



CITY OF NORMAN, OK DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT 2 MEETING

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

Tuesday, September 16, 2025 at 1:30 PM

MINUTES

The Development Oversight Committee for TIF District 2 of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room at the Municipal Building, on Tuesday, September 16, 2025 at 1:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Committee Member Greg Burge
Committee Member Kaimee Kellis
Committee Member Kurt Lee
Committee Member Paul Wilson
Committee Member Cinthya Allen

ABSENT

Committee Member William Wilson
Committee Member Nick Migliorino
Committee Member Rob Norman
Committee Member Steven McDaniel
Alternate Committee Member Tyler Jones

OTHERS

Anthony Francisco, Director of Finance
Clint Mercer, Chief Accountant
Tim Miles, City Engineer
Sam Royka, Norman Transcript
Kealon Shaffer, OU Daily

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM AUGUST 15, 2025

Member Kurt Lee made a motion to approve the August 15, 2025 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Kaimee Kellis. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from August 15, 2025

REPORTS

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

Anthony Francisco gave the report. He stated that there were no major changes since the last meeting. "We still have about \$4 million in the Traffic and Roadway Improvement Project which is the focus of today's meeting," Francisco said. "There is about \$1 million in the Economic Development Project and about \$350,000 in the Town Center Project."

Member Paul Wilson made a motion to accept the Financial Report which was duly seconded by Member Cinthya Allen. The motion passed unanimously.

Items submitted for the record:
Financial Report

DISCUSSION & ACTION ITEMS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS

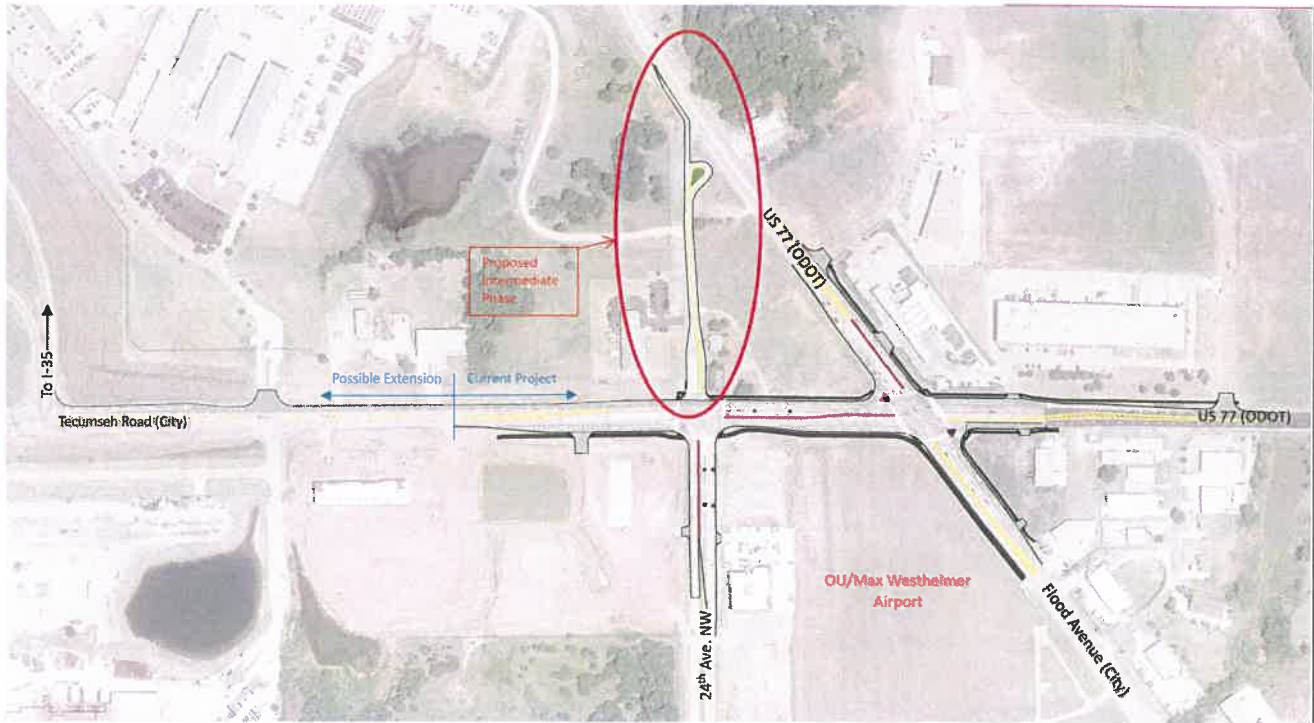
- UPDATE ON TECUMSEH ROAD IMPROVEMENTS BETWEEN FLOOD AVENUE AND 24TH AVENUE NW

City Engineer Tim Miles gave the update and referred to the following PowerPoint slides:

Tecumseh Road 24th Avenue NW and Flood Street Intersections Project Update

**University North Park TIF Oversight Committee
September 15, 2025**





Tecumseh Road Intersections Project Costs

- Engineering Design – \$510,000
- Right of way – \$250,000
- Utilities – \$1,100,000
- Construction – \$12,000,000
- Total Project Cost – \$13,820,000

- Funding Opportunities
 - City Share To Date \$2,730,750
 - Other Funding TBD \$7,500,000
 - UNP TIF Balance \$4,100,000
- Total Potential Funding \$14,330,750

Tecumseh Road Intersections

Project Status

- 60% plans complete
- Submitting project for ACOG funding in October 2025
- Contract Amendment with Garver on 9-23-25 City Council
- Priority will be to advance the 24th Avenue NW, north leg design and ROW design on the entire project
- Started communication with utilities on relocations

Miles explained that 24th Avenue NW is going to extend north until it connects with Flood Avenue. The section of road added will only be for south bound traffic. “We think this is going to help a lot and it’s not a real expensive improvement,” Miles said. “There’s such heavy traffic movement that people coming (south bound) down Flood, making a right turn, are crossing (lanes) to go left at 24th. Because these intersections are so close together, we just can’t get enough storage so then they’re blocking the free lane.”

The north extension of 24th Avenue is part of the larger Tecumseh/24th Avenue Project. The total project cost is estimated at approximately \$14 million. It is expected that approximately \$4.1 million of the project will be paid by using University North Park Tax Increment Finance funds; \$2.7 million will be paid by the City of Norman; and \$7.5 million will be paid by “other” sources, such as the Association of Central Oklahoma Governments (ACOG). The City will submit this project for ACOG funding in October 2025. Sixty percent of the project plans are complete and communication regarding the relocation of utilities has started with the utility contractors.

The Committee was informed that an engineering design contract for this proposed north leg would be considered at the City Council/NTIFA’s September 23rd meeting (Amendment 2 to Contract 1718-53 with Garver Engineering), using UNP TIF funds in the amount of \$155,198. Based on this information, the UNP TIF Oversight Committee adopted the following recommendation to the NTIFA Trustees/City Council:

“Having been presented planned improvements to intersections at Flood Avenue and Tecumseh Road and 24th Avenue and Tecumseh Road, including a proposed “north leg” from Flood Avenue to 24th Avenue as a part of the broader Tecumseh Road improvement projects contemplated in the University North Park TIF Development Agreements, the Citizen’s Oversight Committee for the UNP TIF recommends the City leverage UNP TIF funds to construct said “north leg.”

The vote was 5-0 in favor of the recommendation with the following members voting “yes”: Greg Burge, Kaimee Kellis, Kurt Lee, Cinthya Allen, and Paul Wilson.

3. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

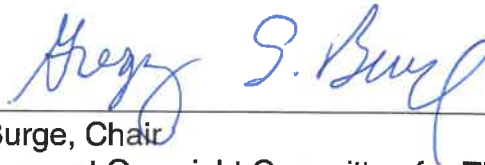
Since the August 15, 2025 meeting, there has been no additional information provided surrounding the Rock Creek Entertainment TIF District. The City is still waiting on the State Supreme Court to rule in regard to this case.

MISCELLANEOUS COMMENTS

Member Paul Wilson stated that “citizens are complaining about the service road behind Target,” and “a lot of people want it resurfaced.” He also mentioned that some parking lots need repaired. Francisco stated that this is a maintenance issue, not a TIF issue, but that it is in the Committee’s purview to notify the property owners, within the TIF District, of maintenance issues.

ADJOURNMENT

Member Kurt Lee moved to adjourn the meeting which was duly seconded by Member Paul Wilson. The motion passed unanimously. The meeting adjourned at approximately 2:20 PM.



Greg Burge, Chair
Development Oversight Committee for TIF District 2

