

**Yukon Economic Development Authority**  
**October 24, 2013**

The Yukon Economic Development Authority met in special session on October 24, 2013 at 3:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

ROLL CALL: (Present)     Ray Wright, Chairman  
                                   John Nail, Vice-Chairman  
                                   Mike Geers  
                                   Rena Holland  
                                   Ken Smith  
                                   Donna Yanda

(Absent)     John Alberts - Arrived at 3:03

**OTHERS PRESENT:**

Leslie Batchelor, Attorney  
Larry Mitchell, Executive Director  
Mike Segler, City Attorney  
Gary Cooper, Technology Director

Grayson Bottom, City Manager  
Doug Shivers, City Clerk  
Sara Hancock, Deputy City Clerk  
Amy Phillips, Administrative Assistant

**1. Consider approving the minutes of the Special Meeting of September 05, 2013**

Chairman Wright would like to amend minutes of September 05, 2013, Item 6 paragraph one as follows: Frisco *Ridge* interchange to Frisco *Road* interchange.

The motion to approve amended minutes of the Special Meeting of September 05, 2013, was made by Trustee Smith and seconded by Trustee Yanda.

**The vote:**

**AYES: Nail, Geers, Smith, Yanda, Holland, Wright, Alberts**

**NAYS: None**

**VOTE: 7-0**

**MOTION CARRIED**

**2. Consider selecting and approving the Special Meeting date and time for the months of November and December 2013**

Larry Mitchell stated the fourth Thursday for November and December were holidays and therefore, new dates needed to be selected. Discussion was had to choose dates. Members selected November 21 at 3:00pm and December 19 at 3:00pm.

The motion to select and approve the Special Meeting date and time for the months of November and December 2013, was made by Trustee Smith and seconded by Trustee Geers.

**The vote:**

**AYES: Smith, Alberts, Geers, Wright, Holland, Nail, Yanda**

**NAYS: None**

**VOTE: 7-0**

**MOTION CARRIED**

**3. Informational Material (handouts)**

- A. Yukon Community Analysis – 2<sup>nd</sup> Quarter 2013**
- B. ACOG – Economic Development Strategy –  
Community Needs Project List September 2013**
- C. Oklahoma Department of Commerce New York Call Trip**
- D. “Revitalizing Downtown Stillwater” Article**

Larry Mitchell discussed background information. Stated he could email information, if needed. Mr. Mitchell stated the Community Analysis is good information for the Yukon zip code. The demographics get more attention from developers. The information is timely and will be presented to developers.

Community Needs Project list is updated yearly by ACOG. We were able to be included on the revised list. This means the Frisco Road Interchange may be eligible for federal grants. No funding right now, but hopefully in the future. EDA grants are based on jobs created with improvements.

Last two items are information items only. Grayson Bottom and Larry Mitchell made a trip with the Oklahoma Department of Commerce to New York. They were there to learn and listen. Mr. Mitchell provided the information they had received. Mr. Mitchell also discussed the Stillwater Article and how they have been working on the revitalizing program for 57 years.

Mr. Mitchell introduced his Administrative Assistant, Amy Phillips, and gave their address, 458 W. Main St, and phone number, 350-4700. He encouraged people to stop by.

This week, Grayson Bottom received a copy of Oklahoma Department of Transportation’s eight year plan and the Frisco Road interchange was on it. Chairman Wright is pleasantly surprised and knows the interchange west is progressing.

Larry Mitchell stated he has other information available, including a power point, if anyone is interested. Ken Smith stated he would like the power point.

**4. General Discussion/Questions**

Chairman Wright stated there have been comments that the TIF is done. That information is wrong, there are no projects approved or funded.

Grayson Bottom mentioned the first project for review is a hotel conference center project. We have reached an agreement in principle that deserves consideration. Mr. Bottom is pleased that development is already occurring regardless of the interchange status. This item should be included in an upcoming meeting.

Chairman Wright asked how a development project process works. Grayson Bottom stated the first point of contact is Larry Mitchell. It then must go to the Review Committee and then the Review Committee will present a report to the Yukon Economic Development Authority (YEDA) for consideration. Mr. Wright asked if they would be making suggestions or just presenting facts. Mr. Bottom stated more like a do pass resolution or no action. YEDA is who makes the recommendation to Council. Mr. Mitchell stated the Review Committee's responsibility is setting up the TIF district. YEDA looks at deals for reasonableness, public benefit and balances with incentives. Review Committee will not review development agreements, YEDA will. Grayson Bottom stated it makes it transparent. Mr. Mitchell stated public hearings would happen in the Review Committee, Planning Commission and City Council meetings. Mike Geers asked about the financial limits of TIF. Mr. Mitchell stated it is set by state statute, but most of these are for public improvements. YEDA can control what project looks like.

John Alberts asked who staff is and how are roles different. Larry Mitchell stated Leslie Batchelor, Mike Segler, Amy Phillips, and himself. Leslie Batchelor serves as TIF council and Mike Segler serves as attorney for Trustees of YEDA. Mr. Alberts asked if potential incentive comes from TIF. Ms. Batchelor stated TIF is a funding source. Mr. Alberts asked if she works on negotiations with developers. Ms. Batchelor stated she makes sure city objectives are met, keeping focus on development. Mr. Alberts asked how many TIFs she had worked with. Ms. Batchelor stated 16 to 18, multiple projects under various TIFs, public and private. She gave examples of developments and different agreements. Donna Yanda asked, if we don't agree on design with development, who takes care of that. Ms. Batchelor states YEDA will tell her and she goes back to developer. Mike Geers questioned limits of TIF district. Ms. Batchelor stated Review Committee will see if it is eligible. The goal is to have the Trust carry out City's wishes. TIFs are for the city, not developer. Mr. Geers asked if it is funded thru taxes. Ms. Batchelor stated TIF apportions the taxes, they do not go up. Mr. Geers asked how boundaries for funds are set. Ms. Batchelor stated it comes from areas undeveloped. It depends on infrastructure and what that development will generate. Larry Mitchell stated there will be a lag at the start up. 25 years gives time to pay for infrastructure and for bonding, but can be paid off earlier, if able. Once paid off, the TIF goes away.

## **5. Adjournment**