

NORMAN FORWARD
CITIZENS FINANCIAL OVERSIGHT BOARD

MUNICIPAL BUILDING CONFERENCE ROOM
201 WEST GRAY, NORMAN, OK

MONDAY, JANUARY 11, 2016

4:00 P.M.

1. CALL TO ORDER AND ROLL CALL
2. REVIEW OF MINUTES FROM JANUARY 5, 2016 MEETING
 - a. Action item: Motion to approve minutes
3. REVIEW OF NORMAN FORWARD PROJECTS
 - a. Revenue Projections
 - b. Projects & Project Cost Projections
 - c. Maintenance & Operation Cost Projections
 - d. Anticipated Project Sequencing
4. REVIEW COSTS PROJECTED FOR PROPOSED SENIOR CITIZENS' CENTER LOCATION OPTIONS
5. DISCUSSION OF FINANCIAL IMPACT ON NORMAN FORWARD PROJECTS BY PROPOSED SENIOR CITIZENS' CENTER LOCATION OPTIONS
6. RECOMMENDATIONS REGARDING PROPOSED LOCATIONS FOR THE SENIOR CITIZENS' CENTER
 - a. Action item: Motion to Recommend to City Council that option(s) _____ be **excluded from** further consideration.
 - b. Action item: Motion to Recommend to City Council that option(s) _____ be **given additional** consideration.
7. CONSIDERATION OF ITEMS FOR DISCUSSION AT NEXT MEETING
8. CONSIDERATION OF SETTING THE DATE FOR THE NEXT MEETING
 - a. Action item: Motion to set the next meeting date to be held on the ____ day of _____, 2016, at ____ o'clock __ m at the following location: _____.
9. MISCELLANEOUS DISCUSSION
10. ADJOURNMENT
 - a. Action item: Motion to Adjourn.

Norman City Council has been invited to attend this meeting. It is not a regular meeting of the City Council; however, this notice is being posted in compliance with the Oklahoma Open Meetings Act in the event a quorum of Council is present.



NORMAN FORWARD

Citizen's Financial Oversight Board Presentation

January 11, 2016

General Overview:

NORMAN FORWARD Proposal



- Citizen-initiated - Quality of Life Projects
- April & May, 2015 - Council Conferences and Public Meetings:
 - Discuss Individual Projects,
 - Refine Scope of Total Package,
 - Financing and Funding Opportunities.
- July & August, 2015 – City Council Discussions – Ordinance for election
- Oct. 13, 2015 – Election Day – Voters approve NORMAN FORWARD (72%!)

Project Overview:

Library System Improvements



- Central Branch Library:
 - Approx. 82,000 sq. ft.
 - Proposed site north of Andrews Park
 - \$39 M estimated cost
 - Includes space for meeting rooms, collections, electronic work station, children's programming and training/classroom space
- East Branch Library:
 - Approx. 12,500 sq. ft.
 - Proposed site east of Fire Station #9 (intersection of Alameda & Ridge Lake Blvd.)
 - \$5.1 M estimated cost
 - Includes space for meeting rooms, collections and electronic work stations

Project Overview:



James Garner Avenue Extension (\$6 M)

- Extension of James Garner Ave. (i.e. Front St.) as a two-lane roadway from Acres St. northward to a crossing over the Robinson St. underpass
- Create a connection to Flood Ave., north of Robinson St.
- Cost: \$6 million (from Flood to Acres)
- May be eligible for Federal funds through ACOG to manage cost

Project Overview:

Westwood Pool (\$12 M)



- Raze the existing pool facilities and replace with new family aquatic center
- May include components such as:
 - water slides and plunge pool
 - a free form recreation pool with zero depth entry and play/spray features
 - lazy river
 - lap pool and diving area
 - large shaded deck and special event area
 - new bathhouse and concession facilities
 - additional parking

Project Overview:

Park Projects (\$25 M - Total)



- **Ruby Grant Park** (\$6M)

Develop initial phase of Ruby Grant Park to include utility infrastructure improvements, signage, parking, walking and running trails, practice fields, pavilion and pedestrian lighting.

- **Saxon Park** (\$2M)

Develop Phase II of Saxon Park to include additional parking, decorative fencing, site furnishings, children's play area, restroom facilities and event shelter.

- **Andrews Park** (\$1.5M)

Renovations to include splash pad enhancement, shade for amphitheater seating, skate park expansion and additional tree plantings.

- **Westwood Tennis Center** (\$1M)

Convert two existing courts to indoor facility and construct two new outdoor courts with lighting and site furnishings.

Project Overview:



Park Projects (Continued)

- **Existing Neighborhood Park Renovations** (\$6.5M)
New signage, decorative fencing, site furnishings, walking trails, trees and playground shade structures, additional playground equipment, picnic pavilions, additional soccer goals and backstops.
- **New Neighborhood Park Development** (\$2M)
Cedar Lane
Southlake/St. James
Summit Valley/ Bellatona
Redlands
Links
- **New Trail Development** (\$6M)
Complete Legacy Trail loop, connecting segments from Ruby Grant Park, east along the Little River Corridor, and south to the existing Robinson St. trail.

Project Overview:



Sports Complex Projects (\$23.5 M - Total)

- **Reaves Park** (\$10M)

Remove 6 existing adult softball fields and existing park maintenance facility and construct 14 youth baseball/softball fields with lighting, restrooms, concession facilities and additional parking. Optimist youth baseball complex (6 fields), Kidspace, Veterans Memorial and existing festival and picnic areas (central and southwest) to remain as currently constructed.

- **New Softball and Football Complex** (\$2.5M)

Purchase and develop new +/- 30 acre site (location TBD) to accommodate 5-field softball complex and 8-field football complex, each with lighting, restroom and concession facilities and parking.

- **Griffin Park** (\$11M)

Remove 14 existing youth baseball/softball and 4 adult flag football fields and construct 9 new outdoor soccer fields with lighting and convert one soccer field to indoor soccer facility (net field count to be 1 indoor and 20 outdoor fields). Construct new Park Maintenance facility in northeast portion of park site.

Project Overview:

Canadian River Park (\$2 M)



- Proposed development of Canadian River Park (south of Lindsey, west of I-35).
- Approximately 260 acres
- Phase I Proposed Cost: \$2 million
- Could Include:
 - Entrance – roads, bridge and parking lots
 - Trailhead Facilities – restrooms, picnic tables, pavilions
 - Trail System – paved and primitive trails, benches, signage
 - Enhancements – water features, observation decks
- Acquisition of land uncertain at this time



Project Overview:

Indoor Aquatic Facility (\$14 M) & Indoor Basketball/Volleyball Facility (\$8.5 M)

Indoor Aquatic Facility

- Construction of a new indoor aquatic facility located adjacent to existing YMCA.
- Competitive pool
- Teaching/Aerobic/Rec pool
- Construction Cost -\$14 million
- Operational Cost - \$750K annually (City portion - \$175K)
- Additional operational cost partnerships from the YMCA, Sooner Swim Club, Norman Public Schools, Norman Regional Health System and Swim Meet Revenue

Indoor Multi Sport Facility

- Construct new indoor gymnasium to replace old Optimist gym located east of the existing YMCA
- Construction Cost - \$8.5 million

Project Overview:

Griffin Land Acquisition (\$10 M)



- \$10 million set-aside for acquisition of Griffin Park, Sutton Wilderness and Francis Cate Park property.
- 2014 legislation authorizes Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) sale of property

Project Overview:

Senior Citizens Center



- Funding approved in 2008 bond election for renovation of municipal complex (including Senior Center in current library building)
- Council approved Ordinance amendment which would allow NF revenues to be used for the facility
- Various site location concepts currently under review

Project Overview:

Additional **NORMAN** **FORWARD** Components



- Public Art
- Potential Infrastructure/Traffic Improvements
- Additional Support Personnel
- Capital Equipment
- Indoor Aquatic Center Operation
- Westwood Tennis/Pool Capital Reserve
- Program Management

NORMAN FORWARD Project Sequencing

- Westwood Pool Complex can proceed on same footprint, and to minimize business disruption.
- Football/Softball Facility must precede Reaves Complex, to vacate football programs from Reaves to new Facility.
- Reaves Complex must precede Griffin Complex, to relocate softball/baseball from Griffin to Reaves Complex.
- Indoor Multi-Sport Facility Facility preferred to precede Indoor Aquatic Facility.
- Design for all sports complexes can proceed concurrently (included in 2015 bond financing).

Projected ½% Sales + Use Tax Revenue

Assuming 4.25% Annual Growth (Presented July, 2015)

	ANNUAL REVENUE	CUMULATIVE REVENUE
YEAR 1	\$10,279,463	\$ 10,279,463
YEAR 2	\$10,716,340	\$ 20,995,803
YEAR 3	\$11,171,785	\$ 32,167,588
YEAR 4	\$11,646,585	\$ 43,814,173
YEAR 5	\$12,141,565	\$ 55,955,739
YEAR 6	\$12,657,582	\$ 68,613,321
YEAR 7	\$13,195,529	\$ 81,808,850
YEAR 8	\$13,756,339	\$ 95,565,189
YEAR 9	\$14,340,984	\$109,906,172
YEAR 10	\$14,950,475	\$124,856,648
YEAR 11	\$15,585,871	\$140,442,518
YEAR 12	\$16,248,270	\$156,690,788
YEAR 13	\$16,938,821	\$173,629,610
YEAR 14	\$17,658,721	\$191,288,331
YEAR 15	\$18,409,217	\$209,697,548

Projected ½% Sales + Use Tax Revenue

Assuming 4.25% Annual Growth Rate, Updated As of January, 2016

	FISCAL YEAR REVENUE	CUMULATIVE REVENUE
FISCAL YEAR 2015-2016	\$ 3,265,179	\$ 3,265,179
FISCAL YEAR 2016-2017	\$10,618,565	\$ 13,883,744
FISCAL YEAR 2017-2018	\$11,069,854	\$ 24,953,598
FISCAL YEAR 2018-2019	\$11,540,323	\$ 36,493,921
FISCAL YEAR 2019-2020	\$12,030,787	\$ 48,524,707
FISCAL YEAR 2020-2021	\$12,542,095	\$ 61,066,802
FISCAL YEAR 2021-2022	\$13,075,134	\$ 74,141,936
FISCAL YEAR 2022-2023	\$13,630,827	\$ 87,772,763
FISCAL YEAR 2023-2024	\$14,210,137	\$101,982,901
FISCAL YEAR 2024-2025	\$14,814,068	\$116,796,969
FISCAL YEAR 2025-2026	\$15,443,667	\$132,240,635
FISCAL YEAR 2026-2027	\$16,100,022	\$148,340,657
FISCAL YEAR 2027-2028	\$16,784,273	\$165,124,930
FISCAL YEAR 2028-2029	\$17,497,604	\$182,622,534
FISCAL YEAR 2029-2030	\$18,241,253	\$200,863,787
FISCAL YEAR 2030-2031	\$12,890,879	\$213,754,665



Revenue Sensitivity Analysis

Average Growth Rate	Cumulative Revenue
4.50%	\$217,627,490
4.25%	\$213,754,665
4.00%	\$209,963,800
3.75%	\$206,253,129
3.50%	\$202,620,926
3.25%	\$199,065,498
3.00%	\$195,585,189

NORMAN FORWARD Expenditure Summary

Presented July and November, 2015

Central Library	\$ 39,177,393
Eastside Library	\$ 5,111,294
Westwood Pool	\$ 12,000,000
Reaves Complex	\$ 10,000,000
Football/Softball Facility	\$ 2,500,000
Griffin Complex	\$ 11,000,000
Indoor Basket/Volleyball	\$ 8,500,000
Indoor Aquatic Center	\$ 14,000,000
Traffic Improvements	\$ 2,730,000
SUB-TOTAL: Bond Projects	\$ 105,018,687
Ruby Grant Park	\$ 6,000,000
Saxon Park	\$ 2,000,000
Renovate Existing Parks	\$ 6,500,000
New Neighborhood Parks	\$ 2,000,000
Andrews Park	\$ 1,500,000
Westwood Tennis	\$ 1,000,000
Legacy Trails	\$ 6,000,000
Sutton/Griffin Land	\$ 10,000,000
James Garner Extension	\$ 6,000,000
Canadian River Park	\$ 1,995,000
SUB-TOTAL: PayGo Projects	\$ 42,995,000
SUB-TOTAL: PROJECTS	\$ 148,013,687
Support Personnel	\$ 5,772,085
Public Art	\$ 1,200,000
Indoor Aquatic Ctr. Operation	\$ 2,100,000
Program Management	\$ 1,700,000
Westwood Facility Maint.	\$ 455,000
Capital Equipment	\$ 425,000
SUB-TOTAL: OPERATIONS	\$ 11,652,085
Bond Interest	\$ 44,148,779
Bond Issuance Cost	\$ 2,820,000
SUB-TOTAL: DEBT COST	\$ 46,968,779
TOTAL	\$ 206,634,551

Project Financing Considerations

(Presented July, 2015)

Potential Bond-Financed Projects

• Central Library	\$ 39,177,428
• East Library	\$ 5,111,294
• Westwood Pool	\$ 12,000,000
• Sports Complex	\$ 23,500,000
• Multi-Sport Gym	\$ 8,500,000
• Aquatics Facility	\$ 14,000,000
• Traffic Improvements	<u>\$ 2,730,000</u>

TOTAL	\$105,018,722
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Potential Pay-As-You-Go Projects

• Park Renovations	\$25,000,000
• Griffin Land Purchase	\$10,000,000
• James Garner Avenue	\$ 6,000,000
• Canadian River Park	<u>\$ 1,995,000</u>

TOTAL	\$42,995,000
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Rationale for Preliminary Project Financing Mix

Presented July, 2015

- Large, “brick and mortar” projects were assumed to require bond financing to maintain desired construction schedules and to demonstrate desired progress.
- Park/trail construction and renovation projects assumed to be completed over time, funded on a pay-as-you-go basis as feasible to demonstrate desired progress.
- Operational and support costs cannot be debt financed.
- Financings to be timed with project schedules.

PayGo Project Considerations

Park Renovation Projects

• Ruby Grant Park, Phase I	\$ 6,000,000
• Legacy Trail Development	\$ 6,000,000
• Renovate Neighborhood Parks	\$ 6,500,000
• New Neighborhood Parks	\$ 2,000,000
• Saxon Park, Phase II	\$ 2,000,000
• Andrews Park Renovation	\$ 1,500,000
• Tennis Center Renovation	<u>\$ 1,000,000</u>
TOTAL	\$25,000,000

Additional/Related NFST Project Costs to be Considered

- Traffic Improvements
- Public Art
- Park Maintenance Staffing
- Aquatic Center Subsidy* (\$175,000 per year)
- Senior Center Staffing
- Senior Citizens Center Project Paid From NFST
- Central Library Maintenance Staffing and East Library Maintenance Contract
- Project Management Consultant
- Westwood Pool/Tennis Center Capital Replacement

PayGo Project Considerations

Canadian River Trails Park

- Land acquisition and timing will have to be negotiated.
- Private property owner's desire for up-front payment or payment over time will have to be negotiated.

PayGo Project Considerations

James Garner Avenue Extension

- Project improves James Garner Avenue from north of Robinson to Acres Street.
- Timing of project to qualify for federal matching funds to be considered.
- Preliminary project costs included in 2015 bond financing.
- Reduction of project budget if matching funds are acquired to be considered.

PayGo Project Considerations

Griffin Land Acquisition

- Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) consideration for up-front payment and timing will have to be negotiated.
- Coordination with purchase of ODMHSAS land for Sports Complexes and Water Treatment Plant expansion will also be considered.

Project Consideration

NFST Senior Center Funding Options

(Assuming all other assumptions are correct)

- Manage within existing revenues and include Senior Center in 2015 bond financing
- Reduce or Eliminate other projects
- Reduce or eliminate operating expenses (or pay from other sources)
- Delay other projects to save interest costs – Financial Advisor estimates that \$11,200,000 in bond-financed projects would have to be moved to 2031 PayGo (to save \$5 million in projected interest costs)



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QUESTIONS/DISCUSSION

SENIOR CENTER OPTIONS DISCUSSION