

University North Park TIF Economic Development Component

Council Meeting
October 23, 2012

Item 67 – R-1213-64

Project Plan - May 2006

1. Traffic and Roadway Improvements — ongoing
 - Legacy Park Intersection construction
 - Design of Robinson west of I-35
 - Frontage Road extension design & construction
2. Conference Center — opened 2008
 - Cultural facility — 2 acres pledged 2012
3. Legacy Park — anticipating bids Nov 2012
 - Contract in Dec 2012
 - Construction 12 to 14 months
 - Opened Spring 2014
4. Lifestyle Center
 - Extended to 2018
5. Economic Development

UNP TIF Project Plan

Economic Development

- Economic Development Revenues (\$8.25 million) are intended to foster special employment opportunities in Norman
- Funding for the cost of planning, financing, assistance in development financing, acquiring, constructing, and developing facilities to foster such opportunities
- Norman Economic Development Coalition (NEDC) (*Current Implementing Entity*)
 - *City of Norman,*
 - *Chamber of Commerce,*
 - *University of Oklahoma,*
 - *Moore/Norman Technology Center*

UNP TIF - Economic Development

Structure for Use of TIF ED Revenues

- UNP, UTC, and OU Foundation – sell land per Project Plan & Master Operating Agreement
- NEDC – develop quality employment opportunities
 - purchase Economic Development tracts
 - seek out qualifying prospective employers for ED projects
 - enter into development agreements outlining obligations
 - obtain approval from NTIFA (Norman Tax Increment Finance Authority)
 - may pledge UNP TIF E.D. revenues to finance projects
- NTIFA - make available TIF funds
 - Issued TIF Notes to NEDC
 - Consider future Economic Development agreements between NEDC & prospective employers

UNP Economic Development Tracts

Initial Steps Taken

- 2007 – Preliminary Plat for UNP Corporate Centre approved by Council
- 2008 - Architectural Design for UNP Corporate Centre
- Aug. 2008 - Purchase Agreement - NEDC & UTC for 60 acres @ reduced prices
- Oct. 2010 - NEDC purchased 1st 30 acres of Economic Development Property
- June 2011 – NTIFA issued notes to NEDC
 - Authorized Pledge of UNP ED TIF Revenue
 - Note Structure - similar to draw note
 - Must obtain NTIFA approval for each ED agreement

NEDC - 2nd Land Purchase

- Sept. 2012 – NEDC receives \$2.5 million Federal grant from Economic Development Administration (partial funding for Project infrastructure)
- NEDC to purchase 2nd 30 acres in TIF project area for economic development for \$1,633,500 (\$1.25 per square foot)
- Same Financing Structure as 1st 30 acre purchase
 - UNP, LLC seller / NEDC purchaser
 - Private Bank lender / NEDC borrower
 - NTIFA to pledge a portion of ED accumulated UNP TIF revenues to provide interim interest payments for NEDC

NEDC - 2nd Land Purchase

Accomplishing Infrastructure

- Tonight's Agenda – Resolution No. R-1213-64 Pledging a portion of accumulated Economic Development UNP TIF Revenues to allow NEDC to purchase 2nd 30 acres of land
- Tonight's Agenda - Final Plat of §1 (UNPCC) & §2 (UNPAMC) of UNP TIF Economic Development land
- Tonight's Agenda – Council acknowledge \$2.5 million EDA Grant for Project infrastructure

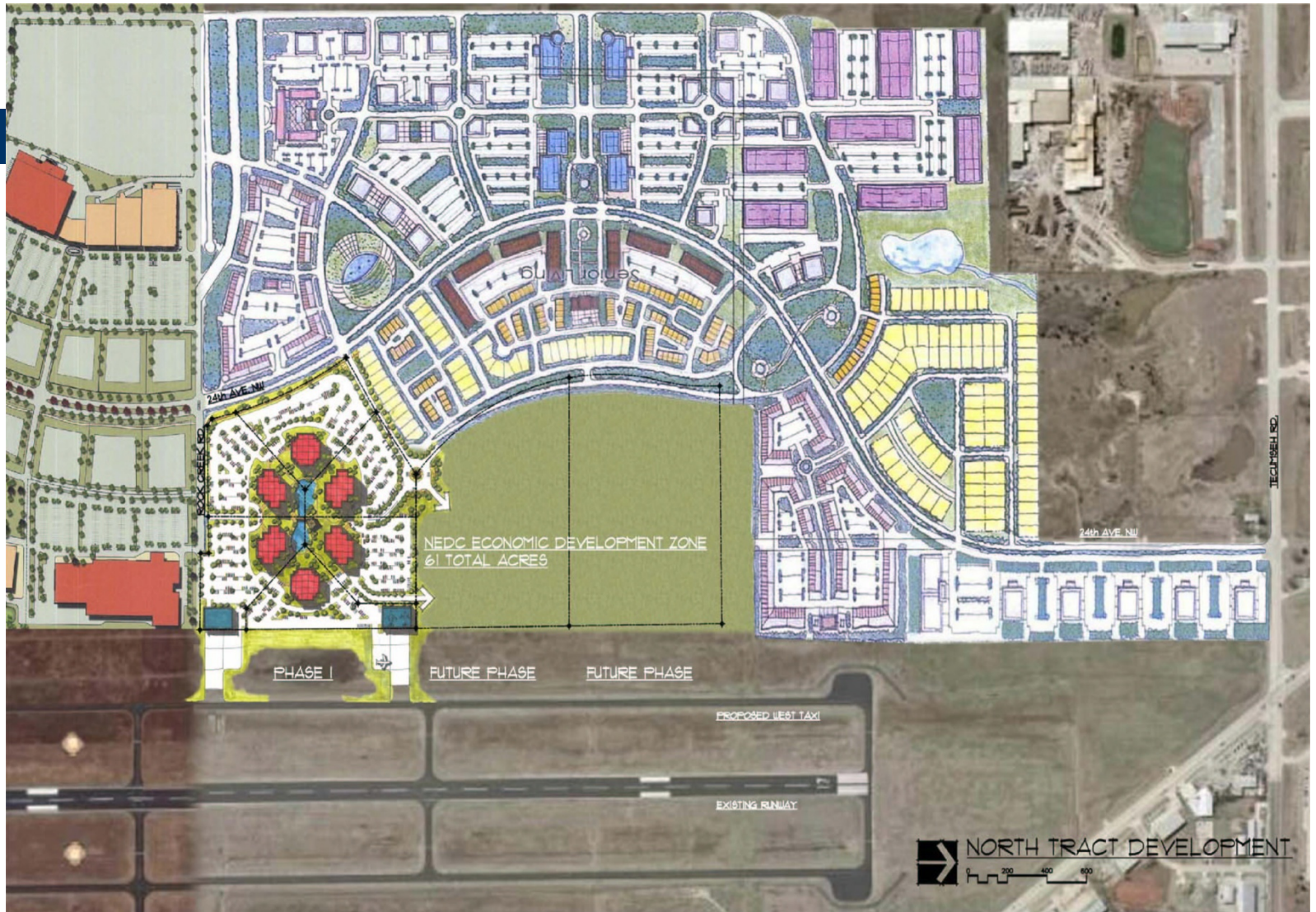
UNP TIF Economic Development

- 1st 30 Acres – UNP Corporate Centre
 - Six lots – Six buildings
 - McKinney Partnership Design
 - 60,000 Square feet per building
 - Airport access
 - Attract or retain quality jobs

University North Park Corporate Centre



University North Park



UNP TIF Economic Development

- 2nd 30 Acres –
 - UNP Advanced Manufacturing Center
 - Of six platted lots – may need two
 - Potential employer – Aerospace Industry
 - Significant number of new jobs for community
 - Average annual payroll above median County wage

UNP TIF Economic Development Future Steps

- NEDC – negotiate development agreements with prospective employers
- NTIFA to consider negotiated development agreements between NEDC & recruited employers
- NEDC – implements financing plan using the authorized revenue stream, after NTIFA approval of each development agreement

Questions or Comments
