

SPECIAL MEETING MINUTES

STILLWATER (RE)INVESTMENT PLAN (DOWNTOWN/CAMPUS LINK PROJECT PLAN) IMPLEMENTATION POLICY COMMITTEE

Monday, February 25, 2019
11am to 1pm

Members Present: Chair Jeremy Bale, Susan Arrington, John Killam, Doug Major, Chris Reding (left at 11:47 a.m.)

Members Absent: Mark Blakeman, Marc Moore

Staff Present: City Attorney John Dorman, Deputy City Manager Melissa Reames, Assistant City Manager Paula Dennison, Clerk to the Board Teresa Kadavy

Others Present: Dan Batchelor and Lisa Harden, Center for Economic Development Law (arrived at 11:10 a.m.)

- 1. Welcome and Call to Order.**
Chairperson, Jeremy Bale
Meeting was called to order by Chairperson Jeremy Bale at 11:05 a.m.
- 2. Statement of Compliance with Oklahoma Open Meeting Law.**
Deputy City Manager Reames stated that proper meeting notice was given.
- 3. Consideration and possible action to approve the minutes of the October 18, 2018 special meeting of the Stillwater (Re)Investment Plan (Downtown/Campus Link Project Plan) Implementation Policy Committee.**
Motion was made by Major and seconded by Killam to approve the minutes from the October 18, 2018 meeting. Motion passed unanimously.
- 4. Report on current status of Project Plan implementation; Increment District No. 3.**
Batchelor presented committee with a brief history of the Downtown Campus Link Project Plan. Batchelor updated the committee on the status of county assessor benchmark values. These values were received February 22, 2019 and are under review by Stillwater city attorney's office and Center for Economic Development Law.
- 5. Review of Project Plan objectives.**
Batchelor led the committee in a review of the Project Plan objectives, which are listed on page 3 of the Amended Stillwater (RE)Investment Plan.
- 6. Table top exercise**
 - a. Mixed Use Development**
 - b. New Non-Retail Development**

c. Small Business Improvements

Batchelor led the committee in the above table top exercises. The exercises gave committee members hands-on practice interpreting the project plan objectives and guidelines for each of the situations. Committee members learned, among other things, how to differentiate between a direct increment and an indirect increment, the present value of payments vs total value and the evaluation of the viability of proposed development projects.

7. Presentation and discussion of recommended amendments to the Implementation Policy Guide for Assistance in Development Financing - Stillwater (Re) Investment Plan (A Stillwater Downtown/Campus Link Project Plan).

Committee members Killam and Reding had submitted questions and comments regarding aspects of the project plan. Chair Bale led the committee in discussion of each topic. All committee members present received clarification on the comments that were submitted. The discussion concluded with no recommendations for amendments to the policy guide.

8. Report on potential development projects.

Deputy City Manager Reames presented the committee with a general update on potential economic development projects.

9. Adjournment.

Prior to adjournment, the committee agreed the next meeting would be held on Monday, March 11, 2019 from 11:00 a.m. to 1:00 p.m. Committee asked that staff bring forth a meeting schedule for the remainder of calendar year 2019.

Meeting adjourned at 1:07 p.m. by Chair Bale.

Jeremy Bale, Chairman

Teresa Kadavy, Clerk to Board