



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: GID-2021-04

File ID: GID-2021-04 **Type:** Conveyance of Deed **Status:** Consent Item

Version: 1 **Reference:** Item 22 **In Control:** City Council

Department: Legal Department **Cost:** **File Created:** 07/07/2020

File Name: NPS quit claim deed **Final Action:**

Title: CONSIDERATION OF CONVEYANCE OF TITLE BY QUIT CLAIM DEED TO INDEPENDENT SCHOOL DISTRICT NO. 29 FOR PROPERTY KNOWN AS THE NORMAN HIGH SCHOOL GYMNASIUM LOCATED AT 911 WEST MAIN STREET.

Notes: ACTION NEEDED: Motion to approve or reject conveyance of title by Quit Claim Deed to Independent School District No. 29 for property known as the Norman High School Gymnasium located at 911 West Main Street; and, if approved, authorize the City Manager to execute the Quit Claim Deed.

ACTION TAKEN:

Agenda Date: 07/14/2020

Agenda Number: 22

Attachments: NHS Auditorium/Gym property, quit claim deed

Project Manager: Kathryn Walker, City Attorney

Entered by: kathryn.walker@normanok.gov

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File GID-2021-04

Body

BACKGROUND: In the 1950's, Independent School District No. 29 ("NPS") approached the City of Norman with a request that the City send a proposition to the voters requesting approval of General Obligation Bonds to finance the construction of the Norman High School auditorium/girls gymnasium. The proposition was approved and a contract was awarded on June 2, 1952 in the amount of \$331,833.95. NPS conveyed the land to the City so that the facility could be constructed with the bond funds. The City and NPS executed a joint use agreement in 1953 and again in 1972 and for many years the parties shared the facility, with the City even using the facility for Council meetings. Over time, the City relocated its facilities and began using the gym only for organized recreational activities. The City began constructing

recreation centers and as the high school campus grew, regular access to the facility was no longer feasible. Today, all access points to the facility are completely surrounded and controlled by Norman High School. The last use of the facility by the City was for martial arts classes in 2017.

The facility is in need of a new roof. NPS would like to use its bond funds to replace the roof but needs to own the facility in order to use bond funds issued by NPS. The estimated cost of the roof replacement is around \$210,000. As the facility is completely enclosed by other NPS buildings, the value of the facility to the City is nominal.

DISCUSSION: Council discussed this proposed real estate transaction during an Executive Session held May 26, 2020. Staff has been advised by bond counsel that the City can transfer the property to NPS via Quit Claim Deed. Council expressed a desire to move forward with the transfer during its discussion in May.

This item authorizes the City Manager to execute a Quit Claim deed granting the property to NPS.

RECOMMENDATION: Staff recommends Council approve the conveyance of title for this property from the City to Norman Public Schools and authorize the City Manager to execute a Quit Claim deed for such purpose.