

**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 Ventriss 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, Ventriss, 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 Ventriss 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, Ventriss, 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 Ventriss 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.

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**Date Approved**

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**Ken Baker, Chairman**