

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

Date: May 3, 2024

Time: 10:00 AM

Location: Okemah City Hall, 502 West Broadway, Okemah, Ok 74859

Attendees

- **Ronnie Lucas** – Chairman
- **Tina Johnson** – Committee Member
- **Randy Stubblefield** – Committee Member
- **Melissa Farris** – Committee Member
- **Vic Woods** – Committee Member
- **Sandra Golden** - At-large Representative
- **Andrew Benson** - At-large Representative
- **Roger Thompson** - At-large Representative
- **John Copeland** – At-large Representative
- **Kristy Lesley** – City Manager
- **Relena Haddox**– City Clerk
- **Nate Ellis** - Public Finance Law Group

Absent

- **Lee Vick** – Committee Member

Next Steps

- **Document Review:** Provide public access to meeting documents and preliminary project plans.
- **County Meeting:** Schedule a discussion with county commissioners to explore potential participation in the TIF district.
- **Cost Analysis:** Further refine cost estimates, including contingencies for inflation and engineering.
- **Public Hearing:** Plan and schedule public hearings for broader community input on the proposed TIF district.

Detailed Meeting Minutes

Call to Order

- **Ronnie Lucas** called the meeting to order at 10:00 AM.

Roll Call

- **Relena Haddox** confirmed the presence of the following members:
 - Ronnie Lucas
 - Vick Woods

- Tina Johnson
- Randy Stubblefield
- Melissa Farris
- Sandra Golden
- Roger Thompson
- Andrew Benson
- John Copeland
- Lee Vick (Absent)

Approval of Previous Meeting Minutes

Motion: Approve minutes.

- **Proposed by:** Tina Johnson
- **Seconded by:** Randy Stubblefield
- **Discussion:** None
- **Vote:** Unanimous approval

Discussion on Proposed TIF Districts

- **Ronnie Lucas** introduced the main topic: the status of proposed TIF districts, focusing on infrastructure improvements and related project costs.
- **Kristy Lesley** provided a detailed review of each area and related costs, with input from ODOT (Oklahoma Department of Transportation).

Infrastructure Improvements and Related Costs

Key Points Discussed:

- **On-Ramp Width Increase:** Proposal to increase the width of the on-ramp to prevent trucks from blocking traffic.
- **Future Congestion:** Addressing potential congestion issues around McDonald's and Joe Don's by redoing the entire loop to facilitate smoother traffic flow.
- **Cost Estimates:** Initial estimates were lower than expected, but considerations for inflation and engineering costs were discussed.
- **Drainage Issues:** Need for proper drainage when adding concrete on the hill to prevent water runoff issues.
- **Priority Areas:** Emphasis on prioritizing the north side of I-40 due to existing businesses and potential new developments.

Comments and Questions

- **Roger Thompson:** Raised concerns about the projected revenue and the need for a 100% share of the TIF revenue.
- **Randy Stubblefield:** Expressed concerns about the financial burden on the county.
- **Andrew Benson:** Expressed concerns about the fairness of providing incentives to new businesses over existing ones.

Selection of Next Meeting Time

- The committee agreed to tentatively schedule the next meeting for the 31st of May.

Adjournment

Meeting was adjourned at 11:33am by Chairman Ronnie Lucas.

Relena Haddox, City Clerk

Ronnie Lucas, Chairman