

THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING - City Hall
JUNE 26, 2023 5:30 P.M.

Dalton Self, Mayor
Tony Lowe, Chairman
Tim Hoffman, Treasurer

Bart Bogle – Vice Chairman
Phillip Sullivan
Pam Stephens-Karnes

MINUTES

1. **Call to Order:** Meeting called to order at 5:30 pm. Sullivan, Karnes and Hoffman in attendance. Bogle will be late. Mayor Self had to leave to attend to a fire.
2. **Approval or Correction of Minutes:** Regular Meeting on April 24th, 2023 and May 22nd.

Karnes asked to note in the minutes that she was not present at the April meeting but is voting yes to the May meeting.

Motion to Approve by Sullivan, Second by Hoffman. Voice vote unanimous. Motion carries.
3. **Recognize Unscheduled Speakers:** None
4. **Treasurer's Report:** Tim Hoffman. Statement for CD is not going to the right address from Blue Sky Bank. Hoffman to correct.. Checking Balance: \$123,233.26. Treasury Fund: \$308,189.58. Lowe asked if there is \$200,000 in Blue Sky. Karnes asks if that is the principle. Hoffman states yes and that there has been considerable interest made but reiterated that the statement must be going to a different address. Karnes stated those may only go out quarterly. Hoffman figured interest by hand and stated in three months time, it has made approximately \$2250. Motion to accept by Sullivan. Second by Karnes. Voice Vote Unanimous.
5. **Chairman's Report:** Tony Lowe. No report.
6. **Mayors Report:** Dalton Self: Mayor had to attend a fire. No report.
7. **Presentation :** Jessica Zwirtz, City Planner: Presentation with paper form PowerPoint handout asking to relocate The M.e.t. onto the land where the cell tower is located in the Wagoner Industrial Park (Lot 3, Block 1 less pt). Zwirtz stated they have everything they need to set up a recycling center, (shack, bins, "all the equipment"), for a full operation. The center was originally to be behind Autozone but they are no longer willing to work with the city. They are a waste recycling plant of plastics, glass etc. She stated the city has a relationship with The M.e.t. and pays \$24,000 a year. The M.e.t. will provide everything to run the center and the City pays a contract fee. Karnes asked about a design plan and infrastructure needs. Zwirtz stated they need permission to use the land before they go to the city about infrastructure needs and costs.

8. **Discussion and Possible Action:** Metropolitan Environmental Trust, Relocation Of City Recycling to Park 1: Zwirtz states they will come back before the board for design approval. Motion to approve by Lowe. Second by Bogle. Voice vote unanimous.
9. **Committee Report :** Harris Building: Tonya Sappington gives committee presentation. Committee met at Rojas and consisted of Tonya Sappington, Gayla Wright, Nathaniel Rojas, Janice Turney, Brenda Lenard. Committee addressed the fact that the building is in extreme disrepair, has mold growing in it and time is of the essence before the building is beyond repair. Committee advised that Fogleman provide more details as to costs to WEDA and timeline for repair. Committee also recommended that if the Board does not take the offer that the building be put out for bid immediately. Lowe stated the hold up on the building was the city council was to provide funds to do the repairs. Bogle stated he wanted it reflected in the minutes that it was city council that was the hold up, not the WEDA board. Karnes stated a bid was put out on the roof and came back considerably more than expected and nothing was ever acted on after that fact. Lowe: So, here we are some 3 or 4 years later and still have this issue. Board moved on to the next agenda item.
10. **Presentation :** Chris Fogleman – Harris Building. Fogleman mentions the condition of the building and states regardless of what happens here today, something has to be done about it. Fogleman addresses the parking issues, state building code and city ordinances holding businesses back. “Wagoner is anti business.” He mentions possible future struggles with the city and code to improve the Harris building. At this time, he cannot predict costs nor a timeline. He stated the first thing to be fixed is the roof, then would move on from there. He will be looking for other investors for the rest of the property and make the same “condo” deal as he wants to make with WEDA for the front offices. Karnes addresses his bullet points stating city council is the policy making board, not WEDA. Fogleman acknowledges that statement and reiterates the difficulty in rehab on buildings when dealing with the city code. Sullivan asked what kind of businesses. Fogleman says a brewery, restaurants etc. Fogleman states he’s not particularly set on anything, just wants to see “us” grow.
11. **Discussion and Possible Action :** Harris Building– Enter into Contract for purchase with stipulations. Lowe states the offer is too open ended, not clearly defined enough, doesn’t see how it can be accepted. “Will need a lot of work” Will need a more clearly defined expense on WEDA’s part. Karnes states it would be a development agreement with stipulations and fallbacks with a timeline. Fogleman states ;he would be willing to take the building without WEDA taking the front part. Bogle states they need something with more teeth in it. Fogleman mentions cost again and references the front corner office and WEDA needing to help. Bogle says he would not be opposed to a price “as is”. Fogleman says “same offer” Lowe says “that’s not going to happen”. Lowe asked for a volunteer from the board to put a development agreement together. Karnes suggests a strategic planning meeting. Hoffman agrees. The state of the building is discussed again. The shared wall with Miranda’s is discussed. Board moves to take no action until a special meeting can take place.

Mayor Self arrived back during that discussion. Lowe asked him if he wanted to do his report at that time. Mayor Self declined.

12. **Committee Report:** BOB – Green Space – Phillip Sullivan speaks for the committee. Two months ago, John Chandler approached Sullivan and said he would like to donate some money to create a music venue green space there. Chandler,

Sullivan, Mayor Self, Lowe and Robert Shears, architect met weeks prior to this meeting to discuss incorporating some drawings into the streetscape plans so they optically look viable together. Shears has had issues during the bad weather so will have those drawings next week. Price for building the Bobs can be kept under a million. Chandler will be giving money, they are going to the county economic board to see if they will donate some funds. Committee met and talked about that and felt like it was worth it to go forward with those plans. One issue is the shared wall with the building to the south (Showman property). City inspector stated nothing can be done about that space until that shared wall issue is taken care of. Sullivan asked if anyone else wanted to say anything. Tonya Sappington states she had talked to Dalton about approaching Chandler about the park grants and utilizing the Bobs funds to apply for those grants and described the way the matching funds works and how applying for those grants can create more funding to help the other parks. Sullivan stated it was mentioned if this is economic development and stated he feels like it is and that building that green space would attract more business downtown. definitely cause economic growth. Karnes asked if anyone was present at the committee to speak of TIF Funding. Sullivan said he was not aware. Lowe mentioned Rebecca Olson. Karnes stated it has been discussed multiple times. She then gave a small explanation of what TIF funding is, districting etc. It freezes tax values for a certain period of time and involves a lot of entities. She gave examples of Broken Arrow and OKC's use of TIF funding. Mentioned having someone in to explain how to get that funding and that we need to actively work toward TIF funding. Mayor Self stated he spoke to Rebecca Olson that day and she along with people from BA are willing to help get the process started and she would be willing to come do a presentation on TIF funding. Lowe stated years ago, this was tried but could not get the commissioners on board with it. Karnes states in the end it benefits them. Mayor Self agreed taking 7 million and turning it into 30 million benefits everyone. Lowe agreed. Karnes asked Mayor Self to set up an event with Olson in future to learn about TIF. Lowe: asked if anyone else had anything to say. Gerard N, audience member, stressed his concern that the city was committed that the BOBs should be rebuilt back to their original state. He stated the Bobs and Harris building are pulling other businesses down and asked if the committee would consider a proposal to rebuild the Bobs. He stressed his concerns about the bricks saved and rumors he has heard about plans for the space. Sullivan stated there has been five years to do that and have had absolutely no one offer to do so. Gerard N. will be bringing a proposal to the Board Chairman. Sullivan stated he would be happy to look at said plan. Kim Davis asked if we had looked into separating the lots and selling them. Karnes stated anytime someone has approached the city about the Bobs, they have considered it. Karnes spoke of the history of Owl Drug etc and the history of Wagoner. They had several proposals by breweries to come in. WEDA thought Cares Act money was to come to Bobs to help fix underground infrastructure. WEDA never heard if any of that was approved. She spoke of the bylaws that state they have to benefit the City of Wagoner and discussed the Rose District development in Broken Arrow and how they stacked cash registers beside their green space. Davis stated there are plenty of spots for a green space. Karnes stated the downtown parks take sales tax away from the district. Lowe states the problem is no one has ever put up the money to make this happen. Time to move forward. Chandler has stepped up and we should take advantage of it. There has been considerable time spent and Chandler is ready to put his money where his mouth is. Patrick Sampson asked if it had to be at the Bob. Could it be spent at another park? Lowe stated Chandler wants it at Bobs. Discussion of placing it at Dunbar ensued. Gayla Wright stated is it that Chandler only wants to spend his money at Bob? Mayor Self said the worst he can say is no but now we would be back to square one on the Bobs. Lowe stated the shared wall has to be addressed and by doing the Bob it would fix that problem. Mayor Self said moving forward with this and if a structural engineer approves placing steel

girders there and that's going to fix Showmans problem with being able to sell that. Lowe states that's part of the next agenda item.

13. **Discussion and Possible Action :** BOB – Remove existing concrete. Lowe: We need a comprehensive structural analysis telling us what shape that is in right now and what it's going to take to fix it and whose burden it is to take care of that. Probably going to be WEDA. One of the items in that item 13 is for us to approve not to exceed \$5000 to find an engineer and get a quote to come in and tell WEDA about the wall, what it will take to fix it and if the steel girders will work. If it can be coupled to that existing wall or exactly how we have to fix it. Bogle stated it will basically be like it was before with steel girders holding the facade up. Lowe: We need to get that report to know what we do to move forward from here. Second item in number 13, is for the board to vote if "yes, that is going to be a green space, to move forward with John Chandler's idea, once WEDA gets the information from the engineer" or "no, we are not". Karnes questioned Agenda item 13 being about "removing the existing concrete only". Lowe stated he sent the agenda to David Weatherford, WEDA attorney, and he approved these being a part of this agenda item. Lowe reiterated the first thing is a structural engineer report on the Showman building wall. Karnes stated there is a budget that allows for those reports up to \$5000. There was discussion among the board as to the actual amount. Board will check the budget to make sure that amount is correct. Bogle stated nothing can be done before that structural report is done. Lowe stated until you have a bid for removal there and if it was taken out now, it will leave a mud hole and WEDA should hold off on the concrete removal. Lowe stated if Gerard N has a proposal next month, they can all look at it. In the meantime, WEDA can ask John Chandler about what Councilman Sampson had to say. Janice Turney spoke and suggested making an agreement on what it's going to cost for a structural engineer and go from there. Karnes stated it should be a cost analysis on stabilizing the wall or the purchase and demolition of it, which is more feasible. Lowe asked what she wanted for it again. Kim Davis stated it was last listed at \$99,500. Discussion on grout and whether it is a stand alone wall ensued. Karnes explained the "house of cards" aspect of all the buildings. Parking issue was discussed. Hoffman went to get a copy of the budget. While waiting, the board discussed past structural reports and budget cycles and necessary reports. Hoffman returned and said it's \$5000 and change for consulting fees for the BOB section. Motion by Bogle to not exceed \$5000. Second by Lowe. Voice Vote unanimous.
14. **Discussion and Possible Action:** Assist City with Relocation of Lincoln School playground equipment. Patrick Sampson, city councilman addressed the board and stated the city has the money for the playground and lights. They are looking at several phases to add a pavilion etc. Lowe asked what kind of commitment the city wants from WEDA. Mayor Self stated they want to do things a little different and would like \$10,000 from WEDA. The city will use the remaining money to do the lights etc. Laura, City Accountant objected to WEDA paying \$10,000 as the city only gives them \$60,000 a year. It was discussed that last year, The ½ cent sales tax was discussed and how much WEDA actually gets. Laura stated last year WEDA received \$85,000. Was discussed whether it was \$80,000 or not. Accountant stated it was for installment incentives but it actually went for advertising. Her concern is why budget \$60,000 and ask for \$10,000 back. Lowe stated the city didn't know what their needs were. Bogle asked if there is a deadline to move it. Wright, Sampson and Self discussed the Boys and Girls club and a timeframe for moving the playground and stated it takes 5 or 6 days to tear it down and move it. The location of the playground was discussed. The pavilion was discussed. Bogle stated he agrees it needs to happen but needs to find a way to fund it legally as WEDA is supposed to fund business to promote economic growth. Sampson pointed out

that what was implemented for economic development did not specify what Economic Development meant to the city. It's a broad definition and compared it to the green space in the BOBS. Bogle asked that it be run by legal. Tonya Sappington wanted to clarify what they had been talking about earlier in the week as far as Economic Development and stated she had spoke to the auditor about the need to define what Economic Development means to both the city and WEDA and pointed out Habitat for Humanity was about to start building houses and a park in that area would entice people to move into that area spurring economic growth. Sappington mentioned those park grants and rolling money into those grants with project sponsors such as WEDA. Sampson spoke to how that would turn that money from \$250,000 into possibly a million. Bogle made the motion to specify \$10,000 to help move that equipment from Lincoln School to Lincoln Park. Lowe seconded that motion and reiterated he would be talking to legal counsel about it. Lowe, yes. Bogle, yes. Sullivan, yes. Karnes, no. Hoffman, yes. Motion passes.

15. **Discussion and Possible Action:** Small Business Grants. Lowe said he wants to give \$4000 to 4 businesses. \$1000 each. Three times a year. Same application process as before to start immediately. Since WEDA is not paying Ricky Hayes anymore, there are additional funds that can be used to help small businesses. Karnes asked if they are adding money to the existing budget. Discussion about the grant cycle ensued and how the funds are administered. Karnes asked about how this would work in the budget and with the grant cycle. The board discussed past uses of the grants. Hoffman said the budget will be on the agenda next month. Bogle suggested taking no action until the budget is approved. Board agrees to take no action and states the Lions Club will come back to the boards for approval.
16. **Discussion and Possible Action:** Mowing Jul 1 2023 to June 30 2024 Two bids were submitted. One by Langston, one by EZ Lawn Service. Bids were discussed. Motion to accept bid and mowing schedule put in by EZ Lawn Service in the amount of \$1255.00 by Karnes. Second by Lowe. Sullivan abstains. Lowe, Hoffman, Karnes all vote yes. Motion carries.
17. **Discussion and Possible Action:** HARRIS Building lot split Survey Board agrees to take no action.
18. **Discussion and Possible Action:** Election of Officers Lowe nominates Phillip Sullivan as Vice-Chair. Second by Bogle. Voice Vote unanimous.
20. **Adjournment** Adjournment at 7:08 pm. Lowe then presented Bart Bogle with a plaque for outstanding service.