



# CITY OF NORMAN, OK UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD MEETING

Embassy Suites, John Q. Hammons Boardroom  
2501 Conference Drive, Norman, OK 73069  
Friday, November 03, 2023 at 10:00 AM

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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, retaliation, 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 contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

**Board Members: Dan Quinn (Chair), Rainier Representative, UTC Representative, OU Foundation Representative, Scott Kovalick, Jennifer Alexander, Mandy Haws, Matt Clouse, Krystyn Richardson**

### ROLL CALL

### MINUTES

- [1.](#) APPROVAL OF THE MAY 5, 2023, MEETING MINUTES
- [2.](#) APPROVAL OF THE AUGUST 4, 2023, MEETING MINUTES

### ACTION ITEMS

3. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS
4. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER
5. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS
6. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID
7. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP
8. TOPICS FOR FUTURE DISCUSSION

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



# CITY OF NORMAN, OK UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD MEETING

Embassy Suites, North Park Boardroom  
2501 Conference Drive, Norman, OK 73069  
Friday, May 5, 2023 at 10:00 AM

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## MINUTES

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the North Park Boardroom at the Embassy Suites Hotel & Conference Center on the 5th day of May, 2023, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

### PRESENT

Dan Quinn (Chair)  
Ethan Jordan  
Brad Goodwin  
Barrett Ellis  
Scott Kovalick  
Mandy Haws  
Matt Clouse  
Krystyn Richardson

### ABSENT

Jennifer Alexander

### STAFF PRESENT

Kathryn Walker, City Attorney  
Jason Olsen, Director of Parks and Recreation  
Anthony Francisco, Director of Finance  
Sarah Encinias, Legal Admin Tech

### **ROLL CALL**

A quorum was present.

### **MINUTES**

#### 1. APPROVAL OF THE FEBRUARY 3, 2023, MEETING MINUTES

Motion was made by Scott Kovalick and seconded by Matt Clouse to accept the Minutes from the February 3, 2023, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

### **ACTION ITEMS**

#### 2. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS

Jason Olsen said the first event of the season was recently held and was well attended; events are scheduled through October. Attendance was higher during the COVID-19 pandemic changes but events are still drawing a good amount of people. The fountain needed new parts including the nozzles that fell off during the winter.

### 3. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER

Mr. Olsen said BID members will have a walk-through tour of the facilities at the next BID meeting. HVAC should be installed by the end of this month and part of the parking lot has been poured with the rest to be poured after the rain stops. Construction should be done by the end of October and then it will be 60 days to get it fully opened. A soft open is scheduled for December with a full open at the start of 2024.

A coffee shop is going in and Adidas has verbally committed to open a store and hold a national tournament here.

### 4. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS

An updated report was not made available to Ms. Walker before today's meeting however she confirmed collections were still ongoing.

### 5. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID

Ms. Walker said she hasn't been contacted by anyone interested in renewing the BID as of yet. She said the BID was originally adopted in 2014 and would need to be renewed by the end of Fiscal Year 2024 to continue. This means the resolution to continue the BID would need to be sent to the City Clerk in enough time to set it for public hearing before the end of FY24. Ms. Walker said she's happy to help with this process.

### 6. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP

Brad Goodwin said there are about 8-10 new tenants and additional interest in Areas 2, 3 and 5. A bank will go in near the YFAC and an entertainment group has also shown interest. The dirt behind the hotel in Area 5 will be used to level out Area 3 and help with stormwater flow. Ethan Jordan said a couple of tenants have left including Pure Barre. Triad has opened and Rumble Fitness will open in the former Qdoba space. Mr. Kovalick said this was the best year in history for the hotel.

Ms. Walker said there is a pending incentive request but there is an ongoing dispute over the criteria. Anthony Francisco said \$5 million was set aside from the TIF for these lifestyle incentives but items must meet criteria in order to be approved.

### 7. TOPICS FOR FUTURE DISCUSSION

Members request help in addressing homeless encampments in the area.

## MISCELLANEOUS COMMENTS

Mr. Jordan said he's noticed an increase in homeless encampments in the area and was wondering if other owners are having similar issues and how they are handling the situation. Ms. Walker said the City has resources that can go into the area and help with outreach and offer services. Also, if a homeless person ends up in Municipal Court for a charge, the City has a program that offers services to these individuals as well. Ms. Walker asked property owners to document encampments and to contact the City for assistance. Members asked that this topic will be listed on the next agenda for further information and discussion.

## ADJOURNMENT

The meeting was adjourned at 10:38 a.m.



**CITY OF NORMAN, OK**  
**UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT**  
**DISTRICT ADVISORY BOARD MEETING**  
 Young Family Athletic Center Construction Trailer  
 (eastern end of the Embassy Suites Parking Lot)  
 2501 Conference Drive, Norman OK 73069  
 Friday, August 4, 2023 at 10:00 AM

## MINUTES

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the Young Family Athletic Center Construction Trailer on the 4th Day of August, 2023, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

### PRESENT

Dan Quinn (Chair), Business Representative  
 Matt Clouse, Business Representative  
 Mandy Haws, Business Representative  
 Krystyn Richardson, Business Representative

### ABSENT

Rainier Representative  
 UTC Representative  
 OU Foundation Representative  
 Scott Kovalick, Hotel Representative  
 Jennifer Alexander, Hotel Representative

### STAFF PRESENT

Kathryn Walker, City Attorney  
 Jason Olsen, Director of Parks and Recreation  
 Sarah Encinias, Legal Admin Tech

### OTHERS

Sam Avant

### **ROLL CALL**

A quorum was not present.

### **MINUTES**

1. APPROVAL OF THE MAY 5, 2023, MEETING MINUTES

A quorum was not present and no vote was taken.

### **AGENDA ITEMS**

## 2. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS

Mr. Olsen said events slow down during the hot months but will pick up when school starts and the weather cools down. Future events are scheduled for Sept 1st, Sept 15th and Oct 20th.

There have been problems with the fountains. The previous serviceman made it through half the repairs before he had to retire due to personal reasons. After this, the fountain was drained and the lights were successfully repaired. The fountain is fully functional again.

## 3. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER

Mr. Olsen said the building is progressing, the interiors are getting finished, the basketball floor went in and the pools had their water test. The pools will be plastered in October and insulation will go in the next 90 days. At the end of October, the scoreboards, clocks, and cameras will go in. They plan on moving furniture in during November and performing building inspections in December for a January soft open. Right now the ribbon cutting is planned for the 2nd week of February 2024.

## 4. UPDATE AND DISCUSSION REGARDING BID ASSESSMENTS

Ms. Walker said the collection rate is good and the non-collections are a very short list. She will call some businesses and put liens on others. The fiscal year end is June 30. The largest land owner is Rainier. Assessments are due in March and are budgeted for the following fiscal year. The assessment rate goal is \$200,000 once all property is developed. Maintenance costs are \$104,900 and this amount should be reserved but the balance will still be in good shape.

## 5. DISCUSSION RELATED TO POSSIBLE RENEWAL OF THE BID

Ms. Walker heard anything about a renewal at this point. Projects are being done in the north half of the area by a large developer who is not local. She thinks this would be a good place to start asking if owners are interested in continuing the BID. Mr. Clouse said he would like to start asking and Ms. Walker said she would send him property owner contact information.

## 6. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP

A UTC Representative was not present to give this update.

## 7. DISCUSSION REGARDING TRESPASSING ISSUES IN UNP

Chair Quinn asked members if they noticed any improvement in the amount of trespassers in the area and members indicated they had not. Chair Quinn said he has

been in contact with the City Manager who has been in contact with the County for joint cooperation to help with the issue.

8. TOPICS FOR FUTURE DISCUSSION

Mr. Sam Avant said he was interested in putting a business in the area and asked how he might apply to do so. Chair Quinn suggested that he speak to the OU Foundation who should be able to help him.

9. TOUR OF THE YOUNG FAMILY ATHLETIC CENTER (2301 CONFERENCE CENTER DRIVE)

Meeting attendees walked over to the YFAC building for a guided tour of the premises.

**ADJOURNMENT**

Discussion of meeting items 1-8 adjourned at 10:25 a.m.