



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

**August 1, 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

Absent: Chris Reding and Doug Major

Staff Present: City Attorney Kimberly Carnley, 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 11:00 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 meeting minutes of May 2, 2022 MOTION BY ROBINSON, SECOND BY KILLAM TO APPROVE THE MEETING MINUTES FROM MAY 2, 2022 AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA. MOTION CARRIED WITH FOUR YEA VOTES.	Jeremy Bale
b.	Re-evaluate the September 21, 2020 recommendation regarding Everyman, LLC and Just the Letter J, LLC request for	Jeremy Bale Melissa Reames

	upfront assistance in development financing pursuant to the Implementation Policy Guide adopted in connection with (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan) and formulate a recommendation to the Stillwater Economic Development Authority Trustees Deputy City Manager Melissa Reames gave a status update for the City on the Everyman project and introduced Bryson Baker of Everyman. Mr. Baker presented a timeline update and a scope of the Everyman project, which has expanded to include a partnership with a restaurateur. The two bars in the original plan will be combined into one and the kitchen space will be constructed. Mark Lambert, Lambert Construction answered questions regarding the building plans and improvements. Kenny Josey, BancFirst and Ms. Reames answered the financial questions regarding the Everyman project. Candace Robison inquired about the creation of new jobs and Mr. Baker replied there would be jobs in the barbering, wedding, bartending and digital marketing sectors. Chair Bale asked Mr. Baker if he has determined he can capture the costs of the project, maintain original building value and still operate on the original budget presented to the committee. Mr. Baker replied that a new roof is not required and the outside stairway has been removed from the plans. Mr. Baker said there will not be bathrooms or a rooftop bar and that the scope of the project remains the same. MOTION BY CHAIR BALE, SECOND BY ROBINSON TO CONTINUE WITH THE EVERYMAN PROJECT WITH THE PREMISE THAT CITY STAFF WILL REVIEW THE FINANCIALS, PERCENTAGES AND PAY BACK TIME AND INLCUDE ANY CHANGES TO THE COMMITTEE’S RECOMMENDATION TO CITY COUNCIL AND SEDA TRUSTEES. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, GORDON-YEA. MOTION CARRIED WITH FOUR YEA VOTES.	
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	Chair Bale suggested future items for the agenda: • Update on Everyman financials • Options to keep some upfront financing available if possible • See project plans after construction team has reviewed and made changes.	
c.	Update on Projects Deputy City Manager Melissa Reames gave an update on the following projects that were reviewed by the committee: • HK Development (Convention Center) • Social 174 Stilly • GAIA Holdings, LLC • TXMZ Ms. Reames answered the committee's questions regarding these projects and projects for other TIF districts in Stillwater.	Melissa Reames

3. Public Comment

None.

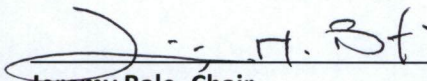
4. Adjourn

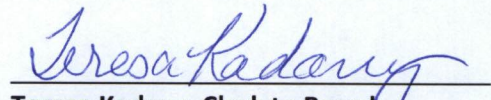
MOTION BY KILLAM, SECOND BY ROBINSON TO ADJOURN THE AUGUST 1, 2022 MEETING.

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

MOTION CARRIED WITH FOUR YEA VOTES.

Meeting was adjourned at 11:58 a.m.


Jeremy Bale, Chair


Teresa Kadavy, Clerk to Board