

**THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY**  
**REGULAR MEETING - City Hall**  
**August 25, 2022 5:30 P.M.**

Bart Bogle  
Mackenzie Haff  
Tim Hoffman

Albert Jones, Mayor  
Tony Lowe  
Pam Stephens-Karnes

**MINUTES**

1. **Call to Order:** Meeting called to order at 5:32 pm.
2. **Approval or Correction of Minutes:** Regular Meeting on July 25, 2022. Motion to approve the minutes as presented from Stephens-Karnes. Second from Lowe. Hoffman abstains due to his absence of the July 25<sup>th</sup> meeting. Voice vote unanimous. Motion carries.
3. **Recognize Unscheduled Speakers:** None
4. **Treasurer's Report:** Tim Hoffman. Approval of Checks: 2742-2744. Motion to approve checks 2740-2741 from Stephens-Karnes. Second from Haff. Voice vote unanimous. Motion carries.  
Motion to approve the Treasurer's Report as presented. Second from Haff. Voice vote unanimous. Motion carries.  
Building Fund: \$1,200.48      Treasury Fund: \$500,565.57      Checking Account: \$160,351.55
5. **Discussion and Possible Action:** Approval of the Bluegrass and Chili Festival access and use to the properties on the east side of Main Street for vendors and stages. Motion from Lowe. Second from Hoffman. Voice vote unanimous. Motion carries.
6. **Discussion and Possible Action:** Enter into a non-binding agreement with InHouse Advertising for digital marketing services. Presentation from Jeanette Miller with InHouse Advertising to discuss digital marketing options to help promote food and retail businesses in Wagoner. Discussion also included the Bluegrass and Chili Festival, the Christmas Parade, and other community and civic related activities that occur each month. InHouse Advertising would like to continue working with TCWEDA on a month-to-month basis. Payments must be made in advance and content must be sent to InHouse by the 20<sup>th</sup> of every month for the following month. Motion to enter into a non-binding agreement with InHouse Advertising for no more than \$4,000 per month to include but not limited to; Facebook/Instagram Ads, DataDriven/Retargeting Campaigns, and creative content and update/edits to the landing page. Motion to enter into a non-binding agreement with InHouse Advertising not to exceed \$4,000 per month on a month-to-month basis from Stephens-Karnes. Second from Lowe. Voice vote unanimous. Motion carries.
7. **Chairman's Report:** Pam Stephens-Karnes – August was a busy month with following up and following through on existing projects and requests with helping the Main Street businesses. The parking issues resolved themselves as TCWEDA did not receive any follow up communication regarding the use of the "BOB" for parking. Phone calls

and discussions continue for Project Eco. Stephens-Karnes will get with David Weatherford this week for response to the Open Records Act requests that TCWEDA has received.

8. **Mayor's Report:** Albert Jones – Gibson Grove tenancy is thriving as additional permits have been purchased to continue expansion. Wagoner Willows sub-division has been approved by Planning and Zoning along with the Wagoner City Council. Wagoner Willows will include an estimated 150 homes. Sales Tax is at \$20,000 for the month of August but this is due to inflation, not an increase in sales. Construction on Streetscapes continues with the hopes of a ribbon cutting ceremony in November. The City of Wagoner was awarded a RAISE Grant, which is an \$8.75 million dollar project. This Grant is earmarked for improvements to Wagoner's underground infrastructure, but also improvements to sidewalk continuations and addition of jogging trails within the City Limits. This is expected to be a five year plan and will include public input throughout the project.
9. **Retail Report:** Rickey Hayes – Meeting with Eco on Wednesday in Tulsa to get a current update regarding financing funding. There is estimated to be 10 groceries stores built and Wagoner is in the top three. Hayes is currently in discussions with a company that may be interested in the Wagoner Industrial Park as a potential site for a manufacturing process. Retail Live conference in Austin, TX, that Hayes will be unable to attend, however, he will get a trade book which includes all attendees so he can follow up. Discussion with Hayes regarding the size of a property located on Highway 69 for possible retail site.
10. **Adjournment:** Motion to adjourn at 6:51 pm from Stephens-Karnes. Second from Hoffman. Voice vote unanimous. Motion carries.

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**Pam Stephens-Karnes**