

**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.

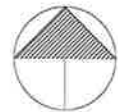
Account	Seller	Date	Address	Legal Description	Acreage	Notes
490004727				E2NENE 13-21N-18E	20	
490004987				Pryor Acreage 25-21N-18E	5	
490004988				Pryor Acreage 25-21N-18E	107	Pryor Waste & Recycle
490005239	Giles, Tom	2012		Pryor Acreage 5-21N-19E	17.3	
490005240	Giles, Tom	2014		Pryor Acreage 5-21N-19E	35	
490005243	Giles, Tom	2012		Pryor Acreage 5-21N-19E	78.94	
490005269	Giles, Tom	2005		Pryor Acreage 6-21N-19E	33.74	
490005491	Gooldy, William	1993		Pryor Acreage 16-21N-19E	1.93	
490005515				Pryor Acreage 19-21N-19E	25	
490005613				S 280' of E/2NENWNW 29-21N-19E	2.12	Waste Water Facility
490005959				W 396' of NWSNW 9-21N-20E	6	
490015940	Bannister, Carol	2010	313 N Vann	Pryor OT Blk 2, Lot 3 & N 25' Lot 4		
490015989				Pryor OT Blk 6, Pt of Lt 1		
490016053	Bonds, Tommy		110 N Rowe	Pryor OT Blk 11, Lot 8		
490016070	Wheeler Develop	2006		Pryor OT Blk 12, S65' of N68' Lt 14		Lt next to Teddie Rae's
490016074	Wheeler Develop	2006	101 N Rowe	Pryor OT Blk 12, S12' Lt 14, all of Lt 15		Old Jim Green Funeral
490016135				Pryor OT Blk 19 S 24' of Lt 11,12 Lts 13-16		Library
490016161	Moots, Glen	1995	14 N Rowe	Pryor OT Blk 21, Lot 8		
490016162	Moots, Glen	1995	N Rowe	Pryor OT Blk 21, Lot 9		
490016165	Larson, Robert	1995	12 N Rowe	Pryor OT Blk 21, Lot 12		New City Hall
490016169	Chambers, Juanita	2014	Graham	Pryor OT Blk 21 Pt of Lot 15&16		Pocket Park
490016196			Alley	Pryor OT Blk 23, S30' of E50' of Lot 11		
490016197				Pryor OT Blk 23, S 75' Lt 12		Old City Hall
490016199	Greer, David	1992	Graham	Pryor OT Blk 23, Pt of Lt 16, Lot 17, 18, Pt of Lt 19		Community Bldg Parking
490016230				Pryor OT Blk 28, W80' Lt 5		Community Garden
490016236			Taylor	Pryor OT Blk 29, Pt of Lt 4 & 5 10' of Vacated Taylor St.		Street Dept.
490016304			E Graham	Pryor OT Blk 35, N78' Lt 15, N78' of W/2 Lt 14		Chamber of Commerce
490016373				Pryor OT Blk 39, N 18' of S26' of Lt 10, W 10' of Alley		
490016378			700 E Graham	Pryor OT Blk 41, N61' Lots 1,2		PYO
490016517			S Mayes	Pryor OT Blk 55, W50' of Lots 1,3,4,7,8,11,12,15 All of Lots 2,5,6,9,10,13,14		Bobby Buck
490016528	Hadden, Richard	2005	201 S Edith	Pryor OT Blk 57, Lot 2		
490016539	Eddings, John	2006	S Edith St. 251	Pryor OT Blk 57, S 80' of Lot 11 <i>back of lot</i>		
490016576			S Mill	Pryor OT Blk 61, Lts 5,6,7,8		Police
490017180	Cooper, Marlon	2005	SW First	Collins Add. Blk 1, E35' Lt 19, W/2 Lt 21, Lt 20		
490017457				Ellendale First Blk 1, Beg NE Cor Lot 1-W30' SELY on 45 Angle 42.43' to E Line-N30' to POB		
490018127	Eddings, John	2006	231 S Edith	Landrum Add Blk 57, S 80' of Lot 11 <i>front of lot</i>		
490018666	Davis, Debra J	2009	714 S Adair	South Pryor Blk 5 Lot 9		
490018691				South Pryor Blk 7 S10' of Lt 10 (9th Street)		
490018702				South Pryor Add. Blk 8, S 10' of Lts 9,10		
490018710				South Pryor Add. Blk 9, S 10' of Lot 10		
490018723				South Pryor Add. Blk 10, S 5' of Lt 10		
490018931	Shade, James	2015	203 N Indianola	Whitaker Blk 20, Lt 23		
490018945				Whitaker Blk 21, S 30' of Lt 15, All Lt 16		Water Tower
490019024	Diane Bryant	2019	14 N Bailey	Whitaker Add. Blk 26A, Lots 9 & 10, N 12 1/2' of vacated st adjacent to lots 9 & 10	2 lots	<i>Drainage Project</i>
490019068	ODOT	2002		Whitaker Add. Blk 29, Lot 13		
490019069	ODOT	2002	41 N Elliott	Whitaker Add. Blk 29, Lts 14,15,16,17 N of Hwy		
490019281	Harless, Don	2017	S Orphan	W.T. Whitaker Add Blk 39, Lot 1		
490019293	Harless, Don	2017	205 S Indianola	W.T. Whitaker Add Blk 39, Lots J,K		
490019424				GG Woods Add. Blk 1, Lt 26		
490019538				Pryor Acreage 13-21N-18E		
490019540				Pryor Acreage 24-21N-18E	5	
490019724	Stamper, Henry	1999	400 N Galther Rd.	Pryor Acreage 8-21N-19E	71.94	Soccer
490019801				Pryor Acreage 17-21N-19E		Fire Station
490019804	State of Oklahoma	2004		Pryor Acreage 17-21N-19E	15	Rec Center
490019805	OK Dept of Human Svc	2009		Pryor Acreage 17-21N-19E	0.17	
490019893	OD Mayor	2001		Pryor Acreage 19-21N-19E	9	
490019897				Pryor Acreage 19-21N-19E	28	
490019923	Williams Family Trust	2000		Pryor Acreage 19-21N-19E	10	<i>Centennial Park</i>
490019944				Pryor Acreage 20-21N-19E	3.15	
490031271	Giles, Tom	2008		Pryor Acreage 5-21N-19E	17.3	
490031352	Watkins, Barney	2009		Pryor Acreage 7-21N-19E (% of MUB)	2	
490032152	Giles, Tom	2010		Pryor Acreage 5-21N-19E	17.8	
490032813	Giles, Tom	2010		Pryor Acreage 5-21N-19E	17.38	
490034737				Pryor Acreage 13-21N-18E	29.72	Baseball Field

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SITE 3 CONCEPT 6 FEATURES

- (4) YOUTH BASEBALL FIELDS
- (1) YOUTH BASEBALL "FIELD OF DREAMS"
- (4) YOUTH SOFTBALL FIELDS
- (1) YOUTH SOFTBALL "FIELD OF DREAMS"
- (3) YOUTH SOCCER FIELDS
- (1) BASEBALL/SOFTBALL CONCESSION STAND
- (1) SOCCER/TENNIS/SKATE PARK CENTER
- (4) TENNIS COURTS
- (1) SKATE PARK
- 1,169 TOTAL PARKING SPACES



SCALE: 1" = 300'



ORIGINAL SIGNATURE OR FILE

PRYOR SPORTS COMPLEX
PRYOR, OKLAHOMA

DATE	DESCRIPTION

PROJECT NO.	DATE PLOTTED
15131	12/11/15
DATE	DATE TO WHICH
DECEMBER 2015	12/11/2015
SCALE	SCALE TO WHICH
1" = 300'	1" = 300'

C6



PRELIMINARY COST ESTIMATE 12/2/2015 0:00
 PRYOR, OK SPORTS COMPLEX

ITEM	DESCRIPTION	COST
1	<u>site grading</u>	\$1,711,000.00
2	<u>water supply</u>	\$169,900.00
3	<u>sanitary sewer</u>	\$406,000.00
4	<u>storm drainage</u>	\$500,000.00
5	<u>roadway/parking</u>	\$1,928,000.00
6	<u>10 Baseball fields</u>	\$4,451,468.20
7	<u>3 Soccer Fields</u>	\$893,489.97
8	<u>4 Tennis Courts</u>	\$320,000.00
9	<u>Skate Park</u>	\$500,000.00
10	<u>10 pavillions</u>	\$204,646.90
11	<u>landscaping</u>	\$175,000.00
12	<u>signage</u>	\$15,000.00
13	<u>site lighting</u>	\$350,000.00
14	<u>Electrical (general)</u>	\$275,000.00
16	<u>Misc. Mobilization, ins., bonds</u>	\$356,985.15
	Subtotal	<u>\$12,256,490.22</u>
	contingency (10%)	\$1,225,649.02
	estimate of probable cost of construction	<u>\$13,482,139.24</u>
	Topographic Survey	\$35,000.00
	Design (8%)	\$980,519.22
	Services During Construction (4%)	\$490,259.61
	estimated total cost of project	<u>\$14,987,918.07</u>

City of Pryor Creek
Plan for Discussion re. Sports Complex, 2020

June 3, 2020

Planning actions:

1. Hear from the sports stakeholders; soccer, baseball, softball, tennis, and skating then design with their message as primary.
2. Choose a design firm that is familiar with Pryor Creek who will build function, local culture, heritage, and athletic legacy into the design.
3. Identify and cast vision to quality of life and financial stakeholders; Cherokee Nation, Mayes County, Rogers State University, Mid America Industrial Park, GRDA, PSO, towns in Mayes County, Thunderbird Challenge Program, Mayes County Trails Alliance, Mayes County Hope Coalition.
4. Develop a sustainable funding plan that includes all stakeholders.
5. Develop a Pryor Creek Sports Complex management plan.
6. Seek MOUs with confirmed participant stakeholders.
7. Set a target timeline