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

December 19, 2022
11:00 a.m. – 1:00 p.m.
Room 1122B
Stillwater Municipal Building
723 S Lewis Street
Stillwater, OK 74074

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

Absent: None

Staff Present: Assistant City Attorney Ashlyn Garis, City Manager Norman McNickle, Deputy City Manager Melissa Reames, Assistant to City Manager Patti Osmus, Chief Performance Innovation Officer Brady Moore, Clerk to Board Teresa Kadavy

1. Call Meeting to Order

Chair Bale called the meeting to order at 11:02 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 2023 TIF Implementation Committee meeting schedule **MOTION BY ROBINSON, SECOND BY MAJOR TO APPROVE THE 2023 TIF IMPLEMENTATION COMMITTEE MEETING SCHEDULE AS PRESENTED.** **ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA, MAJOR-YEA.** **MOTION CARRIED WITH FIVE YEA VOTES.**	Jeremy Bale

b.	Approve meeting minutes of August 1, 2022 **MOTION BY KILLAM, SECOND BY ROBINSON TO APPROVE THE MEETING MINUTES FROM AUGUST 1, 2022 AS PRESENTED.** **ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA, MAJOR-YEA.** **MOTION CARRIED WITH FIVE YEA VOTES.**	Jeremy Bale
c.	Update on the following: **Deputy City Manager Melissa Reames gave an update on the following projects:** **1. Everyman-Project is progressing. Lambert Construction gave a timeline stating project should be finished the end of May.** **2. TXMZ-Project was not progressing as needed so developer and TXMZ have ended their partnership. No TIF funds were invested in this project.** **3. Gaia Holdings, Inc-The developer decided to pursue other options in Colorado. No TIF funds were invested in this project.** **4. Potential Projects-There are two or three potential projects in the works. The Convention Center has secured funding so this project is moving forward.** **Stonecloud, Merrifield Office Supply and Social 174 have completed their projects.** **No action was taken on these items.**	Jeremy Bale Melissa Reames
d.	Financial Update **Deputy City Manager Melissa Reames gave a financial update of the TIF #3 revenue and expenditures.** **No action was taken on this item.**	Melissa Reames
e.	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 923 S. Main and formulate a recommendation to the City Council **Chief Performance Innovation Office Brady Moore introduced Cory Williams, Progressive Development, LLC.**	Jeremy Bale Brady Moore Cory Williams

	Mr. Williams updated the circumstances with TXMZ and presented the plans for Hatch and Round House Bakery to be located at 923 S. Main. Discussion was held regarding the current development plans, parking and funding. Mr. Williams answered the Committee's questions. **MOTION BY CHAIR BALE, SECOND BY MAJOR TO RECOMMEND TO CITY COUNCIL TO FUND PROGRESSIVE DEVELOPMENT, LLC PROJECT IN ARREARS THE FULL $525,000, FUNDED BY AD VALOREM INCREMENT AND 2% UNDEDICATED SALES TAX.** **ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA, MAJOR-YEA, REDING-YEA.** **MOTION CARRIED WITH SIX YEA VOTES.**	
f.	Policy Discussion on Infrastructure Funding **Chief Performance Innovation Officer Brady Moore presented different aspects of infrastructure funding to the Committee. Discussion was held on how the Committee envisions the Infrastructure Funds that the Project Plan identifies as being implemented in project plan area.** **No action was taken on this item.**	Brady Moore

3. Public Comment

None.

4. Adjourn

MOTION BY MAJOR, SECOND BY REDING TO ADJOURN THE DECEMBER 19, 2022 MEETING.

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

MOTION CARRIED WITH SIX YEA VOTES.

Meeting was adjourned at 12:42 p.m.

Jeremy Bale, Chair

Teresa Kadavy, Clerk to Board