



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/09/2024

REQUESTER: Anthony Francisco, Director of Finance/NTIFA Treasurer

PRESENTER: Anthony Francisco, Director of Finance/NTIFA Treasurer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2324-161: A FINANCIAL SERVICES AGREEMENT BY AND BETWEEN THE NORMAN TAX INCREMENT FINANCE AUTHORITY AND COALIGN GROUP, L.L.C., TO AUTHORIZE THEIR CONTINUED SERVICES IN ANALYSIS OF THE PROPOSED UNIVERSITY NORTH PARK TAX INCREMENT FINANCE DISTRICT AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

Since the summer of 2023, the City of Norman has been in discussion with developers of the University North Park Planned Unit Development (UNP PUD), “Team Norman” (a coalition of the University of Oklahoma Foundation, the University of Oklahoma, The Norman Economic Development Coalition, Visit Norman, the Norman Chamber of Commerce), and other entities related to a proposed mixed-use development and “entertainment district” in the portion of UNP north of Rock Creek Road. Among the proposals is the formation of a Tax Increment Finance District, overlapping portions of the existing UNP TIF (City of Norman TIF #2) to provide supplemental public funding for the proposed mixed-use development in the “north half” of UNP.

In the summer of 2023, the Finance Department engaged the COAlign Group to assist with independent analysis of the financial components of the proposed new, overlapping UNP TIF (proposed City of Norman TIF #4). Principal members of the COAlign Group have decades of experience in the analysis of economic development proposals from the municipality’s viewpoint, and their services provided to the City to date have been exemplary. Much of the financial analyses presented to Council so far, in preliminary reviews of the Team Norman/UNP development proposal, were developed or reviewed by COAlign. Originally, it was expected that COAlign’s services would only be required for a few weeks, but as the negotiations with UNP and Team Norman developers have extended over months, COAlign’s services have also been extended.

The City Code, Section 12-203, requires Council approval of contracts with a valuation over \$50,000, and reporting of contracts with a value between \$25,000 and \$50,000. It is anticipated now that the value of the contractual services provided by COAlign will exceed \$25,000.

DISCUSSION:

The attached contract with the COAlign Group was signed in July, 2023 and amended in November, 2023. It is now anticipated the COAlign's services will extend through the negotiation and development of a potential Project Plan for UNP TIF 4, for Council's consideration. Contract K-2324-161 provides for services from COAlign through the development of the Project Plan and sets forth an amount, inclusive of the previous agreements, not to exceed \$100,000. Funds are available for these contractual services in the General Fund, Finance Department, Professional Services, Consultant (Account 10330301-44009).

RECOMMENDATION:

It is recommended that the City Council and Trustees of the Norman Tax Increment Finance Authority ratify Contract K-2324-161 with the COAlign Group, L.L.C., and authorize their continued services in analysis of the proposed University North Park Tax Increment Finance District (UNP TIF #4).