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The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission, or committee

**PUBLIC NOTICE OF A SPECIAL MEETING OF THE  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
CLINTON CITY HALL  
TUESDAY, JANUARY 17, 2023, 9:30 A.M.**

**AGENDA**

1. CALL TO ORDER

2. CONSENT AGENDA

(This item is placed on the agenda so the Authority, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet the approval of all members, that item will be heard in regular order.)

A. Minutes of the December 12, 2022 Special Meeting and the December 27, 2022 Special Meeting

B. Consider Claims

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

A. Presentations for the future use of the Glancy and Pop Hicks properties.

a. Anthony Moore – OK DPS proposal

b. Heard / Tidsal proposal

B. Award bid for the demolition and cleanup of the north half of the Glancy and Pop Hicks properties.

C. Authorize request for bids on the demolition of the Trade Winds property, to include asbestos testing, asbestos remediation, and demolition of the property or any other options the board may consider.

4. NEW BUSINESS (If any, as authorized pursuant to Section 311.9 of the Oklahoma Open Meeting Act.)

5. TRUSTEES' COMMENTS

6. DIRECTOR'S COMMENTS

7. ADJOURN

Filed this 12<sup>th</sup> day of January, 2023, Posted on the bulletin board in the lobby of the Clinton City Hall January 12, 2023, at 9:30 a.m.

  
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AMY E. JONES, Secretary

**SPECIAL MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
December 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, December 12, 2022, at 4:00 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on December 8, 2022, at 8:00 a.m.

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

**EX OFFICIO:** David Berrong

**MANAGER:** Robert Johnston

**ED DIRECTOR:** Roland Mower

**TREASURER:** Debra Blanchard

**CLERK:** Amy Jones

**NEWS MEDIA:** Nydia Campbell

**OTHERS:** Mart Tisdal

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 8:40 p.m.

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

**A. Proposals Received for Glancy Motel and Pop Hicks' Properties  
Redevelopment Project**

Clinton Economic Development Director Roland Mower started the meeting with discussion regarding the proposals received from Commonwealth Development Corporation of America a 44 Unit Apartment Complex and Corky Heard proposal of 17 Unit Air B and B type Hotel with RV Park. The proposals were provided to the Trustee's for review and to score. Director Mower continued with his assessment of the two projects and description of possible funding that each proposal is seeking. Trustee Ventris asked can the proposals be adjusted regarding the amount that is paid to the City in relation to abatement and demolition. Director Mower stated that these are proposals, and those details would be spelled out in the contract offer to the party that the Authority chooses.

Mart Tisdal requested to speak on behalf of Corky Heard and asked if he could address the Authority with questions regarding Commonwealth proposal. Chairman Baker did allow Mr. Tisdal the opportunity to ask questions and provide information regarding Corky Heard's proposal. Some Questions raised by Mr. Tisdal included were: Is the Commonwealth Project for Seniors? Director Mower responded that the proposal states that it is age and income restricted. Will there be elevators? Director Mower stated that he did not see elevators on the proposal. Have you visited similar apartments in OKC

Dunbar Commons and Midrise South Commons? Mower- no he had not. Mr. Tisdal also asked about financing and timelines. Mr. Mower stated that the Commonwealth financing is not in place. He stated that financing for Corky Heard is not in place as well and will be by donations. It was also noted neither proposal would like to take ownership of the property until financing for the project is secured.

Mr. Tisdal stated that Corky is needing more time to put the project in place regarding architecture and funding. He has started a 501 3C foundation called Make it Happen Foundation. Mr. Tisdal stated that they believe that the money will be raised. Funding for the Architect of \$25,000 is in place. Chairman Baker stated that Corky is a local Citizen with a love for Clinton and that he has completed projects. He has a love for Route 66 and his vision of the project for the Glancy is more in line than a 44 Unit Apartment Complex.

Trustee's Dupree and Chairman Baker both stated that their vision of the property was not an apartment complex.

Trustee Ventris wanted to know when the project would start? Will the Foundation take the real estate and Mr. Tisdal stated that they would not take the real estate at this time.

Trustee Meacham stated that the Koch Deal did not happen, and the Authority waited several months trying to make that deal happen. The Authority is now looking at viable options. The question "why is Corky now interested in the Glancy project and just now bringing it to the table"; "Why wasn't the group working on this before now?" Mr. Tisdal stated that the "Foundation" only meets twice a year so it takes a little time. He also stated that they want "to get it right" and that he was not aware that Koch had "bailed".

Trustee Ventris stated that the Council had approved \$120,000 for demolition of the North property, Pop Hicks Property, and the swimming pool area. It was noted that areas for demolition were different for each proposal.

Chairman Baker stated that we needed to get it right and do the right thing. Mayor Berrong reminded Trustees of the Calmez issues and that they have an opportunity to make a difference here and salvage this area.

Trustee Dupree shared a comment about her cousin from Houston who planned a trip to Clinton to go to the Route 66 museum and take a picture next to the Glancy sign. She stated that, "People do come here just to see the sign".

Other questions raised were Will both proposals still be available in 6 months? If we choose one today and it does not come to fruition will the other one still be there? Do we need 44 apartment units? What are the housing needs in our community?

Trustee Meacham stated that if you look at the economic side of the proposals that the apartment proposal would be in the best interest for the City. However, if you ask where do the people come from to live in the Apartments, are they just moving from one part of

town to another? Is this the vision of the Glancy and will you lose the "Glancy Motel"? Trustee McKinsey stated that apartments are not the ideal vision.

Further discussion was held regarding the property and both Trustee McKinsey and Trustee Ventris stated that they would not be able to vote on a motion today. Trustee Ventris stated that these are promises and not actual commitments and he could not vote on a promise. That neither proposal will take possession of the property. With no consensus by the Authority it was suggested that the proposals be tabled until January 17, 2023 when the Authority will meet again.

Motion was made by Trustee Meacham and seconded by Trustee Dupree to table the discussion of the RFP's for the Glancy Motel and Pop Hicks Restaurant Property redevelopment project.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris

Nay: Baker

Chairman declared the motion carried

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

Motion was made by Trustee Russ Meacham and seconded by Trustee Max McKinsey to go into Executive Session at 10:15 a.m., pursuant to Section 307 (B) 3 of the Oklahoma Open Meeting Act for the Purpose of Discussing the Purchase or Appraisal of Real Property and to invite Mayor Berrong, Manager Johnston, Clerk Amy Jones, Treasurer Debra Blanchard to join.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried

**C. Reconvene from Executive Session**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to reconvene at 10:23 a.m. from Executive Session to the regular meeting.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris, Baker

Nay: None

Chairman declared the motion carried

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

Report of no action taken.

**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**

**6. ADJOURN**

Motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree to adjourn.

Chairman put the motion to a roll call vote:

Aye: Meacham, McKinsey, Dupree, Ventris, Baker

Nay: None

Chairman declared the motion carried and the meeting adjourned at 10:25 a.m.

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**Date Approved**

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**Ken Baker, Chairman**

**SPECIAL MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
December 27, 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, December 27, 2022, at 9:00 a.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on December 22, 2022, at 8:30 a.m.

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

**EX OFFICIO:** David Berrong

**MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham

**ED DIRECTOR:** Roland Mower (by phone)

**TREASURER:** Debra Blanchard

**CLERK:** Amy Jones

**NEWS MEDIA:** Nydia Campbell

**OTHERS:** Mart Tisdal, Ernie Dowdell,

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker was absent and Trustee Russ Meacham called the meeting to order at 9:04 a.m.

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

**A. Request for Executive Session, Pursuant to Title 25 *OK Statutes* Section 307 (B) 3 of the Oklahoma Open Meeting Act for the Purchase or Appraisal of Real Property.**

Motion was made by Trustee Keith Ventris and seconded by Trustee Max McKinsey to go into Executive Session at 9:05 a.m., pursuant to Section 307 (B) 3 of the Oklahoma Open Meeting Act for the Purpose of Discussing the Purchase or Appraisal of Real Property and to invite Mayor Berrong, Manager Johnston, Clerk Amy Jones, Treasurer Debra Blanchard to join.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris,

Nay: None

Chairman declared the motion carried with 4-0 vote.

**B. Reconvene from Executive Session**

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to reconvene at 9:55 a.m. from Executive Session to the regular meeting.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris

Nay: None

Chairman declared the motion carried 4-0 vote.

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

None

### **D. Approval of Interlocal Agreement with Clinton Public Schools for the Acquisition, Demolition, Protection and Use of Real Property**

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to approve the Interlocal Agreement with Clinton Public Schools for the Acquisition, Demolition, Protection and Use of Real Property

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham

Nay: Ventris (abstain)

Chairman declared the motion carried with a 3-1 vote.

### **E. Request for Funding from the City of Clinton for the Acquisition and Demolition of the Tradewinds Structures**

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to approve a Request for Funding from the City of Clinton for the Acquisition and Demolition of the Tradewinds Structures.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham

Nay: Ventris (abstain)

Chairman declared the motion carried with a 3-1 vote.

### **F. Approval of Contract of Sale to Acquire Tradewinds Property, Contingent Upon Funding by the City of Clinton for the Acquisition and Demolition Costs of the Same**

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to Approve the Contract of Sale to Acquire Tradewinds Property, Contingent Upon Funding by the City of Clinton for the Acquisition and Demolition Costs of the Same

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham,

Nay: Ventris (abstain)

Chairman declared the motion carried with a 3-1 vote.

### **G. Tax Rebate Applications:**

#### **a. Wall Equipment, LLC**

Economic Development Director Roland Mower presented the Tax Rebate application for Wall Equipment, LLC, A copy of the application was provided to the Trustee's for review. Director Mower stated that Wall Equipment, LLC meets the requirements for the program.

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to Approve the Tax Rebate Application for Wall Equipment, LLC

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris

Nay: none

Chairman declared the motion carried with a 4-0 vote.

#### **b. 3W Distributing, LLC**

Economic Development Director Roland Mower presented the Tax Rebate Application for 3W Distributing, LLC. A copy of the application was provided to the Trustee's for review. Director Mower stated that 3W Distributing, LLC meets the requirements for the program.

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to Approve the Tax Rebate Application for Wall Equipment, LLC

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris

Nay: none

Chairman declared the motion carried with a 4-0 vote.

**c. Wall Bin Hoppers, LLC**

Economic Development Director Roland Mower presented the tax rebate application for Wall Bin Hoppers, LLC. A copy of the application was provided to Trustee's for review. Director Mower stated that Wall Bin Hoppers, LLC meets the requirements for the program

Motion was made by Trustee Max McKinsey and seconded by Trustee Canda Dupree to Approve the Tax Rebate Application for Wall Bin Hoppers, LLC

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris

Nay: none

Chairman declared the motion carried with a 4-0 vote.

**H. Staff Recommendation for the Redevelopment of the Glancy and Pop Hicks Properties; Action(s) May Include, But Are Not Limited to: Accepting, Rejecting, or Modifying the Staff Recommendation, Rejecting Both Proposals, Reissuing a New Request for Proposals, Proceeding with Demolition and/or Seeking Other Development Opportunities Letter of Intent Received from OK Department of Public Safety.**

Economic Development Director Roland Mower presented his recommendation for the redevelopment of the Glancy and Pop Hicks Pop Hicks properties. Action(s) may include, but are not limited to: accepting, rejecting, or modifying the staff recommendation, rejecting proposals, reissuing a new request for proposals, proceeding with demolition and/or seeking other development opportunities. He stated that at this time he would recommend that both proposals be rejected and reissue the RFP and direct staff to look for other options or reject proposals and move forward with demolition.

Trustee Russ Meacham stated that we have three items to look at regarding the RFP from Commonwealth and from Corky Heard, and a letter from DPS regarding a parcel of land. Trustee Meacham said that these are only proposals and not formal sealed bids. No sealed bid process was conducted. The Authority's preference can be different than the recommendation of Mr. Mower. He also stated that the items can be pushed to the January 17, 2023, meeting and give all members time to look at the options presented.

Motion was made by Trustee Ventris and seconded by Trustee Max McKinsey to reject both proposals for the reasons that the input from the community is that the apartment plan from the Commonwealth group is not the right idea at this time and that Corky Heard's request is not complete, and they need additional time to prepare.

Chairman put the motion to a roll call vote:

Aye: Dupree, McKinsey, Meacham, Ventris  
Nay: none

Chairman declared the motion carried with a 4-0 vote

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**

6. **ADJOURN**

Motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree to adjourn.

Chairman put the motion to a roll call vote:

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

Chairman declared the motion carried and the meeting adjourned at 10:14 a.m.

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**Date Approved**

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**Ken Baker, Chairman**

FUND: ECON DEV AUTHORITY

DEPARTMENT	VENDOR NAME	GL ACCOUNT	ACCOUNT DESCRIPTION	DESCRIPTION	AMOUNT
ECON DEV AUTH	OK MUN. ASSURANCE GROUP	43500-1090	WORKERS' COMPENSATIO	WC FY 22/23 CREDIT IN ESCR	110.86
		43500-1090	WORKERS' COMPENSATIO	WORKERS' COMP FY22/23	778.61
		43500-1090	WORKERS' COMPENSATIO	WORKERS' COMP FY22/23	0.01
			TOTAL:		667.74

FUND: ECON DEV AUTHORITY

DEPARTMENT	VENDOR NAME	GL ACCOUNT	ACCOUNT DESCRIPTION	DESCRIPTION	AMOUNT
ECON DEV AUTH	RANDOLPH S MEACHAM, P.C.	43500-2065	PROFESSIONAL SERVICE TRDWNDS	GLNCY POP	315.00
			TOTAL:		315.00