**THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY**

**REGULAR MEETING - City Hall**

**February 27, 2023 5:30 P.M.**

Albert Jones, Mayor Bart Bogle, Vice-Chairman

Tony Lowe, Chairman Phillip Sullivan

Tim Hoffman, Treasurer Pam Stephens-Karnes

**MINUTES**

1. **Call to Order:** 5:30 pm with Lowe, Bogle, Hoffman, Sullivan present. Karnes, not present.
2. **Approval or Correction of Minutes:** Regular Meeting on December 19, 2022 and Regular Meeting on February 7, 2023. Motion to approve minutes as presented from Hoffman. Second from Bogle. Voice vote unanimous. Motion carries.
3. **Recognize Unscheduled Speakers:** None
4. **Treasurer’s Report:** Tim Hoffman  
   Building Fund: $1,161.09 Treasury Fund: $501,005.95 Checking Account Balance: $153.262.76.

The entirety of the Building Fund in the amount of $1,161.09 was transferred to the Checking Account. Minutes from the February 7th, 2023, meeting will be taken to the bank to close out that account. The minutes from the last meeting will be taken to BlueSky Bank where $200,000 of the $501,005.95 in the Treasury Fund will be transferred into a CD to acquire 4% interest which will pay 6.5% more than it is paying now. The Checking Account Balance saw a decrease of

Motion from Lowe to approve the Treasurer’s Report as presented. Second from Bogle. Voice vote unanimous. Motion carries.

1. **Chairman’s Report:** Tony Lowe – Lowe and Albert Jones, Mayor, has been working for several months with a company that builds heat exchanges out of Broken Arrow. Lowe and Jones have been to several Wagoner County Economic Development Meetings. Wagoner County Economic Development gave the company $380,000 to do all the infrastructure repair at the facility they are purchasing. The company will be closing on the property soon. After they close on the property TCWEDA will then give them the money for the gravel and the road work repairs necessary for accessing the facility.With TCWEDA contribution and Wagoner County Economic Development’s contribution they will have essentially received $405,000 for infrastructure improvements to the property. This will be a lot of good new jobs and will be a good business.
2. **Mayors Report:** Albert Jones - In regards to the business Tony Lowe, spoke about in his chairman’s report it is Mayor Jones understanding that they will be closing on this property no later than March 15, 2023. They will let us know when they have closed and then a public announcement will be made. The business reached out to the Wagoner County Economic Development Authority, because the building needed significant infrastructure improvements in regard to electrical due to it setting vacant for all these years. Vandals went in and stripped out all of the copper wiring in the facility. This is one of the reasons they reached out to the Wagoner County Economic Development Authority. It is the Mayor’s understanding they are supposed to have 20 employees by the end of December of this year. The county commissioner and county board are really excited about this, because They have stopped pursuing the lease to the railroad spur for the time being, because they have been trying to promote that property through their board on their national attraction sites. The Mayor does not know the status of the rail lease. The business stopped on the lease, because they want to get into the building to make product. They do not have enough time right now to pursue the spur, but will do that eventually. It is the Mayor’s understanding that K2 still owns the lease on that. It could take six months to a year to pursue a lease with the railroad. Dominos is breaking ground. The Mayor and Economic Board have nothing to do with tearing Glen’s down and those rumors are false. There are a couple of things they are still working on, but are not able to talk about at this time. The Mayor and ED board are still in the process of vetting some things out and doing their due diligence. This last month’s sales tax was about $49,000 higher than this time last year. At this point in time, we are up $200,000 for this fiscal year, and on the city use tax we are $3,000 higher from this time last year. Up $2700 from this time last year. 4-day jury trial on the Brinker property. The verdict was zero damages awarded and all six counts were in favor of the Defendant.
3. **Retail Report:** Rickey Hayes – Not Present. Since Mr. Hayes is not present at the meeting the board moved item number eleven up to number sevens place.
4. **Discussion and Possible Action:** Discussion and possible action on the Harris Building Repairs. Tim Hoffman made a motion to accept the bid for window replacement from Wagoner Glass, and approve up to $25,000 for additional future repairs. Second from Sullivan. Voice vote unanimous. Motion carries.
5. **Discussion and Possible Action:** 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). Bart Bogle made the motion to enter into Executive Session. Second from Phillip Sullivan. Voice vote unanimous. Motion carries. Present in Executive Session: Phillip Sullivan, Bart Bogle, Mayor Albert Jones, Kristen Mallett, Tim Hoffman, Jessica Zwirtz, Tony Lowe.
6. **Discussion and Possible Action:** Discussion and Possible Action The Board may consider taking action in regard to the economic development project related to the retail development project. Tony Lowe made a motion to make an offer on the property of $125,000, contingent upon it receiving a clean bill of health from the Department of Environmental Quality which will be taken care of by Mr. Reynolds. Second from Bart Bogle. Voice vote unanimous. Motion Carries.
7. **Discussion and Possible Action:** Mr. Hayes is not present, the board moved number 11 up into 7. Discussion and possible action to consider taking action on current retail development contracts, including ECO Alliance and Retail Attractions. Tony Lowe made the motion to discontinue the agreement with ECO Alliance and Rickey Hayes. Second from Bogle. Voice Vote. Motion Carries, Voice Vote Unanimous. Motion Carries.
8. **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**