

## **NOTICE OF SPECIAL MEETING**

### **STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN REVIEW COMMITTEE**

**Tuesday, January 30, 2018 at 5:30 p.m.**

Room 2073  
Stillwater Municipal Building  
723 S. Lewis Street  
Stillwater, Oklahoma

#### **Meeting Minutes**

**1. Welcome and Call to Order.**

Chairperson, Councilman Will Joyce

Meeting was called to order at 5:35 pm by Chair Will Joyce.

**2. Statement of Compliance with Oklahoma Open Meeting Law.**

City Attorney John Dorman reported that the meeting notice was properly posted and the committee is in compliance with the Open Meeting Act.

**3. Introduction of Members and Roll Call.**

Dr. Doug Major – Superintendent of Meridian Technology Center

Dr. Marc Moore – Superintendent of Stillwater Public Schools

Will Joyce – Stillwater City Council

Mike Buchert – City of Stillwater Planning Commission

Matt Keys – Keys Construction

Matt Streeter – First Gunn Financial

Jeremy Bale – Kicker/Aspen Coffee

Chris Reding – Payne County Commissioner

Kelli Rader – Payne County Health Department (arrived at 6:18pm)

Others present:

Melissa Reames – Chief Financial Officer

John Dorman – City Attorney

Norman McNickle – City Manager

Paula Dennison – Development Services Director

Dan Batchelor – Center for Economic Development Law

Cameron Brewer – Center for Economic Development Law

Michael Daviss

**4. Consideration and possible action to approve the minutes of the November 28, 2017 special meeting of the Stillwater Downtown/Campus Link Project Plan Review Committee.**

Matt Streeter made a motion to accept the minutes from the 11/28/2017 meeting as presented. Mike Buchert seconded the motion. Motion carried with a unanimous vote.

**5. Presentation and discussion of the proposed Stillwater Downtown/Campus Link Project Plan and Eligibility and Financial Impacts Report.**

Dan Batchelor, Center for Economic Development Law  
Chairperson, Councilman Will Joyce

Dan Batchelor reviewed with the committee the purpose behind the proposed redevelopment plan and the part that a tax increment finance district (TIF) would play in that strategic plan. The plan has been amended from an earlier version to include a 12% pro rata distribution to the taxing authorities from the TIF and an additional \$2.5 million distribution to Stillwater Public Schools (SPS) to compensate for the loss of bonding capacity. Doug Major asked how 12% was arrived at. Will Joyce responded that this percentage would make SPS whole from the deferred revenue allocated to the TIF. Discussion ranged from the basic question of is the area in need of redevelopment to how should the funding for the TIF be determined. Chris Redding brought to the attention of the review committee that Payne County services residents who have an address outside the city limits but consider Stillwater as their residence. Counties are suffering decreased funding with increased demands along with the school districts, the county health department and Meridian Tech.

Mike Buchert outlined an approach to formulate a recommendation to the planning and zoning commission utilizing the Stillwater (Re) Investment Plan, Implementation Policy Guide and Eligibility and Financial Impacts Report. A working meeting on February 8, 2018 at 5:30pm was suggested to develop the funding plan for the TIF. This meeting will be discussion only with no action being taken by the committee. On February 22, 2018 at 5:30pm the committee would meet to review the policy guide, project costs and allocation of project costs with a committee recommendation to the planning and zoning commission.

**6. Possible consideration and appropriate action to approve the Findings and Recommendation of the Stillwater Downtown/Campus Link Project Plan Review Committee.**

Chairperson, Councilman Will Joyce  
No action was taken.

**7. Future Meetings Schedule.**

Thursday, February 8, 2018 at 5:30 pm and Thursday, February 22, 2018 at 5:30 pm. Both meetings to be held in room 2073 of City Hall.

**8. Adjournment.**

Motion to adjourn made by Matt Streeter and seconded by Doug Major which carried unanimously. Meeting adjourned at 7:30 pm.