

**THE CITY OF NORMAN  
TIF #2 OVERSIGHT COMMITTEE  
(UNIVERSITY NORTH PARK TIF)  
ANNUAL REPORT  
FOR THE PERIOD OCTOBER 1, 2013-SEPTEMBER 30, 2014**

The City of Norman Tax Increment Finance District (TIF) Number Two Oversight Committee (University North Park TIF) ("Oversight Committee") was established by the City Council on April 10, 2007 to "oversee the implementation of the Project Plan on behalf of the City Council...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." There are nine committee members, with terms expiring as follows:

Ted Smith, April 10, 2016  
Harold Haralson, April 10, 2016  
Heath Hans, April 10, 2016  
Fred Walden, April 10, 2017  
Greg Burge, April 10, 2017  
Michael Murphy, April 10, 2017  
Janese Shepard, April 10, 2018  
Dr. Joe Siano, April 10, 2018

The Oversight Committee will continue in existence until the Project Plan has been determined to be completed.

The Project Plan (adopted May 23, 2006; Ordinance O-0506-66), as amended (August 26, 2008; Ordinance O-0809-8), establishes these project categories and estimated costs:

1.	a. Traffic and Roadway Improvements	10,500,000
	b. Legacy Park	7,500,000
	c. Engineering, Legal & Other Professional Fees	1,750,000
	d. Contingency	1,975,000
2.	a. Conference Center & Cultural Facilities	7,500,000
	b. Contingency	750,000
3.	a. Rock Creek Overpass of I-35	7,500,000
	b. Contingency	750,000
4.	a. Lifestyle Center	7,500,000
	b. Contingency	750,000
5.	a. Economic Development	7,500,000
	b. Contingency	750,000
	<b>Total Project Costs</b>	<b>54,725,000</b>

The Oversight Committee has been reviewing documents and meeting since May 2007. Significant items discussed and reviewed over the reporting period include the following:

### **I-35/Robinson/Crossroads Improvements**

The Oversight Committee reviewed different scenarios for the intersection on the west side of the I-35 bridge on Robinson Street. Traffic flow was modeled for the current date, 2025 and 2035. The Oversight Committee recommended that more study be done with increased traffic flow data in future years and incorporation of a Single Point Urban Interchange (SPUI). It was noted that significant interchange modifications to I-35 would have to be funded by the State and other sources due to the extremely high cost. The Oversight Committee has been made aware of a Traffic Impact Study being conducted by Garver Engineers that will reassess traffic improvement needs of the development, including whether access to I-35 at Rock Creek Road could help make workable and more affordable improvements west of I-35 on Robinson at the Crossroads Blvd area. That Study is anticipated to be completed before the end of the calendar year.

### **Frontage Road Extension/NEDC Infrastructure Project**

The Oversight Committee was provided updates on the progress of the East Interstate Drive frontage road extension project and Norman Economic Development Coalition (NEDC) infrastructure project. The frontage road extension project extends the frontage road from Conference Drive north to a round-a-bout at the north end of the TIF district then back east connecting into 24<sup>th</sup> Ave NW. The NEDC infrastructure project provides a roadway within the Corporate Center connecting with 24<sup>th</sup> Ave NW/Interstate Drive intersection to the north and 24<sup>th</sup> Ave NW to the south and includes a round-a-bout. Both projects were scheduled to be completed in the fall of 2014.

### **UNP Master Lighting Plan**

The Oversight Committee was briefed on the University North Park Master Lighting Plan. Example light fixtures and light types were discussed. The benefits of LED lighting were highlighted including cost savings and overall light quality. Light location was also provided to the committee.

### **Tour of Legacy Park**

On August 19, 2014 the Oversight Committee took a driving tour of the University North Park District including Legacy Park, the frontage road extension project and the NEDC infrastructure project.

### **Economic Development Project Updates**

The Oversight Committee received updates regarding economic development activity within the district. Some highlights included:

- NEDC purchased 30 acres of land within the TIF district at a reduced rate in 2010.
- A second 30 acres was purchased in early December 2013 also at a reduced rate.
- The City pledged approximately \$700,000 to secure the first loan in 2010, some of which is being used to pay interest on the loan.
- The City pledged an additional \$700,000 to secure the second loan.
- NEDC secured an additional loan for construction of infrastructure of approximately \$6,285,000.
- The City pledged the balance of the first \$700,000 pledge and the second \$700,000 pledge for the new infrastructure loan.
- NEDC closed a lot sale within the Advanced Manufacturing Center in June 2014. The purchasing employer had also secured an option on an additional lot next to their first lot and a lot in the Corporate Center complex that could be exercised in the future.
- This new employer is also eligible for job creation incentives.

The Oversight Committee formally expressed their support for these economic development measures.

### **Legacy Park**

Throughout the last year, the Oversight Committee received updates regarding construction progress of Legacy Park. The latest completion date provided was October 2014. As noted above, a driving tour was done in August 2014. At that time the construction was really coming together and a finalized park could be visualized. Oversight Committee members who attended the tour seemed pleased with the progress. Council created a Business Improvement District (BID) to provide for on going maintenance of Legacy Park once completed. Council appropriated \$200,000 to the BID for FYE15 in accordance with Development Agreement No. 5. The first set of assessments to property owners within the BID should be mailed in November 2014 with payments anticipated in December 2014 and March 2015 before adoption of the budget for FYE16.

### **Financial Updates**

During each meeting, the Oversight Committee received updates on TIF District activities as they developed during the past reporting period. Attached to this report is financial information comparing the original projections of the Developer to the actual revenues.

### **Summary**

Summarized information on collections and expenditures from the UNP TIF are attached.

Legacy Park is rapidly coming together and is very close to completion. The Oversight Committee is very excited to see the progress and anticipates its opening in the near

future. The Committee will continue to look forward to working with the City Council – TIF Authority Trustees and City staff on the implementation of the City of Norman TIF Number Two Project Plan.

UNIVERSITY NORTH PARK  
TAX INCREMENT FINANCE DISTRICT  
EXPENDITURE SUMMARY VS. PROJECT PLAN BUDGET  
As Of September 30, 2014

Expenditure Category	BUDGET	FYE 2007	FYE 2008	FYE 2009	FYE 2010	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	TOTAL	BALANCE
Traffic/Road Improvements	\$ 10,500,000	343,807	816,159	780,485	77,106	1,118,991	2,165,823	801,031	223,584	531,742	6,858,729	\$ 3,641,271
Legacy Park	\$ 7,500,000	-	24,250	189,117	50,771	-	-	918,045	3,021,996	486,753	4,690,932	\$ 2,809,068
Engr/Legal/Prof	\$ 1,750,000	144,266	-	566,683	112,487	153,061	217,493	10,516	160,635	39,122	1,404,263	\$ 345,737
Contingency	\$ 1,975,000	-	-	-	-	-	-	20,872	17,128	-	38,000	\$ 1,937,000
Conference/Cultural Facilities	\$ 7,500,000	-	-	-	-	-	-	-	-	-	-	\$ 7,500,000
Contingency	\$ 750,000	-	-	-	-	-	-	-	-	-	-	\$ 750,000
Rock Creek Overpass	\$ 7,500,000	-	-	4,282,377	1,361,241	12,417	4,800	-	-	-	5,660,835	\$ 1,839,165
Contingency	\$ 750,000	-	-	-	-	-	-	-	-	-	-	\$ 750,000
Lifestyle Center Incentive	\$ 7,500,000	-	-	-	-	-	-	-	-	-	-	\$ 7,500,000
Contingency	\$ 750,000	-	-	-	-	-	-	-	-	-	-	\$ 750,000
Economic Development	\$ 7,500,000	-	-	-	-	187,771	116,016	-	-	-	303,787	\$ 7,196,213
Contingency	\$ 750,000	-	-	-	-	-	-	-	-	-	-	\$ 750,000
<b>TOTAL</b>	<b>\$ 54,725,000</b>	<b>\$ 488,073</b>	<b>\$ 840,409</b>	<b>\$ 5,818,662</b>	<b>\$ 1,601,605</b>	<b>\$ 1,472,240</b>	<b>\$ 2,504,132</b>	<b>\$ 1,750,464</b>	<b>\$ 3,423,343</b>	<b>\$ 1,057,617</b>	<b>\$ 18,956,546</b>	<b>\$ 35,768,454</b>
Loan Principal Repayments		\$ -	\$ 1,024,400	\$ -	\$ -	\$ -	\$ 400,000	\$ 425,000	\$ 13,735,000	\$ -	\$ 15,584,400	

**Norman TIF District No. 2  
(University North Park Project)  
Comparison of Projected with Actual Ad Valorem Tax Receipts**

*Year construction was completed	Year payments were received	<b>Ad valorem generated in the TIF</b>			<b>Ad valorem generated in the TIF <u>going to Taxing</u> <u>jurisdictions</u></b>			<b>Ad Valorem Tax Increment Revenues <u>to pay</u> <u>Project Costs</u></b>		
		Projected in 2006	Actual	Variance	Projected in 2006	Actual	Variance	Projected in 2006	Actual	Variance
2006	2008	\$288,842	\$174,582	(\$114,260)	\$144,421	\$87,292	(\$57,129)	\$144,421	\$87,292	(\$57,129)
2007	2009	\$818,899	\$600,733	(\$218,166)	\$409,450	\$295,116	(\$114,333)	\$409,450	\$295,116	(\$114,333)
2008	2010	\$843,466	\$1,356,391	\$512,925	\$421,733	\$678,196	\$256,463	\$421,733	\$678,196	\$256,463
2009	2011	\$868,770	\$1,568,597	\$699,827	\$434,385	\$783,679	\$349,294	\$434,385	\$783,679	\$349,294
2010	2012	\$1,621,408	\$1,530,651	(\$90,757)	\$810,704	\$770,412	(\$40,292)	\$810,704	\$770,412	(\$40,292)
2011	2013	\$1,670,050	\$1,916,683	\$246,633	\$835,025	\$955,214	\$120,189	\$835,025	\$955,214	\$120,189
2012	2014	\$2,094,419	\$2,569,360	\$474,941	\$1,047,210	\$1,029,938	-\$17,272	\$1,047,210	\$1,029,938	-\$17,272
<b>Total thru 2012</b>		<b>\$8,205,854</b>	<b>\$9,716,997</b>	<b>\$1,511,143</b>	<b>\$4,102,927</b>	<b>\$4,599,847</b>	<b>\$496,920</b>	<b>\$4,102,927</b>	<b>\$4,599,847</b>	<b>\$496,920</b>
2013		\$2,951,200			\$1,475,600			\$1,475,600		
2014		\$3,509,324			\$1,754,662			\$1,754,662		
2015		\$3,614,604			\$1,807,302			\$1,807,302		
2016		\$5,077,370			\$2,538,685			\$2,538,685		
2017		\$5,308,944			\$2,654,472			\$2,654,472		
2018		\$5,468,212			\$2,734,106			\$2,734,106		
2019		\$5,632,259			\$2,816,130			\$2,816,130		
2020		\$5,952,613			\$2,976,307			\$2,976,307		
2021		\$6,131,191			\$3,065,596			\$3,065,596		
2022		\$6,315,127			\$3,157,564			\$3,157,564		
2023		\$6,670,005			\$3,335,003			\$3,335,003		
2024		\$6,870,105			\$3,435,053			\$3,435,053		
2025		\$7,176,603			\$3,588,302			\$3,588,302		
2026		\$7,740,323			\$3,870,162			\$3,870,162		
2027		\$7,972,532			\$3,986,266			\$3,986,266		
2028		\$8,211,708			\$4,105,854			\$4,105,854		
2029		\$8,458,059			\$4,229,030			\$4,229,030		
2030		\$8,711,801			\$4,355,901			\$4,355,901		
<b>Total of all years projected</b>		<b>\$119,977,834</b>			<b>\$59,988,917</b>			<b>\$59,988,917</b>		

\*Taxes assessed the following year after completion (2006 in 2007) and received by City in subsequent year after assessment (2006 in 2008)

**Norman TIF District No. 2  
(University North Park Project)  
Comparison of Projected with Actual Sales Tax Receipts**

	Sales tax generated in the TIF			Sales tax generated in the TIF going to Gen. Fund (w/transf adj)			Sales Tax Increment Revenues to pay Project Costs (TIF portion)		
	Projected in 2006	Actual	Variance	Projected in 2006	Actual	Variance	Projected in 2006	Actual	Variance
2006	\$830,207	\$635,198	(\$195,009)	\$531,332	\$115,265	(\$416,067)	\$298,875	\$172,898	(\$125,977)
2007	\$3,135,252	\$2,163,673	(\$971,579)	\$2,006,561	\$521,848	(\$1,484,713)	\$1,128,691	\$782,771	(\$345,920)
2008	\$3,229,310	\$3,496,022	\$266,712	\$2,044,185	\$1,029,817	(\$1,014,368)	\$1,185,125	\$1,544,725	\$359,600
2009	\$3,326,189	\$4,509,771	\$1,183,582	\$2,199,088	\$1,387,409	(\$811,679)	\$1,127,101	\$2,081,114	\$954,013
2010	\$5,917,544	\$5,571,570	(\$345,974)	\$3,787,228	\$1,886,833	(\$1,900,395)	\$2,130,316	\$2,420,266	\$289,950
2011	\$6,095,070	\$5,829,468	(\$265,602)	\$3,858,238	\$2,015,728	(\$1,842,510)	\$2,236,832	\$2,591,480	\$354,648
2012	\$6,277,923	\$6,311,986	\$34,063	\$4,004,630	\$2,125,034	(\$1,879,596)	\$2,273,293	\$3,082,185	\$808,892
2013	\$9,188,865	\$7,114,148	(\$2,074,717)	\$5,880,874	\$2,437,226	(\$3,443,648)	\$3,307,991	\$3,539,979	\$231,988
<b>Total thru 2013</b>	<b>\$38,000,360</b>	<b>\$35,631,836</b>	<b>(\$2,368,524)</b>	<b>\$24,312,136</b>	<b>\$11,519,160</b>	<b>(\$12,792,976)</b>	<b>\$13,688,224</b>	<b>\$16,215,418</b>	<b>\$2,527,194</b>
2014	\$9,464,531			\$5,991,140			\$3,473,391		
2015	\$9,748,467			\$6,104,714			\$3,643,753		
2016	\$13,015,985			\$8,330,230			\$4,685,755		
2017	\$13,406,465			\$8,486,423			\$4,920,042		
2018	\$13,808,658			\$8,647,299			\$5,161,359		
2019	\$14,222,918			\$8,813,003			\$5,409,915		
2020	\$14,649,606			\$8,983,679			\$5,665,927		
2021	\$15,089,094			\$9,159,474			\$5,929,620		
2022	\$15,541,767			\$9,340,543			\$6,201,224		
2023	\$16,008,020			\$9,527,045			\$6,480,975		
2024	\$16,488,260			\$9,719,140			\$6,769,120		
2025	\$16,982,908			\$9,916,999			\$7,065,909		
2026	\$17,492,395			\$10,120,794			\$7,371,601		
2027	\$18,017,167			\$10,330,703			\$7,686,464		
2028	\$18,557,682			\$10,546,909			\$8,010,773		
2029	\$19,114,413			\$10,769,602			\$8,344,811		
2030	\$19,687,845			\$10,998,974			\$8,688,871		
<b>Total of all years projected</b>	<b>\$299,296,541</b>			<b>\$180,098,807</b>			<b>\$119,197,734</b>		