

**THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING - City Hall  
DECEMBER 18th, 2023 5:30 P.M.**

Dalton Self, Mayor  
Tony Lowe, Chairman  
Phillip Sullivan – Vice Chairman

Vic Owens - Member  
Roger Schilling - Secretary  
Tim Hoffman, Treasurer

**MINUTES**

1. **Call to Order:** Tony Lowe, Chairman called the meeting to order at 5:30 pm. Roll call: Tony Lowe, Phillip Sullivan and Roger Schilling present, Tim Hoffman and Vic Owens absent.

2. **Approval or Correction of Minutes:** Regular Meeting on November 27th, 2023

Motion to approve - Schilling,

Second – Sullivan

Roll Call - Lowe, yes; Sullivan, yes; Schilling, yes;

Motion carries

3. **Recognize unscheduled speakers:** *Darla Heller, Wagoner County Economic Development Authority to discuss possible funding options for the Junction project. Oklahoma Finance Authority P3 program with the City of Wagoner being the applicant. This would be for infrastructure improvement including water, sewer and electrical. This option works in cooperation with local businesses agreeing that their payroll taxes would be used for funding infrastructure for this project. It allows the payroll dollars to be designated to an infrastructure project. The business would not be providing additional funding just agreeing that the payroll taxes they are already paying could be designated for a specific infrastructure project. This would free up funds currently available for the project to be used in other areas of the Junction project. Another funding option is the USDA grant in which TCWEDA would be the applicant and will require a grant writer. This could incubate small retail business that will utilize the Junction.*

*New market tax credit-quality job as a company creates new jobs over the county average wage the company can receive up to 5% of the payroll tax back.*

*Commercial Tax credit for energy efficient improvements has been approved by the county allowing for cost savings for investors.*

4. **Treasurer's Report:** Tim Hoffman. Hoffman was absent, no treasurer's report given.

5. **Chairman's Report:** Tony Lowe *several individuals have been in contact regarding the property available.*
  
6. **Mayors Report:** Dalton Self, *still trying to contact various grocery store companies about locating to Wagoner such as Dollar General, Harps, Reasors etc.*
  
7. **Discussion and Possible Action:** Authorize Chairmen to sign WCEDA and Chandler MOU for The Junction. *The MOU's are included in packet for review. The first one is required by Mr. Chandler and the second one being required by the County.*

Motion to approve – Sullivan

Second – Sullivan

Roll Call – Lowe, yes; Schilling, yes; Sullivan, yes

Motion carries.

Tony will sign and forward to City for further signatures.

8. **Discussion and Possible Action:** Appraisals for TCWEDA Property. The Depot CITY OF WAGONER LOTS 4:5 BLK 316 The Harris Building LOT 9 BLK 341 LESS THE S 64.46' OF LT 9 BLK 341 DESC, AS TRACT 1, South McQuarrie CITY OF WAGONER LOTS 1:2:3 BLK 672, Park 1 9.75 acres., HWY 16 and 15<sup>th</sup> Street CITY OF WAGONER ALL OF BLK 690 *Lowe recommends have completed all together so one price is paid for all the appraisals. Schilling recommends to talk with realtors to obtain comp prices. Appraisals are typically a buyer expense. Lowe asked Schilling to research further with local realtors. Board recommends to take no action at this time.*
  
9. **Discussion and Possible Action:** Establish meeting dates for 2024

*Meeting dates for 2024*

*January 29<sup>th</sup>*

*February 26<sup>th</sup>*

*March 25<sup>th</sup>*

*April 29<sup>th</sup>*

*May 20<sup>th</sup>*

*June 24<sup>th</sup>*

*July 29<sup>th</sup>*

*August 26<sup>th</sup>*

*September 30<sup>th</sup>*

*October 28<sup>th</sup>*

*November 18<sup>th</sup>*

*December 30<sup>th</sup>*

Motion to approve – Schilling

Second – Schilling

Roll Call – Lowe, yes; Sullivan, yes; Schilling, yes

Motion Carries

**10. Discussion and Possible Action:** To get bids on replace missing windows on the back side of the Harris Building, repair Door and remove vines from the same. *If you stand at the location of the Junction the back of the Harris Building is an 'eyesore' with the old windows and vines growing on the building. Lowe believes the front windows were replaced at about \$1,000 a piece*

Motion to approve – Sullivan

Second – Schilling

Roll Call – Lowe, yes; Sullivan, yes; Schilling, yes

Motion Carries

**11. Discussion and Possible Action:** To accept the resignation of Vic Owens, newly appointed member.

Motion to approve – Schilling

Second – Sullivan

Roll call – Lowe, yes; Sullivan, yes; Schilling, yes

Motion Carries

**12. Discussion and Possible Action:** To appoint Kathy Street as the recorder for the TCWEDA Board. *Schilling wants to make sure how it works weather it is 1099 or what. Lowe states that Hoffman will set all of that of up. Kathy will be paid monthly at the rate of what Tonya Sappington was paid (\$100 a month)*

Motion to approve – Sullivan

Second – Schilling

Roll Call – Lowe, yes; Sullivan, yes, Schilling, yes

Motion Carries

**13. Adjournment**

Motion to approve – Sullivan

Second – Schilling

Roll call – Lowe, yes; Sullivan, yes; Schilling, yes

Motion carries

Meeting adjourned at 6:15