

Yukon Economic Development Authority

September 5, 2013

Amended

The Yukon Economic Development Authority met in special session on September 5, 2013 at 3:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

ROLL CALL: (Present) Ray Wright
John Nail
Ken Smith
Donna Yanda
Rena Holland

(Absent) Mike Geers
John Alberts – entered meeting at 3:28 pm

OTHERS PRESENT:

Leslie Batchelor, Attorney
Larry Mitchell, Executive Director
Sara Hancock, Deputy City Clerk

Grayson Bottom, City Manager
Doug Shivers, City Clerk

1A. Consider accepting nominations for, and the election of, a Chairperson for the Yukon Economic Development Authority

John Nail made a motion to nominate Ray Wright as the Chairperson. The motion was seconded by Ken Smith.

The vote:

AYES: Yanda, Holland, Nail, Smith, Wright

NAYS: None

VOTE: 5-0

MOTION CARRIED

1B. Consider accepting nominations for, and the election of, a Vice-Chairperson for the Yukon Economic Development Authority

Ken Smith made a motion to nominate John Nail as the Vice-Chairperson. The motion was seconded by Donna Yanda.

The vote:

AYES: Holland, Smith, Wright, Yanda, Nail

NAYS: None

VOTE: 5-0

MOTION CARRIED

2. Consider accepting the Initial Roster of Trustees and Officers of the Yukon Economic Development Authority

The motion to accept the Initial Roster of Trustees and Officers of the Yukon Economic Development Authority, was made by Trustee Smith and seconded by Trustee Holland.

The vote:

AYES: Wright, Nail, Yanda, Smith, Holland

NAYS: None

VOTE: 5-0

MOTION CARRIED

3. Consider approving a schedule of Special Meetings for 3:00 PM on the fourth Thursday of each month, at the Centennial Building, 12 S. 5th St., beginning in October 2013, for the remainder of calendar year 2013

The motion to approve a schedule of Special Meetings for 3:00 PM on the fourth Thursday of each month, at the Centennial Building, 12 S. 5th St., beginning in October 2013, for the remainder of calendar year 2013, was made by Trustee Smith and seconded by Trustee Holland.

Larry Mitchell stated it was suggested by John Alberts, but open to other times. Time is good from operational standpoint.

The vote:

AYES: Nail, Smith, Holland, Wright, Yanda

NAYS: None

VOTE: 5-0

MOTION CARRIED

4. Consider approving a schedule of Regular Meetings for 3:00 PM on the fourth Thursday of each month, at the Centennial Building, 12 S. 5th St., for calendar year 2014

The motion to approve a schedule of Regular Meetings for 3:00 PM on the fourth Thursday of each month, at the Centennial Building, 12 S. 5th St., for calendar year 2014, was made by Trustee Yanda and seconded by Trustee Nail.

The vote:

AYES: Yanda, Holland, Nail, Wright, Smith

NAYS: None

VOTE: 5-0

MOTION CARRIED

5. Consider adopting a fiscal year of July 1 – June 30 for the Yukon Economic Development Authority

The motion to adopt a fiscal year of July 1 – June 30 for the Yukon Economic Development Authority, was made by Trustee Smith and seconded by Trustee Nail.

The vote:**AYES: Yanda, Nail, Smith, Wright, Holland****NAYS: None****VOTE: 5-0****MOTION CARRIED****6. New Business - There was no new business**

Larry Mitchell stated there was no new business, time for orientation and moving forward. He discussed forming a Review Committee to establish a Tax Increment Financing District (TIF) which may consider 180 acres west of hospital. Trustee Wright would like to know benefits of TIF. Larry Mitchell stated for sales tax in this case, it creates a floor and revenue can then be captured. The focus would be *Frisco Road* interchange and talking with Oklahoma Department of Transportation. Trustee Smith asked if we would form the TIF before interchange. Larry Mitchell stated yes, it shows public benefit.

Leslie Batchelor stated the Local Development Act gives the City a stronger vehicle to pay for interchange. Tax Revenue will be better bonded and it is more Public/City driven versus Developer driven. Trustee Wright asked if it would leverage future tax. Ms. Batchelor stated yes. It is also about building for the community and less about the developer.

Trustee Wright questioned who would make the guidelines. Ms. Batchelor stated the Review Committee makes the plan and it has to be approved by Council. The second part is individual contracts for specific tenants. Larry Mitchell stated these are done in a redevelopment agreement. Leslie Batchelor stated the goal is to push development to something better for use of public money.

Grayson Bottom introduced Leslie Batchelor, Center for Economic Law. She is very experienced and preeminent authority on these types of projects. Mr. Bottom gave a demo regarding baseline tax rate and tax above baseline. Trustee Wright asked if it helps City finance improvements. Ms. Batchelor stated TIF is a tool to help the City side and keeps public side in charge of revenues. Mr. Wright said it also gives developer incentive. Ms. Batchelor stated sometimes developers want a TIF to underwrite developer's costs.

Trustee Smith asked if TIF will influence ODOT. Grayson Bottom stated it will give them confidence the City has resources. Larry Mitchell stated it is alternative to a General Obligation Bond. Leslie Batchelor stated it makes sense, the kinds of revenue generated, is the kind captured, so sales tax is good use. Trustee Wright stated this is Yukon's last shot at retail development. It is a chance to get something big.

Larry Mitchell says a TIF gives City some say to prevent eyesores. Trustee Smith asked about redevelopment. Mr. Mitchell stated it probably is something for in the future. The consideration would be to develop policy and look for balance with light industrial development.

Grayson Bottom asked for questions and comments. Larry Mitchell stated we should be up and running in about two weeks and phone number to his office will be 350-4700. Grayson Bottom stated it is important to understand that information is confidential and they may have to sign a confidentiality agreement. Information will come out at the right time. If information gets out too soon, then it can ruin deals. When it is time to vote, everyone will know.

Larry Mitchell asked for everyone to please visit with him, when you can. There is lots of jockeying with brokers. We don't know who they are, until proposals are made. Some may work and some may not.

7. Adjournment