

IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW, THE AMENDED
AGENDA WAS POSTED OCTOBER 1, 2020 AT 3:05 P.M. AT THE MUNICIPAL BUILDING,
723 SOUTH LEWIS, STILLWATER, OKLAHOMA

MINUTES
STILLWATER ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
OCTOBER 5, 2020

PRESENT: CHAIR WILLIAM H. JOYCE AND VICE CHAIR PAT DARLINGTON,
TRUSTEES ALANE ZANNOTTI AND AMY DZIALOWSKI
ABSENT: TRUSTEE JOHN WEDLAKE

1. CALL MEETING TO ORDER

Chair Joyce called the meeting to order at 6:20 p.m.

2. CONSENT DOCKET

- a. Approve special meeting minutes of September 14, 2020
- b. Approve 2021 meeting schedule

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

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, DZIALOWSKI-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR 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 Stillwater (Re)Investment Plan (Downtown/Campus Link Project Plan) Implementation Policy Committee regarding request from Everyman, LLC for Stillwater Tax Increment Financing District #3 financial assistance for business expansion

Deputy City Manager Melissa Reames reported that the Stillwater (Re)Investment Plan Implementation Policy Committee met to review the application submitted by Everyman under the significant impact development financing category of the TIF3 project plan. She stated after reviewing the Everyman application, the committee found that it met the criteria outlined in the implementation guide for assistance. The committee was unanimous in its recommendation to bring this proposal to the SEDA Trustees for further consideration.

Bryan Langford-Loftis and Chris Peters spoke in support of Everyman.

Bryson Baker, owner of Everyman shared the details of the plans for his business expansion if approved for financial assistance.

Committee Chair Jeremy Bale stated the committee's recommendation to SEDA Trustees is to approve the application from Everyman for financial assistance through the Stillwater TIF3.

MOTION BY TRUSTEE DZIALOWSKI, SECOND BY TRUSTEE ZANNOTTI TO ACCEPT THE STILLWATER (RE)INVESTMENT PLAN IMPLEMENTATION COMMITTEE'S RECOMMENDATION FOR SEDA TRUSTEES TO EVALUATE THE EVERYMAN PROPOSAL FOR THE POSSIBILITY OF ENTERING INTO A DEVELOPMENT AGREEMENT WITH EVERYMAN.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

6. REPORTS FROM OFFICERS & BOARDS

- a. Miscellaneous items from General Counsel:
 - i. Request for an Executive Session pursuant to 25 O.S. §307 (B)(3) for the purpose of confidential communication regarding the purchase or appraisal of real property.
 - ii. Request for an Executive Session pursuant to 25 O.S. §307 (C) (11) for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to locate within the City of Stillwater because public disclosure of the matter to be discussed would interfere with the development of products and services and would violate the confidentiality of the business.
- b. Miscellaneous items from General Manager: No report.
- c. Miscellaneous items from Trustees: No report.
 - i) Discussion about scheduling items for future meetings

7. QUESTIONS & INQUIRIES

None.

8. EXECUTIVE SESSION

- a. Confidential communication regarding the purchase or appraisal of real property.
- b. Confidential communication on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to locate within the City of Stillwater.

MOTION BY VICE CHAIR DARLINGTON, SECOND BY TRUSTEE DZIALOWSKI TO ENTER INTO EXECUTIVE SESSION.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The Stillwater Economic Development Authority entered into Executive Session at 6:43 p.m. and returned to open session at 7:10 p.m.

MOTION BY VICE MAYOR DARLINGTON, SECOND BY TRUSTEE DZIALOWSKI TO RECONVENE THE SPECIAL MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The previously convened executive session was attended in person by the following persons: Vice Chair Pat Darlington, Trustee Alane Zannotti and Trustee Amy Dzialowski, Chair Will Joyce, City Manager Norman McNickle, and City Attorney John Dorman. No one attended the meeting remotely or by any other means. Only the items of business listed on the agenda were discussed and no vote was taken on any Trust business.

9. RETURN FROM EXECUTIVE SESSION

- a. No action will be taken on this matter.
- b. No action will be taken on this matter.

10. ADJOURN

MOTION BY TRUSTEE DZIALOWSKI, SECOND BY VICE CHAIR DARLINGTON TO ADJOURN THE OCTOBER 5, 2020 SPECIAL MEETING OF THE STILLWATER ECONOMIC DEVELOPMENT AUTHORITY.

ROLL CALL VOTE: JOYCE-YEA, DARLINGTON-YEA, ZANNOTTI-YEA, DZIALOWSKI-YEA. NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The special meeting of the Stillwater Economic Development Authority adjourned at 7:10 p.m.

**WILLIAM H. JOYCE, CHAIR
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY**

**TERESA KADAVY, SECRETARY
STILLWATER ECONOMIC DEVELOPMENT
AUTHORITY**