



Together, Investing in Municipal Excellence

**STILLWATER (RE)INVESTMENT PLAN
(A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY
COMMITTEE
MEETING AGENDA
JUNE 10, 2024**

723 S. Lewis Street, Room 1122 B
Stillwater, OK 74074
12:00 PM

1. Call Meeting to Order

2. General Orders

The TIF District #3 Implementation Policy 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 TIF District #3 Implementation Policy 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 TIF District #3 Implementation Policy Committee.

a.	Approve April 15, 2024 special meeting minutes		Jeremy Bale
b.	Consider application of Iron Monk Brewing Company for Small Business Enhancement Assistance in the amount of \$15,000 for improvements to include new signage, new glass garage door, new lighting, new stucco and paint at 519 S. Husband Street.	2024-318	Brady Moore

3. Public Comment

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Committee at a regularly scheduled meeting on any item of business listed on the meeting agenda, provided they have submitted a written request prior to the meeting either online, at the Request to Speak form, or via the form found in the lobby outside the Council chambers prior meetings.

4. Adjourn

On June 7, 2024 at 10:45 a.m., a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The City of Stillwater encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, please notify the City Manager's office at least 48 hours prior to the meeting by calling 405.742.8243.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#).
- Official minutes are archived in the City Clerk's office.



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**STILLWATER (RE)INVESTMENT PLAN
(A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY
COMMITTEE
SPECIAL MEETING MINUTES
APRIL 15, 2024**

723 S. Lewis Street, Room 1122 B
Stillwater, OK 74074
12:00 PM

Present: Jeremy Bale, Uwe Gordon, Doug Major, John Killam, Chris Reding, Devin Wanzor

Absent: Candace Robinson

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

1. Call Meeting to Order

Chair Bale called the meeting to order at 12:00 p.m.

2. General Orders

a.	Approve meeting minutes from March 11, 2024 MOTION BY MAJOR, SECOND BY WANZOR TO APPROVE THE MEETING MINUTES FROM MARCH 11, 2024, AS PRESENTED. ROLL CALL: BALE-YEA, MAJOR-YEA, GORDON-YEA, KILLAM-YEA, REDING-YEA, WANZOR-YEA. MOTION CARRIED WITH SIX YEA VOTES.	Jeremy Bale
b.	Consider application of MacKap, LLC DBA Chris' University Spirit for Small Business Enhancement Assistance in the amount of \$13,070.64 for improvements to include new LED backlit front sign, new paint to building front, and update awning lights to	Brady Moore

	LED at 244 S. Knoblock Street. Deputy City Manager Brady Moore introduced Dustin MacDonald, owner of Chris' University Spirit, then gave an overview of the project and assistance requested. Mr. MacDonald stated that Chris' University Spirit has not updated their outside façade since around 2005. He explained the upgrades that would be done such as painting the front and side of the building, new LED sign and new awning lights. Mr. MacDonald stated that these improvements are much needed and could not be done without the financial assistance as requested. He answered the Committee's questions. Mr. Moore updated the Committee on the Small Business Enhancement funds that are still available and what has been allocated to date. MOTION BY WANZOR, SECOND BY GORDON TO APPROVE THE SMALL BUSINESS ENHANCEMENT APPLICATION FOR \$13,070.64 ROLL CALL: BALE-YEA, MAJOR-YEA, GORDON-YEA, KILLAM-YEA, REDING-YEA, WANZOR-YEA. MOTION CARRIED WITH SIX YEA VOTES.	
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3. Public Comment

None.

4. Adjourn

MOTION BY REDING, SECOND BY MAJOR TO ADJOURN THE APRIL 15, 2024, SPECIAL MEETING.

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

MOTION CARRIED WITH SIX YEA VOTES.

Meeting adjourned at 12:07 p.m.

Jeremy Bale, Chair

Teresa Kadavy, Clerk to Board

**CITY OF STILLWATER
TAX INCREMENT FINANCING DISTRICT #3
APPLICATION FOR SMALL BUSINESS ENHANCEMENT ASSISTANCE**

Submit application to the City of Stillwater City Clerk at 723 S. Lewis Street, Stillwater, Oklahoma.

Project Name Iron Monk Brewing facade improvements

Applicant Iron Monk Brewing Company

Project Address 519 S. Husband St.

Telephone 580 370 6171 **Email** trenton@ironmonkbeer.com

Small Business Enhancement

Exterior building improvements

Assistance not to exceed 50% of the actual expenditure, up to \$15,000

Assistance is on a reimbursement basis upon completion of the project

Work to begin after

Total Project Cost \$30,773.82

Total Amount of Assistance Requested \$15,000.00

Targeted start date 8/1/2024 **Targeted completion date** 10/1/24

Current owner of subject property 516 LLC

Planned Improvement Description New signage, lighting, and garage door on front elevation of property.

Will the project require permits from the City of Stillwater or any State Agency? Describe and attach permits. Yes (sign/lighting permit)

Are the proposed improvement visible to the general public from streets and sidewalks?

Yes

Do the improvements have a positive economic impact on your property and TIF area?
Yes _____

Is the property subject to any legal or governmental proceedings that could adversely affect the property or project? No _____

Project Budget

Design	\$ <u>See attached</u>
Third Party Labor	\$ _____
Materials/Equipment	\$ _____
Sales Tax	\$ _____
Other	\$ _____
Total Project Cost	\$ <u>\$30,773.82</u>

Application Attachments

1. Map showing the exact boundaries of the proposed development
2. Development design drawings
3. Construction estimates

Reimbursement Attachments Submitted Upon Completion of Project

1. Receipts for materials, third party labor and design
2. Before and after digital photos of the project
3. Certificate of Occupancy or completion, if applicable



Iron Monk Brewing Company

519 South Husband Street

Stillwater, OK 74074

jerod@ironmonkbeer.com

405-614-2520

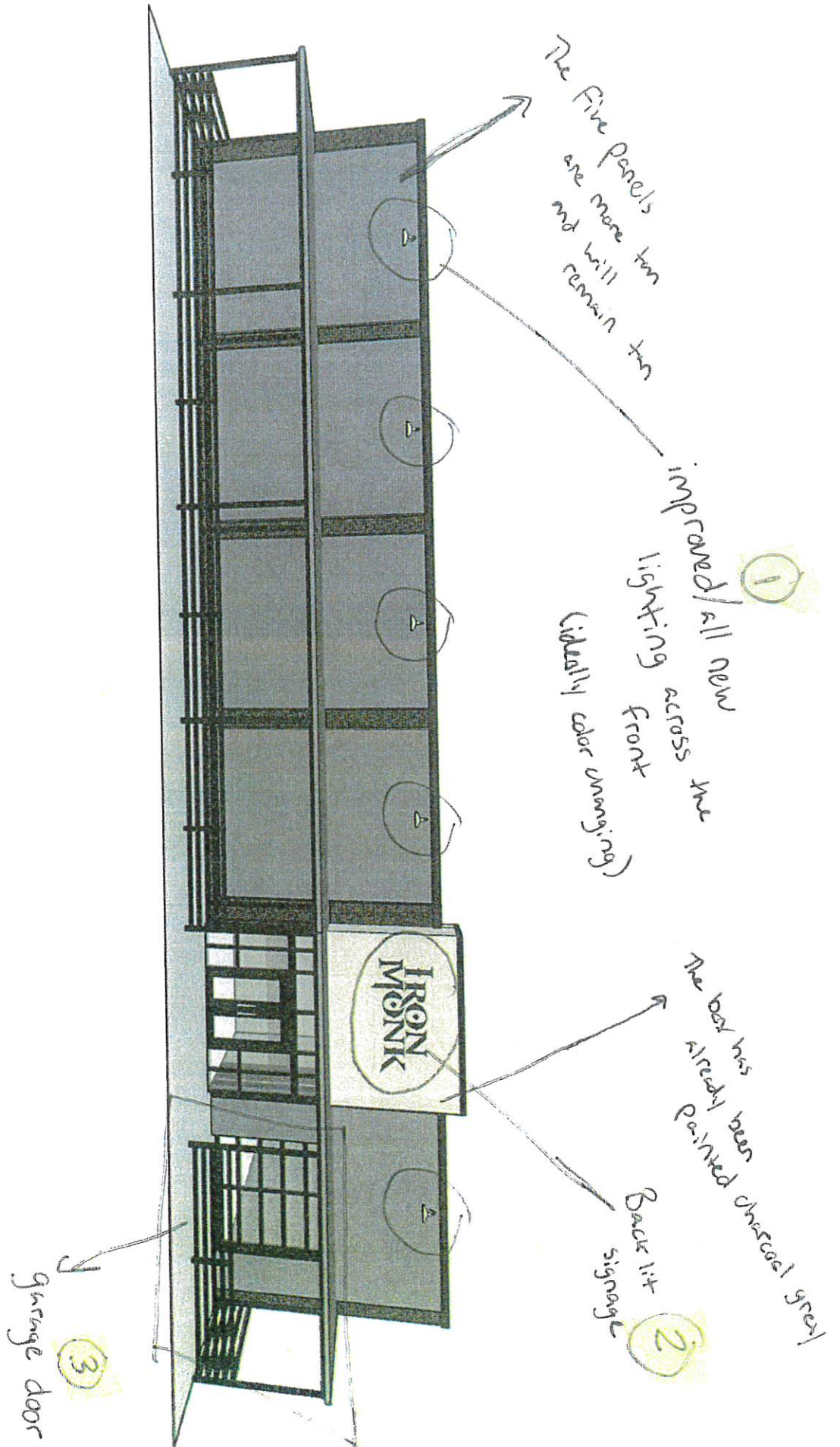
05/20/2024

Quotes:

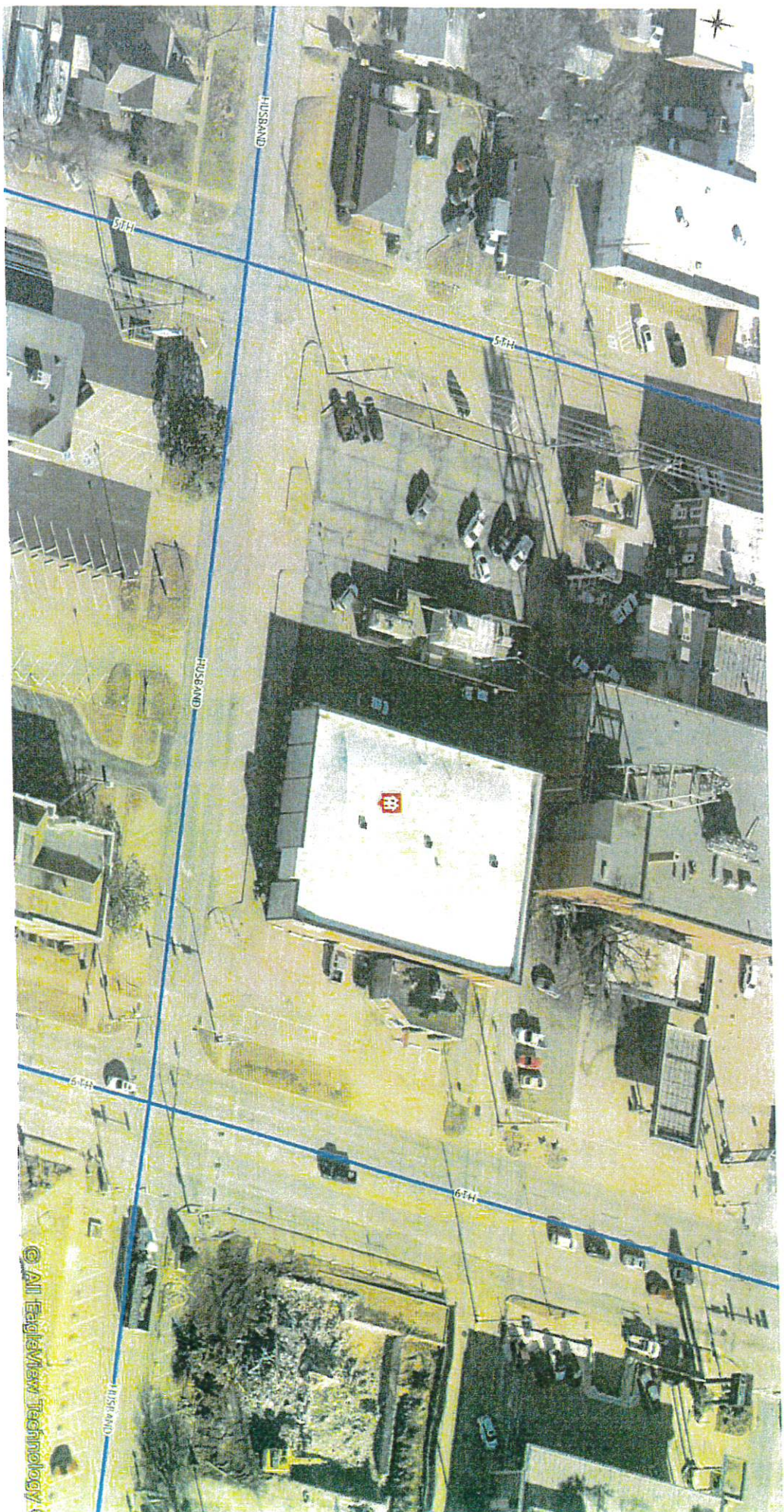
Design work	\$675.00
Lighting and electrical	\$4,500.00
Signage	\$1,190.00
Labor to install signage	\$3,700.00
Garage door	\$17,925.00
Lift rental	\$983.82.00
Stucco touch up & paint	\$1,800.00

Total	\$30,773.82
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the patio structure
we will do ourselves outside
the TIF application



IRON MONK front elevation



12/18/2023

Designer's Ink Graphic & Building Designs, LLC
2324 West 7th Place, Suite #1
Stillwater, OK 74074
+1 8663547526
jeff@designersink.us
www.designersink.us

Invoice



BILL TO

Jerod Millirons & Dave Monk

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5851	08/16/2022	\$675.00	08/16/2022	Due on receipt	

LEAD DESIGNER
Walthall

PROJECT NAME
Iron Monk

DATE	ACTIVITY	HOURS	RATE	AMOUNT
08/16/2022	Building Design:Walthall - 3D Modeling / Renderings - Hourly 3D Modeling and Renderings billed at \$100 per hour. Renderings showing refacing/update/remodel options of front of craft brewery taproom including awnings, railings, enclosures, veneer facades, etc.	6.75	100.00	675.00

BALANCE DUE

\$675.00

All invoices are due within 10 days.

All invoices 30 days past due will incur a 3% late fee. Electronic payment is the easiest and most secure way of sending in your payment for instant credit. We appreciate your business!



2101 Susie Q Lane Stillwater, ok 74074

☎ 4053324600

☎ 4057474475

aimelectricok.com

paul@aimelectricok.com

AIM ELECTRIC

EST0550

DATE

04/08/2024

TOTAL

USD \$4,500.00

TO

Trenton Iron Monk

☎ +15803706171

DESCRIPTION	RATE	QTY	AMOUNT
Wall pack above door north side 400 watt equivalent	\$350.00	1	\$350.00
3 light above garage door. Look at to see what will take to fix if we can. Minimal time 1 hr. Just troubleshooting at first. This estimate allows for a little over an hour involved.	\$150.00	1	\$150.00
5 lights out front all piped from inside.	\$500.00	5	\$2,500.00
Sign led strip tape 16ft. This is estimate not knowing length of tape needed. Comes standard 16ft.	\$1,150.00	1	\$1,150.00
Light on north side. We can replace the directional down light for a wall pack. If want to double the cost. 400 watt equivalent.	\$350.00	1	\$350.00
SUBTOTAL			\$4,500.00
TAX (0%)			\$0.00
TOTAL			USD \$4,500.00



Compose

----- Forwarded message -----

From: Kyle Andrews <kyle@stillwatersteel.com>
Date: Tue, Feb 6, 2024 at 12:20 PM
Subject: RE: Iron Monk Brewing Co. Sign Quote
To: Trenton Inselman <trenton@ironmonkbeer.com>

10ga plate (bare steel) 10' "Iron Monk" logs sign with standoffs

\$790.00

10ga plate (bare steel) 10' "Iron Monk" logs sign with standoffs power coated

\$1190.00

All numbers before tax picked up at Stillwater Steel

Thanks



Kyle Andrews
Fabrication Sales / Design

5320 E 6th Ave
Stillwater, OK 74074

405.377.5550 office
405.377.0377 fax

Stromski Welding
5908 McMurtry Rd
Stillwater, OK 74075 US
(405)880-2787
jesfire1276@gmail.com

1031

ADDRESS

Iron Munk Brewing Company

DATE
05/20/2024

TOTAL
\$3,700.00

ACTIVITY

QUANTITY

RATE

AMOUNT

Services

1

3,700.00

3,700.00

Install sign including material, labor, and lift.

Thank you for your business.

TOTAL

\$3,700.00

THANK YOU

Accepted By

Accepted Date



Mr. Trenton Inselman
Iron Monk Brewing Co.
519 S. Husband
Stillwater, OK 74074

PROJECT: Storefront Renovation & Patio Addition
LOCATION: Iron Monk Taproom

Mr. Inselman,

Per your request, we are providing itemized pricing for the (5) work items you have identified. This pricing is for your reference only in terms of obtaining funding. Should the final scope be changed, we will provide updated pricing. Our previous proposal is attached as a reference for the specific scope covered in these items.

1. Patio Structure:	\$127,769.00
2. Garage Door:	\$17,925.00
3. New Siding:	\$36,012.00
4. New Storefront:	\$34,385.00
5. Façade and Signage:	\$44,152.00

Please be advised that this pricing is based on all portions of work being done in one project, per our previous proposal. Should these items be done individually, or in a lesser combination than the previous proposal, pricing will increase. Please also be aware that material pricing may change in the coming months. For the purposes of funding, we recommend adding 15%-20% contingency to each of our numbers above.

Thank you for the opportunity to serve your construction needs. If you need any additional information or clarification, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan Huckabay', with a stylized flourish at the end.

Bryan Huckabay
Project Manager
Firebrand Construction
(405) 826-0714

Kinnunen Sales Stillwater Contract No.: 12764 707 E 6th Ave Order No....: 121595 Stillwater, OK 74074-3704 PO Number...: 405-743-4400
Contract Date: Tue, May 14, 2024 Phone Number: Out: Mon, Jul 22, 2024 16:45 Ship Via...: CUSTOMER PICKUP IN STILLWATER Due: Mon, Jul
29, 2024 16:45 Order Taker: STILLWATER COUNTER SALES 42647 Bill to: IRON MONK BREWING COMPANY Equipment Location: IRON
MONK BREWING COMPANY 519 S HUSBAND 519 S HUSBAND STILLWATER, OK 74074 STILLWATER, OK 74074 Delivery Instructions: -----
----- Rental Quote Reprint

Rental Items 1.00 Ea WORKFORCE/GENIE LIFT 1165-0045 1 Wk 900.00 Rate: 2,700.00 Mn / 900.00 Wk / 300.00 Dy / 60.00 Hr Equipment #:
13336 Serial No.: 30013873 Meter Out: 1 Meter In: Mon, Jul 22, 2024 16:45 ----- Summary -----
----- Rental Charges 900.00 Taxes 83.82 Total Charges 983.82 -----
DISCLAIMER: Kinnunen Sales & Rental does not provide insurance coverage for Rental Equipment. The customer is fully responsible for all damage, destruction or loss of Rental Equipment once placed in the customer's possession until returned to Kinnunen Premises. Customer agrees to pay Kinnunen in cash, the "Full Market Value" in the event the equipment is lost, damaged or destroyed regardless of how the damage occurs. Customer also agrees to assume full responsibility for all personal injuries or property damage resulting from Customer's use and/or possession of the equipment and to defend, indemnify and hold Kinnunen Sales & Rentals harmless for any liability (including attorney fees and expenses) for any such personal injuries and/or property damage. Lessee is responsible for all daily and routine maintenance for all equipment. Lessee shall be responsible for all tire / track damage on equipment. All equipment must be returned clean and full of fuel or applicable charges may apply.

Tony's Painting & Construction LLC.
Commercial & Residential

ESTIMATE

DATE: 05/2024

TO:
Jerod Milliron

PROJECT ADDRESS:
Jerod Milliron
519 S. Husband
Stillwater, OK 74074

COMMENTS / NOTES:

SALESPERSON	ESTIMATE #	TERMS
T.A.	519 IM	Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Paint & Stucco		\$1800

SUBTOTAL

SALES TAX

TOTAL \$1800

WE APPRECIATE YOUR BUSINESS!

Planning Review – Iron Monk Brewing Company – 519 S. Husband St. – Small Business Enhancement

1. Is the proposed development within the TIF #3 project area? **__Yes**
2. Does the proposed development follow City of Stillwater
 - a. Design and density standards **__Exterior Design meets and exceeds Wayfinding Program recommendations. Density is not applicable.**
 - b. Comprehensive plan **__Meets “Benefits of Redevelopment” Section 8-3 of the C³ Plan.**
 - c. Downtown plan **__ Yes, the proposed design meets and exceeds Façade Improvements & Design Guidelines for Downtown Buildings.**
 - d. Special area plans **__N/A**
 - e. Zoning requirements **__ Zoned CB – Commercial Business, which is appropriate for this project.**
3. Are the hard construction costs reasonable? **__The cost estimates provided with the application appear to be reasonable; however, without remodel/construction plans submitted for review, these costs cannot be confirmed by the City.**
4. Permits required? **__ Yes, any building/structural work, trades work, signage, ADA, sidewalk work requires permits. Contact Community Development for submittal of plans for permit approval.**
5. Fees required **__Yes, permits have associated fees required; contact Community Development for a breakdown of fees for the intended work.**

RETURN TO CITY CLERK