

**SPECIAL MEETING
CLINTON ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 10, 2021**

Minutes of the regular meeting of the Trustees of the Clinton Economic Development Authority of the City of Clinton, Oklahoma, Custer County, held in City Hall on Tuesday, August 10, 2021 at 4:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on August 4, 2021 at 4:15 p.m.

TRUSTEES: Ken Baker, Keith Ventris, Max McKinsey, Canda Dupree,

EX OFFICIO: David Berrong

ED DIRECTOR: Roland Mower

CITY MANAGER: Robert Johnston

AUTHORITY TREASURER: Debra Blanchard

CITY CLERK: Amy Jones

NEWS MEDIA: Kelcie Hartley-Wolfe

OTHERS: Mart Tisdal, Luke Adams, Russ Meacham (phone)

AGENDA ITEMS

1. CALL TO ORDER

Chairman Ken Baker called the meeting to order at 4:32 p.m.

2. Consent Agenda

- A. Consider minutes from the July 20, 2021 Special Meeting
- B. Claims

Motion was made by Trustee Ventris and seconded by Trustee McKinsey to approve the Consent agenda as presented.

Chairman put the motion to a roll call vote:

Aye: McKinsey, Dupree, Meacham Ventris, Baker
Nay: None

Chairman declared the motion carried.

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ITEMS REGARDING:

A. Update on the Acquisition of the Glancy Motel Property

Economic Development Director Roland Mowers reported to the Trustees regarding the current progress of the acquisition of the Glancy Motel Property. He stated that the request for extension of contracts for closing had been submitted. He also reported the

RFP's (request for proposal's) deadline is August 15 and will be available for review.

Information only no action taken.

B. Bids for the Asbestos Abatement and/or Demolition of the former Glancy Motel and Pop Hicks Properties

Economic Developer Mower reported that four bids were received from K & M Dirt Service, LLC, Midwest Wrecking , M&M Wrecking, and Total Demolition, and Snyder Environmental and Construction, LLC. Discussion was held regarding the bids. Johnston explained that each bid had 4 bids that included asbestos abatement and demolition of Parcel A, asbestos abatement and demolition of Parcel B, asbestos abatement and demolition of parcel A & B, and asbestos abatement of parcel A & B for renovation. Midwest Wrecking had the lowest bid (See attachment). Discussion was held among the Trustees regarding the bids. The bids will be taken to the Council on August 17 for review.

Information only no action taken.

4. NEW BUSINESS (if any, pursuant to section 311.9 of the Oklahoma Open Meeting Act.)

None

5. TRUSTEES' COMMENTS

None

6. DIRECTOR'S COMMENTS

None

7. ADJOURN

Motion was made by Trustee Ventris and seconded by Trustee McKinsey to adjourn.

Chairman put the motion to a roll call vote:

Aye: McKinsey, Dupree, Ventris, Baker

Nay: None

Chairman declared the motion carried and the meeting adjourned at 4:42 p.m.

Date Approved

Ken Baker, Chairman

**SPECIAL MEETING
CLINTON ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 17, 2021**

Minutes of the regular meeting of the Trustees of the Clinton Economic Development Authority of the City of Clinton, Oklahoma, Custer County, held in City Hall on Tuesday, August 17, 2021 at 4:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on August 13, 2021 at 5:00 p.m.

TRUSTEES: Ken Baker, Keith Ventris, Max McKinsey

EX OFFICIO: David Berrong

ED DIRECTOR: Roland Mower

CITY MANAGER: Robert Johnston

AUTHORITY TREASURER: Debra Blanchard

CITY CLERK: Amy Jones

NEWS MEDIA: Kelcie Hartley-Wolfe

OTHERS: Mart and Marian Tisdal, Nancy Dowdell, Pat Cornell, Sue Cornell, Susie Simon, Russ Meacham (phone) and others.

AGENDA ITEMS

1. CALL TO ORDER

Chairman Ken Baker called the meeting to order at 4:32 p.m.

2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ITEMS REGARDING:

A. Proposals received for the Glancy/Pop Hicks Redevelopment and/or Renovation

Economic Development Director Roland Mower presented the two proposals received. The first proposal is from Matthew Blakeburn & Geoff Park and the second is from Rick Koch. Copies of the proposals were provided to the Trustees by Economic Developer Mower for review. Chairman Baker stated that he was excited to get two great proposals. Economic Developer Mower requested that we bring both parties in for a special meeting to present their proposals to the Authority and that will give additional time to review the proposals as well. Discussion was held regarding the future timelines of purchasing of the Glancy Property and presenting to Council.

The motion was made by Trustee Ventris and seconded by Trustee McKinsey to have Economic Developer Mower contact the parties and have each present their proposal to the Authority on August 24, 2021.

Chairman put the motion to a roll call vote:

Aye: McKinsey, Ventris, Baker
Nay: None

Chairman declared the motion carried

3. **NEW BUSINESS (If any, pursuant to section 311.9 of the Oklahoma Open Meeting Act.)**

None

4. **TRUSTEES' COMMENTS**

None

5. **DIRECTOR'S COMMENTS**

None

6. **ADJOURN**

Motion was made by Trustee Ventris and seconded by Trustee McKinsey to adjourn.

Chairman put the motion to a roll call vote:

Aye: McKinsey, Ventris, Baker
Nay: None

Chairman declared the motion carried and the meeting adjourned at 4:47 p.m.

Date Approved

Ken Baker, Chairman

**SPECIAL MEETING
CLINTON ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 24, 2021**

Minutes of the regular meeting of the Trustees of the Clinton Economic Development Authority of the City of Clinton, Oklahoma, Custer County, held in City Hall on Tuesday, August 24, 2021 at 3:00 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on August 19, 2021 at 5:00 p.m.

TRUSTEES: Ken Baker, Keith Ventris, Canda Dupree, Russ Meacham

EX OFFICIO: David Berrong

ED DIRECTOR: Roland Mower

CITY MANAGER: Robert Johnston

AUTHORITY TREASURER: Debra Blanchard

CITY CLERK: Amy Jones

NEWS MEDIA: Kelcie Hartley-Wolfe, Rod Serfoss

OTHERS: Anita Fransen, Jason Smith, and others.

AGENDA ITEMS

1. CALL TO ORDER

Chairman Ken Baker called the meeting to order at 3:04 p.m.

2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ITEMS REGARDING:

A. Proposals received for Redevelopment and/or Renovation of the Glancy/Pop Hicks properties.

i. Matthew Blakeburn and Geoff Park - The Glancy Motor Hotel and La Cholla Bar

Chairman Baker introduced Matthew Blakeburn and Geoff Park and asked them to present their proposal to the Authority and those present. Mr. Blakeburn and Mr. Park both introduced themselves. They then provided detailed information on their proposal for renovation of the Glancy Motor Hotel and La Cholla Bar. They detailed renovation, budget, and funding. The terms that were requested from the City were the deed to the property and the property would come as is, they are also looking into grants such as the Brownfield Grant and local CEDA funds available and other grants. They would need the City of Clinton to be a partner with the Brownfield Grant application. The project would be completed in four phases with phase one completed by May of 2022. Phase four would be the rebuild of the Pop Hicks Restaurant by May of 2025.

Chairman Baker thanked Matthew Blakeburn and Geoff Park for their thorough proposal and the work that was put into the presentation.

ii. Rick Koch - The Glancy Motor Hotel and Pop Hicks Restaurant

Chairman Baker introduced the Rick Koch and asked him to present his proposal to the Authority. Mr. Koch provided a brief introduction of himself. He then provided a detailed strategy of his plans for the Glancy Motor Hotel and the rebuilding of the Pop Hicks Restaurant. He stated that his goal would be to have the hotel and restaurant up and running in 18-24 months. It would all be completed at the same time. The terms requested from the City are to help acquire the adjacent property to complete the city block and a split of the asbestos abatement costs. He does not intend to pursue other grants.

Chairman Baker thanked Mr. Koch for his time and presentation of his proposal of the Glancy Motor Hotel and Pop Hick Restaurant.

B. Selection of the Development Partner for the Glancy Motel and Pop Hicks Property.

Chairman Baker thanked both parties for the proposals and the support of the City Clinton. Trustee Ventris stated that he appreciated the respect of history by both proposals and appreciated the effort that was displayed in the presentations. Trustee Meacham restated the terms as understood and presented by each proposal to give an opportunity for clarification.

The motion was made by Trustee Meacham and seconded by Trustee Ventris to recommend Rick Koch's proposal to the City Council for the development partner for the Glancy Motel and Pop Hicks property.

Chairman put the motion to a roll call vote:

Aye: Meacham, Dupree, Ventris, Baker
Nay: None

Chairman declared the motion carried

C. Acquisition of the Glancy Motel Property

Chairman Baker presented the acquisition of the Glancy Motel Property. Economic Developer Mower stated that the proposal would now go the City Council for approval and with there approval the Authority would move forward purchase of the Glancy Motel property.

The motion was made by Trustee Meacham and seconded by Trustee Ventris to move forward with the recommendation of the purchase of the Glancy Motel Property to the City Council and upon approval of the City Council to serve notice to the property Trustee.

Chairman put the motion to a roll call vote:

Aye: Meacham, Dupree, Ventris, Baker

Nay: None

Chairman declared the motion carried

D. Acquisition of the Pop Hicks Property

Chairman Baker presented the acquisition of the Pop Hicks Property to the Authority for approval. The property would be purchased contingent on the closing of the Glancy Motel Property.

The motion was made by Trustee Meacham and seconded by Trustee Ventris to approve the purchase of the Pop Hicks property contingent on the close of the Glancy Motel Property.

Chairman put the motion to a roll call vote:

Aye: Meacham, Dupree, Ventris, Baker

Nay: None

Chairman declared the motion carried

3. NEW BUSINESS (If any, pursuant to section 311.9 of the Oklahoma Open Meeting Act.)

None

4. TRUSTEES' COMMENTS

None

5. DIRECTOR'S COMMENTS

None

6. ADJOURN

Motion was made by Trustee Ventris and seconded by Trustee McKinsey to adjourn.

Chairman put the motion to a roll call vote:

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Aye: McKinsey, Ventris, Baker
Nay: None

Chairman declared the motion carried and the meeting adjourned at 4:25 p.m.

Date Approved

Ken Baker, Chairman