

**GROVE ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MONDAY, SEPTEMBER 19, 2022  
4:00 PM  
MINUTES**

The Grove Economic Development Authority met in regular session on Monday, June 27, 2022 at 4:00 PM with Chairman, Ron Lay presiding. Members present were Ivan Devitt, Keith Martin, David Adzigian (joined the meeting @ 4:07 PM). and Mike Lewandowski. Also present was General Manager, Debbie Bottoroff; Attorney, Darren Cook; City Treasurer, Lisa Allred; Chamber of Commerce Director, Donnie Crain and City Clerk, Bonnie Buzzard.

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

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

Lay opened the floor for discussion with respect to approval of an amendment to corrected corporation deed with Walmart Inc. as recorded with the County Clerk of Delaware County, Oklahoma. Attorney, Darren Cook reported that the original corporate deed to the Grove Industrial Development Authority contained language that the land (aka Grove Civic Center) shall not be used as a discount department store or wholesale club and other restrictions. The amendment to corrected deed deletes that paragraph of the original deed in its entirety and replaces it with certain language allowing businesses such as:

- Harbor Freights Tools
- Homegoods
- Sherwin-Williams Paint Store
- Burkes Outlet
- Tuesday Morning
- Ross
- TJ Maxx, and
- Marshalls

Cook added that all other conditions and restrictive covenants set forth in the original deed remain unchanged. Cook entertained questions and concerns from the Board regarding the new proposed easement and anticipated closing date to the sale of contract on the Civic Center. Devitt made the motion to approve amendment to corrected corporation deed with Walmart Inc. as recorded with the County Clerk of Delaware County and presented by Cook. Seconded by Martin. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to a three-party agreement including GEDA, GMSA and Whitewing Investments, LLC regarding a sewer project on the property located

on 21<sup>st</sup> Street in exchange for a road easement. Bottoroff reported that GEDA currently owns the property located along Highway 59 North between Tractor Supply and Matt's Diner. Chris White (dba Whitewing Investments LLC) has purchased the property adjacent to the East of that property along 21<sup>st</sup> Street. White is wanting to develop that property which would require utilities in which GMSA has an interest in aiding with extension and installation of those services to promote economic development within the City of Grove. Bottoroff reported that as a part of the consideration for obtaining utilities for the property Whitewing has agreed to deed the City of Grove an easement across its property to connect GEDA's Highway 59 property to the Sunrise Boulevard entrance into Wolf Creek Park. Bottoroff entertained questions, comments, and concerns from the Board. Devitt made the motion to approve the three-party agreement between GEDA, GMSA and Christ White dba Whitewing Investments LLC as presented and discussed. Seconded by Adzigian. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

Devitt made the motion to approve a Resolution amending the GEDA General Fund budget as presented and discussed by Allred. Seconded by Adzigian. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.

#### **STAFF REPORT:**

Bottoroff reported that the Oklahoma Department of Transportation will be hosting a Public Forum on Wednesday, September 21, 2022 at the Grove Community Center from 3:00 to 5:00 PM to discuss the Highway 59 North Phase I & Phase II projects. This meeting was scheduled at the request of State Representative, Josh West.

Economic Development – Chamber of Commerce Director, Donnie Crain reported that he is excited about the continual progress from the Northeast Technology Center in the installation of an incubator facility system located at the old Hollytree facility along Highway 59 North.

Crain reported that he is still seeing active interest from various hotel franchise in search of property sites around the Grove area.

Bottoroff asked Crain if he has any update from GRDA regarding the old Honey Creek Motel facility site. Crain reported that he hasn't heard anything.

At 4:20 PM Adzigian made the motion to adjourn. Seconded by Devitt. AYE: Devitt, Martin, Adzigian, Lewandowski and Lay. NAY: None. Motion carried.