

**REGULAR MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
TUESDAY, FEBRUARY 14, 2023**

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 14, 2023, 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 February 10, 2023, at 3:50 p.m.

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

**EX OFFICIO:** Mayor David Berrong

**MANAGER:** Robert Johnston

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

**ED DIRECTOR:** Roland Mower

**TREASURER:** Debra Blanchard

**CLERK:** Amy Jones

**NEWS MEDIA:** Nydia Campbell

**OTHERS:** None

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 4:01 p.m.

**2. CONSENT AGENDA**

A. Minutes of the January 17, 2023, Special Meeting.

B. Consider Claims

Motion was made Trustee Ventris and seconded by Trustee McKinsey to approve the Consent Agenda.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried with 5-0 vote.

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

**A. Supplemental Budget Appropriation to increase Operating Transfers in from ED Fund and Reimbursements Revenue from private donors and add Land Acquisition Expense line item for the purchase of the Tradewinds Property.**

Chairman Baker presented for approval the Supplemental Budget Appropriation to increase Operating Transfers in from the Economic Development Fund and Reimbursements Revenue from private donors, and to add Land Acquisition Expense line item for the purchase of the Tradewinds Property.

Motion was made by Trustee Keith Ventris and seconded by Trustee Russ Meacham to approve the Supplemental Budget Appropriation to increase Operating Transfers in from ED Fund and Reimbursements Revenue from private donors, and add Land Acquisition Expense line item for the purchase of the Tradewinds Property.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried with 5-0 vote.

### **B. Tradewinds Property Update**

Economic Development Director Roland Mower updated the Trustee's on the status of the Tradewinds property. He reported that the bid notice will be published in the February 15, 2023, publication of the *Clinton Daily News*. The bids are due to the City Clerk's office on March 14, 2023, no later than 2:00 P.M. The bid tabulation will be brought to the next meeting for review. The bid recommendation will be taken to the City Council on March 21, 2023.

Information only.

### **C. Glancy Motel/Pop Hicks Property Update**

ED Director Roland Mower reported that the demolition of the Glancy Property North Building and the Pop Hick property would proceed in the near future. He reported that he had sent an email to the Oklahoma Department of Public Safety with questions regarding the Letter of Intent that was received, and that State Representative Anthony Moore spoke about at the last meeting. The questions included one about a reversionary clause regarding the property and leaving the historic buildings of the Glancy intact until the State Budget is completed to include this project. Brief discussion ensued.

Information only.

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

None

**5. TRUSTEES' COMMENTS**

Max McKinsey commented that the Chamber of Commerce had prepared and would pay for advertising in favor of the hospital funding election to be held on 3/7/23.

**6. DIRECTOR'S COMMENTS**

Economic Development Director stated that Tax Agreement with Longbell Brewery has been signed by the owner and will be signed by Chairman Baker today. He has visited with Rick Koch regarding the old Whitten Inn property and any assistance which may be requested as the Exit 65 renovations occur. He recently attended the ICSC Red River Show for retailers and presented information for several available properties in Clinton. He inquired if anyone would miss the 3/14/23 next regular meeting due to spring break; no one responded as if they would.

**ADJOURN**

Motion was made by Trustee Keith Ventris and seconded by Trustee Canda Dupree to adjourn at 4:25 P.M..

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 4:23 p.m.

3-14-2023

Date Approved

  
Ken Baker, Chairman

**SPECIAL MEETING  
CLINTON ECONOMIC DEVELOPMENT AUTHORITY  
TUESDAY, JANUARY 17, 2023**

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, January 17, 2023, at 9:30 a.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on January 12, 2023, at 9:30 a.m.

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

**EX OFFICIO:** David Berrong

**MANAGER:** Robert Johnston

**CITY ATTORNEY:** Ryan Meacham

**ED DIRECTOR:** Roland Mower

**TREASURER:** Debra Blanchard

**CLERK:** Amy Jones

**NEWS MEDIA:** Nydia Campbell

**OTHERS:** Mart Tisdal, Anthony Moore, Corky Heard

**AGENDA ITEMS**

**1. CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 9:30 a.m.

**2. CONSENT AGENDA**

- A. Minutes of the December 12, 2022 Special Meeting and the December 27, 2022 Special Meeting
- B. Consider Claims

Motion was made Trustee Ventris and seconded by Trustee McKinsey to approve the Consent Agenda.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried with 5-0 vote.

**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**

State Representative Anthony Moore commented on the potential future use of the Glancy and Pop Hick properties as expressed in the Letter of Intent from the State of Oklahoma Department of Public Safety dated December 20, 2022. He explained that the request from DPS is that CEDA offer land for the construction of a new OHP troop headquarters which would likely also include offices for the Oklahoma Bureau of Narcotics and Dangerous Drugs Control (OBN) and the Oklahoma State Bureau of Investigation (OSBI). He stated that the property was a good location as it had access to the I-40 corridor and highway 183.

#### **b. Heard/Tisdal Proposal**

Mr. Corky Heard and Mr. Mart Tisdal presented a power point proposal for the renovation of the Glancy Motel. It would be operated similar to a AirBnB property. The original 17 themed rooms would be remodeled and represent places/cities along Route 66. The main office would be renovated as a meeting/venue opportunity for small groups or visitors. Eventually adding a RV park on the North half of the property. Mr. Heard stated that they are in support of the relocation of the OHP property and that this can be an option if the DPS option does not come to fruition.

Chairman Ken Baker thanked both Representative Moore and Mr. Heard for their presentation.

#### **B. Award Bid for Demolition and Cleanup of the North half of the Glancy and the Pop Hicks Properties**

The bids for Demolition and Cleanup of the North half of the Glancy and the Pop Hicks property were presented for award. City Manager Johnston stated that the low bid was from Johnny Dixon at \$119,200.000. The discussion was held by the Trustees that this is the time to move forward with demolition of the North part of the Glancy property and the Pop Hicks Restaurant slab.

The motion was made by Trustee Meacham and seconded by Trustee Max Mckinsey to recommend the award of the bid to Johnny Dixon for the bid amount on the October 18, 2022 bid for North property of Glancy of e \$96,650.00 and Pop Hicks Property of \$18,300.00. The pool area will not be included in this award at this time.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Ventris, Baker

Nay: None

Chairman declared the motion carried with 5-0 vote.

**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.**

Economic Development Director Roland Mower presented to the Trustees regarding the request for authorization 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. Director Mower thanked the City for the security fencing of the property. He reported that he has contacted Ed Pack to do the asbestos testing and it is estimated to cost \$4,700.

Motion was made by Trustee Russ Meacham and seconded by Trustee Max McKinsey to 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.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, McKinsey, Baker  
Nay: Ventris (abstain)

Chairman declared the motion carried with 4-1 vote.

**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 stated that Tax Agreements with Wall Bin Hoppers and associated companies have been executed, that he will be attending the ICSC Red River Conference and presenting information to vendors regarding the exit 65 land availability as well as the Tradewinds Property and Long John Silver property.

**7. 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 10:05 a.m.

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**Date Approved**

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**Ken Baker, Chairman**