

**MINUTES  
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY  
SPECIAL MEETING  
MONDAY, MARCH 9<sup>TH</sup>, 2020  
12:00 P.M.**

THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY MET IN SPECIAL SESSION IN CITY COUNCIL CHAMBERS, 12 NORTH ROWE STREET, PRYOR, OKLAHOMA AT THE ABOVE DATE AND TIME.

TRUSTEES: \*\*FRED SORDAHL, ARIANNA DERR, DARRELL MOORE, DON BERGER, SCOTT MILLER, GENE DILLARD,  
LARRY WILLIAMS

EX-OFFICIO TRUSTEES: JARED CRISP - MUNICIPAL UTILITY BOARD GENERAL MANAGER, LARRY LEES - MAYOR

**1. BRIEF LUNCH - CONFERENCE ROOM.**

No action.

**2. CALL MEETING TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE - MR. SORDAHL.**

The meeting was called to order by Fred Sordahl at 12:25 p.m. Prayer was led by Gene Dillard and Pledge of Allegiance was led by Darrell Moore.

**3. ROLL CALL - MRS. COATS.**

Roll call was conducted by Darla Coats. Trustees present included: Arianna Derr, Darrell Moore, Fred Sordahl, Don Berger, Scott Miller, Gene Dillard, Larry Williams, Jared Crisp and Larry Lees. Trustees absent: none.

Others present: City Attorney Kim Ritchie, City Clerk Eva Smith, Retail Attractions Consultant Rickey Hayes, GRDA Economic Development Director Tom Gray, Cherokee Nation Career Services representative Courtney Donkor, City Councilman Zac Doyle and Terry Aylward.

**4. APPROVE MINUTES FROM THE FEBRUARY 10, 2020 MEETING.**

Motion was made by Moore, second by Derr to approve minutes from the February 10, 2020 meeting. Voting yes: Williams, Derr, Moore, Berger, Miller, Dillard, Sordahl. Voting no: none.

**5. PETITIONS FROM THE AUDIENCE:**

No petitions were presented.

**6. PRESENTATION REGARDING COMMONLY REQUESTED ECONOMIC  
DEVELOPMENT INCENTIVES, BY ECONOMIC DEVELOPMENT CONSULTANT  
RICKEY HAYES.**

No action. Rickey Hayes handed out some information and spoke regarding incentives. He spoke regarding TIF (Tax Increment Financing) and PILOT (Payment In Lieu Of Taxes) options. He stated that in modern economic development, incentives are expected. He stated that sales tax cannot be abated, but it can be earmarked. He mentioned having a "clawback" clause, which is a contingency of performance in the community. He stated that retailers like to go where other retailers are already located, which is called "co-tenancy."

Sordahl stated that he feels the Trust needs to define who we are as Pryor, knowing we will never be an Oklahoma City or an Owasso. Berger stated that leakage needs to be taken into consideration. Supply and demand should never be equal. Williams stated that he believes our night-time population needs to be considered and augmented.

**7. DISCUSSION AND POSSIBLE ACTION REGARDING ADOPTING A RESOLUTION BY PRYOR CREEK CITY COUNCIL PROVIDING GUIDANCE AND DEFINITION FOR THE EDTA.**

No action. Kim Ritchie talked through the resolution and explained its intent. Zac Doyle gave his thoughts as a councilman regarding what he would like to see the EDTA accomplish. He stated he would like to see them take charge of creating a five-year plan. He would like parks and recreational activities be given at least as much consideration as retail. He believes we need to work toward resident retention – keeping people here after they graduate from high school.

Doyle also mentioned the property that was donated to the City a number of years ago by Mr. Giles. He stated that it is 168 acres in a flood plain, but that it could be used for something. It was also mentioned that Mr. Giles has expressed frustration in the fact that it has not been utilized by the City.

Doyle stated that once the Trust arrives at a five-year plan, he would like to see it presented to Council.

**8. REPORT OF ACTIVITY REGARDING WORK BY THE UNIVERSITY OF OKLAHOMA INSTITUTE OF QUALITY CITIES VIA AN ECONOMIC DEVELOPMENT GRANT PRODUCED BY MAYES COUNTY HOPE COALITION AND PRYOR MAIN STREET BY ARIANNA DERR AND SCOTT MILLER.**

No action. Derr spoke regarding their visit from the University of Oklahoma Institute of Quality Cities. The four preliminary concepts discussed were:

1. Connection and Access
2. Street Safety and Comfort
3. Public Space Network
4. Business Mix and Development

IQC will bring a detailed report back once they have it completed.

**9. REPORT OF ACTIVITY REGARDING THE JEFFERSON HIGHWAY ASSOCIATION AND PRYOR CREEK, OKLAHOMA, BY DON BERGER.**

No action. Berger gave the history of the Jefferson Highway. It began in 1915 and was recognized until 1924 or 1925 from Winnipeg, Canada to New Orleans, Louisiana. Highway 69 is the route of the highway. People traveling it camped in specific places all along the way, and Whitaker Park is where the local camp was located.

On November 7, 2019 a meeting was held to make people aware of this historical highway. Work is being done to make it an historical marker, much like Route 66.

**10. UPDATE FROM MAYOR LEES.**

Mayor reported that we should have the final numbers this week for the Police/Fire facility and the Library and will present it to Council on March 17. He also reported that there is some rooftop potential downtown being discussed.

**11. UPDATE FROM MUB MANAGER, JARED CRISP.**

Crisp stated that they have some areas where they need to expand the sewer system.

**12. UNFORESEEN BUSINESS.**

There was no unforeseen business.

**13. ADJOURN.**

Motion was made by Moore, second by Miller to adjourn at 2:05 p.m. All voted yes.