

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-1617-10 acknowledging the receipt of the 2017 Assessment Roll and 2017 Assessment Plat and directing a public hearing on the proposed Assessment Roll and Assessment Plat on August 23, 2016; 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 2017 Assessment Roll and 2017 Assessment Plat was held on August 23, 2016.

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, 2017 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, 2017, 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, 2017 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 _____, 2016.

NOT ADOPTED this _____ day
of _____, 2016.

Lynne Miller, Mayor

Lynne Miller, Mayor

ATTEST:

Brenda Hall, City Clerk

EXHIBIT A

2017 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2017 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	\$17,325	\$10,828	\$6,497
NCT2 UNPS8 1 1 001	CBH Investments LLC 2200 W 15th Edmond, OK 73013	\$14,068	\$8,793	\$5,276
NCT2 UNPS1 1 7 001	Halle Properties LLC 20225 N Scottsdale Rd Dept 1100- Oko Scottsdale, AZ 85255	\$1,615	\$1,009	\$606
NCT2 UNPS1 1 6 001	KRG Norman University, LLC	\$3,103	\$1,939	\$1,164
NCT2 UNPR1 2 1 001	c/o Kite Realty Group	\$33,264	\$20,790	\$12,474
NCT2 UNPS1 B 001	30 S. Meridian St., Ste. 1100	\$0	\$0	\$0
NCT2 UNPS1 F 001	Indianapolis, IN 46204	\$0	\$0	\$0
NCT2 UNPS1 A 001		\$0	\$0	\$0
NCT2 UNPS5 1 1 001	KRG Norman University II, LLC c/o Kite Realty Group 30 S. Meridian St., Ste. 1100 Indianapolis, IN 46204	\$6,926	\$4,328	\$2,597
NCT2 UNRR3 1 1 001	KRG Norman University III LLC	\$7,038	\$4,399	\$2,639
NCT2 UNRR3 1 2 001	c/o Kite Realty Group	\$1,635	\$1,022	\$613
NCT2 UNRR3 2 2 001	30 S. Meridian St., Ste. 1100	\$7,466	\$4,666	\$2,800
NCT2 UNPS6 1 2A 001	Indianapolis, IN 46204	\$5,398	\$3,374	\$2,024
NCT2 UNRR3 2 1 001		\$6,649	\$4,156	\$2,493
NCT2 UNRR3 A 001		\$0	\$0	\$0
NCT2 UNPS5 1 3 001	International Bank of Commerce 3817 NW Expressway #100 Oklahoma City, OK 73112	\$1,852	\$1,157	\$694

2017 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2017 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPS2 1 1 001	JQH- Norman Development LLC 4243 Hunt Rd Cincinnati, OH 45245	\$40,248	\$25,155	\$15,093
NCT2 UNPS2 1 2 001		\$10,215	\$6,385	\$3,831
NCT2 UNPR1 2 2A 001	KBROS LLC 630 Pana Pl. Honolulu HI 96816	\$1,319	\$824	\$494
NCT2 UNP52 2 2C 001	PAD P Partners 12 Meryton Irvine, CA 92603	\$2,896	\$1,810	\$1,086
NCT2 UNPS1 1 2A 001	MBD LIMITED, CO 620 N Berry Rd Norman, OK 73069	\$2,165	\$1,353	\$812
NCT2 UNPS1 1 3A 001	MVP INVESTMENTS, LLC 1300 24th Ave NW Norman, OK 73069	\$2,428	\$1,518	\$911
NCT2 UNPR1 2 2B 001	Norman Retail Dst. Attn: Property Tax Dept. P O Box 3666 Oak Brook, IL 60522	\$2,582	\$1,614	\$968
NCT2 UNPS1 1 1A 001	Sleep Studio Properties LLC 3434 W Reno Oklahoma City, OK 73107	\$3,189	\$1,993	\$1,196
NCT2 UNP10 1 1 001		\$4,368	\$2,730	\$1,638
NCT2 UNPS5 2 1 001	Valliance Bank 1601 NW Expressway Oklahoma City, OK 73118	\$3,310	\$2,069	\$1,241
NCT2 UNP12 1 1 001	DD1 Speed Mart, LLC P.O. Box 890503 Oklahoma City, Oklahoma 73189	\$2,511	\$1,569	\$941

2017 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2017 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNP52 2 2A 001	UTC 19A LLC c/o Collett & Associates P.O. Box 36799 Charlotte, NC 28236	\$3,474	\$2,171	\$1,303
NCT2 UNP52 2 2D 001	Crouse Family Ltd. Partnership 4325 Native Dancer Dr. Edmond, OK 73025	\$4,044	\$2,528	\$1,517
NCT2 UNPS7 1 1 001	Sooner Hospitality LLC 118 N 7th Durant, OK 74701	\$9,328	\$5,830	\$3,498
NCT2 UNPR9 1 3 001	UNP Restaurant, LLC 3101 W. Tecumseh, Ste. 200 Norman, OK 73072	\$0	\$0	\$0
NCT2 UNPS6 110A 001	Mathis Bros. Tulsa, Inc. c/o Sleep Center Prop, LLC 3434 W. Reno Avenue Oklahoma City, OK 73107	\$0	\$0	\$0
NCT2 UNP12 1 2A 001	Mathis Bros. Tulsa, Inc. 3434 W. Reno Avenue Oklahoma City, OK 73107	\$0	\$0	\$0
NCT2 UNPPC 1 1 001	University North Park/Professional Center LLC 2221 W. Lindsey, Ste. 201 Norman, OK 73069	\$0	\$0	\$0
NCT2 UNPPC 1 3 001		\$0	\$0	\$0
NCT2 UNPPC 1 4 001		\$0	\$0	\$0
NCT2 UNPPC 1 5 001		\$0	\$0	\$0
NCT2 UNPPC 1 2 001	Premiere Land Holdings, LLC 3324 Mt. Mitchell Lane Norman, OK 73069	\$0	\$0	\$0
	UNPC Building 1, LLC 2221 W. Lindsey, Ste. 201 Norman, OK 73069	\$0	\$0	\$0

2017 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2017 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	\$0	\$0
NCT2 UNPC2 1 3 001	Immuno-Mycologics, Inc. Attn: Sean Bauman 2700 Technology Place Norman, OK 73071	\$0	\$0	\$0
NCT2 9 3W 24 009	University Town Center LLC P.O. Box 36799 Charlotte, NC 28236	\$0	\$0	\$0
NCT2 9 3W 23 026		\$0	\$0	\$0
NCT2 9 3W 23 034		\$0	\$0	\$0
NCT2 UNPS8 A 001		\$0	\$0	\$0
NCT2 UNPS8 B 001		\$0	\$0	\$0
NCT2 UNPS8 C 001	UNP Restaurant, LLC 3101 W. Tecumseh, Ste. 200 Norman, OK 73072	\$0	\$0	\$0
NCT2 UNPR9 1 3 001		\$0	\$0	\$0
NCT2 UNPS1 C 001		\$0	\$0	\$0
NCT2 UNPR4 1 1 001	UTC I, LLC c/o Collett & Associates PO Box 36799 Charlotte, NC 28236-6799	\$0	\$0	\$0
NCT2 UNPR4 1 2 001		\$0	\$0	\$0
NCT2 UNPR4 1 3 001		\$0	\$0	\$0
NCT2 UNPR9 1 1 001		\$0	\$0	\$0
NCT2 UNPS6 1 1A 001	UTC II, LLC PO Box 36799 Charlotte, NC 28236-6799	\$0	\$0	\$0
NCT2 UNPS6 1 3A 001		\$0	\$0	\$0
NCT2 UNPS6 1 4A 001		\$0	\$0	\$0
NCT2 UNPS6 1 7A 001		\$0	\$0	\$0
NCT2 UNPS6 1 8A 001		\$0	\$0	\$0
NCT2 UNPS6 1 9A 001		\$0	\$0	\$0

2017 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2017 ASSESSMENT			
		Gross	(TIF Offset)	Net Assessment	
NCT2 UNP12 1 6 001	UTC II, LLC PO Box 36799 Charlotte, NC 28236-6799	\$0	\$0	\$0	
NCT2 UNPS5 1 2 001		\$1,585	\$991	\$594	
NCT2 UNPS5 A 001					
NCT2 UNP12 1 4A 001	UTC Area 7, LLC c/o Collett & Associates 1111 Metropolitan Suite 700 Charlotte, NC 28204	\$0	\$0	\$0	
NCT2 UNP12 1 5A 001		\$0	\$0	\$0	
NCT2 UNP13 1 1 001					
NCT2 UNPC1 1 1 001	Norman Economic Dev Coalition Inc 710 Asp Ave. Ste. 100 Norman, OK 73069	\$0	\$0	\$0	
NCT2 UNPC1 1 2 001		\$0	\$0	\$0	
NCT2 UNPC1 1 3 001		\$0	\$0	\$0	
NCT2 UNPC1 1 4 001		\$0	\$0	\$0	
NCT2 UNPC1 1 5 001		\$0	\$0	\$0	
NCT2 UNPC1 1 6 001		\$0	\$0	\$0	
NCT2 UNPC1 1 7 001		\$0	\$0	\$0	
NCT2 UNPC2 1 1 001		\$0	\$0	\$0	
NCT2 UNPC2 1 2 001		Norman Economic Dev Coalition Inc 710 Asp Ave. Ste. 100 Norman, OK 73069	\$0	\$0	\$0
NCT2 UNPC2 2 1 001			\$0	\$0	\$0
NCT2 UNPC2 2 2 001			\$0	\$0	\$0
NCT2 UNPC2 2 3 001			\$0	\$0	\$0
NCT2 9 3W 23 022	University North Park LLC 100 Timberdell Road Norman, OK 73069	\$0	\$0	\$0	
NCT2 9 3W 13 025		\$0	\$0	\$0	
NCT2 9 3W 14 039		\$0	\$0	\$0	
Total:		\$200,000	\$125,000	\$75,000	