



**CITY OF NORMAN, OK
UNIVERSITY NORTH PARK
ENTERTAINMENT DISTRICT PROJECT
STATUTORY REVIEW COMMITTEE**

**Municipal Building, Executive Conference Room
201 West Gray, Norman, OK 73069
Thursday, May 23, 2024 at 8:30 AM**

MINUTES

The University North Park Entertainment District Project, Statutory Review Committee, met in the Municipal Complex located at 201 West Gray Street on May 23, 2024, at 8:30 a.m. and notice and agenda of the meeting were duly posted at least 24 hours prior to the beginning of the meeting.

ROLL CALL

PRESENT

Mayor Larry Heikkila (Chair)
Cameron Brewer, Planning Commission
Doug Warr, Cleveland County
Dr. Nick Migliorino, Norman Public Schools
Jackie Kanak, Cleveland County Health Department
Andy Sherrer, Moore-Norman Technology Center
Lisa Wells, Pioneer Library System
Shelley Cox, At-Large
Dr. Vytautas Ringus, At-Large

ABSENT

Chuck Thompson, At-Large

STAFF PRESENT

Darrel Pyle, City Manager
Kathryn Walker, City Attorney
AshLynn Wilkerson, Assistant City Attorney
Clint Mercer, Chief Accountant
Sarah Encinias, Legal Admin Tech

OTHERS PRESENT

Emily Pomeroy, Center for Economic Development Law
Jeff Sabin, Center for Economic Development Law
Danny Lovell, Rainier Companies (available by video conference)
Keith Peters, OU Foundation
Sean Rieger, Representative, OU Foundation

MINUTES

1. APPROVAL OF THE MINUTES OF THE MAY 16, 2024, REGULAR MEETING

Upon calling the meeting to order, the Chair presented the Minutes of the May 16, 2024, Meeting for approval. Motion was made by Mr. Sherrer to approve Minutes and the motion was duly seconded by Ms. Cox. A vote was taken with the following results: all approved and none opposed. The Minutes for May 16, 2024, were approved by unanimous vote.

ACTION ITEMS

2. DISCUSSION REGARDING THE PROPOSED ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN

Ms. Walker presented a slideshow that reviewed the main factors regarding the proposed project plan and the changes that tax increment financing would cause to the taxing jurisdictions. She said Mr. Lovell was available by video conference to also help answer questions.

Members expressed concerns mainly about funding for schools and issues with parking/transportation. Dr. Ringus asked what will be done to help the school system cope with the influx of students expected from the addition of residential units in the area. Mr. Rieger said the OU Foundation is currently working with the schools on this issue and they are setting aside land to help them place an additional school in the area when one is needed. Dr. Ringus also expressed great concern about parking and transportation issues that he expects will also result from arena activities. Ms. Walker noted that ODOT has asked to be presented with the approved project plan before they consider making improvements to the Rock Creek Road area. Dr. Ringus then asked who would benefit from parking garage fees and Ms. Walker said it would go to the owner of the facility.

3. CONSIDERATION AND POSSIBLE ADOPTION, REJECTION, AND/OR AMENDMENT OF A RESOLUTION MAKING STATUTORY FINDINGS AND A RECOMMENDATION FOR THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN AND RELATED INCREMENT DISTRICTS TO THE NORMAN CITY COUNCIL

Ms. Walker asked members if they had questions about the resolution presented for adoption. She said once it is adopted, it would be sent to the Planning Commission along with proposed zoning changes. After this, the first public hearing would be held to present the plan and answer questions and a second public hearing would allow public input.

Mayor Heikkila motioned to accept the resolution recommending the adoption of the Project Plan as amended. The motion was duly seconded by Ms. Cox. A vote was taken with the following results:

Voted Yes

Mayor Larry Heikkila
Cameron Brewer
Doug Warr
Dr. Nick Migliorino
Jackie Kanak
Andy Sherrer
Lisa Wells
Shelley Cox
Dr. Vytautas Ringus

Voted No

(none)

Absent

Chuck Thompson

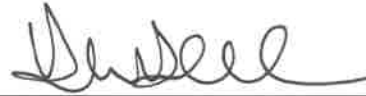
The motion to accept the resolution was approved by unanimous vote.

MISCELLANEOUS COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 9:00 a.m.



Mayor Larry Heikkila, Chair