

UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT  
ADVISORY BOARD MINUTES

June 15, 2018

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the North Park Boardroom at the Embassy Suites Hotel & Conference Center on the 15<sup>th</sup> day of June, 2018, 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: Bill Nemeth  
Brad Goodwin  
Dan Quinn  
Mandy Haws  
Mike Thompson  
Rex Amsler  
Austin Goodwin

ABSENT: Guy Patton  
Jennifer Alexander  
Matt Clouse

STAFF PRESENT: Matt Hendren, Parks Superintendent  
Jason Olsen, Recreation Superintendent  
Jeff Bryant, City Attorney  
Sarah Encinias, Legal Admin Tech

1. APPROVAL OF THE MARCH 9, 2018 MEETING MINUTES

After review, motion was made by Rex Amsler and seconded by Bill Nemeth to accept the Minutes from the March 9, 2018, meeting as submitted. The vote was unanimous to accept the Minutes as submitted.

2. UPDATE ON LEGACY PARK EVENTS AND RESERVATIONS

The Parks Department reported on an event from last night where over 60 people attended a live performance. Dan Quinn said it was a comfortable family event but that sponsors are needed.

3. DISCUSSION AND POSSIBLE ACTION REGARDING LEGACY PARK PARKING ISSUES

Jeff Bryant discussed parking issues that are being experienced by patrons of Legacy Park. Members reviewed maps of two potential options. The first map details a 20 car parking lot off of East Interstate Drive and west of Academy Sports + Outdoors. The second map details a 32 car parking lot also off of East Interstate Drive but south of Academy. Members then discussed the need for signs at the new lot that would specify the new parking is for "Park Patrons Only" to help limit potential misuse. A motion was made by Bill Nemeth to use the second map and Brad

Goodwin seconded. The vote was unanimous to use the second, 32 car parking lot map in order to help address Legacy Park parking issues.

#### 4. DISCUSSION REGARDING ONGOING PARK MAINTENANCE AND BUDGET

Matt Hendren, Parks Superintendent, reviewed the FYE19 Budget Request document which outlines BID expenses for Legacy Park maintenance and UNP enhancements. Total revenue for the next fiscal year is expected to be about \$200,000 and total expenditures are expected to be about \$423,000. Expenditures include the construction of the Tecumseh Entrance and repairs needed for the Legacy Park fountain. Jeff Bryant then reviewed the Cash Flow Statement showing an expected FYE18 net cash flow of \$329,604 that will transfer to FYE19 for the beginning balance. Kathryn Walker will begin assessments of the properties for presentation to City Council in August for billing at the end of the calendar year.

#### 5. UPDATE AND POSSIBLE CHANGES TO THE UNIVERSITY NORTH PARK TAX INCREMENT FINANCE DISTRICT

Jeff Bryant presented the UNP Master Plan update by RTKL and explained additional projects being discussed for the TIF district. He also handed out documents that were presented to the Planning Commission for Ordinance Amendment O-1718-15, amending the Planned Unit Development designation to allow the development of up to 50 net acres north of Rock Creek Road for entertainment type commercial uses. This PUD Amendment was approved 5 to 1 by the Planning Commission on June 6, 2018. The first reading of the Amended PUD Ordinance is scheduled for June 26<sup>th</sup> and the second reading for July 10<sup>th</sup>. An Amended Project Plan is also being discussed that Council could send to a Statutory Review Committee for recommendation in July and then possibly to City Council for consideration in August.

The RTKL Master Plan that has now been revised from its presentation last fall, was presented and discussed. The Center for Economic Development Law has been retained to help draft Project Plan amendments that will provide a tax increment financing method to accomplish the original Project Costs from 2006 and also provide for the entertainment district, the arena, additional traffic and roadway improvements. The amended Project Plan attempts to address implementation of the jointly funded RTKL Master Plan in a way that would address the needs of the partnering ad valorem taxing jurisdictions, while inducing around \$500 million in private investment into the District. The details of the proposed amended Project Plan were discussed.

#### 6. TOPICS FOR FUTURE DISCUSSION

Austin Goodwin spoke about the Architectural Review Board (ARB) streamlining its process. There are approximately 25 parcels to keep track of and a list of parcel owners will be compiled however the ARB cannot police structures after construction has been completed. Since who takes over monitoring the tenants after construction is in question, someone assigned to specifically monitor maintenance would be helpful. This person could call the City when a violation is noticed.

Jeff Bryant asked if this was about the time a Property Owners Association (POA) could be established and if so, then the POA could also take over future assessments in addition to monitoring maintenance. Mandy Haws asked if a Merchant Association could be created instead. ARB member, Austin Goodwin, said he would discuss options and come back to the Board with an update.

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

The next meeting is set for August 17, 2018 at 10:00 am at Embassy Suites with the room TBD.

#### 8. MISCELLANEOUS DISCUSSION

None.

The meeting was adjourned at 10:43 a.m.