

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, JUNE 15TH, 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. CALL MEETING TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE - MR. SORDAHL.

The meeting was called to order by Fred Sordahl at 12:00 p.m. Prayer was led by Scott Miller and Pledge of Allegiance was led by Darrell Moore.

2. ROLL CALL - MRS. COATS.

Roll call was conducted by Darla Coats. Trustees present included: Fred Sordahl, Arianna Derr, Darrell Moore, Don Berger, Scott Miller, Gene Dillard, Jared Crisp and Larry Lees. Trustees absent: Larry Williams.

Others present: City Attorney Kim Ritchie, Pryor Main Street Director Jennie VanBuskirk, Pryor Main Street intern McKenzie Dale, GRDA representative Tom Gray and Terry Aylward.

3. APPROVE MINUTES FROM THE MAY 11, 2020 MEETING.

Motion was made by Moore, second by Miller to approve minutes from the May 11, 2020 meeting. Voting yes: Derr, Moore, Berger, Miller, Dillard, Sordahl. Voting no: none.

4. PETITIONS FROM THE AUDIENCE:

No petitions were presented.

Larry Williams arrived at 12:05 p.m.

5. PRESENTATION BY PRYOR MAIN STREET, INSTITUTE FOR QUALITY COMMUNITIES.

No action. Jennie VanBuskirk and Arianna Derr provided a PowerPoint presentation showing recommendations made by the University of Oklahoma Institute for Quality Communities.

6. DISCUSSION REGARDING SURPLUS PROPERTIES WHICH MAY FROM TIME TO TIME BE DEEDED TO THE PRYOR CREEK EDTA AND WHAT COURSES OF ACTION MAY BE APPROPRIATE FROM THE PRYOR CREEK EDTA.

No action. Discussion ensued regarding different ways to handle the properties. Mayor stated that selling them as a lump sum would probably be best.

When asked how far along in the process we are, Kim Ritchie stated that Council has approved the deed transfers, deeds are prepared and are ready to be signed. As soon as the EDTA approves their transfer, they can be recorded with the County.

Dillard expressed concerns about having clean titles and who will keep the properties mowed during this process. He is not a proponent of this plan. Mayor stated that the City is prepared to get the titles cleaned up, as needed.

Moore asked if we have a list of the City's expenses on each of these properties, to date. Mayor stated that we do not have that at this time, and he feels it is a moot point. Moore stated that he believes the community will want to know how much we have invested vs. the selling price. Dillard stated that "distressed" properties always sell for a lot less than we have invested in them and something is better than nothing, to which Sordahl agreed.

Sordahl also stated that these properties are a liability to the City as long as we own them. Miller asked how long it takes to clean up a title. Sordahl stated that a reasonable amount of time would be 60 - 90 days.

Williams expressed concerns about buyers paying small amounts of money for a property and then doing nothing with it, which would put us back in the same situation we were in before we got the properties. He asked if a restriction could be put on the purchase requiring timelines for development. Sordahl stated that it would be good to offer incentives of some kind to the buyers. Williams would like to be able to maintain control (a clawback) during the purchase process. Miller stated that some new houses have been built on lots that were considered "dogs" that are nice and affordable.

Sordahl stated that selling these types of properties may not be best for selling in a lump sum. Dillard stated that developers see "dog lots" as developable, so it would likely not be a problem to sell them that way. Lees suggested that a clause could be added to give purchasers 24 months to develop. He agrees that this would be a good idea and is still in favor of selling as a lump sum.

7. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTING PROPERTIES TO BE DEEDED TO PRYOR CREEK EDTA FROM THE CITY OF PRYOR CREEK.

Motion was made by Moore, second by Berger to accept properties to be deeded to Pryor Creek EDTA from the City of Pryor Creek. Motion and second were then amended to include that the City will continue to maintain the lots through the selling process. Voting yes: Moore, Berger, Miller, Dillard, Sordahl, Williams, Derr. Voting no: none.

8. DISCUSSION AND POSSIBLE ACTION REGARDING THE COURSE OF ACTION TO BE TAKEN ON PROPERTIES DEEDED TO PRYOR CREEK EDTA UNDER AGENDA ITEM 7.

No action. Sordahl recommends that everyone jot down ideas and bring them back for discussion in the July meeting. Coats offered to compile their ideas as they come up with them.

9. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTING RESPONSIBILITY FOR ALL COMPONENTS OF PLANNING, PROMOTING, AND PROPOSED FUNDING OF A SPORTS PARK TO BE PLACED ON THE 173 ACRES GIFTED TO CITY OF PRYOR CREEK IN NORTH PRYOR KNOWN AS THE GILES PROPERTY.

Motion was made by Moore, second by Derr to send this back to Council to authorize more latitude to the EDTA to proceed with property development plan on the 173 acres gifted to City of Pryor Creek in North Pryor known as the Giles property. Mayor stated he would be glad to do the legwork on this project if they would like him to. Sordahl stated that he likes the idea of

a sports complex, but he believes there may be room to do even more than that on this land.
Voting yes: Berger, Miller, Dillard, Sordahl, Williams, Derr, Moore. Voting no: none.

**10. DISCUSSION AND POSSIBLE ACTION REGARDING DEVELOPING A PLAN
FORWARD FROM ACTION TAKEN UNDER AGENDA ITEM 9.**

No action.

11. ADJOURN.

Motion was made by Miller, second by Williams to adjourn at 1:05 p.m. All voted yes.