



# 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, September 16, 2025 at 1:30 PM

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## 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 AUGUST 15, 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
  - UPDATE ON TECUMSEH ROAD IMPROVEMENTS BETWEEN FLOOD AVENUE AND 24<sup>TH</sup> AVENUE NW
4. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



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

Embassy Suites, JQH Boardroom, 2501 Conference Dr., Norman, OK.  
73069

Friday, August 15, 2025 at 5:00 PM

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## 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 JQH Boardroom at the Embassy Suites, on Friday, August 15, 2025 at 5:00 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, at the Embassy Suites at 2501 Conference Drive, and on the City website at least 24 hours prior to the beginning of the meeting.

### ROLL CALL

#### PRESENT

Committee Member Greg Burge  
Committee Member Kurt Lee  
Committee Member William Wilson  
Committee Member Rob Norman  
Committee Member Paul Wilson  
Committee Member Cinthya Allen

#### ABSENT

Committee Member Kaimee Kellis  
Committee Member Nick Migliorino  
Committee Member Steven McDaniel  
Alternate Committee Member Tyler Jones

#### OTHERS

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Dannielle Risenhoover, Administrative Tech. IV

The Committee Members introduced themselves to new Member Cinthya Allen and welcomed her to the Committee.

### MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM MAY 20, 2025

Member Rob Norman made a motion to approve the May 20, 2025 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Paul Wilson. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from May 20, 2025

## REPORTS

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

Anthony Francisco gave the report. Francisco stated that there continues to be some funds available in the Traffic and Roadway Improvement Project. These funds total about \$4 million. There is approximately \$1.1 million available in the Economic Development Project and \$354,398.45 available in the Town Center Project that can be used for incentives in the University North Park (UNP) area.

Member William Wilson asked that City staff provide the Committee with a breakdown of the UNP area roadway projects and their expenses.

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

Items submitted for the record:

Financial Report

### 3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE 2025 ANNUAL REPORT

Anthony Francisco asked that the Committee Members review and confirm their term dates listed on the Annual Report.

Member William Wilson made a motion to accept the 2025 Annual Financial Report as presented with the possible corrections to any term dates. The motion was duly seconded by Member Cinthya Allen. The motion passed unanimously.

Items submitted for the record:

Annual Financial Report

## DISCUSSION & ACTION ITEMS

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

Anthony Francisco listed businesses that are currently under construction in the University North Park Tax Increment Finance District. They include: P.F. Chang's, Mardel, Hobby Lobby, Five Below, and Shake Shack.

### 5. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

Anthony Francisco stated, "We're waiting on the ruling from the State Supreme Court. My staff is preparing for 'what ifs'. 'What if' the Supreme Court upholds the District Court's ruling, which means that now the TIF is in effect, and we will start apportioning the sales taxes and the County

will start apportioning property taxes as soon as businesses open.” Francisco also stated that the City Attorney has voiced a possible date for a public vote if the District Court’s ruling is overturned. “I suspect that, if in fact, Judge Virgin’s ruling is upheld and the TIF becomes effective, this Committee would want to reiterate that opinion that there should be an oversight committee and you’d want it to be you,” Francisco said. Committee members asked that the previous recommendation (from October 2023) be re-sent to them.

“Right now, we have a fast-track appeal, but that doesn’t necessarily give us any definitive date on when the case will be decided,” Member Rob Norman said. “If those of us advocating for the referendum petition were to get a favorable decision tomorrow, I would be advocating, based upon the language of the statute, that it (a vote of the people) be held at the next general municipal election which would be February 2026. That hasn’t been set by the state election commission yet, but that’s what I would be advocating.”

## **MISCELLANEOUS COMMENTS**

Chair Burge asked that at the next meeting, the Streets Department present any transportation improvement plans designed for within or around the University North Park TIF area. They also requested an itemized breakdown of each subproject’s construction costs.

## **ADJOURNMENT**

### **6. TOUR OF MAIN EVENT FACILITY (VIP NIGHT)**

Member Kurt Lee moved to adjourn the meeting which was duly seconded by Member Paul Wilson. The motion passed unanimously. The official meeting adjourned at approximately 5:45 PM. Some Members attended a tour and open house of the Main Event facility within the UNP “Lifestyle Center” area after the meeting.

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Greg Burge, Chair  
Development Oversight Committee for TIF District 2

As of the End of Period 2 (August) - FY26

[illegible]

Balance @ 8/31/25	
Escrow Balances (Bank of Oklahoma unless otherwise noted):	
Traffic Highway	3,982,700.78
Land Pallet	-
Recreation Facility	-
Town Center	355,634.11
Economic Development	1,172,114.54
Land Development	43,177.55
Land Sales	2.78
Custody Account	-
	<u>5,554,126.24</u>

Sales Taxes		Sales Taxes	
Property Taxes	13,424,795	Property Taxes	13,424,795
Other	4,259,889	Other	4,259,889
Bond/Loan Proceeds and/or Proceeds	29,990,102		
Total Cash In	66,154,237	Total Cash In	66,154,237

Project Payments		Project Payments	
Other Payments	35,864,998	Other Payments	35,864,998
Land Development	11,028,404	Land Development	11,028,404
Other Payments	3,512,766	Other Payments	3,512,766
Principal Payments	25,185,100	Principal Payments	25,185,100
Total Cash Out	80,186,980	Total Cash Out	80,186,980

- 1. Loan principal repayments removed from "income" 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 \$37,690 89 in NEDC loan interest.
- 6. NEDC loan interest.
- 7. Return of funds from ODOT





## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** September 9, 2025

**REQUESTER:** Katherine Coffin

**PRESENTER:** David Riesland, Transportation Engineer

**ITEM TITLE:** CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-36: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA REQUESTING \$7,500,000 IN STBG-UZA FUNDING FOR IMPROVEMENTS TO TECUMSEH ROAD BETWEEN FLOOD AVENUE AND 24<sup>TH</sup> AVENUE NW IN NORMAN.

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### **BACKGROUND:**

The current federal transportation funding bill allocates approximately \$40 Million in Federal funds per year for the implementation of eligible transportation improvements in the Oklahoma City Metropolitan Area. Ten percent of this appropriation is used to fund safety projects at 100% of their construction cost.

Every year, the Association of Central Oklahoma Governments (ACOG) coordinates a regional evaluation process that identifies transportation improvements eligible for federal funding. Individual projects are rated and compared to one another using a pre-established criterion. The process ends with the formulation of the region's transportation improvement program and the decision to use federal funds to pay for a significant portion of the cost of the higher priority projects.

### **DISCUSSION:**

On or before the end of October 2025, staff will submit the ten highest ranked projects for consideration in the formulation of ACOG's 2029 Transportation Improvement Program update. To be eligible, each submitted project must have a programming resolution submitted for the project with a cost that matches the engineer's estimate.

### **RECOMMENDATION:**

Staff recommends approval of Resolution R-2526-36 (Tecumseh Road Improvements between Flood Avenue and 24<sup>th</sup> Avenue NW) requesting \$7,500,000 (the maximum amount of federal matching funds that can be allocated to an individual project under the criteria) in Federal STBG/UZA funds for 70.65% of the projected construction cost.

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R-2526-36

**A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, REQUESTING \$7,500,000 IN STBG-UZA FUNDING FOR IMPROVEMENTS TO TECUMSEH ROAD BETWEEN FLOOD AVENUE AND 24<sup>TH</sup> AVENUE NW IN NORMAN.**

- § 1. WHEREAS, Federal STP/UZA funds have been made available for the construction of eligible urban projects; and
- § 2. WHEREAS, the Council of the City of Norman has selected a roadway improvement project described as follows:

**Widening and traffic signal modification on Tecumseh Road between Flood Avenue and 24<sup>th</sup> Avenue NW**

- § 3. WHEREAS, the engineer's preliminary estimate of total construction cost is \$10,614,967 and Federal participation under the terms of the current Federal infrastructure funding bill, relating to STP/UZA funds is hereby requested in the amount of \$7,500,000.00 or 70.65% of the construction cost.
- § 4. WHEREAS, the City of Norman will arrange for a qualified engineer to furnish engineering services for the preparation of detailed plans, specifications, and estimates; and
- § 5. WHEREAS, the City of Norman agrees to provide satisfactory maintenance after completion; and
- § 6. WHEREAS, the City of Norman agrees to provide, at its sole cost, all required right-of-way necessary and to relocate any utilities required/affected by this project; and
- § 7. WHEREAS, the City of Norman agrees, as a condition to receiving any Federal financial assistance from the Oklahoma Department of Transportation, that it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42. U.S.C. 2000d et seq., and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Nondiscrimination of Federally-Assisted Programs of the Oklahoma Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964"; and
- § 8. WHEREAS, the City of Norman agrees to become jointly responsible, with the Oklahoma Department of Transportation and the contractor as co-applicants, for meeting all Environmental Protection Agency (E.P.A.) requirements for storm water runoff from this project. Further, if required, the City agrees to file jointly with the Department and the contractor, the general National Pollutant Discharge Elimination System (N.P.D.E.S.) permit with the E.P.A. which authorizes the storm water discharges associated with activity from the construction site identified in this resolution; and

R-2526-36

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 9. That the State Transportation Commission is hereby requested to concur in the selection of this project for construction and to submit same to the Federal Highway Administration for their approval.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk