

Oilton Industrial and Redevelopment Authority | MINUTES

July 14, 2020 | 7:00 p.m. | City Hall 101 W Main Oilton, OK 74052

Mayor, Steve Arnold	Present
Attorney, Bryan Drummond	Present
Clerk, Abigail Parnell	Present

Guests:

Martha Graham, Kenneth & Jackie Hodson, Dustin Miles, Kevin Calvin, Shannon Wilson

1. Call to Order

The Mayor called the Oilton Industrial and Redevelopment Authority Meeting to order on July 14, 2020.

2. Roll Call

Trustees Present

Kenneth Graham, Jerry Green, Bessie Mattaliano, Jimmy Kennedy, Jackie Kennedy, Tyler Bridwell

Trustees Absent

Quorum (6 of 8)

3. Discussion and Possible Action regarding the disposal of real surplus property located at 509 S "A" Ave, Oilton, OK.

Discussed Along with Item 4 since they are concerning the same property.

Made a motion to put on the next agenda to start the process of declaring surplus and moving toward disposing of the property located at 509 S "A" Ave Oilton, OK. Jackie seconded.

Aye – Jimmy Kennedy, Jackie Kennedy, Tyler Bridwell

Nay – Kenneth Graham, Jerry Green, Bessie Mattaliano

Mayor Tie Vote – Aye

Approved.

4. Review, Discussion and Possible Acceptance of Main Street Clinic of Stroud proposal to lease industrial Authority Office Building located at 509 S "A" Ave, Oilton, OK.

Steve – Has been in discussions with Jackie and Kenneth Hodson on looking for a possible location to bring their business to town. They originally thought about renting the property but after talking with the attorneys there may be some legal issues to overcome.

Kenneth – In relation to it being to close to the school.

Steve – No, they also mentioned that they'd be interested in purchasing the property. He asked for a proposal and they provided one and it is in your packets. He talked to Eric (Attorney) and was given this wording to present it to the board.

Jackie Hodson – Presented their thoughts on purchasing the property and using it as a Cannabis Dispensary. They are from Oklahoma and have lived in the area most of their adult lives. They currently own and operate a licensed indoor cannabis cultivation facility in Creek County and are looking to expand into the retail market. They would love to bring their business to Oilton. According to the Oklahoma Tax Commission this industry has brought in more than 9 million dollars for the month of April and more than 11.6 million in May in Sales Tax. Oilton should not be missing out on this sales tax revenue. Right now, our residents are traveling to Yale, Drumright, Mannford, etc. They are going to open a cannabis dispensary and it is up to the council whether that is here, and they would love for it to be. They want to be an asset to the community not a burden.

Jerry – Asked about the wording of the Agenda item.

Bryan – If we pass a motion you would be declaring it surplus

Jerry – But what she is telling us has nothing to do with the disposal or declaring surplus property.

Bryan – We'll she wants to buy the property.

Jerry – Then why wasn't their Business name stated and we haven't declared it surplus.

Bryan – This item would start the process. You'd have to surplus it then get it appraised then maybe put it out for bid. This is just to start the process if you want to go down this road.

Jerry – I just think we may have had more public comments and more people wanting to be here if they knew it was about a dispensary. I thinks it's an ambiguous item.

Jimmy – Is someone from the Stroud Clinic here?

Jerry – No but they sent a proposal. (gave the board members a copy) They said they've had prior contact with Steve and have been working on it for quite a while.

Steve – did they indicate when they'd be wanting to start up?

Jerry – They're ready. They'd start out at two days a week. She was here for several years and had a practice.

Jackie – so for them to operate if we chose the dispensary they would have to buy the building, they couldn't rent it correct?

Bryan – correct, the problem with renting is whether you would be able to run the money through your bank account. A lot of banks won't process money from dispensary operations because of federal law.

Tyler – then we run into the problem if we sell it it gives the option to everybody and we might get a lot of bids.

Jerry – the design for that building was to bring services to town and let people come in and rent it cheaper to start their business and give them time to see if they want to stay so that they don't have to go into it with a big capital outlay. I really think we need to keep the building and hopefully get a doctor here someday.

Jackie – How long has the clinic been empty?

Bessie – it's been almost 3 years.

Steve – has been talking to Kenneth and Jackie Hodson and they're looking at other options, but we really don't want to miss out on this. But regardless of what happens here and whether we sell to them or not, I'm still going to help and assist them in any way I can.

Kenneth Hodson – The law required that dispensaries be at least 1,000 feet from a school so there are very few options here. From what he can tell the city property is approximately 1,012 feet from the school.

Steve – Some of the City Managers that have cities similar to our size have said when it comes to sales tax dispensaries are in their top 5.

Jerry – What does our ordinance say about it?

Steve – in 2018 we changed our ordinances to mirror what the State said according to strong beer and medical marijuana.

Jerry – I'd like to see it. Just because we represent the people and we owe it to them to look at it.

Tyler – We've also got to look at it from a business standpoint. What's the best for the town and what's going to bring more money in. We do represent the people, but we do represent the town, and this is a business. We need money to run a business.

Tyler – if we declare it surplus that doesn't necessarily mean we have to sell, right Bryan.

Bryan – That is correct.

Tyler – That building is getting old and probably needs some money to put into it.

Jackie – If we went with the clinic we'd probably have to make the repairs.

Jerry – If we sell it then we can just abolish the Redevelopment Authority, we won't have any avenue to bring a business to town that needs a building.

Tyler – Not necessarily. We can sell that and buy up other properties as well. The City bought it a while back to bring business here and now we're going to sell it so that a business can come here.

Discussion. No Action.

5. **Adjournment**

Tyler made a motion to Adjourn. Bessie seconded.

Aye – Kenneth Graham, Jerry Green, Bessie Mattaliano, Jimmy Kennedy, Jackie Kennedy, Tyler
Bridwell

Nay –

Meeting Adjourned.