ECONOMIC DEVELOPMENT ADVISORY BOARD
City Hall, First Floor Conference Room
Sapulpa, OK
Thursday, June 9, 2016

Attendees: Reg Green, Mayor*
Marty Cummins, City Councilor*
Theresa Jones, City Councilor*
Bill Berry, American Heritage Bank*
Ted Fisher, Economic Development Director

Suzanne Shirey, President, Sapulpa Area Chamber of Commerce

Absent: Mike Hurt, City Councilor*
Chuck Mitchell, OG&E*
David King, First United Bank*
Greg Pugmire, CCIA*
Cindy McDonald, Main Street Director*

(*Indicates voting member) Note: A quorum was not present.

I. Mayor Green called the meeting to order with the attendees shown present. A quorum was present.

II. The Minutes of the March 10, 2016, meeting were reviewed. However, since a quorum was not present, they will be approved at the next meeting.

III. Mayor Green turned the meeting over to Ted Fisher to discuss economic development activities, as follows:

A. <u>Open Discussion of Economic Development Activities</u>

1. <u>Polson Industrial Park Update</u>

a. The railroad (BNSF) has completed the new crossing; however, there is an approximate two-foot space between the tracks and the roadway. The railroad refused to do any more, so Tulsa County has agreed to connect that space with pavement.

b. Karen Keith, Tulsa County Commissioner, is facilitating a meeting among representatives from Tulsa County, City of Sapulpa, BNSF, ODOT and local industries to discuss the completion of everything left to do. She wants to accommodate the industries in that area. Total opening of the park

may not occur before the fall. The railroad will not allow both crossings to be open at the same time.

2. Route 66 Auto Museum

   a. The museum is having a "soft" opening Saturday, June 11, from 9 a.m. until 2 p.m., with free admission. They currently have eight classic cars, with more to come before the soft opening. The "official" opening will be in October.

   b. Work is underway on the 66-foot gas pump sign. Bennett Steel in Sapulpa is doing the work.

3. Former Sapulpa Electric Building on Water Street

   a. The City has completed the condemnation proceedings for the old Sapulpa Electric building located downtown on Water Street, and the City now owns the property, with plans to replace it with a parking lot.

   b. Several bids have been submitted for the tear down of the structure, and the bid opening is scheduled for June 29. The adjacent building to the south shares a common wall with this building, so this will be a tedious job. Some hand scraping will be required.

4. Land Sale: Former ODOT property at NW corner New Sapulpa Rd & 96th

   a. The broker has now purchased the original 2.5 acres, along with an additional one acre. He is working with ODOT to buy the remaining land in the parcel (about 3 to 4 acres).

   b. The anticipated hotel is Cobblestone Hotel, and discussions have been held with them. They want incentives to locate here. So far a TIF (tax incentive financing) and a rebate of half of the 5% hotel/motel tax have been discussed.

5. Other

   a. Through June 2 of this year, 23 residential building permits have been issued. This compares with 40 at this time last year.

   b. Miscellaneous

      1. Mike Case, owner of Case & Associates, who owns Town West Shopping Center, notified us that Harbor Freight has leased the

35,000-square foot space in the Center. (This was formerly occupied by Reasor's Grocer.) Harbor Freight sells hardware, hand tools, garden tools, etc. They have stores throughout the United States, with two others in Oklahoma—Broken Arrow and Tulsa. Work is underway to remodel the interior to suit their needs.

2. There is a former restaurant located on a parcel adjacent to Town West (Mama's Kitchen) that sustained severe damage in a fire a few months ago. Currently they are waiting to hear from their insurance company to determine the final disposition of the remaining structure. It appears to be a total loss. It is owned by three men from Oklahoma City. It is an eyesore and hopes are something will happen soon.

3. A group wants to build a sports complex in this area. Currently, they have a contract on a parcel in Jenks located close to the Jenks airport. However, the FAA has some objections, which they are working to resolve. The group called to say their alternate site is the former Clary Fields golf course in Sapulpa (190 acres). They plan to have a 175,000-square-foot indoor sports area and ten outside soccer fields. They could host large soccer tournaments. We are waiting to hear the outcome. It is a possibility for Sapulpa but appears to be a long shot.

4. Sapulpa has hired a new golf pro at the municipal golf course. His name is David McBride, and he is an asset to the golf course and the community. He is a positive person who relates well with the golfers. In addition, he has cleaned up and painted the interior of the pro shop. The Tourism Committee of the Chamber has donated some new chairs and Wal-Mart donated a big-screen television. The building looks very nice, and we have received positive feedback from the golfers.

5. Sonic is still going to expand to the two lots that housed the Taco Mayo and Larkin's Bookkeeping on East Dewey across from the high school. Larkin has already made arrangements to move his office further west on Dewey.

6. MRE Capital of Kansas City, the group that owns the Berryhill and Wells buildings, plans to remodel and update the Berryhill building. They also want to build a "market rent" (not subsidized rent) apartment complex. Originally they planned 48 units and were interested in the land just south of Walgreen's at Taft and Division.

They are now considering building 96 units and are looking at the Jim Sellers property just south of Wal-Mart.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lois Korn

Lois Korn, Acting Secretary