

**STILLWATER PLANNING COMMISSION SUMMARY**  
**REGULAR MEETING OF April 5, 2022**  
**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING**  
**LAW, THE AGENDA WAS POSTED April 4, 2022 IN THE**  
**MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

MEMBERS PRESENT

Jana Phillips, Chair  
Brett Allred, Vice-Chair  
Mike Shanahan, Member  
Mark Prather, Member  
Stephen Hallgren, Member

STAFF PRESENT

Melissa Reames, Asst. City Manager/Chief Financial Officer  
Brady Moore, Chief Performance Innovation Officer  
Jeff Mathews, Community Development Director  
Beth Ann Childs, Special Counsel  
Cindy Gibson, Administrative Services Manager

MEMBERS ABSENT

1. CALL MEETING TO ORDER.

Chair calls the meeting to order at 5:30 p.m. and explains the procedures and process for the meeting.

Chair Phillips invokes Chairman's prerogative and will start with agenda item 3.

3. PRESENTATION BY SPECIAL COUNSEL OF THE CITY ATTORNEY'S OFFICE REGARDING STATE STATUTES, THE STILLWATER CODE OF ORDINANCES, THE ZONING CODE, AND CASES OF INTEREST ON PLANNING AND ZONING MATTERS.

Mrs. Beth Anne Childs, Special Counsel speaks on TIF law in Oklahoma that has been in place since 1992; the Local Development Act allows municipalities and other public bodies to undertake development providing for the planning and financing to carry out development and/or redevelopment of areas that are unproductive, undeveloped, underdevelopment or blighted.

Mrs. Childs comments that there has been a number of cases that have been interrupted and further redefined the Land Development Act such as the developments in OKC of the brick homes and a citizen who filed a number of qui tam law suits which involved several aspects of the Land Development Act; in fact, the court started to refer to the cases by the individuals name with #1, #2, #3, #4 and believe there was a #5; and this provided the opportunity to refine what we do and how we do it.

Mrs. Childs has reviewing the law and the Attorney General's interpretations; there is a Planning Commission representative to the TIF committee and this provides opportunity to present skills and knowledge to the group; and this group consist of not only the Planning Commission representative but also others from the community as well as other taxing agencies.

Mrs. Childs continues stating that the item before the Planning Commission this evening is a resolution and it does two (2) things:

1. Recognizes that the Planning Commission finds that the project plan is in compliance with the Comprehensive Plan; and
2. That the Planning Commission recommends to the governing body the adoption of this revised plan.

Chair Phillips expresses thanks to Mrs. Childs for the information. Chair Phillips moves onto agenda item #2 and asks for staff's report.

2. PLANS, POLICIES AND ORDINANCES FOR DISCUSSION AND POSSIBLE ACTION:

- a. A resolution of the Stillwater Planning Commission determining that the 2022 Amended Stillwater (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan) is in conformance with the Stillwater 2030 C3 Comprehensive Plan for the City of Stillwater and recommending to the City of Stillwater approval and adoption of the 2022 Amended Stillwater (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan).

Chair Phillips introduces and read the agenda item.

Brady Moore, Chief Performance Innovation Officer introduces Mrs. Melissa Reames, Assistant City Manager and Chief Financial Officer as well as Mr. Jeff Mathews, Community Development Director and presents staff's report. Brady also commented that the TIF Review Committee had their 3<sup>rd</sup> meeting today and this proposed project plan did pass with a vote of 7 to 3.

Brady asks if there are any questions.

Commissioner Hallgren asks about it being abandoned so who owns it; Brady responds that they aren't for sure who the owner is but intended to state that the building was vacant.

Commissioner Hallgren asks if this will cross over the boundaries of the Kameoka Trail up to Park View Estates; Brady responds that the red lines and area map are not to scale and doesn't include the trail.

Commissioner Shanahan asks for Mrs. Reames to come speak.

Commissioner Shanahan asks about the TIF not being contiguous as most TIFs are.

Melissa Reames, Assistant City Manager & Chief Financial Officer comes to the podium and responds that the law does provide for minor amendments; this area is approximately 20 acres which is about 5% of the overall district so we can do this minor amendment to the plan.

Commissioner Shanahan asks what the rationale is; Mrs. Reames responds that some of it is financial so we want to spend the 5% to be the most impactful to the district.

Discussion is held about the price of the building, monies that will be invested in equipment and property as well as the number of jobs that this opportunity will provide at build out; these are real wins for the community; and in indirect ad valorem as well as sales tax from these jobs.

Mrs. Reames comments on the following:

- The project plan functions as a trunk of a tree
- Discusses the various TIFs, how they are different but have a common objective
- This objective is to encourage redevelopment in areas where that may not occur without the TIF

Commissioner Shanahan asks if the Moore Building Forms building redevelopment stimulated with TIF funds; Mrs. Reames responds not to her knowledge.

Mrs. Reames discusses:

- TIF #1 also known as the Academy TIF. This is a sales tax TIF wherein the City has foregone a penny of the sales tax to stimulate the development and growth in this area.
- Another sales tax TIF #2 is on the West side of Stillwater also known as the West TIF but is having a challenge to get going.
- TIF #3 is the Downtown/Campus Link TIF and is the first ad valorem tax. Oklahoma is the only state wherein the cities don't share in the ad valorem tax without the voters' approval.
- The BLS TIF (TIF #4) will repurpose the decommissioned steam generation station which we hope to see dirt moving soon as well.
- The addition to the Downtown/Campus Link TIF will generate sales tax by employees that come to work for the company.

Commissioner Hallgren asks how the TIFs generally develop; Mrs. Reames responds that they come about in different ways such as the Downtown/Campus Link TIF was the brainchild of the Mayor but BLS TIF was for a specific project.

Mrs. Reames adds that TIF #4 encompasses all public property that isn't on the tax rolls but the objective is to convert the properties to be on the tax rolls so current based assessed value is zero and the value changes with redevelopment and gets the properties on the tax rolls; increment is the difference between base assessed value to the new assessed value; this process occurs between the county and city in the background and funds are reported to the requirements of the Local Development Act.

Mrs. Reames expresses thanks to the Planning Commission for their service to the community and for their attention this evening.

Brady returns and presents the alternatives and asks if there are any additional questions.

Chair Phillips asks for Planning Commission discussion.

**Commissioner Hallgren moved to approve the resolution as presented, Vice-Chair Allred seconded.**

| Roll call: | Phillips | Allred | Shanahan | Prather | Hallgren |
|------------|----------|--------|----------|---------|----------|
|            | YES      | YES    | YES      | YES     | YES      |

**Time: 20 minutes**

4. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS, OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

- a. Next Planning Commission meeting April 19, 2022.

5. ADJOURN.

This regular meeting of the Stillwater Planning Commission was called for adjournment by Vice-Chair Allred seconded by Commissioner Hallgren at approximately 5:55 p.m. on April 5, 2022 with all members present in agreement. The next regularly scheduled meeting will be held April 19, 2022 at 5:30 p.m. in the City Council Hearing Room (Room 1122), Stillwater Municipal Building, 723 S. Lewis Street, Stillwater, OK.

Prepared by – Cindy Gibson, Administrative Services Manager

Approved by -   
Stillwater Planning Commission