



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/18/2022

REQUESTER: Taylor Johnson, Transit and Parking Program Manager

PRESENTER: Shawn O'Leary, Director of Public Works

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-90: A PURCHASE SALE AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND JPMORGAN CHASE BANK IN THE AMOUNT OF \$435,000 FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 318-320 EAST COMANCHE STREET AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS ON BEHALF OF THE CITY OF NORMAN WITH JPMORGAN CHASE BANK TO CONTINUE THE SALE PROCESS.

BACKGROUND:

The City took over operation of the transit services in Norman from the University of Oklahoma in July 2019. Since assuming public transportation operations from the University, the City has been utilizing facilities owned by the University of Oklahoma, including the current transit center located on Brooks Street. While this contractual agreement with the University of Oklahoma allowed public transportation service to continue without interruption during the transfer of service, a permanent solution is needed in order for the City to achieve full independent operational capacity. Therefore, the City of Norman initiated the process of identifying new sites for a City owned, downtown transit center. While many locations were considered, the property at 318-320 East Comanche Street was chosen to be pursued, at the direction of Council.

DISCUSSION:

The property located at 318-320 East Comanche Street, or the southwest corner of the intersection of Porter Avenue and Comanche Street, was ideal for a transit center for a few reasons, as stated below.

- Near major arterial streets, allowing buses easy access to other areas of the City.
- Close proximity to The Depot, for current Amtrak and future Regional Transportation Authority connections.
- Located in the Porter Avenue commercial area, and within walking distance of downtown businesses and the Cleveland County Courthouse.
- Near existing pedestrian and bicycle infrastructure, including Legacy Trail, to support multimodal travel.

- Allow greater access to the downtown area for those using public transportation.

JPMorgan has agreed to the City's offer of \$435,000 for the 318-320 East Comanche Street property.

Funds in the amount of \$442,200 are available in the Capital Sales Tax Fund, Transit Transfer Station project (BG0254, 50593379-46001).

RECOMMENDATION:

Staff recommends that City Council approve K-2122-90, the Purchase Sale Agreement with JPMorgan to purchase 318-320 East Comanche Street for \$435,000 and authorizing the City Manager or his designee to execute any documents on behalf of the City of Norman to continue the sale process.