

CITY OF NORMAN, OK
CITY COUNCIL OVERSIGHT COMMITTEE MEETING
Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069
Thursday, February 12, 2026 at 4:00 PM

MINUTES

The Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room in the Municipal Building, on Thursday, February 12, 2026 at 4:00 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.

CALL TO ORDER

Chair, Helen Grant called the meeting to order at 4:00 pm.

MEMBERS PRESENT

Councilmember Ward 4 Helen Grant, Chair
Councilmember Ward 1 David Gandesbery
Councilmember Ward 5 Brandon Nofire
Councilmember Ward 8 Scott Dixon

OTHERS PRESENT

Councilmember Ward 3 Robert Bruce
Councilmember Ward 6 Joshua Hinkle
Mayor Stephen Holman
Mr. Darrel Pyle, City Manager
Ms. Kathryn Walker, Assistant City Attorney IV
Ms. Beth Muckala, Assistant City Attorney III
Ms. Katherine Griffith, Admin Tech III, City Clerk

AGENDA ITEMS

1. DISCUSSION REGARDING POSSIBLE HOUSING INCENTIVES AND OTHER INCOME BASED PROGRAMS WITHIN THE HISTORIC DISTRICT AREA.

City Manager Darrel Pyle discussed potential housing incentive programs and funding mechanisms that could support homeownership and preservation efforts within the City's historic districts.

Staff noted that existing income-qualified programs funded through Community Development Block Grant (CDBG) may be available for eligible households; however, property values in some historic neighborhoods may limit eligibility under federal guidelines. Staff indicated that Tax Increment Financing (TIF) could provide a potential local funding source for historic district incentive programs. Council previously designated an East Main TIF district, and staff noted that TIF revenues could potentially support initiatives such as historic preservation grants, housing assistance programs, or revolving loan funds.

Staff explained that a revolving loan fund capitalized through TIF revenue could provide long-term support for housing improvements or homebuyer assistance and could continue operating after the TIF district expires. Staff also noted that the City currently has three historic districts—Miller, Chautauqua, and Southridge—and discussed concerns regarding increasing short-term rental and investor ownership in these neighborhoods. Councilmembers discussed the possibility of developing programs that encourage owner-occupied housing and long-term residency.

Staff indicated that potential housing assistance could include first-time homebuyer programs structured as forgivable loans or repayable assistance. If locally funded through TIF or other sources rather than federal programs, the City would have greater flexibility in establishing eligibility thresholds and program requirements.

Additional potential funding sources discussed included repayment of funds from the Crimson Flats project originally supported by American Rescue Plan Act funding, which Council directed to be reinvested in affordable housing initiatives.

Staff proposed scheduling a future study session to provide additional information regarding CDBG funding, including eligible uses, the Section 108 Loan Program, and other housing and economic development tools available to the City.

2. CONTINUED DISCUSSION OF THE CITY PROCESS WHEN CREATING A TAX INCREMENT FINANCE DISTRICT.

Ms. Kathryn Walker, Assistant City Attorney IV, continued discussion from the previous meeting regarding the process for establishing Tax Increment Financing (TIF) districts and potential improvements to the City's review procedures.

Item 2, continued

Staff noted that the City has previously adopted four TIF districts—Campus Corner, University North Park (UNP), Center City, and the Arena—each developed without a standardized application or evaluation process. Councilmembers discussed concerns about transparency and early stakeholder input during the formation of future TIF districts and expressed interest in developing a more structured policy framework.

Staff reviewed potential elements of a formalized TIF application and review process, including standardized application requirements, stakeholder engagement, use of existing advisory boards such as the Economic Development Advisory Board, and independent economic and risk analysis for proposed projects. Councilmembers discussed the value of third-party financial analysis to evaluate project feasibility, general fund impacts, and overall risk before Council consideration.

Councilmembers also discussed potential policy priorities for future TIF projects, including affordable housing components for residential developments, quality job standards, protections against economic cannibalization, relocation assistance for displaced residents, and safeguards to ensure responsible use of public incentives. Additional discussion included possible caps on certain types of project costs funded through TIF revenues and the use of application fees to fund independent economic analysis.

Staff reviewed the statutory review committee required under the Oklahoma Local Development Act, which includes representatives from local taxing jurisdictions and other designated members who evaluate the fiscal impacts of proposed TIF districts. Councilmembers discussed the possibility of adding a local stakeholder advisory process prior to the statutory review stage to improve community input and project prioritization.

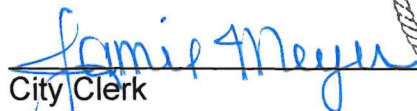
Staff also advised that requiring a supermajority vote for certain TIF approvals, particularly those involving sales tax increments, may require a City Charter amendment to avoid legal conflicts with existing Charter provisions. Councilmembers discussed potential timing for a future election should a Charter amendment be pursued.

Council emphasized the importance of balancing strong policy safeguards, transparency, and economic competitiveness while developing a formal TIF application and evaluation framework. Staff will prepare draft policy language and return with additional information for future discussion. A study session regarding Community Development Block Grant programs will also be scheduled.

ADJOURNMENT

The meeting was adjourned at 5:20 pm

ATTEST:


City Clerk




Mayor