

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED JANUARY 22, 2026 AT 5:20 P.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JANUARY 26, 2026

PRESENT: CHAIR WILLIAM H. JOYCE, 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 5:45 p.m.

2. CONSENT DOCKET

- a. Approve January 12, 2026 regular meeting minutes.

MOTION BY VICE CHAIR DZIALOWSKI, SECOND BY TRUSTEE HARDIN 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 the recommendation from the Stillwater (Re)Investment Plan (Downtown/Campus Link Project Plan) Implementation Policy Committee regarding the application submitted by Republic Properties, LLC requesting assistance in development financing for property located at 206 W. 6th Avenue pursuant to the (Re)Investment Plan (A Stillwater Downtown/Campus Link Project Plan).

Assistant City Manager Rachel Bernish gave a brief overview of the TIF3 project submitted by Republic Properties, LLC under the Significant Impact Development financing category. She reported that the Implementation Policy Committee met January 12, 2026, and they recommend \$1,000,000 paid in arrears over the life of the TIF. Ms. Bernish introduced the developer Layton Johns.

Mr. John's gave a brief personal history and showed a video of the plans for the redevelopment of the property at 206 W. 6th Avenue. He stated this property will be called The Bookend Hotel that will be a 15 room Boutique Hotel with a bar in the basement as well as a 1200 square feet event space. There will be

conference rooms that can be rented out and a small gift shop. Mr. John's reported that they have partnered with a lot of the local contractors for the redevelopment and they plan to partner with the local restaurants to provide food and catering services for the hotel guests and events. Mr. John's answered the Trustee's questions.

City Manager Brady Moore discussed the financials of the project.

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO APPROVE THE APPLICATION SUBMITTED BY REPUBLIC PROPERTIES, LLC REQUESTING ASSISTANCE FOR \$1,000,000 PAID IN ARREARS FOR THE REDEVELOPMENT OF THE BUILDING AT 206 W. 6TH AVENUE TO CREATE A NEW BOUTIQUE HOTEL, BAR AND PUBLIC MEETING SPACE CALLED THE BOOKEND HOTEL.

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

6. QUESTIONS & INQUIRIES

None.

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. ADJOURN

MOTION BY VICE CHAIR DZIALOWSKI, SECOND BY TRUSTEE HAWKINS TO ADJOURN THE JANUARY 26, 2026 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 5:57 p.m.



WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY



TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY