

**MINUTES OF SPECIAL MEETING
OF THE
TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE
CITY OF OKEMAH, OKLAHOMA**

Meeting Minutes

Attendees

- Ronnie Lucas
- Randy Stubblefield
- Lee Vick
- Melissa Farris
- Tina Johnson
- Kristy Lesley
- Nathan Ellis
- Relena Haddox

Absent

- Vic Woods

Key Takeaways

- The meeting was called to order by Ronnie Lucas at 10 o'clock, confirming the presence of a quorum with one member missing.
- Nathan Ellis from Oklahoma Public Finance Law Group, serving as bond counsel, provided an in-depth overview of the proposed tax increment district (TIF) and its processes.
- The main agenda was to select three at-large members for the review committee, which is a statutory body required by the city.
- The review committee's role is to assess the development potential of properties near the I-40 interchange and make recommendations to the City Council regarding the TIF project plan.
- The TIF aims to capture new tax revenue from sales tax, hotel tax, and property tax to encourage local development.
- The committee discussed the financial impact on various taxing entities and the potential need for infrastructure improvements to support development.
- The meeting also included the nomination and voting for at-large members, with Roger Thompson being nominated and approved.
- The next meeting was scheduled for March 29th at 10 a.m., despite it being Good Friday, as it was the most suitable date for all.

Detailed Discussion

Determination of Quorum

- **Ronnie Lucas** expressed uncertainty about having a quorum, which **Kristy Lesley** confirmed as valid with six present members.

Roll Call

- **Ronnie Lucas** initiated a roll call.
- **Relena Haddox** called roll to ensure all members were accounted for.

Overview of Tax Increment District

- **Nathan Ellis** provided a comprehensive explanation of the TIF district, its purpose, and the process involved.
- He highlighted the goal to capture traffic through retail opportunities, hotels, and restaurants to enhance the local tax base and property values.
- The review committee's task is to evaluate development proposals and make recommendations based on a set of assumptions regarding potential revenue streams.
- The TIF mechanism allows for the capture of new tax revenue, which can be allocated to infrastructure improvements and development incentives.
- The committee will consider the financial impact on various taxing entities, including schools and the potential need for additional facilities due to population growth.
- A project plan will be laid out, and the review committee will provide recommendations to the City Council, which may include conditions for approval.
- Public hearings will be held to gather community input before the City Council makes a final decision on adopting the TIF.

Selection of At-Large Members

- **Kristy Lesley** introduced the candidates for the at-large positions, emphasizing their backgrounds and potential contributions to the committee.
- **Nathan Ellis** clarified the nomination and voting process, stating that the chair, Ronnie Lucas, would not vote on the appointments.
- **Motion:** Nominate Roger Thompson
 - **Proposed by:** Randy Stubblefield
 - **Seconded by:** Tina Johnson
 - **Discussion:** None
 - **Vote:** Unanimous approval
- **Motion:** Nominate Andrew Benson
 - **Proposed by:** Lee Vick
 - **Seconded by:** Melissa Farris
 - **Discussion:** None
 - **Vote:** Unanimous approval
- **Motion:** Nominate Sandra Golden
 - **Proposed by:** Randy Stubblefield
 - **Seconded by:** Lee Vick
 - **Discussion:** None
 - **Vote:** Unanimous approval
- **Motion:** Nominate Alternate John Copeland
 - **Proposed by:** Tina Johnson
 - **Seconded by:** Randy Stubblefield
 - **Discussion:** None
 - **Vote:** Unanimous approval

Scheduling Next Meeting

- The committee discussed suitable dates for the next meeting, considering school schedules and holidays.
- Despite being Good Friday, March 29th was chosen as the date for the next meeting at 10 a.m.

Additional Information

- **Kristy Lesley** and **Nathan Ellis** provided further details on the geographical scope of the TIF district, including specific properties and potential development areas.

Next Steps

- The committee will reconvene on March 29th at 10 a.m. to continue discussions on the TIF district.
- Members will review the updated preliminary plan that Kristy Lesley will email to everyone.

Adjournment.

Meeting was adjourned at 10:23am by Chairman Ronnie Lucas.

Relena Haddox, City Clerk

Ronnie Lucas, Chairman