

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)  
Executive Conference Room  
201 WEST GRAY  
1:30 P.M.  
February 19, 2019

The Tax Increment Finance District #2 – University North Park (“UNP TIF”) Citizen’s Oversight Committee met at 1:30 p.m. in the Municipal Building Executive Conference Room on the 19th day of February, 2019.

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

ABSENT: Dr. Nick Migliorino, Anthony McBride, Ted Smith

OTHERS PRESENT: Anthony Francisco, Finance Director  
Clint Mercer, Chief Accountant  
Kathryn Walker, Interim City Attorney  
Scott Sturtz, City Engineer  
Cynthia Rogers, citizen  
Stephen Ellis, citizen  
Sean Rieger, Attorney for the OU Foundation  
Alison Petrone, Ward 3 City Council candidate

Item 1, being

APPROVAL OF MINUTES from December 18, 2018

The meeting was called to order at 1:33 pm by Chair Walden. Walden declared a quorum and a motion was made by Member Price to approve the minutes, which was seconded by Member Wilson. The motion was unanimously approved.

Items Submitted for the record:

1. Minutes from December 18, 2018 meeting

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Item 2, being:

#### UPDATE AND POSSIBLE ACTION ON NEW BUSINESSES AND ONGOING PROJECTS

Member Wilson stated that he would like the City to review permeable sidewalks and consider using these in the UNP area. Member Wilson made a motion to review making Legacy Trail and all other new sidewalks meet City engineering guidelines and be permeable in the UNP area.

Scott Sturtz stated that permeable pavement is not effective in general in Oklahoma due to the soil type. There are issues with water storage underneath the sidewalk due to clay soils. This causes the pavement to breakup constantly and requires constant maintenance. These types of sidewalks are better on the coasts where they have sandy soils. Secondly, the cost of permeable pavement is at least double the cost of what we are currently using.

Member Dragg seconded the motion. The motion to review making all new sidewalks in the UNP area permeable and to the City engineering guidelines was passed unanimously.

Member Dragg stated that almost a year ago the TIF Committee passed a motion to not use the Cultural Facility money for anything but the Cultural Facility, but to also add a project of \$12.75 million for the Senior Center to be built in the UNP TIF area. Anthony Francisco stated that the City Council just passed a resolution to have the UNP TIF Statutory Committee consider using the Cultural Facility money to purchase land to build the entire multi-generational recreational complex in the UNP TIF Project Area. This would actually be three projects; the Aquatic Center, the Multi-Sport Center, and the Senior Center. The physical location of the land is west of Flood, south of Lexington, and east of the YMCA.

Kathryn Walker stated that the Senior Center would not be considered a regional draw, but the other two projects would be. This would be in the Project Area, but not necessarily the TIF District Increment Area.

Francisco stated that Council proposed a resolution directing staff to prepare the FYE 2020 budget as if the UNP TIF #2 were going to be terminated by June 30<sup>th</sup> of this year. This resolution was tabled until the March meeting. The Statutory Review Committee has not met, as has been requested.

Items Submitted for the record:

1. Discussion and Possible Action on Resolution of the City Council requesting that the UNP TIF Statutory Committee consider a proposal to declare a multi-generational recreational complex located in the project area eligible as a Cultural Facility cost.
2. Resolution R-1819-83 Early Termination of TIF (tabled).
3. Permeable sidewalks.

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Item 3, being:

#### FINANCIAL REPORTS

This was not discussed.

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Item 4, being:

#### MISCELLANEOUS COMMENTS

Walker stated that Council has received a letter from OU Foundation and the developer proposing that this Multi-Generational Recreational Complex could be within the UNP TIF Increment Area (near Embassy Suites, or within the UNP Corporate Center). Francisco stated that this is the subject of the joint meeting happening on 2/21 at 5:30 pm. Walker stated that the Statutory Committee is not refusing to meet; they just wanted to be presented with some options instead of just terminating the UNP TIF #2. The Council has all expressed a desire to end the UNP TIF by June 30, 2019.

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Item 5, being:

#### ADJOURN

A motion was made by Member Price and seconded by Member Shepard to adjourn the meeting. The motion passed unanimously and the meeting adjourned.