

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, JULY 13TH, 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 Darrell Moore at 12:05 p.m. Prayer and Pledge of Allegiance were led by Darrell Moore.

2. ROLL CALL - MRS. COATS.

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

Others present: City Attorney Kim Ritchie, GRDA Board Member Tom Kimball, McGuire Brothers, LLC Representatives Mark McGuire and Tom McGuire, Tom Gray, Rickey Hayes and Terry Aylward.

3. APPROVE MINUTES FROM THE JUNE 15, 2020 MEETING.

Motion was made by Williams, second by Miller to approve minutes from the June 15, 2020 meeting. Voting yes: Williams, Derr, Moore, Miller, Dillard. Voting no: none.

4. PETITIONS FROM THE AUDIENCE:

No petitions were presented.

5. PRESENTATION BY TOM KIMBALL, GRDA BOARD MEMBER.

No action. GRDA Board Member Tom Kimball discussed the housing market in Pryor and the surrounding area. Mark McGuire also spoke.

6. DISCUSSION AND POSSIBLE ACTION REGARDING A COURSE OF ACTION TO BE TAKEN ON THE RESIDENTIAL PROPERTIES DEEDED TO PRYOR CREEK EDTA.

Motion was made by Williams, second by Dillard to approve selling the residential properties deeded to Pryor Creek EDTA as a package deal by sealed bid, including a submitted plan for use and possible timeline for development as well as a developer resume/development history. Voting yes: Williams, Derr, Moore, Miller, Dillard. Voting no: none.

7. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTING RESPONSIBILITY TO PROCEED WITH A PROPOSAL FOR DEVELOPMENT OF 173.1 ACRES MORE OR LESS OF LAND DEEDED BY TOM GILES TO THE CITY GENERALLY LOCATED NORTH OF 480 ROAD AND SOUTH OF 470 ROAD AND EAST OF HIGHWAY 69.

Motion was made by Derr, second by Miller to accept responsibility to spearhead development efforts of 173.1 acres more or less of land deeded by Tom Giles to the City generally located

North of 480 Road and South of 470 Road and East of Highway 69. Voting yes: Williams, Derr, Moore, Miller, Dillard. Voting no: none.

8. DISCUSSION AND POSSIBLE ACTION REGARDING DEVELOPING A PLAN FORWARD FROM ACTION TAKEN UNDER AGENDA ITEM 7.

Motion was made by Moore, second by Williams to defer action on Item 8 until they receive the floodway/floodplain study currently underway. Voting yes: Williams, Derr, Moore, Miller, Dillard. Voting no: none.

9. ADJOURN.

Motion was made by Miller, second by Derr to adjourn. All voted yes.

**PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
REQUEST FOR PROPOSALS
CONCERNING THE SALE OF LAND IN THE CITY OF PRYOR CREEK**

NOTICE IS HEREBY PROVIDED TO THE PUBLIC AND ALL INTERESTED PARTIES AS FOLLOWS:

WHEREAS, the Pryor Economic Development Trust Authority (PEDTA) is a public trust formed and existing to benefit the economic development of the City of Pryor Creek, and

WHEREAS, the PEDTA acquired ownership to properties described herein in its capacity as a public trust and has determined it to be in the best interest of the City and its citizens that the properties should be sold in such a manner as to promote the development of the properties to the useful benefit and contribution of the properties to the public good.

The following properties shall be sold to the highest and best bidder pursuant to sealed bid pursuant to the terms as stated in the following:

The properties to be sold are:

Lot Numbered Three (3) and the North 25 feet of Lot Numbered Four (4) in Block Numbered Two (2) of Pryor Original Town. (Street Address: 313 N. Vann St., Pryor, OK)

AND

Lot Numbered Eight (8) in Block Numbered Eleven (11) of Pryor Original Town. (Street Address: 110 N. Rowe St., Pryor, OK)

AND

Lot Numbered Two (2) in Block Numbered Fifty-seven (57) of Pryor Original Town. (Street Address: 201 S. Edith St., Pryor, OK)

AND

The South 80 feet of Lot Numbered Eleven (11) in Block Numbered Fifty-seven (57) of Pryor Original Town. (Located on S. Edith St., Pryor, OK)

AND

The South 80 feet of Lot Numbered Eleven (11) of Block Numbered Fifty-seven (57) of the Landrum Addition, Pryor, Oklahoma. (Street Address: 231 S. Edith St., Pryor, OK)

AND

Lot Numbered Nine (9) of Block Numbered Five (5) of the South Pryor Addition, Pryor, OK. (Street Address: 714 S. Adair St., Pryor, OK)

AND

Lot Numbered Twenty-three (23) of Block Numbered Twenty (20) of the Whitaker Addition, Pryor, OK. (Street Address: 203 N. Indianola St., Pryor, OK)

AND

Lot Numbered One (1) of Block Numbered Thirty-nine (39) of the W. T. Whitaker Addition, Pryor, OK. (Located on S. Orphan St., Pryor, OK)

AND

Lots J and K in Block Numbered Thirty-nine (39) of the W. T. Whitaker Addition, Pryor, OK. (Street Address: 205 S. Indianola St., Pryor, OK)

Terms of bidding and Sale:

1. The properties shall be bid and sold as a single group pursuant to a total lump sum bid upon all properties. Bid and take all or none- a single bid amount for all properties. The properties will not be sold separately.

2. All Bids submitted must include a written statement signed and dated by the bidder indicating as follows: “In submitting this bid I acknowledge that I have read and understand the terms of bidding and sale contained in the PEDTA Request for Proposal Notice and agree to be bound by the contents of the document”.
3. Bidders shall submit as part of the bid, a summary of the bidder’s plan for the proposed use of the individual properties. Detailed plans are not required but a description of the bidder’s intention for the proposed development or other use of each property is required. The information provided shall include an estimated timeline for accomplishment of the intended development or use of the properties.
4. Bidders shall include with their bid a developer resume outlining the bidder’s previous history of activities, projects and experience in the general real estate and/or real estate development industry. References from others as to the bidder’s history in the real estate industry are not required but are requested to be included.
5. The properties have been previously acquired through a series of events resulting from nuisance and dilapidation and tax sale proceedings. As such, “Marketable Title” is not guaranteed or warranted by the PEDTA and the successful bidder will receive title by Quitclaim Deed from the PEDTA and assume the risk and responsibilities associated with the curing of any title defects which may exist. Following the conveyance of the properties to the successful bidder, the PEDTA covenants to reasonably and seasonably cooperate with the reasonable and necessary requests of the purchaser for participation, assistance and information in any curative title measures which may be necessary to be taken to establish marketable title in the purchaser. PEDTA’s participation and assistance rendered to the purchaser shall not include any legal services or financial contribution to the costs of such curative title measures or proceedings.
6. The successful bidder will be determined based on a determination, in the sole discretion of the PEDTA, of the “Highest and Best” bid. Factors to be considered by the PEDTA in such determination may include but not necessarily be limited to an evaluation of the bidder’s plans for timing, use and development as referenced in paragraph 2, evaluation of the bidder’s experience referenced in paragraph 3, evaluation of references for the bidder as referenced in paragraph 3, and such other lawful and proper considerations as may be properly considered for the public benefit, health, wealth, welfare and safety.
7. Bids shall be submitted in the manner as follows:
 - (a) The deadline for receipt of bids is: the ____ day of _____, 2020 by 5:00 P.M.
 - (b) Bids shall be transmitted to the PEDTA either by certified mailing or by hand delivery. No bid will be accepted which does not conform to this described method of delivery and submission. Delivery and submission shall be as follows:
 - a. If by Mail the Bid shall be addressed to “Pryor Economic Development Trust Authority: at the address of: 12 N. Rowe St., Pryor, OK 74361. The envelope in which the bid is contained shall state clearly on the exterior of the envelope “SEALED BID PEDTA”
 - b. If hand delivered, the Bid shall be in a sealed envelope. The envelope in which the bid is contained shall state clearly on the exterior of the envelope “SEALED BID PEDTA”. The bid shall be delivered to the City Clerk’s office at 12 N. Rowe St., Pryor, OK.
8. Bids/Submissions in response to this notice which do not conform to the requirements as stated herein shall be deemed invalid and shall not be accepted or otherwise considered.
9. By submitting a proper bid the bidder agrees to these terms of bidding and sale.

This Request for Proposal, Notice and Terms of Bidding and Sale approved and adopted by majority vote of the Trustees on the ____ day of August 2020.

Pryor Economic Development Trust Authority

BY: _____
Fred Sordahl, Board Chairman

ATTEST:

Darla Coats, Secretary