

**City of Choctaw**  
**Regular Choctaw Economic Development Authority Meeting**  
**February 24, 2021 @ 4:30pm**  
**Choctaw City Hall, 2500 N. Choctaw Rd.**  
**Choctaw, Oklahoma 73020**

---

In accordance with Senate bill 1031, which temporarily modified the Open Meeting Act as approved by Governor Stitt on February 10, 2021, the Choctaw Economic Development Authority will host a virtual meeting option until the State of Emergency is lifted. Please join us using either option.

Teleconference dial in number: +1 301 715 8592

Conference ID: 883 7615 3514

Meeting Password: 689945

<https://us02web.zoom.us/j/88376153514?pwd=Sk5JQWlLbDlEamwrajd4UHhKSsk45UT09>

**\*\*\* FACIAL COVERINGS ARE REQUIRED TO BE WORN BY ALL IN PERSON**  
**ATTENDEES IN ACCORDANCE WITH ORDINANCE NO. 841-2020 \*\*\***

1. **Call to Order.**
2. **Roll Call.**
3. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.
  - 3.1 Economic Development Updates.
  - 3.2 Selection of Sub Committees.
  - 3.3 Development Opportunities.
  - 3.4 Approve the purchase of a Full-Page ad in the Choctaw Area Chamber of Commerce annual Membership Directory and Community Profile publication.
  - 3.5 Approve payment for Cary Simonds Leadership class.

**3.6** Proposed changes to the Declaration of Trust of the Choctaw Economic Development Authority.

**4. Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.

**4.1** Regular Minutes for 01-27-21.

**5. Trustee Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.

**6. Adjournment:**

*This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00 pm on February 22, 2021 in accordance with the Oklahoma Open Meeting Act.*

---

Amanda Valent, City Clerk

THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE.

**City of Choctaw**  
**Regular Choctaw Economic Development Authority Meeting**  
**January 27, 2020 @ 4:30pm**  
**Choctaw City Hall, 2500 N. Choctaw Rd.**  
**Choctaw, Oklahoma 73020**

---

**MINUTES**

**\*\*\* FACIAL COVERINGS ARE REQUIRED TO BE WORN BY ALL IN PERSON  
ATTENDEES IN ACCORDANCE WITH ORDINANCE NO. 841-2020 \*\*\***

1. Call to Order **Butch Freeman @ 4:30 p.m.**
2. Roll Call:
  - 7 **Present: Ron Bradshaw; Jim McCharen; Trent Smith @ 4:32pm; Luke Martin; Alex Lancaster; Butch Freeman; Trey Kolar III**
  - 2 **Absent: Mike Turek; Matt DeToy**
  - Staff: Cary Simonds, Economic Development Director  
Amanda Valent, City Clerk**
3. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.
  - 3.1 Economic Development Updates.

**CHAMBER OF COMMERCE – Executive Director, Carol Goodwin, reported the Best Western Hotel is set to open mid-February. Land Run Nutrition and FireFly Cottage Boutique will be holding ribbon cuttings in the near future. The Chamber is working with business owners on the second round of PPP (Payment Protection Plan) applications.**

**ECONOMIC DEVELOPMENT – Cary Simonds, Economic Development Director, reported the following:**

- **Mr. Simonds would like to purchase a full page in the Chamber’s annual publication to help in the solicitation of new businesses**
- **Tinker Air Force Base in fiscal year 2021/2022 is projecting an increase in 2,500 jobs in engineering, sheet metal mechanics, IT and various other positions**
- **A developer has approached the City for an 80 acre development near the intersection of Choctaw Rd and Reno**
- **Highland Building Co. has approached the City for a development on Hiwassee**
- **Highland Building Co. purchased a 2.6 acre tract of land on Maupin**
- **St. James Place (property behind Wal-Mart) has reapplied for their PUD (expired after one year)**
- **Rezone of 3995 N. McDonald to R-75 District is set to be heard by the City Council on February 16, 2021**
- **Hotel opens mid-February**
- **Sales and Use Tax numbers are greater than last year’s numbers**
- **Valir Pace will be opening an adult daycare at 2411 Main St**
- **The City has submitted a grant application to extend the trail system at 10 Acre Lake**
- **Home Creations will be bringing a development request to the City in the future for an 89 acre tract of land for 119 ½ acre lots**
- **Westfall, NE 10<sup>th</sup> St and Hiwassee, is moving forward with a 184 home development**
- **Purple Mist preliminary plat will be heard the by Planning Commission in March**
- **John Arnold, corner of NE 23<sup>rd</sup> and Hiwassee, is looking to sell his property but would like the electronic billboard to stay in place**
- **The lagoon lift station needs to be repaired**

- **Highland Homes is looking to make upgrades to the park system near their recently purchased property**
- **Sakura closed**

**3.2** Follow up on Retreat Goals/Objectives.

**Mr. Simonds reviewed the revised mission statement and notes from the retreat meetings.**

**3.3** Development of sub committees to each of the Goals/Objectives.

**Two committees were created: Quality of Life and Increase Sales Tax. Committee members will be determined at the next meeting.**

**3.4** Update on Sooner Investment Choctaw Marketplace.

**A leakage report was generated showing the health of Choctaw's retail business. The report showed Choctaw is losing 25% of sales to surrounding communities.**

**3.5** Development opportunities.

**Noted in Item 3.1.**

**4. Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.

**4.1** Special Minutes for 09-30-20, Workshop/Retreat Minutes for 11-04-20 and Workshop/Retreat Minutes for 11-17-20.

**MOTION by Jim McCharen SECOND by Ron Bradshaw to approve the Consent Agenda as presented.**

**MOTION CARRIED:**

**7 Ayes: Bradshaw, Freeman, Smith, Martin, Lancaster,  
McCharen, Kolar**

**0 Nays: None**

**2 Absent: DeToy, Turek**

- 5. Trustee Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.
- 6. Adjournment:**  
**Called @ 5:41 p.m.**

**CHOCTAW ECONOMIC DEVELOPMENT AUTHORITY**

---

Butch Freeman, Chairman

**ATTEST:**

---

Amanda Valent, City Clerk