



Together, Investing in Municipal Excellence

STILLWATER ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA
JUNE 16, 2025

723 S. Lewis Street, Room 1122 B
Stillwater, OK 74074
5:30 PM

Chair Will Joyce, Vice Chair Amy Dzialowski, Trustees Christie Hawkins, Kevin Clark,
& Tim Hardin

1. Call Meeting to Order

2. Consent Docket

Items listed on the consent docket are routine administrative matters that may be approved without discussion. SEDA will take action on these items collectively with a single vote. The requested SEDA action is indicated for each item listed. Should a Trustee elect to discuss, amend, revise, or table any item listed on the consent docket, the item will be moved to the section of the agenda titled "Items Removed from the Consent Docket" for consideration and possible action. Additionally, a Trustee or the General Manager may simply ask the Chair to remove an item from the consent docket prior to action by the Trustees and no action will be taken on the removed item at this meeting.

a.	Approve June 2, 2025 regular meeting minutes.	
b.	Approve Agreement with Stillwater Chamber of Commerce for Economic Development Services in the amount of \$300,000 for July 1, 2025 – June 30, 2026.	Brady Moore
c.	Approve a budget amendment receiving a transfer of Visitor Tax revenues from the City's Visitor Tax Fund.	Christy Cluck

3. Public Comment on Items not Scheduled for Public Hearings

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Trustees 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 Request to speak form or via the form found in the lobby outside Council chambers.

4. Items Removed from the Consent Docket

Items removed from the consent docket are placed on this section of the agenda for discussion, revision, amendment and/or tabling prior to action by the Trustees. The Trustees may take action, including a vote or series of votes, on items removed to this section of the agenda after the requested discussion, revision, or amendment.

5. General Orders

SEDA will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the Authority unless the agenda entry specifically states 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 Authority.

a.	Consider the application of Tile Haus for Small Business Enhancement assistance in the amount of \$15,000 for exterior improvements to include front porch renovations, landscaping, improved sidewalks, fresh paint, and new signage at 102 S. Main St.	SEDA-25-03	Brady Moore
b.	Consider application of Apex Title 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.	SEDA-25-04	Brady Moore

6. Questions and Inquiries

7. Reports from Officers and Boards

Announcements and remarks of general interest may be made by Trustees, General Manager or General Counsel. Items of City business that may require discussion or action, including a vote or series of votes, are listed below

8. Adjourn

On June 13, 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.

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED MAY 30, 2025 AT 9:30 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JUNE 2, 2025**

PRESENT: CHAIR WILLIAM H. JOYCE, VICE CHAIR AMY DZIALOWSKI,
TRUSTEES CHRISTIE HAWKINS, KEVIN CLARK AND TIM HARDIN

ABSENT: NONE

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 6:24 p.m.

2. CONSENT DOCKET

- a. Approve May 5, 2025 regular meeting minutes

MOTION BY TRUSTEE HAWKINS, SECOND BY VICE CHAIR DZIALOWSKI TO APPROVE THE
CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

3. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no requests to speak on agenda items not scheduled for public hearing.

4. ITEMS REMOVED FROM CONSENT DOCKET

None.

5. RESOLUTIONS

- a. Resolution No. SEDA-2025-2: A resolution of the Stillwater Economic Development Authority
adopting an operating budget for the Fiscal Year 2025-26.

MOTION BY TRUSTEE HAWKINS, SECOND BY TRUSTEE CLARK TO ADOPT RESOLUTION
SEDA-2025-2 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

6. QUESTIONS & INQUIRIES

None.

7. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from General Counsel: No report.
- b. Miscellaneous items from General Manager: No report.
- c. Miscellaneous items from Trustees: No report.
 - i) Discussion about scheduling items for future meetings

8. ADJOURN

MOTION BY TRUSTEE CLARK, SECOND BY VICE CHAIR DZIALOWSKI TO ADJOURN THE JUNE 2, 2025 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

The regular meeting of the Stillwater Economic Development Authority adjourned at 6:25 p.m.

WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY

TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY

**AGREEMENT
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
STILLWATER CHAMBER OF COMMERCE
ECONOMIC DEVELOPMENT SERVICES
Fiscal Year 2025-2026**

THIS AGREEMENT is made and entered into this ____ day of _____, 2025 between the Stillwater Economic Development Authority, ("SEDA") and the Stillwater Chamber of Commerce ("Chamber").

WITNESSETH:

WHEREAS, local economic development is legally recognized public and municipal purpose; and

WHEREAS, the City of Stillwater and the Stillwater Chamber of Commerce have a long-standing relationship as economic development partners; and

WHEREAS, the Stillwater area has experienced economic growth and stability from establishment of new industrial and commercial enterprises, creation and retention of jobs, and expansion of the tax base, because of this relationship; and

WHEREAS, it is in the best interest of the community for this partnership to continue,

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS AND CONDITIONS STATED HEREIN AND THE MUTUAL BENEFITS THAT ACCRUE TO EACH OF THE PARTIES HERETO, THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY AND THE STILLWATER CHAMBER OF COMMERCE DO HEREBY AGREE AS FOLLOWS:

1. **Scope of Services:** Chamber shall during the term of this agreement develop and implement programs designed to accomplish the following:
 - (a) Serve as Stillwater's first contact for economic development services and collaborate with City staff as necessary to provide appropriate timely responses to all inquiries from potential new businesses. Chamber shall communicate consistently with relevant city staff on efforts geared toward business retention and expansion and attracting new business to Stillwater.
 - (b) Coordinate monthly touch-point meetings between relevant staff and city officials to discuss economic development in the community.
 - (c) Maintain materials that market and promote Stillwater including a website and comprehensive community information packets for prospective businesses in collaboration with the City and Visit Stillwater.

(d) Develop a Business Retention and Expansion (BRE) program to support existing Stillwater area businesses with efforts to maintain a competitive market position; to secure ongoing operations and employment levels; and to facilitate growth and expansion opportunities

(e) Invest in a system to track community data and statistics to support recruitment strategies for perspective businesses and provide current information to community stakeholders.

(f) Conduct and execute proactive business recruitment strategies to bring sustainable jobs consistent with Stillwater's workforce demographic by attending site selection conferences and recruitment events.

(g) Participate in regional and statewide cooperative marketing programs that provide access to business intelligence databases and joint recruitment opportunities through the regional partnerships with Oklahoma City, Tulsa, and Select Oklahoma.

(h) Oversee the Chamber Economic Development Committee

2. **Term:** This agreement shall become effective July 1, 2025 and expire June 30, 2026, unless extended in writing by the parties prior to the expiration date thereof.

3. **Compensation:** SEDA shall pay Chamber the sum of Three Hundred Thousand Dollars (\$300,000.00) for the services to be rendered herein. Said compensation shall be paid in two (2) semi-annual installments of One Hundred Fifty Thousand Dollars (\$150,000.00), the first being due on July 1, 2025 and the second due January 1, 2026. Chamber acknowledges that all funds received by it under this agreement shall be used as set forth herein and for no other purpose. Disbursement of funds due January 1, 2026, shall be contingent upon Chamber submission of preliminary performance appraisal as set forth in Section 4 of this Agreement.

4. **Parameters of Partnership:** As an extension of the working relationship between the Chamber and The City of Stillwater, The City of Stillwater will not pay annual membership dues to the Chamber. The following will be included in the City's Chamber of Commerce Membership:

- a) ***Two tickets to the monthly Business at Lunch***
- b) ***A table for 8 at the Chamber of Commerce Annual Awards Gala***
- c) ***A table for 8 at the Annual Mayoral State of the City Address.***
- d) ***A table for 8 at the Annual Economic Summit.***

i. **Stillwater Regional Airport:** The parties hereto agree and acknowledge that the annual membership dues waiver set forth above shall not apply to Stillwater Regional Airport.

5. **Reports:** Chamber shall provide written quarterly reports to the SEDA General Manager describing the activities and related expenditures for the categories of programs and initiatives set forth above. These reports will also include the year-to-date status of the agreed upon metrics. The Chamber shall make public presentations of its activities to SEDA or the City Council upon request. Reports shall be formatted in accordance with metrics outlined in Exhibit A.

The parties agree that Chamber performance of the deliverables identified in Section 1 of this Agreement shall be evaluated in accordance with the industry recognized metrics set forth in Making it Count: Metrics for High Performing EDO's developed by the International Economic Development Council. Immediately upon final execution of this Agreement, the SEDA General Manager and the Chamber Executive shall meet and identify the specific metrics to be utilized from said source in the evaluation of Chamber performance under this Agreement. The selected criteria shall be submitted to the Chamber Board of Directors and SEDA Trustees for review and approval prior to implementation. Once adopted, Chamber shall prepare and submit to SEDA no later than August 1, 2025, an annual report utilizing these evaluation metrics. Said annual report shall also include a year-end accounting of all funds received and expended by Chamber under this Agreement. Reports will include details regarding prospective projects and the gross economic impact of those projects (Sales tax production, median expenditure, salary average, jobs created, Etc.)

6. ***Ownership:*** All material created by Chamber which has been specifically requested by and developed on behalf of SEDA under this Agreement, regardless of form, including, but not limited to, trademarks, logos, tag lines, and marketing slogans identifying "Stillwater," shall be considered the sole and exclusive property of SEDA. In the event that material, which is the subject of this Agreement, is copyrightable subject matter, Chamber and SEDA agree that for the purposes of this Agreement, such material shall be deemed a "work made for hire" as defined in § 101 of the Copyright Act (Title 17 United States Code) and shall be owned by SEDA.

Chamber is responsible for maintaining a separate record of budget allocation for Economic Development that accounts for income and expenditure.

7. **Recordkeeping:** Chamber shall make all books and financial records concerning funds expended under this Agreement available to SEDA for inspection, review, and audit, upon request. Chamber acknowledges that all books and financial records related to this Agreement are considered public documents under the Oklahoma Open Records Act, 51 O.S. §24A, et seq., and

shall timely comply with any lawful request for disclosure of documents proffered under said Act.

8. **Personnel:** Chamber shall provide all personnel necessary to operate, manage, and maintain services in accordance with this Agreement. Said personnel shall be under the exclusive direction of Chamber and shall not be considered employees or agents of the City or SEDA under any circumstance. Any and all volunteers utilized by Chamber shall likewise be considered under the exclusive direction of Chamber and not employees or agents of the City or SEDA under any circumstance. In this connection, should any liability arise under the Worker's Compensation Act of the State of Oklahoma due to injury of any employee of Chamber, the same shall be considered the sole and exclusive liability of Chamber. Chamber shall maintain Worker's Compensation Insurance at all times that its employees are performing work or providing services for Chamber or are otherwise subject to and/or are covered by said Worker's Compensation Act.

9. **Indemnity:** Chamber shall indemnify SEDA and/or the City of Stillwater and hold said entities harmless from any and all claims, suits, demands and/or causes of action resulting from any act or failure to act, including negligence, of any Chamber official, employee, agent, volunteer or servant in the administration or execution of this Agreement.

10. **Legal Compliance, Permits:** Chamber shall comply with all applicable laws, regulations, ordinances, and codes of federal, state and local governments in its execution of this Agreement. Chamber shall apply for and secure any all licenses and permits necessary to complete its responsibilities under this Agreement.

11. **Default:** In the event SEDA should determine that Chamber is in default in regard to the performance of its obligations as required pursuant to this Agreement, SEDA agrees to give Chamber fifteen (15) days' notice in writing of such default. Upon receipt of written notice of such default, SEDA and Chamber will work together in good faith to correct any issues that have caused said default and Chamber shall have a period of sixty (60) days to take appropriate corrective action(s). In the event Chamber shall fail to cure any default within the time allowed under this paragraph, SEDA may declare this Agreement null and void and terminate same by giving Chamber written notice of such intention. SEDA shall have, in addition to the remedies herein provided, any other right or remedy available to Stillwater on account of any Chamber default, either in law or equity. SEDA shall use reasonable efforts to mitigate its damages. Provided that SEDA shall remain obligated to honor and remit payment for appropriate invoices submitted under the terms of this Agreement until such time as this Agreement is terminated.

12. **Non-Discrimination:** Chamber shall manage its operations in accordance with all federal and state anti-discrimination statutes and laws and shall not deny access to any person based on race, ethnicity, national origin, gender, familial status, age, disability, or any other protected status.

13. **Change of Status:** Chamber shall immediately report to SEDA any change in its legal or corporate status.

14. **Notice:** Any notice required or permitted under this Agreement shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

City/SEDA:
City Clerk/City of Stillwater
723 South Lewis/P.O. Box 1449
Stillwater, Oklahoma 74076

Chamber:
Stillwater Chamber of Commerce
409 South Main Street Stillwater, Oklahoma 74074

15. **Assignment:** This agreement is not assignable.

16. **Audit:** Chamber shall maintain all records of financial transactions conducted pursuant to this Agreement for a period of five (5) years. SEDA shall have the right to audit said financial records at any time during the term of this Agreement upon request, and reasonable notice, irrespective of any reporting requirements set forth in Paragraphs 4 and 6.

17. **Governing Law:** This agreement is governed by and subject to the laws of the State of Oklahoma.

18. **Agreement Amendments:** Requests for changes may be made jointly or by only one party at any time. Requests for financial changes shall be made during the budget process. Any such request shall require written approval of same by both parties.

19. **Entire Agreement:** This document represents the entire agreement between the parties. Any promise or representation made by officers, employees or agents of the parties hereto not expressly contained herein is null and void and shall not be considered a part of this agreement.

STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY, a public trust

William H. Joyce, Chair

ATTEST:

Teresa Kadavy, Trust Secretary

APPROVED AS TO FORM AND CONTENT:

Kimberly Carnley, General Counsel

STILLWATER CHAMBER OF COMMERCE
A non-profit corporation

Chairman, Board of Directors

ATTEST:

Secretary

Exhibit A: Performance Metrics by Strategic Focus Area

This exhibit outlines measurable performance metrics aligned with the strategic focus areas of the Stillwater Chamber of Commerce Economic Development Strategic Plan (2025–2028). These metrics shall serve as the evaluation framework for the Chamber’s performance under the FY25–26 Economic Development Services Contract.

Contract Scope Area	Strategic Pillar	Performance Metric (FY25–26 Target)
A. First Contact for Economic Development Services	Business Recruitment	1. Respond to 100% of qualified inquiries within 5 business days. Qualified inquiries are defined as those that meet ideal company profile and fall within target industry sectors. 2. Produce 5 customized proposals for prospects. 3. Attend 2 site selector conferences. 4. Host 1 site selector/prospect visit.
B. Monthly Coordination Meetings	Operational Excellence	1. Hold 12 coordination meetings. Track action items
C. Marketing and Promotion	Business Recruitment / Property Activation	1. Enhance existing Grow Stillwater website with searchable property map and cost of doing business calculator. 2. Produce 1 new marketing asset per quarter. 3. Run 6 social media campaigns highlighting target sectors.
D. Business Retention and Expansion (BRE)	Business Retention & Expansion	1. Conduct 25 BRE visits (15 small, 10 top employers). 2. Partner with Meridian Technology for business assistance with OIEP applications. 3. Invest in a CRM to track all engagements. 4. Submit semiannual BRE report.

E. Community Data System	Operational Excellence / Property Activation	1. Maintain quarterly updated inventory of available properties. 2. Invest in CORI partnership to develop community data and statistics tracking system. Complete phases 1&2 of the four-phase proposal. 3. Publish an online economic dashboard with workforce data. 4. Deliver semi-annual community data report.
F. Proactive Business Recruitment	Business Recruitment	1. Complete NACIS code analysis to develop industry-specific recruitment materials and prospect list for targeted industries. 2. Track and report total private investment secured.
G. Cooperative Marketing	Business Recruitment	1. Engage in 3 regional/state marketing initiatives. 2. Co-sponsor 1 regional or statewide economic event.
H. Small Business and Entrepreneurship	Entrepreneurship	1. Host 1 entrepreneurship workshop and pitch competition. 2. Develop targeted outreach and support programs for underrepresented entrepreneurs, including women, minority, and veteran owned businesses. 3. Refer 10 businesses to startup resources.
I. Organizational Excellence	Operational Excellence	1. Complete peer ED funding model analysis by Q3. 2. Present long-term funding diversification plan by end of FY. 3. Maintain 100% on-time reporting and budget transparency.

Budget Amendment Request
For Budget Year 2025

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

SEDA

Date: 06/12/2025

Department: Finance

Requested by: Christy Cluck

Explanation:

Revenue:

Increase revenue projections for the transfer-in of the increase in Visitor Tax revenue. 70% transferred to the Destination Marketing Fund and 30% transferred to the Visitor Amenities Fund in the Stillwater Economic Development Authority.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	Transfer-in (Destination Marketing)	8520000 - 61000		\$ 1,610,000	\$ 164,500	\$ 1,774,500
	Transfer-in (Visitor Amenities)	8580000 - 61000		\$ 690,000	\$ 70,500	\$ 760,500
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 235,000

Reviewed by Department Manager: _____

Date: _____

Reviewed by Finance: Christy Cluck

Date: 6-12-25

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--



Agenda Item:	5.a. SEDA-25-03
Previous/Related Action:	
Background/Issue:	• The Stillwater (Re) Investment Plan (A Stillwater Downtown/Campus Link Project Plan) is Stillwater's Tax Increment Financing District #3 (TIF3). • The TIF3 project plan provides for the creation of the Downtown/Campus Link Project Plan Implementation Policy Committee charged with reviewing applications for assistance provided for in the TIF3 project plan. • The committee met on May 12, 2025 to review the Small Business Enhancement (SBE) application submitted by Tile Haus for TIF3 financial assistance for exterior improvements. • Tile Haus is requesting the maximum \$15,000 in reimbursement for one half of the expenses for exterior improvements at 102 S. Main St.
Proposal/Solution:	• The committee reviewed the Tile Haus SBE application and found that it met the criteria outlined in the implementation policy guide for assistance. • The committee voted 4-1 to recommend the SBE application to the SEDA trustees for further consideration.
Financial Source/Impact:	Funding is available for TIF #3 Small Business Enhancement assistance in the Downtown/Campus Link Project Fund.
Related Strategic Priority:	#1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT #2 MOTIVATED MANAGEMENT
Recommended Action/Motion:	Motion to approve the application of Tile Haus for Small Business Enhancement assistance in the amount of \$15,000 for exterior improvements to include front porch renovations, landscaping, improved sidewalks, fresh paint, and new signage at 102 S. Main St.
Prepared By:	Brady Moore, City Manager
Reviewed By:	Teresa Kadavy
Submitted By:	Brady Moore, General Manager

Attachments

1. Tile Haus SBE Application (1)

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

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

Project Name Tile Haus

Applicant Kylee Reazin

Project Address 102 s Main st Stillwater, OK

Telephone 918-409-9530 Email Kylee@shoptilehaus.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

Total Project Cost \$32,000

Total Amount of Assistance Requested \$15,000

Targeted start date May 20th Targeted completion date Aug 30th

Current owner of subject property David Luetkemeyer

Planned Improvement Description Front porch renovation of new railing system to provide a safe walkway, porch makeover with cedar planks,

Landscaping with new beds and improved sidewalks with thin paver layover, replace crawlpace stone, fresh paint & upgrade signage to top of house

Will the project require permits from the City of Stillwater or any State Agency? Describe and attach permits. yes, a building permit

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?
I would say for sure, the house is an eye sore currently

Is the property subject to any legal or governmental proceedings that could adversely affect the property or project? no

Project Budget

Design	\$ <u>800</u>
Third Party Labor	\$ <u>16,000</u>
Materials/Equipment	\$ <u>15,200</u>
Sales Tax	\$ <u>NA</u>
Other	\$ <u></u>
Total Project Cost	\$ <u>32,000</u>

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, David Luettkomayer, 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 17th day of April, 2025.

David Luettkomayer

Printed Name of Applicant and or Authorized Representative

David Luettkomayer
Signature

The foregoing instrument was acknowledged before me, a Notary Public in and for Payne County and Oklahoma, on this 17th day of April, 2025.

Signature of notarial officer Jessie Pullen My commission expires: 09-13-2028





Reazin Renovations LLC

Dalton Reazin

Jones, OK 73049

580-334-4429

<https://Facebook-reazinrenovations>

reazinrenovations@gmail.com

TILE HAUS

E936

DATE

Apr 8, 2025

TOTAL

USD \$32,000.00

TO

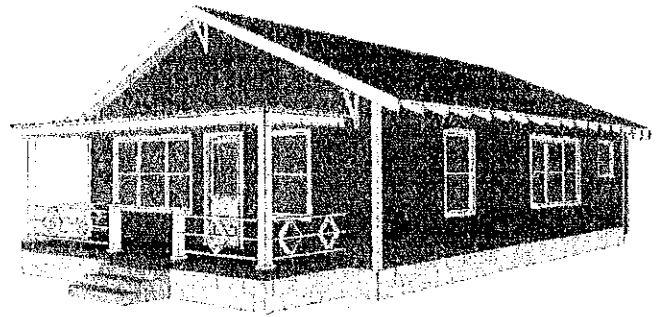
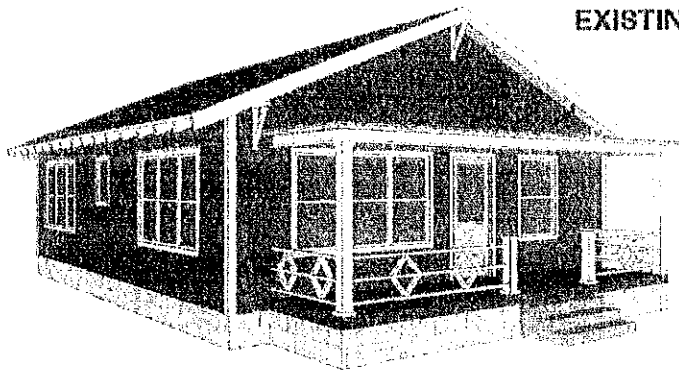
Tile Haus

102 s main Stillwater,OK

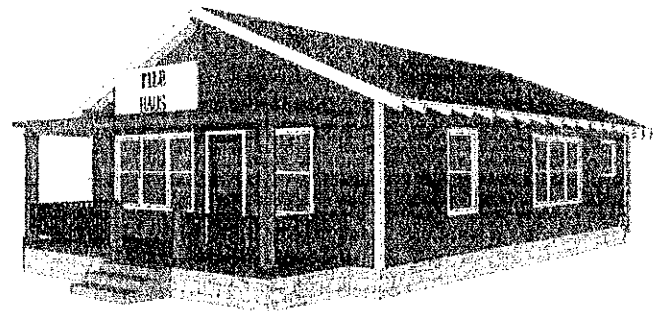
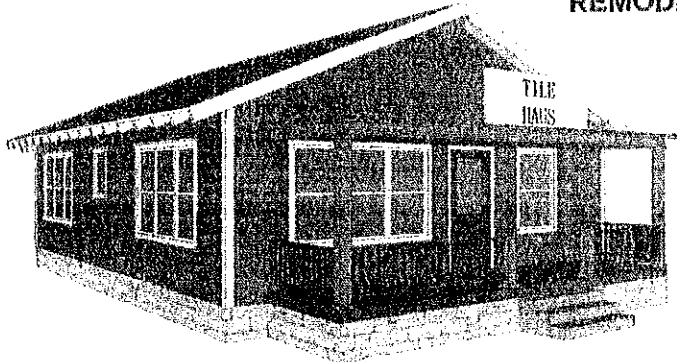
DESCRIPTION	RATE	QTY	AMOUNT
Front porch renovation - replace decking on porch & finish with brick paver - replace railing with metal baluster & Cedar top rail - wrap post in cedar 1/8 -hang front porch siding in cedar 1/8 planks	\$7,000.00	1	\$7,000.00
Landscaping -fix busted concrete sidewalk & level. Finish sidewalk with brick paver walkway - demo existing landscaping -Create flowerbeds with landscape edging -fill with evergreen bushes and summer heat resistant flowers	\$6,500.00	1	\$6,500.00
Stone foundation -Remove and Replace stone around crawlspace	\$6,800.00	1	\$6,800.00
Paint exterior - prep exterior with light sanding - paint 2 coats with existing color	\$6,000.00	1	\$6,000.00
Exterior Marquee Signage Fabricate/Order Marquee Letters 4ft tall each letter TILE HAUS (8 letters with bulbs) Fabricate & Install a stand to hold the letters attached to the roof.	\$5,700.00	1	\$5,700.00
TOTAL			USD \$32,000.00



EXISTING

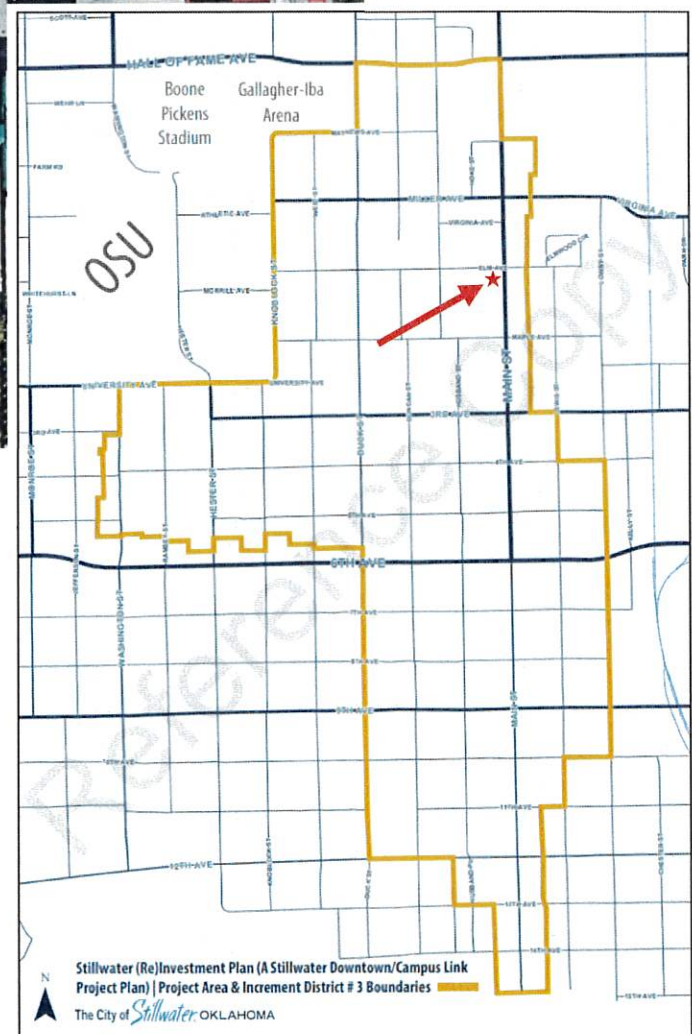


REMODEL



New stone on lower
New porch framing and wood accents
Painting exterior and update black roof

Tile Haus - TIF#3 Small Business Enhancement Application



Planning Review – TILE HAUS – 102 S. Main St. – 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 **__ This address is not downtown – N/A**
 - d. Special area plans **__N/A**
 - e. Zoning requirements **__ Zoned T5 – Form Based Code – Transect 5, 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.**

B. SMALL BUSINESS ENHANCEMENTS

1. Beginning July 1, 2018, Small Business Enhancements may be available to any retail, restaurant, or personal service small business within the Increment District proposing to enhance the exterior of the structure in which the existing business is located, provide streetscape improvements, enhance signage or access, or otherwise improve the appearance of the exterior of the business. To be eligible for Small Business Enhancements, projects must follow design and density standards as adopted by the City.

4

(RE) INVESTMENT PLAN
(A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN)

2. A Small Business Enhancement may be provided to assist in improvements and appearances of the physical exterior or exterior elements of the property where the business is located. Examples of such improvements include, but are not limited to, new or upgraded exterior signage, new exterior paint, art installation, landscape improvements, window or awning improvements, accessibility improvements, streetscape improvements, sidewalk improvements, parking additions or improvements, the installation of an outdoor seating or gathering space, or other visual improvements to the property. A Small Business Enhancement may not exceed a 50% match of the cost of the approved improvements. The applicant will be reimbursed by SEDA at the completion of the approved improvements for an amount not to exceed 50% of the actual amount expended on the approved improvements. The amount of the reimbursement will not exceed \$15,000.00. Documentation of all reimbursable expenses related to the improvements and physical confirmation of improvements must be provided before reimbursement occurs.

3. A business seeking a Small Business Enhancement must submit an application to the Implementation Policy Committee. The form of application is included here as Exhibit B. The Implementation Policy Committee will review the application for compatibility with the Project Plan, evaluate the proposed enhancements and associated cost estimate, and recommend appropriate performance parameters and requirements.

4. Upon recommendation by the Implementation Policy Committee that the proposed improvement is eligible to receive a Small Business Enhancement, and approval by SEDA, a Business Enhancement Agreement between the applicant and SEDA will be presented to the applicant. The agreement will provide for assistance in development financing as authorized by the Project Plan. Upon review and discussions regarding the terms, the agreement will be provided to SEDA for its consideration. Upon approval by SEDA, assistance in development financing will be provided as detailed in the agreement and as described here.

REPORT TO: STILLWATER ECONOMIC DEVELOPMENT AUTHORITY**MEETING DATE: JUNE 16, 2025**

Agenda Item:	5.b. SEDA-25-04
Previous/Related Action:	
Background/Issue:	• The Stillwater (Re) Investment Plan (A Stillwater Downtown/Campus Link Project Plan) is Stillwater's Tax Increment Financing District #3 (TIF3). • The TIF3 project plan provides for the creation of the Downtown/Campus Link Project Plan Implementation Policy Committee charged with reviewing applications for assistance provided for in the TIF3 project plan. • The committee met on June 9, 2025 to review the Small Business Enhancement (SBE) application submitted by Apex Title for TIF3 financial assistance for exterior improvements. • Apex Title is requesting the maximum \$15,000 in reimbursement for one half of the expenses for exterior improvements at 114 W. 8th St.
Proposal/Solution:	• The committee reviewed the Apex Title SBE application and found that it met the criteria outlined in the implementation policy guide for assistance. • The committee voted 5-0 to recommend the SBE application to the SEDA trustees for further consideration.
Financial Source/Impact:	Funding is available for TIF #3 Small Business Enhancement assistance in the Downtown/Campus Link Project Fund.
Related Strategic Priority:	#1 EFFECTIVE SERVICES & ACCOUNTABLE GOVERNMENT #2 MOTIVATED MANAGEMENT
Recommended Action/Motion:	Motion to approve application of Apex Title 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.
Prepared By:	Brady Moore, City Manager
Reviewed By:	Teresa Kadavy
Submitted By:	Brady Moore, General Manager
Attachments	

1. Apex Title Remodel Application

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 \$15,000.00

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

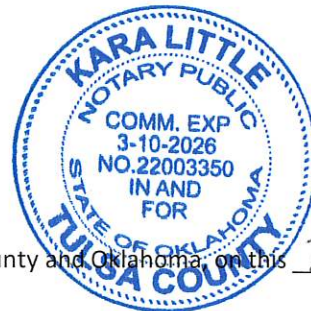
I, Payne B. Bedell, as the Applicant and or authorized representative (circle one) seeking TIF Assistance, certify that all statements, documentation, and information provided in and attached are true and correct to the best of my knowledge and that unless identified as "CONFIDENTIAL", statements, documentation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

Payne 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	20FT
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 15 OCCUPANTS
TOTAL OCCUPANTS:	15 OCCUPANTS
AREA OF WORK	

PROJECT TEAM

OWNER
 DAMON BEDELL
 3510 SOUTH 79TH EAST AVENUE
 TULSA, OK 74145
 918-289-9407

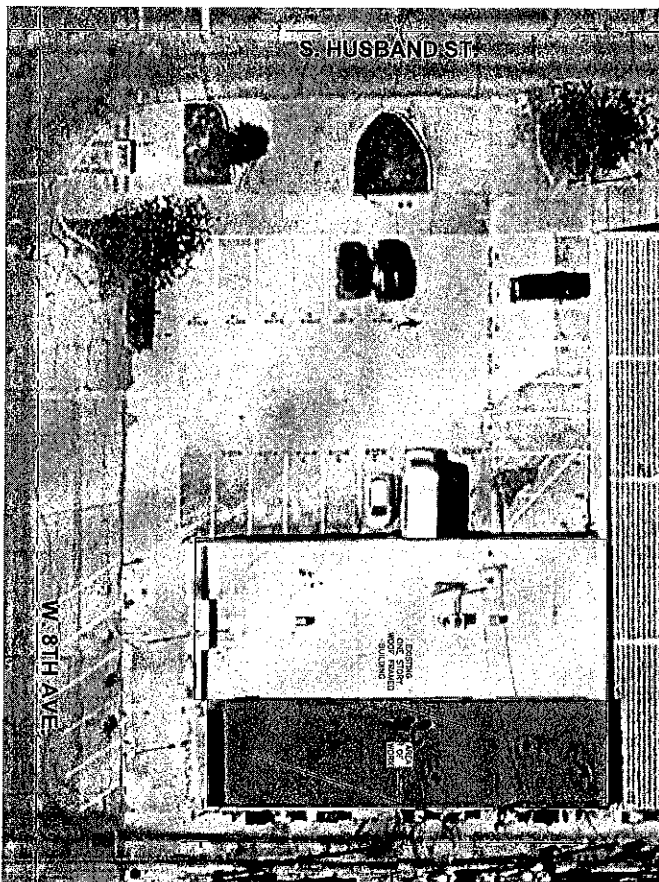
ARCHITECT
 KING ARCHITECTURAL SOLUTIONS
 16 EAST 16TH STREET, SUITE 500
 TULSA, OK 74119
 918-895-6498

INDEX TO DRAWINGS

A1.0	COVER SHEET & CODE SUMMARY
ARCHITECTURAL DRAWINGS	
D1.1	DEMOLITION PLAN
A1.1	FLOOR PLAN
A1.2	REFLECTED CEILING PLAN
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	MEN	WOMEN	MEN	WOMEN		
SEPARATE FACILITIES NOT REQUIRED PER SECTION 403.2 IPC										
TOTAL REQUIRED	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .15	15/100 = .015	1
TOTAL PROVIDED	2	2	2	2	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

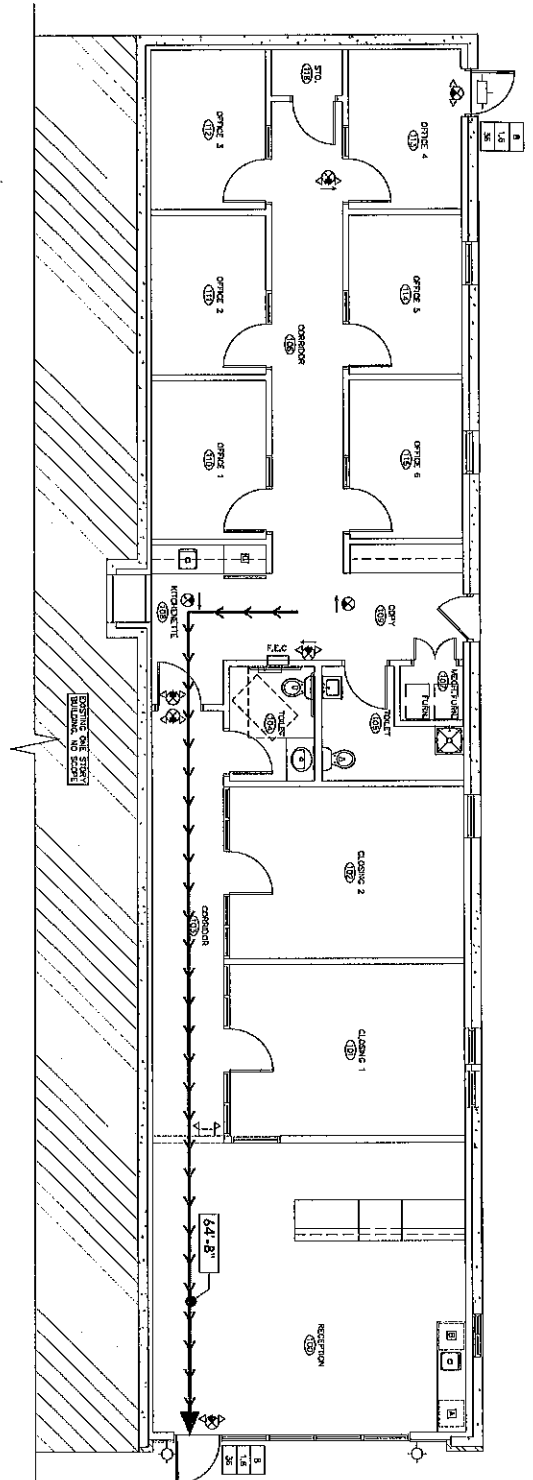
918-794-0758
 www.kingarchitecturalsolutions.com

King Architectural Solutions, PLLC



SCALE
 AS NOTED
 DATE 8/1/2020

COVER SHEET
 A1.0



A LIFE SAFETY PLAN

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

ROOM NAME	ROOM NUMBER
OFFICE 1	101
OFFICE 2	102
OFFICE 3	103
OFFICE 4	104
OFFICE 5	105
OFFICE 6	106
RECEPTION	107
REST AREA	108
STORAGE	109

1. DOORS NOT REQUIRED TO BE IN THE DIRECTION OF EGRESS FOR THIS SECTION (TOTAL 1).

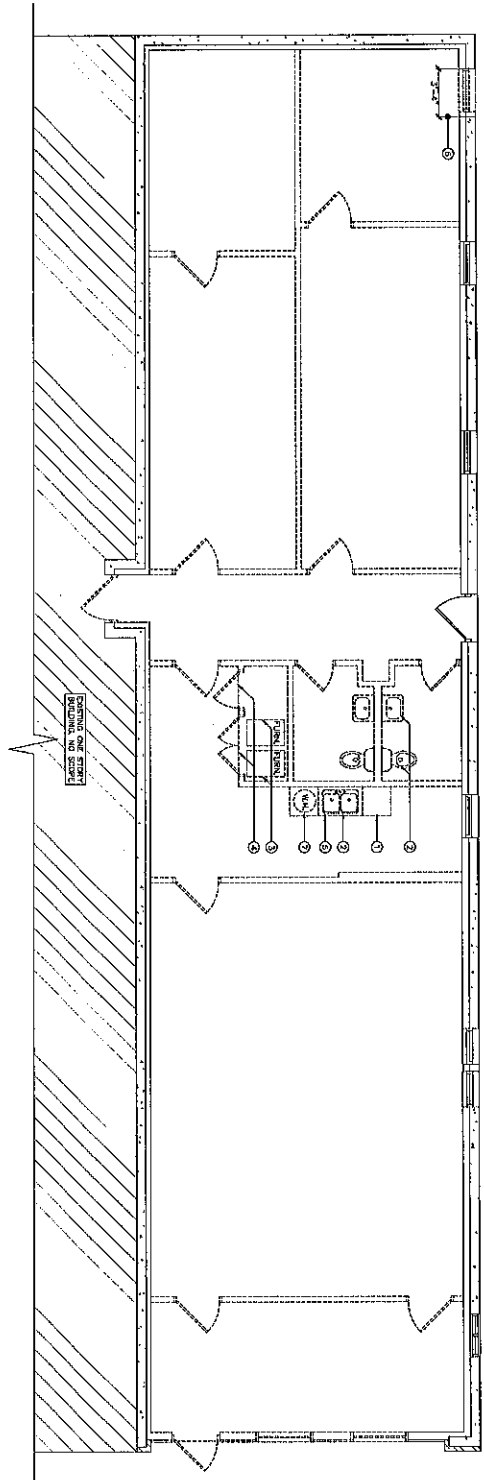
LIFE SAFETY PLAN
LS1.1

SCALE: 1/8" = 1'-0"
DATE: 08/11/2011
DRAWN BY: J. BEDELL
CHECKED BY: J. BEDELL



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

16 East 16th Street
Suite 500
Tulsa, Oklahoma 74119
918-794-0768
www.kingarchitecturalsolutions.com
King Architectural Solutions, PLLC



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

DEMOLITION PLAN 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 WET, STUD AND GYPSUM BOARD WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

GENERAL DEMOLITION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OKLAHOMA DEMOLITION ORDINANCE.
2. INSPECTION SHALL BE TO THE STATE OF SELECTIVE DEMOLITION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OKLAHOMA.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OKLAHOMA.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OKLAHOMA.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OKLAHOMA.

DEMOLITION NOTES

1. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
2. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
3. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
4. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
5. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
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12. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
13. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.
14. CONTRACTOR TO REMOVE ALL EXISTING STRUCTURE.

DEMOLITION NOTES

1. EXISTING MATERIAL TO BE REMOVED.
2. EXISTING MATERIAL TO BE REMOVED.
3. EXISTING MATERIAL TO BE REMOVED.
4. EXISTING MATERIAL TO BE REMOVED.
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14. EXISTING MATERIAL TO BE REMOVED.

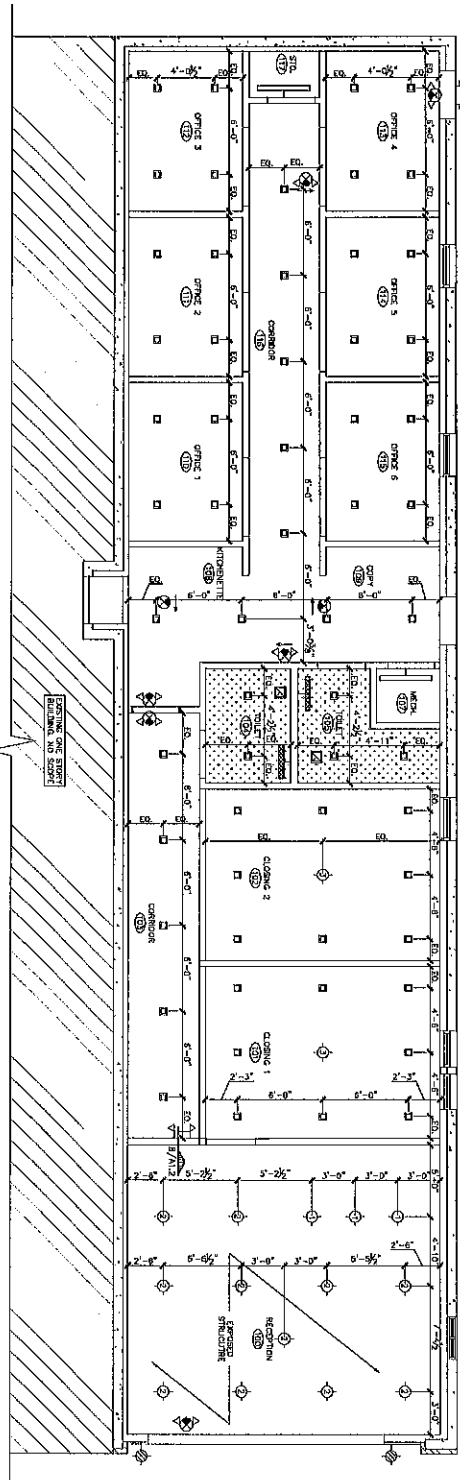


APEX TITLE - STILLWATER
DAMON BEDELL
 114 WEST 8TH AVE.
 STILLWATER, OKLAHOMA 74074

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

DEMOLITION PLAN
D1.1

SCALE: AS NOTED
 REVISIONS:
 DRAWN BY: [Signature]
 DATE: 8/1/2025



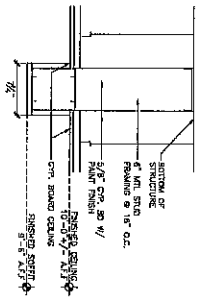
A REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

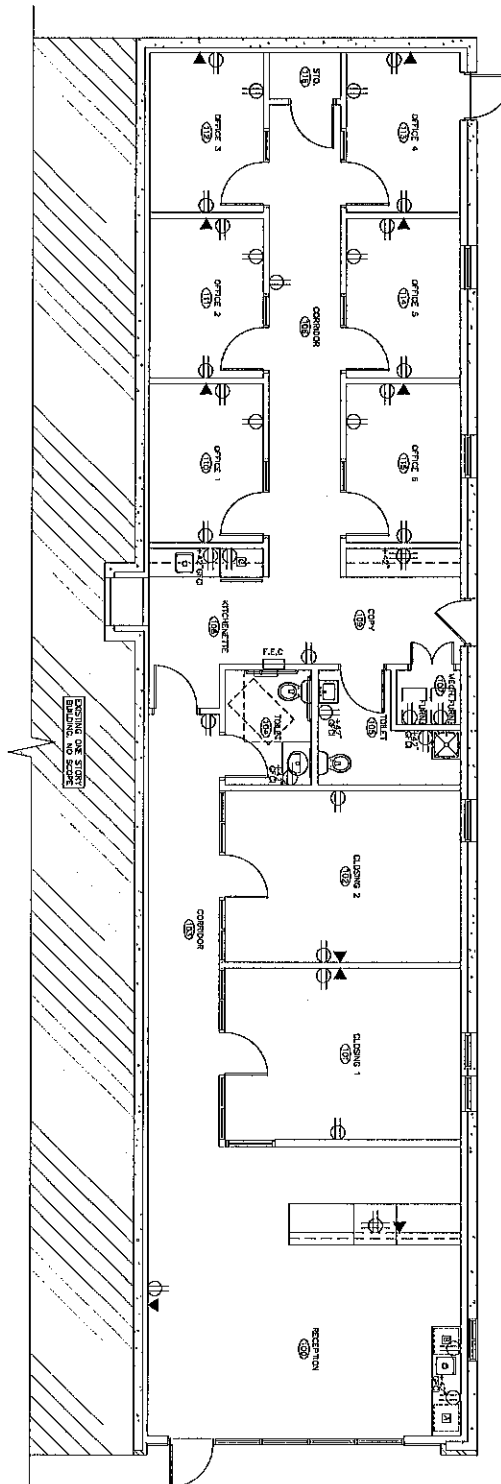
FLOOR PLAN LEGEND:

	1. PENDANT LIGHT FIXTURE, TYPE
	2. PENDANT LIGHT FIXTURE, TYPE
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	100. PENDANT LIGHT FIXTURE, TYPE

- NOTES:**
1. LOCATION AND TYPE OF ALL LIGHT FIXTURES.
 2. CONNECTIONS TO COORDINATE FINAL LIGHT FIXTURE LAYOUT TO EXISTING ELECTRICAL SYSTEMS.
 3. CONNECTIONS TO COORDINATE LOCATION OF ALL MECHANICAL DEVICES.

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





10

 ROOM NUMBER	 ELEVATION/ SHEET NUMBER	 NEW GRID, FLOORING AND CEILING BOARD WALL	 ROUGH OPENING	 NEW DOOR NEW DOOR SCHEDULE SHEET A-1	 NEW WINDOW NEW WINDOW TYPES, SEE A-1	 WALL TYPE - SEE A-1 FOR WALL TYPES	 LINE OF WALLS BELOW
 EXISTING STUD WALL TO REMAIN	 EXISTING DOOR TO REMAIN	 EXISTING WINDOW TO REMAIN	 WALL SECTION NUMBER (DRAWING/SHEET NUMBER)	 PLACED ON GRID DRAWING/SHEET NUMBER	 EXISTING WALL EXISTING WALL TYPES, SEE A-1	 ELECTRICAL, NEUTRAL	 NEW ELECTRICAL, UNLESS NOTED, WALL, FLOOR,
 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,	 NEW ELECTRICAL, GRID UNLESS NOTED, WALL,

10

1. CONTRACTOR TO VERIFY AND PROVIDE POWER REQUIRED FOR ALL EQUIPMENT
2. CONTRACTOR TO COORDINATE WIRELESS ROUTER LOCATION W/ OWNER.
3. CONTRACTOR TO COORDINATE FINAL LOCATION AND AMOUNT OF ELECTRICAL RECEPTACLES W/ OWNER.
4. CONTRACTOR TO LOCATE EXISTING ELECTRICAL PANEL. COORDINATE FINAL LOCATION OF ELECTRICAL PANEL W/ OWNER.

10

A	-	EXPRESS MACHINE CONTRACTOR TO PROVIDE PLUMBING AS REQUIRED	ONE
B	-	UNDER-COUNTER REFRIGERATOR	ONE
C	-	REFRIGERATOR	ONE
D	-	OWNER FURNISHED OWNER INSTALLED	
E	-	OWNER FURNISHED CONTRACTOR INSTALLED	
F	-	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	

114 WEST 8TH AVE.
STILLWATER, OKLAHOMA 74074

Tulsa, Oklahoma 74119

918-794-0758
www.klingarchitecturalsolutions.com

King Architectural Solutions, PLLC

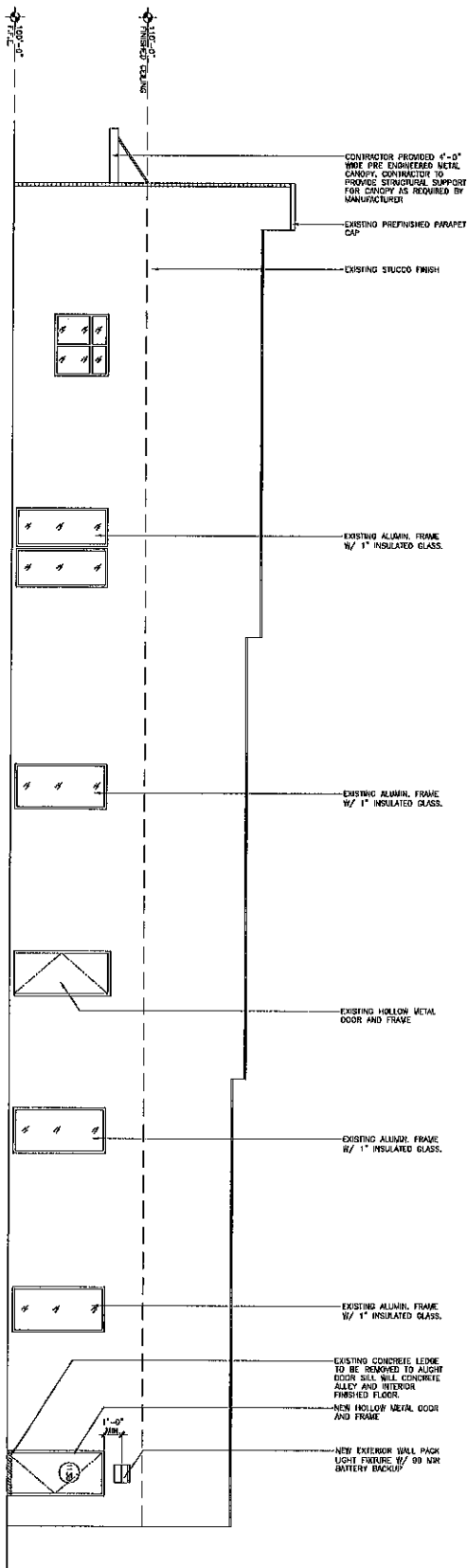
ARCHITECTURAL SEA	
SCALE	AS NOTED
FILE NAME	
MANAGED	
DRAWN BY	BS
DATE	5/12/2022



CONCEPT ELECTRICAL PLAN

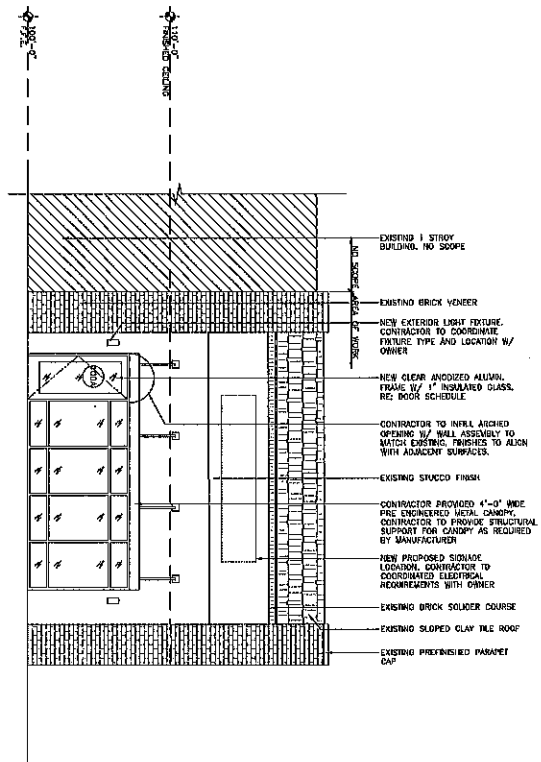
B SIDE ELEVATION

SCALE: 1/4" = 1'-0"



A FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR
ELEVATIONS
A2.1

SCALE: 1/4" = 1'-0"
FILE NAME: A2.1.dwg
DRAWN BY: J. HARRIS
DATE: 11/1/2023



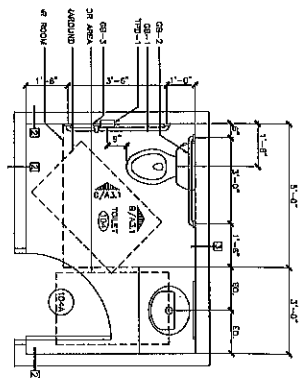
APEX TITLE - STILLWATER
DAMON BEDELL
114 WEST 8TH AVE.
STILLWATER, OKLAHOMA 74074

16 East 16th Street
Suite 500
Tulsa, Oklahoma 74119

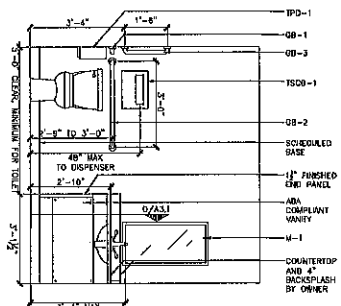
918-794-0758
www.kingarchitecturalsolutions.com



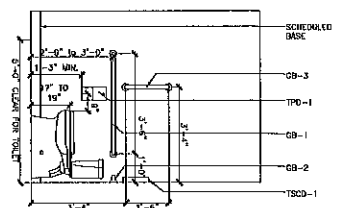
King Architectural Solutions, PLLC



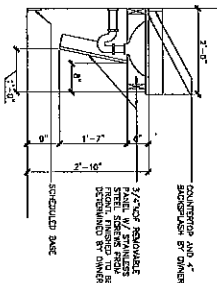
A ENLARGED TOILET PLAN
SCALE: 1/2" = 1'-0"



B TOILET ELEVATION
SCALE 1/2" = 1'-0"



C **TOILET ELEVATION**
SCALE 1/2" = 1'-0"

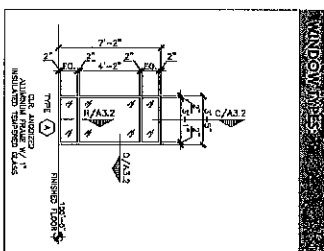
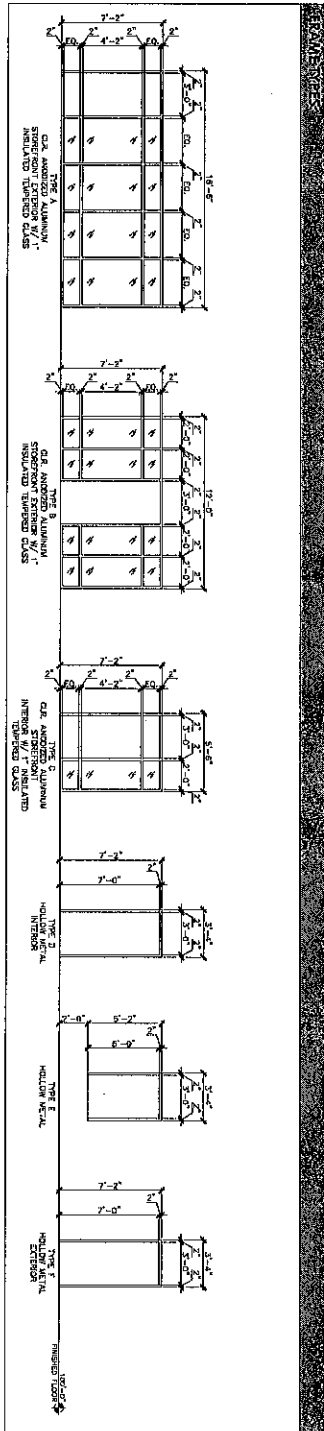


D CABINET W/ SINK
SCALE: 3/4" = 1'-0"

[illegible]

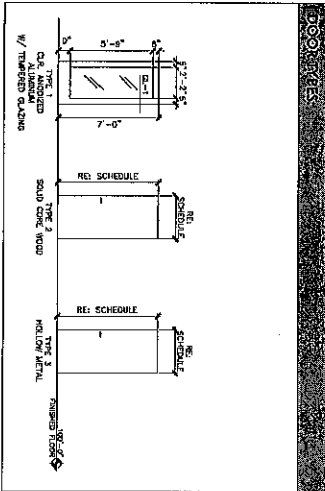
RE: INTERIOR ELEVATIONS ALL FOR MOUNTING HEIGHTS AND LOCATIONS
 DFC - CONTRACTOR FINISHED CONTRACTOR INSTALLED
 OFC - OWNER FURNISHED CONTRACTOR INSTALLED

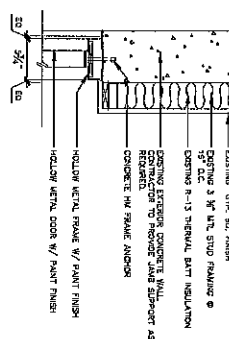
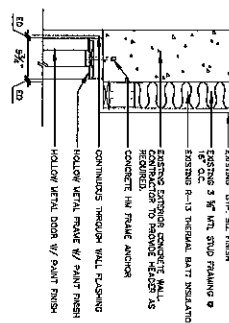
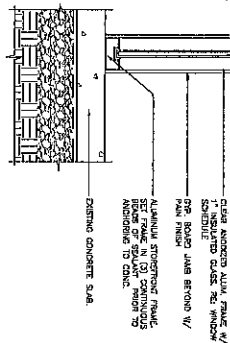
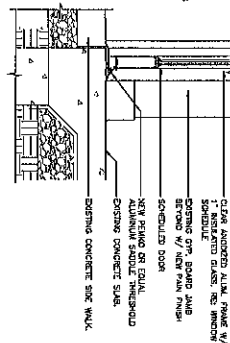
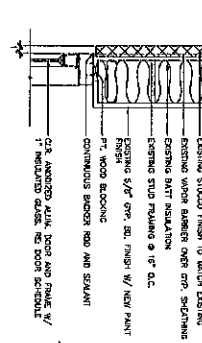
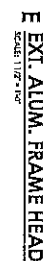
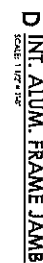
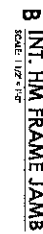
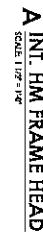
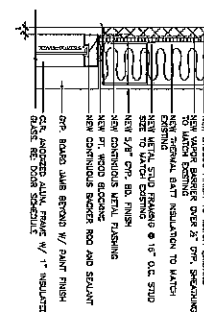
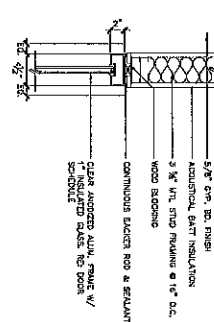
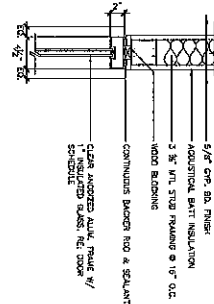
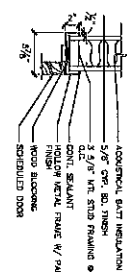
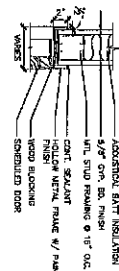
 DOOR  ROOM NUMBER  ELECTION SYMBOL (PRINTING/PREF. NUMBER)  BALLOT NUMBER AND OFFICIAL ELECTION BAL.	 FOR  FOR  FOR  FOR
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POOL AND GYM SCHEDULE											
POOL NUMBER	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	DOOR MATERIAL	FINISH	HEAD DETAIL	DOOR DETAIL	SHUT DETAIL	HARDWARE
100A	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	A	ALUMINUM	CLR. ANODIZED	6/3A2	1/3A2	6/3A3	6-3/8" LOCK PAINT
100B	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	B	ALUMINUM	CLR. ANODIZED	6/3A2	6/3A2		6-3/8" LOCK
100C	3'-0" x 7'-0" + 3/4"	3	SOLID WOOD	STAIN	D	6-1/2" OILY WRTHL	PAINT	1/3A3	6/3A3		ACCESS CONTROL W/ MTRC RELEASE
100D	3'-0" x 7'-0" + 3/4"	2	SOLID WOOD	STAIN	E	6-1/2" OILY WRTHL	PAINT	6/3A2	6/3A2		6-3/8" LOCK
100E	3'-0" x 7'-0" + 3/4"	2	SOLID WOOD	STAIN	F	6-1/2" OILY WRTHL	PAINT	6/3A2	6/3A2		6-3/8" LOCK
100F	3'-0" x 7'-0" + 3/4"	1	SOLID WOOD	STAIN	G	6-1/2" OILY WRTHL	PAINT	6/3A2	6/3A2		6-3/8" LOCK
100G	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100H	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100I	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100J	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100K	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100L	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100M	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100N	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100O	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100P	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100Q	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100R	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100S	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100T	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100U	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100V	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100W	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100X	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100Y	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK
100Z	3'-0" x 7'-0" + 3/4"	1	ALUMINUM	CLR. ANODIZED	C	ALUMINUM	CLR. ANODIZED	6/3A3	6/3A3		6-3/8" LOCK

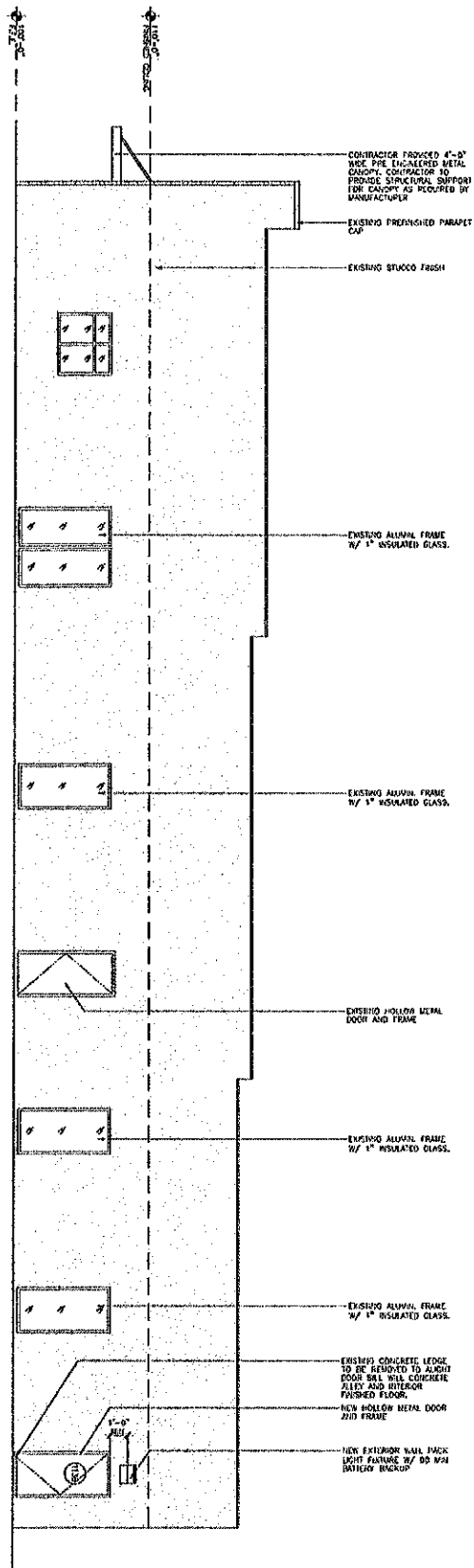
NOTE 1: ALL DOORS TO BE EQUIPPED W/ LEVER STYLE HARDWARE.





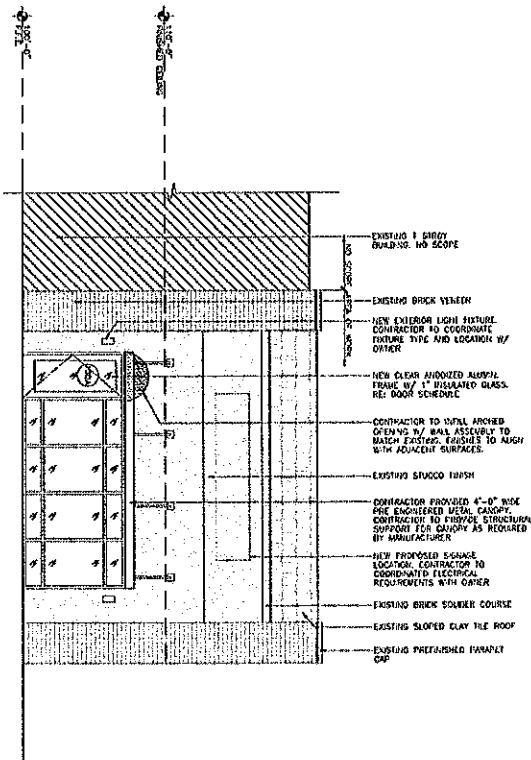
B SIDE ELEVATION

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



A FRONT ELEVATION

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



EXTERIOR
ELEVATIONS
A2.1

SCALE:
1/8" = 1'-0"
DATE: 01/11/2017
BY: [Signature]

APPROVED: [Signature]



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



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 TITLE – 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.**