

**REGULAR MEETING
CLINTON ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY, SEPTEMBER 24, 2024**

Minutes of the regular meeting of the Trustees of the Clinton Economic Development Authority of the City of Clinton, Oklahoma, held at City Hall, Clinton, OK on Tuesday, September 24, 2024, 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 September 20, 2024, at 3:30 p.m.

TRUSTEES PRESENT: Ken Baker, Max McKinsey, Canda Dupree, Russ Meacham, John Cornell.

TRUSTEES ABSENT: None

EX OFFICIO: Mayor David Berrong

MANAGER: Robert Johnston (absent)

CITY ATTORNEY: Ryan Meacham (absent)

ED DIRECTOR: Roland Mower

TREASURER: Debra Blanchard

CLERK: Amy Jones

NEWS MEDIA: Sean Stephens, Hope King

OTHERS: Gene McCullough

AGENDA ITEMS

1. CALL TO ORDER

Chairman Ken Baker called the meeting to order at 3:58 p.m.

2. CONSENT AGENDA

A. Minutes August 13, 2024, Regular Meeting

B. Consider Claims

Motion was made by Trustee Canda Dupree and seconded by Trustee Max McKinsey to approve the consent agenda presented today.

Chairman put the motion to a roll call vote:

Aye: Dupree, Cornell, McKinsey, Meacham, Baker

Nay: None

Chairman declared the motion carried.

3. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION REGARDING:

A. Approval of FYE Budget 2025

The Economic Development Authority (Fund 750) Budget prepared by City Treasurer

Debra Blanchard and reviewed and approved by City Council June 18, 2024, and is presented today for review and approval by the Economic Development Authority. Ms. Blanchard presented the information and answered questions regarding the current revenues and expenditures. Discussion was held regarding the Economic Development Authority and the Economic Development Fund 513.

Motion was made by Trustee Russ Meacham and seconded by Canda Dupree to approve the FYE Budget 2025.

Chairman put the motion to a roll call vote:

Aye: Dupree, Cornell, McKinsey, Meacham, Baker

Nay: None

Chairman declared the motion carried.

B. Current Status of the Proposed Foss MCD Water Projects and Potential Rate Adjustments for the City of Clintons as they Pertain to the Attraction of Commercial and Retail Development in the City.

Mayor Berrong (Ex-officio Member of the Authority) presented background information to the Trustees of the Foss Master Conservatory District as a water supply asset for Clinton, Bessie, Cordell and Hobart. Trustee Russ Meacham is asking the Authority to start considering discussion regarding the water rates of our community which are driven by the cost of water from Foss Master Conservatory District, Clinton Reverse Osmosis Plant and/or the Clinton Lake. Public Works Director Gene McCullough answered questions regarding the water production and distribution services by the City of Clinton. He explained the current water situation to the Trustees and that we do have presently an abundance of water. Trustee Meacham emphasized that water is now a resource for our community and how can we expand on this resource with economic growth. Trustee John Lee Cornell concern with the current water issue is that the purchase rate of water is higher than most communities and that will be a factor if any company is looking at our community to develop a business here.

The Trustees have requested that Economic Development Director Roland Mower do a study of the water rates of communities within a 50-mile radius of Clinton. The information will be brought back to the Trustees for review.

C. Sign Removal Tradewinds Motel

The proposal for sign removal for the Tradewinds Motel was presented to the Trustees for review. An email and proposal to Robert Johnston, City Manager from Midwest Wrecking was provided for review by the Authority. The proposal is for \$6,770.00 if the proposal is accepted while Midwest is in Clinton demolishing the former Midtown motel.

Motion was made by Trustee John Lee Cornell and seconded by Trustee Russ Meacham

to approve the proposal for sign removal for the Tradewinds Motel as presented to the Trustees.

Chairman put the motion to a roll call vote:

Aye: Dupree, Cornell, McKinsey, Meacham, Baker

Nay: None

Chairman declared the motion carried.

D. "EDA Economic Growth Incentive Program"

Economic Development Director Roland Mower presented the EDA Economic Growth Incentive Program to the Trustees. Discussion was held regarding if the program was a true incentive program or a subsidy program. The history of the program was discussed. The discussion also focused on the five businesses that are currently benefitting from the program. The Trustees agree that we need an incentive program to help start up businesses or businesses that expand or relocate to our community. Director Mower stated that the businesses currently on the program occupy previously empty buildings or properties in our community.

Motion was made by Trustee John Lee Cornell to suspend the current program; continue honoring it to those businesses currently participating and redevelop the program that is beneficial to the community. There was not a second by a Trustee, motion died.

The Trustees requested the Economic Development Director Roland Mower research the incentive programs in other communities and the Authority will evaluate our program to consider changes to the program after review.

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

Roland Mower, Economic Development Director, reported that the CIC project building is coming along with completion anticipated by Thanksgiving and that the Exit 65 Project is continuing to move forward.

Information only

ADJOURN

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

Chairman put the motion to a roll call vote:

Aye: Dupree, Cornell, McKinsey, Meacham, Baker

Nay: None

Chairman declared the motion carried and the meeting adjourned at 5:00 p.m.

Date Approved

Ken Baker, Chairman