



Together, Investing in Municipal Excellence

**STILLWATER (RE)INVESTMENT PLAN
(A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY
COMMITTEE
MEETING MINUTES
NOVEMBER 18, 2024**

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

Present: Jeremy Bale, John Killam, Devin Wanzor, Chris Reding, Kristie Newby (SPS)
Absent: Doug Major

Staff Present: Interim City Manager Brady Moore, Assistant City Manager and Finance Director Christy Cluck, Assistant City Attorney Ashlyn Garis and 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

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 minutes from June 10, 2024 meeting MOTION BY REDING, SECOND BY WANZOR TO APPROVE THE MEETING MINUTES FROM JUNE 10, 2024 AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, WANZOR-YEA, REDING-ABSTAIN, NEWBY-YEA. MOTION CARRIED WITH FOUR YEA VOTES AND ONE ABSTENTION.	Jeremy Bale
b.	Approve 2025 meeting schedule	Brady Moore

	MOTION BY WANZOR, SECOND BY KILLAM TO APPROVE THE 2025 MEETING SCHEDULE AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, WANZOR-YEA, REDING-YEA, NEWBY-YEA. MOTION CARRIED WITH FIVE YEA VOTES.	
c.	Consider application of Hazel Modella Art Gallery for Small Business Enhancement assistance in the amount of \$2,640.00 for improvements to include new exterior paint and art mural at 721 S. Main Street Interim City Manager Brady Moore gave a brief overview of the small business enhancement application submitted by Hazel Modella Art Gallery and he introduced Christina Elliott, board member at the Hazel Modella Art Gallery. Ms. Elliott reported that the Hazel Modella Gallery is a non-profit and has a 501(C)3 designation in Downtown Stillwater. Their mission is to provide art and culture and accessibility to those services for people in Stillwater and Payne County. The gallery is seeking assistance to help beautify their store front and that will also help to improve the beauty and culture of Downtown Stillwater. Ms. Elliott stated that they received a private donation to purchase the sign. She reported that the grant funds are needed to complete this project as the Art Gallery has exhausted all private donor funds as well as funds that were designated for the project. The funding will be used to hire a mural artist, clean out the store front porch and rehab the mural that is down low and extend the mural higher. Ms. Elliott answered the Committee's questions. MOTION BY KILLAM, SECOND BY REDING TO APPROVE THE SMALL BUSINESS ENHANCEMENT APPLICATION AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, WANZOR- YEA, REDING-YEA, NEWBY-YEA. MOTION CARRIED WITH FIVE YEA VOTES.	Brady Moore
d.	Staff updates and discussion on items related to the Stillwater (Re) Investment Plan (Downtown/Campus Link Project Plan) Increment District #3 (No Action Will Be Taken On This Item) Interim City Manager Brady Moore gave an update on other projects related to the Stillwater (Re)Investment Plan Increment District #3.	Brady Moore

Brick Building, LLC-corner of 7th & Husband, is not moving forward and no Redevelopment Agreement was signed. The developer was unable to purchase the property from the landowner. Everyman-the outlook for this project moving forward does not look good. Center for Economic Development Law (CEDL) is reviewing all the agreements and details are being worked out. The owner is not in default as he has made his yearly pilot payment to the City and a payment for ad valorem tax. The City filed all liens on time so the City is protected. Two other businesses have filed liens against the property but they are in a position behind the City. Mr. Moore answered Committee's questions regarding this project. Convention Center-Maple & Duck, there is a new investor group that is OSU alumni and they very excited to be a part of this project. One of the struggles on financing for the project was the estimates for the required parking garage which was \$9 million. A new design is being looked at that would incorporate luxury townhomes on top of the parking garage. They have gone back to their architect to get a new rendering and scope of the project. Mr. Moore stated that this project will have to come back to this Committee and the SEDA Trustees. Parking on the south side of 10th Street-Gose & Associates was hired to do the full project management of this project. Bids were opened last week with a favorable bid from North Central Construction for \$70,248. Assistant City Manager and Finance Director Christy Cluck presented and discussed the TIF#3 Financial Report and Budget Report through October 31, 2024. Mr. Moore and Ms. Cluck answered the Committee's questions.	
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3. Public Comment

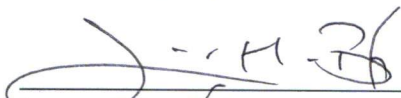
None.

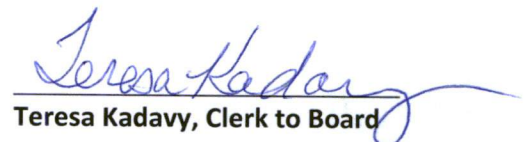
4. Adjourn

MOTION BY REDING, SECOND BY WANZOR TO ADJOURN THE NOVEMBER 18, 2024 REGULAR MEETING.

**ROLL CALL: BALE-YEA, KILLAM-YEA, WANZOR-YEA, REDING-YEA, NEWBY-YEA.
MOTION CARRIED WITH FIVE YEA VOTES.**

Meeting adjourned at 12:33 p.m.


Jeremy Bale, Chair


Teresa Kadavy, Clerk to Board