

Yukon Economic Development Authority

February 19, 2015

The Yukon Economic Development Authority met in regular session on February 19, 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
 Rena Holland
 Ken Smith
 Mike Geers

(Absent) John Alberts
 Tara Peters

OTHERS PRESENT:

Grayson Bottom, City Manager
Doug Shivers, City Clerk
Gary Cooper, Technology Director
Philip Merry, Deputy Treasurer

Larry Mitchell, Executive Director
Sara Hancock, Deputy City Clerk
Amy Phillips, Administrative Assistant

1. Consider approving the minutes of the January 15, 2015 Regular meeting

The motion to approve the minutes of the January 15, 2015 Regular meeting, was made by Ken Smith and seconded by John Nail.

The vote:

AYES: Nail, Holland, Wright, Smith, Geers

NAYS: None

VOTE: 5-0

MOTION CARRIED

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

- A. Public Hearing Schedule for Yukon Planning Commission/City Council**
- B. Yukon High School Youth Outreach Endeavor Update**
- C. YEDA Departmental Expense Summary**
- D. FY 2014-2015 TIF Revenue Collections**
- E. FY 2014-2015 Hotel/Motel Tax Collections Updated Report; December 2014 and January 2015 (handouts)**

Mr. Mitchell stated we have had two Study Sessions and a Public Hearing. There was one citizen in attendance, Rick Opitz. Mr. Opitz voiced positivity. John Nail was there representing YEDA. We will have another Public Hearing at the Planning Commission

meeting on March 9. Letters have been mailed to property owners. YEDA has received an inquiry and it has been answered. They have also placed notification signs for Public Hearing. Ordinances are ready for approval and will be sent to Council on March 17, which will also include a Public Hearing. Mr. Wright encouraged attendance for the Public Hearing meetings.

Mr. Mitchell updated us on the Yukon High School Youth Outreach Endeavor. They recently spoke to approximately 60 students about demographics, city information and the competitive nature of economic development. Amy Phillips has provided a schedule of the outreach program. Mr. Mitchell encouraged the Trustees to volunteer, if they saw a topic they were interested in.

Mr. Mitchell informed us the YEDA Departmental Expenses were mostly on track. The consulting fees are slightly more due to the SmartCode development.

Mr. Mitchell stated TIF Revenue Collections for month were at \$28,000 and \$132,000 year to date. The monthly collections should start averaging at \$25,000. Sales Tax is at 4% for the month. This could be due to late reporting.

Mr. Mitchell stated the Hotel/Motel Collections were down, but tracking above last year. They are \$224,000 year to date vs. last year's total of \$245,000. Everything is looking good.

3. Informational Material

- A. Discussion of preliminary development agreement for Prairie West, Phase I**
- B. Oklahoma Department of Commerce Request for Information; Project Sam Leads and Locates; Greater Oklahoma City Partnership; February 02, 2015**
- C. Proposed Sun Holdings, LLC Economic Development Project**
- D. Economic Development Administration Grant Application Overview of FY 2015 Economic Development Program (ACOG)**

Mr. Mitchell stated there has been discussion about the Prairie West, Phase I. He has attached information. Mr. Mitchell and Leslie Batchelor are working to draft development agreement. They sent materials to Cliff with a request to engage engineers and get on track in the next eight weeks with grading and utility plans. There is a lot to do in the next 90 days. There have been more meetings to discuss development. They have been positive and encouraging. It is hard to know who people are in regards to developers vs. property managers. We won't know, until money is on the table and the document(s) have been signed.

Mr. Mitchell said the Oklahoma Department of Commerce requested information. Project Sam is a company wanting to move from Nebraska. Mr. Mitchell will be meeting with them this weekend. They want to build and hire 40-50 employees. He has also included other leads, as well as information being circulated.

Mr. Mitchell gave information about the Development Project. A fast food company from Florida is asking for \$100,000 incentive. He hates to say no and is willing to converse. He believes emphasis should focus on Main Street. Mr. Wright stated we should decide what we want and who we want to work with. Mr. Geers stated businesses are coming whether there are incentives or not. Mr. Bottom stated the company has low paying jobs, hard to justify incentives. Mr. Mitchell stated he could work on and present a draft letter for review. Mr. Smith stated you could counter offer. Mr. Nail likes Main St. idea. Mr. Wright stated we have to determine our interest. He is not sure a draft letter is appropriate. It should be case by case. He does not want to de-motivate existing businesses. Mr. Mitchell stated we are getting inquiries more and more.

Mr. Mitchell stated they are presently working on grant and trying to develop relationship with Oklahoma City to develop the Route 66 corridor (Frisco Rd/ Route 66/Banner Rd). Intent is to use existing transportation infrastructure to support light industrial. The grant could lead to future endeavors. Mr. Wright asked if Oklahoma City was interested. Mr. Mitchell stated he thinks so. Mr. Wright stated it would be a bonus for them.

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

Mr. Wright stated March 9 is the Public Hearing for Planning Commission and March 17 for the City Council. It is an important time and a big step for the City. He stated this years before when changes were happening on Garth Brooks. Mr. Mitchell stated very challenging, but exciting. He is not sure there will be any items for the next YEDA meeting. There may be amendments for SmartCode.

5. Adjournment