The City of Stillwater OKLAHOMA

MEETING MINUTES
STILLWATER (RE) INVESTMENT PLAN
(DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY COMMITTEE
INCREMENT DISTRICT #3, CITY OF STILLWATER

June 12, 2023
11:00 a.m.
Room 1122B
Stillwater Municipal Building
723 S Lewis Street
Stillwater, OK 74074

Present: Jeremy Bale (11:15), Candace Robinson, John Killam, Doug Major, Chris Reding (11:23), Uwe Gordon and Devin Wanzor
Absent: None

Staff Present: Assistant City Attorney Ashlyn Garis, Assistant to City Manager Patti Osmus, Interim City Manager Brady Moore, Clerk to Board Teresa Kadavy

1. Call Meeting to Order

Committee Member Doug Major called the meeting to order at 11:03 a.m.

2. General Orders
The Committee will hear a staff presentation, discuss, and take action including a vote or series of votes on each item listed as presented or as amended or revised by the Committee unless the agenda entry specifically states that no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the Committee.

a.	Approve meeting minutes of March 27, 2023 **MOTION BY KILLAM, SECOND BY ROBINSON TO APPROVE THE MEETING MINUTES FROM MARCH 27, 2023 AS PRESENTED.** **ROLL CALL: KILLAM-YEA, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA.** **MOTION CARRIED WITH FIVE YEA VOTES.**	Jeremy Bale
b.	Consider application of Eskimo Joe's, Inc for Small Business Enhancement Assistance in the amount of $15,000 for	Brady Moore Robert Williams

	improvements to include new fencing for property appearance at 501 W. Elm and 419 W. Elm. **Major asked for clarification on funds available for SBE assistance applications. Moore stated that funds are available.** **Mr. Moore introduced Robert Williams with Eskimo Joe's. Mr. Williams stated that Eskimo Joe's is in a high profile district and considered to be a gateway to OSU. He stated he feels maintaining the area is critical to both Eskimo Joe's and the City of Stillwater. The plan is to upgrade the 20-30 year old fences around their parking lots and improve the appearance of the area. Mr. Williams answered the committee's questions.** **Mr. Moore read the section of the implementation policy guide that relates to small business enhancements.** **Mr. Moore introduced and welcomed new committee member Devin Wanzor.** **MOTION BY ROBINSON, SECOND BY GORDON TO APPROVE THE ESKIMO JOES'S FENCE PROJECT.** **ROLL CALL: KILLAM-ABSTAIN, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA.** **MOTION CARRIED WITH FOUR YEA VOTES AND ONE ABSTENTION.**	
c.	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. **Mr. Moore asked Mr. Williams to present this project for Stan Clark Cos.** **Mr. Williams stated that the corporate office of Stan Clark Cos., Inc. is at this location and is in need of painting. This building has historical significance as it was built for an OSU president back in 1906. He stated the upkeep of this building and the fencing is important to the community.** **MOTION BY WANZOR, SECOND BY ROBINSON TO APPROVE THE STAN CLARK COS INC PROJECT.** **ROLL CALL: KILLAM-ABSTAIN, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA.**	Brady Moore Robert Williams

	MOTION CARRIED WITH FOUR YEA VOTES AND ONE ABSTENTION.	
d.	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. **Mr. Moore invited Mr. Williams to present the Joe's Clothes, Inc. project.** **Mr. Williams stated the intention is to improve the flowerbeds and add more landscaping around Joe's Clothes to create a greenscape fence rather than a regular fence.** **Major asked if each of these separate properties are deeded differently. Williams stated that they are not deeded differently, that there is one owner but three operating companies.** **Killam asked Mr. Williams if the three separate companies had leases for each property owned by Clark Realty Corp. Williams responded yes, that each of the three companies has a lease with Clark Realty Corp.** **MOTION BY ROBINSON, SECOND BY GORDON TO APPROVE THE JOE'S CLOTHES PROJECT.** **ROLL CALL: KILLAM-ABSTAIN, BALE-YEA, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA.** **MOTION CARRIED WITH FIVE YEA VOTES AND ONE ABSTENTION.**	Brady Moore Robert Williams
e.	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 St. **Mr. Moore previewed the application packet submitted by ProValue.Net for small business enhancement assistance. He introduced Katie Bean with Provalue.Net.** **Ms. Bean with ProValue.Net stated their store is on a very prominent corner in downtown Stillwater, so they are wanting to update the outside of their store. They plan to update the decals on the doors and windows, repaint, repair the outdoor screen and update the flowerbeds. Ms. Bean stated that an artist is donating his time to paint a mural on the side of the building that faces 8th Street.**	Brady Moore Katie Bean

	Bale questioned if there was an issue with public dollars being used for artwork or concerns over the design. Mr. Moore explained that public art is included in the adopted design and density standards that are cited in the implementation policy guide. **MOTION BY MAJOR, SECOND BY ROBINSON TO APPROVE THE PROVALUE.NET PROJECT.** **ROLL CALL: KILLAM-YEA, BALE-YEA, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA, REDING-ABSTAIN.** **MOTION CARRIED WITH SIX YEA VOTES AND ONE ABSTENTION.**	
f.	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 and 105 W. 7th Ave. **Mr. Moore stated that it is exciting for business to re-open on a prominent corner 7th and Main in downtown Stillwater. He introduced Christopher Warde with Finnegans's Pub.** **Mr. Warde stated that he plans to add two double sided signs that would hang off the building approximately 3 feet. The signs will have LED lighting inside with colored plexiglass. He stated that the outside plans include adding a streatery that would be an 8'X40' fenced area for seating on the 7th Avenue side.** **Reding asked if the streatery would require the removal of the planter on 7th Avenue. Mr. Warde replied that he is planning to keep the planter and hoping that he can plant something in it that will survive.** **MOTION BY REDING, SECOND BY GORDON TO APPROVE THE FINNEGAN'S PUB PROJECT FOR $5,000.** **ROLL CALL: KILLAM-YEA, BALE-YEA, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA, REDING-YES.** **MOTION CARRIED WITH SEVEN YEA VOTES.**	Brady Moore Christopher Warde
g.	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 St. **Mr. Moore gave a brief overview of the Coney Island SBE application and he introduced Claudia and Jake Humphreys.**	Brady Moore Claudia Humphreys

	Jake Humphreys stated that the plan is to make improvements to the parking lot between Coney Island and Fuzzy's. He stated they would like to make an environment that is better for all ages. There will be a covered stage, a full service bar and drinks and covered seating. The hope is this area will be more family oriented and not have the feeling of a bar environment. Reding asked about the plan for when the original building in this spot was removed from that location to allow for Third Street to become a thoroughfare for this area. Ms. Humphreys stated that when she bought this property two or three years ago she was told with the construction of the McKnight Center and 4th Street/Ramsey Street parking garage, the Third Street thoroughfare plan was no longer feasible so that plan is no longer in existence. Killam asked if all the structures in this plan were permanent and Ms. Humphreys confirmed all planned structures were permanent and would not be removable. MOTION BY MAJOR, SECOND BY WANZOR TO APPROVE THE CONEY ISLAND PROJECT. ROLL CALL: KILLAM-YEA, BALE-YEA, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA, REDING-YES. MOTION CARRIED WITH SEVEN YEA VOTES.	

3. Public Comment

None.

4. Adjourn

MOTION BY REDING AND SECOND BY ROBINSON TO ADJOURN THE JUNE 12, 2023 MEETING.

ROLL CALL: KILLAM-YEA, BALE-YEA, ROBINSON-YEA, MAJOR-YEA, GORDON-YEA, WANZOR-YEA, REDING-YES.

MOTION CARRIED WITH SEVEN YEA VOTES.

Meeting adjourned at 11:38.

Jeremy Bale, Chair

Teresa Kadavy

Teresa Kadavy, Clerk to Board