

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING AND RATIFYING THE ASSESSMENT ROLL FOR THE UNIVERSITY NORTH PARK BUSINESS IMPROVEMENT DISTRICT; ESTABLISHING THE TIME AND TERMS OF PAYMENT OF THE ASSESSMENTS AND OTHER EXPENSES; FIXING PENALTIES TO BE CHARGED FOR DELINQUENT PAYMENT OF THE ASSESSMENT OR AN INSTALLMENT THEREOF; SETTING FORTH THE TRACTS OR PARCELS OF LAND AGAINST WHICH THE ASSESSMENTS ARE BEING ADOPTED, RATIFIED AND LEVIED; DIRECTING THE CITY CLERK TO PREPARE, SIGN, ATTEST AND RECORD WITH THE COUNTY CLERK OF CLEVELAND COUNTY, FOLLOWING PASSAGE OF THE PAYMENT DEADLINE, A CLAIM OF LIEN FOR ANY UNPAID AMOUNT DUE AND ASSESSED AGAINST A TRACT OR PARCEL OF LAND; PROVIDING FOR THE SEVERABILITY THEREOF.

- § 1. WHEREAS, the Council of the City of Norman, Oklahoma adopted Resolution No. R-1415-11 creating the University North Park Business Improvement District on July 8, 2014; and
- § 2. WHEREAS, the Council of the City of Norman, Oklahoma adopted Resolution No. R-1819-15 acknowledging the receipt of the 2019 Assessment Roll and 2019 Assessment Plat and directing a public hearing on the proposed Assessment Roll and Assessment Plat on August 28, 2018; and
- § 3. WHEREAS, notice for the public hearing on the proposed Assessment Roll and Assessment Plat was provided in the manner proscribed by 11 O.S. §39-103.1; and
- § 4. WHEREAS, the public hearing on the 2019 Assessment Roll and 2019 Assessment Plat was held on August 28, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 5. Pursuant to 11 O.S. §39-111, the Council of the City of Norman, Oklahoma hereby adopts and ratifies the Assessment Roll (“Assessment Roll”) attached to this Ordinance as Exhibit “A” and incorporated into this Ordinance by reference as if fully set forth herein. The Council of the City of Norman, Oklahoma, hereby further levies the assessments set forth in the aforesaid Assessment Roll against the tracts or parcels as referenced therein.
- § 6. Pursuant to 11 O.S. §39-112(A)(1), the Council of the City of Norman, Oklahoma hereby further establishes the time and terms of paying the assessment as follows: The total amount of the annual net assessment against any tract or parcel (*See*

attached Exhibit "A") must be paid in full by March 31, 2019 by cash or check to the Finance Director of the City of Norman, P.O. Box 370, Norman, Oklahoma (73070) (the "City Finance Director").

- § 7. Pursuant to 11 O.S. §39-112(A)(3), the Council of the City of Norman, Oklahoma hereby further establishes and fixes the following penalties to be charged:

For any assessment for which the total amount of the assessment is not paid in full by March 31, 2019, the amount of ten percent (10%) of the total amount of the unpaid assessment due shall be added to the total assessment due as a penalty, which penalty shall continue until fully paid.

- § 8. The assessments adopted, ratified and levied, as set forth in Sections 1 and 2 of this Ordinance, are hereby adopted, ratified, and levied against those lands and properties legally described in Exhibit "A", attached hereto.

- § 9. Pursuant to 11 O.S. §39-112(C), the City Clerk shall, after March 31, 2019 prepare, sign, attest with the Municipal Seal, and record in the office of the County Clerk of Cleveland County, a claim of lien for any unpaid portion of the net assessment due and assessed against a tract or parcel of land.

- § 10. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day
of _____, 2018.

NOT ADOPTED this _____ day
of _____, 2018.

Lynne Miller, Mayor

Lynne Miller, Mayor

ATTEST:

Brenda Hall, City Clerk

EXHIBIT A

**2019 Assessment Roll
Revised**

PARCEL NUMBER	PROPERTY OWNER	2019 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPS1 1 5 001	Target Corp c/o R E McElroy, LLC 3609 Smith Barry Rd Ste. 100 Arlington, TX 76013	\$12,655.65	\$4,745.87	\$7,909.78
NCT2 UNPS8 1 1 001	CBH Investments LLC 2200 W 15th Edmond, OK 73013	\$12,097.69	\$4,536.63	\$7,561.06
NCT2 UNPS1 1 7 001	Halle Properties LLC 20225 N Scottsdale Rd Dept 1100- Oko Scottsdale, AZ 85255	\$1,388.77	\$520.79	\$867.98
NCT2 UNPS1 1 6 001	KRG Norman University, LLC	\$2,668.33	\$1,000.62	\$1,667.70
NCT2 UNPR1 2 1 001	c/o Kite Realty Group	\$28,604.33	\$10,726.62	\$17,877.70
NCT2 UNPS1 B 001	30 S. Meridian St., Ste. 1100	\$0.00	\$0.00	\$0.00
NCT2 UNPS1 F 001	Indianapolis, IN 46204	\$0.00	\$0.00	\$0.00
NCT2 UNPS1 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS5 1 1 001	KRG Norman University II, LLC c/o Kite Realty Group 30 S. Meridian St., Ste. 1100 Indianapolis, IN 46204	\$5,955.38	\$2,233.27	\$3,722.11
NCT2 UNRR3 1 1 001	KRG Norman University III LLC	\$5,884.35	\$2,206.63	\$3,677.72
NCT2 UNRR3 1 2 001	c/o Kite Realty Group	\$1,502.40	\$563.40	\$939.00
NCT2 UNRR3 2 2 001	30 S. Meridian St., Ste. 1100	\$6,420.02	\$2,407.51	\$4,012.51
NCT2 UNPS6 1 2A 001	Indianapolis, IN 46204	\$4,641.91	\$1,740.72	\$2,901.19
NCT2 UNRR3 2 1 001		\$5,892.77	\$2,209.79	\$3,682.98
NCT2 UNRR3 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS5 1 3 001	International Bank of Commerce 3817 NW Expressway #100 Oklahoma City, OK 73112	\$1,755.35	\$658.26	\$1,097.10

**2019 Assessment Roll
Revised**

PARCEL NUMBER	PROPERTY OWNER	2019 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPS2 1 1 001	JQH- Norman Development LLC	\$34,609.52	\$12,978.57	\$21,630.95
NCT2 UNPS2 1 2 001	4243 Hunt Rd Cincinnati, OH 45245	\$8,784.24	\$3,294.09	\$5,490.15
NCT2 UNPR1 2 2A 001	KBROS LLC 630 Pana Pl. Honolulu HI 96816	\$1,133.93	\$425.22	\$708.71
NCT2 UNP52 2 2C 001	PAD P Partners 12 Meryton Irvine, CA 92603	\$2,490.54	\$933.95	\$1,556.59
NCT2 UNPS1 1 2A 001	MBD LIMITED, CO 620 N Berry Rd Norman, OK 73069	\$1,897.53	\$711.57	\$1,185.96
NCT2 UNPS1 1 3A 001	MVP INVESTMENTS, LLC 1300 24th Ave NW Norman, OK 73069	\$2,302.00	\$863.25	\$1,438.75
NCT2 UNPR1 2 2B 001	Norman Retail Dst. Attn: Property Tax Dept. P O Box 3666 Oak Brook, IL 60522	\$2,220.27	\$832.60	\$1,387.67
NCT2 UNPS1 1 1A 001	Sleep Studio Properties LLC	\$2,741.93	\$1,028.22	\$1,713.71
NCT2 UNP10 1 1 001	3434 W Reno Oklahoma City, OK 73107	\$4,141.37	\$1,553.02	\$2,588.36
NCT2 UNPS5 2 1 001	Valliance Bank 1601 NW Expressway Oklahoma City, OK 73118	\$2,846.25	\$1,067.34	\$1,778.91
NCT2 UNP12 1 1 001	DD1 Speed Mart, LLC P.O. Box 890503 Oklahoma City, Oklahoma 73189	\$2,158.88	\$809.58	\$1,349.30
NCT2 UNP52 2 2A 001	DRE Norman I, LLC PO Box 36799 Charlotte, NC 28236	\$5,444.49	\$2,041.68	\$3,402.81

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Revised**

PARCEL NUMBER	PROPERTY OWNER	2019 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPR4 1 2 001	DRE Norman II, LLC PO Box 36799 Charlotte, NC 28236	\$4,298.90	\$1,612.09	\$2,686.81
NCT2 UNPS6 1 8A 001	DRE Norman III, LLC 100 Park Avenue Building, Unit 1200 Oklahoma City, OK 73102	\$3,177.66	\$1,191.62	\$1,986.04
NCT2 UNP52 2 2D 001	Crouse Family Ltd. Partnership 421 Country Club Terrace Edmond, OK 73025	\$3,477.64	\$1,304.12	\$2,173.53
NCT2 UNPS7 1 1 001	Sooner Hospitality LLC 118 N 7th Durant, OK 74701	\$8,422.51	\$3,158.44	\$5,264.07
NCT2 UNPR9 1 3 001	UNP Restaurant, LLC 3101 W. Tecumseh, Ste. 200 Norman, OK 73072	\$2,586.06	\$969.77	\$1,616.29
NCT2 UNPS6 110A 001	Mathis Bros. Tulsa, Inc. c/o Sleep Center Prop, LLC 3434 W. Reno Avenue Oklahoma City, OK 73107	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 2A 001	Mathis Bros. Tulsa, Inc. 3434 W. Reno Avenue Oklahoma City, OK 73107	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 1 001	University North Park/Professional Center LLC	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 3 001	2221 W. Lindsey, Ste. 201 Norman, OK 73069	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 4 001	Norman, OK 73069	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 5 001	Premiere Land Holdings, LLC 3324 Mt. Mitchell Lane Norman, OK 73069	\$1,847.74	\$692.90	\$1,154.84
NCT2 UNPPC 1 2 001	UNPC Building 1, LLC 2221 W. Lindsey, Ste. 201 Norman, OK 73069	\$2,772.13	\$1,039.55	\$1,732.58

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Revised**

PARCEL NUMBER	PROPERTY OWNER	2019 ASSESSMENT			
		Gross	(TIF Offset)	Net Assessment	
NCT2 UNP14 1 1 001	24th Avenue Apartments, LLC 4 East Sheridan Ste. 300 Oklahoma City, OK 73104	\$0.00	\$0.00	\$0.00	
NCT2 UNPC2 1 3 001	Immuno-Mycologics, Inc. Attn: Sean Bauman, 2701 Corporate Center Dr Norman, OK 73069	\$2,316.80	\$868.80	\$1,448.00	
NCT2 UNPS6 1 6A 001	JPHM Investments, LLC Attn: Heath Martin 560 East Memorial Road Oklahoma City, OK 73114	\$3,370.39	\$1,263.89	\$2,106.49	
NCT2 9 3W 23 038	University Town Center LLC P.O. Box 36799 Charlotte, NC 28236	\$0.00	\$0.00	\$0.00	
NCT2 9 3W 23 039		\$0.00	\$0.00	\$0.00	
NCT2 9 3W 23 026		\$0.00	\$0.00	\$0.00	
NCT2 9 3W 24 009		\$0.00	\$0.00	\$0.00	
NCT2 9 3W 24 010		\$0.00	\$0.00	\$0.00	
NCT2 UNPS8 A 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPS8 B 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPS8 C 001		\$0.00	\$0.00	\$0.00	
NCT2 9 3W 24 011		\$0.00	\$0.00	\$0.00	
NCT2 9 3W 24 012		\$0.00	\$0.00	\$0.00	
NCT2 UNPS1 C 001		UTC I, LLC c/o Collett & Associates PO Box 36799 Charlotte, NC 28236-6799	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 6 001		UTC II, LLC PO Box 36799 Charlotte, NC 28236-6799	\$0.00	\$0.00	\$0.00
NCT2 UNPR9 1 1 001	\$0.00		\$0.00	\$0.00	
NCT2 UNPS6 1 1A 001	\$0.00		\$0.00	\$0.00	
NCT2 UNPS6 1 3A 001	\$0.00		\$0.00	\$0.00	
NCT2 UNPS6 1 4A 001	\$0.00		\$0.00	\$0.00	
NCT2 UNPS6 1 7A 001	\$0.00		\$0.00	\$0.00	
NCT2 UNP12 1 6 001	\$0.00		\$0.00	\$0.00	

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PARCEL NUMBER	PROPERTY OWNER	2019 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPR4 1 1 001	UTC 8, LLC 1111 Metropolitan Ave., Ste. 700 Charlotte, NC 28204	\$2,052.84	\$769.81	\$1,283.02
NCT2 UNP15 1 1 001	Meera-Niam, LLC 2214 Shadowlake Drive Oklahoma City, OK 73159	\$0.00	\$0.00	\$0.00
NCT2 UNPS6 1 9A 001	Bridgestone Retail Operations, LLC c/o Law Department, Real Estate Section 333 E. Lake Street Bloomington, IL 60108	\$1,846.64	\$692.49	\$1,154.15
NCT2 UNPR4 1 3 001	Roth, Jan K Voda-Ira & Roth, Melinda S Voda-Ira 2802 W Country Club Dr. Oklahoma City, OK 73116	\$2,229.94	\$836.23	\$1,393.71
NCT2 UNPS5 1 2 001	Saif & Safria Real Estate 4609 Flint Ridge Drive Norman, OK 73072	\$1,362.86	\$511.07	\$851.79
NCT2 UNPS5 A 001	UTC Area Six, LLC c/o Collett & Associates P.O. Box 36799 Charlotte, NC 28236	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 5A 001	UTC Area 7, LLC	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 6A 001	c/o Collett & Associates 1111 Metropolitan Suite 700 Charlotte, North Carolina 28204	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 4A 001	Carmax Auto Superstores, Inc. 12800 Tuchahoe Creek Pkwy Richmond, VA 23238	\$0.00	\$0.00	\$0.00
NCT2 UNP13 1 1 001	University Hospitality, LLC 118 N Seventh Ave Durant, OK 74701	\$0.00	\$0.00	\$0.00

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Revised**

PARCEL NUMBER	PROPERTY OWNER	2019 ASSESSMENT			
		Gross	(TIF Offset)	Net Assessment	
NCT2 UNPC1 1 1 001	Norman Economic Dev Coalition Inc PO Box 5387 Norman, OK 73070	\$0.00	\$0.00	\$0.00	
NCT2 UNPC1 1 2 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC1 1 3 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC1 1 4 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC1 1 5 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC1 1 6 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC1 1 7 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC2 1 1 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC2 1 2 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC2 2 1 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC2 2 2 001		\$0.00	\$0.00	\$0.00	
NCT2 UNPC2 2 3 001		\$0.00	\$0.00	\$0.00	
NCT2 9 3W 13 025		University North Park LLC 100 Timberdell Road Norman, OK 73069	\$0.00	\$0.00	\$0.00
NCT2 9 3W 14 039			\$0.00	\$0.00	\$0.00
NCT2 9 3W 13 023	\$0.00		\$0.00	\$0.00	
NCT2 9 3W 13 024	\$0.00		\$0.00	\$0.00	
NCT2 9 3W 14 036	\$0.00		\$0.00	\$0.00	
NCT2 UNP14 A 001	\$0.00		\$0.00	\$0.00	
NCT2 UNP14 B 001	\$0.00		\$0.00	\$0.00	
	Totals		\$200,000	\$75,000	\$125,000