

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-2021-59 acknowledging the receipt of the 2021 Assessment Roll and 2021 Assessment Plat and directing a public hearing on the proposed Assessment Roll and Assessment Plat on October 27, 2020; 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 2021 Assessment Roll and 2021 Assessment Plat was held on October 27, 2020.

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, 2021 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, 2021, 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, 2021 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 _____, 2020.

NOT ADOPTED this _____ day
of _____, 2020.

Breea Clark, Mayor

Breea Clark, Mayor

ATTEST:

Brenda Hall, City Clerk

EXHIBIT A

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPS1 1 5 001	Target Corp P.O. Box 9456 Minneapolis, MN 55440-9456	\$11,262.00	\$1,408.00	\$9,854.00
NCT2 UNPS8 1 1 001	CBH Investments LLC 2200 W 15th Edmond, OK 73013	\$8,680.00	\$1,085.00	\$7,595.00
NCT2 UNPS1 1 7 001	Halle Properties LLC 20225 N Scottsdale Rd Dept 1100- OKO Scottsdale, AZ 85255-6456	\$996.00	\$125.00	\$872.00
NCT2 UNPS1 1 6 001	Rainier UTC Acquisitions 13760 Noel Rd., Unit 800 Dallas, TX 75240	\$1,914.00	\$239.00	\$1,675.00
NCT2 UNPR1 2 1 001		\$19,274.00	\$2,409.00	\$16,865.00
NCT2 UNPS1 B 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS1 F 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS1 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS5 1 1 001		\$3,901.00	\$488.00	\$3,414.00
NCT2 UNRR3 1 1 001		\$5,761.00	\$720.00	\$5,041.00
NCT2 UNRR3 1 2 001		\$1,630.00	\$204.00	\$1,426.00
NCT2 UNRR3 2 2 001		\$6,327.00	\$791.00	\$5,536.00
NCT2 UNPS6 1 2A 001		\$3,695.00	\$462.00	\$3,233.00
NCT2 UNRR3 2 1 001		\$7,723.00	\$965.00	\$6,758.00
NCT2 UNRR3 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS5 1 3 001		International Bank of Commerce 3817 NW Expressway #100 Oklahoma City, OK 73112	\$1,320.00	\$165.00

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPS2 1 1 001	JQH- Norman Development LLC	\$24,831.00	\$3,104.00	\$21,727.00
NCT2 UNPS2 1 2 001	12735 Morris Rd. Ext, 400 Alpharetta, GA 30004	\$6,302.00	\$788.00	\$5,515.00
NCT2 UNPR1 2 2A 001	KBROS LLC 630 Pana Pl. Honolulu HI 96816	\$814.00	\$102.00	\$712.00
NCT2 UNP52 2 2C 001	PAD P Partners 12 Meryton Irvine, CA 92603	\$1,787.00	\$223.00	\$1,564.00
NCT2 UNPS1 1 2A 001	MBD LIMITED, CO 620 N Berry Rd Norman, OK 73069	\$1,361.00	\$170.00	\$1,191.00
NCT2 UNPS1 1 3A 001	MVP INVESTMENTS, LLC 1300 24th Ave NW Norman, OK 73069	\$1,693.00	\$212.00	\$1,481.00
NCT2 UNPR1 2 2B 001	Norman Retail Dst. Attn: Property Tax Dept. P O Box 3666 Oak Brook, IL 60522-3666	\$1,593.00	\$199.00	\$1,394.00
NCT2 UNPS1 1 1A 001	Sleep Studio Properties LLC	\$1,967.00	\$246.00	\$1,721.00
NCT2 UNP10 1 1 001	3434 W Reno Oklahoma City, OK 73107	\$3,131.00	\$391.00	\$2,740.00
NCT2 UNPS5 2 1 001	Valliance Bank 1601 NW Expressway Oklahoma City, OK 73118	\$2,042.00	\$255.00	\$1,787.00
NCT2 UNP12 1 1 001	DD1 Speed Mart, LLC P.O. Box 890503 Oklahoma City, Oklahoma 73189	\$1,549.00	\$194.00	\$1,355.00

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNP52 2 2A 001	DRE Norman I, LLC PO Box 36799 Charlotte, NC 28236	\$3,906.00	\$488.00	\$3,418.00
NCT2 UNPR4 1 2 001	DRE Norman II, LLC PO Box 36799 Charlotte, NC 28236	\$3,085.00	\$386.00	\$2,699.00
NCT2 UNPS6 1 8A 001	DRE Norman III, LLC PO Box 36799 Charlotte, NC 28236	\$2,280.00	\$285.00	\$1,995.00
NCT2 UNP52 2 2D 001	1673-1683 24th Ave LLC - Und 89.89% 421 Country Club Terrace Edmond, OK 73025	\$2,495.00	\$312.00	\$2,183.00
NCT2 UNPS7 1 1 001	Sooner Hospitality LLC 118 N 7th Durant, OK 74701	\$6,662.00	\$833.00	\$5,829.00
NCT2 UNPR9 1 3 001	UNP Restaurant, LLC 3510 24th Ave. NW, Suite 200 Norman, OK 73069-8262	\$1,863.00	\$233.00	\$1,630.00
NCT2 UNPS6 110A 001	Mathis Bros. Tulsa, Inc. 3434 W. Reno Avenue Oklahoma City, OK 73107	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 2A 001	Mathis Bros. Tulsa, Inc. 3434 W. Reno Avenue Oklahoma City, OK 73107	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 3C 001	University North Park Professional Center LLC	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 4 001	2221 W. Lindsey St., Suite 201 Norman, OK 73069-4066	\$0.00	\$0.00	\$0.00

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPPC 1 3A 001	NW Norman Medical Center	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 3B 001	P.O. Box 722760 Norman, OK 73070	\$0.00	\$0.00	\$0.00
NCT2 UNPPC 1 5 001	Premiere Land Holdings, LLC 3324 Mt. Mitchell Lane Norman, OK 73069-3110	\$2,088.00	\$261.00	\$1,827.00
NCT2 UNPPC 1 2 001	UNPC Building 1, LLC 2221 W. Lindsey, Ste. 201 Norman, OK 73069-4066	\$3,354.00	\$419.00	\$2,935.00
NCT2 UNP12 1 5B 001	Vrindavan, LLC 2214 Shadowlake Drive Oklahoma City, Ok 73159	\$0.00	\$0.00	\$0.00
NCT2 UNP14 1 1 001	24th Avenue Apartments, LLC 101 N. Robinson Ave, Ste. 920 Oklahoma City, OK 73102-5521	\$31,210.00	\$3,901.00	\$27,309.00
NCT2 UNPC2 1 3 001	Immuno-Mycologics, Inc. Attn: Sean Bauman, 2701 Corporate Center Dr Norman, OK 73069	\$10,319.00	\$1,290.00	\$900.00
	Norman Economic Development Coalition P.O. Box 5387 Norman, OK 73070-5387			\$8,129.00
NCT2 UNPS6 1 6A 001	JPHM Investments, LLC 560 East Memorial Road Oklahoma City, OK 73114-2286	\$2,418.00	\$302.00	\$2,116.00

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 9 3W 23 020	University Town Center LLC P.O. Box 36799 Charlotte, NC 28236	\$0.00	\$0.00	\$0.00
NCT2 9 3W 23 021		\$0.00	\$0.00	\$0.00
NCT2 9 3W 24 002		\$0.00	\$0.00	\$0.00
NCT2 9 3W 24 003		\$0.00	\$0.00	\$0.00
NCT2 9 3W 24 004		\$0.00	\$0.00	\$0.00
NCT2 UNPS8 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS8 B 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS8 C 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS1 C 001	UTC I, LLC c/o Collett & Associates PO Box 36799 Charlotte, NC 28236-6799	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 6 001	UTC II, LLC PO Box 36799 Charlotte, NC 28236-6799	\$0.00	\$0.00	\$0.00
NCT2 UNPR9 1 1 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS6 1 1A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS6 1 3A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS6 1 4A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPS6 1 7A 001		\$1,069.00	\$134.00	\$935.00
NCT2 UNP12 1 6A 001	UTC Area 7, LLC c/o Collett & Associates 1111 Metropolitan Ave., Ste. 700 Charlotte, NC 28204-3424	\$0.00	\$0.00	\$0.00
NCT2 UNPR4 1 1 001	UTC 8, LLC 1111 Metropolitan Ave., Ste. 700 Charlotte, NC 28204-3424	\$1,473.00	\$184.00	\$1,289.00
NCT2 UNP15 1 1 001	Meera-Niam, LLC 2214 Shadowlake Drive Oklahoma City, OK 73159	\$0.00	\$0.00	\$0.00

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPS6 1 9A 001	Bridgestone Retail Operations, LLC c/o BOC Property Tax Department 200 4th Ave. S Nashville, TN 37201	\$1,325.00	\$166.00	\$1,159.00
NCT2 UNPR4 1 3 001	Roth, Jan K Voda-Ira c/o Brinker International 3000 Olympus Blvd. Coppell, TX 75019	\$1,600.00	\$200.00	\$1,400.00
NCT2 UNPS5 1 2 001	Saif & Safria Real Estate P.O. Box 722760 Norman, OK 73070-9093	\$978.00	\$122.00	\$856.00
NCT2 UNPS5 A 001	UTC Area Six, LLC c/o Collett & Associates P.O. Box 36799 Charlotte, NC 28236	\$0.00	\$0.00	\$0.00
NCT2 UNP12 1 4A 001	Carmax Auto Superstores, Inc. 12800 Tuchahoe Creek Pkwy Richmond, VA 23238-1115	\$4,323.00	\$541.00	\$3,782.00
NCT2 UNP13A 1 1 001	University Hospitality, LLC 118 N Seventh Ave Durant, OK 74701-4756	\$0.00	\$0.00	\$0.00
NCT2 UNPC1 1 1 001	Moore Norman Technology Center 4701 NW 12th Ave Norman, OK 73069-8308	\$0.00	\$0.00	\$0.00
NCT2 UNPC1 1 2 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC1 1 3 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC1 1 4 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC1 1 5 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC1 1 6 001		\$0.00	\$0.00	\$0.00

2021 University North Park Assessment Roll

PARCEL NUMBER	PROPERTY OWNER	2021 ASSESSMENT		
		Gross	(TIF Offset)	Net Assessment
NCT2 UNPC1 1 7 001	Norman Economic Dev Coalition Inc PO Box 5378 Norman, OK 73070-5387	\$0.00	\$0.00	\$0.00
NCT2 UNPC1 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC2 1 2 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC2 2 1 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC2 2 2 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC2 2 3 001		\$0.00	\$0.00	\$0.00
NCT2 UNPC2 1 1 001	Commander Aircraft Corporation 1950 Goddard Avenue Norman, OK 73069-8469	\$0.00	\$0.00	\$0.00
NCT2 9 3W 13 025	University North Park LLC 100 Timberdell Road Norman, OK 73069	\$0.00	\$0.00	\$0.00
NCT2 9 3W 13 028		\$0.00	\$0.00	\$0.00
NCT2 9 3W 14 039		\$0.00	\$0.00	\$0.00
NCT2 UNP14 A 001		\$0.00	\$0.00	\$0.00
NCT2 UNP14 B 001		\$0.00	\$0.00	\$0.00
Total		\$200,000.00	\$25,000.00	\$175,000.00