, two public hearings will be scheduled, with the first being a first reading to make a presentation to the public regarding the proposal. The next public hearing is the second reading when the proposal is voted on by City Council. A majority vote by City Council is required in order to pass the creation of the TIF. Alternatively, a two-thirds majority vote is required if Councilmembers make amendment(s).

2. PRESENTATION AND DISCUSSION OF PROPOSED DEVELOPMENT OF ENTERTAINMENT, RESIDENTIAL AND OFFICE USES NORTH OF ROCK CREEK ROAD

Mr. Lovell, of Rainier Companies, presented a slideshow that displayed the proposed arrangement of the area to be developed. The plan seeks to create a space that provides entertainment, walkability and easy access all in one site. The goal is to provide visitors with an all inclusive area that they don't need to leave for the duration of their stay. Mr. Lovell says the idea is similar to The Star in Frisco that was developed by members of the development team and it has worked out well there. He believes a similar area in Norman would also be successful. Mr. Lovell then fielded various questions from members regarding logistics, placement of amenities, etc.

3. FUTURE MEETINGS SCHEDULE

Ms. Walker requested members discuss which 3 days are best to have the next meetings. After group discussion, Ms. Walker set meetings for the followings days and asked members to set aside 2 hours for each. She will also send email calendar invitations to reserve these days.

May 13, 2024, at 3:00 p.m.

May 16, 2024 at 8:30 a.m.

May 23, 2024, at 8:30 a.m. (Mr. Thompson is unable to attend this day.)

Members asked if alternate members can attend meetings if the primary member is unable to attend. Ms. Walker said she preferred if only primary members attended, especially when issues require votes from the Committee. Ms. Pomeroy said she didn't

think that the Local Development Act spoke to that issue specifically but that she would research it to be certain.

MISCELLANEOUS COMMENTS

None.

ADJOURNMENT

The meeting adjourned at 9:46 a.m.