

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, SEPTEMBER 21ST, 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 Mr. Sordahl at 12:00 p.m. Prayer and Pledge of Allegiance were led by Scott Miller.

2. ROLL CALL - MRS. COATS.

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

Others present: City Attorney Kim Ritchie, Tom Gray and Terry Aylward.

3. APPROVE MINUTES FROM THE AUGUST 10, 2020 MEETING.

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

4. PETITIONS FROM THE AUDIENCE:

No petitions were presented.

Larry Williams arrived at 12:03 p.m.

5. OPENING OF SEALED BIDS FOR THE SALE OF NINE (9) PROPERTIES PREVIOUSLY CONVEYED TO THE EDTA BY THE CITY OF PRYOR CREEK.

No action. No bids were received.

6. DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF BID FOR THE SALE OF NINE (9) PROPERTIES PREVIOUSLY CONVEYED TO THE EDTA BY THE CITY OF PRYOR CREEK.

No action.

7. DISCUSSION AND POSSIBLE ACTION REGARDING DISPOSITION OF THE NINE (9) PROPERTIES IN THE EVENT NO BIDS ARE RECEIVED.

Motion was made by Dillard, second by Williams to authorize City Attorney to quiet the titles for all nine (9) properties at the expense of the City.

Mayor requested removal of the Orphan and Indianola properties formerly owned by Harless. He requested that once this is done, we send the list back out for bid. He would also like to see the former Duckwald property on Southeast 4th Street added to the list for bidding.

It was noted that developers have shown concern regarding purchase of these properties without perfected titles. Mayor does not feel the expense for the title work should be the responsibility of the EDTA, but the City.

Sordahl stated that if the only thing that needs to be done is quiet title, that should not be difficult nor costly. Sordahl suggested they try to sell each property individually, whether by sealed bid or by auction. Sordahl also stated that if the City pays for the quiet titles, the bids would need to be high enough to cover our expenses for the work, and if we leave the titles as they are for the buyers to clean up, we would need to allow the bids to be low enough to allow them to quiet the titles. Dillard stated that he has had a different experience, believing it is better to sell them to one buyer.

Voting yes: Miller, Dillard, Sordahl, Williams, Derr. Voting no: none.

8. ECONOMIC DEVELOPMENT UPDATES (MAYOR AND EDTA BOARD).

No action. Mayor reported that Northstar Church is doing some development within the city, including the homes around the area. The Floodplain Manager has done a hydrology study North of town in the area discussed as a future Sports Complex.

Mr. Williams reported that construction at The District is moving ahead well and should be complete mid-to-late October. The improvements at 530 Road and Oakwood are pretty much complete. This area is still just commercial. No residential development has begun yet. They are working toward beginning the apartment complex, but they have not broken ground.

Mayor reported that the property across the street from City Hall had been delayed, but the plans for grant funding have been completed and submitted.

Miller reported that Pryor Main Street has purchased 40 planters that will be placed throughout the downtown corridor. The residents at Reincarnation Cottages will do all of the upkeep on these.

Sordahl asked to go back to Item 7 for more discussion.

7. DISCUSSION AND POSSIBLE ACTION REGARDING DISPOSITION OF THE NINE (9) PROPERTIES IN THE EVENT NO BIDS ARE RECEIVED.

Regarding Mayor's request to add the Duckwald property to the EDTA list, Sordahl stated that this property will need to go to Council first, in order to deed it to the EDTA. All agreed.

9. ADJOURN.

Motion was made by Williams, second by Derr to adjourn at 12:35 p.m. All voted yes.

CITY OF PRYOR CREEK, OKLAHOMA
ECONOMIC DEVELOPMENT TRUST AUTHORITY
SCHEDULE OF REGULAR MEETINGS FOR
2021

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK ***ECONOMIC DEVELOPMENT TRUST AUTHORITY*** WILL MEET IN REGULAR SESSION AT 12:00 P.M. ON THE SECOND MONDAY OF EACH MONTH. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

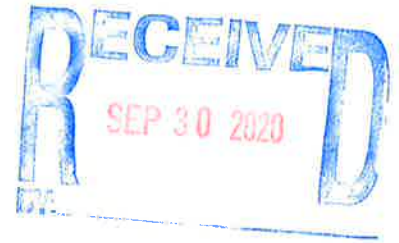
MEETINGS WILL BE HELD AT 12:00 P.M. ON:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 14, 2021

July 12, 2021
August 9, 2021
September 13, 2021
October 18, 2021
November 8, 2021
December 13, 2021

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____ DAY OF DECEMBER 2020.

Eva Smith, City Clerk



September 21, 2020

Dear Mayor,

As you are most likely aware, I did not submit a bid for the nine lots the Pryor Creek Economic Development Trust Authority submitted for bid. I originally had every intention of making an aggressive run at these lots, but after some due diligence, I realized it was not possible for me to continue.

I feel it's important for you to know the reasons. One, I was not comfortable bidding on nine properties whereas Marketable Title would not be guaranteed. Two, the properties on S. Indianola and S. Orphan St appear to be in the flood zone, making them virtually unbuildable.

Butler Homes is committed to improving the City of Pryor in every way possible and we're excited to hopefully get a shot at these lots and build new homes on them. However, for aforesaid reasons, I had to respectfully decline the cities RFP.

Thank you,

Travis Butler
President
Butler Homes, LLC

Return File-Stamped Deed To:

[P.O. Box 1167, Pryor, OK 74362]

QUITCLAIM DEED

THIS INDENTURE, made this 15 day of October, 2020, between the **City of Pryor Creek, a/k/a the City of Pryor**, Mayes County, State of Oklahoma, a municipal corporation, (hereinafter "Grantor"), and the **PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY, UDT January 13, 2020, a public trust** created and existing under OKLA. STAT. Tit. 60 §§ 176-180.3 and OKLA. STAT. Tit. 11 § 40-101 et seq, Mayes County, State of Oklahoma, (hereinafter "Grantee").

WITNESSETH, That said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said Grantee, and to its assigns forever, all Grantor's right, title, interest and estate, both at law and in equity of, in and to, the following described parcel of real estate, situated in the County of Mayes, State of Oklahoma, to-wit:

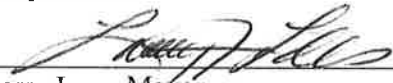
Lot Numbered Twenty-Two (22) in Block Numbered One (1) of the PRYOR HEIGHTS ADDITION, to the incorporated city of Pryor Creek, Mayes County, state of Oklahoma according to the official recorded plat thereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging. TO HAVE AND TO HOLD the above granted premises unto the said Grantee and its assigns forever.

IN WITNESS WHEREOF, the said Grantor, **City of Pryor Creek, a/k/a the City of Pryor**, Mayes County, State of Oklahoma, a municipal corporation has hereunto set its hand the day and year first above written.


The City of Pryor Creek, Oklahoma, a municipal Corporation.

BY:



Larry Lees, Mayor
For The City of Pryor Creek, Oklahoma

ATTEST:



Eva Smith, City Clerk
For The City of Pryor Creek, Oklahoma

(SEAL)

STATE OF OKLAHOMA)
) ss.
COUNTY OF MAYES)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 15th day of October 2020, personally appeared **Larry Lees**, Mayor of The City of Pryor Creek, Oklahoma, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Mayor and executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the municipal corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

Sheryl Laue
Notary Public

My Commission Expires:
1-11-21

[SEAL]

***No Documentary Stamp Tax pursuant to OKLA. STAT. Tit. 68 §3202(11) and consideration less than \$100.

