

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

Executive Conference Room

201 WEST GRAY

1:30 P.M.

March 27, 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 27th day of March, 2018.

PRESENT: Chair Fred Walden, Greg Burge, Paula Price, William Wilson, Janese Shepard, and Chris Dragg

ABSENT: Members Ted Smith and Dr. Nick Migliorino

OTHERS PRESENT: Anthony Francisco, Finance Director
Clint Mercer, Chief Accountant
Shawn O’Leary, Director of Public Works
Scott Sturtz, City Engineer
Lynne Miller, Mayor
Robert Castleberry, City Council Member
Sereta Wilson, City Council Member
Kathryn Walker, Assistant City Attorney
Brenda Burket, Norman Public School Board
Robert Huskey, Citizen
Joy Hampton, Norman Transcript
Jane Garner, Citizen
Richard Bailey, Citizen
Art Breipoll, Citizen
Sharon Roberts, Citizen
Donna Johnson, Citizen
Nadine Jewell, Citizen
Bette Maffucci, Citizen
Emily Pomeroy, Center for Economic Development Law
Olivier Rey, Citizen
Will Decker, Citizen
Montgomery Johnston, Citizen
Jim Jenkins, Citizen

Item 1, being

APPROVAL OF MINUTES FROM FEBRUARY 20, 2018

The meeting was called to order by Chair Walden at 1:31 pm. Walden declared a quorum and a motion was made by Member Price to approve the minutes, and was seconded by Member Dragg. The motion was unanimously approved.

Item 2, being:

UPDATE AND POSSIBLE ACTION ON NEW BUSINESS AND ONGOING PROJECTS

Anthony Francisco stated there hasn't been anything new since the last meeting.

Item 3, being:

DISCUSSION OF FLOODING ISSUES AT ROBINSON AND INTERSTATE DRIVE

Scott Sturtz gave a slideshow presentation. He stated the City is working with ODOT to check for blockages and get any cleared. Francisco asked about the area over by Hibdons. Sturtz stated that the area behind Hibdons that is flooding will be addressed for drainage with all of the new construction in the area. In the North Park area, there are three different creeks that water flows in to. Member Wilson stated that the Northeast portion of the parking lot for Hibdons is where the water all seems to flow to. Sturtz stated that he will check in to the drainage in that lot. He believes this area actually drains back towards the interstate.

Item 4, being:

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

Mayor Lynne Miller stated that the City Council has just approved a resolution to consider using \$8.75 million of UNP TIF funding for the construction of a Senior Citizens Center/Cultural Center. This has been a 2 year challenge to find funding to build a stand-alone Senior Citizens Center. Seniors made it clear that they would like a stand-alone center and not the renovation of the Central Library into a Senior Center. Council Members used the rule of three to fast track the Senior Citizens Center being considered as part of the project plan for the Cultural Center. Member Dragg asked how the seniors feel about this proposed center being next to the YMCA. Mayor Miller stated that the location has many good things about it and the seniors are ok with it. Richard Bailey, Chair

of the Seniors for the 21st Century Association, stated that the site works well, there is a lot of public transportation available near this area, and Legacy Trail will be extended to this area. The concept of a Senior Center has changed significantly in the past years, so the idea of combining it with the Cultural Center is very forward thinking.

Anthony Francisco stated that Member Wilson posed questions about the Senior Center before the meeting, and we attempted to answer all of his questions in the memo that was passed out at the beginning of this meeting. The project area is actually larger than the TIF district and TIF funds could be used for this site. The 2008 GO Bond that was passed for \$1.1 million for the Senior Center is only for the renovation of the existing library. We could probably reduce the bond sale by this amount to compensate. Secondly, the obligation for the donation of the land by the developer for the Cultural Center would still be in place, but TIF funds would not be able to be used if the Cultural Center wasn't being built.

Member Dragg stated that we could extend the TIF and add a separate project for the Senior Center. He would like to do both projects. Emily Pomeroy, with the Center for Economic Development Law, stated that the TIF #2 would end either when all projects are fully funded or the 25 year time period expired. The project plan can be amended to add a project. It would need to be presented to and approved by the TIF Statutory Committee, and then it would go to City Council where there would be two public hearings and an ordinance extending the TIF would be adopted. The best case scenario would be about 60 days for the whole process. Mayor Miller stated that we have already had the organizational meeting and the next meeting will be on Friday.

Council Member Castleberry stated adding a new project is an option, but the TIF would have to be extended long enough to collect the revenue for a new project. He believes that the developer would not be obligated to donate the land if we do not use it for a Cultural Center. Jeff Bryant stated that the contractual obligation is for a Cultural Center only.

Sharon Roberts, a citizen, asked who the Cultural Center would belong to. Bryant stated that due to the zoning for this area and the original agreements, projects in this area are required to generate property tax money.

Richard Bailey stated that the Seniors Association would be happy to support both projects. Member Dragg made a motion to recommend to City Council that we add \$8.75 million for a separate project for the Senior Citizens Center in the TIF and to expedite this through the Statutory Committee.

Jeff Bryant stated that the leftover money from Conference Center in the Rock Creek project was reallocated; there were specific designations for how it was broken out. \$1.5 million was for contingency money and \$7.25 million was for the facility. The suggestion from Council was to take that money and use it for the Senior Citizens Center. Bryant suggests that the Committee use this format for the new recommendation to City Council.

Bette Maffucci, a citizen, stated that there hasn't been much planning done on the costs of the projects. She stated that South OKC just built a new Senior Center that is 38,000 square feet and cost \$11 million. She believes that we could do a much better Center than has been suggested previously for cheaper than we believe.

Joy Hampton, with the Norman Transcript, asked if Norman Forward could contribute to the funds for the suggested new project. Mayor Miller stated that we can use some of the funds from Norman Forward and the Council has set aside some money for the Senior Center.

Member Dragg amended his earlier motion to recommend up to \$12.5 million for a separate Senior Citizens Center project in the TIF project plan. Member Shepard seconded the motion. The motion was unanimously approved.

Item 5, being:

FINANCIAL REPORTS

Francisco stated there are no changes at this time with the financial reports. Member Dragg asked what the split is for the sales tax revenue with the City and the TIF. Francisco stated the split is at 50.11%.

Item 6, being:

MISCELLANEOUS COMMENTS

Member Wilson stated that he would like to see the Public Arts Board decided how the \$1.5 million allocated for public art in the UNP TIF district can be used. Francisco stated that a committee was supposed to be appointed for the public arts funding in the UNP TIF district, but it has not been done as of yet. Bryant stated that we will bring back more information on appointing a committee for this purpose.

Item 7, being:

ADJOURN

The Committee adjourned at approximately 2:35 p.m.