

NOTICE: Agenda posted on the front door of City Hall and on the bulletin board in the lobby of City Hall at or before 4:59 P.M., Tuesday, February 26, 2019.

MINUTES

BETHANY ECONOMIC DEVELOPMENT AUTHORITY

THURSDAY, MARCH 14, 2019

11:45 A.M.

BETHANY CITY HALL

MEMBERS PRESENT: Mark Privott Chairman
Ken Smart Vice Chair
Gilbert Carlson Trustee
Kent Shellenberger Trustee
Phillip Suarez Trustee

MEMBERS ABSENT:

OTHERS PRESENT: Jeff Knapp Vice Mayor
Phil Cole Interim City Manager
Amanda McCellon Director of Planning & CD
Hank Moore Economic Development Director
Greg Banta Community Consultants
Brittney Hubble 36th West Properties

Chairman Privott called the Bethany Economic Development Authority meeting to order at 11:48 A.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

A. APPROVAL OF MINUTES FROM THE FEBRUARY 28, 2019 REGULAR MEETING.

Motion was made by Trustee Smart, seconded by Trustee Carlson to approve the minutes from the February 28, 2019 Regular Meeting as presented. Yes votes: Privott, Smart, Carlson, Shellenberger, Suarez. No votes: none. Motion passed.

ITEM NO. 2 on the agenda was **OLD BUSINESS**

A. REPORT FROM HANK MOORE.

Update on TIF Districts and new business.

B. REPORT FROM GREG BANTA (COMMUNITY CONSULTANTS).

Gas station at 23rd and Rockwell and Shopping Center purchased and they are actively looking for a retailer.

C. DISPOSITION OF WESTERN OAKS SIGNS.

Survey needs to be done to determine if the signs are in the right-of-way per Chief Cole.

D. DISCUSSION REGARDING FINANCIAL ASSISTANCE TO LARGE RETAILERS.

Hank Moore stated targeting individual retailers isn't the answer, but waiting until retailers show interest to reach out to us.

E. DISCUSSION REGARDING ADVANTAGES / DISADVANTAGES / REPERCUSSIONS OF INVITING RETAILERS TO BEDA MEETINGS.

Hank Moore stated local contact may or may not be an accurate picture; don't want to create impression people need to justify themselves and instead open it up to dialogue one on one.

Ken Smart recommended that BEDA just wait for requests that are brought by Hank Moore and Greg Banta.

ITEM NO. 3 on the agenda was DISCUSSION AND POSSIBLE APPROVAL OF BETHANY IMPROVEMENT GRANT FUNDS FOR 36TH WEST PROPERTIES FOR THE FOLLOWING GRANTS: PARKING LOT, SIGNAGE, AND NEON SIGN.

Motion was made by Trustee Smart, seconded by Trustee Suarez to approve neon sign and signage grant at full 50%, not to exceed \$5,000 with the understanding that a parking lot grant will be considered at a later date.

ITEM NO. 4 on the agenda was DISCUSSION AND POSSIBLE RECOMMENDATION FOR MIXED-USE ZONING OF TRAFFIC CORRIDORS (IE. ROCKWELL, COUNCIL).

Hank Moore and Greg Banta will work on a recommendation/proposal to share with BEDA.

ITEM NO. 5 on the agenda was PROPOSED EXECUTIVE SESSION: BETHANY ECONOMIC DEVELOPMENT AUTHORITY TRUSTEES WILL ENTER INTO DISCUSSIONS IN EXECUTIVE SESSION FOR PURPOSES OF CONFERRING ON MATTERS PERTAINING TO ECONOMIC DEVELOPMENT, INCLUDING THE TRANSFER OF PROPERTY, FINANCING, OR THE CREATION OF A PROPOSAL TO ENTICE A BUSINESS TO REMAIN OR TO

LOCATE WITHIN THEIR JURISDICTION IF PUBLIC DISCLOSURE OF THE MATTER DISCUSSED WOULD INTERFERE WITH THE DEVELOPMENT OF PRODUCTS OR SERVICES OR IF PUBLIC DISCLOSURE WOULD VIOLATE THE CONFIDENTIALITY OF THE BUSINESS; THIS EXECUTIVE SESSION IS AUTHORIZED BY SECTION 307B10 OF THE OKLAHOMA OPEN MEETING ACT.

Motion was made by Trustee Carlson, seconded by Trustee Shellenberger to enter into Executive Session. Yes votes: Privott, Smart, Carlson, Shellenberger, Suarez. No votes: None. Motion passed.

Meeting entered into Executive Session at 12:53 p.m.

Meeting reconvened from Executive Session at 1:17 p.m.

ITEM NO. 6 on the agenda was **CITY MANAGER'S REPORT.**

ITEM NO. 7 on the agenda was **MAYOR'S REPORT.**

ITEM NO. 8 on the agenda was **ROUNDTABLE AND DISCUSSION.**

ITEM NO. 9 on the agenda was **NEW BUSINESS.**

ITEM NO. 10 on the agenda was **ADJOURN.**

Motion was made by Trustee Suarez, seconded by Trustee Smart to adjourn the meeting. Yes votes: Privott, Smart, Carlson, Shellenberger, Suarez. No votes: None. Motion passed.

Chairman Privott adjourned the Bethany Economic Development Authority meeting at 1:18 P.M.

CHAIRMAN

CITY CLERK