



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

January 8, 2024
11:00 a.m.
Room 1122B
Stillwater Municipal Building
723 S Lewis Street
Stillwater, OK 74074

Present: Jeremy Bale, Candace Robinson, John Killam (11:10), Uwe Gordon, Doug Major, Chris Reding (11:26) and Devin Wanzor

Absent: None

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

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 December 11, 2023 MOTION BY MAJOR, SECOND BY ROBINSON TO APPROVE THE MEETING MINUTES FROM DECEMBER 11, 2023 AS PRESENTED. ROLL CALL: BALE-YEA, MAJOR-YEA, ROBINSON-YEA, GORDON-YEA, , WANZOR-YEA MOTION CARRIED WITH FIVE YEA VOTES.	Jeremy Bale
b.	Nomination and selection of Chair and Vice Chair MOTION BY ROBINSON, SECOND BY MAJOR TO NOMINATE JEREMY BALE AS CHAIR OF THE COMMITTEE	Jeremy Bale

	ROLL CALL: BALE-ABSTAIN, MAJOR-YEA, ROBINSON-YEA, GORDON-YEA, , WANZOR-YEA MOTION CARRIED WITH FOUR YEA VOTES AND ONE ABSTENTION. MOTION BY MAJOR, SECOND BY GORDON TO NOMINATE CANDACE ROBINSON AS VICE CHAIR OF THE COMMITTEE. ROLL CALL: BALE-YEA, MAJOR-YEA, ROBINSON-YEA, GORDON-YEA, WANZOR-YEA. MOTION CARRIED WITH FIVE YEA VOTES.	
c.	Evaluate application submitted by Progressive Development, LLC requesting assistance in development financing pursuant to the (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan) for property located at 116 West 10th Avenue and make a recommendation to the City Council Deputy City Manager Brady Moore gave a brief overview of the Empire Slice Pizza project by Progressive Development, LLC. Mr. Moore introduced Cory Williams with Progressive Development, LLC to present this project to the Committee. Mr. Williams gave the history of the first failed project at this address that was supposed to be a Mexican restaurant (TXMZ). He stated that he's very excited that Empire Slice Pizza has chosen to come to Stillwater. Mr. Williams acknowledged the project may not completely meet the "But For" question. He explained that after the first failure with TXMZ he wanted to make sure the Empire Pizza plan was actually going to come to fruition. Mr. Williams posed the question of "will Empire Pizza be here regardless of how the committee votes today" and he stated emphatically yes. However, the requested assistance will aid in making the project easier to complete. Chair Bale asked Mr. Williams to describe the building, plans and process to get it ready for Empire Slice Pizza. Mr. Williams presented the history of the building and what processes are being done to complete this project. Mr. Williams answered the Committee's questions regarding parking in this area, employee and payroll impact, and other questions. MOTION BY MAJOR, SECOND BY GORDON TO APPROVE THE APPLICATION SUBMITTED BY PROGRESSIVE DEVELOPMENT, LLC FOR ASSISTANCE IN DEVELOPMENT FINANCING AT 12% WITH THE 6% ADD FOR DISCRETIONARY VALUATION FOR A TOTAL OF 18%.	Brady Moore Cory Williams

	ROLL CALL: BALE-YEA, MAJOR-YEA, KILLIAM-NAY, ROBINSON-YEA, GORDON-YEA, WANZOR-YEA, REDING-ABSTAIN.	
	MOTION CARRIED WITH FIVE YEA VOTES, ONE NAY VOTE AND ONE ABSTENTION.	
d.	TIF District #3 Financial Update Finance Director Christy Cluck presented the TIF#3 financial reports and answered the Committee's questions. No action was taken on this item	Christy Cluck Brady Moore

3. Public Comment

None.

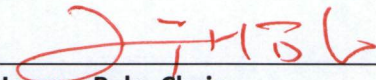
4. Adjourn

MOTION BY ROBINSON, SECOND BY REDING TO ADJOURN THE JANUARY 8, 2024 MEETING.

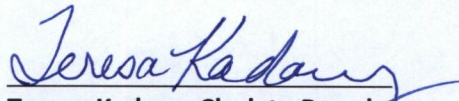
**ROLL CALL: BALE-YEA, MAJOR-YEA, ROBINSON-YEA, GORDON-YEA, KILLAM-YEA, REDING-YEA,
WANZOR-YEA.**

MOTION CARRIED WITH SEVEN YEA VOTES.

Meeting adjourned at 11:53.



Jeremy Bale, Chair



Teresa Kadavy, Clerk to Board