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STILLWATER (RE)INVESTMENT PLAN
(A STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY
COMMITTEE
MEETING MINUTES
NOVEMBER 10, 2025

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

Present: Jeremy Bale, John Killam (12:01), Doug Major, Seth Condley, Devin Wanzor,
Kristie Newby
Absent: Charles Johnson

Staff Present: City Manager Brady Moore, Assistant City Manager and Chief Financial Officer
Christy Cluck, Assistant City Manager Rachel Bernish, 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.

Table with 2 columns: Item description and Name. Item a: Approve June 9, 2025 meeting minutes. Name: Jeremy Bale. Includes motion text and roll call results.

b.	<p>Approve 2026 meeting schedule.</p> <p>City Manager Moore stated the proposed schedule has one meeting per month with adjustments for holidays. The schedule allows flexibility to hold special meetings as necessary for urgent topics or reviews.</p> <p>MOTION BY WANZOR, SECOND BY MAJOR TO APPROVE THE 2026 MEETING SCHEDULE AS PRESENTED.</p> <p>ROLL CALL: BALE-YEA, KILLAM-YEA, MAJOR-YEA, CONDLEY-YEA, WANZOR- YEA, NEWBY-YEA.</p> <p>MOTION CARRIED WITH SIX YEA VOTES.</p>	Brady Moore, Rachel Bernish
c.	<p>TIF 3 Financial Report (no action will be taken on this item).</p> <p>Assistant City Manager and Chief Financial Officer Christy Cluck presented both the financial report and budget report to the committee. She reported that the financial report will be presented as of October 31, 2025. Ms. Cluck stated the finances are as follows:</p> <p>Total Sources of Funds: Just under \$4.5 million. Total Uses of Funds: Just under \$2.9 million. Fund Balance: Approximately \$1.6 million remaining. Commitments were highlighted, noting that the funds for HK Development will remain on this report until a termination agreement is finalized.</p> <p>Ms. Cluck discussed the budget report.</p> <p>Killam raised the question regarding the protection of the City related to the Everyman project. City Manager Moore explained there is a mortgage order and the City took a second position to the bank. While the initial loan from SEDA to that project is at risk, the City will continue to collect ad valorem tax on that property and two years of payments have been made on that project, so the total loan amount has decreased. Discussion was held regarding what happens to the debt if a new owner takes over this property. Mr. Moore stated that the City's attorneys have been on top of this case since the beginning and will continue to advise on actions the City needs to take.</p>	Christy Cluck

d.	<p>Consider application of Community Escrow and Title Co. for Small Business Enhancement assistance in the amount of \$15,000 for exterior improvements to include front porch roof renovations, front deck replacement and new lighting installed at 623 S. Lewis Street.</p> <p>City Manager Brady Moore introduced the new Assistant City Manager Rachel Bernish. He stated that Rachel would be handling the TIF applications in the future as well as overseeing Water Utilities, City Engineering and Planning.</p> <p>City Manager Moore gave an overview of the project for Community Escrow and Title at 623 S. Lewis Street. He reported Community Escrow and Title Company requested \$15,000 for exterior improvements at 623 South Lewis Street, with a total estimated project cost of \$60,500. Moore introduced the applicant, John Bartley.</p> <p>Mr. Bartley described the history of the building (built in 1892) and the necessity for improvements due to structural issues caused by tree roots affecting the foundation. He reported that the proposed improvements include renovations to the front porch, a new deck, and updated lighting. Mr. Bartley explained the project scope has increased due to unforeseen circumstances, but the TIF funding request remains unchanged.</p> <p>MOTION BY MAJOR, SECOND BY WANZOR TO APPROVE THE PROJECT AS PRESENTED.</p> <p>ROLL CALL: BALE-YEA, KILLAM-YEA, MAJOR-YEA, CONDLEY-YEA, WANZOR- YEA, NEWBY-YEA.</p> <p>MOTION CARRIED WITH SIX YEA VOTES.</p>	Brady Moore, Rachel Bernish
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3. Public Comment

None.

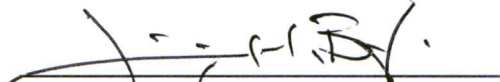
4. Adjourn


MOTION BY WANZOR, SECOND BY CONDLEY TO ADJOURN THE NOVEMBER 10, 2025 REGULAR MEETING.

ROLL CALL: BALE-YEA, KILLIAM-YEA, MAJOR-YEA, CONDLEY-YEA, WANZOR-YEA, NEWBY-YEA.

MOTION CARRIED WITH SIX YEA VOTES.

Meeting adjourned at 12:15 p.m.


Jeremy Bale, Chair


Teresa Kadavy, Clerk to Board