

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED MAY 13, 2022 AT 4:58 P.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
MAY 16, 2022**

**PRESENT: CHAIR WILLIAM H. JOYCE, VICE CHAIR ALANE ZANNOTTI
AND COUNCILOR KEVIN CLARK
ABSENT: TRUSTEES AMY DZIALOWSKI AND CHRISTIE HAWKINS**

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 6:19 p.m.

2. CONSENT DOCKET

- a. Approve regular meeting minutes of April 4, 2022, special meeting minutes of April 15, 2022 and executive session minutes of April 15, 2022

MOTION BY TRUSTEE CLARK, SECOND BY VICE CHAIR ZANNOTTI TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, ZANNOTTI-YEA, CLARK-YEA.
NAY-NONE. MOTION CARRIED WITH THREE 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 recommendation from the TIF #3 Implementation Committee regarding a small business enhancement funding request from Cali Crissup dba Social 174 Stilly and authorize staff and special counsel to enter into a small business enhancement agreement with Social 174 Stilly

Deputy City Manager Melissa Reames introduced Cali Crissup with Social 174 Stilly. Ms. Crissup gave the history on how her business developed, the kind of products she will offer and answered the Trustees questions.

Ms. Reames reported that on May 2, 2022, the TIF Committee reviewed the application submitted by Cali Crissup dba Social 174 Stilly under the small business enhancement financing category of the TIF3 project. Ms. Crissup is requesting up to one half of approved expenditure costs not to exceed \$9,975.16 in reimbursement funding from TIF3 for the façade improvements at 607 S. Main Street. The committee

reviewed the application and found that it met the criteria outlined in the implementation guide for assistance and voted 5-0 to recommend this proposal to the SEDA Trustees for consideration.

MOTION BY VICE CHAIR ZANNOTTI, SECOND BY TRUSTEE CLARK TO APPROVE CALI CRISSUP DBA SOCIAL 174 STILLY SMALL BUSINESS ENHANCEMENT FUNDING REQUEST AND AUTHORIZE STAFF AND SPECIAL COUNSEL TO SIGN THE RELATED DOCUMENTS.

ROLL CALL VOTE: JOYCE-YEA, ZANNOTTI-YEA, CLARK-YEA.
NAY-NONE. MOTION CARRIED WITH THREE YEA VOTES.

- b. Consider recommendation from the TIF #3 Implementation Committee regarding the proposed redevelopment agreement with Gaia Holdings, LLC and authorize the general manager and special counsel to negotiate, finalize and execute the terms of the redevelopment agreement for the project consistent with the term sheet

Deputy City Manager Melissa Reames stated this next project qualifies as a significant development according to the objectives in the project plan. She introduced Alberto Gallardo and Dr. Estefanny Davalos Elizondo with Gaia Holdings, LLC. Mr. Gallardo presented their project, development plans, programs that will be offered and answered the Trustees questions.

Ms. Reames reported that the TIF Implementation Committee agreed that this is a wonderful project and would bring life to an underserved part of Stillwater. She gave an overview of the financials for this redevelopment project. The TIF Committee's recommendation is to award \$462,740 in arrears to this project; however, Mr. Gallardo is requesting funds upfront. Ms. Reames stated that all funds for this TIF have been awarded and one of those awards is to Everyman. Everyman has still not entered into a redevelopment agreement, so if circumstances change for that project, funds could be freed up. Ms. Reames suggested to start with entering into a redevelopment agreement from the TIF Committee's recommendation and as things progress staff can come back to the Trustees with an amended redevelopment agreement in the future.

MOTION BY CHAIR JOYCE, SECOND BY TRUSTEE CLARK TO DIRECT STAFF TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH GAIA HOLDING, LLC AND AUTHORIZE THE GENERAL MANAGER AND LEGAL COUNSEL TO NEGOTIATE, FINALIZE AND EXECUTE THE TERMS OF THE REDEVELOPMENT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$462,740 PAID IN ARREARS FOR THE PROJECT CONSISTENT WITH THE TERM SHEET.

ROLL CALL VOTE: JOYCE-YEA, ZANNOTTI-YEA, CLARK-YEA.
NAY-NONE. MOTION CARRIED WITH THREE YEA VOTES.

6. RESOLUTIONS

- a. Resolution No. SEDA-2022-3: A resolution of the Stillwater Economic Development Authority adopting an operating budget for the Fiscal Year 2022-2023

Mayor Joyce stated this is the same budget that was presented at the public hearing on May 2, 2022.

MOTION BY TRUSTEE CLARK, SECOND BY VICE CHAIR ZANNOTTI TO ADOPT RESOLUTION NO. SEDA-2022-3.

ROLL CALL VOTE: JOYCE-YEA, ZANNOTTI-YEA, CLARK-YEA.
NAY-NONE. MOTION CARRIED WITH THREE YEA VOTES.

7. 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

8. QUESTIONS & INQUIRIES

None.

9. ADJOURN

MOTION BY TRUSTEE CLARK, SECOND BY VICE CHAIR ZANNOTTI TO ADJOURN THE MAY 16, 2022 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, ZANNOTTI-YEA, CLARK-YEA.
NAY-NONE. MOTION CARRIED WITH THREE YEA VOTES.

The regular meeting of the Stillwater Economic Development Authority adjourned at 6:58 p.m.



WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY



TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY