

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED JUNE 16, 2021, 2021 AT 4:50 P.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JUNE 21, 2021

PRESENT: VICE CHAIR ALANE ZANNOTTI, TRUSTEES JOHN WEDLAKE,
AMY DZIALOWSKI AND CHRISTIE HAWKINS
ABSENT: CHAIR WILLIAM H. JOYCE

1. CALL MEETING TO ORDER

Vice Chair Zannotti called the meeting to order at 6:47 p.m.

2. CONSENT DOCKET

- a. Approve regular meeting minutes of June 7, 2021

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

ROLL CALL VOTE: ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR 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. GENERAL ORDERS

- a. Consider Downtown TIF Implementation Policy Committee's recommendation for the Campus Corner Creamery, LLC project and authorize staff to move the project forward and present a redevelopment agreement to the Trustees at the next SEDA meeting

Deputy General Manager Melissa Reames reported the TIF#3 project plan provides for the creation of an Implementation Policy Committee charged with reviewing applications for assistance provided for in the TIF#3 project plan. The committee met to review the application submitted by Campus Corner Creamery, LLC (CCC) under the significant impact development financing category of the TIF#3 project. CCC is requesting \$150,000 in upfront funds from TIF#3 for the redevelopment project at 220 S. Knoblock Street. Ms. Reames reported the committee voted 3-1 to recommend this proposal to the SEDA Trustees for further consideration.

Campus Corner Creamery, LLC owners, Justin & Lissette Minges spoke on behalf of their project and answered Trustees questions.

MOTION BY TRUSTEE HAWKINS, SECOND BY TRUSTEE DZIALOWSKI TO APPROVE THE DOWNTOWN TIF IMPLEMENTATION COMMITTEE'S RECOMMENDATION FOR THE CAMPUS CORNER CREAMERY, LLC PROJECT AND AUTHORIZE STAFF TO MOVE THE PRJOECT FORWARD AND PRESENT A REDEVELOPMENT AGREEMENT TO THE TRUSTEES AT THE NEXT SEDA MEETING.

ROLL CALL VOTE: ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- b. Consider Downtown TIF Implementation Policy Committee's recommendation for the Lilly's Lavender, LLC project and authorize staff to move the project forward and present a redevelopment agreement to the Trustees at the next SEDA meeting

Deputy General Manager Melissa Reames reported the TIF#3 project plan provides for the creation of an Implementation Policy Committee charged with reviewing applications for assistance provided for in the TIF#3 project plan. The committee met to review the application submitted by Lilly's Lavender, LLC dba Greige Goods (GG) under the general project improvement financing category of the TIF#3 project. GG is requesting \$54,471 in upfront funds from TIF#3 for the redevelopment project at 716 S. Main Street. Ms. Reames reported the committee voted 3-1 to recommend this proposal to the SEDA Trustees for further consideration.

Lilly's Lavender, LLC dba Greige Goods owners, Shannon Williams and LeAnn Jacobson spoke on behalf of their project and answered Trustees questions.

MOTION BY TRUSTEE HAWKINS, SECOND BY TRUSTEE WEDLAKE TO APPROVE THE DOWNTOWN TIF IMPLEMENTATION COMMITTEE'S RECOMMENDATION FOR THE LILLY'S LAVENDER, LLC PROJECT AND AUTHORIZE STAFF TO MOVE THE PRJOECT FORWARD AND PRESENT A REDEVELOPMENT AGREEMENT TO THE TRUSTEES AT THE NEXT SEDA MEETING.

ROLL CALL VOTE: ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- c. Consider staff recommendation to develop a not to exceed threshold of upfront funding for development projects in Tax Increment Financing Districts

Deputy General Manager Melissa Reames reported that TIF#3 has received three proposals for upfront financing assistance and TIF#4 has received one proposal for upfront financing assistance and these requests from both TIF's total \$6,555,000. She stated that staff recommends adopting a city wide reserve policy with criteria for inter-fund loans. Ms. Reames reported staff would work on a reserve policy and bring it back to the Trustees for review at the July 12, 2021 SEDA meeting.

No action was taken on this item.

6. 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

7. QUESTIONS & INQUIRIES

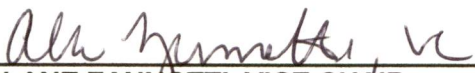
None.

8. ADJOURN

MOTION BY TRUSTEE DZIALOWSKI, SECOND BY TRUSTEE HAWKINS TO ADJOURN THE JUNE 21, 2021 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: ZANNOTTI-YEA, WEDLAKE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The regular meeting of the Stillwater Economic Development Authority adjourned at 7:44 p.m.



ALANE ZANNOTTI, VICE CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY



TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY