

MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, APRIL 15TH, 2024
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, ZAC DOYLE - MAYOR
OTHERS: JAE STANDINGWATER - SECRETARY

1. CALL TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE.

The meeting was called to order by Anderson at 12:00 p.m. Members present: Don Berger, Larry Williams, Scott Miller, Adam Anderson, Fred Sordahl, Arianna Derr, Zac Doyle and Jared Crisp. Members absent: Darrell Moore.

Prayer and Pledge of Allegiance were led by Scott Miller.

Others in attendance: Houston Brittain, Dell Davis, Roger Willcutt and Terry Aylward.

2. APPROVE MINUTES FROM THE MARCH 11TH, 2024 REGULAR MEETING.

Motion was made by Sordahl, second by Miller to approve minutes from the March 11th, 2024 special meeting. (*Scrivener's error, item should read "regular meeting".*) Voting yes: Berger, Williams, Miller, Anderson, Sordahl and Derr. Voting no: none.

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

Anderson reported on behalf of Pryor Main Street. He stated that senior banners will be displayed on Main Street soon. He also reported that they have recently participated in Main Street Day at the Capitol and hosted a community volunteer day with Thunderbird students. Anderson stated that Jennie LaFave has moved to a new position as of April 5th, Main Street is currently accepting applications for a new director. He also stated that they have several upcoming events including the Disco Cowboy Carnival on April 18th and the Cinco De Mayo Golf Tournament on May 3rd.

4. REPORT FROM OKIE HOMESTEAD EXPO.

Doyle reported that he met with two families involved with running the Expo. He stated that they were very happy with the turnout and the event was extremely successful. He also stated that they felt that the pricing at Mayes County Fairgrounds was extremely high when compared to other venues, and they are concerned that they may not be able to bring the event back next year if the price is not regulated.

5. REVIEW AND DISCUSSION OF APPRAISAL RECEIVED ON 6 ACRES.

No action taken. Anderson distributed print copies of the appraisal report. He stated that the property was appraised at \$70,000.00.

6. REVIEW AND DISCUSSION OF OFFERS RECEIVED ON 6 ACRES.

No action taken. Anderson distributed print copies of the current offers. He stated that currently the highest offer is \$30,000.00 and includes the seller paying the mortgage inspection certificate and abstracting.

7. DISCUSSION AND POSSIBLE ACTION ON ACCEPTING AN OFFER ON 6 ACRES, REJECTING ALL CURRENT OFFERS ON 6 ACRES, OR ALLOWING EDTA CHAIR TO EXTEND COUNTER OFFERS AND SETTING AN AMOUNT FOR THOSE COUNTER OFFERS.

Motion was made by Sordahl, second by Berger to reject all current offers and allow the chair to present a counter offer of \$70,000.00 and including no seller-paid sales fees. Voting yes: Williams, Miller, Anderson, Sordahl, Derr and Berger. Voting no: none.

8. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE DON BERGER AS THE EDTA REPRESENTATIVE TO MAKE DIRECT CONTACT WITH REALTORS, LOCAL AND NATIONAL, REGARDING THE OLD POLICE STATION, AND TO REQUEST/OBTAIN WRITTEN PROPOSALS, AND PRESENT/REPORT TO THE EDTA THE STATUS OF CONTACT AND PROPOSALS RECEIVED REGARDING THE OLD POLICE STATION.

Motion was made by Williams, second by Derr to authorize Don Berger as the EDTA representative to make direct contact with realtors, local and national, regarding the Old Police Station, and to request/obtain written proposals, and present/report to the EDTA the status of contact and proposals received regarding the Old Police Station. Voting yes: Miller, Anderson, Sordahl, Derr and Williams. Abstaining, counting as a no vote: Berger. Voting no: none.

9. DISCUSSION AND POSSIBLE ACTION TO APPROVE AN EXPENDITURE NOT TO EXCEED THE AMOUNT OF \$3,200.00 FOR TRAVEL-RELATED EXPENSES OF SWANSON HOUSE. SWANSON HOUSE'S TRAVEL-RELATED EXPENSES - TRAVEL, LODGING, MEALS - ARE IN CONNECTION WITH THE AQUATICS CENTER FUNDING STUDY. EXPENDITURE TO BE PAID FROM EDTA FUNDS.

Motion was made by Derr, second by Williams to approve an expenditure not to exceed the amount of \$3,200.00 for travel-related expenses of Swanson House. Swanson House's travel-related expenses - travel, lodging, meals - are in connection with the Aquatics Center Funding Study. Expenditure to be paid from EDTA funds. Voting yes: Anderson, Sordahl, Derr, Berger, Williams and Miller. Voting no: none.

10. DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE BLUEGRASS AND CHILI FESTIVAL FOR AN EVENT TO BE HELD IN DOWNTOWN PRYOR. SUBJECT TO MOU BEING PREPARED BY THE CITY OF PRYOR CREEK ATTORNEY.

Motion was made by Berger, second by Sordahl to enter into a Memorandum of Understanding (MOU) with the Bluegrass and Chili Festival for an event to be held in Downtown Pryor. Subject to MOU being prepared by the City of Pryor Creek Attorney.

Dell Davis reported a brief history of the festival and the impact they predict it will have in Pryor Creek. Motion was amended by Berger, second by Sordahl to approve the memorandum pending funding approval and the EDTA's review of the final memorandum after it has been prepared by the city attorney. Voting yes: Sordahl, Derr, Berger, Williams, Miller and Anderson. Voting no: none.

11. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDING TO CITY COUNCIL \$75,000.00 FROM FUND 68 BE USED TO FUND A BLUEGRASS AND CHILI FESTIVAL EVENT IN DOWNTOWN PRYOR. SUBJECT TO APPROVAL FROM CITY COUNCIL FOR USE OF FUNDS FROM FUND 68 AND TRANSFER OF THE FUNDS TO THE EDTA FOR USE AT THIS EVENT.

Motion was made by Miller, second by Williams to recommend to City Council \$75,000.00 from Fund 68 be used to fund the Bluegrass and Chili Festival event in Downtown Pryor and transfer the funds to a new account to be created under the EDTA with the same signers. Voting yes: Derr, Berger, Williams, Miller, Anderson and Sordahl. Voting no: none.

12. ADJOURNMENT.

Meeting was adjourned without a motion or vote.