

# **Griffin Soccer Park Purchase**

**City Council Conference  
7/22/2025**





← Agenda item #2:  
K-2526-26 Purchase of  
Griffin Soccer Park

← Agenda item #1:  
Master Plan Area –  
unrelated to purchase of  
Griffin Soccer Park



## Griffin Land Acquisition

### Description

2014 legislation authorizes the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) for the sale of the Griffin property. The property will be purchased by the City of Norman to be used for recreational activities.

### Budget

**\$10,000,000**

### Scope

The identified properties to be acquired are:

- |                                    |                  |
|------------------------------------|------------------|
| ▪ Griffin Park & Sutton Wilderness | 322.2 acres      |
| ▪ Francis Cate Park                | up to 14.5 acres |

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Total Anticipated Land Acquisition	336.7 acres
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### Budget

#### Land Acquisition

**\$10,000,000**

### Timing

Negotiations for the acquisition of the property are underway. Preliminary terms of an Agreement with ODMHSAS call for the land to be purchased at an agreed-to price, to be paid out over a period of years. The Griffin Park projects will be able to proceed once the acquisition agreement is finalized.





### Project Activities

In negotiations with the ODMHSAS, it was determined to be mutually beneficial for the City to enter into long-term leases with the ODMHSAS for the Griffin Soccer Complex land, and to maintain an existing lease for the Sutton Wilderness land. The lease agreement (Contract K-1718-136, approved on November 27, 2018) gives the City control of the property for up to a 30-year period, at which time the City has a purchase option for the land. Rental payments of \$80,000 per year, to be paid with Norman Forward funds, will apply to the ultimate purchase of the land, if so desired by the City and ODMHSAS. The Frances Cate Park land was not included in the negotiated lease for the Griffin Soccer Complex site.

The allocation of Norman Forward funds to the Griffin Land Acquisition project was reduced by the City Council from \$10,000,000 to \$2,400,000 (30 payments of \$80,000) by Resolution R-1819-110 (approved May 14, 2019) and the remaining \$7,600,000 budget was re-allocated to a Norman Forward Senior Citizen's project.

<i>Published Budget</i>	<i>\$10,000,000</i>
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### Budget

Land Acquisition	\$10,000,000
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<i>Updated Cost Estimate</i>	<i>\$ 2,400,000</i>
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### Timing

Based on the negotiated lease, rental payments to the ODMHSAS will be made annually and phased construction of the soccer complex facilities are underway. At the end of the first 15-year Norman Forward period, consideration will be made as to the purchase of the land or the continuation of the lease.



# Norman Forward Fund

- ▶ From FYE 2020 through FYE 2025, \$500,000 from the \$2.4 million allocation has been paid to ODMHSAS for the Griffin Park lease.
- ▶ The Griffin Park Remodel project is substantially complete with ~\$250,000 leftover.
- ▶ The Norman Forward Fund has a projected fund balance of \$9.8 million currently.



# Norman Forward Plan- Remaining Projects

Project	Neighborhood Parks	New Neighborhood Parks	New Trail Development	Canadian River Park	Traffic Improvements
Current Estimate	\$6.5 Million	\$2 Million	\$4.8 Million	\$2 Million	\$2.7 Million
Appropriated to Date	\$4,029,023	\$1,640,000	\$429,459	\$0	\$1,122,500
Remaining	\$2,470,977	\$360,000	\$4,370,541	\$2,000,000	\$1,577,500

**Total Estimated Remaining: \$10,779,018**



# Griffin Soccer Park Purchase - All Funding Sources

## ▶ Norman Forward Fund:

- ▶ \$2.4 million from Griffin Park Lease allocation (\$500,000 already paid)
- ▶ \$220,000 from Griffin Park Remodel allocation

## ▶ Capital Fund:

- ▶ \$686,811 transferred from delayed or completed projects

**Total: \$3,306,811**



# Questions/Discussion

