

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
REGULAR MEETING
MONDAY, APRIL 10TH, 2023
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 Anderson at 12:00 p.m. Prayer and Pledge of Allegiance were led by Scott Miller. Members present: Anderson, Derr, Moore, Sordahl, Berger, Miller, Williams. Members absent: none.

Others in attendance: Mayor Lees, Jared Crisp, Kim Ritchie, Jennie LaFave, Meredith Olson, KC Summerlin, Houston Brittain, Evett Barham, Charles Tramel, Bruce Smith, Terry Lamar, Chris Gonthier, Sherry Alexander, Zac Doyle and Terry Aylward.

2. APPROVE MINUTES FROM THE MARCH 6, 2023 REGULAR MEETING.

Motion was made by Miller, second by Derr to approve minutes from the March 6, 2023 regular meeting. Voting yes: Berger, Williams, Moore, Miller, Anderson, Sordahl, Derr. Voting no: none.

3. PETITIONS FROM THE AUDIENCE.

There were no petitions.

4. REPORT FROM PRYOR AREA CHAMBER OF COMMERCE PRESIDENT, HOUSTON BRITTAIN.

Brittain reported that the Chamber of Commerce Gala is coming up on May 12th. There will be a golf tournament on June 16th. He reported that Taylor Rhoads has been a huge help in updating the website and Facebook page. They are working to revamp the website. He reported that the next forum will be on May 3rd with Chief Hoskin speaking on the State of the Nation. Williams asked Brittain if he had requested that any work be done to the exterior of the very old Chamber building. Brittain told him he has not requested any work yet, but it is definitely on his list.

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

LaFave reported that the Walkability Audit has been completed. They will be launching the pedestrian and traffic counts soon. The TAP Grant announcement will be coming this month for completion of Phase 1 of the Streetscape plan. She stated that they will be awarding façade grants to some downtown businesses soon, which would not be possible without the funds EDTA provides Main Street. She reported that several events are coming up including the Spring Carnival on April 20th and the Farm to Table Event on April 27th. They will be hosting a golf tournament on May 5th, as well. She reported that they recently attended the National Main Street Convention in Boston, Massachusetts. They also just returned from the State Capitol where Pryor was recognized for reinvestment in the downtown corridor in the amount of \$5 million since 2013.

Anderson stated that the first 6 months of the EDTA agreement with Main Street is a building phase.

6. PRESENTATION OF THE GUIDE FOR GROWTH 2023 INITIATIVE FOR PRYOR CREEK.

Mayor Lees presented the Guide for Growth 2023 Initiative for Pryor Creek, which is a gift from MidAmerica Industrial Park. Each surrounding community has its own guide to fit their specific needs. Mayor pointed out a few things throughout the document. Mayor thanked Sherry Alexander for all the work MAIP did on this project. When asked what the next step would be, Mayor directed the Trust to pages 62 - 64, which outline 10 next-step items for consideration.

7. DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO CITY COUNCIL FOR ACTION REGARDING THE GROCERY ALLIANCE, JAMES BLOOM, RICKY HAYES, ET AL.

Motion was made by Moore, second by Berger to take no action on a recommendation to City Council regarding the Grocery Alliance, James Bloom, Ricky Hayes, et al. It was discussed that Mr. Bloom has stated that the funding will be available on May 8th, so the Trust agreed that they would wait until that time to determine the next steps. No extensions have been signed, so there is no way to know whether this will come to fruition or not. Bloom still owes a total of \$61,000.00 to the city for earnest monies, which will be addressed after May 8th. Crisp is curious whether or not he needs to plan on this development taking place, so that he can budget for the next fiscal year accordingly. Ritchie simply has no confidence in this coming through at this point. Voting yes: Williams, Moore, Miller, Anderson, Sordahl, Derr, Berger. Voting no: none.

8. DISCUSSION OF ADDITIONAL USES FOR DOWNTOWN ECONOMIC DEVELOPMENT TAX, FUND 68, FOR INVESTMENT IN DOWNTOWN AREA FOR THE PURPOSE OF PROMOTING ECONOMIC GROWTH IN THE DOWNTOWN CORRIDOR. THIS WOULD BE IN ADDITION TO FUNDS CURRENTLY BEING UTILIZED FOR THE MOA WITH MAIN STREET. DISCUSSION TO INCLUDE BUT NOT BE LIMITED TO RECOMMENDATION TO CITY COUNCIL TO UTILIZE A PORTION OF THE FUNDS FOR A POSSIBLE DOWNTOWN CORRIDOR ALLEYWAY SURFACE, LIGHTING, AND BEAUTIFICATION IMPROVEMENT PROJECT.

No action. Sordahl encourages the new Mayor and Council to work with the EDTA to use these funds for Main Street. Moore asked what the current balance of Fund 68 is, which Mayor reported to be \$271,636.92, accruing monthly at approximately \$9,500.00 - \$10,000.00 and will continue through 2034. The resurfacing of alleyways in the downtown corridor have been estimated at approximately \$186,000.00. Although these funds will be paid from the Street Department, funds in the Main Street account could be utilized for projects like this. Derr pointed out that engineering fees are expensive, and that will need to be kept in mind.

9. DISCUSSION AND POSSIBLE ACTION ON THE CREATION OF A BUSINESS ADVOCACY GROUP AS A WORKING GROUP OF THE EDTA. THIS GROUP WOULD BE COMPRISED OF TWO MEMBERS OF THE EDTA, ONE MEMBER OF THE CHAMBER OF COMMERCE, ONE MEMBER OF PRYOR MAIN STREET, ONE MEMBER OF THE BUSINESS COMMUNITY FROM OUTSIDE THE DOWNTOWN CORRIDOR, AND ONE COMMUNITY MEMBER AT LARGE, WHO IS NOT FROM A GROUP ALREADY REPRESENTED ON THE COMMITTEE.

Motion was made by Sordahl, second by Williams to approve creation of a Business Advocacy Group as a working group of the EDTA. This group would be comprised of two members of the EDTA, one member of the Chamber of Commerce, one member of Pryor Main Street, one member of the business community from outside the Downtown Corridor, and one community member at large, who is not from a group already represented on the committee and include MUB General Manager Jared Crisp in an ex-officio role. Brittain stated that the Chamber is in favor of this group to help drive commerce to the city. Doyle stated he is for it so that contractors can work with Building Inspector Kenneth Young and work out petty city code issues. Berger stated his desire to see a Council member in the group. Anderson stated that he wants this to be kept nonpolitical, so he wants no elected officials in the group. Voting yes: Moore, Miller, Anderson, Sordahl, Derr, Berger, Williams. Voting no: none.

10. DISCUSSION AND POSSIBLE ACTION ON APPOINTING TWO REPRESENTATIVES FROM THE EDTA TO SERVE ON THE BUSINESS ADVOCACY GROUP. RECOMMENDATION IS FOR THE EDTA TO BE REPRESENTED BY ADAM ANDERSON AND FRED SORDAHL. WITH THE EDTA CHAIRMAN TO HAVE THE ABILITY TO NAME AN ALTERNATE IN THE CASE OF ONE OF THE ABOVE BEING ABSENT OR UNABLE TO SERVE.

Motion was made by Derr, second by Williams to approve appointing two representatives from the EDTA to serve on the Business Advocacy Group. Recommendation is for the EDTA to be represented by Adam Anderson and Fred Sordahl. With the EDTA Chairman to have the ability to name an alternate in the case of one of the above being absent or unable to serve. Voting yes: Miller, Anderson, Sordahl, Derr, Berger, Williams, Moore. Voting no: none.

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

Mayor stated that in the interest of time, he would be happy to answer any questions. Crisp stated that he just continues to meet with builders.

12. UNFORESEEABLE BUSINESS.

There was no unforeseeable business.

13. ADJOURN.

Motion was made by Moore, second by Miller to adjourn at 1:02 pm. All voted yes.