



The City of NORMAN

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June 20, 2024

Honorable Trustees of the Norman Tax Increment Finance Authority
201 West Gray Street
Norman, Oklahoma 73069

Dear Chair Heikkila and Trustees:

The adopted Project Plan Ordinance for the University North Park Tax Increment Finance District (Ordinance 0506-66) requires the appointment of a Development Oversight Committee, empowered by the City Council to “make recommendations on...material modifications to the UNP Master Plan...” At the June 18, 2024 meeting of the Citizen’s Development Oversight Committee for University North Park Tax Increment Finance District (“UNP TIF”, or City of Norman TIF #2), the Committee adopted the following recommendation to the NTIFA Trustees/City Council, discussed in the October 2023 recommendation letter to the Trustees:

“The Citizen’s Oversight Committee for the UNP TIF recommends the proposed material modifications to the University North Park Master Plan be approved.”

The vote was 5-1 in favor of the recommendation with the following members present:

Greg Burge, Chair	Yes
Kaimee Kellis	Yes
Kurt Lee	Yes
Robert Norman	Yes
William Wilson	No
Brenda O’Brian/Tyler Jones	Yes

This recommendation effectively endorses the Preliminary Plat and University North Park Planned Unit Development amendments proposed for the area of UNP north of Rock Creek Road. In discussion of this recommendation, the Committee expressed concerns with the lack of accommodation within the currently-adopted Master Plan for several specific traffic intersection improvements recommended by previous traffic studies presented to the Committee. While these omissions were noted as important by the majority of the Committee, they only motivated one member to vote against the proposed Master Plan as a whole. The Committee had concerns regarding traffic flow (ingress/egress) from the Entertainment District area, and suggests that the proposed shared parking agreements with other businesses in UNP be committed to writing before the Entertainment District begins operations.

The second recommendation was as follows:

“The Citizen’s Oversight Committee for the UNP TIF recommends the proposed Rock Creek Entertainment District TIF Project Plan be approved.”

The vote was 3-2 in opposition of the recommendation with the following members present:

Greg Burge, Chair	No
Kaimee Kellis	Yes
Kurt Lee	Yes
Robert Norman	No
William Wilson	No
Brenda O’Brian/Tyler Jones	Abstain

This Committee action effectively recommends against the approval of the proposed Rock Creek Entertainment Tax Increment Finance District Project Plan Ordinance.

After lengthy discussion, the majority of the Committee had overriding concerns about the amount of future City sales tax and multi-jurisdictional property tax revenue that would be pledged toward the project for up to 25 years; the inclusion of properties in University North Park that lie outside of the proposed Entertainment District (south of Rock Creek Road) within the tax increment area; and the potential negative impact on Norman businesses and the City’s General Fund and Capital Sales Tax Fund through “cannibalization” and diversion of customers from areas of the City outside of the Entertainment District to businesses in the Entertainment District. Committee Members also have questions about the ownership and operation of the proposed arena and parking garage. We understand that many of these issues will be addressed in future development agreements outside of our purview, but we would like to be informed of the terms of those agreements.

We are glad to respond to any questions you may have regarding our discussion and these actions.

Sincerely,



Dr. Gregory Burge, Chair
UNP TIF Citizen’s Oversight Committee

EC: UNP TIF Citizen’s Oversight Committee
Darrel Pyle, NTIFA General Manager
Anthony Francisco, NTIFA Treasurer
Kathryn Walker, NTIFA General Counsel