

**GROVE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MONDAY, MAY 21, 2018
4:00 PM
MINUTES**

The Grove Economic Development Authority met in regular session on Monday, May 21, 2018 at 4:00 PM with Chairman, Ron Lay presiding. Members present were Ivan Devitt, Keith Martin and David Adzigian. Member Mike Lewandowski was absent. Also present was General Manager, Bill Keefer; Assistant General Manager, Debbie Bottoroff and City Clerk, Bonnie Buzzard. City Treasurer, Lisa Allred was absent.

Adzigian made the motion to approve the minutes of the previous meeting. Seconded by Devitt. AYE: Devitt, Martin, Adzigian and Lay. NAY: None. Motion carried.

Adzigian made the motion to approve the purchase order register. Seconded by Devitt. AYE: Devitt, Martin, Adzigian and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to review of the proposed 2018-2019 GEDA Budget. Keefer reported that the proposed budget includes funding for the various debt payments for

- ✓ Swimming pool
- ✓ Event center land purchase
- ✓ Harbor Point TIF District
- ✓ Downtown Sales Tax Incentive Program
- ✓ Economic Development Services Agreement with the Grove Area Chamber of Commerce:
 - Executive Director of the Grove Chamber of Commerce, Donnie Crain addressed the Board to report on the proposed \$30,000 contract services with the GACC. Crain detailed on the following Economic Development Services between the City of Grove / GEDA and the GACC:
 - Provided and maintain an office for economic and industrial development
 - Provide a professional qualifies Economic Development Director
 - Seek, discover, and endeavor to attract new and expanding industry within the City
 - Maintain a visible presence in Grove , Northeast Oklahoma, and State of Oklahoma
 - Develop and secure tools for the purpose of economic development prospects
 - Receive, study and respond to inquiries by potential businesses, site consultants, and individuals seeking to locate business operations in Grove
 - Welcome individuals and groups deemed by City to be important and coordinate related activities
 - Coordinate economic development activities and announcements conducted on behalf of the City with City Manager, City Council, appropriate department and agency directors, and other local, state, and federal agencies
 - Provide a quarterly report on economic development activities to the City
 - Business and industry appreciation and awareness efforts
 - Other accountabilities
 - Financial account for Economic Development

Keefe entertained questions, comments and concerns from the Board. Devitt made the motion to approve the 2018/2019 fiscal year budget upon recommendation to the Mayor and City Council. Seconded by Adzigan. AYE: Devitt, Martin, Adzigan and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to approval of a Sales Tax Incentive Agreement from MOCSLC, LLP dba Gabby's Place. Bottoroff reported that Gabby's Place began operations September 2015, and did not submit an application until August 2017. Per the definition in the policy, Gabby's Place may be considered a "new restaurant", and is eligible to submit an application for the Sales Tax Incentive. However, since the restaurant is a two-year-old business, it is staff's recommendation that the Sales Tax Incentive be limited to three (3) years instead of five (5) years. Martin made the motion to approve the Sales Tax Incentive Agreement from MOCSLC, LLP dba Gabby's Place with a three year limitation. Seconded by Adzigan. AYE: Devitt, Martin, Adzigan and Lay. NAY: None. Motion carried.

Lay then opened the floor for discussion with respect to establishing a "Price per Acre" for City owned property located in the Industrial Park. Keefe reported that to follow up on the discussion of previous GEDA meetings in regards to establishing a price per acre for the City owned property in the Industrial Park. Keefe added that Devitt provided him with some comparable property sales for reference, and in addition the Staff has provided a list of properties that we have bought and sold at the industrial parks over the years. Keefe recalls previous discussions from the Board on pricing the land at \$10,000 per acre. Devitt strongly suggested that the Board consider a starting point at \$13,000 - \$15,000 per acre which would allow room for negotiations. The Board discussed the price per acre with the Staff. Devitt made the motion to approve the affix the price at \$15,000 per acre for City owned property. Seconded by Martin. AYE: Devitt, Martin, Adzigan and Lay. NAY: None. Motion carried.

GENERAL MANAGERS REPORT:

Lay asked for an update on the City Hall South parking lot construction. Keefe reported that upon removal of the old asphalt the construction crew found unstable material underneath. Keefe added that he anticipates a change order forthcoming for a more stable replacement base material, and remains hopeful that should have the project near completion the first part of August.

At 4:45 PM Devitt made the motion to adjourn. Seconded by Adzigan. AYE: Devitt, Martin, Adzigan and Lay. NAY: None. Motion carried.