

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

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

Tuesday, December 16, 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 SEPTEMBER 16, 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
  - DISCUSSION AND/OR RECOMMENDATION ON USE OF LIFESTYLE CENTER INCENTIVE FUNDS FOR INTERACTIVE PUBLIC ART
- 4. STATUS OF THE ROCK CREEK ENTERTAINMENT TIF DISTRICT AGREEMENT
- 5. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT, AND/OR DISCUSSION OF THE 2026 SCHEDULE OF MEETINGS

#### MISCELLANEOUS COMMENTS

#### **ADJOURNMENT**





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

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

Tuesday, September 16, 2025 at 1:30 PM

#### **MINUTES**

The Development Oversight Committee for TIF District 2 of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Executive Conference Room at the Municipal Building, on Tuesday, September 16, 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 Paul Wilson Committee Member Cinthya Allen

#### **ABSENT**

Committee Member William Wilson Committee Member Nick Migliorino Committee Member Rob Norman Committee Member Steven McDaniel Alternate Committee Member Tyler Jones

#### **OTHERS**

Anthony Francisco, Director of Finance Clint Mercer, Chief Accountant Tim Miles, City Engineer Sam Royka, Norman Transcript Kealon Shaffer, OU Daily

#### **MINUTES**

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF MINUTES FROM AUGUST 15, 2025

Member Kurt Lee made a motion to approve the August 15, 2025 Development Oversight Committee for TIF District 2 minutes which were duly seconded by Member Kaimee Kellis. The motion passed unanimously.

Items submitted for the record:

Development Oversight Committee for TIF District 2 Minutes from August 15, 2025

#### **REPORTS**

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

Anthony Francisco gave the report. He stated that there were no major changes since the last meeting. "We still have about \$4 million in the Traffic and Roadway Improvement Project which is the focus of today's meeting," Francisco said. "There is about \$1 million in the Economic Development Project and about \$350,000 in the Town Center Project."

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

Items submitted for the record: Financial Report

#### **DISCUSSION & ACTION ITEMS**

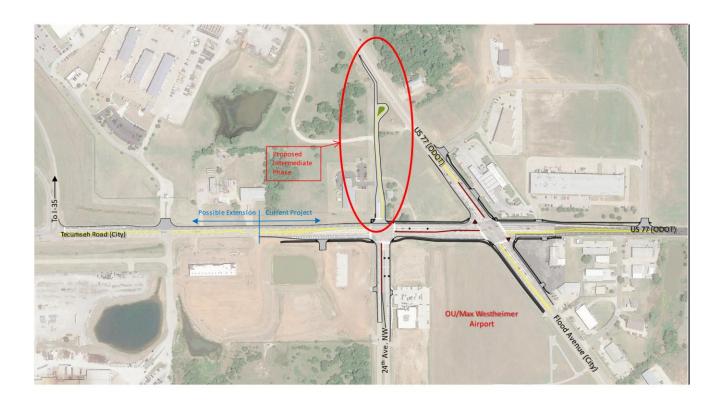
- 3. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, POSTPONEMENT AND/OR DISCUSSION OF ONGOING PROJECTS
  - UPDATE ON TECUMSEH ROAD IMPROVEMENTS BETWEEN FLOOD AVENUE AND  $24^{\mathrm{TH}}$  AVENUE NW

City Engineer Tim Miles gave the update and referred to the following PowerPoint slides:

# Tecumseh Road 24<sup>th</sup> Avenue NW and Flood Street Intersections Project Update

University North Park TIF Oversight Committee September 15, 2025





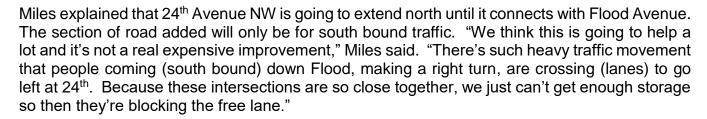
# Tecumseh Road Intersections Project Costs

| • | Engineering Design – | \$510,000    |
|---|----------------------|--------------|
| • | Right of way –       | \$250,000    |
| • | Utilities –          | \$1,100,000  |
| • | Construction –       | \$12,000,000 |
| • | Total Project Cost – | \$13,820,000 |

- Funding Opportunities
  - City Share To Date \$2,730,750
  - Other Funding TBD \$7,500,000
  - UNP TIF Balance \$4,100,000
- Total Potential Funding \$14,330,750

# Tecumseh Road Intersections Project Status

- 60% plans complete
- Submitting project for ACOG funding in October 2025
- Contract Amendment with Garver on 9-23-25 City Council
- Priority will be to advance the 24<sup>th</sup> Avenue NW, north leg design and ROW design on the entire project
- Started communication with utilities on relocations



The north extension of 24<sup>th</sup> Avenue is part of the larger Tecumseh/24<sup>th</sup> Avenue Project. The total project cost is estimated at approximately \$14 million. It is expected that approximately \$4.1 million of the project will be paid by using University North Park Tax Increment Finance funds; \$2.7 million will be paid by the City of Norman; and \$7.5 million will be paid by "other" sources, such as the Association of Central Oklahoma Governments (ACOG). The City will submit this project for ACOG funding in October 2025. Sixty percent of the project plans are complete and communication regarding the relocation of utilities has started with the utility contractors.

The Committee was informed that an engineering design contract for this proposed north leg would be considered at the City Council/NTIFA's September 23<sup>rd</sup> meeting (Amendment 2 to Contract 1718-53 with Garver Engineering), using UNP TIF funds in the amount of \$155,198. Based on this information, the UNP TIF Oversight Committee adopted the following recommendation to the NTIFA Trustees/City Council:

"Having been presented planned improvements to intersections at Flood Avenue and Tecumseh Road and 24th Avenue and Tecumseh Road, including a proposed "north leg" from Flood Avenue to 24th Avenue as a part of the broader Tecumseh Road improvement projects contemplated in the University North Park TIF Development Agreements, the Citizen's Oversight Committee for the UNP TIF recommends the City leverage UNP TIF funds to construct said "north leg."

: Gri Item 1.

The vote was 5-0 in favor of the recommendation with the following members voting "yes": Great Burge, Kaimee Kellis, Kurt Lee, Cinthya Allen, and Paul Wilson.

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

Since the August 15, 2025 meeting, there has been no additional information provided surrounding the Rock Creek Entertainment TIF District. The City is still waiting on the State Supreme Court to rule in regard to this case.

#### **MISCELLANEOUS COMMENTS**

Member Paul Wilson stated that "citizens are complaining about the service road behind Target," and "a lot of people want it resurfaced." He also mentioned that some parking lots need repaired. Francisco stated that this is a maintenance issue, not a TIF issue, but that it is in the Committee's purview to notify the property owners, within the TIF District, of maintenance issues.

#### **ADJOURNMENT**

Member Kurt Lee moved to adjourn the meeting which was duly seconded by Member Paul Wilson. The motion passed unanimously. The meeting adjourned at approximately 2:20 PM.

Greg Burge, Chair
Development Oversight Committee for TIF District 2

| Expenses From Fund 57:<br>As of the End of Period 5 (November) - FY26   | i d   |   | 86  | 4                                | . A               | 243  | Ē   | PW14  | ¥.   | 93.2   | 1                        | 87.4   | 974   | 2,50   | ž            | 223                                | FY23                              | FY24        | 57.26  | Pd 6  |  |
|---|---|---|---|----------------------------------|-------------------|--|---|---|--|--|--------------------------|--|---|--|--------------|------------------------------------|-----------------------------------|-------------|--|---|--|
| Project Coats. Project Coats. Project Coats. Project UT002 - 124 NW & Conf Ctr Dr. Signal Project UT002 - 125 Forbigad's NW Inc. Project UT002 - 125 Forbigad's NW Inc. Project UT003 - 124 R. & Rock Ctr Intraedon Project UT003 - 124 R. & Rock Ctr Intraedon Project UT003 - 124 R. & Rock Ctr Intraedon Project UT003 - Rock Coats Overpass Project UT003 - Rockhevolt 28 Remo Project UT003 - Restreate Lighting Plan Project UT003 - 124 R. & Rock B. Esst Estev Project UT003 - 124 R. & Rock B. Tesmed In Project UT003 - 124 R. & Tesmed In Project UT003 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project UT004 - 124 R. & Rock B. Tesmed In Project | .00.000   | 138,016,20  | 15,335.98<br>795,149.78<br>4,282,377.02<br>12256,00<br>12256,00 | 41,062,50 38,043,75 1,381,241,00 | 78.<br>11.30<br>4 | 385,280,72<br>4,890,00<br>1,770,532,39<br>116,015,74 | 4714 90<br>864.545 58<br>11,271 00<br>110,583 32 6<br>20,872 00<br>100,580.48 | 140,955 pt - 598,52 12 17,128 op 65,009 52 30,00000000000000000000000000000000000 | 237,115.03 % 3,004,506.34 % 3,004,506.34 % 3,004,506.34 % 3,509.507.66 | 97,948 59<br>208,600 45 14,223 24<br>14,223 24 15,040 00 | 2.884.643.31 * 12.740.00 | (518,512.00) 7<br>324,513.26<br>144,751.48<br>370,748.00<br>199,795.67<br>5,000.00<br>1,511.45 | 111,116 89 128,54 128,383,54 0.0 3,857,60 0 | 48,021.25<br>74,703.67<br>1,877.50<br>164,388.88 | 61,736.25    | 94,776.25<br>1,231,70<br>47,239,70 | 91,240,00<br>3,000,00<br>5,003,00 | 217,973,75  | 23,000,00  | 16.275 69   | 153,353 84<br>1,021,840 80<br>1,021,840 80<br>1,021,840 80<br>1,020,848 30<br>2,00,848 30<br>2,00,848 30<br>2,00,848 30<br>3,000 80<br>8,000 80<br>1,00,118 80<br>80,000 80<br>1,00,340 80 |
| 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  | 5,880,129.93   | 670,440.53   | 3,804,868.56             | 517,778.07   | 252,195,13                                  | 309,969.40                                       | 1,513,349.98 | 143,247.65                         | 100,133.58                        | 219,432.25  | 5,300,000.00   | 18,275.89   | 35,883,273.77  |
| inhanest Expense:<br>Loan interest  |   |   |   | 112,487.08                       | 194,057.53        | 206,590.56   | 227,364.30  | 434,020.52  | 528,808.11   | 499,276.50   | 467,844.00               | 432,601.50   | 207,525.75                                  |  |              |                                    |                                   |             |  | -   | 3,312,575.85   |
| Internal Transfers:<br>Internal Transfers   | 144,266.00 *  |   | 142,583.00 3  |                                  | 34,537.70 2       |  |   |   |  |  |                          |  |   | 1,400,821.39                                     | 4,776,381.00 | 360,559.00                         |                                   |             |  |   | 6,879,148.09   |
| fraue Costs:<br>haue Costs  |   |   | 411,850.00  |                                  |                   |  | 250,000.00  | 260,725.00  |  |  |                          |  | .   |  |              |                                    |                                   |             | -  |   | 922,575.00   |
| Services & Maintenance:<br>Services & Maintenance   |   |   |   |                                  | 9,971.13          | 8,903,29   | 10,516.48   | 160,634.52  | 312,511.37   | 380,002.85   | 493,675.31               | 456,325.23   | 381,311.07                                  | 205,840.32                                       | 247,861.97   | 129,241.27                         | 108,751.68                        | 203,470.36  | 108,510.78   | 40,482.44   | 3,258,820.07   |
| Total   | 488,073.00  | 840,409.29  | 5,818,662.14  | 1,601,605.22                     | 1,472,239.90      | 2,504,132,69   | 2,346,411,88  | 4,692,423.79  | 6,721,449.41   | 1,549,719.88   | 4,766,388.87             | 1,408,705.80   | 841,031.95                                  | 1,916,631.11                                     | 6,537,392.95 | 653,047.92                         | 208,865.26                        | 422,902.61  | 5,409,510.78   | 58,788.33   | 50,256,392.78  |
| Loan Principal Repayments :   |   | 1,070,814.00  | 114,188.00  |                                  |                   | 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                               |  |              |                                    |                                   |             |  |   | 29,960,102 00  |
| Ba<br>Excrov Balances (Bank of Okahoma unless otherwise noted):<br>Traffit & Rosekney:<br>Legacy Park<br>Rosesborf Estable:<br>Town Cartae  | Balance @ 11/30/25 11/30/25 s noted): 4,023,328,64 359,261,95 1 4 4 4 6 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 |   |   |                                  |                   |  |   |   |  |  |                          |  |   |  |              |                                    |                                   | Bomdil      | Sales Taxes Sales Taxes Property Taxes Property Taxes BondiLoan Proceeds and/Loan Proceeds Total Cash in Total Cas |   | Since inception<br>38,508,511<br>13,424,705<br>4,320,773<br>28,960,102<br>86,215,181   |
| Miscellaneous Costs<br>Custooy Account  | 42,612.09<br>2.47<br>5,609,273.67   |   |   |                                  |                   |  |   |   |  |  |                          |  |   |  |              |                                    |                                   | Pring Pring | Project Payments Project Payments Obset Payments Interest Payments Interest Payments Principal Payments Principal Payments Total Cesh Out Total Cest Out   | Project Payments Other Payments Inferest Payments Principal Payments Total Cash Out | 35,883,274<br>11,080,543<br>3,312,576<br>29,980,102<br>80,218,494  |
| <ul> <li>Loan principal repayments removed from "expense" presentation.</li> <li>Loan principal repayments removed from "expense" presentation.</li> <li>Logal &amp; preferent to General Fund.</li> <li>Linckdes audit expenses; county assessor veluation feer; 3% indirect assessment for city staff services, and BID expenses.</li> <li>Individues 44,437.24 legal feer reimbursement to General Fund and \$57,890.89 in NEDC loan interest.</li> <li>Individue audit expenses.</li> </ul>   | ' presentation.<br>; reimburuement Capital<br>fees; 3% indirect assess<br>neral Fund and \$57,890.      | Fund for Rock Cre<br>sment for city staff a<br>89 in NEDC loan in | ek Overpass improv<br>services, and BID ex<br>tizerest.         | vements \$641,700 tpenses.       |                   |  |   |   |  |  |                          |  |   |  |              |                                    |                                   | 0           | Total Cesh Cesh (2) City Cesh (2) Tusthe Cest Total Cesh   | Total Cesh Cesh @ City Cesh @ Tustee Total Cesh                                     | 5,999,696<br>349,413<br>5,999,274<br>5,990,696   |

- Loan principal repayments removed from "expense" presentation.

- Logal periodicaments communicated to Central Fund
- Logal entitlement of Central Fund
- Logal at a professional for entitudence \$142,563; reinforcement Ceptal Fund for Rock Creak Overpass improvements \$641,700
- Includes audit expenses; county assessor veluation fees; 3% indirect assessment for oby staff services, and BID expenses.

- Includes 4,5752 by logal fee reimbursement to General Fund and \$57,890 89 in NEDC loan interest.

- ReCo. loan interest.

# Incentive Funds for Public Art Installation

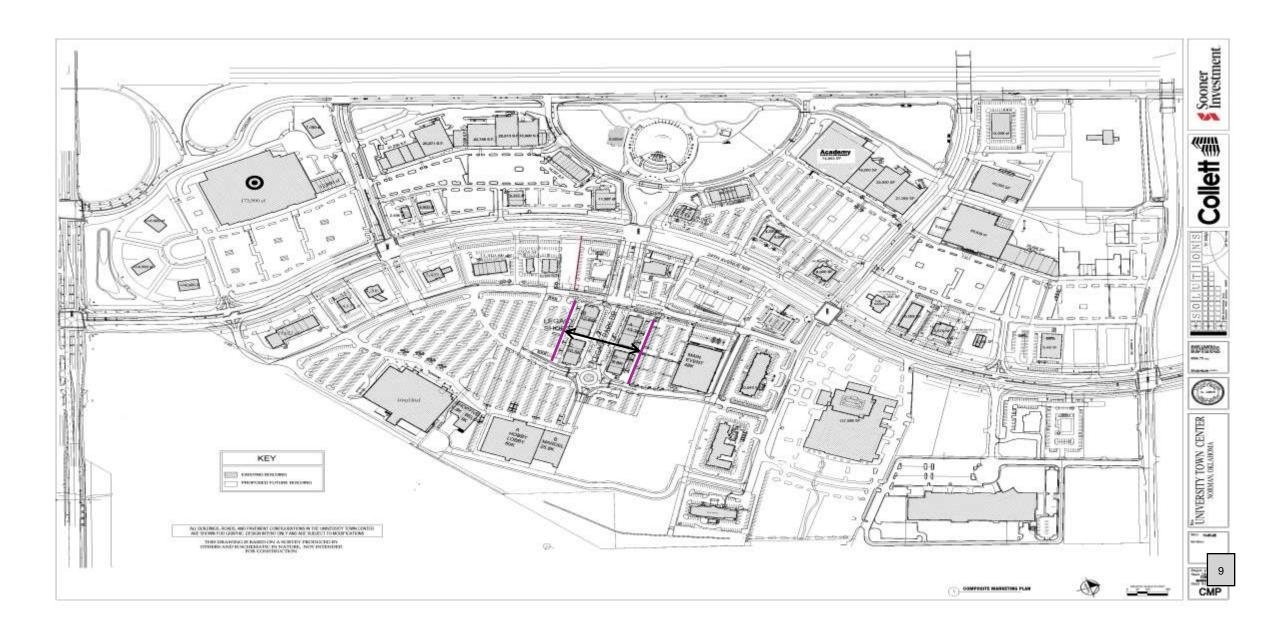
University North Park Tax Increment Finance District

Citizen's Financial Oversight Committee

December 16, 2025

#### tem 3.

# Site Plan - "Bird's Eye View"

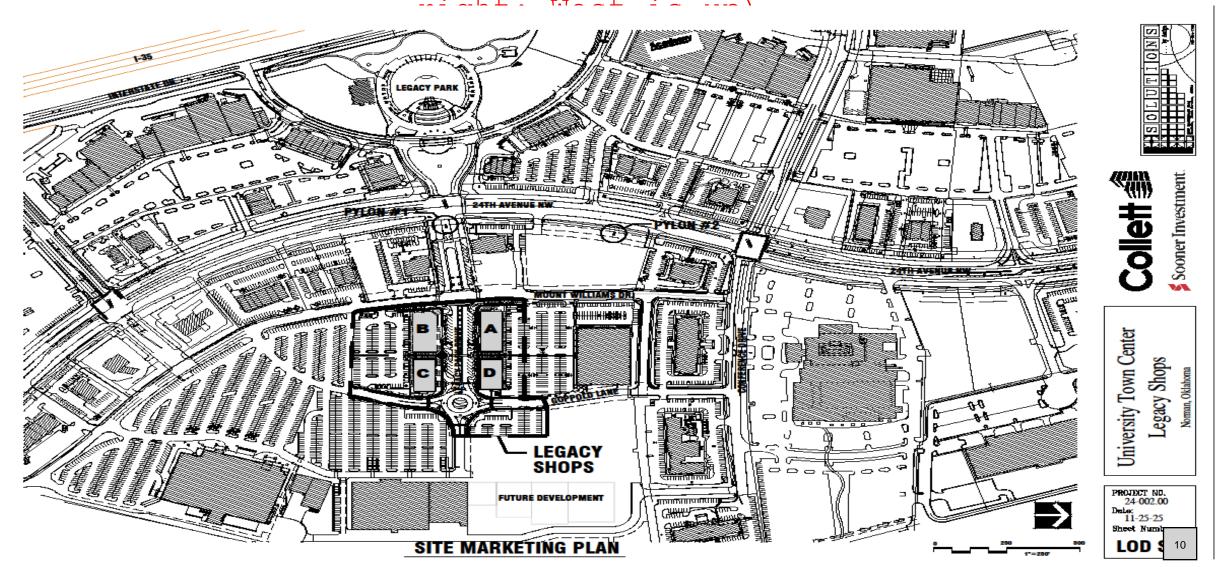


DICE LIAN CIOSEL HOUR AC HEGACY

## Shops"

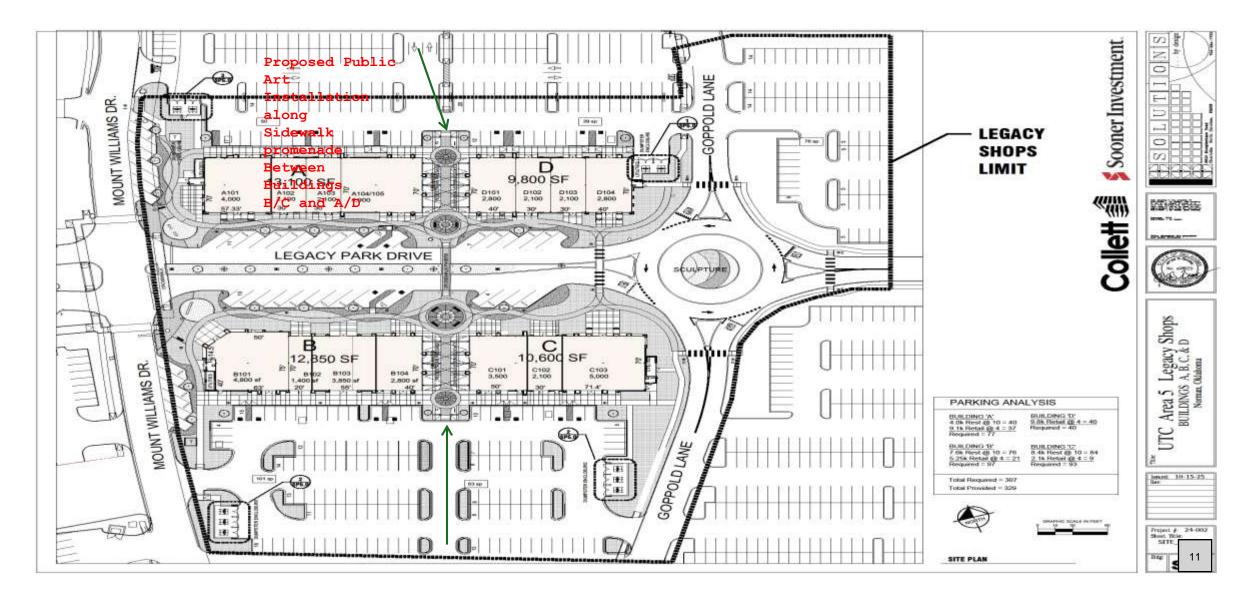
Item 3.

Note: Legacy Shops is in the "Lifestyle Center" Area (North is



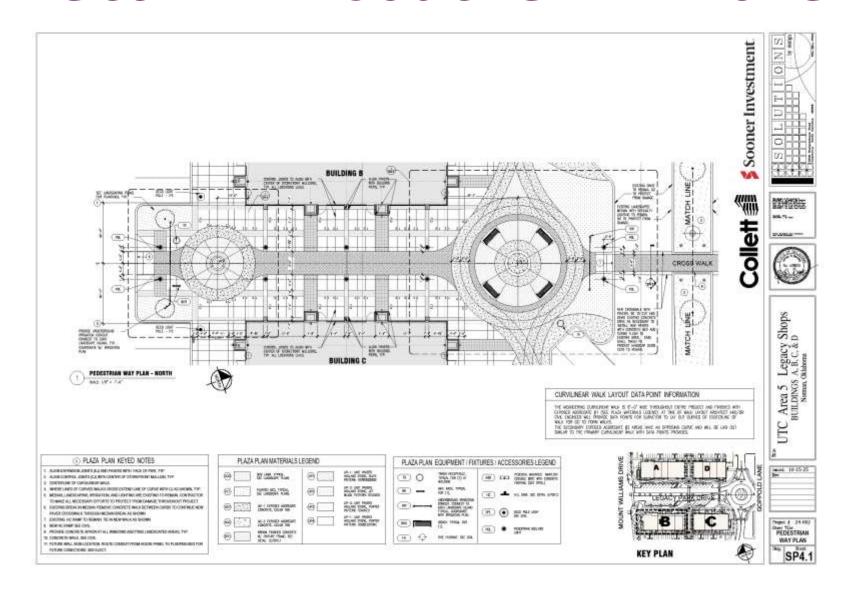
# Legacy Shops Detail (North is up, West

Left)



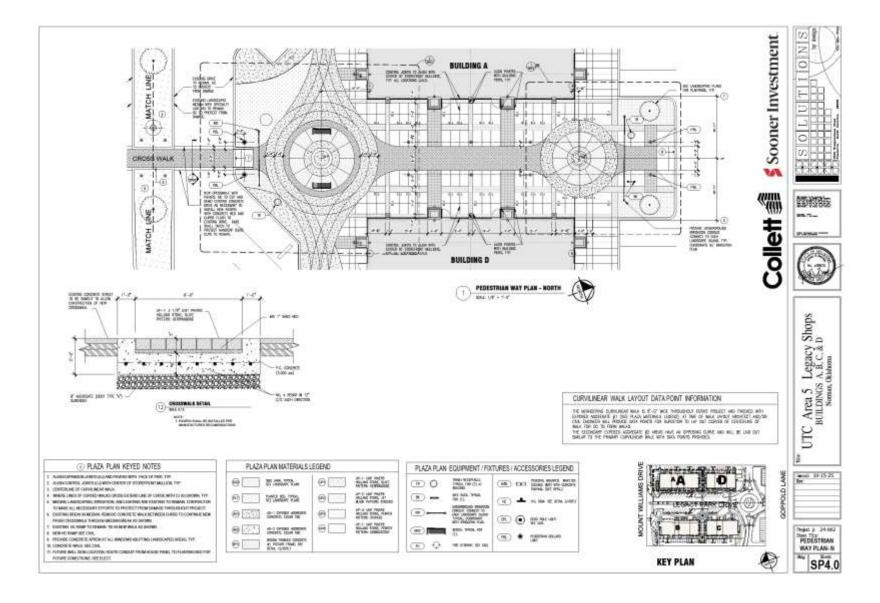
#### Item 3.

### Detail - Southern Promenade

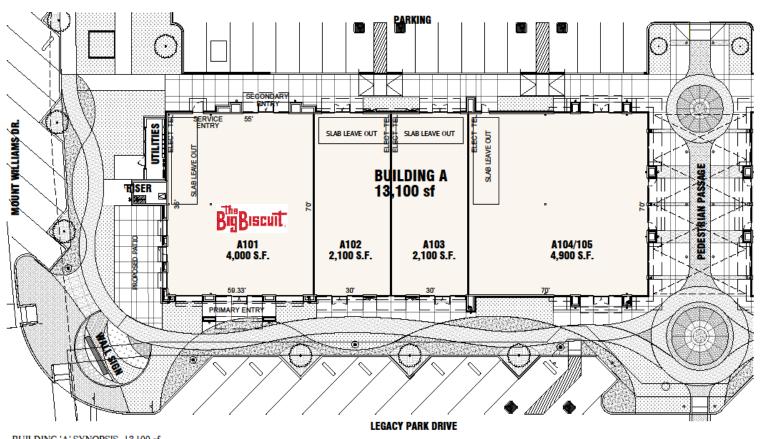


#### Item 3.

### Detail - Northern Promenade



# Detail - "Building A"



BUILDING 'A' SYNOPSIS 13,100 sf LANDLORD PROVIDED ITEMS

TENANT A101: 4.000 sf

INT. FINISH REST GRAY SHELL 1-1/4" LINE ELECT. 600A-120/208V 3 PH ELECT.

WATER SANITARY 4" SAN. SEWER & 4" GREASE COMMUNIC. 1° CONDUIT SUPRESSION TURNED-UP HEADS 1 TON/175 SF

TENANT A102: 2,100 sf

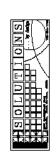
INT, FINISH COLD DARK SHELL 1-1/4" LINE ELECT. 200A-120/208V 3 PH ELECT. WATER 1-1/2 SANITARY 4" SAN, SEWER COMMUNIC. 1° CONDUIT SUPRESSION TURNED-UP HEADS

TENANT A103: 2,100 sf

INT. FINISH COLD DARK SHELL 1-1/4" LINE ELECT. 200A-120/208V 3 PH ELECT. WATER 1-1/2 SANITARY 4" SAN. SEWER COMMUNIC. 1° CONDUIT SUPRESSION TURNED-UP HEADS

TENANT A104/105: 4.900 sf

INT. FINISH COLD DARK SHELL 1-1/4" LINE ELECT. 400A-120/208V 3 PH ELECT. WATER 1-1/2 4" SAN. SEWER SANITARY COMMUNIC. 1° CONDUIT SUPRESSION TURNED-UP HEADS





University Town Center Legacy Shops

PROJECT NO. 24-002.00 Duke: 09-12-25 Sheet Number: LOD A1



# What is Interactive Art and what can it look like?

Interactive public art involves art installations in public spaces that require or allow audience participation, transforming viewers from passive observers into active co-creators whose actions (touch, movement, digital input) directly change the artwork's appearance, sound, or meaning, creating dynamic, responsive experiences that foster community connection and dialogue.

## Key Components

**Participation:** Viewers aren't just looking; they're touching, moving through, contributing to, or influencing the art.

**Responsiveness:** The artwork reacts in real-time to human presence, input, or environmental data, often using sensors or screens.

**Dynamic Experience:** Unlike static art, these pieces evolve, offering unique encounters for each participant and moment.

**Co-creation:** The audience becomes part of the creative process, blurring lines between artist and viewer.

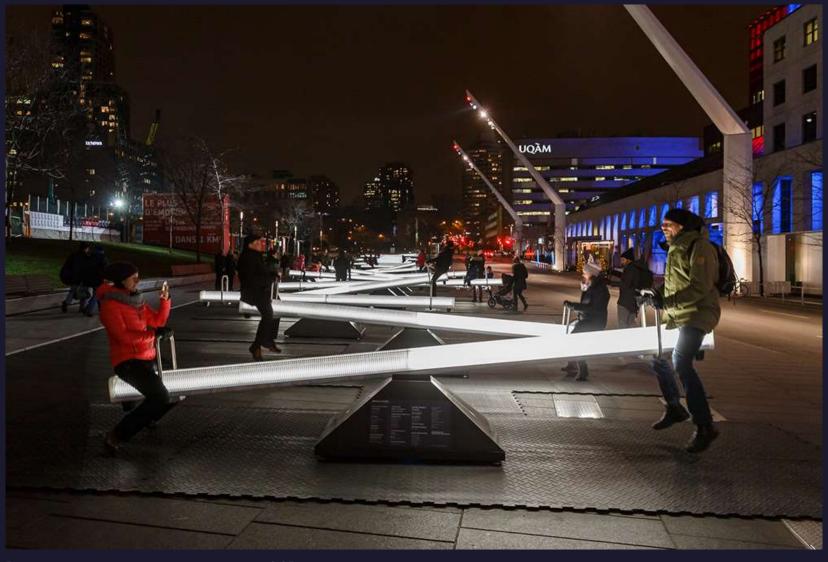
**Technology Integration:** Often uses digital tech (sensors, apps) to enable interaction.

# Goals and Impact:

- Community Building: Fosters shared experiences, dialogue, and a sense of ownership in public spaces.
- Immersive Environments: Turns ordinary locations into engaging, memorable attractions.
- **Social Engagement:** Sparks conversations about place, technology, and community identity.



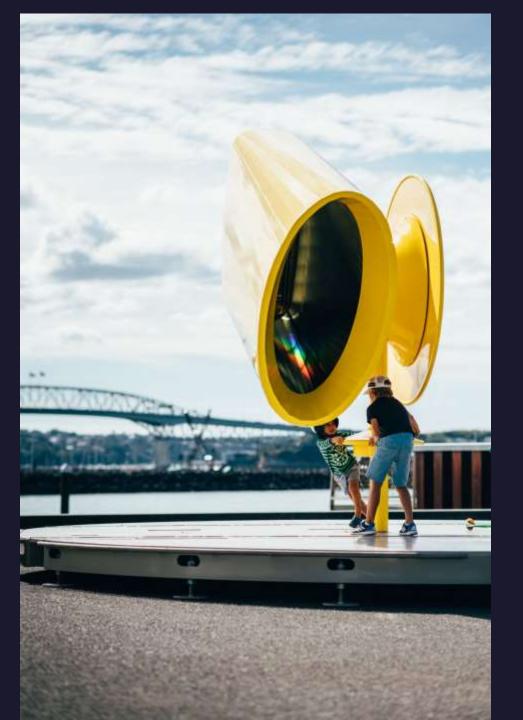
Yuri Suzuki, *Sonic Bloom* LONDON, UK, 2021





**CS Design and Lateral Office**, *Impulse* 

MONTREAL, CANADA, 2015



Shahriar Asdollah-Zadeh, Patrick Loo, Sarosh Mulla, *Rainbow Machine* 

AUCKLAND, NEW ZEALAND, 2012



Jen Lewin, The Pool



Creos, Loop

IOWA CITY, IOWA 2021





HOUSTON, TX 2022

# Approach and Timeline

- January 2026: RFQ posted
- March 2026: Selection Committee Reviews
- April 2026: Site visit with three finalists
- June 2026: Review of Proposals and selection
- July 2026: Contracts sent
- December 2026 July 2027: Installation



# Considerations

- Cost
- Timeline availability
- Upkeep and Maintenance
- Use and feasibility for community
- Safety





# Questions?

Leslie Nottingham
Norman Arts Council
leslie@normanarts.org
405-766-0720

#### 2026 CALENDAR YEAR SCHEDULE OF REGULAR MEETINGS

| City Clerk's Office Use | O Item 6. |
|-------------------------|-----------|
| Monthly Planner         | MA        |
| Municode Calendar       | 100       |
| Meeting Room Calendar   | 100       |

#### **Development Oversight Committee for TIF District 2**

Name of Board/Commission/Committee

| Please enter the date of the | meeting in the DATE col | olumn or type in the following: |
|------------------------------|-------------------------|---------------------------------|
|------------------------------|-------------------------|---------------------------------|

"Meetings scheduled as Needed" in the DATE column.

| DATE     | TIME              | Physical Location                                  |
|----------|-------------------|--|
| 01-20-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 02-17-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 03-17-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 04-21-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 05-19-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 06-16-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 07-21-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 08-18-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 09-22-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 10-20-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 11-17-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |
| 12-15-26 | 1:30PM-<br>2:30PM | Executive Conference Room, 201 W. Gray St., Norman |

| To be complete | ed by person filing notice:  |    |  |  |
|----------------|------------------------------|----|--|--|
|                |                              | ž. |  |  |
| Mana           | Demi-ll- Blands              |    |  |  |
| Name:          | Dannielle Risenhoover        |    |  |  |
|                | City of Norman Finance Dept. |    |  |  |
| Address:       | 225 N. Webster Ave.          |    |  |  |
|                | Norman, OK 73069             | -  |  |  |
| Phone No .     | 405-366-5413                 |    |  |  |

Filed in the office of the Municipal Clerk at 2:40 a.m. p.m. on 12-2-25

Signed: City Cl

<sup>\*</sup>Must be filed prior to December 15, 2025