IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA WAS POSTED JULY 6, 2023 AT 6:15 P.M. AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JULY 10, 2023

PRESENT: **CHAIR WILLIAM H. JOYCE, TRUSTEES CHRISTIE HAWKINS, KEVIN CLARK AND TIM HARDIN**
ABSENT: **NONE VICE CHAIR AMY DZIALOWSKI**

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 7:19 p.m.

2. CONSENT DOCKET

a. Approve regular meeting minutes of June 12, 2023
b. Approve budget amendments reflecting transfer-in and appropriation of $145,000 from the Visitor Tax Fund to fund FY24 Visit Stillwater contract
c. Approve carry forward of budget appropriations from FY23 to FY24
d. Approve renewal of USA Rare Earth line of credit and associated certificate of deposit and authorize SEDA Chairman, Interim General Manager, Chief Financial Officer, and Finance Director to execute bank documents
e. Approve Mutual Termination & Release Agreement between Stillwater Economic Development Authority and Progressive Development Corp, LLC

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

3. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no requests to speak on agenda items not scheduled for public hearing.

4. ITEMS REMOVED FROM CONSENT DOCKET

None.

5. GENERAL ORDERS

a. Consider application of Eskimo Joe's, Inc. for Small Business Enhancement Assistance in the amount of $15,000 for improvements to include new fencing for property appearance at 501 W. Elm and 419 W. Elm

Interim City Manager Brady Moore stated that the next six items on the agenda are for Small Business Enhancement Assistance through the Stillwater (Re) Investment Plan of Stillwater's Tax Increment Financing District #3 (TIF3). He reviewed the Small Business Enhancement Assistance guidelines.

Mr. Moore stated that the first three items on the agenda are for properties owned by Clark Realty Corp. It was clarified in the Downtown TIF committee meeting that each of these three properties of Stan Clark Cos. have separate leases for each entity. Mr. Moore introduced Robert Williams with Stan Clark Cos.

Mr. Williams stated that they are requesting financial assistance to improve the property appearances at all of the Stan Clark Cos. properties. He stated they feel like Elm Street is an entrance to OSU and is a high impact traffic area and improvements are needed to keep these areas looking nice and updated.

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE HAWKINS TO APPROVE DOWNTOWN TIF IMPLEMENTATION POLICY COMMITTEE'S RECOMMENDATION FOR THE ESKIMO JOE'S SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO ENTER INTO A SMALL BUSINESS ENHANCEMENT AGREEMENT WITH ESKIMO JOE'S FOR EXTERIOR IMPROVEMENTS AT 501 W. ELM AND 419 W. ELM.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

b. Consider application of Stan Clark Cos, Inc. for Small Business Enhancement Assistance in the amount of $15,000 for improvements to include new paint to office exterior and new fencing for adjacent parking area at 516 W. Elm and 512 W. Elm

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE CLARK TO APPROVE DOWNTOWN TIF IMPLEMENTATION POLICY COMMITTEE'S RECOMMENDATION FOR THE STAN CLARK COS SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO ENTER INTO A SMALL BUSINESS ENHANCEMENT AGREEMENT FOR EXTERIOR IMPROVEMENTS AT 516 W. ELM AND 512 W. ELM.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

c. Consider application of Joe's Clothes, Inc. for Small Business Enhancement Assistance in the amount of $8,212 for improvements to include new fencing for property appearance at 416 W. Elm

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE HAWKINS TO APPROVE DOWNTOWN TIF IMPLEMENTATION POLICY COMMITTEE'S RECOMMENDATION FOR THE JOE'S CLOTHES SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO ENTER INTO A SMALL BUSINESS ENHANCEMENT AGREEMENT FOR EXTERIOR IMPROVEMENTS AT 416 W. ELM.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

d. Consider application of ProValue.Net for Small Business Enhancement Assistance in the amount of $3,750 for improvements to include new windows/doors decals & trims, repair outdoor digital screen, new paint, and flower beds at 801 S. Main Street

Interim City Manager Brady Moore introduced Katy Bean with ProValue Net.

Ms. Bean stated that their business is on a very prominent corner in downtown and they would like to make some major improvements to the façade to keep contributing to the downtown area.

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE HAWKINS TO APPROVE DOWNTOWN TIF IMPLEMENTATION POLICY COMMITTEE'S RECOMMENDATION FOR THE PVN PROPERTIES, LLC DBA PROVALUE.NET SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO ENTER INTO A SMALL BUSINESS ENHANCEMENT AGREEMENT WITH PVN PROPERTIES, LLC DBA PROVALUE.NET FOR EXTERIOR IMPROVEMENTS AT 801 S. MAIN.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

e. Consider application of Finnegan's Pub for Small Business Enhancement Assistance in the amount of $5,000 for improvements to include a new 8' x 40' fenced sidewalk café and two lighted signs at 704 S. Main

Interim City Manager Brady Moore reported that it is exciting to see a business reopening in the downtown area. This application is for two bar pub signs and an outside seating area. Mr. Moore introduced Chris Warde with Finnegan's Pub.

Mr. Warde stated that Finnegan's Pub was previously open in downtown Stillwater for almost 11 years and he is excited to reopen in a building that he owns on a prominent corner in downtown. He stated he plans to install a fenced outdoor seating area and the fence will also double as a parking place for bicycles. Mr. Warde stated he has seen progress pictures of the signage and they look very nice and he is anxious to get the new signage installed.

Councilor Hawkins asked if the outdoor seating and fencing area will remain ADA accessible and Mr. Warde verified that it definitely would remain ADA accessible.

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE CLARK TO APPROVE DOWNTOWN TIF IMPLEMENTATION POLICY COMMITTEE'S RECOMMENDATION FOR THE WARDE PROPERTIES, LLC DBA FINNEGAN'S PUB SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO ENTER INTO A SMALL BUSINESS ENHANCEMENT AGREEMENT WITH WARDE PROPERTIES, LLC DBA FINNEGAN'S PUB FOR EXTERIOR IMPROVEMENTS AT 704 S. MAIN.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

f. Consider application of C&G Hospitality, LLC DBA Coney Island Stillwater for Small Business Enhancement Assistance in the amount of $15,000 for improvements to include an entertainment venue with covered stage, full service bar, and covered seating at 301 S. Washington Street

Interim City Manager Brady Moore introduced Jake Humphreys with Coney Island.

Mr. Humphreys stated that their plan is to create an outdoor music venue on the strip that is focused on being a family friendly environment. This venue would have covered seating and would be pushed more toward the community.

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE HAWKINS TO APPROVE DOWNTOWN TIF IMPLEMENTATION POLICY COMMITTEE'S RECOMMENDATION FOR THE C&G HOSPITALITY, LLC

DBA CONEY ISLAND SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO ENTER INTO A SMALL BUSINESS ENHANCEMENT AGREEMENT WITH C&G HOSPITALITY, LLC DBA CONEY ISLAND FOR EXTERIOR IMPROVEMENTS AT 301 S. WASHINGTON.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

6. REPORTS FROM OFFICERS & BOARDS

a. Miscellaneous items from General Counsel: No report.
b. Miscellaneous items from General Manager: No report.
c. Miscellaneous items from Trustees: No report.
   i) Discussion about scheduling items for future meetings

7. QUESTIONS & INQUIRIES

None.

8. ADJOURN

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO ADJOURN THE JULY 10, 2023 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The regular meeting of the Stillwater Economic Development Authority adjourned at 7:32 p.m.

WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY

TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY