

**THE CITY OF NORMAN
TIF #2 OVERSIGHT COMMITTEE
(UNIVERSITY NORTH PARK TIF)
ANNUAL REPORT**

FOR THE PERIOD JANUARY 1, 2022-JUNE 30, 2023

The City of Norman Tax Increment Finance District (TIF) Number Two Oversight Committee (University North Park TIF) (“Oversight Committee”) was established by the City Council on April 10, 2007 to “oversee the implementation of the Project Plan on behalf of the City Council...shall make recommendations on (1) the use of revenues and expenditures other than traffic, roadway, and utility improvements; (2) material modifications of the master plan; and (3) material changes in the design guidelines.” There are nine committee members, with terms expiring as follows:

- Kaimee Kellis, April 10, 2024
- Rob Norman, April 10, 2024
- Brenda Burkett, April 10, 2024
- Dr. Nick Migliorino, April 10, 2024
- William Wilson, April 10, 2025
- Kurt Lee, April 10, 2025
- Adrian Francisco, April 10, 2026
- Greg Burge, April 10, 2026
- Vacant, April 10, 2026

The Oversight Committee will continue in existence until the Project Plan has been determined to be completed.

The Project Plan (adopted May 23, 2006; Ordinance O-0506-66), as amended (August 26, 2008; Ordinance O-0809-8 and November 26, 2019; Ordinance O-1920-24), establishes these project categories and estimated costs:

| | |
|--|-------------------|
| 1. Traffic and Roadway Improvement Costs | 5,024,394 |
| 2. Legacy Park Costs | 250,000 |
| 3. Recreation Facilities Costs | 5,154,762 |
| 4. Town Center Costs | 5,000,000 |
| 5. Economic Development Costs | 1,425,000 |
| 6. Miscellaneous Costs | 125,000 |
| Total Project Costs | 16,979,156 |

The Oversight Committee has been reviewing documents and meeting since May 2007. The Oversight Committee met on January 22, February 15, May 17, July 19, September 21 and November 15, 2022; January 17, March 21, and May 18, 2023. Significant items discussed and reviewed over the reporting period include the following:

Architectural Review Board (ARB)

The Oversight Committee received an update from Rick McKinney regarding their review process. The walkability, reverse angle parking, bench seating and waste receptacle availability have been reviewed by the ARB including the layout and design of Legacy Village.

Norman Public School's (NPS) Aviation Program

The Oversight Committee received an update on NPS' aviation program from Brenda Burkett in March 2023. At that point in time it was too soon to release any specific or firm details but initial meetings are still taking place.

Young Family Athletic Center

The Oversight Committee received several updates on the new indoor multi-sport and aquatic center to be named the Young Family Athletic Center. The Oversight Committee toured the facility in May 2023 and is projected to open in early 2024. Negotiations with Santa Fe Family Life Center to operate the facility have broken down and the City of Norman plans to operate the facility.

Area Project

The Oversight Committee received an update regarding a feasibility study of an area in the UNP area. It was noted that City Council would have to approve any decision to use potentially \$5 million in incentive funds for this project.

Retail Development Update

The Oversight Committee received an update from Mr. Brad Goodwin with Sooner Investments regarding retail development. He noted that retail interest is improving and that many projects for the area are being negotiated. There are two new buildings with new business and talks continue with a few big box stores for Area 5 next to Crest as well as talks with a new national entertainment company.

The Oversight Committee also received an update from Ron Collett with Collett Inc. (property development company). He discussed the on-going clearing of Area 5 with the intent to make this area more desirable for development while also making Crest more visible from 24th Ave N.W.

Incentive Request

The Oversight Committee received several updates regarding a request from the developer for roughly \$3 million in incentive money. This request was denied by the City Manager and discussion continue between the parties.

Road Projects

Road improvements and Robinson and Crossroads was finished during the reporting period. The Oversight Committee received several updates during the year. Also, updates were received on the Tecumseh Road-Flood to 24th Avenue NW project.

Financial Updates

During each meeting, the Oversight Committee received updates on TIF District activities as they developed during the past reporting period. Attached to this report is financial information comparing the original projections of the Developer to the actual revenues.

Summary

Summarized information on collections and expenditures from the UNP TIF are attached.

**Norman TIF District No. 2
(University North Park Project)
Comparison of Projected with Actual Ad Valorem Tax Receipts
FINAL**

| *Year construction was completed | Calendar Year payments received | Ad valorem generated in the TIF | | |
|--|---------------------------------------|---------------------------------|---------------------|----------------------|
| | | Projected in 2006 | Actual | Variance |
| 2006 | 2008 | \$288,842 | \$174,584 | (\$114,258) |
| 2007 | 2009 | \$818,899 | \$590,230 | (\$228,669) |
| 2008 | 2010 | \$843,466 | \$1,356,392 | \$512,926 |
| 2009 | 2011 | \$868,770 | \$1,567,358 | \$698,588 |
| 2010 | 2012 | \$1,621,408 | \$1,540,824 | (\$80,584) |
| 2011 | 2013 | \$1,670,050 | \$1,910,428 | \$240,378 |
| 2012 | 2014 | \$2,094,419 | \$2,063,744 | (\$30,675) |
| 2013 | 2015 | \$2,951,200 | \$2,372,138 | (\$579,062) |
| 2014 | 2016 | \$3,509,324 | \$2,281,824 | (\$1,227,500) |
| 2015 | 2017 | \$3,614,604 | \$2,869,382 | (\$745,222) |
| 2016 | 2018 | \$5,077,370 | \$3,199,689 | (\$1,877,681) |
| 2017 | 2019 | \$5,308,944 | \$3,379,382 | (\$1,929,562) |
| 2018 | 2020** | <u>\$5,468,212</u> | <u>\$3,339,367</u> | <u>(\$2,128,845)</u> |
| Total thru 2018 | | \$34,135,508 | \$26,645,342 | (\$7,490,166) |
| 2019 | | \$5,632,259 | | |
| 2020 | | \$5,952,613 | | |
| 2021 | | \$6,131,191 | | |
| 2022 | | \$6,315,127 | | |
| 2023 | | \$6,670,005 | | |
| 2024 | | \$6,870,105 | | |
| 2025 | | \$7,176,603 | | |
| 2026 | | \$7,740,323 | | |
| 2027 | | \$7,972,532 | | |
| 2028 | | \$8,211,708 | | |
| 2029 | | \$8,458,059 | | |
| 2030 | | <u>\$8,711,801</u> | | |
| Total of all years projected | | \$130,754,990 | | |

*Taxes assessed the following year after completion (2006 in 2007) and received by City in subsequent subsequent year after assessment (2006 in 2008)

** As of 6/30/2021

**Norman TIF District No. 2
(University North Park Project)
Comparison of Projected with Actual Sales Tax Receipts
FINAL**

| | Sales tax generated in the TIF | Gross Sales Tax from TIF | Variance of 2006 projections to Gross Actual | Transfer Adjustment | Total Incremental Sales Tax |
|------------------------------|---|-----------------------------|--|------------------------|-----------------------------------|
| | Projected in 2006 | Actual | | Actual | Actual |
| 2006 | \$830,207 | \$635,198 | (\$195,009) | \$347,035 | \$288,163 |
| 2007 | \$3,135,252 | \$2,163,673 | (\$971,579) | \$859,054 | \$1,304,619 |
| 2008 | \$3,229,310 | \$3,496,022 | \$266,712 | \$921,480 | \$2,574,542 |
| 2009 | \$3,326,189 | \$4,509,771 | \$1,183,582 | \$1,041,248 | \$3,468,523 |
| 2010 | \$5,917,544 | \$5,571,570 | (\$345,974) | \$1,264,471 | \$4,307,099 |
| 2011 | \$6,095,070 | \$5,829,468 | (\$265,602) | \$1,222,260 | \$4,607,208 |
| 2012 | \$6,277,923 | \$6,311,986 | \$34,063 | \$1,104,767 | \$5,207,219 |
| 2013 | \$9,188,865 | \$7,114,148 | (\$2,074,717) | \$1,136,943 | \$5,977,205 |
| 2014 | \$9,464,531 | \$8,973,191 | (\$491,340) | \$946,703 | \$8,026,488 |
| 2015 | \$9,748,467 | \$9,329,808 | (\$418,659) | \$909,297 | \$8,420,511 |
| 2016 | \$13,015,985 | \$10,279,622 | (\$2,736,363) | \$1,085,206 | \$9,194,416 |
| 2017 | \$13,406,465 | \$10,673,201 | (\$2,733,264) | \$990,870 | \$9,682,331 |
| 2018 | \$13,808,658 | \$11,003,941 | (\$2,804,717) | \$1,054,555 | \$9,949,386 |
| 2019 | \$14,222,918 | \$11,209,716 | (\$3,013,202) | \$1,236,712 | \$9,973,004 |
| 2020 | <u>\$14,649,606</u> | <u>\$3,023,403</u> | <u>\$11,626,203</u> | <u>\$337,424</u> | <u>\$2,685,979</u> |
| Total thru 2020 | \$126,316,990 | \$100,124,718 | -\$2,939,866 | \$14,458,025 | \$85,666,693 |
| 2021 | \$15,089,094 | | | | |
| 2022 | \$15,541,767 | | | | |
| 2023 | \$16,008,020 | | | | |
| 2024 | \$16,488,260 | | | | |
| 2025 | \$16,982,908 | | | | |
| 2026 | \$17,492,395 | | | | |
| 2027 | \$18,017,167 | | | | |
| 2028 | \$18,557,682 | | | | |
| 2029 | \$19,114,413 | | | | |
| 2030 | <u>\$19,687,845</u> | | | | |
| Total of all years projected | \$341,977,723 | | | | |

UNIVERSITY NORTH PARK
 TAX INCREMENT FINANCE DISTRICT
 EXPENDITURE SUMMARY VS. REVISED PROJECT PLAN BUDGET
 As Of June 30, 2023

| Expenditure Category | BUDGET | FYE 2020 | FYE 2021 | FYE 2022 | FYE 2023 | TOTAL | BALANCE |
|--------------------------------|----------------------|-------------------|---------------------|-------------------|-------------------|---------------------|---------------------|
| Traffic/Road Improvement Costs | \$ 5,024,394 | - | 1,451,614 | 48,472 | 3,659 | 1,503,955 | \$ 3,520,439 |
| Legacy Park Costs | \$ 250,000 | 225,000 | - | - | 5,025 | 230,025 | 19,975 |
| Recreation Facilities Costs | \$ 5,154,762 | - | 4,776,381 | 378,381 | - | 5,154,762 | - |
| Town Center Costs | \$ 5,000,000 | - | - | - | - | - | 5,000,000 |
| Economic Development Costs | \$ 1,425,000 | 49,021 | 61,736 | 94,776 | 91,240 | 296,773 | 1,128,227 |
| Miscellaneous Costs | \$ 125,000 | 62,840 | 11,485 | 3,678 | 4,610 | 82,613 | 42,387 |
| TOTAL | \$ 16,979,156 | \$ 338,861 | \$ 6,301,216 | \$ 525,307 | \$ 104,744 | \$ 7,286,128 | \$ 9,711,028 |