

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
REGULAR MEETING
MONDAY, FEBRUARY 6TH, 2023
12:00 P.M.**

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

TRUSTEES: **ADAM ANDERSON, ARIANNA DERR, DARRELL MOORE, FRED SORDAHL, DON BERGER, SCOTT MILLER, LARRY WILLIAMS
EX-OFFICIO TRUSTEES: JARED CRISP - MUNICIPAL UTILITY BOARD GENERAL MANAGER, LARRY LEES - MAYOR

1. CALL TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE - MR. ANDERSON.

The meeting was called to order by Anderson at 12:00 p.m. Prayer and Pledge of Allegiance were led by Darrell Moore. Members present: Anderson, Derr, Moore, Sordahl, Berger, Williams. Members absent: Miller.

Others in attendance: Mayor Lees, Jared Crisp, Kim Ritchie, Dennis Nichols, Jennie LaFave, Meredith Olson, KC Summerlin, Houston Brittain, Rickey Hayes, Jim Bloom, Monty and Christie Littlefield, Tim Lawson, Terry Lamar, Bruce Smith, J. Pace, Denny Blind, Thomas Boxley, Chad Lukenbaugh, Cheryl Ernst and Terry Aylward.

2. APPROVE MINUTES FROM THE JANUARY 9, 2023 REGULAR MEETING.

Motion was made by Moore, second by Derr to approve minutes from the January 9, 2023 regular meeting. Voting yes: Berger, Williams, Moore, Anderson, Sordahl, Derr. Voting no: none.

Sordahl had a point of order regarding posting of agendas. With the change in the regular meeting date for this month, Sordahl was concerned that the proper process was not followed. The process that was followed was explained as being well within the Open Meeting Act. Sordahl also showed concern regarding the time the regular agenda was posted on the Friday before the meeting. Since the meeting time is 12:00 p.m. on Monday, the agenda should have been posted by noon on Friday. Coats explained to Sordahl that the agenda was posted by 5:00 p.m. on Friday, and has been since the beginning of the EDTA. It was agreed that going forward, all agendas will be posted no later than noon the Friday before the regular meeting. Ritchie stated that there was no reason not to proceed with the current meeting, since nothing on the agenda required EDTA action.

3. PETITIONS FROM THE AUDIENCE.

There were no petitions.

4. TIM LAWSON WITH THE AMERICAN LEGION TO DISCUSS AMERICAN LEGION BASEBALL PROGRAM.

No action. Tim Lawson spoke regarding the desire of the American Legion to be deeded the property to the baseball fields, so that they can maintain and manage the fields.

5. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE CURRENT CITY-OWNED BASEBALL FIELD.

Motion was made by Moore, second by Berger to recommend the city enter into a long-term lease with the American Legion to maintain and manage the baseball fields. After much discussion, all agreed that a lease would be a much better situation for the city than deeding the property to

the Legion. Per Crisp, Pryor Public Schools pays the utilities from September through May, and the city pays the utilities June through August. Voting yes: Williams, Moore, Anderson, Derr, Berger. Abstaining, counting as a no vote: Sordahl. Voting no: none.

6. PRESENTATION BY JAMES BLOOM, ET AL.

Mr. James Bloom spoke regarding the current status of the purchase of the Hawkins property for a grocery store, as well as the hydroponic grow facility. Bloom stated that the funding was secured in a December closing. Once the funds have been released for distribution, Phase 1 will begin.

Bloom stated that his passion is addressing food insecurity globally and domestically. He found the City of Pryor Creek because of Rickey Hayes, and he has continued to make the commitment because of Larry Lees. Bloom stated that Pryor Creek is the perfect situation as a food desert.

Bloom stated that it seems he has moved slowly through this process, but he actually has moved strategically. He will not rush a deal through. He proceeds as each process is ready. Bloom stated that within 30 days he will have access to the funds to close on the Hawkins property and begin Phase 1. As soon as these funds are in the bank, the closing on the property will be scheduled.

Mayor Lees stated that there have been a number of people involved in casting this vision, including Pryor Main Street. Lees stated that everything Bloom has said up to now has come to pass.

Bloom introduced Mr. Thomas Boxley and Chad Lukenbaugh, the architects who are designing the grocery store, as well as much more.

Boxley and Lukenbaugh provided a slide presentation showing the plan for the three-story 170,000 sq. ft. facility. It will house the grocery store as well as other retail space, housing and a parking garage. The alleyway that runs East to West will remain, and the open area North of the alley will be designed as a green space.

Sordahl inquired regarding the timeframe. It was stated that it is hard to say, but the work will begin as soon as possible. Anderson inquired who will be running the grocery store. Bloom stated that it is a separate division of his company and will be run out of Oklahoma.

Bloom explained that the first tranche of funds will allow for the land purchase, design and FF&E. Bloom assured the trust that he already has a commitment for the Phase 2 funds. Overall, this will be approximately a \$400 million investment for Pryor Creek. None of these funds will be required from the city. The earnest monies paid by the city will be returned once the financing is in place.

7. ECONOMIC DEVELOPMENT UPDATES - MAYOR LEES, MUB GM JARED CRISP.

Mayor stated that these updates from Mr. Bloom are very exciting. Lees deferred to Derr regarding updates on the trails alliance.

Derr stated that the Safe Routes to Schools Grant has been received, in the amount of \$291,000.00. It includes an action plan and implementation plan.

Lees stated that the TSET Grant has been awarded. Lees reported that new homes will soon be built at the Meadows at Stonegate. He also stated that there has been an ownership change for this addition.

Crisp had no report.

8. UNFORESEEABLE BUSINESS.

Derr stated that she will need a support letter for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Opportunity, which is due by February 28th, 2023. She stated that no match is required. Berger advocated including 17th Street and Elliott in the plan. Anderson will prepare the support letter.

12. ADJOURN.

Motion was made by Derr, second by Moore to adjourn at 1:11 pm. No vote was taken.