



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

**May 2, 2022
11:00 a.m. – 1:00 p.m.
Room 1122B
Stillwater Municipal Building
723 S Lewis Street
Stillwater, OK 74074**

Present: Jeremy Bale, Candace Robinson, John Killam, Chris Reding, Doug Major

Absent: Jericah Dawson

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

1. Call Meeting to Order

Chair Bale called the meeting to order at 11:05 a.m.

2. General Orders

The Committee will hear a staff presentation, discuss, and take action including a vote or series of votes on each item listed as presented or as amended or revised by the Committee unless the agenda entry specifically states that no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the Committee.

a.	Approve meeting minutes of March 21, 2022 MOTION BY ROBINSON, SECOND BY REDING TO APPROVE THE MEETING MINUTES FROM MARCH 21, 2022 AS PRESENTED. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, REDING-YEA, MAJOR-ABSTAINED MOTION CARRIED WITH FOUR YEA VOTES AND ONE ABSTENTION.	Jeremy Bale
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b.	Consider application of Social 174 Stilly for Small Business Enhancement Assistance in the amount of \$9,975.16 for improvements to include new signage, paint, update awnings and replace lights and front doors. Deputy City Manager Melissa Reames introduced Cali Crissup owner of Social 174 Stilly. Ms. Crissup gave the history on how her business started and she presented the design ideas and cost estimates for the business enhancement project. Ms. Crissup addressed the committee's concerns and answered their questions. Deputy City Manager Melissa Reames answered the financial questions regarding the Social 174 Stilly application. MOTION BY MOTION BY KILLAM, SECOND BY ROBINSON TO RECOMMEND THE APPLICATION FOR SMALL BUSINESS ENCHANCEMENT ASSISTANCE IN THE AMOUNT OF \$9,975.16 TO THE SEDA TRUSTEES. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, REDING-YEA, MAJOR-YEA MOTION CARRIED WITH FIVE YEA VOTES.	Melissa Reames Cali Crissup
c.	Evaluate application submitted by Gaia Holdings, LLC requesting assistance in development financing pursuant to the (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan) and formulate a recommendation to the City Council Deputy City Manager Melissa Reames introduced Alberto Gallardo and Dr. Estefanny Davalos Elizondo with Gaia Holdings, LLC. Mr. Gallardo presented the project and discussed the designs, business concept, vision and objectives. Mr. Gallardo addressed the committee's concerns and answered their questions. MOTION BY MOTION BY MAJOR, SECOND BY REDING TO RECOMMEND THE APPLICATION FOR REDEVELOPMENT FOR CONSIDERATION BY THE SEDA TRUSTEES AT 22% AND PAYMENT IN ARREARS. ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, REDING-YEA, MAJOR-YEA	Melissa Reames Alberto Gallardo Dr. Estefanny Davalos Elizondo

	MOTION CARRIED WITH FIVE YEA VOTES.	
d.	Update on Projects Deputy City Manager Melissa Reames gave an update on the following projects that were reviewed by the committee: • Everyman • Stonecloud • Campus Corner Creamery • HK Development (Convention Center) Ms. Reames mentioned that Lily's Lavender/Greige Goods and Merrifield Office Supply have both completed their projects.	Melissa Reames

3. Possible action to enter Executive Session pursuant to 25 O.S. §307 (C) (11) for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to locate within the City of Stillwater because public disclosure of the matter to be discussed would interfere with the development of products and services and would violate the confidentiality of the business.

MOTION BY REDING, SECOND BY MAJOR TO ENTER INTO EXECUTIVE SESSION AT 12:05 P.M.

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

MOTION CARRIED WITH FIVE YEA VOTES.

- Possible discussion with Gaia Holdings, LLC representative involving information where public disclosure would violate the confidentiality of the business and/or other confidential communication and information with City staff on matters pertaining to economic development.
- Possible action to terminate Executive Session and resume meeting.

MOTION BY MAJOR, SECOND BY KILLAM TO RECONVENE THE REGULAR MEETING AT 12:38 P.M.

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

MOTION CARRIED WITH FIVE YEA VOTES.

4. 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 [Request to speak form](#) or via the form found in the lobby outside Council chambers prior to meetings.*

Mr. Gallardo presented how this project has grown during the planning and development period and that payment in arrears could cause challenges for this project to develop.

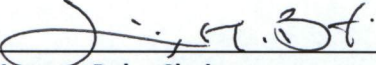
5. Adjourn

MOTION BY KILLAM, SECOND BY REDING TO ADJOURN THE MAY 2 2022 MEETING.

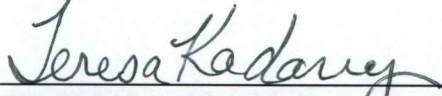
ROLL CALL: BALE-YEA, KILLAM-YEA, ROBINSON-YEA, REDING-YEA, MAJOR-YEA.

MOTION CARRIED WITH FIVE YEA VOTES.

Meeting was adjourned at 1:01 p.m.



Jeremy Bale, Chair



Teresa Kadavy, Clerk to Board