

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA FORMALLY EXPRESSING THE DESIRE OF COUNCIL TO ENTER INTO BINDING AGREEMENTS BY JUNE 30, 2019, PROVIDING FOR EARLY TERMINATION OF THE UNIVERSITY NORTH PARK INCREMENT FINANCE DISTRICT (UNP TIF) SALES TAX AND AD VALOREM TAX INCREMENT; DIRECTING THE CITY MANAGER TO DIRECT STAFF TO NEGOTIATE WITH RELATED DEVELOPMENT PARTNERS, NORMAN ECONOMIC DEVELOPMENT COALITION (NEDC) AND OTHER COMMUNITY PARTNERS TO REACH A MUTUALLY AGREEABLE SETTLEMENT OF ALL OUTSTANDING MATTERS RELATED TO THE UNP TIF; AND DIRECTING THE CITY MANAGER TO PREPARE THE FISCAL YEAR ENDING 2020 BUDGET BASED ON THE GOAL OF SALES TAX AND AD VALOREM TAX INCREMENTS ENDING ON JUNE 30, 2019.

- § 1. WHEREAS, Ordinance O-0506-66 approving the University North Park Project Plan (the "Project Plan") and creating the University North Park Tax Increment Financing District (the "UNP TIF") was approved by City Council on May 23, 2006, for the stated purpose of using local taxes generated from within the UNP TIF in an amount up to \$54.725 million as a revenue source for specific public investments, assistance in development financing and as a revenue source for other public entities in the area; and
- § 2. WHEREAS, over \$82 million in sales tax (of which over \$14 million is dedicated to public safety and Norman Forward needs, over \$33 million has been allocated to UNP TIF project costs, and over \$35 million to the City's general fund) and over \$10 million in ad valorem tax revenue (50% of which is allocated to TIF project costs and 50% to the ad valorem taxing jurisdictions) has been generated within the UNP TIF District since 2006; and
- § 3. WHEREAS, over \$29 million in TIF funds have been spent thus far on traffic and roadway projects, construction of Legacy Park, and economic development in conjunction with the Norman Economic Development Coalition ("NEDC") within UNP; however, over \$25 million in authorized UNP TIF project costs remain outstanding; and



- § 4. WHEREAS, the City's anticipated portion of the gross sales tax generated within the TIF District, not including funds already apportioned to public safety and Norman Forward projects is projected to exceed \$4.8 million annually; and
- § 5. WHEREAS, City Council has expressed its intention to cease the allocation of the sales tax and ad valorem tax increment generated within the Increment District to Project Costs, enabling 100 % of the City sales tax generated within the district to be deposited into the City's general fund and capital fund consistent with the Code of the City of Norman; and
- § 6. WHEREAS, the City, the Norman Tax Increment Finance Authority, and other parties have not yet completed all of the authorized projects under the Project Plan and the previously approved agreements related to the UNP TIF; and
- § 7. WHEREAS, insufficient funds will be available to fund the remaining authorized UNP TIF project costs if the UNP TIF increment allocation is ended earlier than contemplated by the Project Plan; and
- § 8. WHEREAS, if the UNP TIF allocation is ended early, changes may also need to be considered to other ancillary documents and agreements that may be affected; and
- § 9. WHEREAS, City Council has expressed a desire to end the UNP TIF allocation in collaboration with the parties to the previously approved agreements related to the District, as well as with other impacted community partners.

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

- § 10. That, the City desires to enter into binding, mutually acceptable agreements by June 30, 2019 providing for early termination of the UNP increment allocation;
- § 11. That, the City Manager shall direct City Staff to negotiate with UNP development partners, NEDC, and other community partners to reach a mutually agreeable resolution of all other outstanding matters related to the UNP TIF by June 30, 2019;

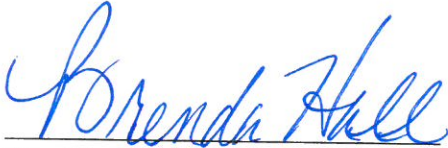
- § 12. That, the City Manager is directed to prepare the City's budget for FYE20 based on the aforementioned goal of ending the UNP TIF increment allocation by June 30, 2019.

PASSED AND ADOPTED this 26th day of MARCH, 2019.



Mayor

ATTEST:



City Clerk

