

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)  
STUDY SESSION ROOM  
201 WEST GRAY  
1:30 P.M.  
June 3, 2014

The Tax Increment Financing District #2 - University North Park (“UNP TIF”) Oversight Committee met at 1:30 p.m. in the Municipal Building Multipurpose Room on the 3rd day of June, 2014.

PRESENT: Mike Givel, Ted Smith, Heath Hans, Fred Walden, Janese Shepard and Chair Harold Haralson

ABSENT: Joe Siano, Clint Williams, and Hal Ezzell

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

The meeting was called to order by Chair Haralson at approximately 1:44 pm. A quorum was present.

The minutes from the March 18, 2014 meeting were approved.

Kathryn Walker provided a presentation (see attached) regarding the proposed University North Park Business Improvement District (“BID”). Kathryn noted that the purpose of the BID was to maintain Legacy Park at a higher-level than normal City parks. She also noted that development agreements #3 and #5 set the BID concept into motion. Under the proposal, the City will provide \$900,000 in assistance funds to be paid out over 10 years in a gradually decreasing manner. Assessments to property owners will be based on taxable value of the properties. Kathryn noted that the BID may be renewed at the end of the 10 years or maintenance responsibilities could be assumed by a UNP Master Association.

Heath Hans asked questions regarding the history of this particular item to which Kathryn responded mentioning development agreements #3 and #5. Mike Givel questioned the meaning of the phrase “to encourage and allow substantial additional development to occur” on one of Kathryn’s slides. Kathryn noted that specifically that was in reference to the gradual decrease of the City’s contributions with the thought being that the City would shoulder more of the funding in the initial years and gradually decrease over the 10 years so that property owners would not be hit all at once and so that future development would help absorb the overall costs of park maintenance. Chairman Haralson asked Anthony Francisco about the condition of the General Fund of the City to which Anthony clarified that at current the fund balance was positive but that expenses were outpacing revenue to which Haralson commented that such a situation would deplete fund balance.

Discussion ensued regarding the higher-level maintenance intent of the park. Questions were also asked by how current city parks are maintained and the ability of Park Maintenance staff to provide the necessary upkeep. Discussion also ensued regarding what happens at the end of the 10 year period. The general consensus of the Committee was to express concern regarding the City's influence or lack thereof over Legacy Park maintenance at that point and going forward. The Committee felt that the city should have some representation on a future master association or in some way have influence given the park will be city-owned property.

Kathryn also gave a presentation (see attached) regarding Architectural Review Board ("ARB"). Kathryn noted that this is what City Council was looking to the Committee for input on. She provided an overview of the current plan being considered via her presentation. Chairman Haralson noted that the City tried to get a representative on the ARB back when it was formed but was not able to do so. Heath Hans noted that he felt like this was a developer deal that is being pushed back on the city. This seemed to be the consensus of the Committee as well. Discussion ensued regarding the design guidelines and how they have been interpreted and enforced (or not enforced) within the TIF. Anthony noted that the guidelines are actually more open than "Cherokee gothic" initially utilized. Kathryn noted that Council was not happy with this current plan as presented and would pass on the Committee's comments. Additionally, since the discussion with Council, Kathryn noted that the Developer had agreed to continue to pay the ARB invoices until another arrangement could be proposed that was agreeable to all of the parties.

Anthony Francisco presented the finance reports noting that property tax collections were received but fell short of the prior year. He noted staff is looking into this decrease.

There was no miscellaneous discussion.

The meeting was adjourned at approximately 2:35.