

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED MARCH 2, 2023 AT 11:40 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
MARCH 6, 2023**

PRESENT: CHAIR WILLIAM H. JOYCE AND VICE CHAIR AMY DZIALOWSKI,
TRUSTEES CHRISTIE HAWKINS, KEVIN CLARK AND TIM HARDIN

ABSENT: NONE

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 6:24 p.m.

2. CONSENT DOCKET

- a. Approve regular meeting minutes of February 13, 2023
- b. Approve term sheet with Brick Building, LLC for the redevelopment project at 622 & 624 S. Main Street

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

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE 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 approval of redevelopment agreement between Progressive Development and Stillwater Economic Development Authority

Chief Performance Innovation Officer Brady Moore reported that the TIF3 application submitted by Progressive Development Corp, LLC (PD LLC) is requesting \$525,000 for the redevelopment of the building at 923 S. Main Street to house two new businesses, Hatch – Early Mood Food and Round House Bakery. The Implementation Policy Committee (IPC) reviewed the application and found that it met the criteria outlined in the implementation guide for assistance. Mr. Moore stated that the IPC voted 6-0 to recommend the PD LLC proposal to the SEDA Trustees for consideration. The approved motion recommends the full \$525,000 to be funded in arrears and include the City's undedicated 2% sales tax to the project. Mr. Moore stated that on January 9, 2023, SEDA Trustees voted 5-0 in support of the project and directed staff to enter into a redevelopment agreement with Progressive Development Corp, LLC and authorize the general

manager and legal counsel to negotiate, finalize and execute the terms of the redevelopment agreement for the restaurant and bakery at 923 S. Main Street. He reported that on January 23, 2023, SEDA Trustees voted 3-0 to approve a Term Sheet with Progressive Development, LLC that details \$375,000 would be funded in up-front assistance. The remaining \$150,000 will be paid in arrears after the \$375,000 note has been paid back in full.

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH PROGRESSIVE DEVELOPMENT CORP, LLC AND AUTHORIZE THE GENERAL MANAGER AND LEGAL COUNSEL TO NEGOTIATE, FINALIZE AND EXECUTE THE TERMS OF THE REDEVELOPMENT AGREEMENT FOR THE RESTAURANT AND BAKERY AT 923 S. MAIN STREET.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

6. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from General Counsel: No report.
- b. Miscellaneous items from General Manager:
 - General Manager Norman McNickle reminded and encouraged all registered voters to make their voices heard and vote tomorrow March 7th.
- c. Miscellaneous items from Trustees:
 - Mayor Joyce reminded residents that this weekend the Mid-South Bike Race is taking place in Stillwater and he invited residents to come and cheer on the participants.
- i) Discussion about scheduling items for future meetings

7. QUESTIONS & INQUIRIES

None.

8. ADJOURN

MOTION BY TRUSTEE HAWKINS, SECOND BY VICE CHAIR DZIALOWSKI TO ADJOURN THE MARCH 6, 2023 REGULAR MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, HAWKINS-YEA, CLARK-YEA, HARDIN-YEA. NAY-NONE. MOTION CARRIED WITH FIVE YEA VOTES.

The regular meeting of the Stillwater Economic Development Authority adjourned at 6:29 p.m.



WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY



TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY