



**CITY OF NORMAN, OK**  
**DEVELOPMENT OVERSIGHT COMMITTEE FOR TIF**  
**DISTRICT NO. 2 MEETING**

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

**Friday, August 15, 2025 at 5:00 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 MAY 20, 2025

**REPORTS**

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

**DISCUSSION & ACTION ITEMS**

4. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS
5. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT

**MISCELLANEOUS COMMENTS**

**ADJOURNMENT**

6. TOUR OF MAIN EVENT FACILITY (VIP NIGHT)



# 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

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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 Executive Conference Room at the Municipal Building, on Tuesday, May 20, 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 Member Greg Burge  
Committee Member Kaimee Kellis  
Committee Member Kurt Lee  
Committee Member William Wilson  
Committee Member Rob Norman  
Committee Member Steven McDaniel  
Alternate Committee Member Tyler Jones

#### ABSENT

Committee Member Nick Migliorino  
Committee Member Paul Wilson

#### OTHERS

Anthony Francisco, Director of Finance  
Clint Mercer, Chief Accountant  
Dannielle Risenhoover, Admin. Tech IV  
Rick Knighton, City Attorney  
Sara Kaplan, Business & Community Relations  
Ben Fenwick, Norman Transcript  
Robert Castleberry, Citizen

### MINUTES

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

Member Kaimee Kellis made a motion to approve the January 21, 2025 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Steven McDaniel. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from January 21, 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.

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

Items submitted for the record:

Financial Report

## DISCUSSION & ACTION ITEMS

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

Anthony Francisco discussed and showed visuals of the construction progress being made at The Main Event and P.F. Chang's located within the Lifestyle Center. Further discussion was had regarding the construction in the area of Hobby Lobby, Mardel and Five Below.

Items submitted for the record:

Maps, Photographs and Site Plans

## MISCELLANEOUS COMMENTS

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

Anthony Francisco recapped the pivotal events regarding the development of the Rock Creek Entertainment TIF District. He stated, "There was the passage of the Rock Creek Entertainment District TIF ordinance. It was challenged by a petition that did have a successful number of signatures. The gist of the petition was challenged by three property owners of Norman. That was a successful challenge at the District Court level. It has been appealed to the State Supreme Court and I know briefs have been filed to the State Supreme Court."

Member of the Development Oversight Committee for TIF District 2 and Legal Counsel for petitioners Rob Norman said, "The Oklahoma Supreme Court has deferred a decision on oral argument to the decisional phase which means after all briefs are in. It (the case) is currently lodged in the fast track status, but it's ultimately up to the Oklahoma Supreme Court to decide when to decide." The deadline to submit briefs is May 29, 2025. No party knows if the Oklahoma Supreme Court will choose to hear oral arguments or not.

Francisco stated, "This Committee has no say in what the Supreme Court may or may not do or about those petitions; but, the outcome of that decision will obviously impact University North Park greatly."

Chair Burge asked what the Supreme Court outcomes could look like. City Attorney Rick Knighton replied with what he sees are the following options:

- The Court could reverse Judge Virgin's ruling and if so, the ordinance would go to an election. The election would confirm or repeal the ordinance.
- If the Ordinance gets confirmed or passed, the construction of the Rock Creek Entertainment TIF District would move forward.
- If the electorate repeals the Ordinance, Knighton's opinion is that "there would be a failure of a material term with regard to the project because the City is providing tax increment financing and that would no longer be available," in which case, the project doesn't proceed; or, the project moves forward without tax increment financing.

## ADJOURNMENT

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

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Greg Burge, Chair  
Development Oversight Committee for TIF District 2



**THE CITY OF NORMAN  
TIF #2 OVERSIGHT COMMITTEE  
(UNIVERSITY NORTH PARK TIF)  
ANNUAL REPORT  
FOR THE PERIOD JULY 1, 2024-JUNE 30, 2025**

The City of Norman Tax Increment Finance District (TIF) Number Two Oversight Committee (University North Park TIF) ("Oversight Committee") was established by the City Council on April 10, 2007 to "oversee the implementation of the Project Plan on behalf of the City Council...shall make recommendations on (1) the use of revenues and expenditures other than traffic, roadway, and utility improvements; (2) material modifications of the master plan; and (3) material changes in the design guidelines." There are nine committee members, with terms expiring as follows:

Paul Wilson, April 10, 2026  
Greg Burge, April 10, 2026  
Steven McDaniel, April 10, 2026  
Dr. Nick Migliorino, April 10, 2027  
Kaimee Kellis, April 10, 2027  
Rob Norman, April 10, 2027  
Tyler Jones, April 10, 2027  
William Wilson, April 10, 2028  
Kurt Lee, April 10, 2028

The Oversight Committee will continue in existence until the Project Plan has been determined to be completed.

The Project Plan (adopted May 23, 2006; Ordinance O-0506-66), as amended (August 26, 2008; Ordinance O-0809-8 and November 26, 2019; Ordinance O-1920-24), establishes these project categories and estimated costs:

1. Traffic and Roadway Improvement Costs	5,024,394
2. Legacy Park Costs	250,000
3. Recreation Facilities Costs	5,154,762
4. Town Center Costs	5,000,000
5. Economic Development Costs	1,425,000
6. Miscellaneous Costs	125,000
<b>Total Project Costs</b>	<b>16,979,156</b>

The Oversight Committee has been reviewing documents and meeting since May 2007. The Oversight Committee met on July 16, August 20, September 17 and October 15, 2024; January 21, March 1 and May 20, 2025. Significant items discussed and reviewed over the reporting period include the following:

### **Rock Creek Entertainment District TIF**

The Oversight Committee received and discussed the Rock Creek Entertainment District TIF at multiple meetings during the reporting period. The Rock Creek TIF District (Ordinance O-2425-2) was approved by the Council on September 17, 2024 in an area that overlaps the University North Park development. It was noted the purview of this Committee regarding the Rock Creek Entertainment District TIF is limited to approximately \$1 million in economic development incentive costs that are authorized within UNP. City Council could expand that purview but as of now that hasn't happened.

The Oversight Committee received several updates regarding the status of an outstanding lawsuit before the Oklahoma Supreme Court regarding a challenge to a referendum to have the matter of the Rock Creek TIF Ordinance go to a vote of the citizens.

### **Slip Ramps at I-35 & Rock Creek Road**

The potential for "slip ramps" (interstate highway on- and off-ramps, without full interchange facilities) at this location was discussed by the Oversight Committee. Scott Sturtz, Director of Public Works noted the Oklahoma Department of Transportation had done a preliminary corridor study that included a future interchange but did not include funding. Mr. Sturtz noted "there is a big circle on the map that basically says that this (Rock Creek and I-35 intersection) needs further study."

### **Lifestyle Incentive Funds**

The Oversight Committee was briefed at several meetings regarding the progress of a request by the UNP Developer (University Town Center, LLC) for \$5 million in Lifestyle Center incentive payments as authorized in the amended Project Plan. The request was made in two parts. In December 2024, a payment of \$2,956,642 was made to the Developer, authorized by the General Manager of the Norman Tax Increment Finance Authority (City Manager of Norman). In February 2025, a payment of \$2,318,358 was made to the Developer bringing the total to \$5,275,000. The last payment was directed by court order (Cleveland County District Court Case CJ-2024-1405) and included \$275,000 in interest.

### **Appointments**

Bill Wilson and Kurt Lee were reappointed to the Oversight Committee with a term of April 10, 2025 to April 10, 2028. At the January 21, 2025 meeting, Greg Burge was elected Chair and Kaimee Kellis was elected Vice Chair.

### **Financial Updates**

During each meeting, the Oversight Committee received updates on TIF District activities as they developed during the past reporting period. Attached to this report is financial information comparing the original projections of the Developer to the actual revenues.

### **Summary**

Summarized information on collections and expenditures from the UNP TIF are attached.



**Norman TIF District No. 2  
(University North Park Project)  
Comparison of Projected with Actual Ad Valorem Tax Receipts  
FINAL**

*Year construction was completed	Calendar Year payments received	Ad valorem generated in the TIF		
		Projected in 2006	Actual	Variance
2006	2008	\$288,842	\$174,584	(\$114,258)
2007	2009	\$818,899	\$590,230	(\$228,669)
2008	2010	\$843,466	\$1,356,392	\$512,926
2009	2011	\$868,770	\$1,567,358	\$698,588
2010	2012	\$1,621,408	\$1,540,824	(\$80,584)
2011	2013	\$1,870,050	\$1,910,428	\$240,378
2012	2014	\$2,094,419	\$2,083,744	(\$30,675)
2013	2015	\$2,951,200	\$2,372,138	(\$579,062)
2014	2016	\$3,509,324	\$2,281,824	(\$1,227,500)
2015	2017	\$3,614,604	\$2,869,382	(\$745,222)
2016	2018	\$5,077,370	\$3,199,689	(\$1,877,681)
2017	2019	\$5,308,944	\$3,379,382	(\$1,929,562)
2018	2020**	<u>\$5,468,212</u>	<u>\$3,339,367</u>	<u>(\$2,128,845)</u>
<b>Total thru 2018</b>		<b>\$34,135,508</b>	<b>\$28,845,342</b>	<b>(\$7,490,166)</b>
2019		\$5,632,259		
2020		\$5,952,813		
2021		\$6,131,191		
2022		\$6,315,127		
2023		\$6,670,005		
2024		\$6,870,105		
2025		\$7,176,603		
2026		\$7,740,323		
2027		\$7,972,632		
2028		\$8,211,708		
2029		\$8,458,059		
2030		<u>\$8,711,801</u>		
<b>Total of all years projected</b>		<b>\$130,754,990</b>		

\*Taxes assessed the following year after completion (2006 in 2007) and received by City in subsequent subsequent year after assessment (2006 in 2008)

\*\* As of 6/30/2021

**Norman TIF District No. 2  
(University North Park Project)  
Comparison of Projected with Actual Sales Tax Receipts  
FINAL**

	Sales tax generated in the TIF	Gross Sales Tax from TIF	Variance of 2006 projections to Gross Actual	Transfer Adjustment	Total Incremental Sales Tax
	Projected in 2006	Actual		Actual	Actual
2006	\$830,207	\$635,198	(\$195,009)	\$347,035	\$288,163
2007	\$3,135,252	\$2,163,673	(\$971,579)	\$859,054	\$1,304,619
2008	\$3,229,310	\$3,496,022	\$266,712	\$921,480	\$2,574,542
2009	\$3,326,189	\$4,509,771	\$1,183,582	\$1,041,248	\$3,468,523
2010	\$5,917,544	\$5,571,570	(\$345,974)	\$1,264,471	\$4,307,099
2011	\$8,095,070	\$5,829,468	(\$265,602)	\$1,222,260	\$4,607,208
2012	\$8,277,923	\$6,311,986	\$34,063	\$1,104,767	\$5,207,219
2013	\$9,188,865	\$7,114,148	(\$2,074,717)	\$1,136,943	\$5,977,205
2014	\$9,464,531	\$8,973,191	(\$491,340)	\$946,703	\$8,026,488
2015	\$9,748,467	\$9,329,808	(\$418,659)	\$909,297	\$8,420,511
2016	\$13,015,985	\$10,279,622	(\$2,736,363)	\$1,085,206	\$9,194,416
2017	\$13,406,465	\$10,673,201	(\$2,733,264)	\$990,870	\$9,682,331
2018	\$13,808,658	\$11,003,941	(\$2,804,717)	\$1,054,555	\$9,949,386
2019	\$14,222,918	\$11,209,716	(\$3,013,202)	\$1,236,712	\$9,973,004
2020	<u>\$14,649,606</u>	<u>\$3,023,403</u>	<u>\$11,626,203</u>	<u>\$337,424</u>	<u>\$2,685,979</u>
<b>Total thru 2020</b>	<b>\$128,316,990</b>	<b>\$100,124,718</b>	<b>-\$2,839,866</b>	<b>\$14,458,025</b>	<b>\$85,666,893</b>
2021	\$15,089,094				
2022	\$15,541,767				
2023	\$16,008,020				
2024	\$16,488,260				
2025	\$16,982,908				
2026	\$17,492,395				
2027	\$18,017,167				
2028	\$18,557,682				
2029	\$19,114,413				
2030	<u>\$19,687,845</u>				
<b>Total of all years projected</b>	<b>\$341,977,723</b>				

UNIVERSITY NORTH PARK  
TAX INCREMENT FINANCE DISTRICT  
EXPENDITURE SUMMARY VS. REVISED PROJECT PLAN BUDGET  
As Of June 30, 2025

Expenditure Category	BUDGET	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	TOTAL	BALANCE
Traffic/Road Improvement Costs	\$ 5,024,304	-	1,451,614	48,472	3,669	1,459	25,000	1,530,414	\$ 3,493,980
Legacy Park Costs	\$ 250,000	225,000	-	-	5,025	-	-	230,025	19,975
Recreation Facilities Costs	\$ 5,154,762	-	4,778,381	378,381	-	-	-	5,154,762	-
Town Center Costs	\$ 5,000,000	-	-	-	-	-	5,275,000	5,275,000	(275,000)
Economic Development Costs	\$ 1,425,000	49,021	61,738	94,776	91,240	217,974	-	514,747	910,253
Macellaneous Costs	\$ 125,000	82,840	11,485	3,678	4,610	1,500	1,500	85,813	39,387
TOTAL	\$ 18,879,156	\$ 338,861	\$ 6,301,218	\$ 525,307	\$ 104,744	\$ 220,933	\$ 5,301,500	\$ 12,790,561	\$ 4,188,595