

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
NOVEMBER 24, 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 Muskogee Redevelopment Authority minutes of Regular Session August 25, 2025, and Regular Session October 27, 2025, or take other necessary action.
2. Consider approval of Muskogee Redevelopment Authority Claims for the period of October 18, 2025, through November 14, 2025, or take other necessary action. (Kendal Francis)
3. Consider approval of Resolution No. 3068, providing for the increase to the Muskogee Redevelopment Authority budget for FY2025-2026 in the amount of \$6,198,800.00 for debt services, or take other necessary action. (Dennis Read)

ADJOURN

Muskogee Redevelopment Authority

1.

Meeting Date: 11/24/2025

Initiator: Jennifer Sharp, Admin II

Department: City Clerk

Staff Information Source:

Information

AGENDA ITEM TITLE:

Consider approval of Muskogee Redevelopment Authority minutes of Regular Session August 25, 2025, and Regular Session October 27, 2025, or take other necessary action.

BACKGROUND:

RECOMMENDED ACTION:

Fiscal Impact

Attachments

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10-27-2025 mramin

MINUTES
OF THE MUSKOGEE REDEVELOPMENT AUTHORITY
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN REGULAR SESSION
IN COUNCIL CHAMBERS OF CITY HALL
AUGUST 25, 2025

The Muskogee Redevelopment Authority of the City of Muskogee, Oklahoma, met in Regular Session at 5:30 p.m., on August 25, 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; Kenna Terrell, Deputy City Clerk; Mike Stewart, Public Works Director; Avery Rigney, Assistant Public Works Director; Sarah Winkle, City Planner; Morgan Waters, Office Administrator; Schuyler Carter, Associate Planner; Keri Spencer, Assistant City Attorney; Johnny Tehee, Police Chief; Maggie Eaton, Human Resources Director; Tera Shows, Assistant City Manager

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

Motion was made by Trustee Shirley Hilton-Flanary, seconded by Trustee Tom Martindale to approve MRA minutes of Special Call Session July 14, 2025, and Regular Session July 28, 2025.

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

Carried - Unanimously

KENNA TERRELL, DEPUTY 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
OCTOBER 27, 2025**

The Muskogee Redevelopment Authority of the City of Muskogee, Oklahoma, met in Regular Session at 5:30 p.m., on October 27, 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: Katrina Bodenhamer, City Attorney; Tammy L. Tracy, City Clerk; Mike Stewart, Public Works Director; Avery Rigney, Assistant Public Works Director; Justin O'Neal, Asst. Parks Director for Expo and Civic Center; Brent Roberts, Deputy Planning Director; Scott Fletcher, Pollution Control Superintendent; Johnny Tehee, Police Chief

- 1 (STRICKEN) Consider approval of minutes of October 27, 2025, or take other necessary action.
- 2 Consider approval of Muskogee Redevelopment Authority Claims for the period of June 14, 2025, through October 17, 2025, or take other necessary action. (Katrina Bodenhamer)

Motion was made by Trustee Shirley Hilton-Flanary, seconded by Trustee Tom Martindale to approve Muskogee Redevelopment Authority Claims for the period of June 14, 2025, through October 17, 2025.

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

Carried - Unanimously

W. PATRICK CALE, CHAIR

TAMMY L. TRACY, CITY CLERK

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Muskogee Redevelopment Authority

2.

Meeting Date: 11/24/2025

Submitted For: Dennis Read, Finance

Initiator: Benita Hotema, Assistant Financial Analyst

Department: Finance

Staff Information Source:

Information

AGENDA ITEM TITLE:

Consider approval of Muskogee Redevelopment Authority Claims for the period of October 18, 2025, through November 14, 2025, or take other necessary action. (Kendal Francis)

BACKGROUND:

Approval is needed for MRA claims from October 18, 2025 through November 14, 2025.

RECOMMENDED ACTION:

Approve MRA claims.

Fiscal Impact

Attachments

MRA Claims 11/14/2025

MUSKOGEE REDEVELOPMENT CLAIMS

CHECK NO.	VENDOR NAME	AMOUNT	DESCRIPTION
18567	A & B DISTRIBUTORS INC	483.00	event alcohol
18568	RNDC OKLAHOMA	832.34	event alcohol
18569	LDF SALES & DISTRIBUTING INC	1631.25	event alcohol
18570	A & B DISTRIBUTORS INC	469.00	event alcohol
18571	SPECIALTY BRANDS	172.40	event alcohol
18572	BANK OF AMERICA	32.72	sales tax permit

Muskogee Redevelopment Authority

3.

Meeting Date: 11/24/2025

Submitted For: Dennis Read, Finance

Initiator: Dennis Read, Treasurer

Department: Finance

Staff Information Source: Dennis Read

Information

AGENDA ITEM TITLE:

Consider approval of Resolution No. 3068, providing for the increase to the Muskogee Redevelopment Authority budget for FY2025-2026 in the amount of \$6,198,800.00 for debt services, or take other necessary action. (Dennis Read)

BACKGROUND:

The increase to the Muskogee Redevelopment Authority budget in the amount of \$6,198,800.00 is to pay off principal and interest on a Note taken out due to Vaughn Settlement. Funding will be from the General Fund Reserves.

RECOMMENDED ACTION:

Approve Resolution.

Fiscal Impact

Attachments

RES 3068

RESOLUTION NO. 3068

A RESOLUTION AMENDING THE MUSKOGEE REDEVELOPEMENT AUTHORITY, MUSKOGEE OKLAHOMA BUDGET FOR FISCAL YEAR 2025-2026; PROVIDING FOR THE INCREASE IN THE MUSKOGEE REDEVELOPMENT AUTHORITY BUDGET.

WHEREAS, the Muskogee Redevelopment Authority will increase its budget in the amount of \$6,198,800.00.

WHEREAS, Exhibit A attached hereto is intended to be demonstrative of the action contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MUSKOGEE REDEVELOPMENT AUTHORITY, MUSKOGEE, OKLAHOMA:

SECTION 1: The Muskogee Redevelopment Authority will increase the budget by \$6,198,800 for debt service.

ADOPTED AND APPROVED, by the Trustees of the Muskogee Redevelopment Authority, a public trust of the City of Muskogee, Oklahoma this 24th day of November 2025.

W. PATRICK CALE, CHAIR

ATTEST:

TAMMY L. TRACY, SECRETARY
(seal)

APPROVED as to form and legality this 24th day of November, 2025.

KATRINA BODENHAMER, ATTORNEY

APPROVED FOR FUNDING:

DENNIS READ, TREASURER