

NOTICE OF SPECIAL MEETING

STILLWATER DOWNTOWN/CAMPUS LINK PROJECT PLAN REVIEW COMMITTEE

Tuesday, November 28, 2017 at 5:30 p.m.

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

MINUTES

1. Welcome and Call to Order.

Chairperson, Councilman Will Joyce

Meeting was called to order at 5:30 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

Others present:

Melissa Reames – Chief Financial Officer

John Dorman – City Attorney

Norman McNickle – City Manager

Paula Dennison – Development Services Director

Dana Wallace – Meridian Technology Center Executive Director, Communications and Marketing

Dan Batchelor – Center for Economic Development Law

Lisa Harden – Center for Economic Development Law

Kevin Clark

Pam Reding

Absent:

Kelli Rader – Payne County Health Department

4. Consideration and possible action to approve the minutes of the October 12, 2017 special meeting of the Stillwater Downtown/Campus Link Project Plan Review Committee. Doug Major presented a correction to the minutes as presented for approval. The last paragraph under item 6 read “Final comments from the committee supported the need for the plan to benefit all the taxing jurisdictions and the citizens in the short run and well as into the future.” Doug requested that “the plan” be changed to read “a plan”. Mike Buchert made a motion to accept the minutes from the 10/12/2017 meeting as amended. Doug Major 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 with the Center for Economic Development Law (CEDL) opened the meeting by thanking Doug Major for his presentation from the October 12, 2017 meeting. Doug’s presentation provided additional information that CEDL processed in refining the presented project plan. Dan Batchelor reiterated to the committee the standards for designation as a TIF eligible area. Dan Batchelor reviewed with the committee the added benefits to revitalization of a district and that the benefits go beyond the TIF boundaries. Dan Batchelor presented a video of the Plaza District in Oklahoma City and the transformation that has occurred. Following the viewing the committee members began a discussion of the pros and cons to an ad valorem TIF. Doug Major presented a percentage TIF as a modified project plan. Discussion ranged from the belief that a plan is needed to aid the City once the growth curtails to the inequality of the participation required of each taxing entity. The committee will look at what type of plan and how to proceed at the next meeting. Dan Batchelor concluded the meeting by reminding the committee that a strategic plan by its very nature lacks a degree of specificity. CEDL will take the Doug Major proposal and formulate funding numbers based on its criteria for the next meeting.

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.

Meeting date will be determined by email communication with Melissa Reames. Date targeted for the week of December 18, 2017.

8. Adjournment.

Motion to adjourn made by Mike Buchert and seconded by Matt Keys which carried unanimously. Meeting adjourned at 7:38 pm.

Notice of Public Meeting filed in the office of the City Clerk and the Agenda posted on the kiosk outside City Hall, 723 S. Lewis Street, at ____ a.m./p.m. on November ____, 2017.

Melissa Reames, Deputy City Clerk