

WAGONER COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES

Indian Capital Technology Center
Wednesday, April 17, 2024

The Wagoner County Economic Development Authority met in open meeting at Indian Capital Technology Center in Coweta on Wednesday April 17, 2024. The meeting was publicly posted at ICTC and on the county website on April 15, 2024. In attendance were all members of the authority, and Secretary Lori Hendricks, County Clerk. Guests in attendance were Julie Casteen, Coweta City Manager, Representative Kevin McDougal, Realtor Kristen Bell, Tonya Sappington, Scott Yandell and Darla Heller, County Economic Development Director.

- I. The meeting was called to order at 3:00pm and roll called showing all members in attendance.
- II. Prayer was led by Orlin Emmons and Pledge of Allegiance was led by Steve Nicholas
- III. Financial Report – A motion was made by Norm Stephens and seconded by Steve Nicholas to accept the financial report. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, aye; Kelley, aye; Stephens, aye.
- IV. Minutes – A motion was made by Brian Kuester and seconded by Tim Conroy to approve the minutes. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, abstain; Kelley, abstain; Stephens, aye.
- V. New Business
 - a. Presentation and introduction of new City Manager, City of Coweta. – Julie Casteen gave a brief report on projects for the City of Coweta. The city is currently on a consent order for the water department. A contract has been awarded to begin on May 1, 2024 to address. The city has reorganized Public Works, has obtained new equipment and is working on a strategic plan. The Eufaula Street project is complete and she thanked the authority for their participation to get that project completed. Norman Stephens spoke about the importance of the Highway 51 corridor and offered the assistance of the City of Broken Arrow should they be able to provide it. No action was taken.
 - b. Economic Development Director Report. Darla Heller, Wagoner County – Darla gave a report on her efforts.

ICTC will begin construction on a pad for an additional building in August. There are 11k kids currently on the wait list for this campus.

Project Anthem consisting of an \$800 million data center will be heard next month by the City of Tulsa.

Project Flagship represents a \$2 billion project with 250 jobs. Company has not been disclosed.

Project Bunny is a new project but few details are available.

Other projects still underway: One Wagoner County marketing effort including a new website and The Junction in Wagoner.

- c. Presentation, discussion, and possible action concerning funding for splash pad in the city limits of Wagoner. Tonya Sappington, City of Wagoner Parks Committee – Ms. Sappington shared a presentation on the design and plan for a new splash pad at Lincoln Park in Wagoner at SW 8th and Colt. The park is in a lower income area of town where there is little to do for the kids. The city is currently under funded for parks. The work that has been done for the park has been done entirely with private donations. The splash pad will have a cost of \$150k with the water to be paid by the city. The city will also hire two more staff to maintain it. Norman Stephens agreed that quality of life issues are important but said that budget deficiency is not a good reason to fund the project. Chris Leffingwell inquired about a contingency or match. There was insufficient interest in funding the project and no action was taken.
- d. Presentation, discussion, and possible action concerning funding for Medical Innovation Centers of America, Inc. in Wagoner County. - Kevin McDugle, made a presentation on Medical Innovation Centers, a group that helps medical companies obtain capital funding and investment as well as FDA/patent work. They have purchased an AI medical billing company and are working on a second. The ask of the authority is a \$500k line of credit at 10% with a 24 month term and a goal of early payoff of six to seven months. Would also give 100K shares in stock to be approved by their board and paid 6% dividends. Billing clients currently bring in \$92K per month in revenues and their infusion centers expected to bring in \$175K monthly. Collateral offered is their current accounts receivable. Will host 10 jobs in Wagoner County. Current staff, accountants, receptionists, etc are located in Jenks at an average salary of \$22 per hour. Norman Stephens suggested the board needs to see a form with all information, commitment and claw backs. A motion was made by Chris Leffingwell and seconded by Tim Conroy to table. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, aye; Kelley, aye; Stephens, aye.

VI. Old Business

- a. Presentation, discussion, and possible action concerning Indian Capital Technology Center, Coweta Campus future plans. – They are already expanding. Chris Leffingwell and Norman Stephens met with Tony Pivec regarding future plans. Chris Leffingwell mentioned other groups who may be able to use the facility such as the FOP, Firefighters Association, etc. and Tim Kelley questioned why the authority would require anything in return. Chris responded asking if there is an obligation to the public to provide a benefit other than the school itself. Norman Stephens noted that since the City of Broken Arrow was involved in the building of Stoney Creek Conference Center, that facility is obligated to make space available for the city's public events. Tim Kelley noted that ICTC already works with the county by

providing office space for Darla Heller. Brian Kuester remarked that even if ICTC declined, the authority still thinks it is a good idea to participate in expansion. A motion was made by Tim Kelley and seconded by Tim Conroy to table. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, aye; Kelley, aye; Stephens, aye.

b. Discussion and possible action regarding sale of 289th St. property. Kristen Bell, Keller Williams – Kristen Bell met with two clients and feels that an offer is coming for the parcels. Buyer would be a high end subdivision. She further noted that the listing is expiring. A motion was made by Chris Leffingwell and seconded by Norman Stephens to extend the listing for 90 days. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, aye; Kelley, aye; Stephens, aye

c. Discussion and possible action regarding agreement with The City of Wagoner Economic Development Authority on funding for Project Junction. – The agreement has been reviewed by both the city’s attorney and the authority’s attorney. Discussion was held regarding a time line. No timeline has been finalized, although the contract expires June of 2025. Brian Kuester suggested that it be extended to June of 2026. A motion was made by Brian Kuester and seconded by Chris Leffingwell to amend section five to extend to June 30, 2026. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, aye; Kelley, abstain; Stephens, aye.

VII. Public Comment – Tonya Sappington indicated that she supports the Junction project, but questioned that a splash pad is not economic development but the Junction is. Norman Satterfield responded that the Junction will help Wagoner shore up WEDA.

VIII. Adjourn – A motion was made by Tim Conroy and seconded by Orlin Emmons to adjourn at 4:23pm. The motion was approved with the following votes: Leffingwell, aye; Conroy, aye; Kuester, aye; Emmons, aye; Nicholas, aye; Kelley, aye; Stephens, aye.

Submitted by:

Lori Hendricks, Secretary

Chris Leffingwell, Chair

Orlin Emmons, Member

Steve Nicholas, Member

Tim Kelley, Member

Norman Stephens, Member

Brian Kuester, Member

Tim Conroy, Member