



Stillwater Municipal Building
723 S. Lewis
Stillwater, Oklahoma
stillwater.org

BUSINESS IMPROVEMENT & SPECIAL SERVICES DISTRICT #1
SPECIAL MEETING MINUTES

APRIL 13, 2017
11:00 a.m.
Room 1112B

Board Members Present: Robyn Davies, Ben Douglas (11:13am), Marsha Forbes, Kyle Gibbs, Steve Green, Jill Hunt, Kent Kinzie, Jim McCollum, Susie Presley, Robert Sitton, Jr., Cory Williams (11:09am)

Board Members Absent: None

Staff Present: Norman McNickle, John Dorman, Kimberly Carnley, Melissa Reames, Patti Osmus, Teresa Kadavy

Others Present: Cristy Morrison, Mrs. Robert Sitton, Jr., Mona Smith, Charles Himes, Lissette Minges, Neha Gupta, Michelle Charles

1. CALL MEETING TO ORDER
Chair Gibbs called the meeting to order at 11:05 a.m.
2. GENERAL ORDERS

The Board will discuss and take action at this meeting (including a vote or series of votes) on each item listed under General Orders unless the agenda entry specifically states that no action will be taken.

- a. The Board will hear presentations of items as they relate to the proposal to form Business Improvement District #2. (Board may take action on items presented)
Chair Gibbs started the discussion by stating that he thinks the first step is to decide on concrete goals for the next BID. Once goals are established, it will be easier to develop the formation and structuring plan. Chair Gibbs suggested the ideas of streetscaping, lighting and sidewalk improvements as possible goals and budgetary focus of the new BID. He came up with these goals from member input and questionnaire results.

Cristy Morrison provided information on various types of BID's and encouraged Board members to review and familiarize themselves with the ordinance that created BID #1. She expressed the view from the Visit Stillwater Board that a vibrant and successful downtown is vital to tourism and economic development.

Jill Hunt conveyed that downtown merchants feel a BID is vital to their businesses being successful and also would like to see the media and façade grants continue.

Cory Williams stated he would like a new BID to take on larger projects such as a downtown parking garage, assistance in the City's development of Block 34, and possibly bonding capabilities. He would like to see an overlay ordinance for the BID area that establishes a uniform appearance for buildings and addresses vacant and or boarded-up buildings. Cory believes the board should be more than an advisory board and that it should have some independent authority. He stated that if the decision is made to recommend a second BID with the same scope as BID #1, he will not support the recommendation.

Steve Green opined that he feels BID #1 has sometimes been more of a Business Maintenance District versus a Business Improvement District. He gave the example of the BID purchasing trash cans, saying that he feels that is a city service.

Jim McCollom stated he felt it is more beneficial to have one person in charge of promoting and recruiting businesses to downtown. City Manager McNickle commented that the City, the Chamber of Commerce, Visit Stillwater, Payne County and other entities are in the process of developing an Economic Development Policy for presentation to the City Council. This policy will be the guide for the entire community.

Kent Kinzie asked if the BID were managed by a private organization could they still partner with the city on projects and collecting the funds. City Manager McNickle said the city will assist where it can. Regarding funds that may be leftover from BID #1, the city manager assured the Board that those funds would be used to maintain BID #1 until they are expended.

City Manager McNickle informed the Board that the City has an expert looking at options for the formbased code area and will look at the downtown in conjunction with FBC. He will share any information that maybe helpful to the BID board in their decisions about formation and structure of another BID. Cory Williams said he will check with three consulting firms on what it would cost to have one of them come in and facilitate and guide the Board's decision making regarding the BID renewal and restructuring. He said he will bring this information back to the May meeting.

Ben Douglas would like to have statistics on what the BID has accomplished to present at the BID members meeting in June.

The Board was in consensus that the discussion be taken to the members meeting in June in order to get input and better definition and direction on how to proceed with formation and structure of another BID.

3. ADJOURN

Motion was made by Green and second by McCollum to adjourn the meeting at 1:21 p.m.

Roll Call: Davies Yea, Douglas Yea, Forbes Yea, Gibbs Yea, Green Yea, Hunt Yea, Kinzie Yea, McCollum Yea, Presley Yea, Sitton Yea, Williams Yea.

Motion carried with 11 yea votes.