



**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, August 15, 2023 at 1:30 PM**

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**MINUTES**

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**ROLL CALL**

**PRESENT**

Alternate Committee Member Brenda Burkett-O'Brian  
Committee Member Greg Burge  
Committee Member Kurt Lee  
Committee Member William Wilson  
Committee Member Rob Norman

**ABSENT**

Committee Member Adrian Francisco  
Committee Member Nick Migliorino

**OTHERS**

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Scott Sturtz, City Engineer  
Dannielle Risenhoover, Administrative Tech. IV  
Sara Kaplan, Business & Community Relations  
Kathryn Walker, City Attorney  
Cynthia Rogers, Citizen

## **MINUTES**

1. Consideration of approval, rejection, amendment and/or postponement of minutes from July 18, 2023

Member Burkett-O'Brian made a motion to approve the minutes from the July 18, 2023 meeting which was duly seconded by Member Wilson. The motion passed unanimously.

## **REPORTS**

2. Consideration of approval, rejection, amendment and/or postponement of the monthly Financial Report

Director of Finance, Anthony Francisco, stated that there wasn't "any really big (financial) news to report". Francisco noted that there is about \$3.6 million available for traffic improvement projects and offered to answer questions regarding the financial report. The Committee did not have any questions and Member Lee motioned to approve the Financial Report, which was duly seconded by Member Norman. The motion passed unanimously.

Items submitted for the record:  
Financial Report

3. Consideration of approval, rejection, amendment and/or postponement of the Annual Report

After Committee review of the Annual Report, Member Burkett-O'Brian moved to approve the Annual Report, which was duly seconded by Member Norman. The motion passed unanimously.

Anthony Francisco advised the Committee that the Annual Report would be presented to Norman City Council on September 12 as a consent docket item. Chair Burge was invited to give a report or presentation to Council, if he chooses.

Items submitted for the record:  
Annual Report

## **DISCUSSION AND/OR ACTION ITEMS**

4. Consideration of approval, rejection, amendment and/or postponement of previously approved Council actions

### **a) Design of Tecumseh Avenue Traffic Improvements and Federal Funding Status**

City Engineer, Scott Sturtz spoke to the Committee. He described the Tecumseh Avenue traffic improvement project as "crucial" and presented Committee Members with an aerial map that illustrated the proposed design of the road project. Sturtz said, "For right now, we needed this to be a project that was attainable and a project that had a budget that we could move forward with; so, this is the project that wound up being what was selected through the design process with our design engineers and with our in-house engineers. Our main concern was trying to get

these two intersections to flow and be less congested.” The project features two additional, left turn lanes on northbound 24<sup>th</sup> Ave. NW at the Tecumseh Ave intersection. It also features adding a right turn lane to east bound Tecumseh Avenue between 24<sup>th</sup> Avenue NW and Flood. There is currently one left turn lane on Tecumseh between 24<sup>th</sup> Ave NW and Flood Avenue. “I’m going to ask our engineers to look at that now, I think we’ve had a change in traffic since this had initially been done, and see if that needs to be a double turn lane,” Sturtz said. The design for lanes flowing westbound on Tecumseh Avenue toward Flood, include three straight lanes, one left turn lane, and one right turn lane. Member Wilson states that the south, OnCue exit already poses difficulties when trying to turn east onto Tecumseh. “You’ve gotta get across two lanes. It’s pure hell getting across now, well these plans change it from two lanes to five lanes. The design’s so poor, you can’t get across. It’s just going to get worse going from two to five (lanes),” Wilson said. He questioned if OnCue could move their exit further east. Sturtz said that would take coordinating between the University of Oklahoma and OnCue property owners. Sturtz also said, “What we’re doing is we’re also adding more lanes, so that shouldn’t stack up as far back too; so, part of the thought process is that it’s not going to stack up as far.”

As drivers continue westbound on Tecumseh Ave. toward 24<sup>th</sup> Ave. NW, the three straight lanes become two straight lanes and the third straight lane becomes a dual left turn lane. This project includes curb installation along 24<sup>th</sup> Ave. NW toward Tecumseh, on Tecumseh between 24<sup>th</sup> Ave. NW and Flood, and in front of OnCue on Flood.

Sturtz stated, “We are, right now, in the process of applying for the Association of Central Oklahoma Government (ACOG) funding. The funding comes from the Federal Highway Administration. Their maximum funding is \$7.5 million and we’re requesting about \$6.7 million. It’s an 80/20 split on the funding for the construction phase. We did just complete getting the programming resolution which we have to do through Council saying that ‘The City is obligating funds to be able to move forward with the project.’” The total cost of this project is expected to be about \$8.4 million. The City’s cost of the project is estimated to be about \$1.7 million. The costs associated with pre project design, right-of-way, and utility relocation are not eligible for ACOG funding. These costs are the City of Norman’s responsibility and are not calculated into the already mentioned, figures. There is approximately \$3.6 million in the TIF Fund. Anthony Francisco stated, “This is the last of the projects that was in Development Agreement Number One. Any money left over after this project can be used for any other TIF project.” Per City Attorney, Kathryn Walker, after all TIF projects are completed, any remaining TIF funds would be “returned to the taxing jurisdiction”. Sturtz believes that this project could start in 2026. Another planned change to this project area is an already funded, 10 foot bike path that parallels Tecumseh from 24<sup>th</sup> Ave NW to Flood and then goes south from Tecumseh to Robinson. (Attached - aerial photo of proposed intersection improvements)

## **MISCELLANEOUS COMMENTS**

Member Wilson asked that the proposed Performance Venue Presentation be emailed to the Development Oversight Committee for TIF District 2 Members two weeks prior to the presentation as to provide the Members ample study time. There was a general consensus that the author of the presentation should also attend the presentation.

## ADJOURNMENT

Member Burkett-O'Brian moved to adjourn the meeting at 2:18 PM. This motion was duly seconded by Member Wilson. The motion passed unanimously.

  
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Greg Burge, Chair  
Development Oversight Committee for TIF District No. 2