



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, March 18, 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 REPORTS

DISCUSSION & ACTION ITEMS

3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF COURT CASE UTC LLC VS. NTIFA AND PAYOUT OF LIFESTYLE CENTER INCENTIVE:
 - UNP TIF CUSTODIAL ACCOUNT BALANCES POST COURT-ORDERED LIFESTYLE CENTER PAYMENT
 - RECOMMENDATION REGARDING TRANSFERRING REMAINING LIFESTYLE CENTER FUNDS TO THE RECREATIONAL FACILITY ACCOUNT
4. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS

MISCELLANEOUS COMMENTS

5. 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 67:
As of the End of Period 6 (February) - FY25

Project Costs:	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY16	FY18	FY18	FY20	FY21	FY22	FY23	FY24	Pd 6 FY25	Total
Project UT0001 - 24th NW & Conf. Ctr. Dr. Signal	-	138,018.20	15,335.36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	153,353.56
Project UT0002 - I35 Frontage24 NW Imp	343,807.00	676,141.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,021,948.09
Project UT0003 - 24th & Rock Creek Intersection	-	-	765,149.76	-	765,149.76	-	-	-	-	-	-	-	-	-	-	-	-	1,530,299.52
Project UT0005 - 24th & Rock Crk Intersection	-	-	765,149.76	41,062.50	300,990.54	395,230.72	4,714.90	-	-	-	-	-	-	-	-	-	-	742,058.66
Project UT0008 - Legacy Pk Dr & 24th Intersection	-	-	-	36,043.75	-	-	684,454.58	-	-	-	-	-	-	-	-	-	-	720,498.33
Project UT0003 - Rock Creek Overpass	-	-	4,282,377.02	1,361,241.00	12,417.11	4,800.00	-	-	-	-	-	-	-	-	-	-	-	5,142,323.13
Project UT0007 - Robinson/SS NE Ramp	-	-	-	-	52,850.00	1,770,532.39	11,271.00	140,955.94	237,115.93	-	-	49,021.25	61,736.25	94,776.25	91,240.00	217,973.75	-	1,832,002.86
Project UT0008 - Economic Development	-	-	-	-	102,266.13	116,015.74	118,593.32	569,552.12	3,064,506.34	-	-	-	-	-	-	-	-	3,833,366.57
Project UT0009 - Interstate Dr. East Extens	-	-	-	-	-	-	20,872.00	17,128.00	-	-	-	-	-	-	-	-	-	38,000.00
Project UT0010 - UMP Master Lighting Plan	-	-	-	-	-	-	100,590.46	85,008.52	-	-	-	-	-	-	-	-	-	186,598.98
Project UT0011 - Robinson West/Crossroads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,012,968.82
Project UT0012 - 24thNW & Radius Intersection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	881,021.18
Project UT0013 - UMP TIF Entry Sign (BID)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	384,139.00
Project UT0015 - 24th & Flood Dr. Tecumseh In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	278,224.15
Project UT0016 - Legacy Park Parking Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	193,348.58
Project UT0018 - UMP Center Incentives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,063.59
Project UT0018 - Legacy Park	-	24,250.00	189,117.00	50,770.89	-	-	918,044.82	3,024,398.17	2,558,507.66	-	-	-	289.00	47,239.70	-	1,458.50	25,000.00	5,275,000.00
Project UT0089 - Transportation Improv	-	-	12,250.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,250.00
Total Project Costs to Date	343,807.00	840,409.29	5,264,229.14	1,489,118.14	1,233,673.54	2,286,638.84	1,858,531.10	3,837,043.75	5,880,728.93	670,440.53	517,779.07	309,669.40	1,513,346.98	143,247.65	100,133.58	219,432.25	5,300,000.00	35,864,897.88
Interest Expense:																		
Loan Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal Transfers:																		
Internal Transfers	144,266.00	-	142,583.00	-	34,537.70	-	-	-	-	-	-	1,400,821.39	4,776,381.00	380,559.00	-	-	-	6,879,148.09
Issue Costs:																		
Issue Costs	-	-	411,850.00	-	-	-	250,000.00	280,725.00	-	-	-	-	-	-	-	-	-	922,575.00
Services & Maintenance:																		
Services & Maintenance	-	-	-	-	9,871.13	8,903.29	10,516.48	160,634.52	312,511.37	499,276.50	432,601.50	-	-	-	-	-	-	3,312,976.85
Total	488,073.00	840,409.29	5,816,662.14	1,601,605.22	1,472,239.90	2,504,132.89	2,346,411.88	4,692,423.79	6,791,449.41	1,549,719.88	1,406,705.80	1,916,631.11	6,537,392.95	853,047.82	208,885.28	422,802.61	5,369,821.51	50,157,935.18
Loan Principal Repayments:	-	1,070,914.00	114,188.00	-	-	400,000.00	425,000.00	13,735,000.00	750,000.00	800,000.00	1,000,000.00	-	-	-	-	-	-	29,960,102.00
Escrow Balances (Bank of Oklahoma unless otherwise noted):																		
Traffic & Roadway	-	-	-	-	-	8,903.29	10,516.48	160,634.52	312,511.37	380,002.65	499,276.51	205,840.32	247,861.97	129,241.27	108,751.68	203,470.36	69,821.51	3,178,938.36
Legacy Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legacy Park Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Economic Development	-	-	325,792.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	325,792.47
Miscellaneous Costs	-	-	1,147,248.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,147,248.78
Custody Account	-	-	42,751.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,751.08
	-	-	2.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.78
Balance @ 2/28/25	5,414,014.64																	5,414,014.64
Since Inception:																		
Sales Taxes	38,509.511																	38,509.511
Property Taxes	13,424,795																	13,424,795
Other	4,108,081																	4,108,081
Bond/Loan Proceeds	29,960,102																	29,960,102
Total Cash In	86,002,489																	86,002,489
Project Payments	35,864,988																	35,864,988
Other Payments	10,980,361																	10,980,361
Interest Payments	3,815,000																	3,815,000
Principal Payments	29,862,102																	29,862,102
Total Cash Out	80,118,037																	80,118,037
Total Cash	5,884,452																	5,884,452
Cash @ City	470,438																	470,438
Cash @ Trustee	5,414,015																	5,414,015
Total Cash	5,884,452																	5,884,452

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 reimbursement 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

**IN THE DISTRICT COURT IN AND FOR CLEVELAND COUNTY
STATE OF OKLAHOMA**

V# 21344

UNIVERSITY TOWN CENTER, LLC, an
Oklahoma limited liability company,

Plaintiff,

v.

Case No. CJ-2024-1405 JV

THE CITY OF NORMAN, OKLAHOMA,
an Oklahoma municipal corporation; THE
NORMAN TAX INCREMENT FINANCE
AUTHORITY, an Oklahoma public trust;
DARREL PYLE, City Manager of the City
of Norman, Oklahoma, and General
Manager of Norman Tax Increment
Finance Authority; and ANTHONY M.
FRANCISCO, Finance Director of the City
of Norman, Oklahoma,

Defendants.

JOURNAL ENTRY OF JUDGMENT

ON THIS ____ day of February, 2025, Judgment against Defendant Norman Tax
Increment Authority (NTIFA) is entered as follows:

1. Plaintiff University Town Center, LLC (UTC) is entitled to Town Center Cost from NTIFA totaling \$5,000,000.00.
2. On or about November 14, 2024, after the filing of this lawsuit, NTIFA paid to UTC \$2,956,642.00. NTIFA is entitled to a credit in the amount of \$2,956,642.00.
3. The outstanding Town Center Costs owed to UTC is \$2,043,358.00. This amount shall be paid within thirty (30) days from the date of this Journal Entry of Judgment; and
4. UTC is awarded an additional \$275,000.00 for costs, interest, and attorney fees. This amount shall also be paid within thirty (30) days from the date of this Journal

Entry of Judgment. Payment of this judgment will resolve all of UTC's claims against NTIFA.

THEREFORE, judgment in the outstanding amount of \$2,318,358 is hereby entered against NTIFA in favor of UTC. The judgment shall be paid within the next thirty (30) days from the date of this judgment and such payment will resolve off of UTC's claims against NTIFA.

IT IS SO ORDERED.

JEFF VIRGIN
DISTRICT COURT JUDGE

APPROVED AS TO FORM:

R. Ryan Deligans, OBA #19793
Durbin, Larimore & Bialick
920 North Harvey
Oklahoma City, OK 73102
Telephone: (405) 235-9584
Facsimile: (405) 235-0551
Email: rdeligans@dlb.net
Attorney for Plaintiff University Town
Center LLC

Rickey J. Knighton II, OBA #17257
Interim City Attorney
Jeanne M. Snider, OBA #19223
Assistant City Attorney
Ryan Riddel, OBA #32106
Assistant City Attorney
P.O. Box 370 - 201 W Gray
Norman, OK 73069
Telephone: (405) 217-7700
Facsimile: (405) 366-5425
Attorneys for Defendant Norman Tax
Increment Authority



The City of NORMAN

201 West Gray, Bldg. C • P.O. Box 370
Norman, Oklahoma 73069 • 73070

Item 3.

OFFICE OF THE FINANCE DIRECTOR
Phone 405-366-5413
FAX: 405-366-5417

February 20, 2025

Mr. Robert Collette, Manager
University Town Center, LLC
c/o R. Ryan Deligans, OBA #19723
Durbin, Larimore and Bialick
920 North Harvey Avenue
Oklahoma City, Oklahoma 73102

VIA In-Person Delivery

Dear Mr. Collette, Mr. Deligans, Ladies or Gentlemen:

Pursuant to the District Court Order in Case CJ-2024-1405 JV, this is to acknowledge receipt of City of Norman check number 2241 in the amount of \$2,318,358. This represents final payment of the Lifestyle Center Incentive contemplated in the University North Park Tax Increment Finance District Project Plan (Ordinance 1920-24).

We regret that this judicial process was necessary, and we look forward to continuing the professional and collegial relationship that has been established over the life of the UNP TIF since 2006.

As always, we stand ready to respond to any questions you have regarding this matter.

Sincerely,

Anthony Francisco, Treasurer
Norman Tax Increment Finance Authority

PAYMENT RECEIPT ACKNOWLEDGED

By:

EC: Darrel Pyle, NTIFA General Manager
Rickey Knighton II, OBA #17257, NTIFA General Counsel

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING AND REPLACING ORDINANCE O-0506-66, AS AMENDED BY ORDINANCE O-0809-8, THAT APPROVED AND ADOPTED THE UNIVERSITY NORTH PARK PROJECT PLAN, TO INCLUDE AN ADDITION TO THE AMOUNT OF AUTHORIZED TRAFFIC AND ROADWAY COSTS, A REDUCTION IN THE AMOUNT OF AUTHORIZED LEGACY PARK COSTS, A REDUCTION IN FUNDING FOR RECREATION FACILITIES COSTS (PREVIOUSLY CALLED CULTURAL FACILITY COSTS), A REDUCTION IN FUNDING AUTHORIZATION TO TOWN CENTER COSTS (PREVIOUSLY CALLED LIFESTYLE CENTER COSTS), A REDUCTION IN ECONOMIC DEVELOPMENT COSTS, AND ADDING A CATEGORY FOR MISCELLANEOUS COSTS, ALTOGETHER REDUCING THE TOTAL PROJECT COSTS AUTHORIZATION BY \$7.8 MILLION AND PROVIDING FOR THE END OF THE SALES TAX INCREMENT COLLECTION AS OF JUNE 30, 2019 AND THE AD VALOREM TAX INCREMENT COLLECTION AS OF APRIL 30, 2020; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE REGARDING SAID AMENDMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

WHEREAS, the Norman University North Park Project Plan (“Original Project Plan”) was adopted in 2006 to provide up to \$54.725 million in tax increments as a financing tool for certain improvements to develop an area in Norman known as University North Park, the southern portion of which was envisioned as a unique retail, restaurant and lifestyle center destination spot; the north portion of which was envisioned as a significant economic development component (collectively, the “Original Project”); and

WHEREAS, the City of Norman (“City”) sought to promote and develop the Project Area (as defined in Section 6 of this ordinance) in order to make possible additional development, attract new businesses, create new employment, and stimulate private investment; and

WHEREAS, the Original Project Plan was an eligible project plan under the Oklahoma Local Development Act, Title 62, Oklahoma Statutes, Section 850 *et. seq.*, as amended (the “Local Development Act”) because the proposed Project Area lay within a state-designated enterprise area, as approved by the Oklahoma Department of Commerce on August 19, 1999, pursuant to City of Norman Resolution R-9900-12, adopted July 13, 1999, and because the Project Area is a reinvestment area as defined by the Local Development Act;

WHEREAS, the Original Project Plan was amended in 2008 by Ordinance O-0809-8 to eliminate the Conference Center project and add a project for the construction of an overpass at Rock Creek Road; and

WHEREAS, to date, total sales tax revenues in University North Park have exceeded \$82 million and total ad valorem tax revenues have exceeded \$20 million; and

WHEREAS, to date, approximately \$29 million in tax increment funds have been used to fund traffic and roadway projects, construction and maintenance of Legacy Park, and economic development components in University North Park; and

WHEREAS, by Resolution R-1819-124, City Council and the Norman Tax Increment Finance Authority Trustees directed Staff to prepare Project Plan amendments and final development agreements consisted with an attached term sheet and directed Staff to convene the Norman University North Park Project Plan Statutory Tax Increment Finance Committee for the purpose of reviewing said amendments;

WHEREAS, said amendments to the Project Plan (the "2019 Project Plan") reduce the total amount of project costs authorizations to reflect the sales tax increments collected through June 30, 2019 and ad valorem increments anticipated to be collected through the 2019 Assessments, which will be collected by April 30, 2020, and

WHEREAS, the 2019 Project Plan does not change the Project Area of the Original Project Plan, and thus, the eligibility of the Project Plan is not affected under the Local Development Act, 62 O.S. §850, *et. seq.*, as amended; and

WHEREAS, the Norman University North Park Project Plan Statutory Tax Increment Finance District (TIF) Review Committee ("Review Committee"), comprised of representatives of each of the taxing jurisdictions in which the proposed ad valorem increment district is located, as well as representatives of the City, the Norman Planning Commission, and the public at large, has reviewed the amendments to the Project Plan in accordance with the criteria specified in the Local Development Act and has determined that the proposed amendments do not affect the prior determination of eligibility for designation as an increment district under the Local Development Act and therefore Increment District No. 2 continues to be eligible as previously designated; and

WHEREAS, the Review Committee has considered the financial impacts of the amendment to the Project on each taxing jurisdiction and has found that the 2019 Project Plan will result in the 100% of the ad valorem and sales tax increments going to the taxing jurisdictions earlier than originally envisioned, with the exception of Norman Public Schools, which will be negatively impacted by the end of the ad valorem increment due to the application of the State School Funding Formula to ad valorem taxes; and

WHEREAS, the Review Committee recommended that the 2019 Project Plan be approved on the condition that the ad valorem tax increment not continue beyond collection of the 2019 Assessments and that language providing for such continuation be removed from the Project Plan; and

WHEREAS, the 2019 Project Plan was revised in accordance with the recommendation of the Review Committee; and

WHEREAS, the Norman Planning Commission has reviewed the 2019 Project Plan and failed to adopt a resolution that would have set forth a finding that the amendments conform with the Comprehensive Plan of the City of Norman and recommend to the City Council that approval of the amendments to the Project Plan; and

WHEREAS, the City Council affirms that the 2019 Project Plan does not change the prior Project Plan's conformance with the Comprehensive Plan of the City of Norman; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed Project Plan, as prescribed by the Local Development Act, the Oklahoma Open Meetings Act, Title 25, Oklahoma Statutes, Section 301, *et seq.*, and other applicable law.

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Norman:

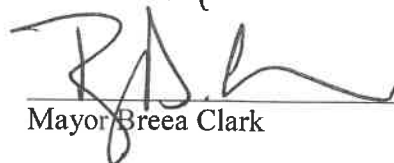
SECTION 1. The Norman University North Park Amended and Restated Project Plan, attached hereto as Exhibit A, is hereby adopted and approved, as recommended by the Review Committee.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such portion shall not affect the validity of the remaining portions of this ordinance.

INTRODUCED AND CONSIDERED in an open meeting of the Council of the City of Norman on this 26th day of November, 2019.

PASSED by the Council of the City of Norman this 26th day of November, 2019.

SIGNED by the Mayor of Norman on the 26th day of November, 2019.


Mayor Breea Clark

ATTEST:


Brenda Hall, City Clerk



Upcoming Development

Yellow = Building permits submitted; Red = no building permits



TENANT NAME	ADDRESS	BUILDING PERMIT VALUE	TYPE	TOTAL SQUARE FEET	STATUS
Main Event	1929 Mount Williams Drive	\$ 9,000,000	New Commercial	48,795	Approved in Aug. 2024
Hobby Lobby	1703 Goppold Lane	\$ 5,300,000	New Commercial	60,000	Submitted in Jan. 2025
Five Below	1602 Goppold Lane	\$ 2,000,000	New Commercial	13,856	Approved in Feb. 2025
P.F. Chang's Bistro	690 NW 24 th Ave	\$ 1,500,000	New Commercial	12,000	Approved in Nov. 2024
Mardel	1703 Goppold Lane	\$ 1,500,000	New Commercial	25,979	Submitted in Feb. 2025
Lovesac	1905 24 th Ave NW	\$ 302,000	Add/Alt	2,362	Submitted Feb. 2025
Hibbett Sports	1628 24 th Ave NW	\$ 93,760	Add/Alt	5,464	Approved in Jan. 2025

NEW BUSINESS in 2024:

Menchie's Frozen Custard	1432 24 th Ave NW	\$ 180,000	Add/Alt	1,494	OPEN
Kid's Choice Therapy Clinic	2210 24 th Ave NW	\$ 150,000	Add/Alt	4,465	OPEN
T-Mobile Experience Store	1673 24 th Ave NW	\$ 128,000	Add/Alt	2,949	OPEN
Red Wing Shoes	1631 24th Ave NW	\$ 100,000	Add/Alt	1,778	OPEN

Entertainment TIF district gets county go-ahead

BEN FENWICK

EDITOR

Cleveland County's commissioners met Friday in a special meeting to approve an "Economic Development Agreement" with the city of Norman regarding the proposed Rock Creek Entertainment District.

The Cleveland County Recreational and Entertainment Facilities Trust unanimously approved the agreement with the city of Norman, the University of Oklahoma, Norman Tax Increment Finance Authority, UNP North LLC, and the Cleveland County Recreational and Entertainment Facilities Authority to begin work on the proposed tax increment finance district, including the arena for the University of Oklahoma.

The Trust includes Chairman Jacob McHughes, Vice Chairman Rod Cleveland, and Rusty Grissom, Larry Naifeh and Steve McDaniels.

The meeting lasted less than five minutes and had no public comments, as under state law it was a "special meeting."

David Floyd, an attorney for the trust, said the agreement approval is a formality that began in September following

See **TIF** on A2



Citizens fill the council chambers during the City Council meeting on the TIF for University North Park last summer. Cleveland County will now begin the first steps to implement an agreement between the city and the county regarding the TIF.

File photo

TIF

CONTINUED FROM A1

the narrow vote to approve the TIF by the Norman City Council.

"The trust just needed to formally authorize the chairman to sign the agreement," Floyd said. "So, that's all that it does, is formalize the signature for a document that's already out there."

However, organizers for the TIF petition for a citywide vote said the approval was far from a formality. When the petition was struck down in district court recently, the group announced it was appealing almost immediately following the ruling by Cleveland County District Judge Jeff Virgin.

Item 5.

Petition attorney Rob Norman said that appeal will be filed sometime next week. He said the agreement, including the one being signed by the commissioners, would “stand or fall” on the outcome of that appeal at the Oklahoma State Supreme Court.

“The city adopted this agreement the same night they adopted the ordinance,” Norman said. “This all will ultimately stand or fall on what happens with the appeal. Regardless of what they did today, if we win the appeal, there’s no economic development.”

Paul Arcaroli, organizer for the petition, said the commission is going against the will of voters by approving the agreement. Arcaroli said he believes the recent election sent a strong message that the city wants to vote on the TIF, not just go with the city council’s 5-4 vote in September.

“The commissioners shouldn’t be so tone deaf,” Arcaroli said. “We know that the mayor lost his race. We know that those who supported it in the council lost their races. We know 11,000 people signed a petition for this. And again, we know that this is highly unpopular. But they’re really supporting it. They could have deferred it, at least until the appeal.”

However, Scott Martin, president and CEO of the Norman Chamber of Commerce, said the TIF represents a good way for Norman to move forward

with large economic developments without raising taxes. He spoke of the The Rainier Companies’ interest in the Rock Creek development.

“In this case, we actually have a private developer who is prepared and excited to invest nearly \$1 billion in our community of private dollars, so that’s a real uptick, a real upside to this project,” Martin said. “We actually have a developer that’s willing to invest the private capital to make this happen. Look at where we might want to utilize others for financing. I hope they’ll be similar private sector engagement because that’s really the secret sauce that makes all of this work.”

Commissioner Rod Cleveland said the county did have to adopt the measure according to their agreement with the city, but also that he supports the project.

“It’s a good project. It’s a good project for the community,” Cleveland said. “It’s a good project for the University of Oklahoma. It is what they, the athletics department, wanted to do, but they wanted to have a public arena for the public use, and everything, and then they will participate in that public use. It’s for the community.”

Russell Rice, who is also an organizer for the public vote petition, said Cleveland and other commissioners who are supporting the TIF will likely be unhappy with the eventual outcome if the public is allowed to vote. He said the quick vote is an attempt by the county to throw support behind the developers.

“A few of us today think that this is going to be an embarrassment,” Rice said.