



Together, Investing in Municipal Excellence

STILLWATER ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

MAY 4, 2026, 5:30 PM

723 S. Lewis Street, Room 1122
Stillwater, OK 74074

Chair Will Joyce, Vice Chair Amy Dzialowski, Trustees Christie Hawkins, Kevin Clark, & Tim Hardin

1. Call Meeting to Order

2. Consent Docket

Items listed on the consent docket are routine administrative matters that may be approved without discussion. SEDA will take action on these items collectively with a single vote. The requested SEDA action is indicated for each item listed. Should a Trustee elect to discuss, amend, revise, or table any item listed on the consent docket, the item will be moved to the section of the agenda titled "Items Removed from the Consent Docket" for consideration and possible action. Additionally, a Trustee or the General Manager may simply ask the Chair to remove an item from the consent docket prior to action by the Trustees and no action will be taken on the removed item at this meeting.

a.	Approve April 20, 2026 regular meeting minutes.	
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3. Public Comment on Items not Scheduled for Public Hearings

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Trustees at a regularly scheduled meeting on any item of business listed on the meeting agenda provided they have submitted a written request prior to the meeting either online at Request to speak form or via the form found in the lobby outside Council chambers.

4. Items Removed from the Consent Docket

Items removed from the consent docket are placed on this section of the agenda for discussion, revision, amendment and/or tabling prior to action by the Trustees. The Trustees may take action, including a vote or series of votes, on items removed to this section of the agenda after the requested discussion, revision, or amendment.

5. General Orders

SEDA will hear a staff presentation and take action including a vote or series of votes on each item listed as presented or as amended or revised by members of the Authority unless the agenda entry specifically states no action will be taken. The requested action is indicated in each agenda entry but may be amended or revised prior to action by the Authority.

a.	Chamber of Commerce Quarterly Report	Kari Moore
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6. Questions and Inquiries

7. Reports from Officers and Boards

Announcements and remarks of general interest may be made by Trustees, General Manager or General Counsel. Items of City business that may require discussion or action, including a vote or series of votes, are listed below

8. Adjourn

On April 30, 2026 at 5:15 p.m., a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The City of Stillwater encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, please notify the City Manager's office at least 48 hours prior to the meeting by calling 405.742.8243.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the City Clerk's office.

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AGENDA
WAS POSTED APRIL 17, 2026 AT 9:30 A.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
APRIL 20, 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 6:19 p.m.

2. CONSENT DOCKET

- a. Approve March 23, 2026 regular meeting minutes.
- b. Approve Mutual Termination Agreement with HK Development Group, LLC to terminate the Redevelopment Agreement dated December 29, 2022 for the redevelopment project described as the construction and operation of a five-story, 123 guest room hotel, an 18,555 square foot conference center, and four-level structured parking garage with 180 parking spaces.
- c. Approve budget amendments reflecting increased transfers to the Stillwater Economic Development Authority from the City's General Fund in the amount of \$280,461 and appropriating expenditures of \$280,461 for obligations under Tax Increment Financing District #1.

MOTION BY TRUSTEE HAWKINS, SECOND BY VICE CHAIR DZIALOWSKI 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. QUESTIONS & INQUIRIES

None.

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. ADJOURN

MOTION BY TRUSTEE CLARK, SECOND BY TRUSTEE HAWKINS TO ADJOURN THE APRIL 20, 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 6:20 p.m.

WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY

TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY

DRAFT

Performance Metrics by Strategic Focus Area with Tracking

This outlines measurable performance metrics aligned with the strategic focus areas of the Stillwater Chamber of Commerce Economic Development Strategic Plan (2025–2028). These metrics serve as the evaluation framework for the Chamber’s performance under the FY25-26 Economic Development Services Contract.

The added 'Year-To-Date (YTD) Tracking' column supports quarterly progress monitoring and performance evaluation.

Yellow Highlight: Complete

Blue Highlight: In Progress

Red Highlight: Not confident in completion

Contract Scope Area	Strategic Pillar	Performance Metric (FY24–25 Target)	Year-To-Date Tracking
A. First Contact for Economic Development Services	Business Recruitment	<p>-Respond to 100% qualified inquiries within 5 business days.</p> <p>-Produce 5 customized proposals for prospects.</p> <p>-Attend 2 site selector conferences.</p> <p>-Host 1 site selector/prospect visit.</p> <p>100% Complete</p>	<p>-Participated in 3 qualified inquiry calls. 2 of the 3 have become project opportunities in our pipeline.</p> <p>-Submitted 6 proposals for prospects.</p> <p>-Provided Support for a county opportunity in partnership with Cushing Economic Development.</p> <p>-Hosted a potential investment group in partnership with Cowboy Venture Partners.</p> <p>-Attended I-35 Mega Mixer Site Selection Event 4/24 (Dallas, TX).</p> <p>-Attended Regional Partner Site Selection Fireside Chat. 4/25 (OKC)</p> <p>-Hosted 3 site visits - June (2) & July(1)</p> <p>-Attended the Southern Economic Development Conference</p> <p>-Participated in Site Selector Guild Virtual Table Talks</p> <p>-Hosted All In for Oklahoma State event and followed with industry tour for Oklahoma Dep. Of Commerce’s EDGE team.</p> <p>-Hosted Greater OKC 10 county Regional Partnership meeting.</p>

<p>B. Monthly Coordination Meetings</p>	<p>Operational Excellence</p>	<p>-Hold 12 coordination meetings. -Track action items</p> <p>100% Complete</p>	<p>Met with City Manager Brady Moore in April, May and June. -Action Items include Set a meeting with HR Staff to support city employee recruitment efforts. -Presented Strategic Plan -Coordinated for Site Selection Visits Met with City Manager Brady Moore in July, August and September. -Action Items included Feedback from June Site Visit with Colliers International. -Center On Rural Innovation (CORI) Investment Update -Coordinated Project site visit -Discussed regional economic development roundtable meeting. -Discussed community marketing partnership program application. Met with new Assistant city manager, Rachel Bernish October and November. I was out early December for medical leave so we did not meet that month. Action Items included: -Update on how we operate and what our focus is. -Discussed the need for retail focus but do not have the funding or the staff to support adding a retail division at this time. -Discussed a need for an increase in the E.D. contract to keep up with growth in Stillwater. -New Film opportunity and lack of film friendly designation. Met with Assistant City Manager, Rachel Bernish January, February and March. Action Items included:</p> <ul style="list-style-type: none"> - Contract Increase Metrics and Need. - Retail investment updates. - Potential funding support and co-op purchasing programs for local businesses Summer of 2026.
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			<ul style="list-style-type: none"> - Update on Talent Recruitment plan for both industry and public employers. -
	Business Recruitment / Property Activation	<ul style="list-style-type: none"> -Enhance existing Grow Stillwater website with searchable property map and cost of doing business calculator. -Produce 1 new marketing asset per quarter. -Run 6 social media campaigns highlighting target sectors. 	<ul style="list-style-type: none"> -Updated Grow Stillwater Website with new drone footage. Secured contract with Global Site Location Industry Solutions to re-vamp our Grow Stillwater website to include: Retail Property Map Integration, Page Redesign and Animation Enhancements, and Cost Analysis Calculator. Preview of new site can be seen, here. -Purchased new drone footage to utilize for marketing purposes. -Released Welcome to Stillwater Recruitment Video -Launched Stillwater Economic Development Social Media Accounts. -Partnered with Visit Stillwater & Stillwater Regional Airport on a joint advertisement in the Thunder Magazine. -Partnered with Visit Stillwater, The City of Stillwater and The Stillwater Regional Airport to apply for the OK Department of Commerce’s Community Marketing Partnership Program. (Awarded) -Social Media Campaigns: Why Stillwater -
D. Business Retention and Expansion (BRE)	Business Retention & Expansion	<ul style="list-style-type: none"> -Conduct 25 BRE visits (15 small, 10 top employers). -Partner with Meridian Technology for business assistance with OIEP applications. -Invest in a CRM to track all engagements. -Submit semiannual BRE report 	<ul style="list-style-type: none"> -Conducted BRE Visits with 6 top employers and 12 Small businesses. -OIEP partnership brought in 19 applications, 17 awards for over \$938,900.00 in funds with a total project cost of \$3,488,995.00 (In 2024 only 9 companies in Stillwater were awarded) -Secured CRM through Global Site Location Industry Solutions -BRE Visits have resulted in a request from large manufactures to bring the Stillwater Area

			<p>Manufacturing Council Back. Council met 2/3/2026 & 4/21/2026</p> <p>-BRE Visits also highlighted the need for earlier career readiness opportunities. Currently partnering with SPS, Meridian and The HUB to launch first ever, district wide, 5th grade career exploration event. Will take place 5/13/2026.</p>
E. Community Data System	Operational Excellence / Property Activation	<p>-Maintain quarterly updated inventory of available properties.</p> <p>-Invest in CORI partnership to develop community data and statistics tracking system. Complete phases 1&2 of the four-phase proposal.</p> <p>-Publish an online economic dashboard with workforce data.</p> <p>-Deliver semi-annual community data report.</p>	<p>-Sent property request emails to 10 owners offering to promote their spaces.</p> <p>-Worked with 5 commercial building owners on property activation.</p> <p>- Hosted our first Commercial Real Estate program in July.</p> <p>-Continue to navigate funding opportunities with CORI to proceed with their proposal.</p> <p>-Partnering with Meridian Technology Center on completing Payne County's Work Ready Community Designation so data can be added to Grow Stillwater website with workforce data.</p>
F. Proactive Business Recruitment	Business Recruitment	<p>-Complete NAICS code analysis to develop industry-specific recruitment materials and prospect list for targeted industries.</p> <p>-Track and report total private investment secured.</p>	<p>-Based on the NAICS Code analysis and Target industries developed we currently have 12 open projects in our pipeline for the following sectors:</p> <ul style="list-style-type: none"> • Agricultural Technology and Bioscience (2) • Advanced Air Mobility / Unmanned Aerial Systems (1) • Manufacturing (varied sectors) (9) • Information Technology and Telecommunications (0) <p>- We have closed 4 projects for the following reasons:</p> <ul style="list-style-type: none"> • Site specs changed, could not meet existing building requirements.

			<ul style="list-style-type: none"> • Didn't advance into 2nd round based on sites submitted. • Not a project that made sense for our community once we met with the company directly. • Their primary customer in Stillwater acquired a company that provided the same service and Stillwater no longer made sense. <p>-Participated in 1 pre-application meeting with Developers and City Staff.</p> <p>-Met with Oklahoma State University about partnering to connect with Alumni who are in leadership positions within these target industries to bring industry investment into Stillwater.</p> <p>-Working with CRM provider on improvements to help track investment.</p> <p>-Supported a large retail investment as new owners, Dunhill Partners, acquired Bradford Plaza.</p> <p>-Currently partnered with 2 different development groups on opportunities in Stillwater.</p>
	Business Recruitment	<p>-Engage in 3 regional/state marketing initiatives.</p> <p>-Co-sponsor 1 regional or statewide economic event.</p>	<p>-Purchased an ad to participate in Oklahoma's Marketing campaign in the Xpansion Journal Magazine. The digital version received over 27,000 views.</p> <p>-Hosted Select OK In-Market Site Selection Visit</p> <p>-Partnered with Visit Stillwater, Stillwater Regional Airport and The City of Stillwater on a joint application for the Oklahoma Department of Commerce "Community Marketing Partnership Program." We were awarded \$16k in matching marketing dollars.</p>

			<ul style="list-style-type: none"> -Attended Select Oklahoma Monthly Meetings -Attended “All in for Oklahoma,” through Oklahoma Department of Commerce. Stillwater will host this meeting in March of 2026. -Participated in OKC Regional Partnership meetings. - Participated in Dep. Of Commerce OIEP Tours to market the impact the program had on each company.
H. Small Business and Entrepreneurship	Entrepreneurship	<ul style="list-style-type: none"> -Host 1 entrepreneurship workshop and pitch competition. -Develop targeted outreach and support programs for underrepresented entrepreneurs, including women, minority, and veteran owned businesses. -Refer 10 businesses to startup resources. 	<ul style="list-style-type: none"> -Small Business University Launched in June. 19 participants with 17 of them Graduated in August. - Have referred 17 businesses to Start up- resources. -Partnered with Meridian Technology and Exchange Bank on Small Business Fraud Prevention Seminar. -Partnered with OSU’s Riata Center for Innovation and Entrepreneurship, Meridian, and CoWorkIt to host Global Entrepreneurship Week. -Currently working with some of our restaurant businesses on a potential CO-OP Purchasing program to help lower the cost of food. At the same side, trying to come up with a program that would help alleviate small businesses rental costs over the summer.
I. Organizational Excellence	Operational Excellence	<ul style="list-style-type: none"> -Complete peer ED funding model analysis by Q3. -Present long-term funding diversification plan by end of FY. -Maintain 100% on-time reporting and budget transparency. 	<ul style="list-style-type: none"> -Model to be presented to City Staff 1/12/2025 for review. -Currently in discussions with city staff about long term funding model with city staff.



ECONOMIC DEVELOPMENT SERVICES: Q1-2026

JANUARY - FEBRUARY - MARCH

The Mission of the Stillwater Chamber of Commerce Economic Development Division is to promote and support economic growth by attracting, retaining, and expanding diverse and sustainable businesses. we work in partnership with community stakeholders to create quality jobs, enhance quality of life, and ensure long-term prosperity for Stillwater through *responsive, transparent and community-driven initiatives.*

Sustainability. Collaborative. Intentional. Ethics First. Community-Centered.

WORKFORCE AND ECONOMIC DEVELOPMENT EFFORTS:

Our focus is on:

Immediate talent recruitment, long-term workforce development, and enhancing existing workforce to meet demand

ACT Work Ready Community Certification



This program empowers local employers and talent to leverage the **ACT WorkKeys National Career Readiness Certificate (NCRC)** to measure and close the skills gap and build common frameworks that link, align, and match workforce development efforts.

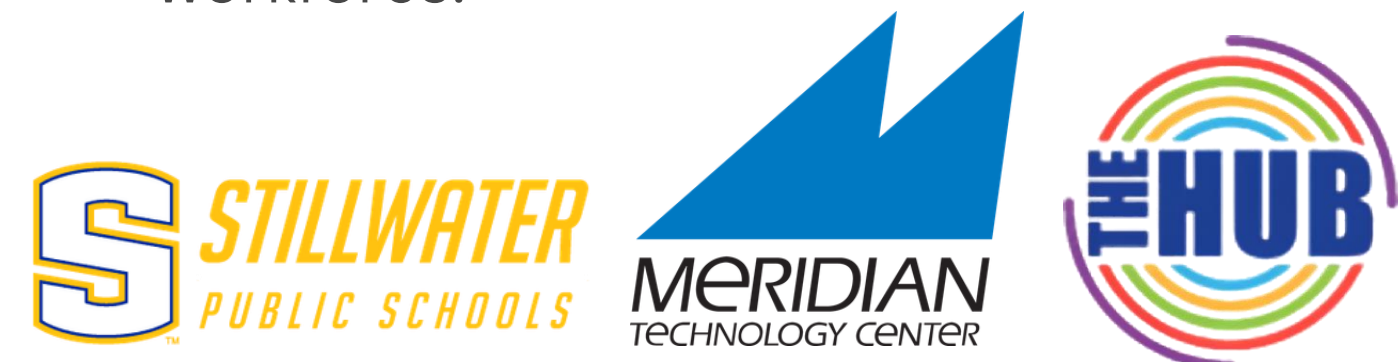


Make My Move

- Considering partnering with our large employers to leverage a proven tool to attract talent from outside the state/region and incentivize relocating to Stillwater and Payne County.
- This would be a short-term investment to meet immediate workforce needs.

5th Grade Career Exploration Event

- In partnership with MTC and SPS
- First district-wide 5th grade career exploration event.
- Starting a long-term workforce development initiative to retain talent as students transition to the workforce.



PROGRAMS AND ROUND TABLES:

Regional Economic Development Roundtable

- We hosted about 15 different partners, including Councilor Hardin, County Assessor Jason Gomez, and County Commissioner Zach Cavett in Stillwater for a basic Economic Development 101 session

Oklahoma Department of Commerce's All In For Oklahoma Quarterly Meeting

- Hosted 75 different community leaders and business partners together at the Stillwater Community Center.
- Following the visit, we hosted 4 people from Commerce's EDGE team for some education and tour at USARE. The chamber now has one of the very first magnets cut at the plant!

Greater OKC Regional Partnership Quarterly Meeting




- We hosted the quarterly in person meeting at the HUB and successfully coordinated a regional partnership project simulation.

Re-Launches the Stillwater Area Manufacturing Council

- We re-launched the Stillwater Area Manufacturing Council and partnerships are growing! We meet the first Tuesday of the first month of each quarter and all meetings have been sponsored by FLYSWO.



PROJECTS:

-  Supported the retail investment and aquisition of Bradford Plaza by Dunhill Partners.
-  Working with 2 different development groups on investment and development in Stillwater
-  Working on a project to support growing quality childcare services and needs in our community.

PROJECTS: DATA CENTER ECONOMIC IMPACT UPDATE



**TOTAL SPEND FROM
SEPTEMBER 2024-MARCH 2026**

Community	\$	41,839.23
Cost of work	\$	8,539,016.84
Donation	\$	10,500.00
Hospitality	\$	76,213.86
Office	\$	241,548.04
Grand Total	\$	8,909,117.97

FINANCIAL THOUGHTS/PLANS WITH ECONOMIC DEVELOPMENT :

We must prioritize establishing sustainable, long-term revenue streams to support economic development in Stillwater.