

**AMENDED**  
**MEETING AGENDA**

**DEVELOPMENT OVERSIGHT COMMITTEE FOR  
TAX INCREMENT FINANCE DISTRICT NO. 2**

**Executive Conference Room  
201 West Gray**

**March 27, 2018  
1:30 P.M.**

- I. Approve Minutes from the February 20, 2018 Meeting
- II. Update and Possible Action on New Businesses and Ongoing Projects
- III. Discussion of Flooding Issues at Robinson and Interstate Drive
- IV. Discussion and Possible Action of City Council Approval of a Resolution to Consider the use of University North Park Tax Increment Finance District funding for the construction of a Senior Citizens Center in the University North Park Project Area.
- V. Financial Reports
- VI. Miscellaneous Comments
- VII. Adjourn

**APPROVE MINUTES FROM  
FEBRUARY 20, 2018 MEETING**

**TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)**

**Executive Conference Room**

**201 WEST GRAY**

**1:30 P.M.**

**February 20, 2018**

The Tax Increment Financing District #2 – University North Park (“UNP TIF”) Oversight Committee met at 1:30 p.m. in the Municipal Building Study Session Room on the 20th day of February, 2018.

**PRESENT:** Chair Fred Walden, Greg Burge, Paula Price, William Wilson, and Ted Smith

**ABSENT:** Members Janese Shepard, Chris Dragg, and Dr. Nick Migliorino

**OTHERS PRESENT:** Anthony Francisco, Finance Director  
Clint Mercer, Chief Accountant  
Kathryn Walker, Assistant City Attorney  
Robert Husky, Citizen  
Jason Brown, Norman Public Schools  
Mack Burke, Norman Transcript

Item 1, being

**APPROVAL OF MINUTES FROM JANUARY 16, 2018**

The meeting was called to order by Chair Walden at 1:35 pm. Walden declared a quorum and a motion was made by Member Smith to approve the minutes, and was seconded by Member Burge. The motion was unanimously approved.

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Item 2, being:

**UPDATE ON OKLAHOMA DEPARTMENT OF TRANSPORTATION AUDIT OF ROCK CREEK OVERPASS PROJECT**

Anthony Francisco stated that the Oklahoma Department of Transportation (ODOT) will audit all of the completed projects that have received shared funding every few years. This compares the engineer’s original estimate of the project with the actual cost of the project, resulting in the City either being refunded or having to pay any additional costs. The audit for the Rock Creek Overpass was completed about a year ago, and the money for the City’s portion of this project came from the

TIF Fund. According to the audit, the City paid about \$518,000 too much to the Department of Transportation for this project.

Chair Walden asked if there has been any further update on the Rock Creek and I-35 on/off ramp. Francisco stated that it is being studied by ODOT, and if the arena project is approved they will require a new traffic impact study.

Jason Brown asked if there was any statute stating how close the engineer's estimate has to come to the actual cost of a finished project. Francisco stated there is no statute, but it is usually pretty close.

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Item 3, being:

UPDATE ON CITY COUNCIL ACTION ON OVER-APPORTIONMENT OF SALES TAX  
(RESOLUTION R-1718-87)

Francisco stated that City Council did approve the transfer of the over-apportionment back to the General Fund and the Capital Fund. This will be approximately \$4.2 million to the General Fund and \$1.1 million to the Capital Fund.

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Item 4, being:

UPDATE REGARDING THE NORTH END AND PROPOSED ENTERTAINMENT DISTRICT

Kathryn Walker stated there is no update from last month.

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Item 5, being:

UPDATE AND POSSIBLE ACTION ON NEW BUSINESSEES AND ONGOING PROJECTS

- i. ENTRYWAY SIGNS
- ii. TERRA APARTMENTS

A list of new businesses was passed out at the meeting. Member Smith stated that Ed Noble Parkway is under bankruptcy right now, but once this is completed it should attract some new business.

Walker stated that the entryway signs cost \$336,000 for the two on the south side, which was split between the developer and the Business Improvement District. There was a replanting of some trees due to some FAA concerns of how tall they would grow in proximity to active runways.

Francisco stated that the Terra Apartments do have a temporary occupancy for one of their buildings and over the next month or so should be ready for tenants.

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Item 6, being

#### DISCUSSION AND POSSIBLE ACTION REGARDING CONSTRUCTION OF CAR DEALERSHIP

Chair Walden asked what types of businesses were allowed in the University North Park district. Francisco stated that he had also remembered it being stated that car dealerships were not going to be allowed in the University North Park district. Kathryn Walker stated that there was nothing in the Project Plan or the zoning Planned Unit Development covenants against car dealerships, but the previous restriction (recalled by Chair Walden and Finance Director Francisco) came from some contractual covenants between Target Corporation; UNP, LLC, the developer for the south half; and UTC, LLC, the developer for the north half of the University North Park development. This covenant restricted car dealerships in certain areas of the development, but not the whole development. All three of these parties agreed to allow Carmax to move to the site within University North Park where the dealership is under construction.

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Item 7, being:

#### DISCUSSION AND POSSIBLE ACTION REGARDING UNP LANDSCAPING

Chair Walden stated that the tree problem was solved with the rain that we have received.

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Item 8, being:

#### FINANCIAL REPORTS

Francisco pointed out the \$518,000 coming back into the TIF Fund from the Rock Creek Overpass audit. Also, this financial report does not reflect the \$5 million over-apportionment correction.

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Item 9, being:

#### MISCELLANEOUS COMMENTS

Member Wilson stated that Hibdon Tires' drains and the surrounding streets were full during this last rain. Why is there a water backup if all of this is new? Francisco stated that we can have one of the engineers come to the next meeting to talk about this problem.

Chair Walden stated that only 16 businesses have closed during the tenure of the TIF. This is a pretty good track record.

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Item 10, being:

#### ADJOURN

The Committee adjourned at approximately 2:00 p.m.

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**DISCUSSION AND POSSIBLE ACTION OF CITY  
COUNCIL APPROVAL OF A RESOLUTION TO  
CONSIDER THE USE OF UNIVERSITY NORTH PARK  
TAX INCREMENT FINANCE DISTRICT FUNDING FOR  
THE CONSTRUCTION OF A SENIOR CITIZENS CENTER  
IN THE UNIVERSITY NORTH PARK PROJECT AREA**



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

File Number: R-1718-98

File ID: R-1718-98	Type: Resolution	Status: Non-Consent Items
Version: 1	Reference: Item 35	In Control: City Council
Department: Legal Department	Cost:	File Created: 02/22/2018
File Name: Rule of Three		Final Action:

**Title:** RESOLUTION R-1718-98: RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, FORWARDING TO THE PROJECT PLAN STATUTORY REVIEW COMMITTEE AND THE NORMAN PLANNING COMMISSION A REQUEST FOR CONSIDERATION OF A CITY COUNCIL RECOMMENDATION THAT CULTURAL FACILITIES FUNDING AUTHORIZED UNDER THE PROJECT PLAN FOR THE NORMAN UNIVERSITY NORTH PARK TAX INCREMENT FINANCING DISTRICT BE USED FOR THE PURPOSE OF PLACING A SENIOR CITIZENS CENTER ON LAND OWNED BY THE UNIVERSITY OF OKLAHOMA LOCATED GENERALLY EAST OF THE YMCA.

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1718-98.

**ACTION TAKEN:** \_\_\_\_\_

**Agenda Date:** 02/27/2018

**Agenda Number:** 35

**Attachments:** Rule of Three - Senior Center, April 17 Public Forum Minutes, R-1718-98

**Project Manager:** Jeff Bryant, City Attorney

**Entered by:** ellen.usry@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	02/27/2018					

### Text of Legislative File R-1718-98

#### Body

INFORMATION: Section 2-101(e) of Chapter 2 of the Norman Code of Ordinances states "The City Manager shall be required to place policy and budget items on the Agenda of the City Council Meetings when three (3) Councilmembers request it." This item has been submitted as a "Rule of Three" request by Councilmembers Bierman, Hickman, Karjala, and Wilson.

The request from the Council members is attached. Please also find attached a Resolution prepared in accordance with the requested asking that a proposal to use \$8.75 million of authorized Project Cost for Cultural Facilities be used to construct a Senior Center on land owned by the University of Oklahoma that is generally east of the YMCA. The 2008 Project Plan Amendment required use of the \$8.75 million Cultural Facilities



authorization to be reviewed and approved by the UNP TIF Statutory Review Committee. Last time a matter went back to the Statutory Review Committee for review and comment the Council adopted a detailed Resolution to provide a historical background of the UNP TIF from its adoption to date. I have included that type of information in the Resolution. Staff will be available at the meeting to respond to Council questions or comments.

February 20, 2018

OFFICE OF  
CITY MANAGER  
FEB 20 2018

**VIA HAND DELIVERY**

City of Norman  
Attn: Steve Lewis  
201 W. Gray Street  
Norman, OK 73070

**RE: Senior & Cultural Facility**

Dear Steve:

The undersigned respectfully request the City staff prepare the necessary documentation to immediately present for consideration by City Council a determination that a 21<sup>st</sup> Century Stand Alone Senior Center be considered a Cultural Facility as provided for in the University North Park Increment Financing District ("TIF2"). The undersigned believe that such a senior facility can provide a multigenerational cultural experience for our community by providing a facility that hosts arts, dance, theatre, creative writing, architecture, crafts, music, folk arts, and other related cultural opportunities and experiences, to include exhibitions of any of the arts and cultural disciplines in the senior center or by providing space for exhibitions of arts and cultural items in partnership with other facilities in our community (e.g., Firehouse Art Center). Further, we request that staff ensure that the approximately \$8,750,000 identified in Ordinance 0809-8 amending Ordinance 0506-66 be secured as a source of funding for a Senior & Cultural Facility. To ensure compliance with TIF2, we further request that staff ensure that the site for the Senior Cultural Facility be identified as the location previously secured by agreement with the University of Oklahoma in the north base airport near the existing YMCA.

To ensure the efficient use of staff resources, we request that a resolution addressing this proposed objective be prepared and placed on the City Council February 27, 2018 agenda for consideration by the full council.

In sum, it is our request that City staff: (1) Prepare a resolution for presentation to City Council on February 27, 2018 addressing the documentation and direction provided herein. If said Resolution garners a majority vote, staff would (1) Prepare the necessary documentation to authorize a Senior & Cultural Facility in accordance with the TIF2 agreements; (2) secure the funding for this Senior & Cultural Facility as identified for cultural facilities or other project costs pursuant to the TIF2 agreements and process requirements; and (3) confirm that the site near the YMCA qualifies under the TIF2 agreements for TIF2 funding for a Senior & Cultural Facility.

If you have any questions, please feel free to contact any of the undersigned.

Best,

  
Aleisha Karjala

  
Sereta Wilson

Best,

  
Bill Hickman

  
Kate Bierman

**MINUTES  
CITY COUNCIL PUBLIC FORUM**

**April 17, 2012**

The City Council of the City of Norman, Cleveland County, State of Oklahoma, attended a Public Forum at 6:43 p.m. in the Municipal Building Council Chambers on the 17th day of April, 2012, and notice of the meeting was posted at the Municipal Building at 201 West Gray 48 hours prior to the beginning of the meeting. The City of Norman is hosting a Public Forum to discuss and receive public input regarding a cultural facility to be located in University North Park Tax Increment Finance District (UNPTIF). Although this forum is not a regularly scheduled meeting of Council, a quorum of Council was present; therefore, a summary of the forum is hereby recorded as required by the Open Meeting Act.

**PRESENT:**

Councilmembers Dillingham, Gallagher, Griffith, Kovach, Lockett, Spaulding, Mayor Rosenthal

**ABSENT:**

Councilmembers Ezzell and Quinn

**COUNCIL DISCUSSION AND PUBLIC INPUT REGARDING A CULTURAL FACILITY TO BE LOCATED IN UNIVERSITY NORTH PARK TAX INCREMENT FINANCE DISTRICT.**

Mayor Rosenthal emphasized that this was not a decision-making meeting and not all potential projects were represented this evening. She said it is hoped that some ideas will come out of tonight's meeting that Council can evaluate in terms of partnerships, return on investment and value to the community, and fulfilling expectations of the UNPTIF.

Ms. Kathryn Walker, Assistant City Attorney, provided background information about the UNPTIF and Project Plan outlining how the TIF is to operate, specifically, as to cultural facilities. The major goals of the UNP were two-fold; the development of UNP was to support a development attracting visitors from across the state and region to this unique retail, restaurant, and lifestyle center destination spot and be a significant economic development component in the northern portion of the projected area. She said the project plan adopted in 2006 set forth the following objectives:

- Construct a conference center and accompanying museums and other cultural facilities;
- To stimulate private commitments to invest in the Project Area;
- To serve as a catalyst for expanding employment, and to attract major investment in the area; and
- To preserve and enhance the tax base and make possible investment, development, and economic growth.

She said \$16.5 million was allocated in the original Project Plan to be used specifically for a Conference Center and Cultural Facility. She said in 2007 the City of Norman contracted with John Q. Hammons who operates Embassy Suites to build a hotel with a conference center attached with plans for the City to purchase that conference center for \$15 million. She said in 2008, the City had the opportunity to build the Rock Creek Overpass which had been proposed but not approved by the Oklahoma Department of Transportation. When that opportunity became available, the City was released from the obligation to purchase the conference center and there was a Project Plan amendment allowing a portion of those funds, \$7.75 million, to be reallocated for the Rock Creek Overpass Project leaving a balance of \$8.75 million for the Cultural Facility component. She said it was important to note that this did not mean there was money in the bank, it is part of the Project Plan and any funds spent would have to be supported by revenues created in the TIF. She said the Project Plan does not provide a lot of guidance in what a cultural facility can be. Funding is generated within the Tax Increment District and a portion of the sales tax and ad valorem tax growth generated in the District is set aside for public improvements within the TIF Project

Area. The Project Area eligible for public improvements extends north from Robinson Street to Tecumseh Road and extends east from the west side of I-35 to Highway 77.

Mr. Chuck Thompson, 4519 Chukkar Court, said he was on the original 15 member Community TIF Committee appointed to formulate the Project Plan and after that a Statutory TIF Oversight Committee was organized that included representatives from Norman Public Schools, Cleveland County, and Moore-Norman Technology Center, and two at-large members and he was appointed as an at-large member. He said when the City was released from the obligation to purchase the conference center from John Q. Hammons, the Statutory TIF Committee considered this a great opportunity to have the Rock Creek Overpass constructed. The intent of the TIF District was to provide opportunities to bring visitors to Norman that would not have come here otherwise and create revenue, ad valorem taxes, economic development, and jobs that otherwise would not have existed. He said the suggested cultural amenities at that time were an International Gymnastics Hall of Fame, the National Weather Museum, and the Pisces Project. He said speaking for the committee, they wanted the City Council to take whatever steps appropriate to evaluate the proposed opportunities with a special view towards what kinds of unique and new revenues could come. He said one of the key elements of the Committee's decision to agree with the release of the funds to pay for the overpass was looking at the number of room nights, incremental sales tax increases, and allow any project that would to come forward to take advantage of the funding with Council and the Statutory Committee measuring those projects using this criteria.

Councilmember Kovach said since some of the criteria was bringing in new jobs, he asked what the Norman Economic Development Coalition felt would be the kind of cultural facility that might help sell Norman to a potential employer. Mr. Don Wood, Executive Director of Norman Economic Development Coalition, said the economic development side of this is taken care of with the TIF Element in the Project Plan and there are adequate funds to be able to do what needs to be done to develop the north side of the business park. He said he has also been involved in several projects and recently had been contacted by the National Cheerleading Association about a Cheerleading venue and the number of room nights generated by this type of event is staggering.

Councilmember Gallagher asked what employers were looking for when moving to a location and Mr. Wood said executives are looking for a quality of life, a uniqueness that does not exist in other communities. He said those who live here are looking for what benefits them. He said he wished funding was available to do more than one project because several projects would contribute to the lifestyle of those who lived here and others would attract tourists.

The Mayor opened the podium to anyone who wanted to speak or make a suggestion.

Items submitted for the record

1. PowerPoint presentation entitled, "University Norman Park Tax Increment Financing District, Cultural Facility Component, Public Forum, dated April 17, 2012
2. Brochure entitled "Norman Swim Center and Water Park, a Proposal of the Pisces Project"
3. Flyer entitled "The National Weather Museum and Science Center Looking for a Home!"
4. Brochure entitled "National Weather Museum and Science Center Sponsorship Opportunities"

**Participants in discussion**

1. Ms. Nancy Yoch, 617 Okmulgee Street, in support of an Aquatic Center
2. Ms. Ann Schroeder, 1128 Pinehurst Drive, in support of an Aquatic Center
3. Mr. Edward Schrems, 945 Mockingbird Lane, in support of an Aquatic Center
4. Ms. Diane Moershel, 31228 Western Avenue, in support of an Aquatic Center
5. Ms. Ana Gonzales, 302 Willow Branch Road, in support of an Aquatic Center
6. Mr. Sam McAdams, 4216 Brownwood Lane, in support of an Aquatic Center
7. Mr. Don Wood, Executive Director of the Norman Economic Development Coalition
8. Ms. Sue Schrems, 945 Mockingbird Lane, in support of an Aquatic Center
9. Mr. Mark Campbell, Post Office Box 3053, in support of an Aquatic Center
10. Mr. David Hopper, 1620 Oriole Drive, in support of a Weather Museum
11. Ms. Alva Brockus, 1228 Leslie Lane, in support of an Aquatic Center
12. Mr. Korey Nunno, 212 Waterfront Drive, in support of an Aquatic Center
13. Mr. Mark McCurdy, 4601 Greystone Court, in support of an Aquatic Center
14. Mr. John Dyer, 4101 Colchester Court, in support of an Aquatic Center
15. Mr. Steven Tyler Holman, in support of an Aquatic Center and suggested an aquarium
16. Mr. Stephen Koranda, Executive Director of the Norman Convention and Visitors Bureau, 2424 Springer Drive, Suite 170, in support of an Exhibition Hall
17. Ms. Jeanette Coker, 620 East Main Street, asked questions
18. Mr. Kent Nicholson, 2643 South Pickard Avenue, in support of an Aquatic Center

The meeting adjourned at 8:10 p.m.

ATTEST:

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City Clerk

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Mayor

RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN FORWARDING TO THE PROJECT PLAN STATUTORY REVIEW COMMITTEE A REQUEST FOR CONSIDERATION OF A CITY COUNCIL RECOMMENDATION THAT CULTURAL FACILITIES FUNDING AUTHORIZED UNDER THE PROJECT PLAN FOR THE NORMAN UNIVERSITY NORTH PARK TAX INCREMENT FINANCING DISTRICT BE USED FOR THE PURPOSE OF PLACING A SENIOR & CULTURAL CENTER ON LAND OWNED BY THE UNIVERSITY OF OKLAHOMA LOCATED GENERALLY EAST OF THE YMCA.

- § 1. WHEREAS, the City Council of the City of Norman ("Council") adopted Resolution R-0405-95, September 13, 2005, authorizing the Mayor to appoint a Norman University North Park Project Plan Statutory TIF Review Committee ("Statutory Review Committee"), as allowed under the Local Development Act, 62 Okla. Stat. §851, to consider, among other things, the impact on the taxing jurisdictions of possible creation of a tax increment financing district to facilitate economic development of property located north of Robinson Street, east of Interstate 35, and south of Tecumseh Road in the City of Norman; and
- § 2. WHEREAS, the taxing jurisdictions appointed their respective representatives and the Mayor, as Chair of the Statutory Review Committee submitted a list of seven persons from whom the Statutory Review Committee later elected three members at large on March 28, 2006, in accordance with the Local Development Act; and
- § 3. WHEREAS, the Statutory Review Committee unanimously approved the Project Plan on April 27, 2006, which recommended financing authorization of up to \$54.725 million in Project Costs consisting of the following Estimated Project Costs: 1.a Traffic and Roadway Improvements, \$10.5 million; b. Legacy Park, \$7.5 million; c. Engineering, Legal and other Professional fees, \$1.75 million; d. Contingency, \$1.975 million; 2.a. Conference Center and Cultural Facilities Costs, \$15 million; b. Contingency, \$1.5 million; 3.a. Lifestyle Center Costs, \$7.5 million; b. Contingency, \$750,000; 4.a. Economic Development Costs, \$7.5 million; b. Contingency, \$750,000; and
- § 4. WHEREAS, the Planning Commission for the City of Norman on May 4, 2006, unanimously recommended and approved the Project Plan as presented by the Statutory Review Committee and determined the Project Plan was in conformance with the Comprehensive Plan of the City of Norman; and





- § 5. WHEREAS, the Council adopted the Project Plan as presented by the Statutory Review Committee on May 23, 2006; and
- § 6. WHEREAS, on April 23, 2007 the Oklahoma Department of Transportation (ODOT) offered the City of Norman up to \$4 million in matching funding for the construction of an overpass of Interstate 35 at Rock Creek Road provided the City secured funding sources for the remainder of the overpass construction costs; and
- § 7. WHEREAS, on February 25, 2008, the Hotelier who was constructing the Hotel/Conference Center under Development Agreement No. 2 offered to the City of Norman to complete said construction and to waive the requirement that the City consider purchasing the Conference Center for \$15 million in consideration of a portion of the authorized Project Costs under the Project Plan originally designated for the Conference Center purchase being reallocated to partially fund an overpass of Interstate 35 at Rock Creek Road in order to provide another roadway connection across I-35 into the UNP TIF Project enhancing traffic flows at almost all the intersections associated with the UNP TIF Project; and
- § 8. WHEREAS, with the Hotelier's commitment to finish construction of the Hotel/Conference Center without the use of TIF funding, an Objective of the Project Plan was satisfied; and
- § 9. WHEREAS, Section IX (A)(2) of the Project Plan relating to Conference Center and Cultural Facilities Costs provides "To the extent such fund has not been so utilized by January 1, 2021, or to the extent such a Conference Center, museums or other similar cultural projects are funded through other sources, the funding authorization may be reallocated to other Project Costs", allowing such fund authorization not used for the Conference Center to be reallocated to Cultural Facilities or other Project Costs; and
- §10. WHEREAS, the Council believed such a reallocation of the \$7.75 million authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan to the Traffic and Roadway Improvement component of the Project Plan for the partial funding of the overpass of I-35 at Rock Creek Road to be consistent with the original Project Plan, and in furtherance of the Objectives of the Project Plan, and forwarded the recommendation to the Statutory Review Committee and Planning Commission for consideration; and
- §11. WHEREAS, in addition to reallocation of the \$7.75 million authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan to the Traffic and Roadway Improvement component of the Project Plan for the partial funding of the overpass of I-35 at Rock Creek Road, the Council also asked the Statutory Review Committee to consider that the remaining \$8.75 million of funding authorization in the Conference Center and Cultural Facility component of the UNP TIF be reduced by 50%

(\$4.375 million), effectuating an overall reduction of the total UNP TIF funding authorization of almost 8%, and that \$4.375 million of funding authorization originally allocated to the Conference Center and Cultural Facilities component of the UNP TIF be allowed to remain in the Project Plan for allocation to Cultural Facilities or other Project Costs; and

- §12. WHEREAS, the Statutory Review Committee and the Planning Commission reviewed the requested amendment to the Project Plan and recommended that the a \$7.75 million portion of the authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan be reallocated to the Traffic & Roadway Improvement component of the Project Plan for partial funding of the overpass at I-35 and Rock Creek Road, and that \$8.75 million remain in the Cultural Facilities component of the Project Plan; and
- §13. WHEREAS, the Statutory Review Committee also recommended that a proposed use of the \$8.75 million authorization for Cultural Facilities be brought back to the Statutory Review Committee for review and recommendation as indicated by the following language:

"In addition, the remaining original allocation for Conference Center and Cultural Facilities Costs of \$8,750,000 may be used to fund cultural facilities or other Project Costs in furtherance of the objectives of the Project Plan as set out in Section IV but only upon review and approval by the Statutory TIF Review Committee"

With the principal objectives in Section IV of the Project Plan and Increment District No. 2 being:

- A. To create the Lifestyle Center, designed to foster the quality of development at University North Park and to facilitate the creation of a retail environment that will be a regional draw of retail customers to Norman.
- B. To create Legacy Park, with appropriate memorials, a substantial lake/water feature, and destination restaurants and boutique shops, together with the extension of the Legacy Trail system, quality public art, trees, and extensive landscaping throughout University North Park.
- C. To construct a conference center, and accompanying museums and other cultural facilities, in order to secure a first-class hotel.
- D. To attract quality jobs through economic development activities in order to recruit businesses not currently located in Norman and to provide quality employment opportunities in Norman.



- E. To stimulate private commitments to invest in the Project Area.
  - F. To reverse a long-standing condition of arrested economic development, to serve as a catalyst for expanding employment, and to attract major investment in the area.
  - G. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.
- §14. WHEREAS, City Council accepted the recommendation of the Statutory Review Committee and the Planning Commission when it adopted Ordinance O-0809-8 on August 26, 2008, amending the Project Plan, thereby providing for the following financing authorization of up to \$54.725 million in Project Costs consisting of the following Estimated Project Costs: 1.a(1) Traffic and Roadway Improvements (Development Agreement No. 1) \$11.55 million, (2) Rock Creek Overpass \$7.75 million; b. Legacy Park, \$8.25 million; c. Engineering, Legal and other Professional fees, \$1.75 million; d. Unallocated Contingency, \$175,000; 2. Conference Center and Cultural Facilities Costs, \$8.75 million; 3. Lifestyle Center Costs, \$8.25 million; 4. Economic Development Costs, \$8.25 million; and
- § 15. WHEREAS, since its approval in 2006 through the end of calendar year 2017 the UNP TIF District has generated over \$200 million in private investment into the district which has resulted in the generation of over \$72.66 million in collected sales taxes providing \$9.32 million in dedicated Public Safety Sales Taxes, \$2.34 million in dedicated Norman Forward Sales Taxes, \$31.12 million in sales taxes to the General Fund and Capital Fund, \$24.91 million in sales taxes to UNP TIF Project Costs, \$4.98 million in sales taxes to UN P TIF Economic Development projects, and \$16.94 million in ad valorem taxes of which 50%, or \$8.47 million was disbursed to the taxing jurisdictions and an equal amount was available for Project Costs for total incremental revenue for Project Costs being \$38.36 million in the first ten years of the life of the UNP TIF District; and
- § 16. WHEREAS, authorized, but not committed components of the Project Plan include the construction of Cultural Facilities using \$8.75 million in financing authorization; and
- §17. WHEREAS, on December 19, 2017, the City Council approved an Exchange Agreement with the University of Oklahoma that provides, among other things, a long-term lease of land owned by the University of Oklahoma which is located generally east of the YMCA on which the City intends to utilize to construct some or all of Norman Forward projects designated as the Multi-sport facility, the Aquatics facility, and the Senior Citizens Center; and

- §18. WHEREAS, the Board of Regents of the University of Oklahoma are scheduled to consider the Exchange Agreement at its regular meeting in March of 2018, which if approved, provided for a closing of the contemplate exchange of property and execution of the long-term lease no later than sixty (60) days following approval of the Exchange Agreement; and
- §19. WHEREAS, the citizens of Norman have voted twice in support of a senior citizens center but, the City has not identified site and funding for a stand-alone senior center; and
- §20. WHEREAS, the citizens of Norman voted for a 2008 GO Bond Funding authorization for a senior center but said bonds have not been issued, which, if issued for a senior center, would result in a property tax increase; and
- §21. WHEREAS, in 2015, the citizens of Norman voted for the NORMAN FORWARD Temporary Sales Tax (“NORMAN FORWARD”), which includes a senior center as a project; and
- §22. WHEREAS, NORMAN FORWARD did not include a budget for the costs to construct a senior center and no funds are available in NORMAN FORWARD for the construction of a senior center; and
- §23. WHEREAS, Council envisions a senior center that provides a multi-generational cultural experience for our community (the “Senior & Cultural Center”), which shall serve as a quality of life initiative for Norman that may serve as a catalyst for expanding employment, to attract major investment in the area, and to preserve and enhance the tax base and make possible investment, development, and economic growth that may otherwise be difficult; and
- §24. WHEREAS, the proposed site for the Senior & Cultural Facility is adjacent to two NORMAN FORWARD projects – the Indoor Aquatic Center and the Indoor Multi-Sports Facility, which provide opportunities for multi-generational programs as well as easy access to NORMAN FORWARD facilities for seniors; and
- §25. WHEREAS, the Council proposes, and would like to forward to the Statutory Review Committee for consideration, that the \$8.75 million of funding authorization for Project Costs allocated to the Cultural Facilities be utilized to fund a Senior Citizens Center to be located on land generally east of the YMCA currently proposed to be leased on a long term basis to the Norman Municipal Authority by the University of Oklahoma, said UNP TIF funding authorization to be in place of 2008 GO Bond funding authorization for a Senior Center through renovation of the current Central Library located on Webster Ave and in place of Senior Center funding authorization from the 2015 Norman Forward Temporary Sales Tax as set out in Ordinance O-1516-5; and


NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA;

- §26. That the City Manager and the staff are hereby directed to forward to the Norman University North Park Project Plan Statutory TIF Review Committee for consideration this Resolution and the Rule of 3 Request containing the Council's proposal that the \$8.75 million of funding authorization for Project Costs allocated to the Cultural Facilities be utilized to fund a Senior & Cultural Center to be located on land generally east of the YMCA currently proposed to be leased on a long term basis to the Norman Municipal Authority by the University of Oklahoma, said funding to be in place of 2008 GO Bond funding authorization for a Senior Center through renovation of the current Central Library located on Webster Ave and in place of funding authorization for a Senior Center from the 2015 NORMAN FORWARD Temporary Sales Tax; and
- §27. That the Norman University North Park Project Plan Statutory TIF Review Committee is hereby requested to convene for the purpose of considering the Council's proposal for the Senior & Cultural Center and the goals and objectives of the Norman University North Park Project Plan; and
- §28. That the Mayor, as chair of the Norman University North Park Project Plan Statutory TIF Review Committee, is hereby authorized to contact the ad valorem taxing jurisdictions to confirm or designate their authorized representation on the Committee, and to take appropriate steps to select representatives to represent the public at large as required by the Local Development Act.
- §29. That the Norman University North Park Project Plan Statutory TIF Review Committee shall make a recommendation to the City Council of the City of Norman as to the appropriateness of the proposal for the Senior & Cultural Center no later than April 10, 2018 unless otherwise requested by the Committee for good cause, in relation to the goals and objectives of the Norman University North Park Project Plan.

PASSED and ADOPTED this 27<sup>th</sup> day of Feb., 2018.

  
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Mayor

ATTEST:



City Clerk



## **FINANCIAL REPORTS**

Expenses From Fund 57:

As of the End of Period 8 (February) - FY18

	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	Pd 8 FY18	Total
<b>Project Costs:</b>													
Project UT0001 - 24th NW & Conf. Ctr. Dr. Signal	-	138,018.20	15,335.36	-	-	-	-	-	-	-	-	-	153,353.56
Project UT0002 - I35 Frontage/24 NW Imp	343,807.00	678,141.09	-	-	-	-	-	-	-	-	-	-	1,021,948.09
Project UT0004 - Developer Reimbursement	-	-	765,149.76	-	765,149.76	-	-	-	-	-	-	-	1,530,299.52
Project UT0005 - 24th & Rock Crk Intersection	-	-	-	41,082.50	300,990.54	395,290.72	4,714.90	-	-	-	-	-	742,058.66
Project UT0006 - Legacy Pk Dr & 24th Intersection	-	-	-	36,043.75	-	-	584,454.58	-	-	-	-	-	720,498.33
Project UT0003 - Rock Creek Overpass	-	-	4,282,377.02	1,361,241.00	12,417.11	4,600.00	-	-	-	-	-	(518,512.00)	5,142,323.13
Project UT0007 - Robinson/I35 NE Ramp	-	-	-	-	52,850.00	1,770,532.38	11,271.00	-	-	97,949.58	-	-	1,932,602.96
Project UT0008 - Economic Development	-	-	-	-	102,266.13	116,015.74	118,583.32	140,955.94	237,115.93	283,808.45	2,884,843.31	207,560.85	4,090,747.67
Project UT0009 - Interstate Dr. East Extens	-	-	-	-	-	-	-	569,552.12	3,084,506.34	14,223.24	12,740.00	-	3,681,021.70
Project UT0010 - UNP Master Lighting Plan	-	-	-	-	-	-	-	20,872.00	-	-	-	-	38,000.00
Project UT0011 - Robinson West/Crossroads	-	-	-	-	-	-	100,590.48	85,009.52	-	-	26,061.49	98,024.22	309,685.71
Project UT0012 - 24th/NW & Radius Intersection	-	-	-	-	-	-	-	-	-	18,040.00	862,981.18	-	881,021.18
Project UT0013 - UNP TIF Entry Sign (BID)	-	-	-	-	-	-	-	-	-	-	13,390.00	352,254.05	365,644.05
Project UT0015 - 24th & Flood @ Tecumseh In	-	-	-	-	-	-	-	-	-	-	-	117,485.17	117,485.17
Project UT0014 - UNP Master Land Use Plan	-	-	-	-	-	-	-	-	-	-	5,053.58	5,000.00	10,053.58
Project UT0008 - Legacy Park	-	24,250.00	189,117.00	50,770.89	-	-	918,044.82	3,024,398.17	2,558,507.66	256,621.26	-	-	7,021,709.80
Project UT0009 - Transportation Improv	-	-	12,250.00	-	-	-	-	-	-	-	-	-	12,250.00
<b>Total Project Costs to Date</b>	<b>343,807.00</b>	<b>840,409.29</b>	<b>5,264,229.14</b>	<b>1,489,118.14</b>	<b>1,233,673.54</b>	<b>2,286,638.84</b>	<b>1,858,531.10</b>	<b>3,837,043.75</b>	<b>5,880,129.93</b>	<b>670,440.53</b>	<b>3,804,869.58</b>	<b>261,792.29</b>	<b>27,770,883.11</b>
<b>Interest Expense:</b>													
Loan Interest	-	-	-	112,487.08	194,057.53	208,590.56	227,364.30	434,020.52	528,808.11	499,276.50	467,844.00	226,575.75	2,899,024.35
<b>Internal Transfers:</b>													
Internal Transfers	144,266.00	-	142,583.00	-	34,537.70	-	-	-	-	-	-	-	321,386.70
<b>Issue Costs:</b>													
Issue Costs	-	-	411,850.00	-	-	-	250,000.00	260,725.00	-	-	-	-	922,575.00
<b>Services &amp; Maintenance:</b>													
Services & Maintenance	-	-	-	-	9,971.13	8,903.29	10,516.48	160,634.52	312,511.37	380,002.85	493,675.31	304,137.21	1,680,352.16
<b>Total</b>	<b>488,073.00</b>	<b>840,409.29</b>	<b>5,818,662.14</b>	<b>1,601,605.22</b>	<b>1,472,238.90</b>	<b>2,504,132.69</b>	<b>2,348,411.88</b>	<b>4,892,423.79</b>	<b>6,721,449.41</b>	<b>1,549,719.88</b>	<b>4,766,388.87</b>	<b>792,505.25</b>	<b>33,594,021.32</b>
<b>Loan Principal Repayments</b>	-	1,070,914.00	114,188.00	-	-	400,000.00	425,000.00	13,735,000.00	750,000.00	800,000.00	650,000.00	1,000,000.00	19,145,102.00
<b>Balance @ 2/28/18</b>													
2013 Series Note Balance (3.81%, Due 9/1/2023)	10,815,000.00												
<b>Funds Available for Loan Payoff:</b>													
Escrow Balances (Bank of Oklahoma unless otherwise noted):													
Principal Fund	626,220.48												
Interest Fund	210,888.11												
Revenue Fund	15,876,577.70												
Reserve Fund	1,500,000.00												
	(7,196,466.27)												
Economic Development	1,486,297.65												
Economic Development - Republic Bank	193,994.15												
	1,680,292.00												

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 \$841,700

4 - Includes audit expenses; county assessor valuation fees; and 3% indirect assessment for city staff services.

5 - Includes \$44,575.24 legal fee reimbursement to General Fund and \$57,690.89 in NEDC loan interest.

6 - NEDC loan interest.

7 - Return of funds from ODOT

	<b>Since Inception</b>
Sales Taxes	30,611,333
Property Taxes	9,805,924
Other	1,594,353
Bond/Loan Proceeds	29,960,102
<b>Total Cash In</b>	<b>71,971,712</b>
Project Payments	27,770,883
Other Payments	2,924,314
Interest Payments	2,899,024
Principal Payments	19,145,102
<b>Total Cash Out</b>	<b>52,739,123</b>
<b>Total Cash</b>	<b>19,232,589</b>
Cash @ City	(461,190)
Cash @ Trustee	19,693,778
<b>Total Cash</b>	<b>19,232,588</b>

Norman TIF District No. 2

(University North Park Project)

Actual Sales Tax Receipts - After Transfer Adjustments

Month Collected By Vendor	Month Received By City	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Net Sales Tax	Transfer Adjustment (TA)	Dedicated TA	Net TA	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)*	50% Portion to TIF Projects	10% Portion to TIF Econ. Devel.
Oct-06	Dec-06	<u>177,245.00</u>				<u>(72,846.00)</u>			<u>104,399.00</u>	<u>41,759.60</u>	<u>62,639.40</u>	<u>52,199.50</u>	<u>10,439.90</u>
Calendar Year 2006		177,245.00				(72,846.00)			104,399.00	41,759.60	62,639.40	52,199.50	10,439.90
Nov-06	Jan-07	177,905.00				(93,979.00)			83,926.00	33,570.40	50,355.60	41,963.00	8,392.60
Dec-06	Feb-07	280,048.00				(180,210.00)			99,838.00	39,935.20	59,902.80	49,919.00	9,983.80
Jan-07	Mar-07	157,033.00				(70,875.00)			86,158.00	34,463.20	51,694.80	43,079.00	8,615.80
Feb-07	Apr-07	135,053.00				(72,124.00)			62,929.00	25,171.60	37,757.40	31,464.50	6,292.90
Mar-07	May-07	172,459.00				(82,102.00)			90,357.00	36,142.80	54,214.20	45,178.50	9,035.70
Apr-07	Jun-07	119,464.00				(60,502.00)			58,962.00	23,584.80	35,377.20	29,481.00	5,896.20
May-07	Jul-07	138,214.00				(61,380.00)			76,834.00	30,733.60	46,100.40	38,417.00	7,683.40
Jun-07	Aug-07	168,891.00				(81,201.00)			87,690.00	35,076.00	52,614.00	43,845.00	8,769.00
Jul-07	Sep-07	138,888.00				(55,899.00)			80,989.00	32,395.60	48,593.40	40,494.50	8,098.90
Aug-07	Oct-07	153,295.00				(71,429.00)			81,866.00	32,746.40	49,119.60	40,933.00	8,186.60
Sep-07	Nov-07	177,611.00				(42,700.00)			134,911.00	53,964.40	80,946.60	67,455.50	13,491.10
Oct-07	Dec-07	<u>175,236.00</u>				<u>(50,623.00)</u>			<u>124,613.00</u>	<u>49,845.20</u>	<u>74,767.80</u>	<u>62,306.50</u>	<u>12,461.30</u>
Calendar Year 2007		1,992,097.00				(923,024.00)			1,069,073.00	427,629.20	641,443.80	534,536.50	106,907.30
Nov-07	Jan-08	253,604.00				(64,145.00)			189,459.00	75,783.60	113,675.40	94,729.50	18,945.90
Dec-07	Feb-08	375,925.00				(146,074.00)			229,851.00	91,940.40	137,910.60	114,925.50	22,985.10
Jan-08	Mar-08	205,250.00				(51,285.00)			153,965.00	61,586.00	92,379.00	76,982.50	15,396.50
Feb-08	Apr-08	218,218.00				(53,458.00)			164,760.00	65,904.00	98,856.00	82,380.00	16,476.00
Mar-08	May-08	278,469.00				(64,101.00)			194,368.00	77,747.20	116,620.80	97,184.00	19,436.80
Apr-08	Jun-08	225,613.00				(69,538.00)			156,075.00	62,430.00	93,645.00	78,037.50	15,607.50
May-08	Jul-08	251,184.00				(63,504.00)			187,680.00	75,072.00	112,608.00	93,840.00	18,768.00
Jun-08	Aug-08	279,324.00				(83,575.00)			195,749.00	78,299.60	117,449.40	97,874.50	19,574.90
Jul-08	Sep-08	233,950.00				(58,428.00)			175,522.00	70,208.80	105,313.20	87,761.00	17,552.20
Aug-08	Oct-08	271,437.00				(70,014.00)			201,423.00	80,569.20	120,853.80	100,711.50	20,142.30
Sep-08	Nov-08	290,589.00				(97,749.00)			192,840.00	77,136.00	115,704.00	96,420.00	19,284.00
Oct-08	Dec-08	<u>289,857.00</u>				<u>(74,416.00)</u>			<u>215,441.00</u>	<u>86,176.40</u>	<u>129,264.60</u>	<u>107,720.50</u>	<u>21,544.10</u>
Calendar Year 2008		3,173,420.00				(916,287.00)			2,257,133.00	902,853.20	1,354,279.80	1,128,566.50	225,713.30
Nov-08	Jan-09	397,202.00				(99,155.00)			298,047.00	119,218.80	178,828.20	149,023.50	29,804.70
Dec-08	Feb-09	554,929.00				(116,257.00)			438,672.00	175,468.80	263,203.20	219,336.00	43,867.20
Jan-09	Mar-09	278,444.00				(67,520.00)			210,924.00	84,369.60	126,554.40	105,462.00	21,092.40
Feb-09	Apr-09	323,290.00				(83,651.00)			239,639.00	95,855.60	143,783.40	119,819.50	23,963.90
Mar-09	May-09	371,310.00				(93,368.00)			277,942.00	111,176.80	166,765.20	138,971.00	27,794.20
Apr-09	Jun-09	315,327.00				(66,196.00)			249,131.00	99,652.40	149,478.60	124,565.50	24,913.10
May-09	Jul-09	333,803.00				(66,259.00)			267,544.00	107,017.60	160,526.40	133,772.00	26,754.40

Month Collected By Vendor	Month Received By City	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Net Sales Tax	Transfer Adjustment (TA)	Dedicated TA	Net TA	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)*	50% Portion to TIF Projects	10% Portion to TIF Econ. Dev.
Jun-09	Aug-09	377,231.00				(94,099.00)			283,132.00	113,252.80	169,879.20	141,566.00	28,313.20
Jul-09	Sep-09	301,668.00				(66,898.00)			234,770.00	93,908.00	140,862.00	117,385.00	23,477.00
Aug-09	Oct-09	338,846.00				(74,004.00)			264,842.00	105,936.80	158,905.20	132,421.00	26,484.20
Sep-09	Nov-09	384,736.00				(125,776.00)			258,960.00	103,584.00	155,376.00	129,480.00	25,896.00
Oct-09	Dec-09	<u>344,608.00</u>				<u>(79,919.00)</u>			<u>264,689.00</u>	<u>105,875.60</u>	<u>158,813.40</u>	<u>132,344.50</u>	<u>26,468.90</u>
Calendar Year 2009		4,321,394.00				(1,033,102.00)			3,288,292.00	1,315,316.80	1,972,975.20	1,644,146.00	328,829.20
Nov-09	Jan-10	447,126.00				(94,991.00)			352,135.00	140,854.00	211,281.00	176,067.50	35,213.50
Dec-09	Feb-10	693,382.00				(128,567.00)			564,815.00	225,926.00	338,889.00	282,407.50	56,481.50
Jan-10	Mar-10	356,074.00				(77,928.00)			278,146.00	111,258.40	166,887.60	139,073.00	27,814.60
Feb-10	Apr-10	412,797.00				(94,333.00)			318,464.00	127,385.60	191,078.40	159,232.00	31,846.40
Mar-10	May-10	485,419.00				(118,433.00)			366,986.00	146,794.40	220,191.60	183,493.00	36,698.60
Apr-10	Jun-10	396,915.00				(65,400.00)			331,515.00	132,606.00	198,909.00	165,757.50	33,151.50
May-10	Jul-10	403,912.00				(73,047.00)			330,865.00	132,346.00	198,519.00	165,432.50	33,086.50
Jun-10	Aug-10	476,149.00				(98,278.00)			377,871.00	174,057.46	203,813.54	169,844.62	33,968.92
Jul-10	Sep-10	382,937.00				(76,802.00)			306,135.00	141,569.50	164,565.50	137,137.92	27,427.58
Aug-10	Oct-10	432,814.00				(87,794.00)			345,020.00	158,925.42	186,094.58	155,078.82	31,015.76
Sep-10	Nov-10	476,163.00				(126,788.00)			349,375.00	161,644.49	187,730.51	156,442.09	31,288.42
Oct-10	Dec-10	<u>433,802.00</u>				<u>(158,635.00)</u>			<u>275,167.00</u>	<u>126,749.26</u>	<u>148,417.74</u>	<u>123,681.45</u>	<u>24,736.29</u>
Calendar Year 2010		5,397,490.00				(1,200,996.00)			4,196,494.00	1,780,116.53	2,416,377.47	2,013,647.90	402,729.58
Nov-10	Jan-11	528,038.00				(121,843.00)			406,195.00	187,288.18	218,906.82	182,422.35	36,484.47
Dec-10	Feb-11	786,550.00				(165,190.00)			621,360.00	286,208.51	335,151.49	279,292.91	55,858.58
Jan-11	Mar-11	398,118.00				(95,719.00)			302,399.00	139,293.04	163,105.96	135,921.63	27,184.33
Feb-11	Apr-11	426,637.00				(107,655.00)			318,982.00	146,931.62	172,050.38	143,375.32	28,675.06
Mar-11	May-11	516,683.00				(120,778.00)			395,905.00	182,364.40	213,540.60	177,950.50	35,590.10
Apr-11	Jun-11	454,990.00				(91,981.00)			363,009.00	166,545.50	196,463.50	163,719.58	32,743.92
May-11	Jul-11	470,547.00				(84,595.00)			385,952.00	165,124.67	220,827.33	184,022.77	36,804.55
Jun-11	Aug-11	521,044.00				(121,906.00)			399,138.00	170,766.14	228,371.86	190,309.89	38,061.98
Jul-11	Sep-11	427,519.00				(83,160.00)			344,359.00	147,329.64	197,029.36	164,191.14	32,838.23
Aug-11	Oct-11	432,983.00				(83,783.00)			349,200.00	149,400.80	199,799.20	166,499.34	33,299.87
Sep-11	Nov-11	470,173.00				(122,197.00)			347,976.00	148,877.12	199,098.88	165,915.73	33,183.15
Oct-11	Dec-11	<u>393,474.00</u>				<u>(79,094.00)</u>			<u>314,380.00</u>	<u>134,503.50</u>	<u>179,876.50</u>	<u>149,897.08</u>	<u>29,979.42</u>
Calendar Year 2011		5,826,756.00				(1,277,901.00)			4,548,855.00	2,024,633.12	2,524,221.88	2,103,518.23	420,703.65
Nov-11	Jan-12	514,416.00				(100,862.00)			413,554.00	176,933.84	236,620.16	197,183.47	39,436.69
Dec-11	Feb-12	802,884.00				(130,530.00)			672,354.00	287,658.14	384,695.86	320,579.88	64,115.98
Jan-12	Mar-12	401,964.00				(78,347.00)			323,617.00	138,455.43	185,161.57	154,301.30	30,860.26
Feb-12	Apr-12	452,885.00				(90,464.00)			362,421.00	155,057.23	207,363.77	172,803.14	34,560.63
Mar-12	May-12	539,131.00				(103,567.00)			435,564.00	186,350.54	249,213.46	207,677.88	41,535.58
Apr-12	Jun-12	463,782.00				(71,346.00)			392,436.00	167,898.77	224,537.23	187,114.36	37,422.87
May-12	Jul-12	502,050.00				(67,240.00)			434,810.00	173,924.00	260,886.00	217,405.00	43,481.00
Jun-12	Aug-12	539,775.00				(93,361.00)			446,414.00	178,565.60	267,848.40	223,207.00	44,641.40



Month Collected By Vendor	Month Received By City	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Net Sales Tax	Transfer Adjustment (TA)	Dedicated TA	Net TA	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)*	50% Portion to TIF Projects	10% Portion to TIF Econ. Devel.
Jul-12	Sep-12	458,991.00				(83,171.00)			375,820.00	150,328.00	225,492.00	187,910.00	37,582.00
Aug-12	Oct-12	527,451.00				(90,453.00)			436,998.00	174,799.20	262,198.80	218,499.00	43,699.80
Sep-12	Nov-12	522,336.00				(125,525.00)			396,811.00	158,724.40	238,086.60	198,405.50	39,681.10
Oct-12	Dec-12	<u>492,934.00</u>				<u>(86,726.00)</u>			<u>406,208.00</u>	<u>162,483.20</u>	<u>243,724.80</u>	<u>203,104.00</u>	<u>40,620.80</u>
Calendar Year 2012		6,218,599.00				(1,121,592.00)			5,097,007.00	2,111,178.36	2,985,828.64	2,488,190.53	497,638.11
Nov-12	Jan-13	554,393.00				(86,005.00)			468,388.00	187,355.20	281,032.80	234,194.00	46,838.80
Dec-12	Feb-13	856,294.00				(128,562.00)			727,732.00	291,092.80	436,639.20	363,866.00	72,773.20
Jan-13	Mar-13	503,059.00				(133,789.00)			369,270.00	147,708.00	221,562.00	184,635.00	36,927.00
Feb-13	Apr-13	475,356.00				(91,432.00)			383,924.00	153,569.60	230,354.40	191,962.00	38,392.40
Mar-13	May-13	578,401.00				(103,749.00)			474,652.00	189,860.80	284,791.20	237,326.00	47,465.20
Apr-13	Jun-13	483,442.00				(67,960.00)			415,482.00	166,192.80	249,289.20	207,741.00	41,548.20
May-13	Jul-13	514,681.00				(74,507.00)			440,174.00	180,776.53	259,397.47	216,164.56	43,232.91
Jun-13	Aug-13	621,744.00				(104,162.00)			517,582.00	212,567.48	305,014.52	254,178.77	50,835.75
Jul-13	Sep-13	507,433.00				(81,789.00)			425,644.00	174,809.15	250,834.85	209,029.04	41,805.81
Aug-13	Oct-13	545,367.00				(87,350.00)			458,017.00	188,104.53	269,912.47	224,927.06	44,985.41
Sep-13	Nov-13	563,558.00				(122,971.00)			440,587.00	180,946.14	259,640.86	216,367.38	43,273.48
Oct-13	Dec-13	<u>597,404.00</u>				<u>(87,173.00)</u>			<u>510,231.00</u>	<u>209,548.47</u>	<u>300,682.53</u>	<u>250,568.77</u>	<u>50,113.75</u>
Calendar Year 2013		6,801,132.00				(1,169,449.00)			5,631,683.00	2,282,531.50	3,349,151.50	2,790,959.58	558,191.92
Nov-13	Jan-14	736,115.00				(97,443.00)			638,672.00	262,298.33	376,373.67	313,644.72	62,728.94
Dec-13	Feb-14	987,588.00				(84,618.00)			902,970.00	370,843.76	532,126.24	443,438.53	88,687.71
Jan-14	Mar-14	623,645.00				(64,020.00)			559,625.00	229,834.26	329,790.74	274,825.62	54,965.12
Feb-14	Apr-14	655,385.00				(70,729.00)			584,656.00	240,114.32	344,541.68	287,118.07	57,423.61
Mar-14	May-14	786,349.00				(83,371.00)			702,978.00	288,708.38	414,269.62	345,224.68	69,044.94
Apr-14	Jun-14	680,097.00				(58,363.00)			621,734.00	255,342.01	366,391.99	305,326.66	61,065.33
May-14	Jul-14	704,904.00				(60,075.00)			644,829.00	257,931.60	386,897.40	322,414.50	64,482.90
Jun-14	Aug-14	726,195.00				(79,379.00)			646,816.00	258,726.40	388,089.60	323,408.00	64,681.60
Jul-14	Sep-14	686,659.00				(69,051.00)			617,608.00	247,043.20	370,564.80	308,804.00	61,760.80
Aug-14	Oct-14	758,485.00				(83,886.00)			674,599.00	269,839.60	404,759.40	337,299.50	67,459.90
Sep-14	Nov-14	764,663.00				(118,722.00)			645,941.00	258,376.40	387,564.60	322,970.50	64,594.10
Oct-14	Dec-14	<u>699,966.00</u>				<u>(75,048.00)</u>			<u>624,918.00</u>	<u>249,967.20</u>	<u>374,950.80</u>	<u>312,459.00</u>	<u>62,491.80</u>
Calendar Year 2014		8,810,051.00				(944,705.00)			7,865,346.00	3,189,025.46	4,676,320.54	3,896,933.79	779,386.76
Nov-14	Jan-15	822,035.00				(97,842.00)			724,193.00	289,677.20	434,515.80	362,096.50	72,419.30
Dec-14	Feb-15	1,064,808.00				(86,217.00)			978,591.00	391,436.40	587,154.60	489,295.50	97,859.10
Jan-15	Mar-15	699,396.00				(73,398.00)			625,998.00	250,399.20	375,598.80	312,999.00	62,599.80
Feb-15	Apr-15	665,854.00				(59,097.00)			606,557.00	242,622.80	363,934.20	303,278.50	60,655.70
Mar-15	May-15	845,531.00				(98,079.00)			747,452.00	298,980.80	448,471.20	373,726.00	74,745.20
Apr-15	Jun-15	706,588.00				(52,594.00)			653,994.00	261,597.60	392,396.40	326,997.00	65,399.40
May-15	Jul-15	713,377.00				(50,617.00)			662,760.00	265,104.00	397,656.00	331,380.00	66,276.00
Jun-15	Aug-15	803,641.00				(79,947.00)			723,694.00	289,477.60	434,216.40	361,847.00	72,369.40
Jul-15	Sep-15	711,337.00				(67,101.00)			644,236.00	257,694.40	386,541.60	322,118.00	64,423.60



Month Collected By Vendor	Month Received By City	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Net Sales Tax	Transfer Adjustment (TA)	Dedicated TA	Net TA	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)*	50% Portion to TIF Projects	10% Portion to TIF Econ. Devel.
Aug-15	Oct-15	768,110.00				(75,670.00)			692,440.00	276,976.00	415,464.00	346,220.00	69,244.00
Sep-15	Nov-15	786,330.00				(102,454.00)			683,876.00	273,550.40	410,325.60	341,938.00	68,387.60
Oct-15	Dec-15	716,493.00				(68,919.00)			647,574.00	259,029.60	388,544.40	323,787.00	64,757.40
Calendar Year 2015		9,303,300.00				(911,935.00)			8,391,365.00	3,356,546.00	5,034,819.00	4,195,682.50	839,136.50
Nov-15	Jan-16	799,958.00				(86,622.00)			713,336.00	285,334.40	428,001.60	356,668.00	71,333.60
Dec-15	Feb-16	1,113,393.00				(94,799.00)			1,018,594.00	407,437.60	611,156.40	509,297.00	101,859.40
Jan-16	Mar-16	746,884.00				(89,758.00)			657,126.00	262,850.40	394,275.60	328,563.00	65,712.60
Feb-16	Apr-16	778,724.00				(92,306.00)			686,418.00	274,567.20	411,850.80	343,209.00	68,641.80
Mar-16	May-16	896,091.00				(104,952.00)			791,139.00	316,455.60	474,683.40	395,569.50	79,113.90
Apr-16	Jun-16	773,314.00				(69,189.00)			704,125.00	281,650.00	422,475.00	352,062.50	70,412.50
May-16	Jul-16	769,340.00				(64,633.00)			704,707.00	281,882.80	422,824.20	352,353.50	70,470.70
Jun-16	Aug-16	872,929.00				(89,358.00)			783,571.00	313,428.40	470,142.60	391,785.50	78,357.10
Jul-16	Sep-16	800,965.00				(78,776.00)			722,189.00	288,875.60	433,313.40	361,094.50	72,218.90
Aug-16	Oct-16	843,631.00				(96,961.00)			746,670.00	298,668.00	448,002.00	373,335.00	74,667.00
Sep-16	Nov-16	870,551.00				(122,236.00)			748,315.00	299,326.00	448,989.00	374,157.50	74,831.50
Oct-16	Dec-16	792,627.00				(80,330.00)			712,297.00	284,918.80	427,378.20	356,148.50	71,229.70
Calendar Year 2016		10,058,407.00				(1,069,920.00)			8,988,487.00	3,595,394.80	5,393,092.20	4,494,243.50	898,848.70
Nov-16	Jan-17	886,032.00				(85,518.00)			800,514.00	320,205.60	480,308.40	400,257.00	80,051.40
Dec-16	Feb-17	1,248,534.00				(111,189.00)			1,137,345.00	454,938.00	682,407.00	568,672.50	113,734.50
Jan-17	Mar-17	731,256.00				(71,701.00)			659,555.00	263,822.00	395,733.00	329,777.50	65,955.50
Feb-17	Apr-17	759,223.00				(70,675.00)			688,548.00	275,419.20	413,128.80	344,274.00	68,854.80
Mar-17	May-17	926,943.00				(85,983.00)			840,960.00	336,384.00	504,576.00	420,480.00	84,096.00
Apr-17	Jun-17	835,604.00				(68,957.00)			766,647.00	306,658.80	459,988.20	383,323.50	76,664.70
May-17	Jul-17	831,144.00				(64,340.00)			766,804.00	382,379.59	384,424.41	320,353.67	64,070.73
Jun-17	Aug-17	903,122.00				(85,535.00)			817,587.00	407,703.38	409,883.62	341,569.68	68,313.94
Jul-17	Sep-17	810,773.00				(68,480.00)			742,293.00	370,156.78	372,136.22	310,113.52	62,022.70
Aug-17	Oct-17	883,704.00	110,463.00	110,463.00	662,778.00	(93,619.00)	(23,404.75)	(70,214.25)	592,563.75	295,491.79	297,071.96	247,559.97	49,511.99
Sep-17	Nov-17	906,304.00	113,288.00	113,288.00	679,728.00	(111,766.00)	(27,941.50)	(83,824.50)	595,903.50	297,157.21	298,746.29	248,955.24	49,791.05
Oct-17	Dec-17	859,088.00	107,386.00	107,386.00	644,316.00	(80,089.00)	(20,022.25)	(60,066.75)	584,249.25	291,345.63	292,903.62	244,086.35	48,817.27
Calendar Year 2017		10,581,727.00	331,137.00	331,137.00	1,986,822.00	(997,852.00)	(71,368.50)	(214,105.50)	8,992,969.50	4,001,661.98	4,991,307.52	4,159,422.93	831,884.59
Nov-17	Jan-18	956,288.00	119,536.00	119,536.00	717,216.00	(84,573.00)	(21,143.25)	(63,429.75)	653,786.25	326,021.41	327,764.84	273,137.37	54,627.47
Dec-17	Feb-18	1,269,752.00	158,719.00	158,719.00	952,314.00	(105,152.00)	(26,288.00)	(78,864.00)	873,450.00	435,560.40	437,889.60	364,908.00	72,981.60
Jan-18	Mar-18								0.00	0.00	0.00	0.00	0.00
Feb-18	Apr-18								0.00	0.00	0.00	0.00	0.00
Mar-18	May-18								0.00	0.00	0.00	0.00	0.00
Apr-18	Jun-18								0.00	0.00	0.00	0.00	0.00
May-18	Jul-18								0.00	0.00	0.00	0.00	0.00
Jun-18	Aug-18								0.00	0.00	0.00	0.00	0.00
Jul-18	Sep-18								0.00	0.00	0.00	0.00	0.00
Aug-18	Oct-18								0.00	0.00	0.00	0.00	0.00

Month Collected By Vendor	Month Received By City	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Net Sales Tax	Transfer Adjustment (TA)	Dedicated TA	Net TA	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)*	50% Portion to TIF Projects	10% Portion to TIF Econ. Devel.
Sep-18	Nov-18								0.00	0.00	0.00	0.00	0.00
Oct-18	Dec-18								0.00	0.00	0.00	0.00	0.00
Calendar Year 2018		2,226,040.00	278,255.00	278,255.00	1,669,530.00	(189,725.00)	(47,431.25)	(142,293.75)	1,527,236.25	761,581.81	765,654.44	638,045.37	127,609.07
Grand Totals		74,887,658.00				(11,829,334.00)			61,958,339.75	25,790,228.36	36,168,111.39	30,140,092.82	6,028,018.56

\* The total TIF apportionment to the developer is adjusted from 60% based on the Average Annualized Growth Rate calculation provision in the UNP TIF Agreement #2.

FYE 2007	60%
FYE 2008	60%
FYE 2009	60%
FYE 2010	60%
FYE 2011	Apportionment is 53.967%
FYE 2012	Apportionment is 57.2163%
FYE 2013	60%
FYE 2014	Apportionment is 58.931%
FYE 2015	60%
FYE 2016	60%
FYE 2017	60%
FYE 2018	Apportionment is 50.11%