



2020 Willow Run, Suite 100 | Enid, OK 73703
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ERDA Board of Directors Meeting
June 9, 2022
Minutes

Attendance: Sandra Robinett, Kyle Williams, Brian Henson, Martie Oyler, George Pankonin, Whitney Roberts, Rob Stallings, Dave Lamerton, Scott Northcutt, Jason Turnbow, Jerald Gilbert, Matt Parrish,

Absent: Don Roberts, Dwight Hughes, Scott Athey

Staff: Lisa Powell, Debbie Moore, Trent Misak, Cara Evans

Guests: Kat Jeanne

Call to Order: Sandra Robinett called the meeting to order at 10:00 a.m. Appreciation was conveyed to retiring board members Jason Turnbow, Scott Northcutt, Brian Henson.

Minutes: Minutes from the meeting of May 12, 2022, were presented for approval. Motion to approve by George Pankonin with second by Scott Northcutt was unanimously approved.

Financials: Lisa Powell reviewed the financials as of April 30, 2022, with the board. Motion to approve by Jason Turnbow with second by Martie Oyler was unanimously approved.

Finance Committee: Lisa Powell provided the report in the absence of the chair of the committee. Asset with GreenG Development of \$150,000 that ERDA made in 2011 allows ERDA to be a shareholder with GreenG. After all these years nothing has come to fruition so it is not foreseeable, we would have any value, so the Finance Committee recommended that asset be written off. ERDA's Investment Policy was also reviewed by the committee and there were no changes recommended by the committee. Motion to write off the \$150,000 GreenG asset by Rob Stallings was seconded by Kyle Williams and was unanimously approved.

Audit Engagement Letter: The quote for ERDA's FY 21-22 audit and completion of the 990 was presented for approval. Motion to approve by Jason Turnbow, seconded by Scott Northcutt was unanimously approved.

2022-2023 Plan of Work: Lisa Powell reviewed ERDA's FY 22-23 priorities which led into a discussion of the 2022-2023 Plan of Work. A list of assistance programs and the proposed budget was also provided. Questions regarding industrial park sites were answered. Lisa noted Easterly Park is a BNSF certified site and is being marketed by ERDA and BNSF. Foreign Trade Zone designation at the Airport has expired so discussion has begun on what it would take to reinstate FTZ in Enid, but not necessarily at the airport again. A discussion regarding spec buildings and the feasibility and success other communities have had determined that spec buildings can be problematic for some communities and successful for others, but they are expensive. Water and sewer at the Easterly Park were also discussed. GCIA Industrial Park has smaller parcels available. It was suggested that getting engineering and architecture done ahead of time would be beneficial for recruiting businesses. A build to suit program would require determining how to



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pay for a build to suit, does ERDA want to do that. We are getting more requests for that option to build it to their specs and lease it to them on RFP's. Review of the entire plan resulted in positive comments about workforce attraction and BRE as a priority.

Executive Director Report:

- Master planning at the Cimarron Industrial Park – June 15th kick-off meeting for the TOP Grant.
- Zoom meeting later today to discuss initial steps for the new housing study.
- Chancellor Allison Garrett will be the guest speaker in October for ERDA's quarterly luncheon.
- Board retreat August 11th at On the Sidewalk Café. Program starts at 5:30 but networking begins at 5:00 pm.
- Board meeting in July moved to July 7th instead of July 21st due to schedule changes for the new Chair and Lisa.
- July 19-22 Lisa going to Sioux Falls, SD for an event with TAKKION, TP&L and Renew.

Public Comments: None

Recess to convene into Executive Session: Motion by Martie Oyler with second by George Pankonin to recess to convene into Executive Session. Motion passed unanimously.

Motion to reconvene into regular session: Martie Oyler moved to reconvene into regular session and George Pankonin seconded. Motion passed unanimously.

116 E. Randolph LLC: Motion by Martie Oyler to give a \$20,000 sprinkler grant and \$25,000 renovation grant in support of this project. The grant would not be given to the developer until a certificate of occupancy from the City of Enid and paid receipts are received in accordance with ERDA's grant contract with a 12-month deadline from the date of closing. The motion was seconded by Brian Henson and passed unanimously.

Motion by Scott Northcutt with second by Kyle Williams to provide a 3% raise effective July 1, 2022 to Executive Director, Lisa Powell. Motion passed unanimously.

Adjourn: Motion to adjourn by Kyle Williams with second by Matt Parrish was unanimously approved. Meeting was adjourned at 11:45 a.m.

Respectfully submitted by:

Debbie Moore, Staff

Sandra Robinette, Chairwoman