



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, September 17, 2024 at 5:00 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Executive Conference Room of the Norman Municipal Building on the 17th day of September, 2024, at 5:30 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray 48 hours prior to the beginning of the meeting.

CALL TO ORDER

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Scott Dixon

AGENDA ITEMS

1. DISCUSSION REGARDING THE ECONOMIC DEVELOPMENT AGREEMENT FOR THE ROCK CREEK ENTERTAINMENT DISTRICT.

Ms. Emily Polmeroy, Center for Economic Development Law, provided an overview of the Economic Development agreement for the Rock Creek Entertainment District. She said there is a commitment to construct a \$650 million multi-phase, mixed use entertainment center and neighborhood consisting of two codependent parts. The first being the anchor project, which is an 8,000 seat multipurpose performance venue/sports arena and a 1,200 space parking garage. The mixed use project is the second component, which includes a plaza; 140,000 square feet of retail and restaurant space; up to 180,000 square feet of Class A office space; a 150 room select service hotel; approximately 500 multifamily housing units; additional multifamily housing and/or up to 177 medium density housing units; and all necessary public and private utility and stormwater infrastructure.

Ms. Polmeroy said the City/Norman Tax Increment Finance Authority (NTIFA) is obligated to provide the lesser of (i) an amount necessary to secure \$230 million in principal to be used towards the construction of the arena, 1,200 space parking garage and necessary infrastructure, or (ii) up to \$600 million in incremental sales tax and incremental ad valorem revenues, plus 100% of any Leverage Act funds for the payment of project costs to the Cleveland County Recreational and Entertainment Facilities

Authority (CC Trust) who will be issuing the bonds. The amount of incremental tax revenue the NTIFA can contribute is limited by the amount of increment generated. Additionally, the City/NTIFA shall review the phasing plan and development plans and any material changes as well as collect and account for incremental sales tax collections.

UNP Norman, LLC, (land owner) obligations for the mixed use project includes submission of a phasing plan for review and approval. Submission of development plans for each phase of the mixed use project and provide any assurances or commitments necessary for CC Trust to secure anchor project financing. UNP Norman will construct the mixed use project in accordance with the phasing plan and development plan no later than December 31, 2032. They are required to dedicate up to 1,200 square feet for public art. Additionally, ensure property taxes are assessed and paid timely including a payment in lieu of tax (PILOT) payment for property that would otherwise be tax exempt as well as sales and use tax reporting.

CC Trust obligations for the arena project include acquisition of property for the arena and parking garage; finance, construct, operate and maintain the arena and parking garage; provide phasing and development plans to NTIFA; construction to begin no later than January 1, 2026, and be completed by December 31, 2029. They must submit progress reports to NTIFA; ensure property taxes are assessed and paid timely including PILOT payment for property that would otherwise be tax exempt and provide sales and use tax reporting to NTIFA.

2. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 25 §307(B)(4) TO DISCUSS PENDING LITIGATION IN THE CASE OF YOON VS. THE CITY OF NORMAN, EEOC CHARGE OF DISCRIMINATION NO. 564-2024-00586.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The City Council adjourned into Executive Session at 5:33 p.m. Mr. Darrel Pyle, City Manager; Ms. Shannon, Stevenson, Assistant City Manager; Mr. Rick Knighton, Interim City Attorney; Mr. Ryan Riddel, Assistant City Attorney; and Ms. Shaakira, Internal Auditor, were in attendance at the Executive Session.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 6 Hinkle.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Item 2, continued

The Executive Session was adjourned out of and the Special Session was reconvened at 6:02 p.m.

Pending litigation in the case of Yoon vs. the City of Norman, EEOC Charge of Discrimination No. 564-2024-00586 was discussed in Executive Session. No action was taken and no votes were cast.

ADJOURNMENT

The meeting adjourned at 6:03 p.m.

City Clerk

Mayor