

THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING - City Hall
AUGUST 28th, 2023 5:30 P.M.

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

Bart Bogle – Member
Pam Stephens Karnes - Member
Tim Hoffman, Treasurer

MINUTES

1. **Call to Order:** Chairman Lowe called the meeting to order at 5:30 pm. Sullivan absent. Karnes running late.

2. **Approval or Correction of Minutes:** Regular Meeting on July 31st, 2023

Motion to approve by Hoffman, second by Bogle. Voice vote carries.

3. **Recognize unscheduled speakers:** None.

4. **Treasurer's Report:** Tim Hoffman. – Discussion Of Audit

Blue Sky Bank: \$203,575.89

Treasury Fund: \$308,258.84

Checking Account: \$121,488.17

Cell Tower Lease payment received in the amount of \$299,689.67 with a \$10 wire fee. Discussion to move that money to Blue Sky Account.

5. **Chairman's Report:** Tony Lowe. The property on South McQuarrie closed. Known as the old Fast Trax property. Chairman is getting quotes on demolition of the existing structures and there is already some interest from a buyer for the property. The Cell Tower lease purchase agreement is finished.

6. **Mayors Report:** Dalton Self

The mayor will be meeting with Broken Arrow's Mayor Wimpee and the city to talk about Tif Increment Financing possibilities for the city of Wagoner.

7. Committee Report: BOB Update

Sullivan is absent. No report.

8. Presentation : Tyler Cochran – 918 Pallet Recycling

Tyler Cochran presented to the council his plan to buy the 9.75 acres directly behind DMI to open a pallet recycling center. The center will take cardboard, plastic, some glass and plans to grow into being able to take most recyclable materials. He plans to employ 5 people, possibly more as he grows. He has offered the city a free dumpster and will pay WEDA a per pallet and/or per ton fee until the property is paid off.

9. Discussion and Possible Action: Possible sale of 9.75 Acres and Creation of Development Agreement between 918 Pallet Recycling and TCWEDA. The board discussed entering into a development agreement to take a percentage of sales from Mr. Cochran as payment toward a lease/purchase type agreement which would be prepared by Mr. Weatherford, (legal).

Motion to approve by Lowe. Second by Bogle. Voice vote carries.

10. Discussion only : Harris Building repair and renovation. Chairman Lowe discussed getting quotes on the repair of the roof. Abest came in under \$100,000 which does not include plumbing. It was discussed to split the work out in sections. Karnes pointed out that the entire roof would need to be bid out and explained that you cannot do bid splitting on work in order to stay under the \$100,000 bidding statute laws. .

11. Discussion and Possible Action : Demolition of recently acquired Reynolds property see enclosed bids.

Chairman Lowe stated they would take no action on this at this time due to one of the quotes needing clarification on work being done

12. Discussion and Possible Action Authorize changes on all accounts at BancFirst to add Chairman and Vice

Chairman as signatories to the accounts and setup internet access to view all accounts.

Motion to approve by Karnes. Second by Bogle. Voice vote carries.

13. Discussion and Possible Action: To approve proposal from Retail Attractions for annual updated market data.

Karnes stated that WEDA needed to provide "leakage and demographic" data on the website for businesses looking to locate in Wagoner. Proposal is \$7500 a year to provide data three times a year at \$2500 each time. There was discussion as to why rehire a company that was recently let go by WEDA. An audience member pointed out that the data needed could be found on Retail

Attractions website and board member Bogle pointed out data could also be found on the Dept of Commerce website. Board decided to take no action in order to look into other ways to get the data than Retail Attractions.

14. Adjournment Motion by Bogle. Second by Karnes

Voice vote carries. Meeting adjourns at 6:35 pm.

A handwritten signature in blue ink, appearing to read "Tony Lowe", is written over a horizontal line.

Tony Lowe, Chairman
Agenda Posted at City Hall: AUGUST 25 , 2023