

UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT  
ADVISORY BOARD MINUTES

September 29, 2017

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the John Q. Hammons Boardroom at the Embassy Suites Hotel & Conference Center on the 29<sup>th</sup> day of September, 2017, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 48 hours prior to the beginning of the meeting.

PRESENT:

Mike Thompson  
Matt Clouse  
Dan Quinn  
Rex Amsler  
Brad Goodwin  
Mandy Haws

ABSENT:

Bill Nemeth  
Guy Patton  
Jennifer Alexander

STAFF PRESENT:

Kathryn Walker, Assistant City Attorney  
Sara Kaplan, Retail Marketing Coordinator  
Sarah Encinias, Legal Admin Tech

1. APPROVAL OF THE JUNE 23, 2017, MEETING MINUTES

After review, motion was made and seconded to accept the Minutes from the June 23, 2017, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

2. UPDATE ON LEGACY PARK RESERVATIONS

No update was given because both members from the Parks Department were unable to attend the meeting. Kathryn Walker stated that additional decorative holiday light fixtures were purchased and all decorations will go up on November 1 in a similar fashion from last year. The City receives many positive comments from the community regarding the light display. Brad Goodwin mentioned that the July 4<sup>th</sup> celebration was also well attended.

3. UPDATE ON BID COLLECTIONS AND ASSESSMENT CYCLE

Ms. Walker stated that Council approved the assessment roll which includes a 50/50 TIF offset with property owners. The bills will go out in November and will be due in March. The assessment statutes require that the assessments be mailed to the same address as the property taxes. Sometimes there is a dispute between the tenant and the property owner regarding responsibility for the payment and this sometimes results in delayed collection. It anticipated that

a large multi-family addition will possibly reduce overall assessment for each owner in the coming year if it is completed by the end of 2017.

#### 4. UPDATE ON PLANNED TRAFFIC IMPROVEMENTS SERVING THE UNIVERSITY NORTH PARK AREA

Ms. Walker stated there is an Interstate 35 study ongoing with ODOT that looks at I-35 from Robinson north to 19<sup>th</sup> Street in Moore. It is hoped that ODOT's study, along with the Garver traffic study, will result in federal funds being made available by ODOT to help defray the costs of some of the needed I-35 improvements. The Association of Central Oklahoma Governments has committed funding for the "Preferred Alternative" from the Garver Study. This means ACOG funding would be used to cover a large portion of the cost of the improvements for west of I-35 on Robinson at Interstate Drive and Crossroads Boulevard. . This would begin with the Federal Fiscal Year 2019, which begins October 1, 2018.

#### 5. UPDATE AND POSSIBLE ACTION REGARDING ROBINSON STREET ENTRANCE PROJECT

Ms. Walker reminded the Board that it originally approved a 50% contribution of \$300,000 towards the costs of designing and constructing two entrances into UNP (\$150,000 per entrance). The Board discussed the preliminary budget for the first entrance (the Robinson Street Entrance) in March and voted to increase its contribution to \$176,000 because cost estimates were over the original budget of \$300,000. The Project was put out for bid recently and two bids were submitted for the construction of the project, with the first being \$373,000 and the second bid being \$455,000. Goppold Architecture is working on a cost analysis to try to bring the bid down to a more manageable amount of \$336,000 - \$337,000 without sacrifice to the overall design. Mr. Thompson made a motion to increase the BID Board contribution to a maximum of \$196,000, Mr. Clouse seconded. A vote was taken and the motion passed 6-0.

#### 6. DISCUSSION AND POSSIBLE ACTION REGARDING THE UNIVERSITY NORTH PARK MASTER PLAN

Ms. Walker refers members to the Powerpoint handout which outlines plans drawn by the RTKL Dallas office to develop the area into an entertainment venue. She describes how the current UNP retail area inspired this plan and that it will flow with the lifestyle center concept. The focus of the plan is to bring people, particularly out-of-towners, to shop and visit the area. It will allow for the potential to add up to an additional 4,000 residents to the area and it will complement the other side of North Park with an additional hotel along with a new expo center.

The arena area will be on 36.4 acres and will include ancillary entertainment uses, such as restaurants and bars similar to Bricktown in Oklahoma City. The residential units shown on the east side of 24<sup>th</sup> NW just north of Rock Creek Road impacts land owned by the Norman Economic Development coalition. A senior living component addition is being contemplated as well as 15 acres of parks to create a buffer from housing to the Interstate.

The ideal plan is to have an entertainment district that stays vital and not shut down when the arena is not in use. The festival street is designed to shut down during events and gatherings. The Arena is envisioned as a 10,000 seat arena which will serve as a smaller venue with better I-35 access as opposed to OU.

Dan Quinn asks if this development will necessitate a Rock Creek Road exit ramp. Ms. Walker states that it is part of the I35 corridor study. If a ramp were to be approved and funded, this plan could accommodate it with minor revisions.

Ms. Walker continues by stating that the RTKL plan was presented to City Council last Tuesday and she anticipates a request for TIF funding in order for the project to become a reality.

#### 7. TOPICS FOR FUTURE DISCUSSION

The Committee will be updated on park reservations, BID assessments, entryway resolution and the Master Plan at the next meeting.

#### 8. DISCUSSION ABOUT DATE, TIME AND LOCATION FOR THE NEXT MEETING

The next meeting is scheduled for Friday, January 19, 2018, beginning at 10:00 am at Embassy Suites.

#### 9. MISCELLANANEOUS DISCUSSION.

Mr. Goodwin provided an update on retail development. PDQ Chicken Salad is in for permit next to Kohl's, Residence Inn has begun construction and La Madeleine will open next month. Also, there's been good feedback on Bad Daddy's Burger Bar.

#### 10. ADJOURNMENT

The meeting adjourned at 11:18 am.