



Together, Investing in Municipal Excellence

**STILLWATER (RE)INVESTMENT PLAN
 (A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY
 COMMITTEE
 MEETING AGENDA
 JUNE 9, 2025**

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 May 12, 2025 meeting minutes	Jeremy Bale
b.	General discussion of history and next steps for updating the TIF#3 Implementation Policy Guide (no action to be taken on this item)	Brady Moore
c.	Consider recommendation to the SEDA Trustees to allocate an additional \$150,000 from the Project Plan's Assistance in Development Financing budget to the Small Business Enhancement category to allow additional funding for Small Business Enhancement projects.	Brady Moore
d.	Consider application of Apex Title Remodel for Small Business Enhancement assistance in the amount of \$15,000 for exterior improvements to include glass storefront with awning and repair facade and paint at 114 W 8th Street.	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 6, 2025 at 9:45 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
MEETING MINUTES
MAY 12, 2025**

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

**Present: Jeremy Bale, Doug Major, Kristie Newby, Charles Johnson, John Killam
Absent: Seth Condley, Devin Wanzor**

**Staff Present: 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.	<p>Approve January 13, 2025 meeting minutes</p> <p>MOTION BY MAJOR, SECOND BY JOHNSON TO APPROVE THE MEETING MINUTES FROM JANUARY 13, 2025 AS PRESENTED.</p> <p>ROLL CALL: BALE-YEA, MAJOR-YEA, KILLAM-YEA, JOHNSON-YEA, NEWBY-YEA.</p> <p>MOTION CARRIED WITH FIVE YEA VOTES.</p>	Jeremy Bale
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<p>b.</p>	<p>TIF District #3 Financial Update.</p> <p>Assistant City Manager and Finance Director Christy Cluck presented the TIF#3 Financial Report and TIF#3 Budget Report. She stated the Financial Report is as of April 30, 2025 and this report is a life to date report, so it is all inclusive from the beginning of TIF#3. Mr. Johnson asked for clarification on the funds given to Stillwater Public Schools. Ms. Cluck stated on the Budget Report that the Small Business Enhancement (SBE) account was low on funds so staff is proposing moving forward with a reallocation of budgets from the General Project Improvements to the SBE budget so the committee can continue to evaluate SBE requests. Ms. Cluck stated that there is no action needed by this committee for the budget reallocation.</p> <p>Mr. Killam asked if the \$250,000 given to HK Development would be repaid to the City and Ms. Cluck responded no. City Manager Brady Moore explained that there was a clause in the redevelopment agreement that allowed \$250,000 up front assistance for the development of the plans, documents, architectural drawing, engineering, etc. The redevelopment agreement states that if the project does not move forward then all the documents become the property of the City.</p> <p>Discussion was held regarding upfront financing and the process of refilling the account as needed and about the different funding accounts available.</p> <p>Ms. Cluck and Mr. Moore answered the Committee’s questions.</p> <p>No action was taken on this item.</p>	<p>Christy Cluck</p>
<p>c.</p>	<p>Consider application of Tile Haus for Small Business Enhancement assistance in the amount of \$15,000 for exterior improvements to include front porch renovations, landscaping and improved sidewalks, fresh paint and signage upgrade at 102 S. Main St.</p> <p>City Manager Brady Moore introduced Kylee Reazin with Tile Haus, 102 S. Main Street.</p>	<p>Brady Moore</p>

<p>Ms. Reazin gave a brief history of her background and explained that the Tile Haus will be an interior design studio. She stated they will sell tile, flooring, cabinetry and stone countertops. She reported the inside would be made into a design studio and they would like to update and modernize the outside façade and landscaping. She discussed the renovations that are planned and answered the Committee’s questions.</p> <p>MOTION BY JOHNSON, SECOND BY KILLAM TO APPROVE THE SMALL BUSINESS ENHANCEMENT APPLICATION AS PRESENTED.</p> <p>ROLL CALL: BALE-YEA, MAJOR-NAY, KILLAM- YEA, NEWBY-YEA, JOHNSON-YEA.</p> <p>MOTION CARRIED WITH FOUR YEA VOTES AND ONE NAY VOTE.</p>	
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3. Public Comment
None.

4. Adjourn

MOTION BY KILLAM, SECOND BY MAJOR TO ADJOURN THE MAY 12, 2025 REGULAR MEETING.

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

Meeting adjourned at 12:29 p.m.

Jeremy Bale, Chair

Teresa Kadavy, Clerk to Board

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

CITY OF STILLWATER
'25MAY22AM9:26
CITY CLERKS OFFICE

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

Project Name Apex Title Remodel

Applicant 815 W Kenosha LLC-3510 S 79th E Ave Tulsa OK 74145

Project Address 114 W 8th St Stillwater OK

Telephone 918-230-0505 Email dbedell@apex-closings.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

\$30,370.00

Total Project Cost _____

\$15,000.00

Total Amount of Assistance Requested _____

Targeted start date 6/1/25

Targeted completion date 8/30/25

Current owner of subject property 815 W Kenosha LLC

Planned Improvement Description Glass storefront with awning and repair facade and paint

Will the project require permits from the City of Stillwater or any State Agency? Describe and attach permits. yes- all ready applied for

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	1000	\$	_____
Third Party Labor	9,975	\$	_____
Materials/Equipment	19,395	\$	_____
Sales Tax		\$	_____
Other		\$	_____
Total Project Cost	30,370	\$	_____

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

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All information, documentation, data, and materials submitted to Stillwater Economic Development Authority (SEDA) pursuant to this Application for Assistance are potentially subject to the mandates of the Oklahoma Open Records Act (Act), 51 Okla. Stat. §§ 24A.1. *et seq.* to ensure and facilitate the public’s right of access to and review of government records. Except where specific state or federal statutes create an exception or confidential privilege, persons or entities who submit information to public bodies have no right to keep this information from public access, nor is there any reasonable expectation that this information will be kept from public access.

If you believe that any information you will or may submit to SEDA pursuant to this Application for Assistance is or should be kept confidential under a specific state or federal statute, and therefore, not subject to public disclosure, you must comply with the following:

- a. Place said documents/records in a separate envelope marked “Confidential”. DO NOT label your entire response to the Application for Assistance as “Confidential” – label only those portions of the response that you feel are made confidential by state or federal law. If only a portion of a document is confidential, please identify specifically the portions of the document you are claiming are confidential.
- b. For each document for which you are claiming a confidential privilege, identify the federal and/or state law that creates said privilege, e.g., for trade secrets, see 21 O.S. § 1732 (Larceny of Trade Secrets) and the Uniform Trade Secrets Act, 78 O.S. §§ 85, *et seq.*

Please note that SEDA acknowledges that “personal financial information, credit reports or other financial data obtained by a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or the purpose of becoming qualified to contract with a public body” is not subject to disclosure under the Act. Financial information requested by this Application for Assistance for evaluating the creditworthiness of the applicant or the purpose of allowing SEDA to determine if the applicant is qualified to contract with SEDA should be submitted in a separate envelope and marked as confidential financial information.

If the applicant fails to identify any records submitted as “Confidential” by placing them in the “Confidential” envelope AND if the Applicant fails to identify the specific state or federal law creating such privilege, SEDA will assume that said records are not confidential and are subject to public access.

Should an Open Records request be presented to SEDA requesting information identified as “Confidential”, the applicant will be informed and is responsible for defending its position in District Court if necessary.

CERTIFICATION

I, Devin B. Bedell, as the Applicant and or authorized representative (circle one) seeking TIF Assistance, certify that all statements, documentation, and information provided in and attached are true and correct to the best of my knowledge and that unless identified as “CONFIDENTIAL”, statements, documentation and information provided herein is subject to the Oklahoma Open Records Act. Dated this 20 day of May, 2023.

Devin B. Bedell
Printed Name of Applicant and or Authorized Representative

[Signature]
Signature



The foregoing instrument was acknowledged before me, a Notary Public in and for Payne County and Oklahoma, on this 20 day of May, 2023

Signature of notarial officer Kara Little My commission expires: 3/10/2026

APEX TITLE - STILLWATER

DAMON BEDELL

114 WEST 8TH AVE.
STILLWATER OKLAHOMA 74074

CODE SUMMARY

BUILDING CODES
2018 INTERNATIONAL BUILDING CODE (IBC)

USE GROUPS:
2018 IBC (304):
GROUP B (BUSINESS)

CONSTRUCTION TYPES:
2018 IBC
TYPE VB

FIRE SPRINKLER SYSTEM:
NOT EQUIPPED

ALLOWABLE AREA W/O FIRE SUPPRESSION - TABLE 504.4 & 506.2
EXISTING - GROUP B
2 STORY, 9,000 SF / FLOOR

TRAVEL DISTANCE W/O FIRE SUPPRESSION:
TABLE 1017.2
BUILDING CLASSIFIED AS ONE BUILDING - NO EXISTING FIRE SEPARATION.

EXISTING BUILDING AREA:
GROUP B
SINGLE STORY, 6,076 SF

AREA OF WORK AREA:
GROUP B
SINGLE STORY, 2,116 SF

OCCUPANCY TABLE 1004.1.2:
AREA OF WORK B (BUSINESS)
SINGLE STORY - 2,116/150
13 OCCUPANTS

TOTAL OCCUPANTS:
AREA OF WORK
15 OCCUPANTS

PROJECT TEAM

OWNER
DAMON BEDELL
3510 SOUTH 79TH EAST AVENUE
TULSA, OK 75145
918-269-9407

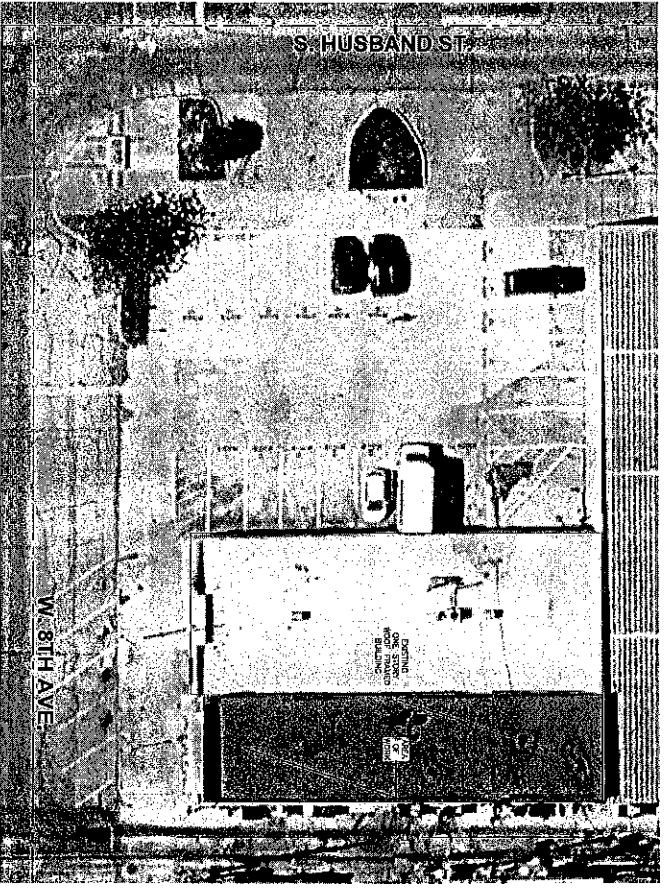
ARCHITECT
KING ARCHITECTURAL SOLUTIONS
16 EAST 16TH STREET, SUITE 500
TULSA, OK 74119
918-695-8498

NEXT TO DRAWINGS

- A1.0 COVER SHEET & CODE SUMMARY
- ARCHITECTURAL DRAWINGS
- LIST.1 LIFE SAFETY PLAN
- D1.1 DEMOLITION PLAN
- F1.1 FOUNDATION PLAN
- A1.1 REVISIONS
- A1.2 REVISIONS
- A1.3 CONCEPT ELECTRICAL PLAN
- A2.1 ELEVATIONS
- A3.1 ENLARGED PLANS / SCHEDULES
- A3.2 DETAILS

TOILET COUNT - BUSINESS OCCUPANCY

	TOILETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MEN	WOMEN	MEN	WOMEN		
TOTAL REQUIRED	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .15	15/1000 = .015	1
TOTAL PROVIDED	2	2	2	2	0 PROVIDED PER SECTION 410.2 IPC	1



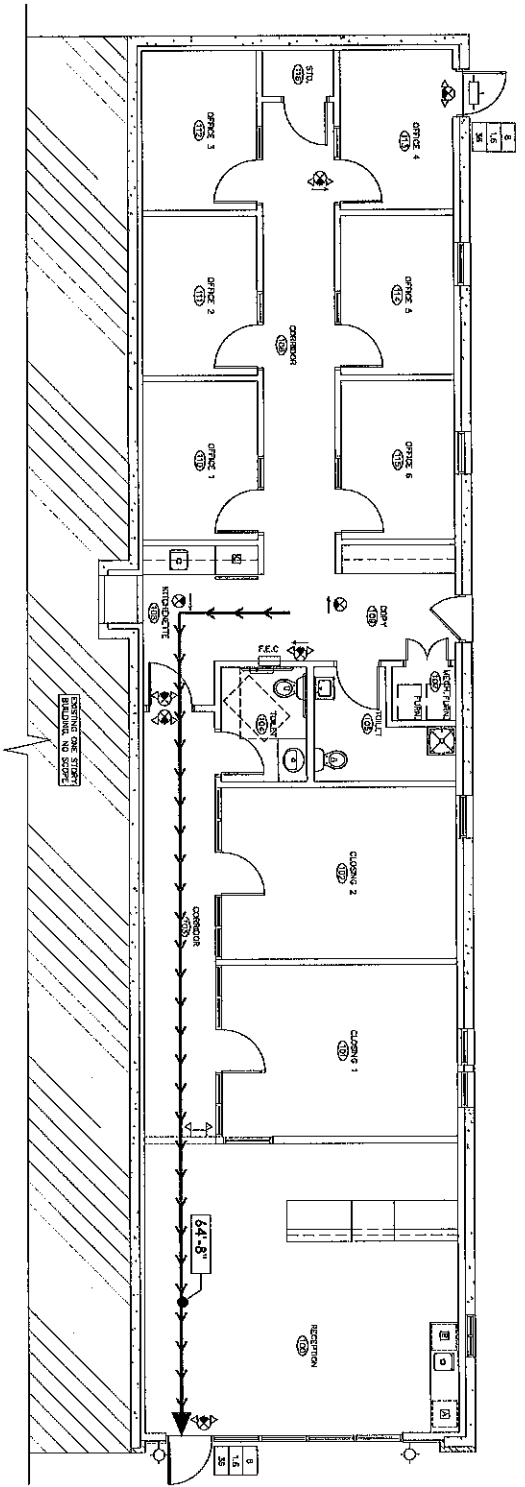
A SITE PLAN



APEX TITLE - STILLWATER
DAMON BEDELL
114 WEST 8TH AVE.
STILLWATER, OKLAHOMA 74074

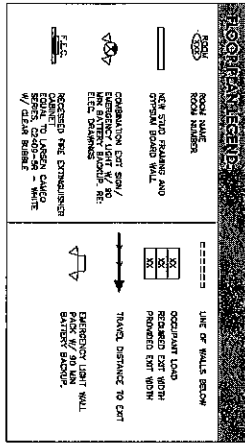
16 East 16th Street
Suite 500
Tulsa, Oklahoma 74119
918-794-0758
www.kingarchitecturalsolutions.com
King Architectural Solutions, PLLC

COVER SHEET
A1.0



A LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



1. EXITS NOT RECORDED TO SHINE IN THE DIRECTION OF TRAVEL FOR THE ESCAPE ROUTE.



APEX TITLE - STILLWATER
DAMON BEDELL
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 STILLWATER, OKLAHOMA 74074

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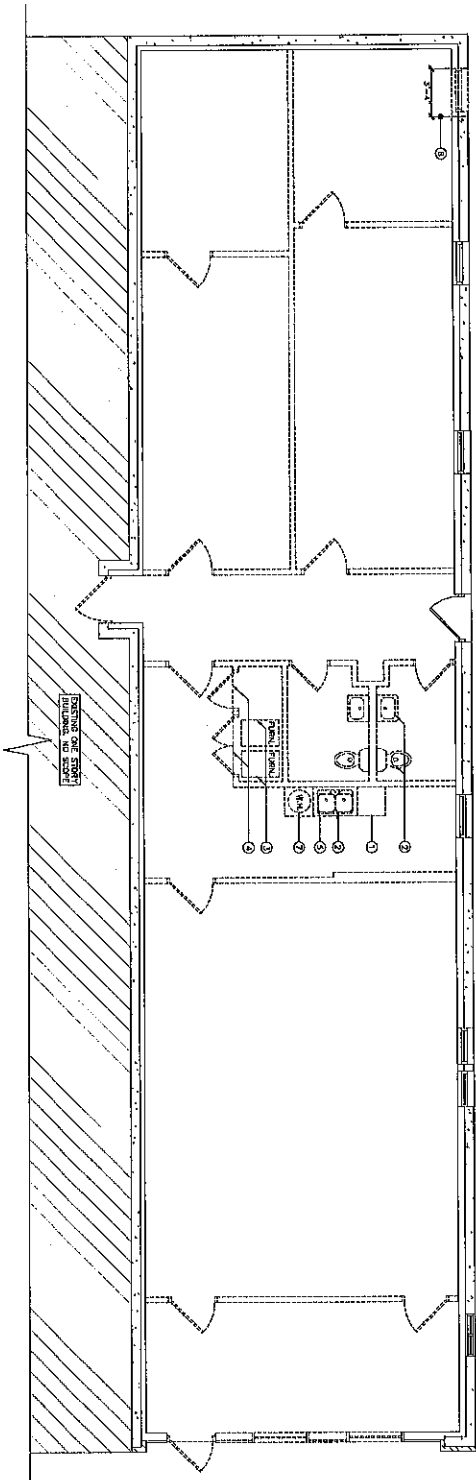
King Architectural Solutions, PLLC



LIFE SAFETY
 PLAN
LS1.1

SCALE: AS NOTED
 DATE: 11/11/2011
 DRAWN BY: M. JAMES
 CHECKED BY: M. JAMES

ARCHITECTURAL SOLUTIONS, PLLC



A DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

	EXISTING STUD AND GYPSUM BOARD WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	EXISTING WALL TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED

- GENERAL DEMOLITION NOTES**
1. INSPECTOR SHALL BE NOTIFIED OF THE START OF DEMOLITION WORK.
 2. DEMOLITION SHALL BE ACCORDING TO THE ORDER OF DEMOLITION RECEIVED FROM THE ARCHITECT.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURAL ELEMENTS TO REMAIN.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK TO REMAIN.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK TO REMAIN.

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13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK TO REMAIN.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK TO REMAIN.

- DEMOLITION NOTES**
1. EXISTING WALLWORK TO BE REMOVED.
 2. EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP ALL OPENINGS AT FLOOR AND FINISH WALL CORNERS WITH 1/2" GYP BOARD.
 3. EXISTING MECHANICAL EQUIPMENT TO BE REMOVED. RE-INSTALL FOR NEW LOCATION.
 4. EXISTING PLUMBING TO BE REMOVED.
 5. EXISTING CHIMNEY TO BE REMOVED.
 6. EXISTING EXTERIOR WALL AND WINDOW TO BE REMOVED TO EXPOSE INTERIOR WALL AND FINISH WITH 1/2" GYP BOARD.
 7. CONTRACTOR TO REMOVE EXISTING WATER HEATER CAP AND FINISH WITH 1/2" GYP BOARD.
 8. CONTRACTOR TO REMOVE EXISTING WATER HEATER CAP AND FINISH WITH 1/2" GYP BOARD.

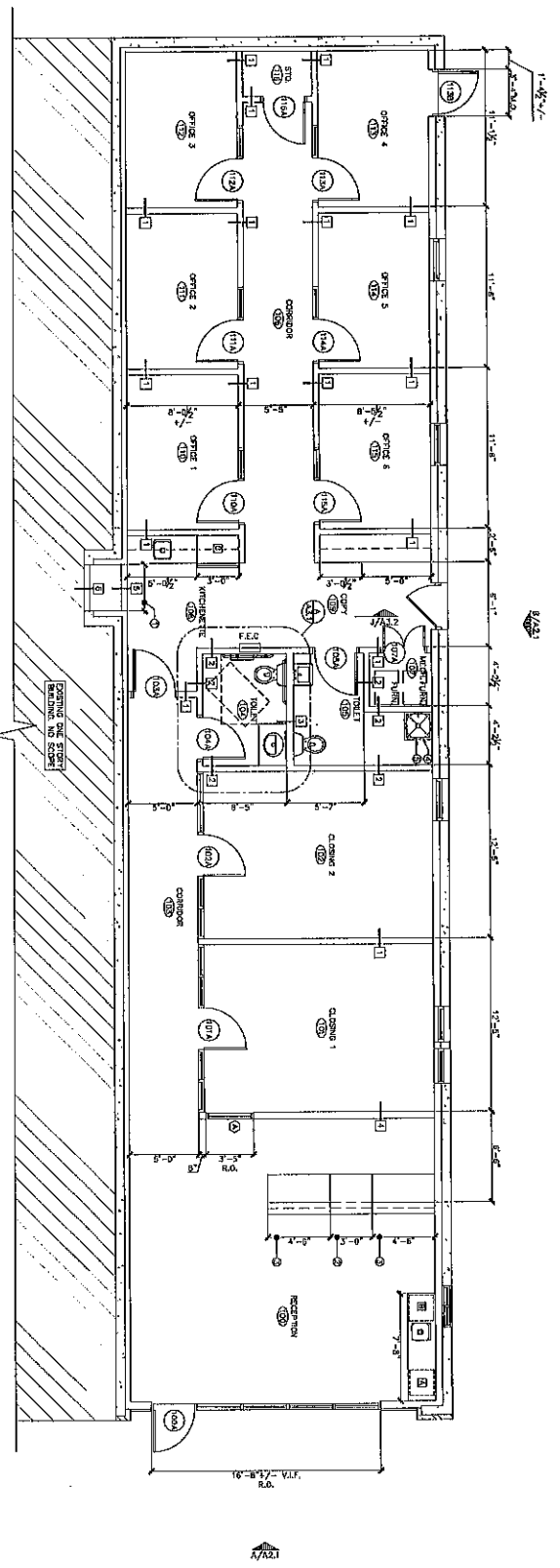
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DAMON BEDELL
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 STILLWATER, OKLAHOMA 74074



DEMOLITION PLAN
D1.1

SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



A FLOOR PLAN
SCALE 1/4" = 1'-0"

FLOOR PLAN LEGEND

	ROOM NUMBER		ELEVATION MARKING (DASHED/DOCKET NUMBER)
	ROOM OPENING		WALL SECTION MARKER (EXPANDED DETAIL NUMBER)
	NEW WINDOW		EXPANDED DETAIL (DETAIL/PANEL NUMBER)
	NEW DOOR		DECREASED FIRE ENCLOSURE (EXPANDED DETAIL NUMBER)
	NEW WALL		DECREASED FIRE ENCLOSURE (EXPANDED DETAIL NUMBER)
	NEW WALL TYPE		DECREASED FIRE ENCLOSURE (EXPANDED DETAIL NUMBER)
	NEW WALL TYPE		DECREASED FIRE ENCLOSURE (EXPANDED DETAIL NUMBER)
	NEW WALL TYPE		DECREASED FIRE ENCLOSURE (EXPANDED DETAIL NUMBER)
	NEW WALL TYPE		DECREASED FIRE ENCLOSURE (EXPANDED DETAIL NUMBER)

GENERAL NOTE

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC).
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
4. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
5. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

EQUIPMENT SCHEDULE

A	CONTRACTOR TO PROVIDE PLUMBING	GRD	GRASS
B	UNDER-COUNTER REFRIGERATION	GRD	GRASS
C	REFRIGERATOR	GRD	GRASS
D	OTHER PERMITTED EQUIPMENT INSTALLED BY CONTRACTOR	GRD	GRASS
E	CONTRACTOR TO PROVIDE ELECTRICAL	GRD	GRASS
F	CONTRACTOR TO PROVIDE MECHANICAL	GRD	GRASS

B GYP. BD. CONTROL JOINT

1. GYP. BD. CONTROL JOINT
2. INSULATION
3. FRAMING

SECTION OF STRUCTURE

1. WALL TYPE

2. WALL TYPE

3. WALL TYPE

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ARCHITECTURAL SEAL

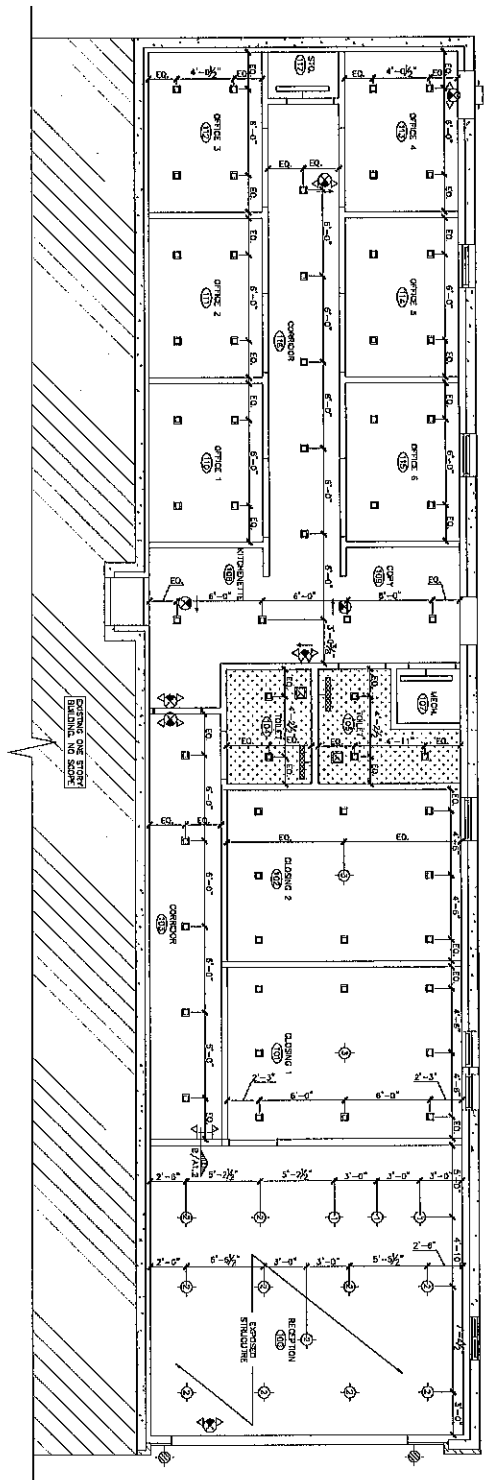
SCALE: AS NOTED

DATE: 11/2024

FLOOR PLAN A1.1

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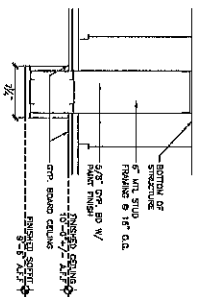


A REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

FOOTNOTES	
1. 1/2" GRN. BOARD CEILING	1. PENDANT LIGHT FIXTURE TYPE
2. 1/2" GRN. BOARD CEILING	2. PENDANT LIGHT FIXTURE TYPE
3. 1/2" GRN. BOARD CEILING	3. PENDANT LIGHT FIXTURE TYPE
4. 1/2" GRN. BOARD CEILING	4. PENDANT LIGHT FIXTURE TYPE
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8. 1/2" GRN. BOARD CEILING	8. PENDANT LIGHT FIXTURE TYPE
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13. 1/2" GRN. BOARD CEILING	13. PENDANT LIGHT FIXTURE TYPE
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16. 1/2" GRN. BOARD CEILING	16. PENDANT LIGHT FIXTURE TYPE
17. 1/2" GRN. BOARD CEILING	17. PENDANT LIGHT FIXTURE TYPE
18. 1/2" GRN. BOARD CEILING	18. PENDANT LIGHT FIXTURE TYPE
19. 1/2" GRN. BOARD CEILING	19. PENDANT LIGHT FIXTURE TYPE
20. 1/2" GRN. BOARD CEILING	20. PENDANT LIGHT FIXTURE TYPE
21. 1/2" GRN. BOARD CEILING	21. PENDANT LIGHT FIXTURE TYPE
22. 1/2" GRN. BOARD CEILING	22. PENDANT LIGHT FIXTURE TYPE
23. 1/2" GRN. BOARD CEILING	23. PENDANT LIGHT FIXTURE TYPE
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25. 1/2" GRN. BOARD CEILING	25. PENDANT LIGHT FIXTURE TYPE
26. 1/2" GRN. BOARD CEILING	26. PENDANT LIGHT FIXTURE TYPE
27. 1/2" GRN. BOARD CEILING	27. PENDANT LIGHT FIXTURE TYPE
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31. 1/2" GRN. BOARD CEILING	31. PENDANT LIGHT FIXTURE TYPE
32. 1/2" GRN. BOARD CEILING	32. PENDANT LIGHT FIXTURE TYPE
33. 1/2" GRN. BOARD CEILING	33. PENDANT LIGHT FIXTURE TYPE
34. 1/2" GRN. BOARD CEILING	34. PENDANT LIGHT FIXTURE TYPE
35. 1/2" GRN. BOARD CEILING	35. PENDANT LIGHT FIXTURE TYPE
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97. 1/2" GRN. BOARD CEILING	97. PENDANT LIGHT FIXTURE TYPE
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99. 1/2" GRN. BOARD CEILING	99. PENDANT LIGHT FIXTURE TYPE
100. 1/2" GRN. BOARD CEILING	100. PENDANT LIGHT FIXTURE TYPE

- NOTES**
1. CONTRACTOR TO COMPLETE FINAL LIGHT FIXTURE.
 2. CONTRACTOR TO COMPLETE FINAL LIGHT FIXTURE COUNT.
 3. TO EXISTING RELIEVED LUMENS ARE PROVIDED TO WORKMAN.
 4. CONTRACTOR TO COMPLETE LOCATION OF ALL.

B CEILING SOFFIT SECTION
 SCALE: 1/4" = 1'-0"



REFLECTED CEILING
 PLAN
A1.2

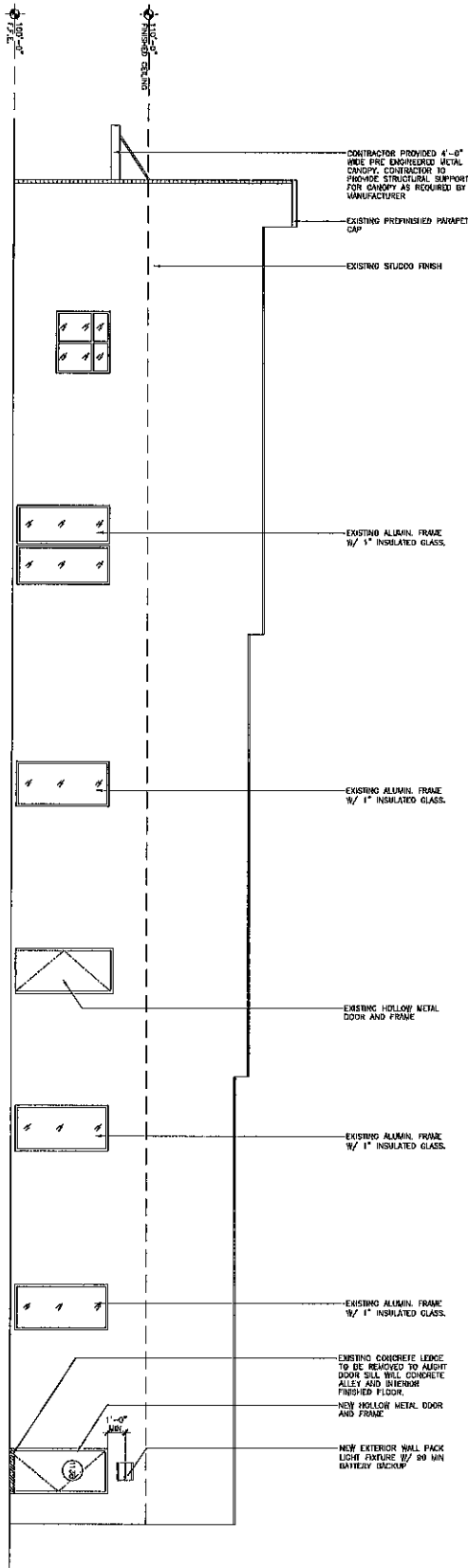
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 DATE: 8/12/2025



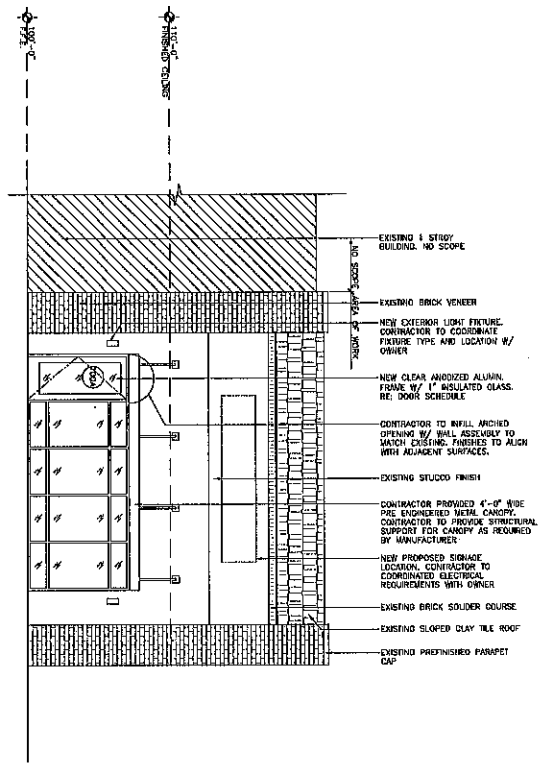
APEX TITLE - STILLWATER
DAMON BEDELL
 114 WEST 8TH AVE.
 STILLWATER, OKLAHOMA 74074

16 East 16th Street
 Sullo 500
 Tulsa, Oklahoma 74119
 918-794-0758
 www.kingarchitecturalsolutions.com
King Architectural Solutions, PLLC

B SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR
ELEVATIONS
A2.1

SCALE: AS SHOWN
DATE: 11/20/2020
DRAWN BY: [Signature]

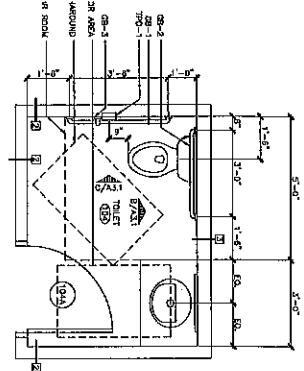


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STILLWATER, OKLAHOMA 74074

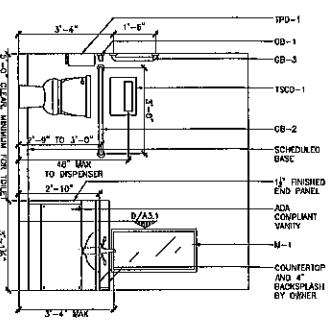
16 East 14th Street
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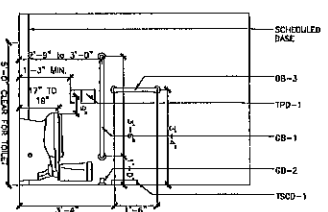
King Architectural Solutions, PLLC



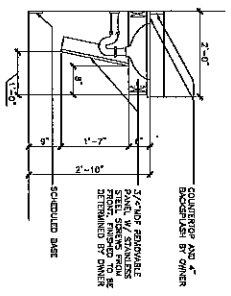
A ENLARGED TOILET PLAN
SCALE: 1/8" = 1'-0"



B TOILET ELEVATION
SCALE: 1/8" = 1'-0"



C TOILET ELEVATION
SCALE: 1/8" = 1'-0"



D CABINET W/ SINK
SCALE: 3/8" = 1'-0"

MARK	DESCRIPTION	W/FOR	W/FOR	FINISH	INSTALL
DB-1	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-2	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-3	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-4	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-5	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-6	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-7	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-8	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-9	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO
DB-10	TOILET	EQ TO BRASS	20-2012	STAINLESS STEEL	CFO

EQ - EQUIPMENT
CFO - COMMERCIAL FINISH
CFO - COMMERCIAL FINISH
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FLOOR FINISHES

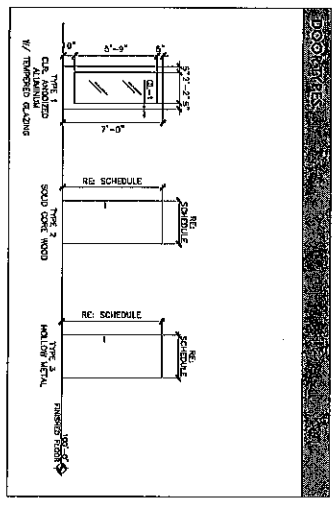
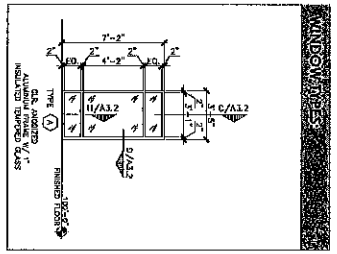
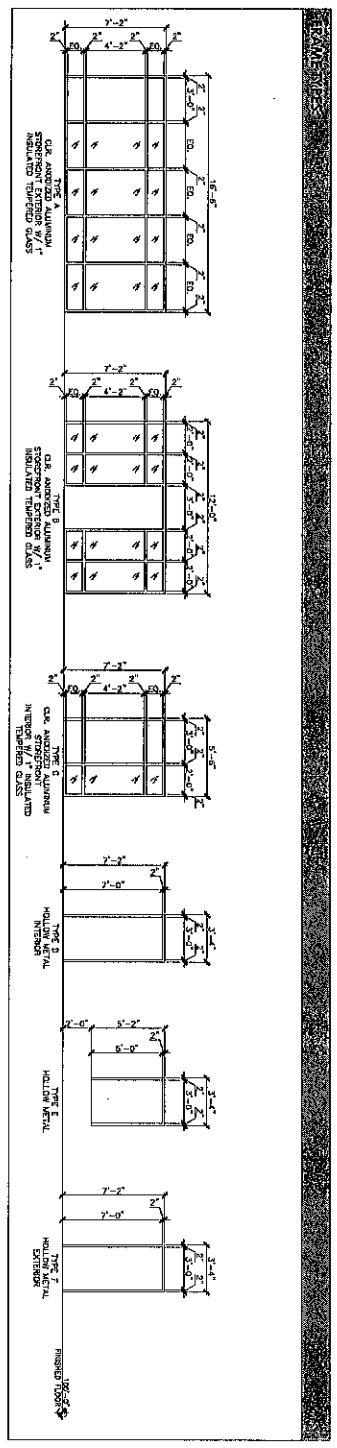
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FINISH: _____
INSTALL: _____

WALL FINISHES

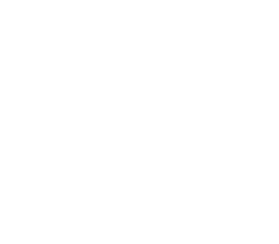
WALL TYPE: _____
FINISH: _____
INSTALL: _____

CEILING FINISHES

CEILING TYPE: _____
FINISH: _____
INSTALL: _____



DOOR NUMBER	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HANDICAP
100A	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	A	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100B	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	B	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100C	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100D	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	D	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100E	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	E	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100F	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	F	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100G	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	G	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100H	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	H	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100I	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	I	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100J	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	J	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100K	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	K	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100L	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	L	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100M	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	M	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100N	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	N	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100O	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	O	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100P	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	P	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100Q	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	Q	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100R	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	R	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100S	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	S	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100T	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	T	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100U	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	U	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100V	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	V	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100W	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	W	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100X	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	X	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100Y	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	Y	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO
100Z	3'-0" x 7'-0"	1	ALUMINUM	CLR. ANODIZED	Z	ALUMINUM	CLR. ANODIZED	E/A/S2	F/A/S2	G/A/S2	NO



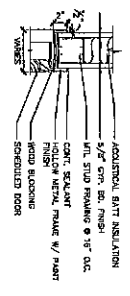
ENLARGED PLAN A3.1

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DRAWN BY: J. HARRIS

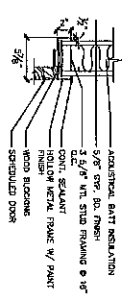


APEX TITLE - STILLWATER
DAMON BEDELL
114 WEST 8TH AVE.
STILLWATER, OKLAHOMA 74074

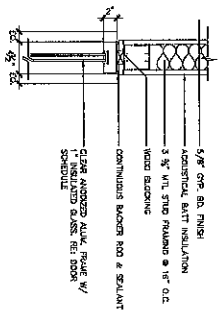
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www.kingarchitecturalsolutions.com
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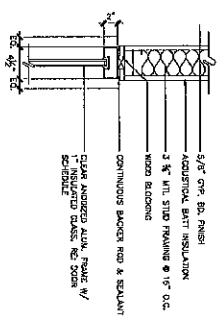
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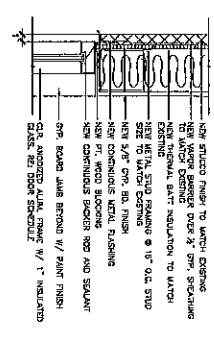
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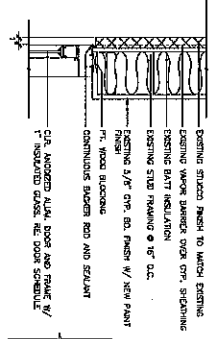
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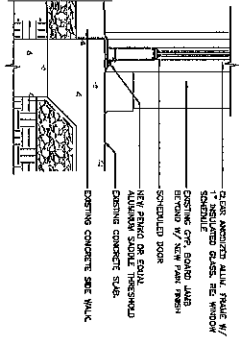
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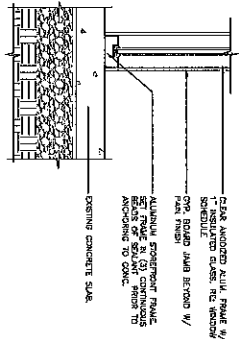
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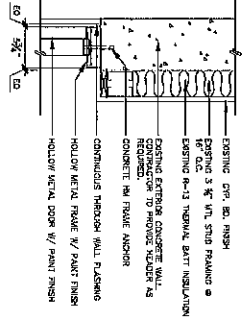
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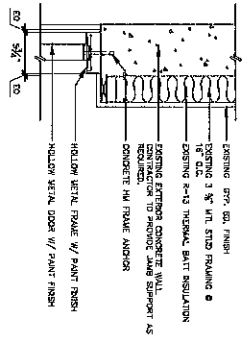
G EXT. ALUM. DOOR FRAME SILL
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H EXT. ALUM. FRAME SILL
SCALE: 1/2" = 1'-0"



J EXT. HM DOOR HEAD
SCALE: 1/2" = 1'-0"



K EXT. HM DOOR JAMB
SCALE: 1/2" = 1'-0"



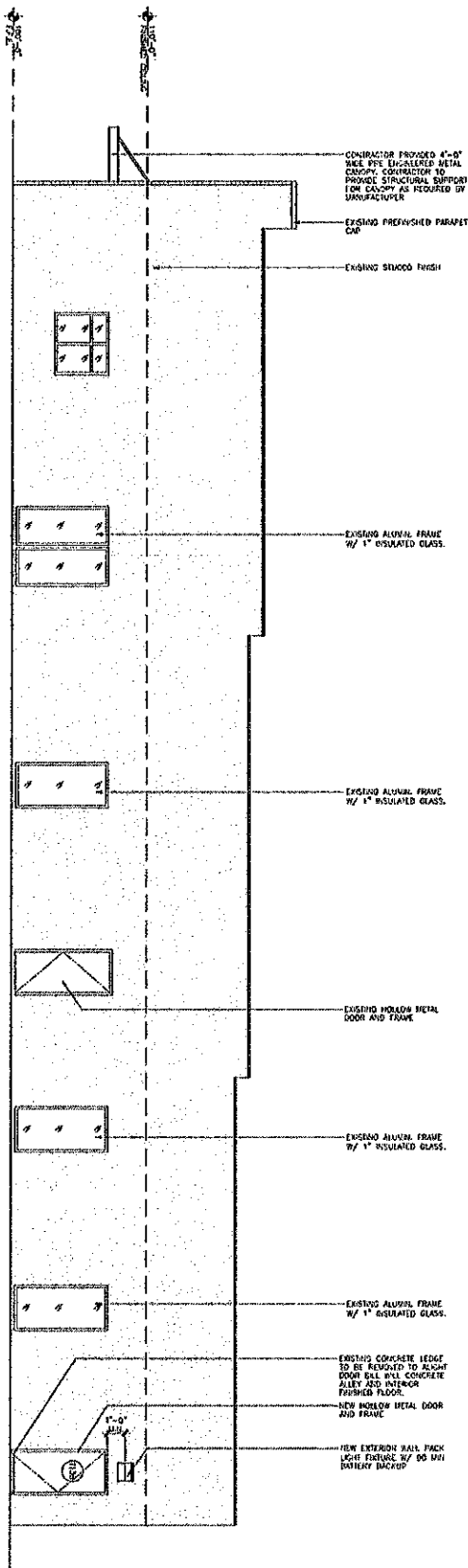
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APEX TITLE - STILLWATER
DAMON BEVELL
114 WEST 8TH AVE.
STILLWATER, OKLAHOMA 74074

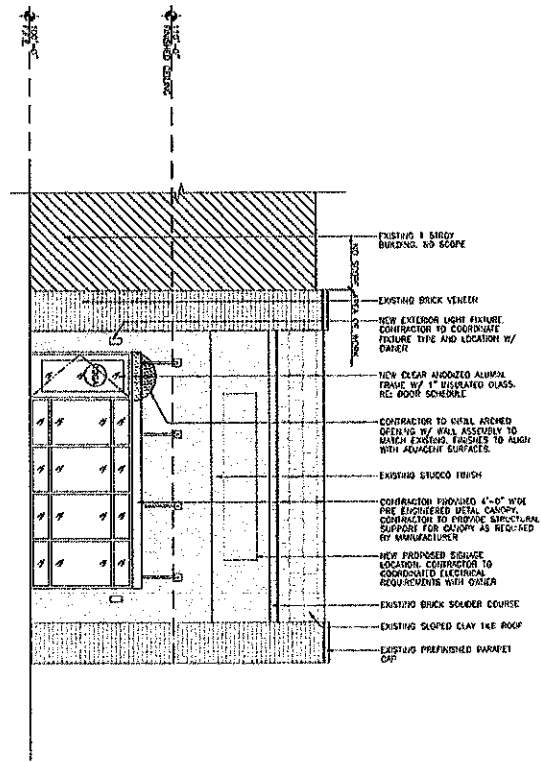
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Suite 500
Tulsa, Oklahoma 74119
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ENLARGED
PLAN
A3.2

B SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR
ELEVATIONS
A2.1

NO.	DATE	REVISION	BY	CHK
1		ISSUED FOR PERMIT		
2		ISSUED FOR CONSTRUCTION		



APEX TITLE - STILLWATER
DAMON BEVELL
114 WEST 8TH AVE,
STILLWATER, OKLAHOMA 74074

16 East 16th Street
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Tulsa, Oklahoma 74119
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www.kingarchitecturalsolutions.com



King Architectural Solutions, PLLC

Caliber Construction Management
17840 S. 42nd E. Ave
Bixby, OK
(918) 269-9407
paul@jblgroup.us



Proposal for Apex Stillwater

BILL TO:

APEX TITLE & CLOSING

INVOICE # 25521
DATE 5/20/2025
DUE DATE
TERMS

DESCRIPTION	QTY	RATE	AMOUNT
Services			
Demo front exterior wall & place lintel beam			\$30,370.00
Provide glass storefront 16' x 9.5' including door w/panic & closer hardware			
Interior Drywall Repair			
Exterior Masonry/Plaster repair			
Add canopy over storefront windows			
Paint			
		Total Price:	\$30,370.00

Planning Review – APEX TILE – 114 W. 8th Ave. – 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 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 presented renderings meet the standards as described in the Downtown Redevelopment Plan.**
 - 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 Development Services for submittal of plans for permit approval.**
5. Fees required **__Yes, permits have associated fees required; contact Development Services for a breakdown of fees for the intended work.**