

**GROVE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MONDAY, AUGUST 17, 2015
4:00 PM**

The Grove Economic Development Authority met in regular session on Monday, August 17, 2015 at 4:00 PM with Chairman, David Adzigian presiding. Members present were Keith Martin, Ron Lay and Mike Lewandowski. Member Bob Henkle 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.

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

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

Adzigian opened the floor for discussion with respect to a presentation from Chuck Perry in regards to a proposal for a Downtown Revitalization Study. Chuck Perry addressed the Board and Staff to report that he recently visited a unique area of Siloam Springs, Arkansas that had most recently been flipped from an unlikely downtown center to a vibrant cultural center. Perry done some inquiring on the individual who instrumental in getting this project on the ground and was very persistence in talking to this individual to see if he would be a fit for the downtown revitalization of Grove. Perry was introduced to Ron Drake of Ron Drake Consulting from Okmulgee, OK. Perry noted that he has visited with Drake for a lengthy time and verbally described to him the similar situation that the City of Grove is facing with our downtown area. Perry felt strongly committed in getting the downtown area of Grove in a manner such as what he experienced in Siloam Springs, Arkansas. Perry introduced a "Proposal Option" for the GEDA Board to consider that would allow Drake to visit Grove over a period of three days that would allow Drake to do a thorough walkthrough downtown with community leaders, interacting and discussing the downtown perspective with both owners and those that rent the buildings. This would be a great time for Drake to visit all of the vacant buildings, and second stories that are not in use, or being underused. Perry presented and discussed the proposed fee schedule breakdown as follows:

- Three full days as listed above \$3,000
- Three hotel night stay \$-0- (will be staying @ Chuck Perry's lake home)
- Travel cost \$-0-

Perry added that he has preliminary visited with several business leaders in Grove and has received several verbal commitments of cost estimating approximately \$1,000. Perry respectfully requested that the GEDA board strongly consider funding assistance for this project, and added that he will continually seeking funds from other entities, and organizations. Perry then introduced Dr. Larry Stout who was just as avid about the

downtown revitalization as Perry has expressed. Stout addressed the Board with a small presentation on the past and current activities of the downtown area. Perry and Stout entertained questions, comments and concerns from the Board and Staff. Lay made the motion to approve the funding request from Perry pertaining to the proposed proposal for a Downtown Revitalization Study from Ron Drake not to exceed \$2,000. Seconded by Lewandowski. AYE: Martin, Lay, Lewandowski and Adzigian. NAY: None. Motion carried.

Adzigian opened the floor for discussion with respect to items addressed as part of August 17, 2015 Work Session:

- The Board agreed that they would be interested in selling off a portion of the East Industrial Park property that is currently located in the flood plain area, and encouraged the General Manager to follow any negotiation with a potential buyer.
- The Board encouraged the General Manager to investigate any potential industrial sites out along East of the City along Highway 10.
- The then asked the General Manager to visit with the Federal Aviation Administration to see what exactly would be involved in getting the property along the Airport terminal out of their possession and in the hands of the City of Grove.

No formal action was taken.

GENERAL MANAGERS REPORT:

Keefer reported that in all likelihood there will be a need to issue additional debt for the Wolf Creek Phase III project costs that will not be covered by the Oklahoma Wildlife Conservation grant and the funds the City has provided for in the capital Budget as it seems more likely that we will not receive any funding assistance from the Oklahoma Department of Transportation. The City's Financial Advisor and Bond Counsel has been working with the Bank of Grove to combine the balance of the existing debt from Phase I into a new loan for this project. The debt for Phase I project was done through GEDQA and in all likelihood if there is a need to extend the debt for the Phase III project it would come before the GEDA Board as well.

At 5:27 PM Lay made the motion to adjourn. Seconded by Lewandowski. AYE: Martin, Lay, Lewandowski and Adzigian. NAY: None. Motion carried.