

NOTICE: Agenda posted on the front door of City Hall and on the bulletin board in the lobby of City Hall at or before 11:44 A.M., Tuesday, February 25, 2020.

MINUTES

BETHANY ECONOMIC DEVELOPMENT AUTHORITY

THURSDAY, FEBRUARY 27, 2020

11:45 A.M.

BETHANY LIBRARY

MEMBERS PRESENT:	Mark Privott	Chairman
	Gilbert Carlson	Trustee
	Anthony Garcia	Trustee
MEMBERS ABSENT:	Phillip Suarez	Vice Chair
	Kent Shellenberger	Trustee
OTHERS PRESENT:	KP Westmoreland	Mayor
	Bradd Brown	City Manager
	Claudia Conner	City Attorney
	Michael Vaughn	Finance Director
	Greg Banta	Consultant

Chairman Privott called the Bethany Economic Development Authority meeting to order at 11:50 A.M.

ITEM NO. 1 on the agenda was **CONSENT DOCKET:**

A. APPROVAL OF MINUTES FROM THE FEBRUARY 13, 2020 REGULAR MEETING.

Motion was made by Trustee Carlson, seconded by Trustee Garcia to approve the minutes from the January 23, 2020 Regular Meeting as presented. Yes votes: Privott, Carlson, Garcia. No votes: none. Motion passed.

ITEM NO. 2 on the agenda was **OLD BUSINESS.**

A. FINANCIAL REPORT FROM GREG BANTA, COMMUNITY CONSULTANTS.

Senior housing project was approved through planning; Mr. Banta has a second follow up meeting on March 6th with OKC Chamber development group; receiving new emails from the chamber about sites for new businesses; working

with national retailers to keep Bethany in the build to suit conversation; and Scooters land lease is 10 years, with a 10-year option plus utilities.

Mr. Banta is engaging with Bethany Behavioral Hospital about utilizing space in front of center. Mayor Westmoreland talks about his conversation with the hospital and how they upgraded the hospital, possibly at a million dollars. Greg Banta, Claudia Conner and Mayor Westmoreland are all tackling it from different angles. Ultimately, we would like to use the land for retail/restaurant.

B. REPORT FROM AMANDA MCELLON, COMMUNITY DEVELOPMENT DIRECTOR.

ITEM NO. 3 on the agenda was DISCUSSION AND POSSIBLE ACTION ESTABLISHING PROTOCOL FOR PREPARATION OF AGENDA.

No real structure on setting up BEDA agenda. Trustee Carlson suggests that we need a formal process. Enabling Documents mention that the City Manager is the General Manager and may be the governing head to decide how it might work. Trustee Carlson suggests Community Development may also be the body to create the agenda. Claudia Conner is reviewing BEDA documents and suggests that City Manager Bradd Brown may have spending power up to 25K. City Manager Brown suggests Linda Warner, with the help of Amanda McCellon, would probably be best suited to take over the process as Trustee Carlson transitions out. Ms. Conner mentions in Section 7, that this authority could supplement costs if a city employee is utilizing time to prepare documents. Ms. Conner and Trustee Carlson discuss details of how the resolution reads.

Trustee Carlson suggests updating time and location of the meetings. Original time and locations were meant to help ease city time.

Ms. Conner mentions after hour events are costly and that OKC Planning and Zoning occurs in the afternoon. Serving on this authority is a civic duty and additional costs could incur as city staff needs to be available. Carlson suggests we need to be more flexible for the trustees. Primary benefit of the discussion is that time and date could change. Possible discussion on updating time and date of meetings.

ITEM NO. 4 on the agenda was CITY MANAGER'S REPORT.

Council meeting next week which will have senior housing project on agenda, at the mercy of library hours. Will be presenting utility rate study cost analysis and will be asking for \$30 a month increase on costs. Deficit will more than likely need to be supplemented; water settlement 250K + 3.4 million = 3.7 million plus.

Reduce services and raising rates, as well as Freedom Festival are glaring issues. Possibly will need to cancel Freedom Festival due to lack of funding. Costs of festival from 70k plus fireworks alone. Daytime activities will

cease. Mayor Westmoreland advises we are unable to fund the program as we did historically. Mayor Westmoreland suggests we spend 1K per minute on fireworks. Carnival cuts the city in on a percentage; possibility we contract them.

Jessica Aycock is no longer with the city. No plans on doing the parade. Bradd's team will need to get messaging clear.

ITEM NO. 5 on the agenda was **MAYOR'S REPORT.**

Mayor Westmoreland met with Kevin Lewis from SSM Health, they are building smaller facilities, and it is a possibility to move into Bethan; shows concept of what the building could look like; Mayor Westmoreland and Mr. Banta may look into properties.

Route 66 effort with other cities update; positions have been voted in and they have appointed Mark Dunwebber as Director. All cities would have a 25k marketing buy-in for three years. BEDA may incur costs of 25K. Trustee Carlson suggests putting together a presentation for the trustees to discuss. No immediate timeline, but other cities are waiting on what Bethany is going to do. Mayor Westmoreland has agreed to present what the Economic Development aspect would be for Route 66.

ITEM NO. 6 on the agenda was **ROUNDTABLE AND DISCUSSION.**

ITEM NO. 7 on the agenda was **NEW BUSINESS.**

Trustee Carlson mentions he will need to bring up property over by SNU that could be used to keep SNU from buying up all the property on 39th. Trustee Carlson mentions The Children's Center is coming in to build bridge and mend relationships. Trustee Carlson also mentions that Vision 23 is no longer operating at full capacity; he mentions he will also be moving away from Vision 23. Trustee Garcia is also no longer part of the organization. Marc Long is the chair of the organization and would be best contact for the group.

ITEM NO. 8 on the agenda was **ADJOURN.**

Motion was made by Trustee Carlson, seconded by Trustee Garcia to adjourn. Yes votes: Privott, Carlson, Garcia. No votes: none. Motion passed.

Chairman Privott adjourned the Bethany Economic Development Authority meeting at 1:02 P.M.

CHAIRMAN

CITY CLERK