

The City of Muskogee encourages participation from all citizens in public meetings if participation is not possible due to disability, please notify the Planning Department in writing at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made. (ADA 28 CFR/36).

AGENDA
URBAN RENEWAL AUTHORITY
October 18, 2017

Members of the Urban Renewal Authority are hereby requested to attend a Regular Meeting to be held on October 18, 2017, at 10:00 a.m. in the 2nd floor Conference Room, Municipal Building, 229 West Okmulgee Avenue, Muskogee, Oklahoma.

1. Roll Call.
2. Approval of the Minutes of the August 16, 2017 Urban Renewal Authority Meeting.
3. Receive update on the acquisition of property within the Urban Renewal Area and provide direction to staff, as well as, consider ratification of certain negotiated contracts to purchase parcels within the Urban Renewal Area, or take any other necessary action. (Roy D. Tucker)
4. Receive update on the downtown corridor Urban Renewal Area and GBT Real Estate Purchase Contract, and take any necessary action. (Roy D. Tucker)

Adjournment

Urban Renewal Authority Agenda

2.

Meeting Date: 10/18/2017
Initiator: Gary Garvin, Planning Director
Department: Planning
Staff Information Source:

Information

AGENDA ITEM TITLE:

Approval of the Minutes of the August 16, 2017 Urban Renewal Authority Meeting.

BACKGROUND:

See attached minutes.

RECOMMENDED ACTION:

Approve the URA Minutes.

Attachments

URA Minutes - 8/16/17

MINUTES

OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF MUSKOGEE, OKLAHOMA, MET IN A REGULAR SESSION, IN THE 2ND FLOOR CONFERENCE ROOM OF CITY HALL

August 16, 2017

The Urban Renewal Authority of Muskogee, Oklahoma, met in Regular Session in the 2nd Floor Conference Room of City Hall, on Wednesday, August 16, 2017 at 10:00 a.m.

Chairman Darrell Russell called the meeting to order at 10:00 a.m. and the Urban Renewal Secretary called the roll as follows:

Present: Darrell Russell, Chairman; Mike Martin, Board Member; Larry Smith, Board Member; James Wilson, Board Secretary; Gary Dunlap, Board Member

Staff Present: Roy Tucker, City Attorney; Tish Callahan, Assistant City Planner; Mike Miller, City Manager; Mike Stewart, Assistant City Manager; Susan Ross, Office Administrator

Attendees: DeWayne Smoot

1 Roll Call.

2 Chairman Darrell Russell presented Minutes of the June 21, 2017 Urban Renewal Authority meeting for approval.

Motion was made by Board Member Mike Martin, seconded by Board Secretary James Wilson

AYE: Chairman Darrell Russell, Board Member Mike Martin, Board Member Larry Smith, Board Member Gary Dunlap, Board Secretary James Wilson

Carried - Unanimously

3 Chairman Darrell Russell presented Item 3 to consider authorizing the City Attorney to seek approval from the City of Muskogee to file condemnation actions related to properties located within the Urban Renewal Area, more particularly described as Lots 4 and 5, Block 2, Factory Addition, and Lots 5, 6, 7, and 8, Block 7, Factory Addition, or take any necessary action. Chairman Darrell Russell then turned the floor over to Roy Tucker, City Attorney. Mr. Tucker stated that the City of Muskogee is in the process of acquiring the property needed for redevelopment pursuant to the existing contract with GBT within the Urban Renewal Area and that it is necessary to acquire said lots from private property owners. Mr. Tucker states that in these two cases, repeated attempts to reach the owners of record have been unsuccessful. After a short discussion with board members, Mr. Tucker stated that this is just the next step in acquiring the property and

asked the board for approval to seek Council approval to file the condemnation actions.

Motion was made by Board Member Gary Dunlap, seconded by Board Member Mike Martin

AYE: Chairman Darrell Russell, Board Member Mike Martin, Board Member Larry Smith, Board Member Gary Dunlap, Board Secretary James Wilson

Carried - Unanimously

- 4 Chairman Darrell Russell presented Item 4 to receive an update on the downtown corridor Urban Renewal Area. Roy Tucker presented an update on the blight study needed for the downtown Urban Renewal Area. The downtown area has been designated as a historical area and a subcommittee called Design and Economic Resurgence Of Muskogee will be working with staff to identify areas of blight. Mr. Tucker stated that one of the first tasks for the committee is to take photos of the areas that are deemed blight. Sidewalks are of a major concern in this area. John Newby, Executive Director of Main Street Muskogee has also requested a work plan from staff.

No action taken on the update.

- 5 Chairman Darrell Russell presented to the board Item 5 to consider approval of a variance to Section XIV Urban Renewal Design Standards of the City of Muskogee Urban Renewal Plan to allow metal on the vertical exterior of a building located at 1600 N. 11th Street or take other necessary action. Tish Callahan, Assistant Planner presented a slideshow to the board to show the area of the building and the damage done to the building by the tornado. Mrs. Callahan informed the board that the Board of Adjustment had earlier approved for the building to have Eifs, stone, brick or other approved material added to 50% of the sides of the building that face the street. Since the building is in the Urban Renewal area, the applicants would need The Urban Renewal Authority to approve the variance also. Rodney Brook (agent for Michelle Clark-Brook) spoke to the board and informed them of the costs of Eifs and the scarce availability in the area to have it installed. Mr. Brook stated that they would like to install the metal building as is and avoid the extra cost that would be incurred to add the material over the metal. Mike Martin, Board Member, noted that with the type of business and cars entering and leaving the garage area, the Eifs could become a problem.

Mike Martin made a motion, seconded by James Wilson, to approve the variance and to allow Michelle Clark- Brook to install the metal building without the Eifs, stone or brick.

Upon roll call, the motion carried with the following votes:

AYE: Darrell Russell, James Wilson, Mike Martin, Larry Smith

NAYE: None

ABSTAIN: Gary Dunlap

Chairman Darrell Russell declared the motion approved.

- 6 Chairman Darrell Russell presented Item 6 to receive an update on the acquisition of property within the Urban Renewal Area and provide direction to staff, as well as, consider ratification of certain negotiated contracts to purchase parcels within the Urban Renewal Area, or take any other necessary action. Roy Tucker, City Attorney notified the board that there ar no new contracts at this time.

No action taken on the update.

There being no further business to come before the Urban Renewal Authority, the meeting was adjourned at 10:25 a.m..

CHAIRMAN,

SECRETARY,

Urban Renewal Authority Agenda

3.

Meeting Date: 10/18/2017

Initiator: Gary Garvin, Planning Director

Department: Planning

Staff Information Source: Gary D. Garvin, Director of Planning & Economic Development, Roy D. Tucker, City Attorney

Information

AGENDA ITEM TITLE:

Receive update on the acquisition of property within the Urban Renewal Area and provide direction to staff, as well as, consider ratification of certain negotiated contracts to purchase parcels within the Urban Renewal Area, or take any other necessary action. (Roy D. Tucker)

BACKGROUND:

The City Attorney will update the Authority on the acquisition of property and discuss any contracts, or negotiations with individual property owners within the Urban Renewal Area.

RECOMMENDED ACTION:

Accept approved contracts.

Attachments

No file(s) attached.

Urban Renewal Authority Agenda

4.

Meeting Date: 10/18/2017

Initiator: Gary Garvin, Planning Director

Department: Planning

Staff Information Source: Gary D. Garvin, Director of Planning & Economic Development, Roy D. Tucker, City Attorney

Information

AGENDA ITEM TITLE:

Receive update on the downtown corridor Urban Renewal Area and GBT Real Estate Purchase Contract, and take any necessary action. (Roy D. Tucker)

BACKGROUND:

The City Attorney, Roy D. Tucker, and Director of Planning and Economic Development, Gary D. Garvin, wishes to update the Urban Renewal Authority on the status of the downtown corridor Urban Renewal Area and the Real Estate Purchase Contract between the Urban Renewal Authority and Franklin Land Associates (GBT).

RECOMMENDED ACTION:

Receive update.

Attachments

No file(s) attached.
