

**THE CITY OF WAGONER ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING - City Hall
January 29, 2024 5:30 P.M.**

Dalton Self, Mayor
Phillip Sullivan – Vice Chairman (acting chair)
Tim Hoffman, Treasurer

Scott Yandel - Member
Roger Schilling - Secretary

MINUTES

1. **Call to Order:** Tim Hoffman, Treasurer called the meeting to order at 5:30 pm. Roll call: Roger Schilling, Tim Hoffman, and Scott Yandel present, Phillip Sullivan absent.
2. **Approval or Correction of Minutes:** Regular Meeting on December 18, 2023
Motion to table – not enough present at current meeting to approve
3. **Recognize unscheduled speakers:** None
4. **Discussion and Possible Action:** Presentation from the Wagoner Lion's Club regarding WEDA as a sponsor for Lake Views & BBQ event on April 5th – 6th. *Monica Medley, President Wagoner Lions Club made presentation on the upcoming Lake Views & BBQ event. This will be the 6th annual event and is held at Sequoyah Bay State Park. The event averages 70-80 grill masters from 9 different states. This event is the biggest fundraiser for the Lions Club which uses these funds to give back to the community. Typically, the group provides \$6500-7500 a year to provide eye exams and glasses to individuals. Provide scholarships and support many local organizations and clubs. Also, the Lions Club works with WEDA to facilitate the small business scholarships. Monica is requesting for WEDA to be the GRAND CHAMPION PARTNER for \$5000. This sponsorship provides the following benefits: Premium position across from Festival Landing page, social media (10 Brand sponsorships), Co-branded VIP Facebook contest, premium place of 20'x20' on site vendor booth, 3 premium banner displays, 1 complimentary entry into Backyard Contest, Opportunity to speak at awards presentation on Saturday, 3 complimentary taster kits, and first right of refusal for next year's event at same sponsorship level. Monica feels this would be a great partnership and would encourage further economic boost to Wagoner.*
Motion to approve sponsorship for Lake Views & BBQ event at the Grand Champion Partner level in the amount of \$5,000 –
Roger Schilling
Second – Scott Yandel
Roll Call – Yandel, yes; Schilling, yes; Hoffman, yes
Motion carries
5. **Treasurer's Report:** Tim Hoffman. Requested item for next meeting to be added for Auditor to conduct yearly audit. Needs to be hired as soon as possible. Audit must be completed by end of fiscal year.
6. **Chairman's Report:** None (will appoint new chair when vacant position is filled. Phillip Sullivan acting Chair)
7. **Mayors Report:** Dalton Self, *Junction is moving forward. Josh Hughes has expressed interest in property at 12th and McQuarrie, needs asking price. Mayor asked Roger Schilling to follow up with Josh Hughes. Also, Monica Medley offered to provide comp for this property and others, Properties need a realtor who is an evaluation agent to give current market value of*

commercial property. Relators do not charge for this service. Mayor would like for WEDA to do a memorial for Tony Lowe to recognize his service to the community and WEDA. Also, the Wagoner County Economic Development Board is working to provide a memorial as well, possible a \$5,000 scholarship to local business. Still in the planning/brainstorming phase.

8. Approval and Possible Action for the following items:

- Check #2812 to OK Custom Canvas - \$4,100.00
- Check #2813 to Tonya Sappington - \$100.00
- Check #2814 to City of Wagoner for insurance - \$1,554.00
- Check #2815 to Weatherford Professional - \$30.00
- Check #2816 to Wagoner County for taxes - \$586.00
- Check #2817 to Weatherford Meeting - \$150.00
- Check #2818 to Jeff Hefley for second half of window boxes for Harris building - \$2,759.22
- Check #2819 to City of Wagoner Bond - \$175.00
- Check #2820 to Weatherford for Junction - \$30.00
- Reimburse Kathy Street for Grant Writing training - \$125.00

Motion to approve – Roger Schilling

Second – Scott Yandell

Roll Call – Yandell, yes; Schilling, yes; Hoffman, yes

Motion carries

- 9. Discussion and Possible Action:** Approve the agreement between the City of Wagoner, Wagoner County Economic Development Authority and WEDA regarding the Junction. *This agreement has been approved by David Weatherford, needs WEDA approval, sent to Kenneth Hicks, City Attorney, City Council approval then to County for approval. Jessica Zwirtz stated the project estimate is \$900,000. There has been a completed rendering of the site for \$14,000 (this included no plans). Waiting on bids for design. The design will include Scope of Work and bid packets. Discussion from board included some concerns on the wording of Section II. In this section it states the City will provide ongoing maintenance and repair of facility upon completion and scheduling of all activities an event for the Junction. The board is concerned about the city having sole control over what events and venues will be held at Junction. What types of activities/events will be allowed, hours of operation, days of the week? Would not fall under City polices since it is a WEDA owned property. Board is concerned with who will be responsible for any overages in the cost of the project. Section IX (9) does allow for future amendments to the agreement. There is a 10% Contingency clause already in place. Jessica Zwirtz and Darla Heller are working on additional funding opportunities. They stated the original bricks from the buildings will be included in the stage design. One item of note is if in the future WEDA decided to sell the property, they will have to repay the county for the cost of the project plus interest.*

Board has decided to take no action at this time. It was discussed to send this draft of the contract to Ken Hicks and to Darla Heller for them to review so that all revisions and concerns can be addressed in a timely manner.

10. Adjournment

Meeting adjourned at 6:22 pm