

Yukon Economic Development Authority
****Special Meeting****
July 10, 2018

The Yukon Economic Development Authority met in a special session on July 10, 2018 at 4:00 p.m. in the Conference Room of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

ROLL CALL: (Present) Ray Wright, Chairman
 John Nail, Vice-Chairman
 Mike Geers
 Michael McEachern
 John Alberts
 Donna Yanda
 Shee Thompson

OTHERS PRESENT:

Jim Crosby, City Manager	Tammy Kretchmar, Asst. City Manager
Doug Shivers, City Clerk	Mitchell Hort, Dev. Services Director
Gary Cooper, IT Director	Philip Merry, City Treasurer
Jason Beal, Deputy City Clerk	Kathy Johnson, Development Services

1. Consider approving the minutes of the January 11, 2018 special meeting

The motion to approve the minutes of the January 11, 2018 special meeting, was made by Mike Geers and seconded by John Alberts

The vote:

AYES: Nail, Yanda, Alberts, Thompson, McEachern, Wright, Geers

NAYS: None

VOTE: 7-0

MOTION CARRIED

2. Discussion and recommendation for the construction of a new storm water drainage box from the new I-40 right-of-way line to the north to the south side of the new Vandament Avenue Re-Alignment to be paid with Tax Increment Finance (TIF) funds

Mr. Hort explained, in detail, the area of construction with discussion from the Authority.

Mr. Wright asked if the area can be developed. Mr. Hort stated yes. Mr. Crosby stated there is room for building on both sides of the proposed pipe. Mr. Geers asked about the area of the pipe. Mr. Hort stated a parking lot can be developed in that area, but not a building.

Mr. McEachern asked about access. Mr. Hort stated it would be limited, similar to Lowe's, access from control points thru lots. Mr. Crosby stated the city pays for the box only, should cost no more than \$700,000.00, with currently about \$800,000.00 in the account, in response to a question by Mr. Geers.

Mr. Alberts asked about the cost relating to the I-40 interchange. Mr. Crosby said the City match is 35%.

Mr. Crosby stated this project will handle water from I-40.

The motion to recommend construction of a new storm water drainage box from the new I-40 right-of-way line to the north, to the south side of the new Vandament Avenue Re-Alignment, to be paid with Tax Increment Finance (TIF) funds, was made by John Alberts and seconded by Mike McEachern

The vote:

AYES: Yanda, Geers, McEachern, Nail, Wright, Thompson, Alberts

NAYS: None

VOTE: 7-0

MOTION CARRIED

3. Discussion and recommendation to increase the TIF area to the north and east of I-40

Mr. Hort went over the map in detail with discussion from the Authority.

Mr. Geers asked if the areas would be developed for commercial use. Mr. Hort stated yes. Mr. McEachern asked why a portion of the park is included. Mr. Hort stated it is for future use in case the City of Yukon works out a deal with the City of OKC. Ms. Yanda asked if it would affect what goes in the park area. Mr. Hort stated it should enhance it.

Mr. Wright asked if any of the proposed areas are residential. Mr. Crosby stated they are not at this time. Mr. Hort stated if there was, only a small one time percentage at the time of building would go to the TIF.

Mr. Hort stated C-5 is the appropriate zoning for the areas, as it is more intense commercial and it is always easier to down zone, in response to Ms. Yanda.

Mr. Alberts asked about TIF funds. Mr. Hort stated that YEDA and City Council have approval to spend TIF funds.

The motion to recommend increasing the TIF area to the north and east of I-40, was made by John Nail and seconded by Mike McEachern.

The vote:

AYES: McEachern, Thompson, Wright, Yanda, Alberts, Nail, Geers

NAYS: None

VOTE: 7-0

MOTION CARRIED

4. Discussion and recommendation to obtain the services of Center for Economic Development Law to provide the documents and needed services to increase the TIF area

Mr. Crosby recommends approval as these are the TIF experts who have worked with YEDA in the past.

The motion to recommend the services of Center for Economic Development Law to provide the documents and needed services to increase the TIF area, was made by John Alberts and seconded by Donna Yanda

The vote:

AYES: Alberts, Nail, Thompson, Wright, Geers, McEachern, Yanda

NAYS: None

VOTE: 7-0

MOTION CARRIED

5. Update of Road Projects –Area of Frisco and Interstate 40

Mr. Crosby stated the weather has been good, construction on schedule. The I-40 project will let in Fall 2019 and appraisals ongoing for right-a-ways.

6. Setting the date for the next regular Economic Development Meeting for September 27, 2018 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

7. Adjournment