



**SPECIAL MEETING MINUTES
BLOCK 34 CITIZEN TASK FORCE**

**October 16, 2017 at 8:00 a.m.
Room 2073
723 S. Lewis Street
Stillwater, OK 74074**

Task Force members present: Chair Jim Beckstrom, Vice Chair Victoria Berry, Russ Teubner, Kevin Fowler

Task Force members absent: Ariel Ross

Staff present: City Manager Norman McNickle, Assistant City Attorney Kimberly Carnley, Assistant to City Manager Patti Osmus, Planner Tom Coots, Planner Patty Evans

Others Present: Nancy Beckstrom, David Reed, Kevin Clark, Julie Couch, Judy White, Stephen Gose

1. CALL MEETING TO ORDER

Chair Beckstrom called the meeting to order at 8:03 a.m.

2. GENERAL ORDERS

a. Approval of minutes Special Meeting October 2, 2017

Teubner moved to approve October 2, 2017 special meeting minutes. Fowler seconded. Beckstrom-yea, Berry-yea, Teubner-yea, Fowler-yea. Motion carried 4-0.

b. Stillwater Community Center – outlook & synergies with Block 34

McNickle explained connection between the City, Block 34, the Community Center, Stillwater Center for the Arts, and OSU Arts Museum. Use of the Community Center has increased in the past year and improvements have been made.

Nancy Beckstrom reviewed the projects that Stillwater Community Center, Inc. has completed and those planned. The vision is for the area around Blocks 34 and 35 to become the Downtown Stillwater Cultural District.

Chair Beckstrom reviewed some of the plans for the second floor of the Community Center such as residential lofts, restaurants, studios, and other commercial venues. A request for proposals should be ready in early 2018. Teubner asked about funding and Beckstrom replied that the vision is privately funded; however, all projects and actions will need City approval.

Teubner believes the two blocks working together is an ideal plan.

c. Block 34 site plan evolution/concepts/alternatives development

Beckstrom expressed the need for a wide range of alternatives. He distributed a drawing of Block 34 that he designed as a some more alternatives for discussion.

Teubner asked if parking was one of the requirements in the Council's charge to the task force. McNickle said it was not. Teubner stated that the area taken up by parking in the various plans could be used otherwise. If it isn't required, don't build it in.

Berry said she visited the Boxyard in Tulsa and believes that something similar could be a good option in initial phases of Block 34 as a source of revenue. She also said that when the McKnight Center opens in 2019, there will be off-shoots needing affordable venues. She shared that site preparation was a challenge, as were provisions for the two-story applications.

Teubner likes the idea of taking the Brunken plan, Sparks Reed plan, and Chair Beckstrom's plan and pulling them together. Support for food trucks and the like could possibly go on the north parking area. Make that a flexible area. He likes the greenspace unifying Block 34 giving it a sense of flow and acting as the hub of downtown.

Teubner states more shade is needed. Block 34 should be the default place to go in Stillwater.

Berry stated that if parking isn't provided, people won't come. Convenience is crucial. McNickle suggested that John McClenny, Special Projects Director, attend the next meeting and brief the task force on the last parking study.

Fowler said he believes the task force is moving in the right direction and that he believes a retail component is a must.

Teubner asked for a comparison of sales tax generated in regard to kiosks and food trucks versus full service restaurants.

Fowler asked for a cost of maintaining an ampitheatre and whether or not sales tax generated from retail on the block would be enough to fund maintenance.

David Reed suggested the task force decide on what pieces they want in a site plan.

Teubner stated that Don Beck had prepared a plan for Block 34/35 at his request some time ago and that it might be a good tool to look at also.

McNickle asked for clarification on the closing of Duncan Street. Consensus was to prepare plans with Duncan Street closed and taking into consideration logistics and drainage.

d. Financing/funding alternatives development

Beckstrom asked if the path forward is the whole project at one time or one element at a time.

Teubner mentioned financing sources such as grants, foundations, corporate underwriting and that the task force will need to be diligent in its search. It's important to remember the City doesn't have designated funding for this project.

Fowler stated that phasing is crucial and that retail will be a big player.

Berry said the selection of which phase is first is very important in that it will create the momentum going forward.

Fowler thinks the synergy with the Community Center is exciting.

Beckstrom requested this topic be carried forward to the next meeting. Teubner agreed saying the basic building blocks need to be decided.

- e. Task force work delivery plan
 - a. Study the work delivery plan
 - b. Study the comparative analysis

- 3. Public comment on items on agenda

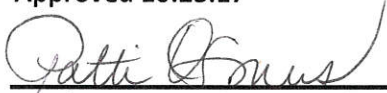
Coots remarked that it is important for task force to remember that each site plan has one thing that everyone likes and to keep that in mind when coming up with a final drawing and not to get lost in the bits and pieces.

- 4. Directions to staff regarding resources/research for next meeting
 - a. David Reed will present a rough site plan
 - b. John McClenny will address parking and site maintenance
 - c. Staff will prepare sales tax information
 - d. John Dorman will address revenue bonds

- 5. Adjourn

Teubner moved to adjourn and Berry seconded.
Beckstrom-yea, Berry-yea, Teubner-yea, Fowler-yea.
Motion carried 4-0.
Meeting adjourned at 10:00am.

Approved 10.23.17



Patti Osmus, Assistant to City Manager