



Office memorandum

DATE: April 30, 2017

TO: Mayor and Council members

FROM: Jeff H. Bryant, City Attorney

SUBJECT: Reports of UNP Statutory TIF Review Committee & UNP TIF Citizen Oversight Committee

Background:

City Council adopted the Norman University North Park Project Plan by adoption of Ordinance O-0506-66 on May 23, 2006. Such Ordinance and Project Plan was amended by Ordinance O-0809-8, adopted by City Council on August 26, 2008. Ordinance O-0809-8 states:

...the remaining original allocation for Conference Center and Cultural Facility Costs of \$8,750,000 may be used to fund cultural facilities or other Project Costs in furtherance of the objectives of the Project Plan as set out in Section IV but only upon review and approval by the Statutory TIF Review Committee.

On February 23, 2018, the City Council adopted Resolution R-1718-98 forwarding to the Project Plan Statutory TIF Review Committee a request for consideration of a City Council recommendation that Cultural Facilities Funding authorized under the Project Plan for Increment District No. 2 be used for the purpose of placing a Senior Citizens Center on land owned by the University of Oklahoma located generally east of the YMCA.

The Statutory TIF Review Committee met on March 9, March 30, and April 13, 2018 to address the question contained in Resolution R-1718-98.

In addition, a UNP TIF Citizen Development Oversight Committee was established in Ordinance O-0506-66. The role of that citizen committee was set out in part VIII. C of the Project Plan as follows:

C. A Development Oversight Committee shall be appointed by the Mayor and confirmed by the Norman City Council upon adoption of the Project Plan. Upon request by the City Council, the Development Oversight Committee shall oversee the implementation of the Project Plan on behalf of the City Council. The Development Oversight Committee shall make recommendations on (1) the use of revenues and expenditures other than traffic, roadway, and utility improvements; (2) material modifications of the master plan; and (3) material changes in the Design Guidelines. The Development Oversight Committee shall report to the City Council on

at least an annual basis. Prior to any authorization for expenditures by the City Council for costs other than Phase I Infrastructure and Public Improvements Costs, the Development Oversight Committee shall report to the City Council whether applicable objectives of the Project Plan will be met by the proposed action. The Development Oversight Committee shall at all times be guided by the goals of the Project Plan.

The Citizen Development Oversight Committee met on March 27, 2018 and considered the question contained in Resolution R-1718-98.

Discussion:

Members of the Statutory Review Committee are representatives of: Cleveland County (CC); Norman Public Schools (NPS); County Health Department (CHD); Moore Norman Technology Center (MNTC); Pioneer Library System (PLS); Mayor as Chair; Planning Commission member; and three At-large members. Attached is a summary sheet of three motions passed by the Statutory Review Committee on April 13, 2018. Those attending the April 13<sup>th</sup> meeting representing the entities when the three motions were made and considered were: Mayor Miller; Darry Stacy (CC); Brenda Burkett (NPS); Keith Reed (CHD); Jane Bowen (MNTC); Lisa Wells (PLS); Chuck Thompson (At-large); Beth Sparks (At-large). The three motions all passed unanimously, and state as follows:

That the \$8.75 million Project Cost component for a Cultural Facility not be used outside of the Increment District.

That it be strongly recommended to the City Council that an additional Project be added to the UNP Project Plan for a Senior & Cultural Center in an amount to be determined by City Council after appropriate study and that this group supports current funding mechanisms to fund a Senior & Cultural Center in the Project Area.

That the Council consider additional Project Costs, including, but not limited to, a multi-purpose facility at the County Fairgrounds.

The members of the UNP TIF Citizen Development Oversight Committee that were present on March 27, 2018 were: Fred Walden (Chair); Greg Burge; Brenda Burkett; Chris Dragg; Paula Price; Janese Shepard; and Bill Wilson. The Motion made and passed states as follows:

The Oversight Committee for the UNP TIF recommends to add up to \$12,500,000 to the amended Project Plan for an additional authorized project for construction of a Senior Citizen's Center and that it be expedited through the statutory approval process.

Recommendation:

Although Resolution R-1718-98 requested that the Statutory TIF Review Committee report to City Council by April 10, 2018, the schedules of Committee members did not allow for coordination of meetings to finalize their recommendations prior to April 13<sup>th</sup>.

Both the Statutory Review Committee and the Citizen Development Oversight Committee felt the Cultural Facility funding authorization should stay in the Project Plan to fund a project in the increment district. Without adding a project to the Project Plan, considering current increment allocation rates in the Project Plan, the amounts for all originally authorized Project costs are projected to accrue in 2021.

However, as noted above, both committees were open to adding a Senior Citizen Center or Senior & Cultural Center as a project to be constructed in the Project Area, as such an added project could likely be funded with accumulated increment at the current allocation rates through 2023 or 2024 depending on the level of funding committed to such a project. The Statutory TIF Review Committee was also open to adding other projects to the Project Plan as well.

City Staff and Emily Pomeroy with the Center for Economic Development Law will be available to answer additional questions or concerns Council may have at the May 1, 2018 Study Session.

cc: Steve Lewis, City Manager  
Emily Pomeroy, Attorney – Center for Economic Development Law  
Anthony Francisco, Director of Finance

*Attachments:*

Resolution R-1718-98

Report & Recommendation from Statutory Review Committee  
CEDL 041318 Review Committee Presentation  
Corrected UNP TIF Revenues to 2017  
Senior Center Construction estimates

Letter with Recommendation – UNP TIF Citizen Development Oversight Committee



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: R-1718-98**

<b>File ID:</b> R-1718-98	<b>Type:</b> Resolution	<b>Status:</b> Non-Consent Items
<b>Version:</b> 1	<b>Reference:</b> Item 35	<b>In Control:</b> City Council
<b>Department:</b> Legal Department	<b>Cost:</b>	<b>File Created:</b> 02/22/2018
<b>File Name:</b> Rule of Three	<b>Final Action:</b>	

**Title:** RESOLUTION R-1718-98: RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, FORWARDING TO THE PROJECT PLAN STATUTORY REVIEW COMMITTEE AND THE NORMAN PLANNING COMMISSION A REQUEST FOR CONSIDERATION OF A CITY COUNCIL RECOMMENDATION THAT CULTURAL FACILITIES FUNDING AUTHORIZED UNDER THE PROJECT PLAN FOR THE NORMAN UNIVERSITY NORTH PARK TAX INCREMENT FINANCING DISTRICT BE USED FOR THE PURPOSE OF PLACING A SENIOR CITIZENS CENTER ON LAND OWNED BY THE UNIVERSITY OF OKLAHOMA LOCATED GENERALLY EAST OF THE YMCA.

**Notes:** ACTION NEEDED: Motion to adopt or reject Resolution R-1718-98.

ACTION TAKEN: BC/BC 9/10  
*as amended*

*BH/KB Amend  
Resolution with  
entirety 9/10*

**Agenda Date:** 02/27/2018

**Agenda Number:** 35

*Amend to general  
deadline 1/8/2018*

**Attachments:** Rule of Three - Senior Center, April 17 Public Forum Minutes, R-1718-98

**Project Manager:** Jeff Bryant, City Attorney

**Entered by:** ellen.usry@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	02/27/2018					

### Text of Legislative File R-1718-98

Body

INFORMATION: Section 2-101(e) of Chapter 2 of the Norman Code of Ordinances states "The City Manager shall be required to place policy and budget items on the Agenda of the City Council Meetings when three (3) Councilmembers request it." This item has been submitted as a "Rule of Three" request by Councilmembers Bierman, Hickman, Karjala, and Wilson.

The request from the Council members is attached. Please also find attached a Resolution prepared in accordance with the requested asking that a proposal to use \$8.75 million of authorized Project Cost for Cultural Facilities be used to construct a Senior Center on land owned by the University of Oklahoma that is generally east of the YMCA. The 2008 Project Plan Amendment required use of the \$8.75 million Cultural Facilities

authorization to be reviewed and approved by the UNP TIF Statutory Review Committee. Last time a matter went back to the Statutory Review Committee for review and comment the Council adopted a detailed Resolution to provide a historical background of the UNP TIF from its adoption to date. I have included that type of information in the Resolution. Staff will be available at the meeting to respond to Council questions or comments.

RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN FORWARDING TO THE PROJECT PLAN STATUTORY REVIEW COMMITTEE A REQUEST FOR CONSIDERATION OF A CITY COUNCIL RECOMMENDATION THAT CULTURAL FACILITIES FUNDING AUTHORIZED UNDER THE PROJECT PLAN FOR THE NORMAN UNIVERSITY NORTH PARK TAX INCREMENT FINANCING DISTRICT BE USED FOR THE PURPOSE OF PLACING A SENIOR & CULTURAL CENTER ON LAND OWNED BY THE UNIVERSITY OF OKLAHOMA LOCATED GENERALLY EAST OF THE YMCA.

- § 1. WHEREAS, the City Council of the City of Norman ("Council") adopted Resolution R-0405-95, September 13, 2005, authorizing the Mayor to appoint a Norman University North Park Project Plan Statutory TIF Review Committee ("Statutory Review Committee"), as allowed under the Local Development Act, 62 Okla. Stat. §851, to consider, among other things, the impact on the taxing jurisdictions of possible creation of a tax increment financing district to facilitate economic development of property located north of Robinson Street, east of Interstate 35, and south of Tecumseh Road in the City of Norman; and
- § 2. WHEREAS, the taxing jurisdictions appointed their respective representatives and the Mayor, as Chair of the Statutory Review Committee submitted a list of seven persons from whom the Statutory Review Committee later elected three members at large on March 28, 2006, in accordance with the Local Development Act; and
- § 3. WHEREAS, the Statutory Review Committee unanimously approved the Project Plan on April 27, 2006, which recommended financing authorization of up to \$54.725 million in Project Costs consisting of the following Estimated Project Costs: 1.a Traffic and Roadway Improvements, \$10.5 million; b. Legacy Park, \$7.5 million; c. Engineering, Legal and other Professional fees, \$1.75 million; d. Contingency, \$1.975 million; 2.a. Conference Center and Cultural Facilities Costs, \$15 million; b. Contingency, \$1.5 million; 3.a. Lifestyle Center Costs, \$7.5 million; b. Contingency, \$750,000; 4.a. Economic Development Costs, \$7.5 million; b. Contingency, \$750,000; and
- § 4. WHEREAS, the Planning Commission for the City of Norman on May 4, 2006, unanimously recommended and approved the Project Plan as presented by the Statutory Review Committee and determined the Project Plan was in conformance with the Comprehensive Plan of the City of Norman; and



- § 5. WHEREAS, the Council adopted the Project Plan as presented by the Statutory Review Committee on May 23, 2006; and
- § 6. WHEREAS, on April 23, 2007 the Oklahoma Department of Transportation (ODOT) offered the City of Norman up to \$4 million in matching funding for the construction of an overpass of Interstate 35 at Rock Creek Road provided the City secured funding sources for the remainder of the overpass construction costs; and
- § 7. WHEREAS, on February 25, 2008, the Hotelier who was constructing the Hotel/Conference Center under Development Agreement No. 2 offered to the City of Norman to complete said construction and to waive the requirement that the City consider purchasing the Conference Center for \$15 million in consideration of a portion of the authorized Project Costs under the Project Plan originally designated for the Conference Center purchase being reallocated to partially fund an overpass of Interstate 35 at Rock Creek Road in order to provide another roadway connection across I-35 into the UNP TIF Project enhancing traffic flows at almost all the intersections associated with the UNP TIF Project; and
- § 8. WHEREAS, with the Hotelier's commitment to finish construction of the Hotel/Conference Center without the use of TIF funding, an Objective of the Project Plan was satisfied; and
- § 9. WHEREAS, Section IX (A)(2) of the Project Plan relating to Conference Center and Cultural Facilities Costs provides "To the extent such fund has not been so utilized by January 1, 2021, or to the extent such a Conference Center, museums or other similar cultural projects are funded through other sources, the funding authorization may be reallocated to other Project Costs", allowing such fund authorization not used for the Conference Center to be reallocated to Cultural Facilities or other Project Costs; and
- §10. WHEREAS, the Council believed such a reallocation of the \$7.75 million authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan to the Traffic and Roadway Improvement component of the Project Plan for the partial funding of the overpass of I-35 at Rock Creek Road to be consistent with the original Project Plan, and in furtherance of the Objectives of the Project Plan, and forwarded the recommendation to the Statutory Review Committee and Planning Commission for consideration; and
- §11. WHEREAS, in addition to reallocation of the \$7.75 million authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan to the Traffic and Roadway Improvement component of the Project Plan for the partial funding of the overpass of I-35 at Rock Creek Road, the Council also asked the Statutory Review Committee to consider that the remaining \$8.75 million of funding authorization in the Conference Center and Cultural Facility component of the UNP TIF be reduced by 50%

(\$4.375 million), effectuating an overall reduction of the total UNP TIF funding authorization of almost 8%, and that \$4.375 million of funding authorization originally allocated to the Conference Center and Cultural Facilities component of the UNP TIF be allowed to remain in the Project Plan for allocation to Cultural Facilities or other Project Costs; and

§12. WHEREAS, the Statutory Review Committee and the Planning Commission reviewed the requested amendment to the Project Plan and recommended that the a \$7.75 million portion of the authorization of Project Costs from the Conference Center and Cultural Facilities component of the Project Plan be reallocated to the Traffic & Roadway Improvement component of the Project Plan for partial funding of the overpass at I-35 and Rock Creek Road, and that \$8.75 million remain in the Cultural Facilities component of the Project Plan; and

§13. WHEREAS, the Statutory Review Committee also recommended that a proposed use of the \$8.75 million authorization for Cultural Facilities be brought back to the Statutory Review Committee for review and recommendation as indicated by the following language:

"In addition, the remaining original allocation for Conference Center and Cultural Facilities Costs of \$8,750,000 may be used to fund cultural facilities or other Project Costs in furtherance of the objectives of the Project Plan as set out in Section IV but only upon review and approval by the Statutory TIF Review Committee"

With the principal objectives in Section IV of the Project Plan and Increment District No. 2 being:

- A. To create the Lifestyle Center, designed to foster the quality of development at University North Park and to facilitate the creation of a retail environment that will be a regional draw of retail customers to Norman.
- B. To create Legacy Park, with appropriate memorials, a substantial lake/water feature, and destination restaurants and boutique shops, together with the extension of the Legacy Trail system, quality public art, trees, and extensive landscaping throughout University North Park.
- C. To construct a conference center, and accompanying museums and other cultural facilities, in order to secure a first-class hotel.
- D. To attract quality jobs through economic development activities in order to recruit businesses not currently located in Norman and to provide quality employment opportunities in Norman.



- E. To stimulate private commitments to invest in the Project Area.
  - F. To reverse a long-standing condition of arrested economic development, to serve as a catalyst for expanding employment, and to attract major investment in the area.
  - G. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues.
- §14. WHEREAS, City Council accepted the recommendation of the Statutory Review Committee and the Planning Commission when it adopted Ordinance O-0809-8 on August 26, 2008, amending the Project Plan, thereby providing for the following financing authorization of up to \$54.725 million in Project Costs consisting of the following Estimated Project Costs: 1.a(1) Traffic and Roadway Improvements (Development Agreement No. 1) \$11.55 million, (2) Rock Creek Overpass \$7.75 million; b. Legacy Park, \$8.25 million; c. Engineering, Legal and other Professional fees, \$1.75 million; d. Unallocated Contingency, \$175,000; 2. Conference Center and Cultural Facilities Costs, \$8.75 million; 3. Lifestyle Center Costs, \$8.25 million; 4. Economic Development Costs, \$8.25 million; and
- § 15. WHEREAS, since its approval in 2006 through the end of calendar year 2017 the UNP TIF District has generated over \$200 million in private investment into the district which has resulted in the generation of over \$72.66 million in collected sales taxes providing \$9.32 million in dedicated Public Safety Sales Taxes, \$2.34 million in dedicated Norman Forward Sales Taxes, \$31.12 million in sales taxes to the General Fund and Capital Fund, \$24.91 million in sales taxes to UNP TIF Project Costs, \$4.98 million in sales taxes to UN P TIF Economic Development projects, and \$16.94 million in ad valorem taxes of which 50%, or \$8.47 million was disbursed to the taxing jurisdictions and an equal amount was available for Project Costs for total incremental revenue for Project Costs being \$38.36 million in the first ten years of the life of the UNP TIF District; and
- § 16. WHEREAS, authorized, but not committed components of the Project Plan include the construction of Cultural Facilities using \$8.75 million in financing authorization; and
- §17. WHEREAS, on December 19, 2017, the City Council approved an Exchange Agreement with the University of Oklahoma that provides, among other things, a long-term lease of land owned by the University of Oklahoma which is located generally east of the YMCA on which the City intends to utilize to construct some or all of Norman Forward projects designated as the Multi-sport facility, the Aquatics facility, and the Senior Citizens Center; and

- §18. WHEREAS, the Board of Regents of the University of Oklahoma are scheduled to consider the Exchange Agreement at its regular meeting in March of 2018, which if approved, provided for a closing of the contemplate exchange of property and execution of the long-term lease no later than sixty (60) days following approval of the Exchange Agreement; and
- §19. WHEREAS, the citizens of Norman have voted twice in support of a senior citizens center but, the City has not identified site and funding for a stand-alone senior center; and
- §20. WHEREAS, the citizens of Norman voted for a 2008 GO Bond Funding authorization for a senior center but said bonds have not been issued, which, if issued for a senior center, would result in a property tax increase; and
- §21. WHEREAS, in 2015, the citizens of Norman voted for the NORMAN FORWARD Temporary Sales Tax (“NORMAN FORWARD”), which includes a senior center as a project; and
- §22. WHEREAS, NORMAN FORWARD did not include a budget for the costs to construct a senior center and no funds are available in NORMAN FORWARD for the construction of a senior center; and
- §23. WHEREAS, Council envisions a senior center that provides a multi-generational cultural experience for our community (the “Senior & Cultural Center”), which shall serve as a quality of life initiative for Norman that may serve as a catalyst for expanding employment, to attract major investment in the area, and to preserve and enhance the tax base and make possible investment, development, and economic growth that may otherwise be difficult; and
- §24. WHEREAS, the proposed site for the Senior & Cultural Facility is adjacent to two NORMAN FORWARD projects – the Indoor Aquatic Center and the Indoor Multi-Sports Facility, which provide opportunities for multi-generational programs as well as easy access to NORMAN FORWARD facilities for seniors; and
- §25. WHEREAS, the Council proposes, and would like to forward to the Statutory Review Committee for consideration, that the \$8.75 million of funding authorization for Project Costs allocated to the Cultural Facilities be utilized to fund a Senior Citizens Center to be located on land generally east of the YMCA currently proposed to be leased on a long term basis to the Norman Municipal Authority by the University of Oklahoma, said UNP TIF funding authorization to be in place of 2008 GO Bond funding authorization for a Senior Center through renovation of the current Central Library located on Webster Ave and in place of Senior Center funding authorization from the 2015 Norman Forward Temporary Sales Tax as set out in Ordinance O-1516-5; and


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

- §26. That the City Manager and the staff are hereby directed to forward to the Norman University North Park Project Plan Statutory TIF Review Committee for consideration this Resolution and the Rule of 3 Request containing the Council's proposal that the \$8.75 million of funding authorization for Project Costs allocated to the Cultural Facilities be utilized to fund a Senior & Cultural Center to be located on land generally east of the YMCA currently proposed to be leased on a long term basis to the Norman Municipal Authority by the University of Oklahoma, said funding to be in place of 2008 GO Bond funding authorization for a Senior Center through renovation of the current Central Library located on Webster Ave and in place of funding authorization for a Senior Center from the 2015 NORMAN FORWARD Temporary Sales Tax; and
- §27. That the Norman University North Park Project Plan Statutory TIF Review Committee is hereby requested to convene for the purpose of considering the Council's proposal for the Senior & Cultural Center and the goals and objectives of the Norman University North Park Project Plan; and
- §28. That the Mayor, as chair of the Norman University North Park Project Plan Statutory TIF Review Committee, is hereby authorized to contact the ad valorem taxing jurisdictions to confirm or designate their authorized representation on the Committee, and to take appropriate steps to select representatives to represent the public at large as required by the Local Development Act.
- §29. That the Norman University North Park Project Plan Statutory TIF Review Committee shall make a recommendation to the City Council of the City of Norman as to the appropriateness of the proposal for the Senior & Cultural Center no later than April 10, 2018 unless otherwise requested by the Committee for good cause, in relation to the goals and objectives of the Norman University North Park Project Plan.

PASSED and ADOPTED this 27<sup>th</sup> day of Feb., 2018.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



**UNIVERSITY NORTH PARK TAX INCREMENT FINANCE DISTRICT PROJECT  
STATUTORY REVIEW COMMITTEE RECOMMENDATIONS  
CITY OF NORMAN**

The University North Park Tax Increment Finance District Project, Statutory Review Committee, met in the Municipal Complex located at 201 West Gray Street on March 30, 2018, and April 13, 2018 and finalized the following recommendation:

Mr. Chuck Thompson made the following motion:

I move that the \$8.75 million Project Cost component for a Cultural Facility **not** be used outside of the Increment District.

The motion was seconded by Ms. Lisa Wells. Mayor Miller called the vote: all in favor and none opposed. The motion passed unanimously.

Mr. Chuck Thompson then made the following motion:

I move that it be strongly recommended to the City Council that an additional Project be added to the UNP Project Plan for a Senior & Cultural Center in an amount to be determined by City Council after appropriate study and that this group supports current funding mechanisms to fund a Senior & Cultural Center in the Project Area.

The motion was seconded by Ms. Lisa Wells. Mayor Miller called the vote: all in favor and none opposed. The motion passed unanimously.

Darry Stacy made the following motion:

I move that the Council consider additional Project Costs, including, but not limited to, a multi-purpose facility at the County Fairgrounds.

The motion was seconded by Ms. Lisa Wells. Discussion occurred. Mayor Miller called the vote: all in favor and none opposed. The motion passed unanimously.

## 2006 UNP TIF – History to Jan 2018 (25 year project)

- Approved May 2006 – Target Opened Oct 2006 – 1<sup>st</sup> increment Dec 2006 (11 years of collection)
- Project Plan Intent - Economic Development Activity stimulated by investment into public infrastructure of a portion of anticipated taxes that would be generated from the anticipated private investment in the district

### Through 2017, Achievements include:

- \$30 million incremental revenue invested in public infrastructure: resulted in \$234 million privately invested through 2017
- \$1.8 billion in total sales
  - \$73 million in sales tax increment; \$20 million in ad valorem increment
  - \$43 million to City Funds (with increment allocation - \$20.4 million; Transfer Adjustments - \$10.0 million; annual sales tax growth rate protections - \$0.65 million; and dedicated sources - \$11.7 million)
  - \$10 million to NPS, County Health, M/N Tech, PLS, Cleveland County
  - \$1.1 million in Hotel / Motel Taxes directly benefiting Norman Arts Council, Convention & Tourism Bureau, City Parks

## 2006 UNP TIF – History to Jan 2018 (25 year project)

### Achievements, continued:

- Embassy Suites & Conference Center – no cost to Project
- Rock Creek Overpass-\$12.7 million project, leveraged by \$5.76 million increment
- \$24 million in road improvements, leveraged by \$10.7 million increment
- Legacy Park – opened September 2015
- Business Improvement District = \$2.1 million for park maintenance and enhancements, leveraged by \$900,000 in increment
- 60 acres Economic Development land with IMMY as 1<sup>st</sup> Quality Jobs Employer

# 2006 UNP TIF – History to Jan 2018 (25 year project)

## Project Funding through 2017

- Sales Tax Structure: 60% to Project Costs/40% to City (with Transfer Adjustments & Annual Sales Tax Growth Rate Protections)
- ACTUAL Sales Tax Increment Allocation (due to protection adjustments):
  - 49% to Project: \$29.9 million
  - 51% to City General Fund (not including dedicated sources): \$31.1 million
- Ad Valorem Structure: 50% to Project Costs/50% to Ad Valorem Taxing Jurisdictions
- ACTUAL Ad Valorem Increment (includes estimated 2017):
  - \$10.0 million to Project
  - \$10.0 million to Ad Valorem Taxing Jurisdictions
- To date, the project has been funded with 74% sales tax/26% ad valorem increment

## TIF Revenue Uses

# 2006 UNP TIF – Conference Center; Traffic Improvements; Legacy Park; Quality Jobs; Cultural Facility; Regional Draw

• Project Costs in 2008 Amended Project Plan	
• Traffic, Roads, Legacy Park, Engineering	\$ 29,475,000
• Cultural Facility	\$ 8,750,000
• Regional Draw (Lifestyle Center)	\$ 8,250,000
• Economic Development	<u>\$ 8,250,000</u>
	\$ 54,725,000
<b><i>Remaining items to accomplish</i></b>	
• Traffic, Roads (projected costs \$2,443,435)	\$ 845,716
• Legacy Park – Art, Trails, BID, landscaping	\$ 2,913,000
• Engineering / Professional fees	\$ 135,000
• Cultural Facility	\$ 8,750,000
• Regional Draw (Lifestyle Center)	\$ 8,250,000
• Economic Development	<u>\$ 4,350,000</u>
	<b>\$ 25,243,716</b>



TIF Revenue Uses

# 2018 Amended Project Plan – Senior Center as Added Project Cost

- Project Costs in 2008 Amended Project Plan
  - Traffic, Roads, Legacy Park, Engineering \$ 29,475,000
  - Cultural Facility \$ 8,750,000
  - Regional Draw (Lifestyle Center) \$ 8,250,000
  - Economic Development \$ 8,250,000
  - **Senior Center** **\$ 8,750,000**

\$ 63,475,000

***Remaining items to accomplish***

- Traffic, Roads (projected costs \$2,443,435) \$ 845,716
- Legacy Park – Art, Trails, BID, landscaping \$ 2,913,000
- Engineering / Professional fees \$ 135,000
- Cultural Facility \$ 8,750,000
- Regional Draw (Lifestyle Center) \$ 8,250,000
- Economic Development \$ 4,350,000
- **Senior Center** **\$ 8,750,000**

**\$ 33,993,716**

## How much time remains?

- If the Current Project Plan and Structure Remains in Place: Fiscal Year 2021 (includes completion of contractual obligations)
  - Total Project Funding (2006-2021): Estimated 73% Sales Tax/27% Ad Valorem Increment
  - Remaining Revenue Potential (2022-2031): 10 years @ \$6.5 million annually\* = \$65 million

\*Conservative estimate based on 2021 projected increment revenue (\$4.7 million sales tax; \$1.8 million ad valorem)

- If the Senior Center is Added as a Project Cost: Fiscal Year 2023 (includes completion of contractual obligations)
  - Total Project Funding (2006-2023): Estimated 73% Sales Tax/27% Ad Valorem Increment
  - Remaining Revenue Potential (2024-2031): 8 years @ \$6.9 million annually\*\* = \$55 million

\*\*Conservative estimate based on projected 2023 increment revenue (\$5.0 million sales tax; \$1.9 million ad valorem)

**Norman TIF District No. 2  
(University North Park Project)  
Actual Sales Tax Receipts - After Transfer Adjustments**

Month	Month	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Gross Sales Tax Nondedicated	Transfer Adjustment	Adjust TA PSST & NFST	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)	Annualized Growth rate adjustment	Adjstd Apprtmt to Project Costs	50% Portion to TIF Projects	10% Portion to TIF Econ. Devl.
Oct-06	Dec-06	<u>177,245.00</u>			177,245.00	(72,846.00)		<u>104,399.00</u>	<u>41,759.60</u>	<u>62,639.40</u>		<u>62,639.40</u>	<u>52,199.50</u>	<u>10,439.90</u>
<b>Calendar Year 2006</b>		177,245.00			177,245.00	(72,846.00)	(72,846.00)	104,399.00	41,759.60	62,639.40		62,639.40	52,199.50	10,439.90
Nov-06	Jan-07	177,905.00			177,905.00	(93,979.00)		83,926.00	33,570.40	50,355.60		50,355.60	41,963.00	8,392.60
Dec-06	Feb-07	280,048.00			280,048.00	(180,210.00)		99,838.00	39,935.20	59,902.80		59,902.80	49,919.00	9,983.80
Jan-07	Mar-07	157,033.00			157,033.00	(70,875.00)		86,158.00	34,463.20	51,694.80		51,694.80	43,079.00	8,615.80
Feb-07	Apr-07	135,053.00			135,053.00	(72,124.00)		62,929.00	25,171.60	37,757.40		37,757.40	31,464.50	6,292.90
Mar-07	May-07	172,459.00			172,459.00	(82,102.00)		90,357.00	36,142.80	54,214.20		54,214.20	45,178.50	9,035.70
Apr-07	Jun-07	119,464.00			119,464.00	(60,502.00)		58,962.00	23,584.80	35,377.20		35,377.20	29,481.00	5,896.20
May-07	Jul-07	138,214.00			138,214.00	(61,380.00)		76,834.00	30,733.60	46,100.40		46,100.40	38,417.00	7,683.40
Jun-07	Aug-07	168,891.00			168,891.00	(81,201.00)		87,690.00	35,076.00	52,614.00		52,614.00	43,845.00	8,769.00
Jul-07	Sep-07	136,888.00			136,888.00	(55,899.00)		80,989.00	32,395.60	48,593.40		48,593.40	40,494.50	8,098.90
Aug-07	Oct-07	153,295.00			153,295.00	(71,429.00)		81,866.00	32,746.40	49,119.60		49,119.60	40,933.00	8,186.60
Sep-07	Nov-07	177,611.00			177,611.00	(42,700.00)		134,911.00	53,964.40	80,946.60		80,946.60	67,455.50	13,491.10
Oct-07	Dec-07	<u>175,236.00</u>			<u>175,236.00</u>	<u>(50,623.00)</u>		<u>124,613.00</u>	<u>49,845.20</u>	<u>74,767.80</u>		<u>74,767.80</u>	<u>62,306.50</u>	<u>12,461.30</u>
<b>Calendar Year 2007</b>		1,992,097.00			1,992,097.00	(923,024.00)	(923,024.00)	1,069,073.00	427,629.20	641,443.80		641,443.80	534,536.50	106,907.30
Nov-07	Jan-08	253,604.00			253,604.00	(64,145.00)		189,459.00	75,783.60	113,675.40		113,675.40	94,729.50	18,945.90
Dec-07	Feb-08	375,925.00			375,925.00	(146,074.00)		229,851.00	91,940.40	137,910.60		137,910.60	114,925.50	22,985.10
Jan-08	Mar-08	205,250.00			205,250.00	(51,285.00)		153,965.00	61,586.00	92,379.00		92,379.00	76,982.50	15,396.50
Feb-08	Apr-08	218,218.00			218,218.00	(53,458.00)		164,760.00	65,904.00	98,856.00		98,856.00	82,380.00	16,476.00
Mar-08	May-08	278,469.00			278,469.00	(84,101.00)		194,368.00	77,747.20	116,620.80		116,620.80	97,184.00	19,436.80
Apr-08	Jun-08	225,613.00			225,613.00	(69,538.00)		156,075.00	62,430.00	93,645.00		93,645.00	78,037.50	15,607.50
May-08	Jul-08	251,184.00			251,184.00	(63,504.00)		187,680.00	75,072.00	112,608.00		112,608.00	93,840.00	18,768.00
Jun-08	Aug-08	279,324.00			279,324.00	(83,575.00)		195,749.00	78,299.60	117,449.40		117,449.40	97,874.50	19,574.90
Jul-08	Sep-08	233,950.00			233,950.00	(58,428.00)		175,522.00	70,208.80	105,313.20		105,313.20	87,761.00	17,552.20
Aug-08	Oct-08	271,437.00			271,437.00	(70,014.00)		201,423.00	80,569.20	120,853.80		120,853.80	100,711.50	20,142.30
Sep-08	Nov-08	290,589.00			290,589.00	(97,749.00)		192,840.00	77,136.00	115,704.00		115,704.00	96,420.00	19,284.00
Oct-08	Dec-08	<u>289,857.00</u>	<u>41,408.14</u>		<u>248,448.86</u>	<u>(74,416.00)</u>	<u>(63,785.14)</u>	<u>184,663.71</u>	<u>73,865.49</u>	<u>110,798.23</u>		<u>110,798.23</u>	<u>92,331.86</u>	<u>18,466.37</u>
<b>Calendar Year 2008</b>		3,173,420.00	41,408.14		3,132,011.86	(916,287.00)	(905,656.14)	2,226,355.71	890,542.29	1,335,813.43		1,335,813.43	1,113,177.86	222,635.57
Nov-08	Jan-09	397,202.00	56,743.14		340,458.86	(99,155.00)	(84,990.00)	255,468.86	102,187.54	153,281.31		153,281.31	127,734.43	25,546.89
Dec-08	Feb-09	554,929.00	79,275.57		475,653.43	(116,257.00)	(99,648.86)	376,004.57	150,401.83	225,602.74		225,602.74	188,002.29	37,600.46
Jan-09	Mar-09	278,444.00	39,777.71		238,666.29	(67,520.00)	(57,874.29)	180,792.00	72,316.80	108,475.20		108,475.20	90,396.00	18,079.20
Feb-09	Apr-09	323,290.00	46,184.29		277,105.71	(83,651.00)	(71,700.86)	205,404.86	82,161.94	123,242.91		123,242.91	102,702.43	20,540.49
Mar-09	May-09	371,310.00	53,044.29		318,265.71	(93,368.00)	(80,029.71)	238,236.00	95,294.40	142,941.60		142,941.60	119,118.00	23,823.60
Apr-09	Jun-09	315,327.00	45,046.71		270,280.29	(66,196.00)	(56,739.43)	213,540.86	85,416.34	128,124.51		128,124.51	106,770.43	21,354.09
May-09	Jul-09	333,803.00	47,686.14		286,116.86	(66,259.00)	(56,793.43)	229,323.43	91,729.37	137,594.06		137,594.06	114,661.71	22,932.34
Jun-09	Aug-09	377,231.00	53,890.14		323,340.86	(94,099.00)	(80,656.29)	242,684.57	97,073.83	145,610.74		145,610.74	121,342.29	24,268.46
Jul-09	Sep-09	301,668.00	43,095.43		258,572.57	(66,898.00)	(57,341.14)	201,231.43	80,492.57	120,738.86		120,738.86	100,615.71	20,123.14
Aug-09	Oct-09	338,846.00	48,406.57		290,439.43	(74,004.00)	(63,432.00)	227,007.43	90,802.97	136,204.46		136,204.46	113,503.71	22,700.74
Sep-09	Nov-09	384,736.00	54,962.29		329,773.71	(125,776.00)	(107,808.00)	221,965.71	88,786.29	133,179.43		133,179.43	110,982.86	22,196.57
Oct-09	Dec-09	<u>344,608.00</u>	<u>49,229.71</u>		<u>295,378.29</u>	<u>(79,919.00)</u>	<u>(68,502.00)</u>	<u>226,876.29</u>	<u>90,750.51</u>	<u>136,125.77</u>		<u>136,125.77</u>	<u>113,438.14</u>	<u>22,687.63</u>
<b>Calendar Year 2009</b>		4,321,394.00	617,342.00		3,704,052.00	(1,033,102.00)	(885,516.00)	2,818,536.00	1,127,414.40	1,691,121.60		1,691,121.60	1,409,268.00	281,853.60



Nov-09	Jan-10	447,126.00	63,875.14	383,250.86	(94,991.00)	(81,420.86)	301,830.00	120,732.00	181,098.00	181,098.00	<b>150,915.00</b>	<b>30,183.00</b>	
Dec-09	Feb-10	693,382.00	99,054.57	594,327.43	(128,567.00)	(110,200.29)	484,127.14	193,650.86	290,476.29	290,476.29	<b>242,063.57</b>	<b>48,412.71</b>	
Jan-10	Mar-10	356,074.00	50,867.71	305,206.29	(77,928.00)	(66,795.43)	238,410.86	95,364.34	143,046.51	143,046.51	<b>119,205.43</b>	<b>23,841.09</b>	
Feb-10	Apr-10	412,797.00	58,971.00	353,826.00	(94,333.00)	(80,856.86)	272,969.14	109,187.66	163,781.49	163,781.49	<b>136,484.57</b>	<b>27,296.91</b>	
Mar-10	May-10	485,419.00	69,345.57	416,073.43	(118,433.00)	(101,514.00)	314,559.43	125,823.77	188,735.66	188,735.66	<b>157,279.71</b>	<b>31,455.94</b>	
Apr-10	Jun-10	396,915.00	56,702.14	340,212.86	(65,400.00)	(56,057.14)	284,155.71	113,662.29	170,493.43	170,493.43	<b>142,077.86</b>	<b>28,415.57</b>	
May-10	Jul-10	403,912.00	57,701.71	346,210.29	(73,047.00)	(62,611.71)	283,598.57	113,439.43	170,159.14	170,159.14	<b>141,799.29</b>	<b>28,359.86</b>	
Jun-10	Aug-10	476,149.00	68,021.29	408,127.71	(98,278.00)	(84,238.29)	323,889.43	129,555.77	194,333.66	194,333.66	<b>161,944.71</b>	<b>32,388.94</b>	
Jul-10	Sep-10	382,937.00	54,705.29	328,231.71	(76,802.00)	(65,830.29)	262,401.43	104,960.57	157,440.86	15,830.68	141,610.18	118,008.48	23,601.70
Aug-10	Oct-10	432,814.00	61,830.57	370,983.43	(87,794.00)	(75,252.00)	295,731.43	118,292.57	177,438.86	17,841.48	159,597.38	132,997.82	26,599.56
Sep-10	Nov-10	476,163.00	68,023.29	408,139.71	(126,788.00)	(108,675.43)	299,464.29	119,785.71	179,678.57	18,066.68	161,611.89	134,676.58	26,935.32
Oct-10	Dec-10	<u>433,802.00</u>	<u>61,971.71</u>	<u>371,830.29</u>	<u>(158,635.00)</u>	<u>(135,972.86)</u>	<u>235,857.43</u>	<u>94,342.97</u>	<u>141,514.46</u>	<u>14,229.28</u>	<u>127,285.18</u>	<u>106,070.98</u>	<u>21,214.20</u>
<b>Calendar Year 2010</b>		5,397,490.00	771,070.00	4,626,420.00	(1,200,996.00)	(1,029,425.14)	3,596,994.86	1,438,797.94	2,158,196.91	65,968.11	2,092,228.80	1,743,524.00	348,704.80
Nov-10	Jan-11	528,038.00	75,434.00	452,604.00	(121,843.00)	(104,436.86)	348,167.14	139,266.86	208,900.29	21,004.92	187,895.36	156,579.47	31,315.89
Dec-10	Feb-11	786,550.00	112,364.29	674,185.71	(165,190.00)	(141,591.43)	532,594.29	213,037.71	319,556.57	32,131.41	287,425.16	239,520.97	47,904.19
Jan-11	Mar-11	398,118.00	56,874.00	341,244.00	(95,719.00)	(82,044.86)	259,199.14	103,679.66	155,519.49	15,637.48	139,882.00	116,568.33	23,313.67
Feb-11	Apr-11	426,637.00	60,948.14	365,688.86	(107,655.00)	(92,275.71)	273,413.14	109,365.26	164,047.89	16,495.01	147,552.87	122,960.73	24,592.15
Mar-11	May-11	516,683.00	73,811.86	442,871.14	(120,778.00)	(103,524.00)	339,347.14	135,738.86	203,608.29	20,472.81	183,135.47	152,612.89	30,522.58
Apr-11	Jun-11	454,990.00	64,998.57	389,991.43	(91,981.00)	(78,840.86)	311,150.57	124,460.23	186,690.34	18,771.71	167,918.63	139,932.19	27,986.44
May-11	Jul-11	470,547.00	67,221.00	403,326.00	(84,595.00)	(72,510.00)	330,816.00	132,326.40	198,489.60	19,958.13	178,531.47	148,776.23	29,755.25
Jun-11	Aug-11	521,044.00	74,434.86	446,609.14	(121,906.00)	(104,490.86)	342,118.29	136,847.31	205,270.97	20,640.00	184,630.98	153,859.15	30,771.83
Jul-11	Sep-11	427,519.00	61,074.14	366,444.86	(83,160.00)	(71,280.00)	295,164.86	118,065.94	177,098.91	8,216.50	168,882.41	140,735.34	28,147.07
Aug-11	Oct-11	432,983.00	61,854.71	371,128.29	(83,783.00)	(71,814.00)	299,314.29	119,725.71	179,588.57	8,332.01	171,256.56	142,713.80	28,542.76
Sep-11	Nov-11	470,173.00	67,167.57	403,005.43	(122,197.00)	(104,740.29)	298,265.14	119,306.06	178,959.09	8,302.81	170,656.28	142,213.57	28,442.71
Oct-11	Dec-11	<u>393,474.00</u>	<u>56,210.57</u>	<u>337,263.43</u>	<u>(79,094.00)</u>	<u>(67,794.86)</u>	<u>269,468.57</u>	<u>107,787.43</u>	<u>161,681.14</u>	<u>7,501.20</u>	<u>154,179.95</u>	<u>128,483.29</u>	<u>25,696.66</u>
<b>Calendar Year 2011</b>		5,826,756.00	832,393.71	4,994,362.29	(1,277,901.00)	(1,095,343.71)	3,899,018.57	1,559,607.43	2,339,411.14	197,464.01	2,141,947.13	1,784,955.95	356,991.19
Nov-11	Jan-12	514,416.00	73,488.00	440,928.00	(100,862.00)	(86,453.14)	354,474.86	141,789.94	212,684.91	9,867.52	202,817.40	169,014.50	33,802.90
Dec-11	Feb-12	802,884.00	114,697.71	688,186.29	(130,530.00)	(111,882.86)	576,303.43	230,521.37	345,782.06	16,042.56	329,739.50	274,782.92	54,956.58
Jan-12	Mar-12	401,964.00	57,423.43	344,540.57	(78,347.00)	(67,154.57)	277,386.00	110,954.40	166,431.60	7,721.59	158,710.01	132,258.34	26,451.67
Feb-12	Apr-12	452,885.00	64,697.86	388,187.14	(90,464.00)	(77,540.57)	310,646.57	124,258.63	186,387.94	8,647.47	177,740.47	148,117.06	29,623.41
Mar-12	May-12	539,131.00	77,018.71	462,112.29	(103,567.00)	(88,771.71)	373,340.57	149,336.23	224,004.34	10,392.68	213,611.66	178,009.72	35,601.94
Apr-12	Jun-12	463,782.00	66,254.57	397,527.43	(71,346.00)	(61,153.71)	336,373.71	134,549.49	201,824.23	9,363.64	192,460.59	160,383.83	32,076.77
May-12	Jul-12	502,050.00	71,721.43	430,328.57	(67,240.00)	(57,634.29)	372,694.29	149,077.71	223,616.57	10,374.69	213,241.88	177,701.57	35,540.31
Jun-12	Aug-12	539,775.00	77,110.71	462,664.29	(93,361.00)	(80,023.71)	382,640.57	153,056.23	229,584.34	10,651.57	218,932.78	182,443.98	36,488.80
Jul-12	Sep-12	458,991.00	65,570.14	393,420.86	(83,171.00)	(71,289.43)	322,131.43	128,852.57	193,278.86	8,967.17	184,311.68	161,065.71	32,213.14
Aug-12	Oct-12	527,451.00	75,350.14	452,100.86	(90,453.00)	(77,531.14)	374,569.71	149,827.89	224,741.83		224,741.83	187,284.86	37,456.97
Sep-12	Nov-12	522,336.00	74,619.43	447,716.57	(125,525.00)	(107,592.86)	340,123.71	136,049.49	204,074.23		204,074.23	170,061.86	34,012.37
Oct-12	Dec-12	<u>492,934.00</u>	<u>70,419.14</u>	<u>422,514.86</u>	<u>(86,726.00)</u>	<u>(74,336.57)</u>	<u>348,178.29</u>	<u>139,271.31</u>	<u>208,906.97</u>		<u>208,906.97</u>	<u>174,089.14</u>	<u>34,817.83</u>
<b>Calendar Year 2012</b>		6,218,599.00	888,371.29	5,330,227.71	(1,121,592.00)	(961,364.57)	4,368,863.14	1,747,545.26	2,621,317.89	92,028.88	2,529,289.00	2,115,213.48	423,042.70
Nov-12	Jan-13	554,393.00	79,199.00	475,194.00	(86,005.00)	(73,718.57)	401,475.43	160,590.17	240,885.26		240,885.26	200,737.71	40,147.54
Dec-12	Feb-13	856,294.00	122,327.71	733,966.29	(128,562.00)	(110,196.00)	623,770.29	249,508.11	374,262.17		374,262.17	311,885.14	62,377.03
Jan-13	Mar-13	503,059.00	71,865.57	431,193.43	(133,789.00)	(114,676.29)	316,517.14	126,606.86	189,910.29		189,910.29	158,258.57	31,651.71
Feb-13	Apr-13	475,356.00	67,908.00	407,448.00	(91,432.00)	(78,370.29)	329,077.71	131,631.09	197,446.63		197,446.63	164,538.86	32,907.77
Mar-13	May-13	578,401.00	82,628.71	495,772.29	(103,749.00)	(88,927.71)	406,844.57	162,737.83	244,106.74		244,106.74	203,422.29	40,684.46
Apr-13	Jun-13	483,442.00	69,063.14	414,378.86	(67,960.00)	(58,251.43)	356,127.43	142,450.97	213,676.46		213,676.46	178,063.71	35,612.74
May-13	Jul-13	514,681.00	73,525.86	441,155.14	(74,507.00)	(63,863.14)	377,292.00	150,916.80	226,375.20		226,375.20	188,646.00	37,729.20
Jun-13	Aug-13	621,744.00	88,820.57	532,923.43	(104,162.00)	(89,281.71)	443,641.71	177,456.69	266,185.03		266,185.03	221,820.86	44,364.17
Jul-13	Sep-13	507,433.00	72,490.43	434,942.57	(81,789.00)	(70,104.86)	364,837.71	145,935.09	218,902.63	3,900.12	215,002.51	179,168.76	35,833.75
Aug-13	Oct-13	545,367.00	77,909.57	467,457.43	(87,350.00)	(74,871.43)	392,586.00	157,034.40	235,551.60	4,196.74	231,354.86	192,795.71	38,559.14



Sep-13	Nov-13	563,558.00	80,508.29		483,049.71	(122,971.00)	(105,403.71)	377,646.00	151,058.40	226,587.60	4,037.04	222,550.56	185,458.80	37,091.76
Oct-13	Dec-13	<u>597,404.00</u>	<u>85,343.43</u>		<u>512,060.57</u>	<u>(87,173.00)</u>	<u>(74,719.71)</u>	<u>437,340.86</u>	<u>174,936.34</u>	<u>262,404.51</u>	<u>4,675.17</u>	<u>257,729.34</u>	<u>214,774.45</u>	<u>42,954.89</u>
<b>Calendar Year 2013</b>		6,801,132.00	971,590.29		5,829,541.71	(1,169,449.00)	(1,002,384.86)	4,827,156.86	1,930,862.74	2,896,294.11	16,809.07	2,879,485.05	2,399,570.87	479,914.17
Nov-13	Jan-14	736,115.00	105,159.29		630,955.71	(97,443.00)	(83,522.57)	547,433.14	224,827.14	322,606.00	5,747.76	316,858.24	264,048.53	52,809.71
Dec-13	Feb-14	987,588.00	141,084.00		846,504.00	(84,618.00)	(72,529.71)	773,974.29	317,866.08	456,108.21	8,126.33	447,981.88	373,318.23	74,663.65
Jan-14	Mar-14	623,645.00	89,092.14		534,552.86	(64,020.00)	(54,874.29)	479,678.57	197,000.79	282,677.78	5,036.38	277,641.40	231,367.84	46,273.57
Feb-14	Apr-14	655,385.00	93,626.43		561,758.57	(70,729.00)	(60,624.86)	501,133.71	205,812.28	295,321.44	5,261.64	290,059.80	241,716.50	48,343.30
Mar-14	May-14	786,349.00	112,335.57		674,013.43	(83,371.00)	(71,460.86)	602,552.57	247,464.32	355,088.25	6,326.49	348,761.76	290,634.80	58,126.96
Apr-14	Jun-14	680,097.00	97,156.71		582,940.29	(58,363.00)	(50,025.43)	532,914.86	218,864.58	314,050.28	5,595.33	308,454.95	257,045.79	51,409.16
May-14	Jul-14	704,904.00	100,700.57		604,203.43	(60,075.00)	(51,492.86)	552,710.57	221,084.23	331,626.34	5,908.48	325,717.87	271,431.56	54,286.31
Jun-14	Aug-14	726,195.00	103,742.14		622,452.86	(79,379.00)	(68,039.14)	554,413.71	221,765.49	332,648.23	5,926.68	326,721.55	272,267.95	54,453.59
Jul-14	Sep-14	686,659.00	98,094.14		588,564.86	(69,051.00)	(59,186.57)	529,378.29	211,751.31	317,626.97		317,626.97	264,689.14	52,937.83
Aug-14	Oct-14	758,485.00	108,355.00		650,130.00	(83,886.00)	(71,902.29)	578,227.71	231,291.09	346,936.63		346,936.63	289,113.86	57,822.77
Sep-14	Nov-14	764,663.00	109,237.57		655,425.43	(118,722.00)	(101,761.71)	553,663.71	221,465.49	332,198.23		332,198.23	276,831.86	55,366.37
Oct-14	Dec-14	<u>699,966.00</u>	<u>99,995.14</u>		<u>599,970.86</u>	<u>(75,048.00)</u>	<u>(64,326.86)</u>	<u>535,644.00</u>	<u>214,257.60</u>	<u>321,386.40</u>		<u>321,386.40</u>	<u>267,822.00</u>	<u>53,564.40</u>
<b>Calendar Year 2014</b>		8,810,051.00	1,258,578.71		7,551,472.29	(944,705.00)	(809,747.14)	6,741,725.14	2,733,450.39	4,008,274.75	47,929.09	3,960,345.66	3,300,288.05	660,057.61
Nov-14	Jan-15	822,035.00	117,433.57		704,601.43	(97,842.00)	(83,864.57)	620,736.86	248,294.74	372,442.11		372,442.11	310,368.43	62,073.69
Dec-14	Feb-15	1,064,808.00	152,115.43		912,692.57	(86,217.00)	(73,900.29)	838,792.29	335,516.91	503,275.37		503,275.37	419,396.14	83,879.23
Jan-15	Mar-15	699,396.00	99,913.71		599,482.29	(73,398.00)	(62,912.57)	536,569.71	214,627.89	321,941.83		321,941.83	268,284.86	53,656.97
Feb-15	Apr-15	665,654.00	95,093.43		570,560.57	(59,097.00)	(50,654.57)	519,906.00	207,962.40	311,943.60		311,943.60	259,953.00	51,990.60
Mar-15	May-15	845,531.00	120,790.14		724,740.86	(98,079.00)	(84,067.71)	640,673.14	256,269.26	384,403.89		384,403.89	320,336.57	64,067.31
Apr-15	Jun-15	706,588.00	100,941.14		605,646.86	(52,594.00)	(45,080.57)	560,566.29	224,226.51	336,339.77		336,339.77	280,283.14	56,056.63
May-15	Jul-15	713,377.00	101,911.00		611,466.00	(50,617.00)	(43,386.00)	568,080.00	227,232.00	340,848.00		340,848.00	284,040.00	56,808.00
Jun-15	Aug-15	803,641.00	114,805.86		688,835.14	(79,947.00)	(68,526.00)	620,309.14	248,123.66	372,185.49		372,185.49	310,154.57	62,030.91
Jul-15	Sep-15	711,337.00	101,619.57		609,717.43	(67,101.00)	(57,515.14)	552,202.29	220,880.91	331,321.37		331,321.37	276,101.14	55,220.23
Aug-15	Oct-15	768,110.00	109,730.00		658,380.00	(75,670.00)	(64,860.00)	593,520.00	237,408.00	356,112.00		356,112.00	296,760.00	59,352.00
Sep-15	Nov-15	786,330.00	112,332.86		673,997.14	(102,454.00)	(87,817.71)	586,179.43	234,471.77	351,707.66		351,707.66	293,089.71	58,617.94
Oct-15	Dec-15	<u>716,493.00</u>	<u>102,356.14</u>		<u>614,136.86</u>	<u>(68,919.00)</u>	<u>(59,073.43)</u>	<u>555,063.43</u>	<u>222,025.37</u>	<u>333,038.06</u>		<u>333,038.06</u>	<u>277,531.71</u>	<u>55,506.34</u>
<b>Calendar Year 2015</b>		9,303,300.00	1,329,042.86		7,974,257.14	(911,935.00)	(781,658.57)	7,192,598.57	2,877,039.43	4,315,559.14		4,315,559.14	3,596,299.29	719,259.86
Nov-15	Jan-16	799,958.00	114,279.71		685,678.29	(86,622.00)	(74,247.43)	611,430.86	244,572.34	366,858.51		366,858.51	305,715.43	61,143.09
Dec-15	Feb-16	1,113,393.00	159,056.14		954,336.86	(94,799.00)	(81,256.29)	873,080.57	349,232.23	523,848.34		523,848.34	436,540.29	87,308.06
Jan-16	Mar-16	746,884.00	93,360.50	93,360.50	560,163.00	(89,758.00)	(67,318.50)	492,844.50	197,137.80	295,706.70		295,706.70	246,422.25	49,284.45
Feb-16	Apr-16	778,724.00	97,340.50	97,340.50	584,043.00	(92,306.00)	(69,229.50)	514,813.50	205,925.40	308,888.10		308,888.10	257,406.75	51,481.35
Mar-16	May-16	896,091.00	112,011.38	112,011.38	672,068.25	(104,952.00)	(78,714.00)	593,354.25	237,341.70	356,012.55		356,012.55	296,677.13	59,335.43
Apr-16	Jun-16	773,314.00	96,664.25	96,664.25	579,985.50	(69,189.00)	(51,891.75)	528,093.75	211,237.50	316,856.25		316,856.25	264,046.88	52,809.38
May-16	Jul-16	769,340.00	96,167.50	96,167.50	577,005.00	(64,633.00)	(48,474.75)	528,530.25	211,412.10	317,118.15		317,118.15	264,265.13	52,853.03
Jun-16	Aug-16	872,929.00	109,116.13	109,116.13	654,696.75	(89,358.00)	(67,018.50)	587,678.25	235,071.30	352,606.95		352,606.95	293,839.13	58,767.83
Jul-16	Sep-16	800,965.00	100,120.63	100,120.63	600,723.75	(78,776.00)	(59,082.00)	541,641.75	216,656.70	324,985.05		324,985.05	270,820.88	54,164.18
Aug-16	Oct-16	843,631.00	105,453.88	105,453.88	632,723.25	(96,961.00)	(72,720.75)	560,002.50	224,001.00	336,001.50		336,001.50	280,001.25	56,000.25
Sep-16	Nov-16	870,551.00	108,818.88	108,818.88	652,913.25	(122,236.00)	(91,677.00)	561,236.25	224,494.50	336,741.75		336,741.75	280,618.13	56,123.63
Oct-16	Dec-16	<u>792,627.00</u>	<u>99,078.38</u>	<u>99,078.38</u>	<u>594,470.25</u>	<u>(80,330.00)</u>	<u>(60,247.50)</u>	<u>534,222.75</u>	<u>213,689.10</u>	<u>320,533.65</u>		<u>320,533.65</u>	<u>267,111.38</u>	<u>53,422.28</u>
<b>Calendar Year 2016</b>		10,058,407.00	1,291,467.86	1,018,132.00	7,748,807.14	(1,069,920.00)	(821,877.96)	6,926,929.18	2,770,771.67	4,156,157.51		4,156,157.51	3,463,464.59	692,692.92
Nov-16	Jan-17	886,032.00	110,754.00	110,754.00	664,524.00	(85,518.00)	(64,138.50)	600,385.50	240,154.20	360,231.30		360,231.30	300,192.75	60,038.55
Dec-16	Feb-17	1,248,534.00	156,066.75	156,066.75	936,400.50	(111,189.00)	(83,391.75)	853,008.75	341,203.50	511,805.25		511,805.25	426,504.38	85,300.88
Jan-17	Mar-17	731,256.00	91,407.00	91,407.00	548,442.00	(71,701.00)	(53,775.75)	494,666.25	197,866.50	296,799.75		296,799.75	247,333.13	49,466.63
Feb-17	Apr-17	759,223.00	94,902.88	94,902.88	569,417.25	(70,675.00)	(53,006.25)	516,411.00	206,564.40	309,846.60		309,846.60	258,205.50	51,641.10
Mar-17	May-17	926,943.00	115,867.88	115,867.88	695,207.25	(85,983.00)	(64,487.25)	630,720.00	252,288.00	378,432.00		378,432.00	315,360.00	63,072.00
Apr-17	Jun-17	835,604.00	104,450.50	104,450.50	626,703.00	(68,957.00)	(51,717.75)	574,985.25	229,994.10	344,991.15		344,991.15	287,492.63	57,498.53
May-17	Jul-17	831,144.00	103,893.00	103,893.00	623,358.00	(64,340.00)	(48,255.00)	575,103.00	230,041.20	345,061.80		345,061.80	287,551.50	57,510.30

Jun-17	Aug-17	903,122.00	112,890.25	112,890.25	677,341.50	(85,535.00)	(64,151.25)	613,190.25	245,276.10	367,914.15		367,914.15	<b>306,595.13</b>	<b>61,319.03</b>
Jul-17	Sep-17	810,773.00	101,346.63	101,346.63	608,079.75	(68,480.00)	(51,360.00)	556,719.75	222,687.90	334,031.85	55,059.58	278,972.27	<b>232,476.89</b>	<b>46,495.38</b>
Aug-17	Oct-17	883,704.00	110,463.00	110,463.00	662,778.00	(93,619.00)	(70,214.25)	592,563.75	237,025.50	355,538.25	58,604.55	296,933.70	<b>247,444.75</b>	<b>49,488.95</b>
Sep-17	Nov-17	906,304.00	113,288.00	113,288.00	679,728.00	(111,766.00)	(83,824.50)	595,903.50	238,361.40	357,542.10	58,934.86	298,607.24	<b>248,839.37</b>	<b>49,767.87</b>
Oct-17	Dec-17	859,088.00	107,386.00	107,386.00	644,316.00	(80,089.00)	(60,066.75)	584,249.25	233,699.70	350,549.55	57,782.25	292,767.30	<b>243,972.75</b>	<b>48,794.55</b>
<b>Calendar Year 2017</b>		10,581,727.00	1,322,715.88	1,322,715.88	7,936,295.25	(997,852.00)	(748,389.00)	7,187,906.25	2,875,162.50	4,312,743.75	230,381.25	4,082,362.50	3,401,968.75	680,393.75

Collected By Vendor	Received By City	Gross Sales Tax from TIF	Dedicated PSST	Dedicated NFST	Gross Sales Tax Nondedicated	Transfer Adjustment	Adjust TA PSST & NFST	Total Incremental Sales Tax	Apportionment to City (40%)	Apportionment to TIF (60%)	Annualized Growth rate adjustment	Adjusted Apportionment to Project Costs	50% Portion to TIF Projects	10% Portion to TIF Econ. Devel.
<b>Grand Totals</b>		72,661,618.00	9,323,980.73	2,340,847.88	60,996,789.39	(11,639,609.00)	(10,037,233.11)	50,959,556.29	20,420,582.85	30,538,973.44	650,580.41	<b>29,888,393.03</b>	<b>24,914,466.84</b>	<b>4,982,893.37</b>

\* The total TIF apportionment to the developer is adjusted from 60% based on the Average Annualized Growth Rate calculation provision in the UNP TIF Agreement #2:

FYE 2007	60%
FYE 2008	60%
FYE 2009	60%
FYE 2010	60%
FYE 2011	Apportionment is 53.967%
FYE 2012	Apportionment is 57.2163%
FYE 2013	60%
FYE 2014	Apportionment is 58.931%
FYE 2015	60%
FYE 2016	60%
FYE 2017	60%
FYE 2018	Apportionment is 50.11%

Total sales tax	\$72,661,618
<b>General Fund</b>	
Total to PSST (TIF)	\$9,323,981
Total to NF (TIF)	<u>\$2,340,848</u>
Total GF Dedicated	\$11,664,829
Transfer Adj nondedicated	\$10,037,233
40% nondedicated	\$20,420,583
Ave annual gr rate	<u>\$650,580</u>
Total GF nondedicated	\$31,108,396
<b>Total to General Fund</b>	<b>\$42,773,225</b>
Total to Project costs	
Proj costs	\$24,914,467
Econ Devo	<u>\$4,982,893</u>
Total for Project Costs	\$29,897,360

## City of Norman Senior Center - Exist. Library Site, Option "EL"

<b>Base Building (20,600 SF) Incl. Contingency</b>	\$3,849,719.00	
Food Service Equipment	\$191,168.00	
FFE	\$366,935.00	
Inflation (6% over 2 years)	\$242,453.22	
<b>Subtotal</b>		<b>\$4,650,275.22</b>
A&E Basic Fees (8.5%)	\$395,273.39	
Expenses	\$30,000.00	
<b>Subtotal</b>		<b>\$425,273.39</b>
<b>Existing Library Site (EL)- Estimated Cost</b>		<b>\$5,075,548.61</b>

## City of Norman Senior Center - Andrews Park Site, Option "AP"

Revised 2/12/2016

Scope	Unit Cost	Allowance	Subtotal	Comments
<b>Base Building &amp; Site Estimate (21,000 SF)</b>	<b>\$250.00</b>	\$5,250,000.00		OKC bid @ \$235, AP @ \$250
Food Service Equipment		incl		Incl in OKC Bid
FFE ( Per SF)	\$15.00	incl		Incl in OKC Bid
<b>Additional Site Development</b>				
Sub-Parking Detention (37,000 SF)	\$7.00	\$260,000.00		Allowance
Concrete Drainage Box (625 LF@6x12)	\$1,280.00	\$800,000.00		Cost Estimated
LOMR & Drainage Study		\$100,000.00		Public Works Est
Quiet Zone Improvements @ Acres Street		\$75,000.00		Reduced scope @ Acres Street
Platting & Zoning & Public Improvements		\$27,500.00		2nd quote
Site Demolition		\$75,000.00		
Public Sewer Extension (80 LF+ MH)	\$45.00	\$3,900.00		Unit Price allowance
Public Fire Line (180 LF + Hydrant)	\$35.00	\$8,800.00		Unit Price allowance
Additional Fill @ Tank & Drainage Ditch		\$50,000.00		Utilize dirt from under parking
Landscaping		\$70,000.00		Reduced scope
Design Contingency (6%) at concept stage		\$403,212.00		Standard
Construction Contingency (6%)		\$403,212.00		OKC used 6 1/2% @ DD Estimate
<b>Subtotal</b>			<b>\$7,526,624.00</b>	
Inflation (4.5%)			\$338,698.08	18 months later than OKC Bids
<b>Subtotal</b>			<b>\$7,865,322.08</b>	
A&E Basic Fees, Consultant, Addl. Site Engineering Expenses, Testing, Survey, Supp.Inspections		\$747,205.60		8.5% + FEMA Site Engineering Allowance
		\$45,475.00		
			<b>\$792,680.60</b>	
<b>Andrews Park (AP)- REVISED Cost Estimate</b>			<b>\$8,658,002.68</b>	

NIC- LEED, IT, Full Kitchen Relocation

March 27, 2018

Honorable Trustees of the Norman Tax Increment Finance Authority  
201 West Gray Street  
Norman, Oklahoma 73069

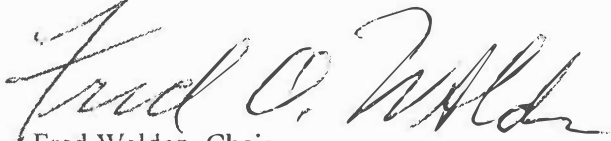
Dear Chair Miller and Trustees:

At the March 27, 2018 meeting of the Oversight Committee for University North Park Tax Increment Finance District (UNP TIF, or City of Norman TIF #2), the Committee adopted the following recommendation to the NTIFA Trustees:

**“The Oversight Committee for the UNP TIF recommends to add up to \$12,500,000 to the amended Project Plan for an additional authorized project for construction of a Senior Citizen’s Center and that it be expedited through the statutory approval process.”**

We are glad to respond to any questions you may have regarding our discussion and this action.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred O. Walden".

Fred Walden, Chair  
UNP TIF Oversight Committee

EC: UNP TIF Oversight Committee  
Steven Lewis, NTIFA General Manager  
Anthony Francisco, NTIFA Treasurer  
Jeff Bryant, NTIFA General Counsel