

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
REGULAR MEETING
MONDAY, JULY 11TH, 2022
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 Adam Anderson at 12:00 p.m. Pledge of Allegiance was led by Adam Anderson and prayer was led by Darrell Moore. Members present: Sordahl, Derr, Moore, Anderson, Williams. Members absent: Berger and Miller.

Others in attendance: Mayor Lees, Jared Crisp, Kim Ritchie, Barbara Hawkins, Jennie LaFave, Meredith Olson, Rickey Hayes, Marti Schneider, Jill Sherman, Chris Gonthier and Terry Aylward.

2. APPROVE MINUTES FROM THE JUNE 13, 2022 REGULAR MEETING.

Motion was made by Moore, second by Williams to approve minutes from the June 13th, 2022 regular meeting. Voting yes: Sordahl, Williams, Derr, Moore, Anderson. Voting no: none.

3. APPROVE MINUTES FROM THE JUNE 17, 2022 SPECIAL MEETING.

Motion was made by Sordahl, second by Williams to approve the minutes from the June 17, 2022 special meeting. Voting yes: Williams, Derr, Moore, Anderson, Sordahl. Voting no: none.

4. PETITIONS FROM THE AUDIENCE.

There were no petitions.

5. DISCUSSION AND POSSIBLE ACTION REGARDING MAYOR CREATING A SUPPORT LETTER CONTRIBUTING PRYOR CREEK'S SUPPORT IN THE COUNTY-WIDE "SAFE ROUTES TO SCHOOL ACTION PLAN." THIS LETTER IS FOR THE FEDERAL "SAFE STREETS AND ROADS FOR ALL" GRANT OPPORTUNITY AND IS BROUGHT TO EDTA BY MAYES COUNTY HOPE'S TSET HEALTHY LIVING PROGRAM.

Motion was made by Sordahl, second by Williams to approve the amendment with EDTA Chairman creating a support letter to Council contributing Pryor Creek's support in the County-wide "Safe Routes to School Action Plan." This letter is for the Federal "Safe Streets and Roads for All" grant opportunity and is brought to EDTA by Mayes County HOPE's TSET Healthy Living Program. Derr gave some information regarding this plan. She stated that this will be an 80/20 grant. Right now it is in the seed-planting phase. They want this application to come from Grand Gateway (*Scrivener's Error: originally named Mayes County as applicant*). Mayor would like the EDTA to present a letter to Council. The application is due in September. Voting yes: Moore, Anderson, Sordahl, Williams. Abstaining, counting as a no vote: Derr. Voting no: none.

6. REPORT FROM PRYOR AREA CHAMBER OF COMMERCE PRESIDENT, BARBARA HAWKINS.

Hawkins reported that they are working on a lot of tourism right now. They have signed a one-year contract for advertising on the digital sign on First Street to keep the city updated on Chamber activities. They are meeting with Grand Gateway on some projects. The two Fall concerts are selling quickly, and Rocklahoma tickets are selling over the top.

Hawkins stated that she ran across some chatter on Facebook questioning the value of being a member of the Tulsa Chamber. She stated that the Tulsa Chamber has the money to employ very knowledgeable people. It is a regional Chamber, and several chambers nearby are members of the Tulsa Chamber. Anderson stated that it is nationally recognized, and the cost is minor compared to the value of all they offer.

7. REPORT FROM PRYOR MAIN STREET DIRECTOR, JENNIE LAFAVE.

LaFave simply stated that in the future there will be information needed from EDTA to help them in their work. She will also be reaching out to Rickey Hayes for assistance, as he has a lot of information already available that will not have to be gathered. She reported that they did receive the TSET grant, and the TAP grant application opened at the beginning of July. They are having a meeting on Wednesday at 2:00 p.m. if anyone would like to attend and get more information. This will be an 80/20 grant, whereas the TSET grant was 50/50. These funds will be used for the Streetscape plan at the corner of Graham and Adair, for bump-outs, streetlights, crosswalks, brick pavers, etc.

Derr asked whether a Letter of Intent would be required, and LaFave confirmed it would and stated it is due by September 30th. Derr stated that ODOT has a template for a walkability study, when LaFave needs it. ODOT will be involved in the process. The grant will likely not be awarded until next April.

8. REPORT FROM ECONOMIC DEVELOPMENT CONSULTANT, RICKEY HAYES.

Mr. Hayes reported that the entire Eco Access team is on their way to Pryor right now. They will be meeting with Kim Ritchie and the Mayor.

Hayes stated that cell phone data is collected from all the people who visit Pryor, so the people who come into town for the concerts show a wide reach for the Pryor area. There are some other items being discussed with Mid America Industrial Park that could bring another 300-600 jobs to the area.

He reported that they are working with several developers, as well as a hotel owner on the South end of town. He stated that the Cherokee donation was very significant, and he is working with Brian Hunt, the Cherokee real estate and development head on another project, but he cannot report on that yet.

He is excited about the Eco Access team coming, and they will be in town through Thursday. The grocery store is in progress. They are working on bringing 10 stores to the area, which makes the cash flow greater and creates serious revenue. Mr. Ritchie has been invaluable, as have Mayor and Jennie.

Hayes spoke regarding the Castle Theater. He stated it is a great corner, but it is hard to market because there is no parking available. The metal buildings to the South and possibly a couple of houses would have to be procured in order to create parking. It is a great building, but it would take a great deal of money to restore it. Mayor stated they have had two potential clients who have had the same thoughts. Sordahl stated that most of the area discussed to the South is owned by Pryor Schools and will be utilized as part of the bond that just passed. Anderson would like

Mr. Hayes to come back soon and speak to the Trust again, possibly in executive session so that he could go into greater detail regarding current activities.

9. DISCUSSION REGARDING DISPOSITION OF THE CASTLE THEATER.

Mayor pointed out the items in the packet regarding the Castle Theater. He acknowledged Jill Sherman, who was an active member of the task force several years ago, along with several others. He notes some quotes for repairs, which are obviously no longer accurate. He stated that he has a more current report from ServPro that he was unable to find before today's meeting. Mayor thinks that perhaps the EDTA could hear what citizens have to say about the disposition of the building. He stated that it is currently replete with black mold and multiplying wildlife. He said if it were up to him he would want direction from citizens.

Moore stated that it is apparent to him that it just needs to be torn down, since it has no commercial viability. LaFave interjected that, if the decision is made to tear it down, she would love to have some of the rocks from it to use downtown.

Sherman stated that years ago they sought to save it, but there is no money for that now and the practicality of trying to save it makes no sense. Anderson believes the EDTA see no viability in keeping it and agree it should be demolished. In its current state it holds significant liability for the city.

10. UPDATE REGARDING CHEROKEE NATION ARPA FUNDS AND NEEDS OF LOCAL ORGANIZATIONS AND EDTA SERVING AS INFORMATION-GATHERING ENTITY FOR PRESENTATION TO CHEROKEE NATION.

- a. SOCCER & FOOTBALL - ANDERSON
- b. RECREATION & TRAILS - DERR
- c. BASEBALL - CRISP
- d. SOFTBALL - LEES

These updates were tabled, because there is a meeting tomorrow afternoon to discuss the needs and to get organized.

11. REVIEW OF FINANCIAL REPORT.

Mayor reported that the \$50,000.00 approved at the special meeting last month is being deposited into the EDTA account today.

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

Mayor reported that at the front and center is the Eco Access meeting today with Mr. Ritchie. He stated that he also continues to meet with other developers.

Crisp stated he had no report.

13. UNFORESEEABLE BUSINESS.

There was no unforeseeable business.

14. ADJOURN.

Motion was made by Derr, second by Williams to adjourn at 1:03 pm. Voting yes: Moore, Anderson, Sordahl, Williams, Derr. Voting no: none.