



**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, April 21, 2026 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 FEBRUARY 17, 2026

REPORTS

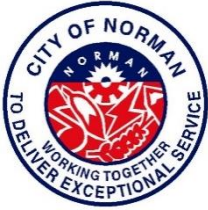
2. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MONTHLY FINANCIAL REPORT

DISCUSSION ITEMS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS
 - ROADWAY PROJECTS UPDATE
 - INTERACTIVE ART PROJECT UPDATE
 - POTENTIAL ECONOMIC DEVELOPMENT ACTIVITY UPDATE

MISCELLANEOUS COMMENTS

ADJOURNMENT



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

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

Tuesday, February 17, 2026 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, February 17, 2026 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 Member Kaimee Kellis
Committee Member Rob Norman
Committee Member Paul Wilson
Committee Member Cinthya Allen
Committee Member Steven McDaniel

ABSENT

Committee Member Greg Burge
Committee Member William Wilson
Committee Member Kurt Lee
Alternate Committee Member Tyler Jones
Committee Member Nick Migliorino

OTHERS

Clint Mercer, Chief Accountant
Dannielle Risenhoover, Admin. Tech. IV
Ricky Knighton, City Attorney
Council Member Scott Dixon
Council Member Elect Kyle Steele

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM DECEMBER 16, 2025

Member Cinthya Allen made a motion to approve the December 16, 2025, Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Rob Norman. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from December 16, 2025

DISCUSSION ITEMS

2. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

City Attorney Rick Knighton gave the report. On February 3, 2026, the Supreme Court of the State of Oklahoma issued a ruling regarding the legal sufficiency of Referendum Petition 2425-1. The court found the gist of the referendum petition legally insufficient concluding:

“We agree that the gist misstates the maximum amount of public assistance made to the Rock Creek Plan and omits that the TIF Districts will remain active until the first of three triggering events. The misstatement and omission of the three triggering events make the gist incorrect and misleading. We hold, on these grounds, that Referendum Petition 2425-1 is legally insufficient.”

Knighton stated, “The party that did not prevail does have the ability to file a petition that’s called a petition for rehearing.” According to court rule, the party has 20 days to file for a petition of rehearing.

Under the Economic Development Agreement signed by the City, the developer must submit development plans no later than 90 days before the beginning of construction. On October 3, 2026, the City Manager for the City of Norman received notice from the Entertainment TIF District Developer requesting an extension on submitting their development plans under Section 8.05A of the Economic Development Act. Section 8.05A of the Economic Development Act essentially allows for a delay in submitting development plans.

“If there’s a reason that you can’t move forward with your obligations under that Development Agreement, that provision gives you a right to delay,” said Knighton. “That notice (from the Developer) seems to specifically request the delay of 496 days, I just don’t know if they’re actually going to comply with that (amount of time).”

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

The Committee was presented with and discussed the following list of projects that are in progress or have been recently completed in the University North Park District:

Opened in 2025:

1942 Tacos & Taquila
 Chicken Salad Chick
 Five Below
 Hibbett Sports
 LoveSac
 Main Event Center
 Mardel

Opened in 2026:

Hobby Lobby

In progress or have applied for a building permit:

Chick-fil-a
 Five Iron Golf
 Home2Suites
 PF Changs
 Sephora
 Shake Shack
 The Greene Turtle

Member Rob Norman asked if there had “been any movement” on the Committee’s recommendation regarding the interactive art project. Clint Mercer said that he would investigate that.

REPORTS

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

Chief Accountant Clint Mercer gave the report. Mercer reported that nothing substantial had occurred financially since the last meeting. He highlighted the interest that had accrued and stated that a “few design invoices had been paid”. The \$360,442.13 in the Town Center Trustee Fund is expected to go toward an interactive art display.

There is \$1,187,958.25 in the Economic Development Trustee Fund. Mercer stated that he would reach out to Lawrence McKinney with the Cleveland County Economic Development Coalition to let him know that these incentive funds are available for qualifying purposes.

Member Steven McDaniel 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

MISCELLANEOUS COMMENTS

Member Steven McDaniel invited everyone to the Norman Public Schools Stem Tank event on February 25th at the Nancy O’Brien Professional Development Center. “We presented them (students) with an issue or a problem and these kids over the last, I think, four months, have either built something, created something, designed something, to help solve the problem,” McDaniel said. The students present their innovative idea or solution to a panel of judges and compete for awards.

Clint Mercer invited everyone to the City Council Study Session at 5:30 on February 17 stating that the City Attorney would be presenting information regarding the Supreme Court decision surrounding Referendum Petition 2425-1.

ADJOURNMENT

Member Rob Norman moved to adjourn the meeting which was duly seconded by Member Steven McDaniel. The motion passed unanimously. 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 6 (March) - FY28	FY07	FY08	FY10	FY11	FY12	FY13	FY14	FY16	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	P4 9 FY26	Total
Project Costs:																				
Project UT0001 - 24th NW & Conf. Ct. Dr. Signal	138,018.20	15,335.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	153,353.56
Project UT0002 - B5 Frontage/24 NW Imp	678,141.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,021,848.09
Project UT0004 - Developer Reimbursement	-	785,148.76	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,530,298.52
Project UT0005 - 24th & Rock Crk Intersection	-	41,062.50	300,890.54	-	-	4,714.90	-	-	-	-	-	-	-	-	-	-	-	-	-	742,058.88
Project UT0006 - Legacy PK Dr & 24th Intersection	-	36,043.75	-	-	-	684,454.56	-	-	-	-	-	-	-	-	-	-	-	-	-	720,498.31
Project UT0007 - Rock Creek NE Pass	4,282,377.02	1,361,241.00	-	-	-	-	-	-	-	-	(518,512.00)	-	-	-	-	-	-	-	-	5,025,406.02
Project UT0008 - Economic Development	-	-	19,417.11	-	-	4,800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	24,217.11
Project UT0009 - Interstate Dr. East Extension	-	-	52,850.00	-	-	11,271.00	-	-	-	-	-	-	-	-	-	-	-	-	-	64,121.00
Project UT0010 - UNP Master Lighting Plan	-	-	102,288.13	-	-	118,583.32	-	-	-	-	-	-	-	-	-	-	-	-	-	220,871.45
Project UT0011 - Robinson West/Crossroads	-	-	-	-	-	20,872.00	-	-	-	-	-	-	-	-	-	-	-	-	-	20,872.00
Project UT0012 - 24th NW & Radius Intersection	-	-	-	-	-	100,580.48	-	-	-	-	-	-	-	-	-	-	-	-	-	100,580.48
Project UT0013 - UNP TIF Entry Sign (BID)	24,250.00	-	189,117.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	213,367.00
Project UT0015 - 24th & Flood @ Tecumseh In Highway Interchange Land Use Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,877.50
Project UT0014 - UNP Master Lighting Plan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	164,366.98
Project UT0019 - Town Center Incentives	-	-	50,770.89	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,770.89
Project UT0098 - Legacy Park	-	-	12,250.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,250.00
Project UT0099 - Transportation Improv	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Project Costs to Date	343,807.00	840,409.29	1,489,118.14	1,233,873.54	2,286,638.84	1,858,331.10	3,837,043.75	5,880,129.93	870,440.53	3,804,869.56	517,778.07	252,195.13	309,869.40	1,513,348.98	143,347.65	100,133.58	219,432.25	5,300,000.00	111,750.63	35,876,748.51
Interest Expenses:																				
Loan Interest	-	-	112,487.08	194,057.53	208,590.56	227,884.30	434,020.52	528,008.11	499,276.50	487,844.00	432,801.50	207,565.75	-	-	380,559.00	-	-	-	-	6,879,148.09
Internal Transfers:																				
Internal Transfers	144,286.00	-	-	-	-	-	-	-	-	-	-	-	1,400,821.39	4,776,381.00	-	-	-	-	-	8,879,148.09
Issue Costs:																				
Issue Costs	-	-	-	-	-	250,000.00	260,775.00	-	-	-	-	-	-	-	-	-	-	-	-	929,775.00
Services & Maintenance:																				
Services & Maintenance	488,073.00	840,409.29	5,818,862.14	1,801,605.22	1,472,239.90	2,346,411.88	4,892,423.79	6,721,449.41	1,548,719.88	4,788,388.87	1,408,705.80	841,031.95	1,918,631.11	6,537,392.95	653,047.92	208,885.26	422,802.81	5,409,510.78	170,867.25	50,368,481.70
Total	1,070,914.00	114,184.00	-	-	400,000.00	425,000.00	13,735,000.00	750,000.00	800,000.00	850,000.00	1,000,000.00	10,815,000.00	-	-	-	-	-	-	-	29,860,102.00
Balance @ 3/31/28	4,054,742.15	-	-	9,871.13	8,903.28	10,518.48	180,834.52	312,511.37	330,002.85	483,875.31	458,925.23	381,311.07	205,840.32	247,881.97	129,841.27	108,751.88	203,470.36	109,510.70	58,118.82	3,277,444.25
Exprow Balance: (Bank of Oklahoma unless otherwise noted):																				
Traffic & Roadway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38,508.511
Recreation Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,478.89
Town Center	364,882.96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	364,882.96
Economic Development	1,097,210.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,097,210.08
Miscellaneous Costs	43,255.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	43,255.08
Custody Account	2.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.47
Total	5,559,892.74	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,559,892.74

Since Inception	Sales Taxes	Sales Taxes	Property Taxes	Property Taxes	Other	Other	Blended Loan Proceeds and Loan Proceeds	Blended Loan Proceeds and Loan Proceeds	Total Cash In	Total Cash In	Total Cash Out	Total Cash	Total Cash
38,508.511	12,478.89	364,882.96	1,097,210.08	43,255.08	2.47	29,860,102.00	29,860,102.00	86,304,360.00	35,876,749.00	11,079,167.00	3,312,578.00	29,860,102.00	5,975,767.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63	3,888.58	5,025.00	10,053.98	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00	5,275,000.00
111,750.63	25,000.00	1,488.50	111,750.63										