

**PUBLIC NOTICE OF THE MEETING OF THE  
OWASSO ECONOMIC DEVELOPMENT AUTHORITY**

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

**Thursday, November 9, 2023 – 10:00 AM**

*NOTE: APPROPRIATE ACTION may include, but is not limited to: acknowledging, affirming, amending, approving, authorizing, awarding, denying, postponing, or tabling.*

**RECEIVED**

**NOV 07 2023** *HS*

**AGENDA**

**City Clerk's Office**

1. **Call to Order** – Dee Sokolosky, Chair
2. **Consideration and appropriate action relating to the Consent Agenda.** (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
  - A. Approve minutes of the October 12, 2023, Regular Meeting (Attachment)
  - B. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from Assistant City Manager** (Attachment)  
Chris Garrett
  - A. Community Development Report – Brian Dempster
  - B. Public Works Project Status Report – Roger Stevens
  - C. Sales Tax Report and Revenue Outlook – Carly Novozinsky
5. **Economic Development Report and Owasso Chamber of Commerce Initiatives and Opportunities**  
Chelsea Feary, Trustee
6. **Discussion of Potential Investments/Property Purchases with Hotel Tax Funds**  
Warren Lehr
7. **Report from City Manager**  
Warren Lehr
8. **Report from Trustees**
9. **New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)**
10. **Adjournment**

Notice of Public Meeting filed in the office of the City Clerk on Friday, December 9, 2022, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on Tuesday, November 7, 2023.



Chris Garrett, Assistant City Manager

# OWASSO ECONOMIC DEVELOPMENT AUTHORITY

## MINUTES OF REGULAR MEETING THURSDAY, OCTOBER 12, 2023

The Owasso Economic Development Authority met in regular session on Thursday, October 12, 2023, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed Friday, December 9, 2022, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 South Main Street at 5:00 pm on Tuesday, October 10, 2023.

**1. Call to Order** - Chair Dee Sokolosky called the meeting to order at 10:00 am.

Present: A quorum was declared present.                      Absent  
Chair – Dee Sokolosky    Trustee – David Charney  
Vice Chair – Dirk Thomas  
Secretary – Chelsea Feary  
Trustee – Bryan Spriggs  
Trustee – Alvin Fruga  
Trustee – Skip Mefford  
Staff – City Manager Warren Lehr, Assistant City Manager Chris Garrett

**2. Consideration and appropriate action relating to the Consent Agenda. (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)**

- A. Approve minutes - September 14, 2023, Regular Meeting
- B. Accept monthly financial report

Dr. Thomas moved, seconded by Mr. Fruga to approve the Consent Agenda, as presented.  
YEA: Sokolosky, Spriggs, Thomas, Fruga, Feary  
NAY: None  
Motion carried: 5-0

**3. Consideration and appropriate action relating to items removed from the Consent Agenda - None**

**4. Report from Assistant City Manager**

- A. Community Development Report
- B. Public Works Project Status Report
- C. Sales Tax Report and Revenue Outlook

Chris Garrett introduced Brian Dempster to present item A, Roger Stevens to present item B, and Carly Novozinsky to present item C. Discussion was held.

**5. Economic Development Strategic Plan Quarterly Report and Owasso Chamber of Commerce Initiatives and Opportunities**

Chamber President Chelsea Feary presented the items and discussion was held.  
Trustee Mefford arrived at 10:48 am.

**6. Report from City Manager**

Warren Lehr reported on the recent City Council discussion of the current \$1,500 TIF Small Business Enhancement cap; filing dates for upcoming Ward 1 and Ward 2 City Councilor elections; and, that Phyllis Sokolosky was honored at the 2023 Character Luncheon.

**7. Report from Trustees - None**

**8. New Business - None**

**9. Adjournment**

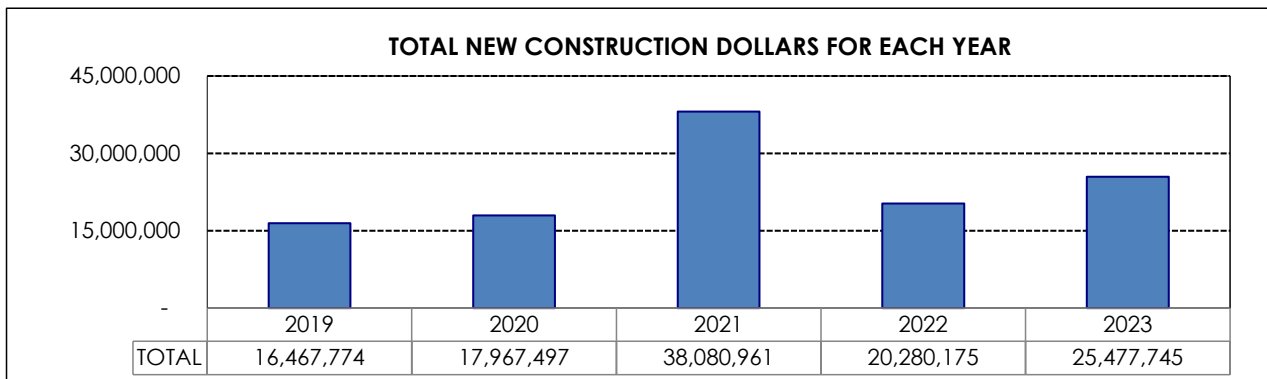
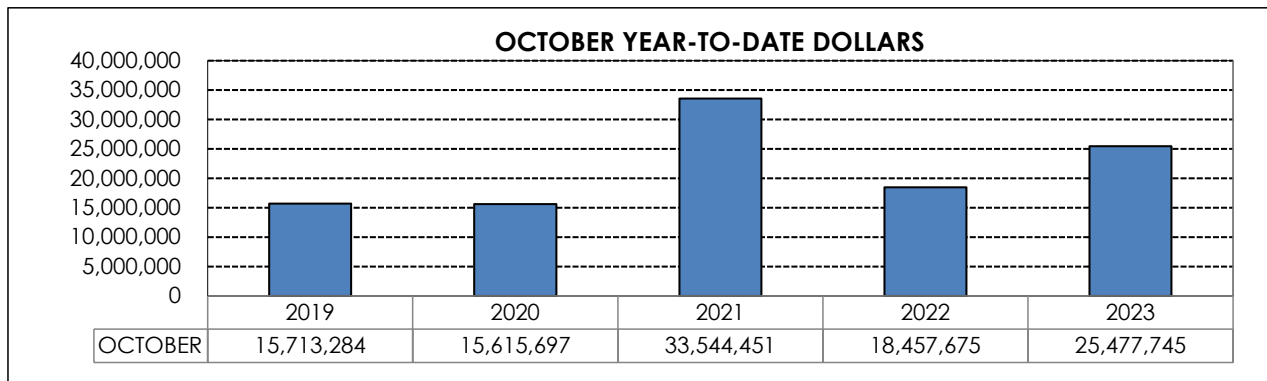
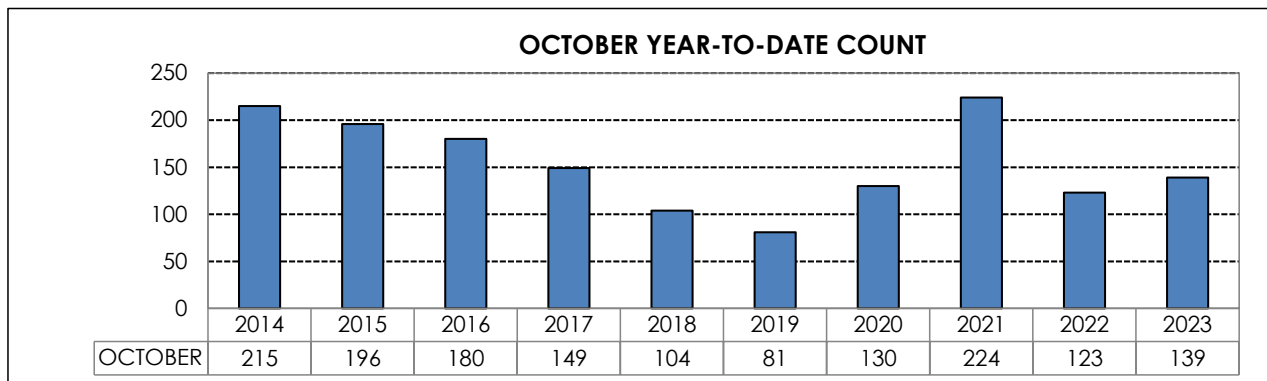
Dr. Thomas moved, seconded by Dr. Spriggs to adjourn the meeting.  
YEA: Sokolosky, Spriggs, Thomas, Fruga, Feary, Mefford  
NAY: None  
Motion carried: 6-0 and the meeting adjourned at 11:00 am.

Owasso Economic Development Authority  
Statement of Revenues, Expenses and Changes in Fund Net Assets  
For the Month Ending October 31, 2023

	<u>MTD</u>	<u>YTD</u>	<u>Budget</u>
Operating Revenues	\$0.00	\$0.00	\$0.00
Operating Expenses:			
Materials & supplies	0.00	0.00	0.00
Services & other charges	0.00	0.00	5,000.00
Capital outlay	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Operating Expenses	0.00	0.00	5,000.00
	<hr/>	<hr/>	<hr/>
Operating Income (Loss)	0.00	0.00	(5,000.00)
Non-Operating Revenues (Expenses):			
Investment income	14.88	58.18	70.00
Promissory note revenue	0.00	0.00	0.00
RAN debt service & other costs	0.00	0.00	0.00
Transfer from Hotel Tax Fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total non-operating revenues (expenses)	14.88	58.18	\$70.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	14.88	58.18	(4,930.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	14.88	58.18	(4,930.00)
Total net assets - beginning		9,566.00	9,566.00
Total net assets - ending		<u><u>\$9,624.18</u></u>	<u><u>\$4,636.00</u></u>

# RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT OCTOBER 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	22	12	15	9	8	9	9	7	35	8
2 February	21	19	26	15	8	8	4	8	11	4
3 March	31	23	18	55	19	4	12	9	8	29
4 April	36	27	23	20	17	6	8	49	25	13
5 May	17	15	9	11	20	4	5	19	24	19
6 June	12	11	31	5	7	5	22	24	7	11
7 July	23	20	16	9	14	11	11	34	7	8
8 August	19	33	15	12	6	6	35	17	1	23
9 September	15	13	15	6	2	7	17	33	3	13
10 October	19	23	12	7	3	21	7	24	2	11
11 November	21	25	6	19	7	2	10	20	5	
12 December	34	7	3	9	6	3	7	14	3	
<b>Totals</b>	<b>270</b>	<b>228</b>	<b>189</b>	<b>177</b>	<b>117</b>	<b>86</b>	<b>147</b>	<b>258</b>	<b>131</b>	<b>139</b>
<b>YTD</b>	<b>215</b>	<b>196</b>	<b>180</b>	<b>149</b>	<b>104</b>	<b>81</b>	<b>130</b>	<b>224</b>	<b>123</b>	<b>139</b>



**CITY OF OWASSO**  
**RESIDENTIAL LOT INVENTORY STATUS**  
**October 31, 2023**

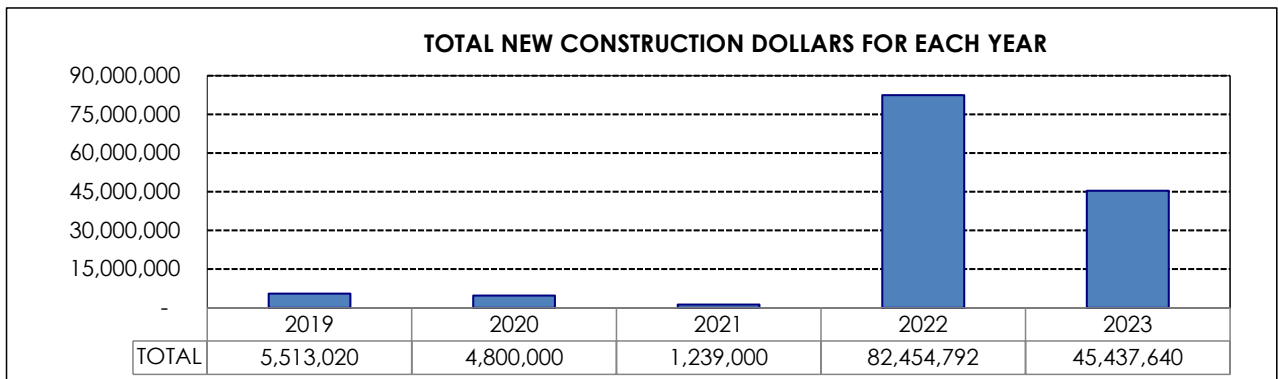
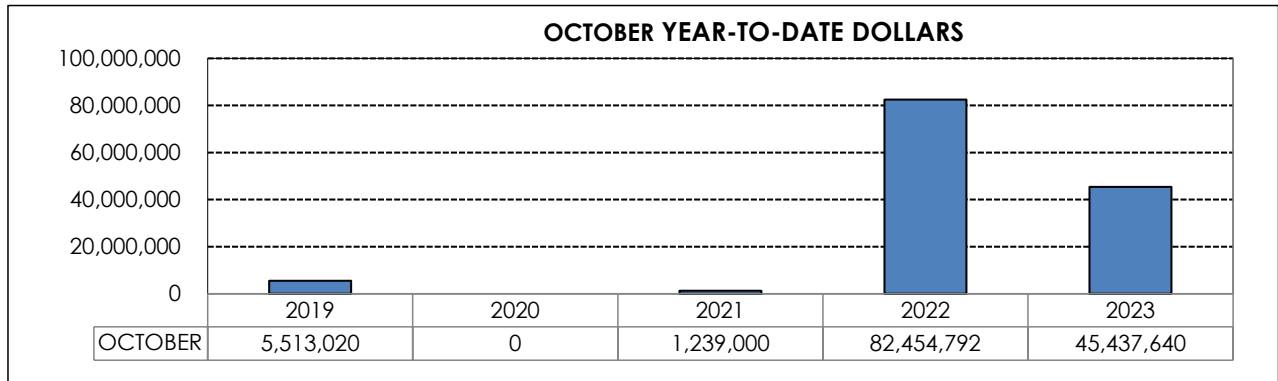
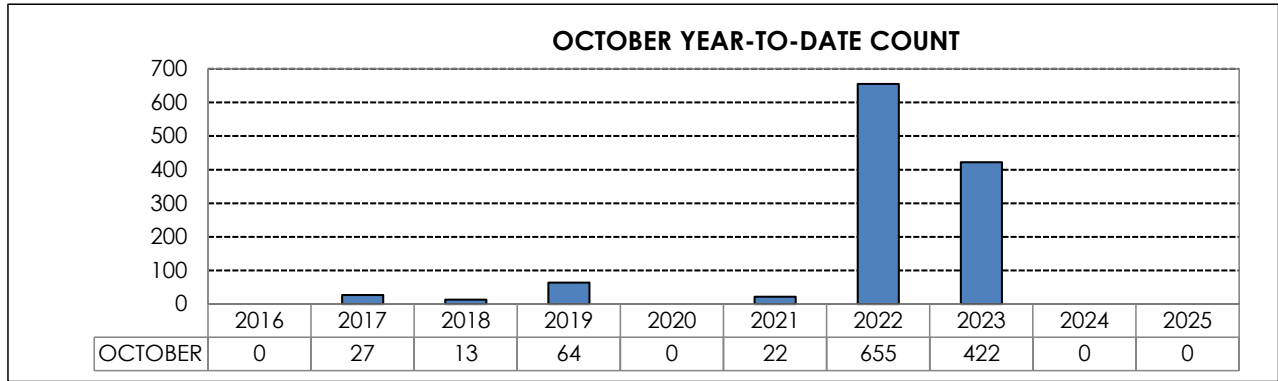
<b><u>SUBDIVISION</u></b>	<b><u># OF LOTS</u></b>	<b><u># DEVELOPED</u></b>	<b><u># AVAILABLE</u></b>
Hawk's Landing (6/21)	70	0	70
Hawthorne at Stone Canyon Ph I (3/20)	19	16	3
Nottingham Hill (6/09)	58	44	14
Parker Village (4/21)	120	73	47
Presley Hollow (3/21)	197	165	32
Stone Creek at Owasso (9/20)	100	46	54
<b>TOTALS</b>	<b>564</b>	<b>344</b>	<b>220</b>

# RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT OCTOBER 2023

(Initial recording began May 2016)

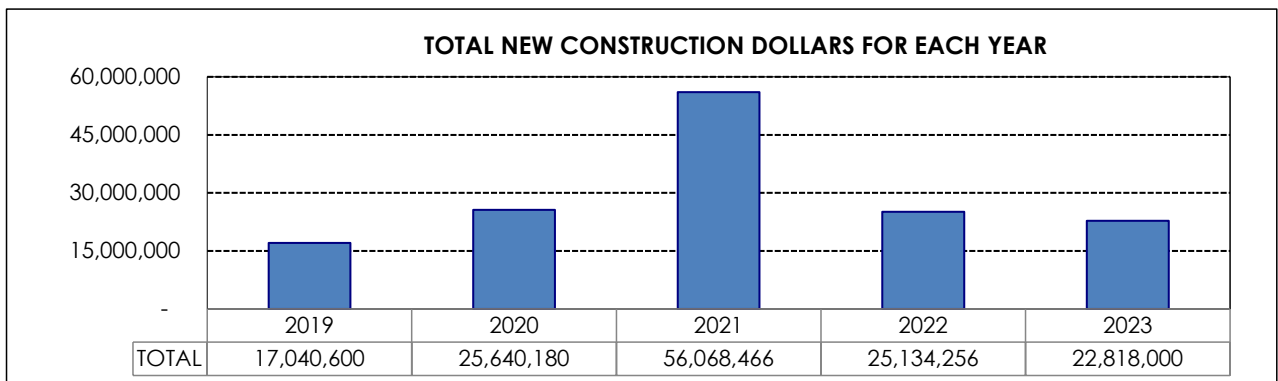
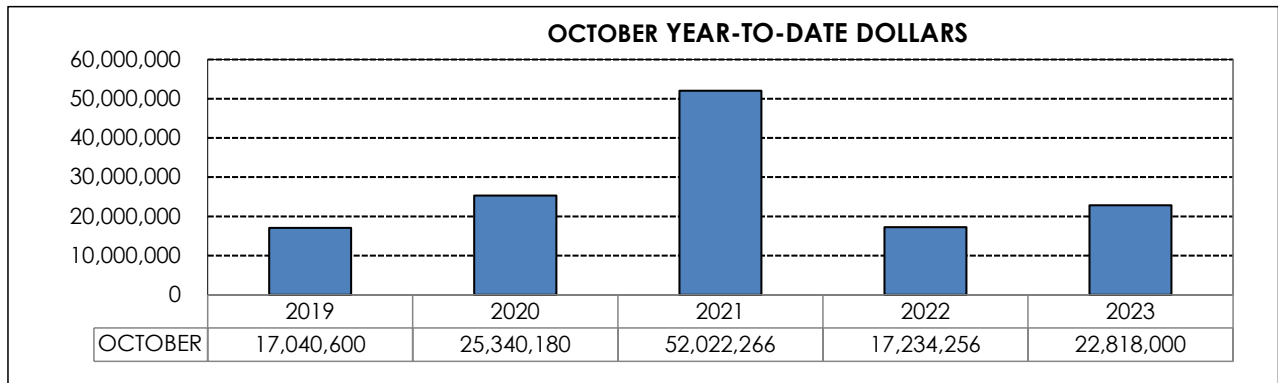
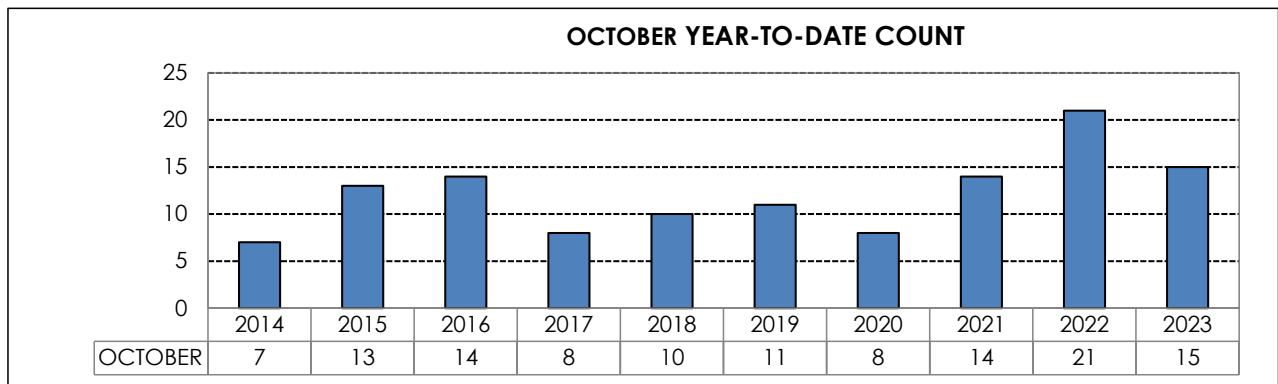
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107	0		
2 February		6	0	0	0	0	4	14		
3 March		*13	0	64	0	22	0	0		
4 April		0	4	0	0	0	6	0		
5 May	0	0	0	0	0	0	262	0		
6 June	0	0	0	0	0	0	240	0		
7 July	0	0	0	0	0	0	0	366		
8 August	0	0	0	0	0	0	0	42		
9 September	0	4	9	0	0	0	36	0		
10 October	0	0	0	0	0	0	0	0		
11 November	0	0	0	0	0	0	0			
12 December	0	*10	0	0	58	0	0			
<b>Totals</b>	<b>0</b>	<b>37</b>	<b>13</b>	<b>64</b>	<b>58</b>	<b>22</b>	<b>655</b>	<b>422</b>	<b>0</b>	<b>0</b>
<b>YTD</b>	<b>0</b>	<b>27</b>	<b>13</b>	<b>64</b>	<b>0</b>	<b>22</b>	<b>655</b>	<b>422</b>	<b>0</b>	<b>0</b>

\*Units part of mixed use projects. Construction dollars counted towards new commercial.



# COMMERCIAL NEW CONSTRUCTION MONTH END REPORT OCTOBER 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	1	1	2	2	0	0	1	1	0	1
2 February	0	2	1	0	0	3	0	0	3	2
3 March	1	2	0	2	3	2	1	1	8	1
4 April	0	2	0	0	0	0	0	3	2	3
5 May	0	0	0	1	2	1	0	0	1	3
6 June	2	3	2	0	1	1	2	2	3	1
7 July	0	0	2	0	2	0	2	2	0	0
8 August	0	0	2	2	1	2	0	2	2	2
9 September	3	2	3	1	1	2	1	3	1	2
10 October	0	1	2	0	0	0	1	0	1	0
11 November	3	1	1	2	1	0	1	3	2	
12 December	2	0	0	0	0	0	0	1	0	
<b>Totals</b>	<b>12</b>	<b>14</b>	<b>15</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>18</b>	<b>23</b>	<b>15</b>
<b>YTD</b>	<b>7</b>	<b>13</b>	<b>14</b>	<b>8</b>	<b>10</b>	<b>11</b>	<b>8</b>	<b>14</b>	<b>21</b>	<b>15</b>



# Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
<b>OCTOBER 2023</b>			
Eva's Massage & Day Spa	8703 N Owasso Exp #P	10/17/2023	Yes
Arribin Hills Winery	7301 N Owasso Exp, Build A, Unit 125	10/23/2023	Yes
1 Dream Distribution	7762 N Owasso Exp	10/26/2023	Yes
SmokeKing	7726 N Owasso Exp, Suite A & B	10/31/2023	Yes
<b>SEPTEMBER 2023</b>			
Hillbilly Tradin Post	105 S Main St	9/6/2023	Yes
Studio 31	11595 E 116 St N, #A	9/19/2023	Yes
Abundant Health	8263 N Owasso Exp #G	9/25/2023	Yes
Vaya Physical Therapy & Wellness	8751 N 117 E Ave #H	9/29/2023	Yes
<b>AUGUST 2023</b>			
Township 21	8550 N 145 E Ave	8/1/2023	Yes
OPS Owasso Wellness Center	12901 E 86 St N	8/3/2023	Yes
Ollie Pop	209 E 2 Ave #2	8/3/2023	Yes
\$5 Gold Diggers	8751 N 117 E Ave #A	8/3/2023	Yes
Performance Repair	520 S Cedar St #D	8/10/2023	Yes
169 Business Park (white box only)	7301 N Owasso Exp., Building E	8/16/2023	Yes
Journey To Success	13315 E 112 St N #206	8/21/2023	Yes
Salad & Go	11360 E 96 St N	8/22/2023	Yes
Owasso Motors	7301 N Owasso Exp., Build E, Unit 100	8/22/2023	Yes
Where The Wild Things Play	117 S Main St	8/28/2023	Yes
The D Taylor	7301 N Owasso Exp., Build E, Unit 125	8/30/2023	Yes
Owasso Physical Therapy	8283 N Owasso Exp #C	8/30/2023	Yes
<b>JULY 2023</b>			
Pool Time	11560 N 135 E Ave #101-B	7/5/2022	Yes
Dunkin Donuts	11420 E 96 ST N	7/6/2023	Yes
918 Family Wellness	8430 N 123 E Ave	7/11/2023	Yes
<b>JUNE 2023</b>			
Foster's Auto Body	108 S Birch St	6/5/2023	Yes
Evergreen Coffee Co.	11204 N Garnett Rd	6/8/2023	Yes
On Call Pediatrics	12150 E 96 St N #10	6/21/2023	Yes
Healing Harvest Growers	7794 N Owasso Exp #3338	6/26/2023	Yes
Owasso Joy Academy	9000 N 145 E Ave	6/26/2023	Yes
Hawaiian Bros	11602 E 96 St N	6/23/2023	Yes
Owasso Behavioral Health	12808 E 86 St N	6/27/2023	Yes
Armstrong Bank	12401 E 86 St N	6/28/2023	Yes
<b>MAY 2023</b>			
Vision Source	10304 N Garnett Rd	5/1/2023	Yes
T Nugs World of Cannabis Dispensary	11230 N Garnett Rd #B	5/11/2023	Yes
<b>APRIL 2023</b>			
This & That Candles and More	403 E 2 Ave	4/5/2023	Yes
Flourish Clothing Co	108 W 1 Ave, Suite A-1	4/19/2023	Yes
Baptist Children's Home	12791 E 74 St N	4/25/2023	Yes
<b>MARCH 2023</b>			
First Church Owasso	10100 N Garnett Rd	3/3/2023	Yes
Caliber Collison	9155 N Owasso Exp	3/10/2023	Yes
Criterion ~ Complete Building	13315 E 112 St N	3/10/2023	Yes
Criterion ~ 3rd Floor Office Space	13315 E 112 St N #300	3/10/2023	Yes
Batteries Plus	12140 E 96 St N #104	3/16/2023	Yes
The Big Biscuit	8529 N 129 E Ave	3/29/2023	Yes



# Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
<b>FEBRUARY 2023</b>			
Thunder Puffs	7800 N Owasso Exp #B	2/6/2023	Yes
Evermore Exotics 28	7800 N Owasso Exp #A	2/6/2023	Yes
The Beauty Pharm Medspa & Wellness	13315 E 112 St N #204	2/9/2023	Yes
Crumb! Cookie	9002 N 121 E Ave #400	2/9/2023	Yes
Criterion ~ 2nd Floor Office Space	13315 E 112 St N #201	2/16/2023	Yes
Nothing Bundt Cakes	9045 N 121 E Ave #400	2/17/2023	Yes
918 Chiropractic Owasso	12150 E 96 St N #100	2/17/2023	Yes
Diversity Fade Barbershop	9220 N Garnett Rd #1040	2/21/2023	Yes
Drayer Physical Therapy Partners	9045 N 121 E Ave #700	2/22/2023	Yes
Ascension St. John ~ Rehab Hospital	13402 E 86 St N	2/27/2023	Yes
Mariner Finance	9021 N 121 E Ave #300B	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #AA	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #BB	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #W	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #Y	2/28/2023	Yes
<b>JANUARY 2023</b>			
Redline Nutrition	118 S Main St	1/10/2023	Yes
Rooster's Sports Bar & Grill	12551 E 86 St N	1/18/2023	Yes
Ascension St. John (2nd Floor)	12451 E 100 St N	1/18/2023	Yes
McDonald's (kitchen remodel)	11604 N 135 E Ave	1/24/2023	Yes
Verve Fitness	8528 N 129 E Ave	1/30/2023	Yes
Focus Financial	14501 E 89 St N	1/26/2023	Yes
<b>DECEMBER 2022</b>			
Pine Ridge Mental Healthcare	8422 N 123 E Ave	12/2/2022	Yes
Chick-Fil-A (remodel)	12015 E 96 St N	12/2/2022	Yes
Dental Solutions	9050 N Garnett Rd	12/2/2022	Yes
Candy Destination	8509 N 129 E Ave	12/2/2022	Yes
Hotworx Studio	9045 N 121 E Ave #740	12/2/2022	Yes
CFA Owasso Office	201 S Main St #208	12/5/2022	Yes
Dutch Bros Coffee	13001 E 116 St N	12/6/2022	Yes
Wendy's	11396 N 135 E Ave	12/7/2022	Yes
A New Leaf ~ Cafeteria	8535 N Memorial Dr #118	12/7/2022	Yes
Chipotle	11320 E 96 St N	12/9/2022	Yes
Keller Williams (1st Floor-Criterion Build.)	13315 E 112 St N #100	12/12/2022	Yes
Jordy Jo Coffee	1102A N Main St	12/12/2022	Yes
Mozilla's Kitchen	11610 E 86 St N	12/12/2022	Yes
Warren Clinic	11610 N 137 E Ave	12/12/2022	Yes
Birch & Co Salon (2nd Floor-Criterion Build.)	13315 E 112 St N #202	12/22/2022	Yes
<b>NOVEMBER 2022</b>			
Sugar Llamas	9530 N 129 E Ave #101	11/3/2022	Yes
LaTorta Chilanga	11501 N Garnett Rd	11/15/2022	Yes

## PERMITS APPLIED FOR IN OCTOBER 2023

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
201 S Main St, Suite 180	Kennedy Homes	76&Main/DM	\$ 140,000	1,521	23-1001-C
7911 N 120 E Ave	Long Enterprises	ECE/RS3	\$ 4,975	1,837	23-1002-X
12010 E 108 Pl N	Capital Homes	PV/RS3	\$ 182,175	2,429	23-1003-X
10707 N 121 E Ave	Capital Homes	PV/RS3	\$ 138,675	1,849	23-1004-X
7301 N Owasso Exp, BuildA #100	Business Owner	HHI/IL	\$ 8,000	1,800	23-1005-C
7410 N 127 E Ave	Ascend Com. Build.	OKBA/AG	\$ 269,525	3,755	23-1006-C
17600 E 73 St N	Ascend Com. Build.	OKBA/AG	\$ 365,416	10,081	23-1007-C
8787 N Owasso Exp, #K	A-Max Sign	OW/CS	\$ 6,000	42	23-1008-S
2204 N Dogwood St	Homeowner	AHIV/RS3	\$ 7,850	500	23-1009-X
314 E 5 Ave, #107	Image Builders	5Ave/CS	\$ 8,000	41	23-1010-S
15926 E 74 St N	Shaw Homes	SC/RS3	\$ 164,100	2,188	23-1011-X
15922 E 75 St N	Shaw Homes	SC/RS3	\$ 164,100	2,188	23-1012-X
10806 N 120 E Ave	Capital Homes	PV/RS3	\$ 149,625	1,995	23-1013-X
10801 N 121 E Ave	Capital Homes	PV/RS3	\$ 109,875	1,465	23-1014-X
15913 E 75 St N	Shaw Homes	SC/RS3	\$ 207,150	2,762	23-1015-X
10704 N 121 E Ave	Capital Homes	PV/RS3	\$ 138,675	1,849	23-1016-X
10711 N 121 E Ave	Capital Homes	PV/RS3	\$ 137,550	1,834	23-1017-X
8904 N 151 E Ave	Great Day Improv.	PL/RS3	\$ 48,585	133	23-1018-X
12409 E 96 St N	Rainbow Signs	OM/CS	\$ 1,375	39	23-1019-S
10720 N 120 E Ave	Capital Homes	PV/RS3	\$ 189,225	2,523	23-1020-X
10802 N 120 E Ave	Capital Homes	PV/RS3	\$ 167,370	2,391	23-1021-X

<b>11 Single Family</b>	<b>\$ 1,748,520</b>	<b>23,473 SqFt</b>
<b>2 Residential Remodel</b>	<b>\$ 53,560</b>	<b>1,970 SqFt</b>
<b>1 Accessory</b>	<b>\$ 7,850</b>	<b>500 SqFt</b>
<b>4 Commercial Remodel</b>	<b>\$ 782,941</b>	<b>17,157 SqFt</b>
<b>3 Signs</b>	<b>\$ 15,375</b>	<b>122 SqFt</b>
<b>21 Total Building Permits</b>	<b>\$ 2,608,246</b>	<b>43,222 SqFt</b>