



City Hall, Council Chambers
401 S. Johnstone Avenue
Bartlesville, OK 74003

**MINUTES OF THE
SPECIAL MEETING OF THE
BARTLESVILLE CITY COUNCIL
Friday, September 11, 2020
12:00 p.m.**

**Mayor Dale Copeland
918-338-4282**

MINUTES

(The Notice of Meeting and Agenda was posted September 9, 2020 at 12:00 p.m.)

City Council present were Mayor Dale Copeland, Vice Mayor Alan Gentges, Mr. Jim Curd, Jr., Mr. Trevor Dorsey, and Mr. Paul Stuart.

City staff present were Mike Bailey, City Manager; Jess Kane, City Attorney; Jason Muninger, City Clerk/CFO; Nancy Warring, Assistant City Planner and Grants Administrator; and Rick Silver, Special Assistant to the Police Chief.

- 1. Mayor Copeland called the Business Meeting of the Bartlesville City Council to order at 12:00 p.m.**
- 2. Roll call was conducted and a quorum established.**
- 3. The invocation was provided by Vice Mayor Gentges.**
- 4. Citizens to be heard.**

There were no citizens to be heard.

- 5. Discuss and take possible action on a recommendation by the Bartlesville Redevelopment Trust Authority to amend the HUD Hope VI Main Street Grant Redevelopment Agreement between the City of Bartlesville, The Bartlesville Redevelopment Trust Authority and Johnstone OK Partners LLC to revitalize The Apartments at Hotel Phillips. Presented by Chris Wilson, Director, Bartlesville Redevelopment Trust Authority.**

Mr. Wilson reported that in order for the budget amendment to be approved, the redevelopment agreement between the City of Bartlesville, Bartlesville Redevelopment Trust Authority and Johnstone OK Partners LLC had to be amended. He provided the language change in the amendment, as well as provided background of the HUD Hope VI Main Street Grant that originally began with the old Memorial Hospital. When the Memorial Hospital project fell through, BRTA petitioned HUD to transfer the funds to another project identified in July 2019 as the redevelopment of the Hotel Phillips by Johnstone OK Partners LLC. He went on to provide a detailed trail of events and deadlines, as well as how the pandemic affected travel by various parties to review the apartments. Mr. Wilson continued stating that HUD expects the drawdown process of the funds to begin immediately upon execution of the amendment. The developer has performed all necessary actions required by the Redevelopment Agreement; the market rate apartments have been in progress and coming

on line to be rented as they are completed; and the affordable units will start immediately after the approval letter has been sent to the City of Bartlesville. The City in turn will have to approve the Budget Resolution in order to draw down the funds based on the Redevelopment Agreement and the Grant Agreement. The Redevelopment Agreement states how the funds are to be drawn down and expended.

Discussion covered the deadline dates; the drawdown process; eligible expenses set out in the amended agreement; nine affordable units and 91 market rate units are planned; with 50 of the 91 market rate units completed. Mr. Stuart appreciated Mr. Wilson on the work he does to find these opportunities and provide all of the work involved in bringing it all together.

Mr. Curd moved to approve The Apartments at Hotel Phillips Amended Redevelopment Agreement as presented, seconded by Mr. Stuart.

Aye: Mr. Stuart, Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mayor Copeland
Nay: None
Motion: Passed

6. Discuss and take possible action on a Resolution amending the budget of the City of Bartlesville, Oklahoma for Fiscal Year 2020-2021, appropriating unanticipated Federal Grant Revenue for the Restricted Revenue Fund. Presented by Jason Muninger, City Clerk/CFO.

Mr. Muninger reported that the City will be working with the BRTA with the administration of the Hope IV Main Street Grant that is being used to renovate nine affordable housing units in the The Apartments at Hotel Phillips. The City needs to appropriate the funds prior to issuing them to the redeveloper in the amount of \$500,000.

Mr. Curd moved to approve Resolution as presented, seconded by Mr. Stuart.

Aye: Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mayor Copeland
Nay: None
Motion: Passed


7. City Manager and Staff Reports.

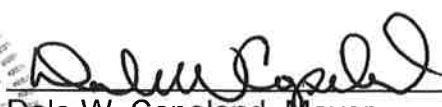
There were no reports.

8. City Council Comments and Inquiries.

Mayor Copeland commented on the events that happened on 9/11/2001, as well as the recent pandemic crisis, and how well our country recovers and becomes even stronger.

9. There being no further business to address, Mayor Copeland adjourned the meeting at 12:20 p.m.


Jason Muninger, City Clerk/CFO


Dale W. Copeland, Mayor

