



**CITY OF NORMAN, OK
DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF
DISTRICT NO. 2 MEETING**

**Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069**

Tuesday, April 16, 2024 at 1:30 PM

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

PRESENT

Alternate Committee Member Brenda O'Brian
Committee Member Greg Burge
Committee Member Kaimee Kellis
Committee Member Kurt Lee
Committee Member William Wilson
Committee Member Nick Migliorino

ABSENT

Committee Member Rob Norman

OTHERS

Council Member Bree Montoya, Ward 3
Anthony Francisco, Director of Finance
Clint Mercer, Chief Accountant
Dannielle Risenhoover, Admin. Tech IV
Sara Kaplan, Business & Community Relations
Cynthia Rogers, Citizen
Paul Wilson, Citizen
Paul Arcarbli, Citizen
Russell Rice, Citizen
Chris Crooks, Citizen
Bobby Chambers, Citizen
Tyler Jones, Norman Public Schools

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM FEBRUARY 20, 2024

Member Lee made a motion to approve the February 20, 2024 Development Oversight Committee for TIF District 2 minutes which was duly seconded by Member Wilson. The motion passed unanimously.

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MONTHLY FINANCIAL REPORT

Anthony Francisco gave the report. Francisco stated that the City continues to hold available money for the traffic and roadway improvements along Tecumseh Road and Flood Avenue. These improvements are awaiting matching funds from the Federal Transit Administration.

There are on-going discussions regarding incentive payments in the Life Style Center. There has been a building permit issued for P.F. Chang's and there is also an entertainment facility that has been proposed. A permit has not been requested for the entertainment facility; however, if permitted, it is expected that the developer will request incentive payments. There are \$5.4 million available for incentives.

Member Wilson made a motion to approve the Financial Report which was duly seconded by Member Kellis. The motion passed unanimously.

Items submitted for the record:
Financial Report

DISCUSSION ITEMS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF PROPOSED UNP TIF DEVELOPMENT "ROCK CREEK ENTERTAINMENT TIF DISTRICT"

New information regarding the Rock Creek Entertainment TIF District was not available like expected, so this discussion was limited. Anthony Francisco stated, "There have been no major changes, that I know about, to what is included in the Rock Creek Entertainment District Tax Increment Finance (TIF) Proposal other than that new title. My understanding though is that this review committee would probably still be the Citizens Oversight Committee that would be included in that project plan for the Rock Creek TIF, because it overlaps with the University North Park TIF."

The request will be made to the State Transportation Commission for on-ramps and off-ramps at Rock Creek Road and I-35. The addition of these ramps is not a TIF project, but a state project. The water detention facilities that are in place are reported by the project designers as being adequate.

Francisco stated, "The Statutory TIF Committee will receive a draft of the Project Plan for their consideration and we'll send it out to you (Development Oversight Committee for TIF District 2) at the same time." There were two economic studies performed that will be included in the Project Plan.

MISCELLANEOUS COMMENTS

None.

ADJOURNMENT

Member Migliorino moved to adjourn the meeting which was duly seconded by Member Wilson. The motion passed unanimously.

Greg Burge, Chair
Development Oversight Committee for TIF District 2