

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)  
STUDY SESSION ROOM  
201 WEST GRAY  
1:30 P.M.  
July 21, 2015

The Tax Increment Financing District #2 - University North Park ("UNP TIF") Oversight Committee met at 1:30 p.m. in the Study Session Room on the 21st day of July, 2015.

PRESENT: Fred Walden, Janese Shepard, Michael Murphy and Chris Dragg

ABSENT: Greg Burge, Heath Hans, William Wilson, Joe Siano and Ted Smith

OTHERS PRESENT: Anthony Francisco, Finance Director  
Kathryn Walker, Asst City Attorney III  
Jud Foster, Parks & Rec Director  
Robert Castleberry, Councilmember  
Kyle Allison, Councilmember  
Suzanne Krohmer, Budget Manager  
Clint Mercer, Chief Accountant

The meeting was called to order by Chairman Walden at approximately 1:40 pm. A quorum was not present. The minutes of the last meeting were reviewed but no motion could be voted upon.

Jud Foster provided a brief update on Legacy Park. He noted that on July 6<sup>th</sup> an inspection/walk-through took place with Scott Howard (City Consultant), Rick McKinney, the general contractor (CGC) and himself. A list was created of items that needed correction before the park could be accepted by the City. He commented that CGC was still working on electrical and irrigation aspects of the project. Jud also added that he has been working with an informal committee of citizens to plan an opening ceremony on August 27<sup>th</sup>. Robert Castleberry asked Jud about the time of day they were thinking about and Jud commented late in the day so the lights within the fountains could be seen.

Discussion ensued regarding Legacy Park (including concerns documented by Chris Dragg in an email to Fred Walden dated June 30, 2015 – see handout). Highlights of the questions asked and answers provided were:

- Michael Murphy asked about the original completion date. Jud noted the project was about 2 years past due and that this delay was due to several factors including weather.
- Chris Dragg asked about the paint chips on some of the railing. Jud commented that the railings in question would be removed and repainted by CGC. Chris asked why they were painted rather than powder coated. Jud commented that building specs included within the park design dictated what items received a paint finish vs a powder coated finish. Jud noted the hand railings did receive the powder coated finish per the plan specs.

- Chris Dragg made comments concerning the concrete finish. He had issues with the process used to color the concrete and stamping issues. Jud commented that there were some color issues but that a final sealing had not taken place yet. Chris asked if the City was prepared to maintain the concrete sealing as it will require future maintenance. Jud noted that the City was prepared to do what it takes to maintain the park. Chris also made comments regarding the poor quality of the stamping process used at the park. He commented that too much concrete was poured at once and it hardened too fast not allowing some parts to receive a sufficiently deep stamp.
- Fred Walden asked what had caused the damage to the light fixtures. Jud commented that this damage was done during the May 2015 tornado.
- Chris Dragg mentioned the chips in some of the cap stones. Jud noted these were included on the list of items to be corrected by CGC.
- Chris Dragg asked who the main contractor was to which Jud responded CGC. Chris also asked if Scott Howard lived in Tulsa. Jud noted he lived in Edmond. Discussion ensued regarding how much time the general contractor was at the site.
- Chris Dragg asked about the dead landscaping. Jud noted that these items were on the list and would be replaced by CGC. Michael Murphy asked about a landscaping warranty to which Jud responded 1 year.
- Michael Murphy, Fred Walden and Chris Dragg expressed concern about opening the park on August 27<sup>th</sup>. They felt the contractor could not complete the corrections before this date. Jud commented that the date was flexible and that it had been discussed with the contractor to get them moving faster. The Committee also discussed if they should meet again before the August 27<sup>th</sup> date.

Anthony Francisco provided the financial reports and noted nothing new to report. Michael Murphy asked what would happen to the \$7.5 million budgeted for the lifestyle center if it was never completed. Anthony noted that it would just not be spent in that case.

A draft version of the Annual Report was also presented by Anthony Francisco. Kyle Allison asked about the projected revenue figures included in the report, specifically relating to 2016 and the projected date of completion for the lifestyle center. Anthony noted the projected figures did assume the lifestyle center would be completed by 2016. Discussion ensued regarding if revised projected figures should be developed.

Anthony Francisco noted that a building permit had been submitted by a proposed apartment complex phase I (the Committee received a presentation on this complex in January 2015) within the TIF with construction to begin in the Fall. Kathryn Walker noted that World of Beer and Torchy's Tacos had also submitted building permits.

Kathryn Walker informed the Committee that Council will consider the second yearly assessment for the BID at the July 28<sup>th</sup> Council Meeting.

The meeting was adjourned at approximately 2:18.