



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

Embassy Suites, John Q. Hammons Boardroom
2501 Conference Drive, Norman, OK 73069
Friday, February 2, 2024 at 10:00 AM

MINUTES

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the John Q. Hammons Boardroom at the Embassy Suites Hotel & Conference Center on the 2nd day of February, 2024, 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), Business Representative
Brad Goodwin, UTC Representative
Michael Avery, OU Foundation Representative
Ethan Jordan, Rainier Representative
Scott Kovalick, Hotel Representative
Matt Clouse, Business Representative
Krystyn Richardson, Business Representative

ABSENT

Jennifer Alexander, Hotel Representative
Mandy Haws, Business Representative

STAFF PRESENT

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

ROLL CALL

A quorum was present. New member, Mr. Michael Avery, briefly introduced himself and said he will serve as the replacement for former member, Mr. Barrett Ellis. Members were informed that Mr. Ellis unexpectedly passed away on December 10, 2023.

MINUTES

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

Motion was made by Scott Kovalick and seconded by Brad Goodwin to accept the Minutes from the November 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

Mr. Olsen said events have been well attended. Recent events include a band, fireworks and an event that Parks Department staff put on for residents.

3. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER

Mr. Olsen said sod was installed and the gym is substantially complete. On the pool punch list the decking was rejected and had to be replaced but the pool is mostly completed. The ribbon cutting is scheduled for February 19th at 3:30 pm and it will be 2 – 3 weeks thereafter for a state license to operate the pool with a full opening in March. Ms. Walker said at 10:00 am before the ribbon cutting on February 19th, there will also be an art dedication for the monument rendition of Trey Young. All board members are invited to these events.

About 1,800 kids signed up in the basketball league and the first tournament had 100 teams registered. The parking lot was completely full.

4. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS

Ms. Walker said there are no updates from the last meeting. Sometimes when a property doesn't pay, they end up selling the property and then pay the lien at that time. Most property owners have paid so the non-payers only make up a small portion of the budget.

5. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID

Ms. Walker hasn't heard from anyone moving forward with petitions to continue the BID. Mr. Kovalick said he has discussed the issue with his corporate team and Ms. Walker said she can provide the cash flow report for him so he can provide details.

Ms. Walker said it would be about \$200,000 to install the north entrance and there is \$300,000 currently in reserves. If there is a new BID, the BID can decide to do more with the money to have a wider impact in the area. Also, as new owners move in, each will pay less of the annual assessment due to spreading the assessment among more owners.

Mr. Jordan said he needs to begin contacting property owners for input. Ms. Walker said she would provide him with a list of current property owners to help him with his efforts and that at least 50% of property owners or owners of at least 50% of the total area have to approve.

6. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP

Mr. Goodwin said property continues to sell in Area 3. A hotel will go in next to the YFAC and PF Chang's is still going in. Rumble Boxing and Hickory Farms have also set up. The next area set to start filling in is Area 5.

Mr. Clouse also mentioned that the bus now has multiple stops along 24th Ave NW.

7. TOPICS FOR FUTURE DISCUSSION

Mr. Jordan said he's observed a notable decrease of homeless activity during his last 2 visits to the area and it seems to be better overall. Mr. Kovalick said he's noticed this as well and that police officers respond well to calls regarding these matters. Ms. Walker discussed recent 10th Circuit Court cases regarding what cities can and cannot do regarding this topic which helps guide the way cities respond. Mr. Quinn asked if someone from the police department can attend the next meeting for questions and Ms. Walker said she will ask that an officer attend to give a refresher.

MISCELLANEOUS COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 10:27 a.m.