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

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

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

Staff Present: City Manager Brady Moore, 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 May 12, 2025 meeting minutes</p> <p>MOTION BY MAJOR, SECOND BY WANZOR TO APPROVE THE MEETING MINUTES FROM MAY 12, 2025 AS PRESENTED.</p> <p>ROLL CALL: BALE-YEA, KILLAM-YEA, MAJOR-YEA, WANZOR-YEA, JOHNSON-YEA.</p> <p>MOTION CARRIED WITH FIVE YEA VOTES.</p>	Jeremy Bale
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b.	<p>General discussion of history and next steps for updating the TIF#3 Implementation Policy Guide (no action to be taken on this item)</p> <p>City Manager Brady Moore stated that this discussion is a follow-up from the last meeting on May 12 in regards to updating the Implementation Policy Guide (IPG). Staff realizes that the IPG needs some clean up to give the Committee more clarity as well as flexibility. Center for Economic Development Law (CEDL) has already made suggestions as to what revisions need to be made. City Manager Moore reported that the authority still sits with the SEDA Trustees but staff thought it was best to bring the revised IPG back to the Committee for approval. This would allow the Committee to review the revisions and to continue revising the IPG before presenting to SEDA for approval. CEDL told staff that the IPG is never nailed down the first time.</p>	Brady Moore
c.	<p>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.</p> <p>The Committee was given copies of the Downtown TIF#3 budget and told there has been no change since the last meeting. Discussion was held regarding the balance of finances in the Project Plan's Assistance in Development Financing category versus the Small Business Enhancement (SBE) category. City Manager Moore reported that the balance in the SBE category is around \$2,000 and staff would like to increase that balance by transferring \$150,000 from the Assistance in Development Financing budget. City Manager Moore answered their questions.</p> <p>MOTION BY MAJOR, SECOND BY KILLIAM TO APPROVE RECOMMENDING 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.</p>	Brady Moore

	<p>ROLL CALL: BALE-YEA, KILLAM-YEA, MAJOR-YEA, WANZOR-YEA, JOHNSON-YEA.</p> <p>MOTION CARRIED WITH FIVE YEA VOTES.</p>	
<p>d.</p>	<p>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.</p> <p>City Manager Moore gave an overview of the SBE application and improvement project submitted by Apex Title. He introduced Paul Cooper, Construction Contractor, for the project.</p> <p>Mr. Cooper stated that their goal is to help improve the beautification of Downtown Stillwater. He presented the planned improvements for 114 W. 8th Street and answered the Committee's questions. Mr. Cooper stated that Apex Title could not do these renovations without the help of the TIF#3 funds.</p> <p>MOTION BY KILLAM, SECOND BY WANZOR TO APPROVE THE SMALL BUSINESS ENHANCEMENT APPLICATION AS PRESENTED.</p> <p>ROLL CALL: BALE-YEA, KILLAM-YEA, MAJOR-YEA, WANZOR- YEA, JOHNSON-YEA.</p> <p>MOTION CARRIED WITH FIVE YEA VOTES.</p>	<p>Brady Moore</p>

3. Public Comment


None.

4. Adjourn

MOTION BY MAJOR, SECOND BY KILLAM TO ADJOURN THE JUNE 9, 2025 REGULAR MEETING.

ROLL CALL: BALE-YEA, KILLIAM-YEA, MAJOR-YEA, WANZOR-YEA, JOHNSON-YEA.
MOTION CARRIED WITH FIVE YEA VOTES.

Meeting adjourned at 12:23 p.m.


 Jeremy Bale, Chair


 Teresa Kadavy, Clerk to Board