



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

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

Present: Jeremy Bale, Candace Robinson, John Killam, and Uwe Gordon

Absent: Doug Major, Chris Reding and Devin Wanzor

Staff Present: Assistant City Attorney Ashlyn Garis, Assistant to City Manager Patti Osmus,
Deputy City Manager Brady Moore, Clerk to Board Teresa Kadavy, Councilor Tim Hardin

1. Call Meeting to Order

Chair Bale called the meeting to order at 11:00 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 June 12, 2023 MOTION BY ROBINSON, SECOND BY GORDON TO APPROVE THE MEETING MINUTES FROM JUNE 12, 2023 AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA. MOTION CARRIED WITH FOUR YEA VOTES.	Jeremy Bale
b.	Approve Downtown TIF#3 Implementation Policy Committee 2024 Meeting schedule	Jeremy Bale

	MOTION BY KILLAM, SECOND BY ROBINSON TO APPROVE THE 2024 MEETING SCHEDULE AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA. MOTION CARRIED WITH FOUR YEA VOTES.	
c.	Update on current approved TIF#3 projects (no action to be taken) Deputy City Manager Brady Moore updated the Committee on the approved TIF#3 projects as follows: <u>Small Business Enhancement Projects</u> Coney Gardens has fully completed their outdoor gardens project and reimbursed \$15,000. GMC Properties has fully completed their outdoor façade project and reimbursed \$15,000. ProValue Net has fully completed their outdoor façade project and reimbursed \$3,750. Finnegan's Pub has installed new signs and improved the outdoor area but has not submitted receipts for reimbursement. Eskimo Joe's, Joe's Clothing and Stan Clark Cos. have not submitted receipts for reimbursement for any of their three projects. Mr. Killiam stated that painting and some of the fencing has been completed but improvements are still in process. Killiam asked how much budget was left for SBE and Moore stated that the budget would be presented at the January 8, 2024 meeting. <u>Projects Completed</u> Social 174, Merrifield, Campus Corner Creamery, Greige Goods, Stonecloud, Everyman, Round House Bakery, and Hatch are all completed and look great. <u>Projects in Process</u> Convention Center/Hotel is going through a complicated process to get all the documents in order so the project can begin. Marriott has asked for revisions and have until mid-January for final approval. Bids for construction were over budget so they are working with the lowest bidder to get the cost down. Oklahoma Leverage Act requires a signed redevelopment agreement, financing details, final budget	Brady Moore

	and construction costs and timeline before application can be made for financial assistance. Chair Bale stated that the Committee added a 60 day timeline to projects to assure progress on approved projects. He asked how to handle time restraints on the large projects that require more time to get documents in order. He stated that updates are needed periodically in order to continue funding. Brick Building, LLC has the architectural plans finished and Mr. Williamson is working with three different banks for funding. No redevelopment agreement has been signed. Rare Earth USA is waiting on private funding when Texas DEQ approves the mining site. Building improvements have been made to the plant and some machinery has been installed. Certain machinery has been ordered but can take up to 24 months to arrive. Lakeview Landing has signed a mutual termination agreement. Chair Bale asked if impact statements or financial feedback could be collected from the completed projects both inside and outside the district so the Committee and the community will know how this TIF has impacted or affected the community. No action was taken on these items.	
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3. Public Comment

None.

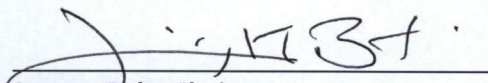
4. Adjourn

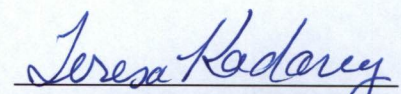
MOTION BY ROBINSON, SECOND BY GORDON TO ADJOURN THE DECEMBER 11, 2023 MEETING.

ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA,

MOTION CARRIED WITH FOUR YEA VOTES.

Meeting adjourned at 11:29.


Jeremy Bale, Chair


Teresa Kadavy, Clerk to Board