

Yukon Economic Development Authority

January 15, 2015

The Yukon Economic Development Authority met in regular session on January 15, 2015 at 4:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

ROLL CALL: (Present) Ray Wright, Chairman
 John Nail, Vice-Chairman
 John Alberts
 Rena Holland
 Ken Smith

(Absent) Mike Geers
 Tara Peters

OTHERS PRESENT:

Larry Mitchell, Executive Director
Jeff Sabin, Acting Counsel
Gary Cooper, Technology Director

Doug Shivers, City Clerk
Sara Hancock, Deputy City Clerk
Amy Phillips, Administrative Assistant

1. Consider approving the minutes of the December 18, 2014 Regular meeting

The motion to approve the minutes of the December 18, 2014 Regular meeting, was made by Ken Smith and seconded by John Alberts.

Mr. Mitchell wanted to clarify planning Phase I and Phase II in the financial plan does not refer to Health Center Parkway, but Frisco Rd. Interchange.

The vote:

AYES: Nail, Alberts, Holland, Smith, Wright

NAYS: None

VOTE: 5-0

MOTION CARRIED

2. Review and Discuss final draft of Yukon Urban Gateway SmartCode Ordinance and take any action as deemed necessary and appropriate by the Trustees.

Mr. Mitchell stated there were three items raised at the last meeting. He has included a memo addressing these. The first one had to do with variance and making sure it was the same language as the existing building code. Secondly, was the review process. We have modified procedure to require the plans to go thru the same process as any rezoning application. If financial assistance requested, then it will also

come to YEDA. However, if they are not asking for assistance, Mr. Mitchell would still like plans to come through YEDA as an informational item. Finally, the question came up about owners with small parcel of land. They could have option to use SmartCode or current PUD. It gives flexibility. Mr. Mitchell stated they had a meeting last week with the larger land owners. It went very well and owners were very receptive. Everyone seemed comfortable with proposals. Mr. Sabin agreed the owners were receptive. They had questions and asked for examples on how SmartCode worked with big box retail division. Mr. Highsmith is working on getting examples. Mr. Wright stated some big box could go to other transects. Mr. Highsmith stated correct. Mr. Wright asked for clarification of 10% for one store? Mr. Sabin stated 10% is for lot coverage.

Mr. Wright was at the meeting and it went very well. He talked to a couple of land owners that were not at meeting. He tried to inform them that we were not taking away existing zoning, but offering SmartCode for more options. There was no negative feedback. Mr. Wright believes fallout may come when actual items are presented to Development Services. Mr. Mitchell stated under the SmartCode, we have a Review Committee. The Review Committee may be helpful with working with the small land owners. Mr. Wright stated it is good, because it is a developer based code system. Mr. Smith clarified City still has input. Mr. Wright stated correct and the Review Committee blends ideas. Mr. Mitchell stated once Review Committee completes, it goes to Planning Committee and then Council. Mr. Wright stated as normally done. Mr. Smith just wanted to clarify City still has decision making power.

Mr. Wright asked for clarification on Items 2 and 3. Mr. Mitchell stated on Item 2, once approved, the final draft will be forwarded with Resolution to the Planning Commission. Review by the Planning Commission and or Council may require additional amendments. Once completed, codified copy will come back to YEDA. Mr. Wright re-stated, if we pass draft, Planning Commission and/or City Council can still make changes. Mr. Mitchell stated yes, but hard to predict, if there will be any significant changes. We sent 12 letters to property owners. We have had positive responses. Mr. Smith asked if we needed motion for Item 2. Mr. Mitchell would prefer one. Mr. Sabin stated Item 2 is recommendation and 3 are for changes to existing code that would allow the SmartCode as an option.

The motion to forward the draft of Yukon Urban Gateway SmartCode Ordinance for approval to the Planning Commission was made by Ken Smith and seconded by John Alberts.

The vote:

AYES: Holland, Wright, Alberts, Nail, Smith

NAYS: None

VOTE: 5-0

MOTION CARRIED

3. Consider approving Resolution No. 2014-26, a Resolution recommending the approval of proposed amendments to the City of Yukon zoning ordinance that will allow for the creation of a Form-Based Code overlaying the Frisco Road Economic Development Project Plan Project Area.

Mr. Mitchell stated exhibit A was handed out today. Mr. Sabin stated there were no real changes. He just added the actual transect to exhibit. Mr. Smith stated changes have already been discussed. Mr. Wright stated one developer at the meeting who has land outside TIF District is interested in pursuing code.

The motion to approve Resolution No. 2014-26, a Resolution recommending the approval of proposed amendments to the City of Yukon zoning ordinance that will allow for the creation of a Form-Based Code overlaying the Frisco Road Economic Development Project Plan Project Area, was made by John Alberts and seconded by Rena Holland.

The vote:

AYES: Wright, Smith, Nail, Holland, Alberts

NAYS: None

VOTE: 5-0

MOTION CARRIED

4. Report from Executive Director with Related Discussion/Questions:

A. Second Quarter Status Report (handout)

B. Memorandum to the Yukon Planning Commission regarding the Urban Gateway SmartCode

C. YEDA Departmental Expense Summary

D. FY 2014-2015 TIF Revenue Collections (handout)

E. FY 2014-2015 Hotel/Motel Tax Collections Updated Report (handout)

Mr. Mitchell stated for the quarter we collected over \$52,000.00 and year to date \$100,000.00. Trend should continue, but will slow. Health Center Parkway is under construction and is 10-15% complete. It is gaining interest.

There was a conference in Dallas in November. Mr. Mitchell was able to meet with several retail vendors. This week we have had 4 calls wanting additional information. We are now seeing interest from clothing stores and larger developments.

Department Expenditures and Hotel/Motel Tax was not available.

5. Informational Material

A. ICMA Economic Development 2014 Survey Results

Mr. Mitchell stated survey results could be useful for doing next year's budget. Mr. Mitchell discussed interesting facts of the survey.

- 6. Setting the date for the next Regular Economic Development Meeting for February 19, 2015 at 4:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.**

Mr. Wright stated big milestone passing SmartCode.

Mr. Mitchell stated thanks for the hard work. Training is in progress.

7. Adjournment