

Council Chambers  
SE Expo Center, Room 209  
November 3, 2011

The McAlester City Council met in Special session on Thursday, November 3, 2011 at 4:00 P.M. after proper notice and agenda was posted, November 2, 2011 at 1:15 P.M.

## **CALL TO ORDER**

Mayor Priddle called the meeting to order.

## **ROLL CALL**

Council Roll Call was as follows:

Present: Weldon Smith, Steve Harrison, John Browne, Robert Karr, Buddy Garvin, Sam Mason & Mayor Priddle  
Absent: None  
Presiding: Kevin E. Priddle, Mayor

Staff Present: Pete Stasiak, City Manager and Karen Boatright, Deputy City Clerk

## **Scheduled Business**

1. Discussion of Economic Development, Planning, Business Recruitment and the Steven Taylor Industrial Park.

Shari Cooper gave a brief update on the Industrial Park Project and introduced Mr. James Johnson, Site Location Manager, Mr. Kirk Martin, Director of Programs from the Oklahoma Department of Commerce (ODOC).

Mr. Johnson gave an overview of his position and duties with the Department of Commerce. He explained the "RFI" process, why projects remain anonymous and how you keep the project on the table. He commented that there were several criteria that companies were looking for:

- Access, marketing and transportation cost.
- Labor cost and availability.
- Electric power cost and reliability.
- Access to Interstate Highways within fifteen (15) to twenty (20) miles.
- Large sites fifty (50) to two hundred fifty (250) acres and large buildings.
- Rail services to select locations.
- Incentives to offset large capital investment and training.

Mr. Johnson stated that to keep on the short list a city needed to look close at specification of prospect and adapting its' response to the specifications of the company. He added that most usually a company would have a site locator engaged to complete the initial work.

After discussion regarding the criteria that companies looked for, Mr. Johnson introduced Mr. Kirk Martin. Mr. Martin explained the Site Ready Program. He stated that this Program certified a particular piece of land and in the Certified Industrial Park Program a city would be eligible for low interest rates. He continued saying that the Site Ready Program told the prospective company that the land had passed all of the criteria. He added that this helped a city to be in charge of its future, helped to create the future and distinguish that city from other cities. He further stressed the importance of investing and taking care of existing companies within the City.

There was discussion about developing a master plan for the Industrial Park. Mr. Martin agreed in having a master plan but a city would need to remember to be flexible.

After this discussion, Mr. Glen Glass, Rural Development Specialist for sixteen (16) counties explained other areas of funding. He commented that there was funding for curbs, lighting, access roads, gutters and utilities.

There was discussion among the Council concerning sale of the Industrial Park sites, covenants to protect the City, like First Right of Refusal, leasing the property for long periods instead of selling it and build to suit programs.

Councilman Garvin left at 5:15 P.M.

### **Adjournment**

There being no further business before the Council, Councilman Harrison moved for adjournment. The motion was seconded by Vice-Mayor Browne.

There was no discussion, and the vote was taken as follows:

AYE: Councilman Smith, Harrison, Browne, Karr, Mason & Mayor Priddle

NAY: None

Mayor Priddle declared the motion carried and the meeting was adjourned at 6:00 P.M.

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Kevin E. Priddle, Mayor

ATTEST:

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Karen Boatright, Deputy City Clerk