

PONCA CITY DEVELOPMENT AUTHORITY
REGULAR MEETING AGENDA
04/14/2022 7:30 A.M.
400 East Central, Ponca City, OK
City Central Building
Summit Room, Lower Level



The Government of the City of Ponca City encourages participation in city activities by all interested persons. If your participation at this meeting is not possible due to a disability, please notify personnel in the Ponca City Development Authority office, 400 East Central, Ste. 200, 580-765-7070, prior to the above listed meeting time so any necessary arrangements can be made.

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 PCDA staff or a board committee if appropriate. Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

1. Call to order;
2. Attendance roll call and recognition of guests;
3. Public Comment.
4. Consent Calendar. (All items shall be considered and voted upon together unless an item is pulled for discussion or separate consideration at the request of one or more Trustees.)
 - a. Consider and Vote upon the minutes from the regular meeting on March 10, 2022;
 - b. Consider and Vote upon the Financial Reports for March, 2022;
 - c. Consider and Vote upon the Payment of Claims for March, 2022;
5. Report on the Business Pitch-off held on March 11, 2022;
6. Consideration and possible vote on approving Resolution 22-04-01, approving a personal services contract with Sudlow Engineering Services, PLLC of Enid in the amount of \$94,850, to design modifications to the City Central heating and air conditioning systems that promote public health through the addition of proven technologies that inhibit pathogens and provide a healthier and safer building environment;
7. Consideration and possible action on approving an expense of \$39,900 with Anderson Carpeting of Ponca City to install new carpeting in Suite 509 (Gravity), of the City Central building to facilitate a new tenant and lease for that space;
8. Consideration and possible action on approving an expense of \$23,284.29 with Ortis Elevator for health and safety repairs to the south elevator in City Central;
9. Staff Reports;
10. 2022 PCDA Board of Trustees Retreat
 - Please see next page for more detail on this agenda item. This will be a planning session and no specific action will be taken during this item. Any action that may be identified during this planning session will require a publicly noticed agenda item at a future PCDA board meeting;
11. Entertain a motion to enter into executive session pursuant to Title 25, Section 307 Oklahoma Statutes to discuss Projects 21-08, 21-11, 21-13, 22-02, 22-05, 22-06, 22-07 as well as companies Cracker, Cue, Flame, Homestead, Motorhead, Smoke and Wreath;
12. New Business;
13. Entertain a motion to adjourn.

Ponca City Development Authority

Board Retreat

Thursday, April 14, 2022

City Central

Summit Room (Lower Level)

7:30 a.m. to 3:00 p.m.

RETREAT AGENDA

Please note: This agenda is a public document and is included to provide the public with more detail to item number ten of the agenda for the regular meeting of the Ponca City Development Authority Board of Trustees which will convene at 7:30 a.m. as shown above.

1. PCDA April Regular Board Meeting (the following is the agenda exclusively for item #10 on the agenda for April 14, 2022)
2. The Building Blocks of Economic Growth
 - What will economic success look like in the future?
3. Shift Happens
 - Economic shifts/changes
 - What's ahead?
4. What does Ponca City have to offer and to whom do we want to offer it?
 - Workforce
 - Buildings and land
 - Partnerships
 - Targets
5. What Now? How to Continue Building the Local Economy in a Labor and Building Constrained Market?
 - Can we (should we) build or acquire buildings for new companies and warehousing?
 - How do we retain and expand the workforce?
 - What BR&E programs should we target?
 - How do we enhance small business growth?
 - City Central's role in PCDA and economic growth
 - How do we encourage more private investment?
 - Draft 2022-2023 Staff Workplan
6. Shareholder Report: What does the public expect from PCDA?
 - Have we accomplished what the public expected?
 - What is PCDA's role in an upcoming sales tax election
7. Final Review and Return to Item 11 on the Meeting Agenda

Lunch will be served to PCDA Trustees at 11:30 a.m.

Break(s) will be taken as needed