



CITY OF NORMAN, OK
UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT
DISTRICT ADVISORY BOARD MEETING

Embassy Suites, John Q. Hammons Boardroom
2501 Conference Drive, Norman, OK 73069
Friday, November 3, 2023 at 10:00 AM

MINUTES

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the John Q. Hammons Boardroom at the Embassy Suites Hotel & Conference Center on the 3rd day of November, 2023, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

PRESENT

Dan Quinn (Chair), Business Representative
Brad Goodwin, UTC Representative
Barrett Ellis, OU Foundation Representative
Scott Kovalick, Hotel Representative
Mandy Haws, Business Representative
Matt Clouse, Business Representative

ABSENT

Rainier Representative
Jennifer Alexander, Hotel Representative
Krystyn Richardson, Business Representative

STAFF PRESENT

Kathryn Walker, City Attorney
Jason Olsen, Director of Parks and Recreation
Sarah Encinias, Legal Admin Tech

OTHERS

Norman Transcript Reporter

ROLL CALL

A quorum was present.

MINUTES

1. APPROVAL OF THE MAY 5, 2023, MEETING MINUTES

Motion was made and seconded to accept the Minutes from the May 5, 2023, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

2. APPROVAL OF THE AUGUST 4, 2023, MEETING MINUTES

Motion was made and seconded to accept the Minutes from the August 4, 2023, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

ACTION ITEMS

3. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS

Mr. Olsen said there have been a few concerts but reservations typically slow down during the summer time due to the heat. Most concerts occur during the spring and fall when the weather is not so hot. Winterfest is coming up next and the lights and holiday décor will go up soon; some lights were replaced and additional lights were added.

Also, some areas of the stone façade need repairs. This may be due to the severe weather or because of the type of rock used when it was installed as NRH is having the same issue. He isn't sure of the cause yet but the answer will dictate how much of the stone will need to be replaced.

4. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER

Mr. Olsen said the construction is on pace with the schedule with just a few delays. The floors of the basketball court are currently being worked on and the street dedication of Trae Young Drive is scheduled for Sunday, November 5 at 3:00 pm, outside of the YFAC.

They plan on obtaining a Certificate of Occupancy in December with a January completion date. It will be open to local leagues starting mid-January with the official opening scheduled for February 19. Trae Young will be at the opening ceremony.

5. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS

Ms. Walker said there were no new updates. She will reach out again to those that haven't paid yet. There are about 4 of them.

6. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID

Mr. Clouse recently received the list of owners from Ms. Walker. He hasn't heard from anyone else about renewing the BID but he understands it needs to be in place by July if it is to be renewed. Ms. Walker said the renewal would support maintenance costs of primarily Legacy Park (including the pond) and the entryways.

Mr. Olsen said it would cost about \$105,000 annually for the maintenance of the landscaping, restrooms and holiday décor. Ms. Walker said the BID could choose to expand it's impact on the area with additional ideas and the new petition can also include more options for the money it receives.

Mr. Kovalick said he has heard from several people that they like coming to Norman specifically to see the lights at Legacy Park. Also, his relatives very much enjoy seeing the lights as they enter Norman during the holidays. Mr. Kovalick would like to see this activity continue along with others like it to help draw people to the area.

7. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP

Mr. Goodwin said new tenants include a bank and a restaurant near the YFAC and possibly a hotel on the north side. Brockhaus will also be moving in. Not many tenants have left the area but when they do, the vacancies don't last for very long. Retail is solid and the restaurants are doing well. Also, P.F. Chang's is still going in.

8. TOPICS FOR FUTURE DISCUSSION

None.

MISCELLANEOUS COMMENTS

Ms. Walker said the next meetings are scheduled for February 2 and May 3, 2024, with the May meeting being the final one under the current BID. If the BID is continued, meetings will be scheduled for August and November of 2024.

ADJOURNMENT

The meeting was adjourned at 10:23 a.m.