



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 06/13/2024

REQUESTER: Kathryn Walker

PRESENTER: Kathryn Walker, City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF RESOLUTION PCR-2324-2: A RESOLUTION OF THE NORMAN PLANNING COMMISSION DETERMINING THAT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN IS IN CONFORMANCE WITH THE CITY OF NORMAN'S COMPREHENSIVE PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN.

BACKGROUND:

Team Norman was formed a year or so ago to ensure collaboration between a broad and diverse coalition of organizations, including the University of Oklahoma and the City of Norman. On September 6, 2023, Team Norman announced a proposal for the creation of an Entertainment District, anchored by a multi-purpose performance venue, as well as office and residential uses, between Rock Creek Road and Tecumseh Road in the area known as University North Park. Under the proposal, a combination of University and private resources would combine to finance approximately 40% of the total arena construction costs, while the University would only use approximately 25% of the event dates. Team Norman has asked the City to consider funding the remainder of the amount necessary to finance the construction costs as well as some additional infrastructure utilizing tax increment financing.

DISCUSSION:

Tax increment financing ("TIF") is a tool authorized under the Local Development Act that utilizes the growth in sales and/or ad valorem taxes generated within a specified district to fund public improvements in the designated project area. In order for a TIF District to be created, a Project Plan must first be created meeting all statutory requirements, including providing a list of all proposed improvements, estimated project costs, and proposed uses of the property within the District. The Project Plan is reviewed by a Review Committee (commonly referred to as the "Statutory TIF Committee") to determine project eligibility, financial impact on taxing jurisdictions and business activities with district, and ultimately, to make a recommendation to City Council regarding the project. The Project Plan is also reviewed by the Planning Commission for a recommendation to the City Council. Two public hearings are required, with special notice provisions, prior to Council's formal consideration of the Project Plan.

The City Council adopted Resolution R-2324-89 creating the Statutory Review Committee and expressing its intent to consider approval of a project plan and creation of a tax increment district to facilitate the financing of eligible project costs for economic development. The Resolution directed Staff to prepare a project plan for the Project to be submitted for consideration in accordance with the Act. The Project Plan was developed over several months of discussion and presented to the Statutory Review Committee in May 2024. Commissioner Cameron Brewer served on the Committee as the Planning Commission representative. At its meeting on May 23, 2024, the Statutory Review Committee adopted the attached resolution unanimously (with one at-large member absent).

Under the Local Development Act, the Planning Commission is required to review a proposed Project Plan prior to Council consideration of the Project Plan. As is consistent with the charge of the Planning Commission, the Local Development Act requires a finding that the Project Plan is feasible and conforms to the master plan of the City. PCR-2324-2 includes such findings:

1. The Rock Creek Entertainment District Project Plan is hereby declared to be in conformance with the City of Norman's Comprehensive Plan.
2. The Rock Creek Entertainment District Project Plan is determined to be desirable.
3. Recommendation is hereby made to the Norman City Council that it approve and adopt the Rock Creek Entertainment District Project Plan.

RECOMMENDATION:

Staff forwards Resolution PCR-2324-2 to the Planning Commission for its consideration. The proposed Project Plan is attached and representatives of the City and the Developer will be available for questions at the June 13, 2024 meeting of the Commission.