

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

AGENDA
MUSKOGEE REDEVELOPMENT AUTHORITY
AUGUST 25, 2025

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

REGULAR SESSION - 5:30 P.M., 3RD FLOOR, COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of MRA minutes of Special Call Session July 14, 2025, and Regular Session July 28, 2025, or take other necessary action.

ADJOURN

Muskogee Redevelopment Authority

1.

Meeting Date: 08/25/2025

Initiator: Jennifer Sharp, Admin II

Department: City Clerk

Staff Information Source:

Information

AGENDA ITEM TITLE:

Consider approval of MRA minutes of Special Call Session July 14, 2025, and Regular Session July 28, 2025, or take other necessary action.

BACKGROUND:

RECOMMENDED ACTION:

Fiscal Impact

Attachments

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107282025 mramin

MINUTES

OF THE MUSKOGEE REDEVELOPMENT AUTHORITY OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN SPECIAL CALL SESSION IN COUNCIL CHAMBERS OF CITY HALL JULY 14, 2025

The Muskogee Redevelopment Authority of the City of Muskogee, Oklahoma, met in a Special Call Session at 5:30 p.m., on July 14, 2025, in Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma, with Chair W. Patrick Cale presiding.

Meeting was called to order by Chair W. Patrick Cale and the Secretary called the roll as follows:

Present: Patrick Cale, Chair; Derrick Reed, Vice Chair; Jaime Stout, Trustee; Tracy Hoos, Trustee; Shirley Hilton-Flanary, Trustee; Melody Cranford, Trustee; Dan Hall, Trustee; Tom Martindale, Trustee; Mike Brawley, Trustee

Staff Present: Kendal Francis, City Manager; Katrina Bodenhamer, City Attorney; Tammy L. Tracy, City Clerk; Avery Rigney, Assistant Public Works Director; Sarah Winkle, Acting City Planner; Tera Shows, Economic Development Manager; Judy Villalobos, Communications Manager; Johnny Tehee, Police Chief; Keri Spencer, Assistant City Attorney; Jeff Reeves, Project Manager

- 1 Consider approval of Resolution No. 3043, a Resolution of the Muskogee Redevelopment Authority (the "Authority") accepting the responsibilities as designated to the Authority by the City of Muskogee, Oklahoma (the "City") pursuant to the Muskogee Urban Renewal Area (Shawnee Avenue) Economic Development Project Plan adopted by the City; authorizing the Authority to issue its Tax Increment Revenue Note, Taxable Series 2025 (the "Series 2025 Note") in the aggregate principal amount of not-to-exceed \$4,340,000.00; waiving competitive bidding and authorizing the Series 2025 Note to be sold on a negotiated basis; approving and authorizing execution of a Series 2025 Supplemental Note Indenture, as it supplements and amends a General Bond Indenture (collectively, the "Indenture") authorizing the issuance and securing the payment of the Series 2025 Note; ratifying and confirming a Security Agreement by and between the City and the Authority pertaining to a pledge of certain ad valorem and sales tax increment revenue; providing that the organizational document creating the Authority is subject to the provisions of the Indenture; ratifying and confirming a Development Agreement; approving the use of assistance in development financing; authorizing and directing the execution of the Series 2025 Note and other documents relating to the transaction; and

containing other provisions relating thereto, or take other necessary action. (Tera Shows)

Economic Development Director Tera Shows stated this is a joint resolution previously discussed at the Special Call City Council Meeting. Staff recommended approval.

Motion was made by Trustee Shirley Hilton-Flanary, seconded by Trustee Tom Martindale to approve Resolution No. 3043, a Resolution of the Muskogee Redevelopment Authority (the “Authority”) accepting the responsibilities as designated to the Authority by the City of Muskogee, Oklahoma (the “City”) pursuant to the Muskogee Urban Renewal Area (Shawnee Avenue) Economic Development Project Plan adopted by the City; authorizing the Authority to issue its Tax Increment Revenue Note, Taxable Series 2025 (the "Series 2025 Note") in the aggregate principal amount of not-to-exceed \$4,340,000.00; waiving competitive bidding and authorizing the Series 2025 Note to be sold on a negotiated basis; approving and authorizing execution of a Series 2025 Supplemental Note Indenture, as it supplements and amends a General Bond Indenture (collectively, the “Indenture”) authorizing the issuance and securing the payment of the Series 2025 Note; ratifying and confirming a Security Agreement by and between the City and the Authority pertaining to a pledge of certain ad valorem and sales tax increment revenue; providing that the organizational document creating the Authority is subject to the provisions of the Indenture; ratifying and confirming a Development Agreement; approving the use of assistance in development financing; authorizing and directing the execution of the Series 2025 Note and other documents relating to the transaction; and containing other provisions relating thereto.

AYE: Chair Patrick Cale, Vice Chair Derrick Reed, Trustee Tracy Hoos, Trustee Shirley Hilton-Flanary, Trustee Melody Cranford, Trustee Dan Hall, Trustee Tom Martindale, Trustee Mike Brawley

NAY: Trustee Jaime Stout

Carried

W. PATRICK CALE, CHAIR

TAMMY L. TRACY, CITY CLERK

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MINUTES

OF THE MUSKOGEE REDEVELOPMENT AUTHORITY OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN REGULAR SESSION IN COUNCIL CHAMBERS OF CITY HALL JULY 28, 2025

The Muskogee Redevelopment Authority of the City of Muskogee, Oklahoma, met in Regular Session at 5:30 p.m., on July 28, 2025, in Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma, with Chair W. Patrick Cale presiding.

Meeting was called to order by Chair W. Patrick Cale and the Secretary called the roll as follows:

Present: Patrick Cale, Chair; Derrick Reed, Vice Chair; Jaime Stout, Trustee; Tracy Hoos, Trustee; Shirley Hilton-Flanary, Trustee; Melody Cranford, Trustee; Tom Martindale, Trustee; Mike Brawley, Trustee

Absent: Dan Hall, Trustee

Staff: Kendal Francis, City Manager; Katrina Bodenhamer, City Attorney; Tammy L. Tracy, City Clerk; Avery Rigney, Assistant Public Works Director; Sarah Winkle, City Planner; Kenna Terrell, Deputy City Clerk; Chad Farmer, Deputy Police Chief; Tera Shows, Economic Development Manager; Keri Spencer, Assistant City Attorney; Judy Villalobos, Communications Manager; Jeff Reeves, Project Manager; Tyler Evans, Emergency Management Director

- 1 Consider approval of minutes of June 23, 2025, or take other necessary action.

Motion was made by Trustee Tracy Hoos, seconded by Trustee Shirley Hilton-Flanary to approve minutes of June 23, 2025.

AYE: Chair Patrick Cale, Vice Chair Derrick Reed, Trustee Jaime Stout, Trustee Tracy Hoos, Trustee Shirley Hilton-Flanary, Trustee Melody Cranford, Trustee Tom Martindale, Trustee Mike Brawley

Carried - Unanimously

W. PATRICK CALE, CHAIR

TAMMY L. TRACY, CITY CLERK

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