

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED JUNE 14, 2024 AT 11:00 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JUNE 17, 2024**

PRESENT: CHAIR WILLIAM H. JOYCE, TRUSTEES CHRISTIE HAWKINS,
KEVIN CLARK AND TIM HARDIN
ABSENT: VICE CHAIR AMY DZIALOWSKI

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 5:47 p.m.

2. CONSENT DOCKET

- a. Approve May 8, 2024 special meeting minutes
- b. Approve Economic Development Services Agreement with Stillwater Chamber of Commerce for fiscal year 2024-2025
- c. Approve the TIF#3 Redevelopment Agreement with Progressive Development, LLC for the Empire Slice House Project at 116 W. 10th Ave.

Trustee Clark removed item b. from the consent docket.

MOTION BY TRUSTEE HAWKINS, SECOND BY TRUSTEE CLARK TO APPROVE THE CONSENT DOCKET MINUS ITEM B.

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

- b. Approve Economic Development Services Agreement with Stillwater Chamber of Commerce for fiscal year 2024-2025

Trustee Clark requested that the Chamber contract be corrected to state and make clear what deliverables can be measured by metrics and what is a strategic objective.

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO APPROVE ITEM B. FROM THE CONSENT DOCKET WITH THE REQUESTED REVISIONS.

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

5. GENERAL ORDERS

- a. Consider the application of Iron Monk Brewing Company for TIF#3 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.

Deputy City Manager Brady Moore presented the improvements that Iron Monk Brewing Company is planning to make to their building. The improvements include new signage and lighting, façade improvements with garage door, and an outdoor seating area. Iron Monk Brewing Company is requesting \$15,000 in reimbursement of expenses that exceed the \$30,000 of exterior improvements at 519 S. Husband Street. The TIF Implementation Policy Committee reviewed the Iron Monk Brewing Company application and found that it met the criteria outlined in the implementation policy guide for assistance. The committee voted 5-0 to recommend this proposal to the SEDA Trustees for approval.

Mr. Moore reported on the budget that is available for small business enhancement assistance.

MOTION BY TRUSTEE HAWKINS, SECOND BY TRUSTEE CLARK TO APPROVE THE APPLICATION FROM IRON MONK BREWING COMPANY FOR SMALL BUSINESS ENHANCEMENT ASSISTANCE IN THE AMOUNT OF \$15,000 FOR EXTERIOR IMPROVEMENTS TO INCLUDE NEW SIGNAGE, NEW GLASS GARAGE DOOR, NEW LIGHTING, NEW STUCCO AND PAINT AT 519 S. HUSBAND STREET.

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

6. RESOLUTIONS

- a. Resolution No. SEDA-2024-2: A resolution of the Stillwater Economic Development Authority adopting an operating budget for the Fiscal Year 2024-25.

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO ADOPT RESOLUTION NO. SEDA-2024-2 AS PRESENTED.

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

7. QUESTIONS & INQUIRIES

None.

8. 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

9. 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.

MOTION BY TRUSTEE HARDIN, SECOND BY TRUSTEE CLARK TO ENTER INTO EXECUTIVE SESSION AT 5:57 P.M.

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

The Stillwater Economic Development Authority entered into Executive Session at 5:57 p.m. and returned to open session at 6:56 p.m.

10. RETURN FROM EXECUTIVE SESSION

- a. No action was taken on this item.

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

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

11. ADJOURN

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HARDIN TO ADJOURN THE JUNE 17, 2024 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

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

The regular meeting of the Stillwater Economic Development Authority adjourned at 6:56 p.m.



WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY



TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY