

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED MARCH 22, 2024 AT 9:00 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
MARCH 25, 2024**

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

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 6:06 p.m.

2. CONSENT DOCKET

- a. Approve February 26, 2024 regular meeting minutes

MOTION BY TRUSTEE HAWKINS, SECOND BY VICE CHAIR DZIALOWSKI TO APPROVE THE
CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-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 the request submitted by Progressive Development, LLC for public infrastructure financing support for public parking associated with the project located at 116 W. 10th Ave.

Deputy City Manager Brady Moore reported that Progressive Development Corp., LLC has requested financial assistance for public infrastructure improvements adjacent to the recently approved Empire Slice project at 116 W. 10th. The Project Plan budget includes \$11,617,500 for Public Infrastructure, Facilities, and Improvements. To date, \$627,979 of the Public Infrastructure budget funds have been spent on public infrastructure improvements in the TIF #3 district project plan area. Mr. Moore stated that Progressive Development has obtained three quotes for the installation of 8 public parking stalls (including 1 ADA accessible) and curb along the north side of 10th Avenue. The low quote submitted was \$48,124.72. The TIF #3 Implementation Policy Committee met on March 11, 2024 to consider the request from Progressive Development, LLC. Mr. Moore reported that the TIF #3 Committee approved the recommendation to the SEDA Trustees for public infrastructure financing support for public parking with a vote of 5 to 0.

He stated that there was additional support from the committee to create additional parking spots on the south side of the road, which would benefit all the businesses in this area.

Mayor Joyce clarified that these parking spots being considered will be open to the public and not for any specific business.

City Attorney Kimberly Carnley reported that because of the square footage and other triggers of this development, the developer is required to make public realm improvements. Since the location of this development is in the TIF, the developer can ask for financing support to make public improvements.

City Attorney Kimberly Carnley and Deputy City Manager Brady Moore answered Council's question regarding public parking in this area.

MOTION BY TRUSTEE HAWKINS, SECOND BY TRUSTEE CLARK TO ACCEPT THE RECOMMENDATION OF THE TIF #3 IMPLEMENTATION POLICY COMMITTEE TO APPROVE THE REQUEST FOR PUBLIC INFRASTRUCTURE FINANCING SUPPORT FOR PUBLIC PARKING ASSOCIATED WITH THE PROJECT LOCATED AT 116 W. 10TH AVE.

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

6. QUESTIONS & INQUIRIES

None.

7. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from General Counsel:
 - i. Request for an Executive Session as authorized under 25 O.S. Sec. 307 (C)(11) for purposes of conferring on matters pertaining to economic development including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business
- b. Miscellaneous items from General Manager: No report.
- c. Miscellaneous items from Trustees: No report.
 - i) Discussion about scheduling items for future meetings

8. EXECUTIVE SESSION

- a. Confidential communication on matters pertaining to economic development including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business.

The Stillwater Economic Development Authority entered into Executive Session at 6:16 p.m. and returned to open session at 7:48 p.m.

9. RETURN FROM EXECUTIVE SESSION

MOTION BY TRUSTEE CLARK, SECOND BY VICE CHAIR DZIALOWSKI TO RECONVENE THE REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.

NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

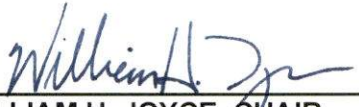
No action was taken on this item.

10. ADJOURN

MOTION BY TRUSTEE CLARK, SECOND BY VICE CHAIR DZIALOWSKI TO ADJOURN THE MARCH 25, 2024 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

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

The regular meeting of the Stillwater Economic Development Authority adjourned at 7:49 p.m.



WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY



TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY