

**UNIVERSITY NORTH PARK TAX INCREMENT FINANCE DISTRICT PROJECT
STATUTORY REVIEW COMMITTEE MINUTES
CITY OF NORMAN**

March 9, 2018, 10:00 a.m.

The University North Park Tax Increment Finance District Project, Statutory Review Committee, met in the Municipal Complex located at 201 West Gray Street on March 9, 2018, at 10:00 a.m., and notice and agenda of the meeting were duly posted at least 48 hours prior to the beginning of the meeting.

PRESENT: Mayor Lynne Miller (Chair), Tammy Belinson (Cleveland County), Jane Bowen (Moore Norman Tech Center), Brenda Burkett (Norman Public Schools), Neil Robinson (Planning Commission), Darry Stacy (Health Department), Lisa Wells (Pioneer Library System)

STAFF PRESENT: City Attorney Jeff Bryant, Sarah Encinias, Emily Pomeroy

**Item 1, being:
Call to Order**

Chair, Mayor Lynne Miller, called the meeting to order at 10:03 a.m.

**Item 2, being:
Introduction of Members and Roll Call**

Committee members took turns introducing themselves:

- Lynne Miller – Mayor of Norman
- Lisa Wells – Executive Director of the Pioneer Library System
- Jane Bowen – Superintendent and CEO of Moore Norman Technology Center
- Darry Stacy – Cleveland County Commissioner Chairman and Chairman of the Cleveland County Board of Health, temporary alternate for Keith Reed, Regional Director County Board of Health
- Tammy Belinson – Cleveland County Clerk, temporary alternate for Cleveland County Board of Commissioners
- Neil Robinson – Chair of the City Planning Commission
- Brenda Burkett – CFO of Norman Public Schools, alternate for Dr. Nick Migliorino, Superintendent of Norman Public Schools

**Item 3, being:
Discussion regarding Council Resolution No. R-1718-98**

Mayor Lynne Miller spoke to committee members about the Resolution passed by City Council February 27, 2018, which directed a request for this committee to review a designation of \$8.75 million for use within the University North Park Tax Increment Finance District 2 (UNP TIF) to

fund a Cultural and Senior Citizens Center. This increment area encompasses land roughly described as west of Max Westheimer Airport, south to Robinson Street, and north to Tecumseh Road with the project area consisting of an area in greater size around the TIF increment area.

Funding for the proposed Senior Citizens Center to be located in the downtown library on Webster was originally presented to voters in a 2008 Bond issue that passed, but had a companion proposition that also requested funding for a new library, however the bond proposition for the new library didn't pass. The subsequent Norman Forward project contained the authorization to build the senior center based on projected collections over the 15 year temporary tax period, but without a specific funding allocation put this project at the end of the line for other Norman Forward projects as we wait to see how sales tax collections came into the City. Going forward into 2017, it was proposed that perhaps UNP TIF money could fund the senior center and after consulting with the University of Oklahoma regarding a site for the Multi-sport and Aquatics Norman Forward projects, an additional location for the senior center was found to be possible.

Most recently, in February 2018, four City Council members decided it was an ideal time to move forward with the proposed Senior Center project and used the Rule of 3 in order to get such an item on the very next City Council Agenda. It was also decided that the Statutory Review Committee would reconvene to review the use of \$8.75 million that was in the original UNP TIF Project Plan, as amended. Mayor Miller referred members to their information packet provided for the meeting, which includes a copy of the Resolution passed by City Council and a condensed version of the UNP TIF Project history.

Mayor Miller described how in 2008, ODOT offered the City matching funds of \$4 million to build the Rock Creek Road overpass while at the same time, Mr. Hammons of the Norman Embassy Suites announced he would be building a conference center with the hotel without requiring the City to contribute \$16.5 million toward the Conference Center cost. Part of the Conference Center funding was suggested to help pay for the Rock Creek Overpass. This left the City with \$8.75 million that would've otherwise been spent to fund the conference center cost. City Council subsequently passed an Ordinance directing these funds be used for a cultural facility by January 2021 and that a Statutory Review Committee would be convened in order to review and approve the use of the money for that purpose.

After review the list of former members, many of which have retired, and after consulting with the Center for Economic Development Law, it was suggested instead of bringing back former members of the UNP TIF Statutory Review Committee, that it would be more appropriate to convene a new committee that would include representatives selected by the ad valorem taxing jurisdictions, the Mayor, Planning Commission member, and then select three at-large representatives of the community.

The deadline set out by City Council states that the Review Committee will make a decision as to the project funds no later than April 10, 2018, unless otherwise requested for good cause. This is an effort to ensure the project and its funding is decided upon in the most expedient manner possible.

Item 4, being:

Submission of Chairperson's list of seven names for At-Large Members

Mayor Miller presented her list of seven (7) names to the Review Committee and a copy of her list was given to each member for review. The list, in alphabetical order, was submitted as follows:

1. Richard Bailey
2. Erinn Gavaghan
3. Charles Hollingsworth
4. Michael Ridgeway
5. Beth Sparks
6. Bob Thompson (former Mayor)
7. Chuck Thompson

Item 5, being:

Consideration and appropriate action to select three At-Large Members to the UNP TIF Statutory Review Committee (at least one of whom is a representative of the business community in the City and a retailer or a representative of a retail organization) selected by the other Review Committee members from the list of seven names submitted by the Chairperson

Mayor Miller submitted her list of names for potential at-large committee membership and gave a brief summary of each person's background.

Ms. Lisa Wells made a motion to nominate Chuck Thompson, and the motion was seconded by Mr. Neil Robinson. Mayor Miller called the vote: all in favor and none opposed.

Mr. Darry Stacy made a motion to nominate Bob Thompson, and the motion was seconded by Mr. Neil Robinson. Mayor Miller called the vote: all in favor and none opposed.

Ms. Brenda Burkett made a motion to nominate Beth Sparks, and the motion was seconded by Mr. Robinson. Mayor Miller called the vote: all in favor and none opposed.

Item 6, being:

Future Meetings Schedule

Committee members discussed availability and agreed to hold the next meeting Friday, March 30, 2018, at 9:00 a.m.

Item 7, being - Other Business

None.

Item 8, being - Adjournment

The meeting adjourned at 10:34 a.m.