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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>

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.

MOTION BY JOHNSON, SECOND BY KILLAM TO APPROVE THE SMALL BUSINESS ENHANCEMENT APPLICATION AS PRESENTED.

ROLL CALL: BALE-YEA, MAJOR-NAY, KILLAM- YEA, NEWBY-YEA, JOHNSON-YEA.

MOTION CARRIED WITH FOUR YEA VOTES AND ONE NAY VOTE.

3. Public Comment

None.

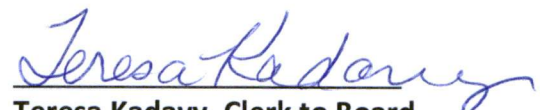
4. Adjourn

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