

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
REGULAR MEETING
MONDAY, JULY 12TH, 2021
12:00 P.M.**

THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY MET IN REGULAR SESSION IN CITY COUNCIL CHAMBER, 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 and Pledge of Allegiance were led by Gene Dillard.

2. ROLL CALL - MRS. COATS.

Roll call was conducted by Mrs. 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: Kim Ritchie, Main Street Director Jennie VanBuskirk LaFave, Roy Evans, Tom Gray, Lonnie Green and Terry Aylward.

3. APPROVE MINUTES FROM THE JUNE 12TH, 2021 MEETING.

Motion was made by Moore, second by Miller to approve minutes from the corrected date of the June 14th, 2021 meeting. Voting yes: Derr, Moore, Berger, Miller, Dillard, Sordahl. Voting no: none.

4. PRESENTATION UPDATE - PRYOR MAIN STREET.

No action. Jennie VanBuskirk LaFave provided an update regarding the work with Planning Design Group (PDG). She stated that they have received input from ODOT, and there are some things that will be allowed that they did not expect, and there are some things that will not be allowed on the state highways. She was happy to report that they will allow bump-outs and greenery. Signage on the sidewalks will not be allowed, but signage can be placed on the sides of buildings. Benches will be allowed, but tables and chairs for dining will not be allowed.

She reported that the only funds available for Jefferson Highway are for signage. It is possible that the only signage we would be allowed to do for Jefferson Highway would be light pole banners. There is 80/20 funding available, however, so it is worth considering. PDG will give a public presentation sometime in August.

She and Arianna Derr reported that we will be able to apply for the TAP Grant this fall.

5. RECAP OF JUNE MEETING AND CHARTING A PATH FORWARD.

No action. Derr stated that she felt the consensus of the meeting was that we all need to pull in the same direction. In looking at our Comprehensive Plan, she noted that different areas have different goals. She believes we need to determine specific goals we want to meet and work together to meet them. She said we should employ the SMART acronym of Specific, Measurable, Attainable, Relevant and Timely goals.

Sordahl stated that he believes there were some misconceptions of the point of the meeting. He stated that we are not trying to become Broken Arrow, but he still does not really know the purpose of the EDTA. He does not know if Pryor even has the ability to come together and pull in the same direction. He does see it as bringing everyone together to continue discussions, communicate and come to a consensus.

Moore stated that he was encouraged hearing that Broken Arrow had challenges and they overcame them.

Miller stated that Pryor has a better foundation than Broken Arrow had when they started.

Moore suggested that we invite all property owners from the downtown corridor to our next meeting to join in the discussion.

Dillard stated that we cannot do anything with our dream without money to back it up. He reminded them that Broken Arrow received TIFs to get their projects done.

Jennie agreed that all the downtown property owners need to participate for us to move forward. This is a risk we need to take.

GRDA representative Tom Gray stated that we already have what Broken Arrow was looking for. We have jobs, and more are coming. People need to know what we have. We need a video on our website that shows what we have. He stated that, "People are down on what they ain't up on."

Lonnie Green, a new developer in Pryor, spoke regarding his observations as a newcomer. He stated that he does not see a lot of continuity within this group. He suggested maybe that City Councilors need to attend these meetings, or these meetings should be held after City Council meetings, to which Sordahl replied he is not sure if there is even any continuity within City Council. Green stated that, as long as his schedule allows, he will be at all of these meetings going forward. He also stated that, if this Trust does not have any authority to enact anything, the people who do need to be here. Decision-makers need to be here to implement any strategies the Trust comes up with. Green stated that finding good property here and knowing Google is here is what brought him to the area. He then began driving around the Industrial Park, not being aware of all that was out there. He is shocked that there is not already Economic Development taking place in Pryor. There is a lot of potential here. His plans for the property he purchased on the North end of town are for retail development.

Mayor reported that there are four developers in Pryor Creek for the purpose of retail development right now. The EDTA can help fund roads, etc. for these new developers.

Dillard stated that Roy Evans is one of the best marketers in Pryor right now. Rev. Evans stated that we have so much going for us here, being close to Grand Lake and Lake Hudson, as well as having MAIP. He stated that people are tired of talk, and they want to see something happen. People want places to eat and things to do. He also stated that, thanks to Jared and MUB, the sewer work out North is allowing people to see that things are happening.

Mr. Gray stated that he knows a woman named Jody Harris who is a consultant with Oklahoma Finance Authority who will be able to tell us what kind of funding we can work toward. He will invite her to our next meeting for a presentation.

6. ECONOMIC DEVELOPMENT UPDATES.

Mayor Lees stated that he is in communication with MAIP regarding housing potential. The Cherokee Nation had a ribbon cutting for their new facility, and the Emergency Service Center/Library Expansion project is on schedule. He stated that there are four downtown

corridor property owners on the EDTA and they can be an example to the others to pull together.

7. ADJOURN.

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