**THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY**

**REGULAR MEETING - City Hall**

**April 24, 2023 5:30 P.M.**

Dalton Self, Mayor Bart Bogle, Vice-Chairman

Tony Lowe, Chairman Phillip Sullivan

Tim Hoffman, Treasurer Pam Stephens-Karnes

**MINUTES**

1. **Call to Order:** 5:31 pm with Tony Lowe, Bart Bogle, Tim Hoffman, Phillip Sullivan.
2. **Approval or Correction of Minutes:** Regular Meeting on March 27, 2023. Motion to approve minutes as presented from Phillip Sullivan. Second from Tim Hoffman. Pam Stephens-Karnes Abstained. Voice vote unanimous. Motion carries.
3. **Recognize Unscheduled Speakers:** None
4. **Treasurer’s Report:** Tim Hoffman. Approval of Checks: 2772-2777  
   Treasury Fund: $308,112.33 Checking Account Balance: $141,812

Motion from Bogle to approve the Treasurer’s Report as presented. Second from Phillip Sullivan, Pam Stephens-Karnes, abstained. Voice vote unanimous. Motion carries.

1. **Chairman’s Report:** Tony Lowe – See Attachment
2. **Mayors Report:** Dalton Self -  Not Present
3. **Discussion Only:** GH2 Architects Historic Preservation coordinator discussing Harris Building. An employee with the historical department of GH2 Architecture a company based out of Tulsa visited the Harris Building recently to take a look at the building and compile a report as to what would be appropriate for the preservation, restoration of the building to fit with our historical downtown. Pam stated that we are not eligible to be a historical district due to the loss of buildings from the fires. Individual properties could be, but too much was lost for that to actively be pursued.
4. **Discussion and Possible Action:** Establish colors for the Harris Building Repairs or Mural and possible private company. Chairman Tony Lowe discussed obtaining some rendered drawings for the Harris Building before any decisions are made. There is a potential buyer for the building, Chris Fogleman. Mr. Lowe told Mr. Fogleman that WEDA will not mind cutting the price of the building, however, WEDA desires to keep the corner office of the building. Pam Stephens-Karnes proposed forming a committee. The board took no action on this agenda item; however, a committee was formed to be chaired by Pam Stephens-Karnes, and citizens consisting of Nathaniel Rojas, Janice Turney, Tonya Sappington. Pam will reach out to Mr. Fogleman to set up a meeting. Pamela Stephens-Karnes excused herself from the meeting after this agenda item.
5. **Discussion and Possible Action:** Transforming BOB into Green Space. No action was taken on this agenda item; however, the board formed a committee to be chaired by Phillip Sullivan, with citizens and council members consisting of Councilwoman Gaya Wright, Councilman Kevin Higginbottom, Councilwoman Brenda Scroggins, and Nathanial Rojas.
6. **Discussion and Possible Action:** Additional funding for Infrastructure repair east Labarge Facility. The company currently has $5,800 remaining that WEDA has contributed. Motion by Phillip Sullivan to provide additional funding for infrastructure repair at the Labarge facility to in the amount of $13,600.00 to North American Air Exchanger for a total contribution of $19,400, second by Hoffman, Pam Karnes was not present for the vote and abstains. Voice vote unanimous. Motion carries.
7. **Discussion and Possible Action:** Economic Development Project, This board may consider retiring into Executive Session for the purpose of conferring on matters pertaining to economic development project for retail development, in which public disclosure of the matter discussed would violate the confidentiality of the business, in accordance with 25 O.S/ Section 307 (c )(11). The board did not retire into executive session. Tony Lowe reported to the board that there is a contract for review from Crown Castle. Mr. Lowe has been working on this project for three months. The current lease will come up for renewal in about five years. The board is currently receiving $432.97 per month on the lease now. The board now has the opportunity to sell Crown Castle the lease in perpetuity for $300,000.00. All that get is the lease on same easement that they have and the board may still do what they please with the property.
8. **Discussion and Possible Action:** The Board may consider taking action in regard to the economic development project related to the cell tower lease. Tim Hoffman made a motion to enter into the purchase agreement with Crown Caste. Bart Bogle seconded. All in favor. Pamela Stephens-Karnes was not present for the vote and abstains. None opposed.
9. **Adjournment:** Motion to adjourn at 6:26 pm by Tony Lowe. Second from Sullivan. Voice vote unanimous. Motion carries.

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**Tony Lowe, Chairman**

**CHAIRMANS REPORT**

**April 24th, 2023**

**STATE**

Jarred Cooper – Oklahoma Department of Commerce

Good Morning everyone,

As many of you know, my role with the Department of Commerce has changed over the last few months. I now am the Director of Rural Services for Commerce. Generally, that means that I will be working as the Central Region RDS and working Statewide to assist with creating Industrial Development Sites, Site Certification, and Economic Development Education. In doing so, I will be stepping away from working as the Northeast Region RDS. I thank everyone of you for all the assistance and cooperation that you have provided over the last few years. I won't be far away, my contact information will still be the same, and you will still see me on occasion.

However, I get the privilege to share that one of the Dept. of Commerce rockstars has agreed to rejoin the RDs team. Charlotte Howe is a familiar face to many of you and is an expert in community assistance, business assistance, and all-around economic development. Please take the time to email Charlotte your contact information, and some information about the great things going on in your town or region.

Charlotte will be working in the following counties, Ottawa, Craig, Delaware, Mays, Cherokee, Adair, Sequoyah, Muskogee, McIntosh, Okmulgee, Tulsa, Rogers, Nowata, Washington, Osage, Pawnee, and Wagoner.

**LOCAL**

**North American Air Exchanger –** The company is moving forward with the infrastructure repairs necessary to begin operations within the next two months. They are accepting applications and presently training new employees in Broken Arrow. The new VP Of Operations is Clay Hall and is responsible for day-to-day operation.

**Domino’s –** The building is moving right along and they hope to be operational in the next three weeks. The concrete trucks were busy pouring Wednesday to complete part of the walkway. This will be another good addition to our community.

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**Starbucks –** The bids were opened Wednesday and Jessica (City Planner ) was busy issuing permits. Will update with a start date when we get the information.

**John Reynolds Property** – Old 7 Eleven 1303 S Mcquarrie, This closing of this property will be delayed by 60 to 90 days due to Title issue discovered by Ken Hicks. The Quiet Title has been filed in the State Of Texas and we will possession when cleared.

**Juans Restaurant -** They are in the process of relocating just outside the City on HWY 51 East just before you cross the Lake. Juan hopes to be open in about two weeks. We look forward to eating at his new establishment.

**Crown Castle –** Cell tower negotiations are complete and there was a substantial increase from the first offer we received. The initial offer was 80K and it is now 300K. We have worked diligently on this project for 3 months. This will provide partial funding for another Community Project. TBD.

**NEW INTEREST**

**Stephen Clayman -** Made contact with TCWEDA about locating his Sand Blasting operation to Wagoner. I did communicate that we had the 10 acres and where it was located. The location will have to be Industrial according to present Zoning regulations. I did have him contact Clay Hall at NAE Exchanger since they have a need for blasting in their operation**.**

**Harris Building –** Chris Fogleman is looking into the purchase and restoration of the Harris Building. I did state that we will keep the corner office located at Main and Cherokee (Lower Level ). Will provide update in the near future.

**STATE CONTINUED**

**Subject:** Infrastructure Funding Now Available at okgrants.gov

Good afternoon,

The Oklahoma Department of Commerce is pleased to announce the Supporting Industrial Transformation and Economic Success (SITES) Program has been launched and as part of addressing statewide infrastructure needs for new and existing businesses, communities can now apply to receive a portion of the unallocated $29.95 million from Progressing Rural Economic Prosperity (PREP) Fund.

Communities are encouraged to identify and submit applications for projects that address the development of infrastructure for new or existing industrial sites.  Priority will be given to “last mile” projects that are the final piece needed to enhance the community’s ability to nationally market the site, meaning that water, sewer, electric, natural gas and fiber are available and functional to standard capacity. Additional prioritization will be given to projects that have matching funds from federal, tribal or local investment.

Communities in counties that received first round allocations of ARPA or PREP funds will not qualify for this round of funding, however communities are heavily encouraged to submit applications outlining potential projects in the event more funding becomes available.

The application is available on [okgrants.gov](http://www.okgrants.gov) and will be open until 11:59PM on Wednesday, May 31, 2023, with projects beginning in late July.  Applicants must pre-register through the portal before applying.  Registration takes approximately five minutes, but account approval may take up to two days after registration.  Those that have registered before do not need to register again.   Applications should include a scope of work, project budget, project map, economic assessment and a spreadsheet outlining current and projected capacity when the project is complete.   For more information on the SITES program, visit [www.okcommerce.gov/sitesok](http://www.okcommerce.gov/sitesok).  For questions, email [sitesok@okcommerce.gov](mailto:sitesok@okcommerce.gov).