

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)
STUDY SESSION ROOM
201 WEST GRAY
1:30 P.M.
February 19, 2013

The Tax Increment Financing District #2 - University North Park (“UNP TIF”) Oversight Committee met at 1:30 p.m. in the Municipal Building Study Session Room on the 19th day of February, 2013.

PRESENT: Gail Poole, Ted Smith, Janese Shepard, Hal Ezzell, Mike Givel, Fred Walden and Chair Harold Haralson

ABSENT: Joe Siano and Heath Hans

OTHERS PRESENT: Anthony Francisco, Finance Director
Jeff Bryant, City Attorney
Jud Foster, Parks Director
Kathryn Walker, Assistant City Attorney
Clint Mercer, Chief Accountant
Suzanne Krohmer, Budget Manager

The meeting was called to order by Chair Haralson at 1:31 pm. A quorum was present.

A motion was made and seconded to approve the December 18, 2012 minutes. No changes were suggested and the motion passed unanimously.

Mike Givel had provided an alternative listing of landscaping plants currently scheduled to be installed within Legacy Park. This alternative listing (see handout) was developed in consultation with Becky Sherry, PH.D., Botanist and instructor at the University of Oklahoma. Jud Foster provided a response (see handout) to these suggestions as prepared by Scott Howard, lead design architect for Legacy Park. Mr. Howard addressed the trees only at this point. Discussion ensued. Jud noted the intention of the designed was not specifically to use “native” plantings and that even native plantings require a certain amount of watering to get established. Jud noted that the trees were selected for various reasons include size, texture, availability, etc. and that each was proven to be reliable in the Oklahoma climate. Mike Givel took exception to a comment included in Mr. Howard’s report regarding the susceptibility of native trees to diseases and other undesirable characteristics. He wanted Mr. Howard to prove that comment. Mr. Givel also noted Mr. Howard’s report did not address watering requirements and didn’t want Legacy Park plantings to contribute to the current drought situation in Norman.

Jud Foster provided an update on the Legacy Park construction project. The construction contract was approved by City Council on January 22nd. A pre-construction meeting was held on February 1st with the contractor and other stakeholders that helped work through a lot of the details and that dirt work would begin shortly. Chairman Haralson noted that significant discussion regarding bathrooms had taken place in the last meeting and asked Jud to follow up on that subject. Jud noted

that staff (as well as consultants) had taken an extensive look at the location of the bathroom and that the sewer line was the main issue. Moving the sewer line was not a good option given incoming restaurants. Chairman Haralson noted previous discussion also included a changing room behind the stage area. Jud noted no progress had been made regarding that aspect.

Hal Ezzell noted that previous ownership discussion had taken place regarding bid options 2 through 5 addressing the detention pond area. Kathryn Walker noted that Council did not award that portion of the bid and that Staff is currently working with the owner to complete these improvements.

Anthony Francisco brought a map of the TIF district. He noted that a new hotel was in the works and that construction on the incoming Holiday Inn Express would begin shortly. He noted that construction had begun on 3 new retail sites (DSW, Home Goods and Michaels). He noted that a big box store for Ashley Furniture will begin soon. Also, Crest has revealed their new store will be called "Crest Fresh."

Anthony also presented an updated financial report (see attached). He noted that revenues continue to be on pace. He also noted that the current report included November and December sales which are historically the largest of the year.

Miscellaneous discussion was opened. Hal Ezzell asked for an update on economic development activity. Kathryn Walker commented that the City is still working with a potential employer and hoped to have it done by the first of the year. Discussion regarding the bathroom issue was brought up again. Fred Walden voiced his concern for the lack of a bathroom on the stage area. Both Mr. Walden and Ted Smith voiced their concern that the park would not be functional without such a facility. Ted noted that he felt the park was being built to look nice as people drive by but not for people to use. He compared the problem to the same situation at Andrews Park. Hal Ezzell asked Jud Foster if another alternative could be developed via a pump station or another mechanism to place a bathroom within the stage area. Jud noted that Tom McCaleb had looked at the issue regarding the sewer line and that the fall was too small to put a bathroom on the opposite side of the lake to the currently planned bathroom without a lift station and that moving the current sewer line would not work due to incoming restaurants. Jud noted that the stage area was not large enough to add a restroom/changing room. Mike Givel asked if there was an industry standard regarding this issue. Jud noted that he was not aware of such a standard and that Andrews Park would be the closest comparable park with a stage. He noted that temporary stages are used at Reeves and that bathrooms are not directly next to the stage area. Hal Ezzell asked about the status of the bid. Jud noted that the bid had already been awarded and that construction would begin soon. He noted that plans could be changed but that option would require additional funds. Anthony noted that Council could add a building via a change order to this current contract or be added at a later date via a new contract. Hal Ezzell made the following motion:

"Motion for Committee to request the City Council to reconsider the design to accommodate some form of facility serving the stage area not a relocation of the restrooms of the park. The Committee firmly believes a complete lack of facilities serving the stage area will be a severe impediment to the utility of the stage area."

The motion was seconded and passed unanimously.

The meeting was adjourned at approximately 2:30 pm.