



CITY OF NORMAN, OK DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF DISTRICT 2 MEETING

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

Tuesday, May 20, 2025 at 1:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM JANUARY 21, 2025

REPORTS

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MONTHLY FINANCIAL REPORT

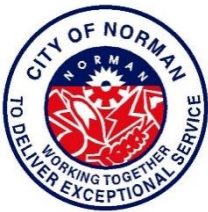
DISCUSSION & ACTION ITEMS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS

MISCELLANEOUS COMMENTS

4. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

ADJOURNMENT



CITY OF NORMAN, OK
DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF
DISTRICT 2 MEETING
Executive Conference Room, 201 W. Gray St., Norman, OK 73069
Tuesday, January 21, 2025 at 1:30 PM

MINUTES

The Development Oversight Committee for TIF District 2 of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room at the Municipal Building, on Tuesday, January 21, 2025 at 1:30 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.

ROLL CALL

PRESENT

Committee Chair Greg Burge
Committee Member Kaimee Kellis
Committee Member Kurt Lee
Committee Member William Wilson
Committee Member Paul Wilson
Committee Member Steven McDaniel

ABSENT

Committee Member Nick Migliorino
Committee Member Rob Norman
Alternate Committee Member Tyler Jones

OTHERS

Anthony Francisco, Director of Finance
Clint Mercer, Chief Accountant
Dannielle Risenhoover, Admin. Tech IV
Sam Royka, Norman Transcript

1. NOMINATIONS AND ELECTION OF CHAIR AND VICE-CHAIR TO THE NORMAN FORWARD SALES TAX CITIZEN FINANCIAL OVERSIGHT BOARD FOR 2025

The floor was opened for the 2025 Development Oversight Committee for TIF District 2 Chair and Vice Chair nominations. Member William Wilson nominated Member Burge as the 2025 Chair. There were no objections and Member Burge accepted the nomination. Member Kellis volunteered for the position of Vice Chair. Member McDaniel moved to approve Member Kellis' nomination for Vice Chair, which was duly seconded by Member William Wilson. The motion to approve Member Burge as Chair and Member Kellis as Vice Chair passed unanimously.

MINUTES

2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM OCTOBER 15, 2024

Member Paul Wilson made a motion to approve the October 15, 2024 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member William Wilson. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from October 15, 2024

REPORTS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MONTHLY FINANCIAL REPORT

Anthony Francisco gave the report. He stated that approximately \$2.6 million are available for Town Center incentives and approximately \$2.9 million have already been paid out for Town Center incentives. The Developer of University North Park has requested approximately \$2.1 million of the available incentive funds; however, Francisco stated, "There are on-going negotiations about the \$2.1 million (incentive funds requested)."

Member McDaniel asked what projects would qualify for use of the remaining University North Park Tax Increment Finance Funds. Francisco replied, "The main one would be the traffic and road improvements, but as far as economic development money, the hope is for another employer like Immy, that would qualify for that incentive money. If a proposal came forward, it would come through this Committee for a recommendation to go forward or not; but, to my knowledge there's been no proposals for that money yet. Other than that, there's just a few dollars left for miscellaneous costs and of course, the incentive money for the Lifestyle Center."

Member Paul Wilson made a motion to accept the Financial Report which was duly seconded by Member McDaniel. The motion passed unanimously.

Items submitted for the record:

Financial Report

DISCUSSION & ACTION ITEMS

4. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS

The University North Park Developer was invited to this meeting to speak on behalf of the ongoing projects. He did not attend the meeting. Anthony Francisco discussed with the Committee what is expected to be built on different parcels within University North Park.

Items submitted for the record:

Maps and Site Plans

MISCELLANEOUS COMMENTS

None.

ADJOURNMENT

Member William Wilson moved to adjourn the meeting which was duly seconded by Member Paul Wilson. The motion passed unanimously and the meeting adjourned at approximately 2:00 PM.

Greg Burge, Chair
Development Oversight Committee for TIF District 2

Expenses From Fund 57:

As of the End of Period 10 (April) - FY25

Project Costs:
Project UT0001 - 24th NW & Conf. Ctr. Dr. Signal
Project UT0002 - 135 Frontage/24 NW Imp
Project UT0004 - Developer Reimbursement
Project UT0006 - 24th & Rock Ck Intersection
Project UT0008 - Legacy Pk Dr & 24th Intersection
Project UT0009 - Rock Creek Overpass
Project UT0007 - Robinson/US NE Ramp
Project UT0009 - Interstate Dr. East Endway
Project UT0010 - UNP Master Lighting Plan
Project UT0012 - 24thNW & Radius Intersection
Project UT0014 - Robinson West/Crossroads
Project UT0015 - UNP TIF Entry Sign (BID)
Project UT0016 - 24th & Flood @ Tecumseh In
Project UT0014 - Legacy Park Parking Lot
Project UT0014 - UNP Master Land Use Plan
Project UT0018 - Town Center Incubator
Project UT0008 - Legacy Park
Project UT0008 - Transportation Improv

Total Project Costs to Date

Interest Expenses:

Loan Interest

Internal Transfers:

Internal Transfers

Issue Costs:

Issue Costs

Services & Maintenance:

Services & Maintenance

Total

Loan Principal Repayments

Loan Principal Repayments

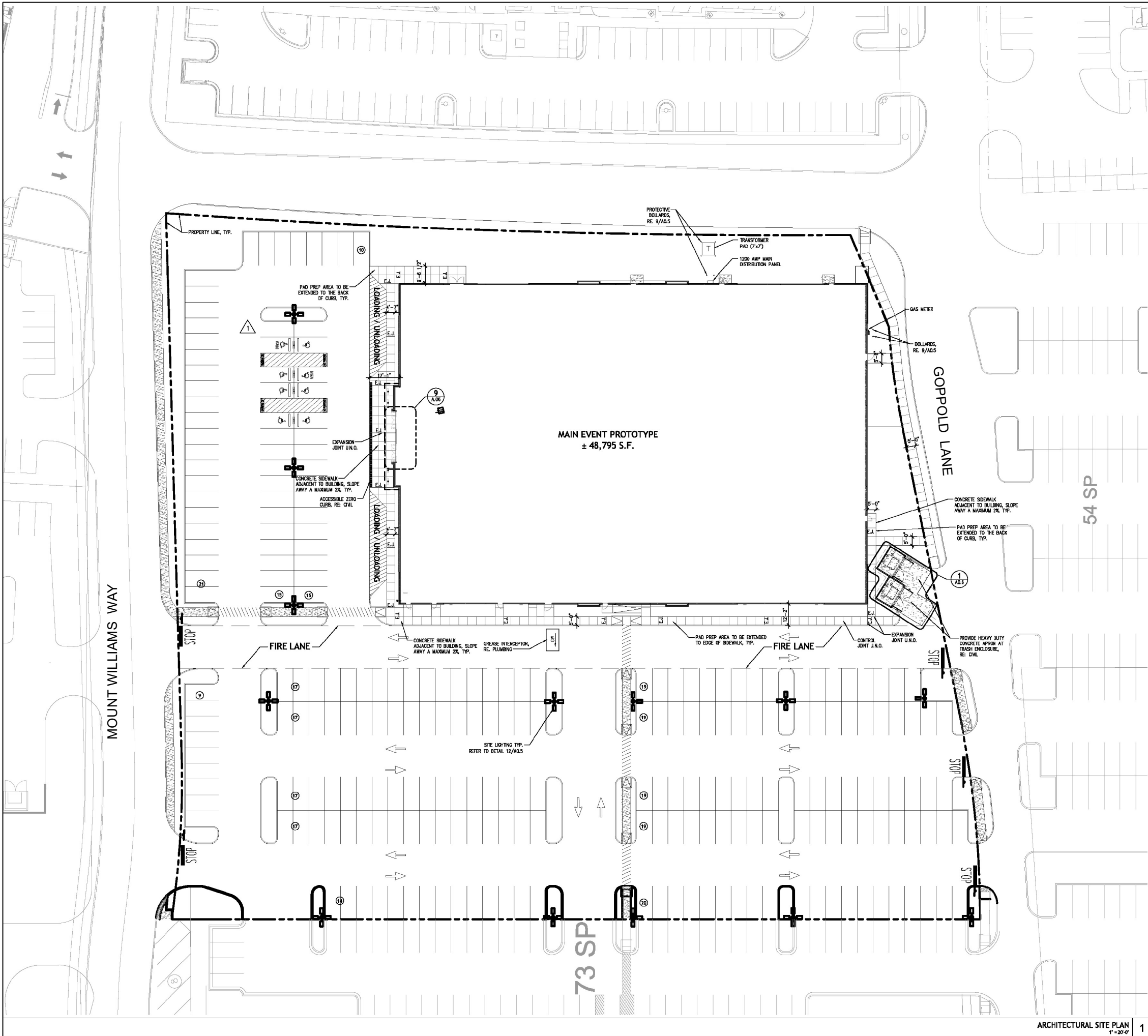
Escrow Balances (Bank of Oklahoma unless otherwise noted):

Traffic & Roadway
Legacy Park
Rock Creek Facility
Town Center Facility
Economic Development
Miscellaneous Costs
Custody Account

Balance @ 4/30/25

3,940,141.70

1 - Loan principal repayments removed from "expense" presentation.
2 - Legal fee reimbursement to General Fund
3 - Legal & professional fee reimbursements \$142,583. reimbursement Capital Fund for Rock Creek Overpass improvements \$641,700
4 - Includes audit expenses, county assessor valuation fees, 3% indirect assessment for city staff services, and BID expenses
5 - Includes \$44,575.24 legal fee reimbursement to General Fund and \$57,890.89 in NEDC loan interest.
6 - NEDC loan interest.
7 - Return of funds from ODOT



1

REFERENCE CIVIL PLANS FOR ITEMS TO BE REMOVED AND ITEMS TO RETAIN AND PROTECT.

2

ACCESSIBLE PARKING: HC PARKING AND LOADING ZONES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 1.75% IN ALL DIRECTIONS, TYPICAL FOR ALL.

3

ACCESSIBLE ROUTE: MAXIMUM SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS SLOPE OF 1.75% TYPICAL FOR ALL (INCLUDES STRIPED CROSSWALKS).

4

PROVIDE CONCRETE FILLED STEEL PIPE BOLLARDS FOR PROTECTION AT TRANSFORMER PAD AS INDICATED AND AS REQUIRED BY UTILITY COMPANY.

5

CONTINUOUS CONCRETE ENTRY DRIVE, CURB AND GUTTER SHALL BE PROVIDED AT R.O.W. AND AS INDICATED ON PLANS. REFERENCE CIVIL PLANS FOR DESIGN AND CONNECTION DETAILS, TYPICAL.

6

PROPOSED MONUMENT AND/OR Pylon SIGNS SUBJECT TO CITY APPROVAL AND REQUIREMENTS. ALL SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT, APPROVAL AND CONTRACT. ALL J-BOXES AND CONDUIT FOR MONUMENT AND Pylon SIGNS SHALL BE INSTALLED UNDER BASE BID OF THIS CONTRACT.

7

ALL SITE LIGHTING SHALL BE PROVIDED UNDER THIS CONTRACT WHETHER INDICATED IN THE PARKING FIELD AREAS, LANDSCAPE AREAS OR ON THE BUILDING WALLS AND SHALL BE PROVIDED AS INDICATED ON THE PLANS. REF: 11/A0.5 FOR BASE DETAILS.

8

BUILDING PAD PREPARATION SHALL EXTEND A MINIMUM OF 10 FEET BEYOND THE PERIMETER BUILDING WALLS, ENTRY CANOPY, EVENT VESTIBULE, AND DUMPSTER ENCLOSURE. REFER TO THE STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND ANY SUPPLEMENTAL GEOTECHNICAL LETTERS FOR MORE SPECIFIC INFORMATION.

9

LANDSCAPING SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE AND IRRIGATION PLANS. LANDSCAPING AND IRRIGATION SCOPE TO BE SUBMITTED UNDER SEPARATE PERMIT AND CONTRACT. CONTRACTOR SHALL PROVIDE A CONTINUOUS SEQUENCE OF (2) SETS OF 3" SCHEDULE 40 PWD SLEEVES TO EACH LANDSCAPE ISLAND AND PERIMETER AREAS FOR IRRIGATION PURPOSES. SLEEVES SHALL EXTEND TO THE "FIRE PROTECTION" RISER ROOM AND SUB-UP AT THE IRRIGATION CONTROLLER PANEL LOCATION WITHIN THE ROOM.

10

ALL UTILITIES SHALL BE PROVIDED TO THE BUILDING PAD (WITHIN THE INTERIOR BUILDING WALL LIMITS FREE OF THE PERIMETER RIBBON SLAB) AREA AT THE LOCATIONS INDICATED ON THIS PLAN AND FLOOR PLAN. IN ADDITION THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITIES WITH THE ARCHITECTURAL, BUILDING, MEP AND CIVIL PLANS PRIOR TO SUBMITTING A BID FOR THIS PROJECT.

11

PROTECTIVE CONCRETE FILLED STEEL PIPE BOLLARDS SHALL BE PROVIDED FOR THE ELECTRICAL SERVICE, GAS SERVICE, TRASH ENCLOSURE (INTERIOR AND EXTERIOR) AND AT A MONUMENT AND/OR Pylon SIGNS AS REQUIRED BY UTILITIES AND AS INDICATED ON PLANS.

12

REFERENCE PLUMBING DRAWINGS FOR FIRE DEPARTMENT CONNECTIONS (FDC).

idastudio

601 CONCRETE DRIVE E
NORMAN, OK 73069
TEL: 479.471.1288
WWW.IDASTUDIO.COM

CLIENT:
MAIN EVENT ENTERTAINMENT
1221 S. BELTLINE RD, SUITE 500
COWLEY, TEXAS 75019
https://www.mainevent.com

STATE OF OKLAHOMA
JUSTY ALAN
RIDGE
A702
CROSS ARCHITECT
12/20/2024

ISSUE FOR CONSTRUCTION
11.21.2024

MAIN EVENT - NORMAN, OK
GROUND UP (SITE ADAPT) - PROTO 4
1929 MOUNT WILLIAMS WAY
NORMAN, OK 73069

CLIENT: MAIN EVENT ENTERTAINMENT

DATE	DESCRIPTION
08/26/24	PERMIT SET
08/26/24	NO SET
08/26/24	ISSUE FOR CONSTRUCTION

DATE	DESCRIPTION
11/21/24	ISSUE FOR CONSTRUCTION

SITE PLAN

Bryant VanFossen Reviewed
for Code Compliance
03/17/2025 12:05:21 PM

0' 10' 20' 40'

PLAN NORTH

TRUE NORTH

1

ARCHITECTURAL SITE PLAN
1" = 20'-0"

Item 3.

6







DATE: 03/22/2024
JOB NO: 26874
DRAWN: STAFF
CHECKED: CM



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635 - 5696
FAX: (817) 635 - 5699



wallace design collective, pc
structural-civil-landscape survey
410 westwood drive, suite 200
oklahoma city, oklahoma 73104
405.236.8868
oklahoma co #C400344
enr. 000000028



UNIVERSITY TOWN CENTER
1651 24TH AVE. • NORMAN, OK 73069

Bryant VanFossen Reviewed
for Code Compliance
05/21/2024 8:47:51 AM



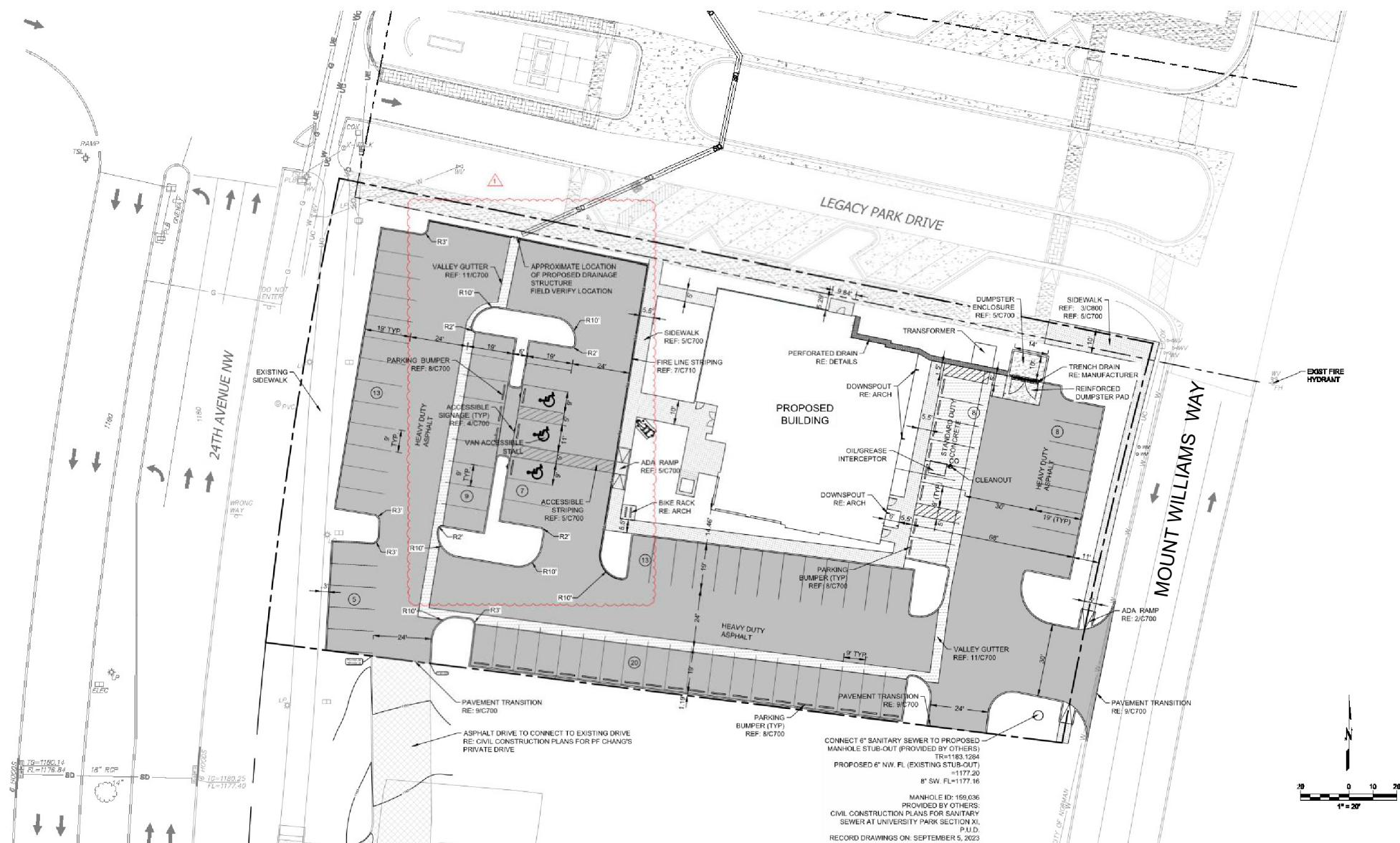
REVISIONS
1. PERMIT SET 12/21/2023
2. CITY COMMENTS, REV 01 05/10/2024

Title:

SITE PLAN

SHEET NUMBER

C400



LEGEND

---	PROPERTY LINE		
■	STANDARD DUTY PAVEMENT REF: 10/C800	⊛	PARKING SPACE TOTAL
■	STANDARD DUTY CONCRETE REF: 10/C800		
■	SIDEWALK, REF: 3/C800		
■	DUMPSTER PAVEMENT REF: 5/C810		
■	PERFORATED DRAIN REF: 5/C810		

PARKING SUMMARY

ACCESSIBLE	3
STANDARD PARKING - 8'	80
TOTAL PARKING PROVIDED	83
TOTAL PARKING REQUIRED PER OKLAHOMA ZONING	6
MINIMUM BIKE RACK REQUIRED	2

*SIDEWALK ALONG NORTH BOUNDARY AND PUBLIC SANITARY
SEWER ALONG EAST BOUNDARY WERE CONSTRUCTED
AFTER FIELD SURVEY WAS COMPLETED. LOCATIONS AND
ELEVATIONS SHOWN ON PLANS ARE BASED ON PLAN
DRAWINGS. CONTRACTOR SHALL VERIFY AS-BUILT
CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES
PRIOR TO COMMENCING CONSTRUCTION.*



Know what's below.
Call before you dig.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION
AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE
PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY
COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE
INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR
COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY
LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION
TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.







