

**REGULAR MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
FEBRUARY 1, 2022**

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, February 1, 2022 at 4:30p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on January 28, 2022 at 5:00 p.m.

**TRUSTEES:** Ken Baker, Keith Ventris, Canda Dupree, Russ Meacham (absent), Max McKinsey

**EX OFFICIO:** David Berrong

**ED DIRECTOR:** Roland Mower

**CITY MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham (absent)

**AUTHORITY TREASURER:** Debra Blanchard

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Kelcie Hartley-Wolfe

**OTHERS:**

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 4:30 p.m.

**2. Consent Agenda**

- A. Minutes from the 1/06/22 Regular Meeting
- B. Claims

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey that the Consent Agenda Items be approved.

Mayor put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Mayor declared the motion carried.

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

**A. Request for Executive Session, Pursuant to Section 307 (B) 3 Purchase or Appraisal of Real Property**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to go into Executive Session, Pursuant to Section 307 (B) 3 of the OK Open Meeting Act for the Purpose of discussing the purchase or appraisal of real property; and invite Mayor Berrong, City Manager Johnston, Authority Treasurer Debra Blanchard and City Clerk Amy Jones to join.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **B. Reconvene from Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to reconvene from Executive Session to the special meeting of the Clinton Economic Development Authority.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **C. Any Action(s) Arising Out of the Executive Session**

Trustee Keith Ventris stated that no action was taken during the Executive Session.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

#### **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**

Economic Development Director Mower presented two groups and the services which each group can provide regarding specific economic development statistics and information for the future development of City of Clinton. Chairman Ken Baker recommended that Canda Dupree and Keith Ventris work with Economic Development Director Mower in evaluating the two groups and bring back a recommendation to the next meeting of which group to possibly select their services.

#### **7. ADJOURN**

Motion was made by Trustee Ventris and seconded by Trustee Dupree 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 5:03 p.m.

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**Date Approved**

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**Ken Baker, Chairman**

**REGULAR MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
MARCH 1, 2022**

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, March 1, 2022 at 4:30p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on February 25, 2022 at 4:30 p.m.

**TRUSTEES:** Ken Baker, Keith Ventris, Canda Dupree, Russ Meacham, Max McKinsey

**EX OFFICIO:** David Berrong

**ED DIRECTOR:** Roland Mower

**CITY MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham (absent)

**AUTHORITY TREASURER:** Debra Blanchard (absent)

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Kelcie Hartley-Wolfe

**OTHERS:**

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 4:30 p.m.

**2. Consent Agenda**

- A. Minutes from the February 1, 2022 Regular Meeting
- B. Claims

Motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree that the Consent Agenda Items be approved. Trustee Meacham did not vote as he was not in attendance at the meeting on February 1, 2022

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried.

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

**A. Request for Executive Session, Pursuant to Section 307 (B) 3 Purchase or Appraisal of Real Property**

Motion was made by Trustee Max McKinsey and seconded by Trustee Keith Ventris to go into Executive Session, Pursuant to Section 307 (B) 3 of the OK Open Meeting Act for the Purpose of discussing the purchase or appraisal of real property; and invite Mayor Berrong, City Manager Johnston and City Clerk Amy Jones to join.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Meacham, Baker

Nay: None

Chairman declared the motion carried

**B. Reconvene from Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to reconvene from Executive Session to the special meeting of the Clinton Economic Development Authority.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris, Baker

Nay: None

Chairman declared the motion carried

**C. Any Action(s) Arising Out of the Executive Session**

Trustee Keith Ventris stated that no action was taken during the Executive Session.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

**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**

Economic Development Director Mower stated that fundraising from the private sector has started for the phase 2 plan. He reported that there are four businesses that are participating in the Economic Growth Incentive Program.

**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 5:13 p.m.

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**Date Approved**

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**Ken Baker, Chairman**

**REGULAR MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
APRIL 5, 2022**

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, April 5, 2022 at 4:30p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on April 1, 2022 at 4:30 p.m.

**TRUSTEES:** Ken Baker, Keith Ventris, Canda Dupree, Russ Meacham (absent), Max McKinsey

**EX OFFICIO:** David Berrong

**ED DIRECTOR:** Roland Mower

**CITY MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham

**AUTHORITY TREASURER:** Debra Blanchard

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Kelcie Hartley-Wolfe

**OTHERS:**

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 4:31 p.m.

**2. Consent Agenda**

- A. Minutes from the March 1, 2022 Regular Meeting
- B. Claims

Motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree that the Consent Agenda Items be approved. Trustee Meacham did not vote as he was not in attendance at the meeting on March 1, 2022

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried.

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

**A. Resolution No. EDA22-01 – Updating the “Economic Growth Incentive Program”;**

Economic Development Director Mower stated that the resolution which authorizes this program needs to be updated to clarify the definition of “net tax” for expanding businesses. City Treasurer Blanchard also stated that the business information is provided to the City and she calculates the “rebate” for expanding businesses. The City Council will need to ratify the updated resolution; it is on the Council agenda for their meeting at 5:30 today.

The motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree to approve

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the Resolution No. EDA 22-01 – A Resolution Providing for a Means to Attract Business and Economic Growth within the Clinton Community with the updates presented.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **B. Tax Incentive Applications**

The tax incentive applications for Lily and Rose (Expanding Business), White Buffalo Coffee Bar, and Great Plains, LLC were presented for review and approval by the Authority. The applications were reviewed by the Trustees and found to be qualifying business based on the information provided.

The motion was made by Trustee Max McKinsey and seconded by Canda Dupree to approve the tax incentive applications for Lily and Rose (Expanding Business), White Buffalo Coffee Bar, and Great Plains, LLC.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **C. Request for Executive Session, Pursuant to Section 307 (B) 3 of the Oklahoma Open Meeting Act.) for the Purpose of Discussing or Appraisal of the Purchase or Appraisal of Real Property**

Motion was made by Trustee Max McKinsey and seconded by Trustee Keith Ventris to go into Executive Session at 5:05 p.m., Pursuant to Section 307 (B) 3 of the OK Open Meeting Act for the Purpose of discussing the purchase or appraisal of real property; and invite Mayor Berrong, City Manager Johnston, City Attorney Ryan Meacham, City Treasurer Debra Blanchard, City Clerk Amy Jones to join.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **D. Reconvene from Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to reconvene from Executive Session to the regular meeting of the Clinton Economic Development Authority at 5:50 P.M.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **E. Any Action(s) Arising Out of the Executive Session**

Trustee Keith Ventris stated that no action was taken during the Executive Session.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

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**

Economic Development Director Mower stated that he will be attending the 60% plan completion meeting for Exit 65 renovations with the Oklahoma Department of Transportation. He continued to report that he will be meeting with Mr. Clark with Great Plains Kubota and facilitating a meeting between Great Plains and Oklahoma Department of Transportation to talk through the purchase of the right of ways in front of the property (the former Dusty Ballard Chevrolet dealership) recently purchased. The fundraising from the private sector has started for the phase 2 plan and he would like to use private sector money to start the development of the marketing materials for the Clinton Industrial Center. He reported that he has met with 4 local Real Estate Agents regarding the property at the Clinton Industrial Center. Discussion was also held regarding the software for economic development from the Buxton Company. Trustee McKinsey also stated that this software appears to provide useful information that will help with matching businesses with our community needs. After review by Trustee Dupree, Trustee Ventris, Chairman Baker the Buxton Software is the one suggested for purchase. The Trustees gave Economic Development Director Mower direction to move forward with the Buxton Company Software and the marketing material for the Clinton Industrial Center with use of private sector funding.

**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 5:51 p.m.

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**Date Approved**

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**Ken Baker, Chairman**

**SPECIAL MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
APRIL 12, 2022**

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, April 8, 2022 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 April 8, 2022, at 10:00 a.m.

**TRUSTEES:** Ken Baker, Keith Ventris, Canda Dupree, Russ Meacham (absent), Max McKinsey

**EX OFFICIO:** David Berrong

**ED DIRECTOR:** Roland Mower by phone.

**CITY MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham

**AUTHORITY TREASURER:** Debra Blanchard

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Kelcie Hartley-Wolfe

**OTHERS:**

**AGENDA ITEMS**

**1. CALL TO ORDER**

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

**2. Consent Agenda**

A. Minutes from the April 5, 2022 Regular Meeting

B. Claims

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey that the Consent Agenda Items be approved. Trustee Meacham did not vote as he was not in attendance at the meeting on April 5, 2022.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried.

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

**A. Request for Executive Session, Pursuant to Section 307 (B) 3 of the Oklahoma Open Meeting Act.) for the Purpose of Discussing or Appraisal of the Purchase or Appraisal of Real Property**

Motion was made by Trustee Max McKinsey and seconded by Trustee Keith Ventris to go into Executive Session at 5:05 p.m., Pursuant to Section 307 (B) 3 of the OK Open Meeting Act for the Purpose of discussing the purchase or appraisal of real property; and invite Mayor Berrong, City Manager Johnston, City Treasurer Debra Blanchard, City Clerk Amy Jones to join.

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Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **B. Reconvene from Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree to reconvene from Executive Session to the regular meeting of the Clinton Economic Development Authority.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

### **C. Any Action(s) Arising Out of the Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Keith Ventris to continue the efforts of the redevelopment of the Glancy Motel and Pop Hicks Restaurant properties (as they are known) and direct management to seek bids to move forward with abatement of all asbestos on the two properties and then to seek bids for the demolition of the North Side of the alley and Pop Hick's Restaurant foundation and any other efforts needed to mitigate liability as management deems appropriate.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris, Baker

Nay: None

Chairman declared the motion carried

#### **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**

### **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 5:51 p.m.

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**Date Approved**

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**Ken Baker, Chairman**

**SPECIAL MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
APRIL 14, 2022**

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, April 14, 2022 at 1:00 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on April 12, 2022 at 10:46 a.m.

**TRUSTEES:** Ken Baker, Keith Ventris, Canda Dupree, Russ Meacham (phone), Max McKinsey

**EX OFFICIO:** David Berrong

**ED DIRECTOR:** Roland Mower (Phone)

**CITY MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham

**AUTHORITY TREASURER:** Debra Blanchard

**CITY CLERK:** Amy Jones

**NEWS MEDIA:** Kelcie Hartley-Wolfe

**OTHERS:**

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 1:05 p.m.

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

**A. Request for Executive Session, Pursuant to Section 307 (B) 4 of the Oklahoma Open Meeting Act.) for the Purpose of Confidential Communications Between the Authority and its Counsel Concerning a Pending Investigation, Claim or Action Regarding the Glancy Motel Property and the Pop Hicks Property.**

Motion was made by Trustee Keith Ventris and seconded by Trustee Keith Ventris to go into Executive Session at 5:05 p.m., Pursuant to Section 307 (B) 4 of the Oklahoma Open Meeting Act for the Purpose of Confidential Communications Between the Authority and its Counsel Concerning a Pending Investigation, Claim or Action Regarding the Glancy Motel Property and the Pop Hicks Property. and invite Mayor Berrong, City Manager Johnston, City Treasurer Debra Blanchard, City Clerk Amy Jones to join.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

**B. Reconvene from Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to reconvene from Executive Session to the regular meeting of the Clinton Economic Development Authority at 1:36 P.M.

Chairman put the motion to a roll call vote:

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Aye: Dupree, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

**C. Any Action(s) Arising Out of the Executive Session**

Trustee Keith Ventris stated that no action was taken during the Executive Session.

Chairman put the motion to a roll call vote:

Aye: Dupree, 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

**ADJOURN**

Motion was made by Trustee Ventris and seconded by Trustee Dupree 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 1:37 p.m.

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**Date Approved**

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**Ken Baker, Chairman**