

UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT
ADVISORY BOARD MINUTES

November 5, 2021

The University North Park Business Improvement District Advisory Board met at 10:00 a.m. in the Private Dining Room North at the Embassy Suites Hotel & Conference Center on the 5th day of November, 2021, and notice and agenda of the meeting were posted in the Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

PRESENT

Dan Quinn
Brad Goodwin
Matt Clouse
Mandy Haws
Scott Kovalick

ABSENT:

Jeff Webb
Jennifer Alexander
Barrett Ellis

STAFF PRESENT:

Kathryn Walker, City Attorney
Jason Olsen, Recreation Superintendent
Sarah Encinias, Legal Admin Tech

1. APPROVAL OF MEETING MINUTES FOR THE FOLLOWING DATES: NOVEMBER 6, 2020, FEBRUARY 26, 2021, MARCH 12, 2021, MAY 7, 2021, AND AUGUST 6, 2021.

After review, Brad Goodwin pointed out in the Minutes of November 6, 2020, item 6, the size of the parcel was incorrectly listed as being 357,000 square feet. The Minutes were corrected by omitting this statement. Motion was made by Matt Clouse and seconded by Mandy Haws to accept the Minutes from the aforementioned meetings, as submitted. The vote was unanimous to accept the Minutes as submitted.

2. UPDATE AND DISCUSSION REGARDING LEGACY PARK EVENTS AND RESERVATIONS.

Jason Olsen said a Pop-Up clinic was held with IMMY Labs administering COVID-19 vaccinations. Local breweries were there along with food trucks that provided free lunches to vaccine recipients. Recipients also received a \$25 gift card to a local restaurant. Winter Fest will be held on the 2nd Friday in December and include fireworks and band performance. Christmas lights will be set up the tree size will increase from 17 feet to 20 feet in height. The committee for Legacy Park events will take care of getting the Christmas decorations arranged and set up. Also, Mr. Clouse mentioned Crest is planning to have an ice skating rink for the winter.

The fountain air compressor wasn't working due to it being in too tight of a space so it will be moved to an area with more air circulation. Speakers were not purchased since bands prefer to use their own and that money can now be used toward expenses to move the air compressor. Also, several organizations that have used Legacy Park have requested the use of more outlets so a waterproof electrical box will be installed with additional electricity for a cost of about \$50,000.

3. UPDATE AND DISCUSSION REGARDING THE YOUNG FAMILY ATHLETIC CENTER.

Mr. Olsen said work has begun on the site and dirt is being moved in order to raise the ground 3-4 feet. Next will be the installation of plumbing and electric lines. They've been able to find enough steel so far. They want to have a local vendor in the coffee shop and they are working on getting Adidas at the venue also. Construction will last about 10-12 months and bids will go out soon. GE Johnson is the construction manager and they will help to keep costs at around \$40 million. There is a \$38 million budget now and Anthony Francisco has a record of costs.

4. UPDATE AND DISCUSSION REGARDING AVAILABLE BID FUNDS AND UPCOMING ASSESSMENTS.

Kathryn Walker referred board members to their meeting packet for Ordinance O-2122-20, the 2022 Assessment Roll adopted by City Council on 10/12/21. This is the first year that TIF contributions cease. Ms. Walker was able to release some liens from prior assessments but others are struggling to pay. Some properties have been able to make partial payment. One business failed to pay anything previously but has since paid everything owed all at once because they had to sell the property. The 2021 Assessments totaled \$175,000; of that, \$133,000 has been paid.

5. UPDATE AND DISCUSSION REGARDING POSSIBLE NEW BUSINESSES IN UNP.

Brad Goodwin said a new business was going into the area of UTC 8, building G, in front of McAlister's. PDQ Chicken has had someone working on their site.

6. DISCUSSION REGARDING POSSIBLE MEETING CALENDAR FOR 2022.

Quarterly meetings were agreed to for year 2022 starting the first Friday in February and Outlook calendar invitations would be sent out to everyone. Ms. Walker will also send a reminder email prior to each meeting to ensure the JQH Boardroom is reserved.

7. TOPICS FOR FUTURE DISCUSSION.

None.

8. MISCELLANEOUS DISCUSSION.

Mr. Clouse confirmed \$104,900 was spent on maintenance and \$66,463 of this money was from a previous allocation that was unspent in FYE19. Mr. Olsen said an extra \$20,000 was also available for YTD 2022. Ms. Walker said Robinson entrance construction has been completed; the Tecumseh entrance design will be different to accommodate existing structures. Ms. Walker also mentioned the BID expiration date, 10 years from its formation. The property owners could petition to extend it if desired.

The meeting was adjourned at 10:28 a.m.