



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

Young Family Athletic Center Construction Trailer
(eastern end of the Embassy Suites Parking Lot)
2501 Conference Drive, Norman OK 73069
Friday, August 4, 2023 at 10:00 AM

MINUTES

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the Young Family Athletic Center Construction Trailer on the 4th Day of August, 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
Matt Clouse, Business Representative
Mandy Haws, Business Representative
Krystyn Richardson, Business Representative

ABSENT

Rainier Representative
UTC Representative
OU Foundation Representative
Scott Kovalick, Hotel Representative
Jennifer Alexander, Hotel Representative

STAFF PRESENT

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

OTHERS

Sam Avant

ROLL CALL

A quorum was not present.

MINUTES

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

A quorum was not present and no vote was taken.

AGENDA ITEMS

2. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS

Mr. Olsen said events slow down during the hot months but will pick up when school starts and the weather cools down. Future events are scheduled for Sept 1st, Sept 15th and Oct 20th.

There have been problems with the fountains. The previous serviceman made it through half the repairs before he had to retire due to personal reasons. After this, the fountain was drained and the lights were successfully repaired. The fountain is fully functional again.

3. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER

Mr. Olsen said the building is progressing, the interiors are getting finished, the basketball floor went in and the pools had their water test. The pools will be plastered in October and insulation will go in the next 90 days. At the end of October, the scoreboards, clocks, and cameras will go in. They plan on moving furniture in during November and performing building inspections in December for a January soft open. Right now the ribbon cutting is planned for the 2nd week of February 2024.

4. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS

Ms. Walker said the collection rate is good and the non-collections are a very short list. She will call some businesses and put liens on others. The fiscal year end is June 30. The largest land owner is Rainier. Assessments are due in March and are budgeted for the following fiscal year. The assessment rate goal is \$200,000 once all property is developed. Maintenance costs are \$104,900 and this amount should be reserved but the balance will still be in good shape.

5. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID

Ms. Walker heard anything about a renewal at this point. Projects are being done in the north half of the area by a large developer who is not local. She thinks this would be a good place to start asking if owners are interested in continuing the BID. Mr. Clouse said he would like to start asking and Ms. Walker said she would send him property owner contact information.

6. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP

A UTC Representative was not present to give this update.

7. DISCUSSION REGARDING TRESPASSING ISSUES IN UNP

Chair Quinn asked members if they noticed any improvement in the amount of trespassers in the area and members indicated they had not. Chair Quinn said he has

been in contact with the City Manager who has been in contact with the County for joint cooperation to help with the issue.

8. TOPICS FOR FUTURE DISCUSSION

Mr. Sam Avant said he was interested in putting a business in the area and asked how he might apply to do so. Chair Quinn suggested that he speak to the OU Foundation who should be able to help him.

9. TOUR OF THE YOUNG FAMILY ATHLETIC CENTER (2301 CONFERENCE CENTER DRIVE)

Meeting attendees walked over to the YFAC building for a guided tour of the premises.

ADJOURNMENT

Discussion of meeting items 1-8 adjourned at 10:25 a.m.