



NOTICE OF SPECIAL MEETING OF THE BARTLESVILLE CITY COUNCIL AND BARTLESVILLE DEVELOPMENT AUTHORITY

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

Tuesday, September 19, 2023
12:00 p.m

Mayor Dale Copeland: 918-338-4282

AGENDA

1. Call to order the meeting of the Bartlesville City Council and Bartlesville Development Authority by Mayor Copeland.
2. Roll Call and Establishment of Quorums.
3. Citizens to be heard.
4. Presentation of business recruitment opportunity: Blue Whale Materials, a lithium-ion battery recycling operation in two vacant facilities in the Bartlesville Industrial Park.
Presented by David Wood, Bartlesville Development Authority.

BDA TRUSTEES

5. Discuss and possibly take action by BDA approving a ten (10) year lease of BDA-owned 50,000 sqft warehouse at 7323 International Court and Lots 3, 10 & 11 (with first right of refusal for Lots 12 & 13) to Blue Whale Materials for a total base rental of \$3,952,835 to include up to \$1,000,000 in BDA-funded tenant improvements. *Subject to approval of City Council Item 9.*
Presented by David Wood, Bartlesville Development Authority.
6. Discuss and possibly take action by BDA approving a Development Agreement between the Bartlesville Development Authority and Blue Whale Materials providing \$750,000 in rent credits applicable to the first 25 months, and up to \$600,000 (\$15,000 per FTE above 50) as of January 2026 applicable against monthly rent until exhausted. *Subject to approval of City Council Item 10.*
Presented by David Wood, Bartlesville Development Authority.
7. Discuss and possibly take action by BDA approving an agreement with Keeco, LLC terminating the lease expiring on July 31, 2025 on October 15, 2023 with Keeco paying an early termination fee to BDA of \$93,881 in three equal installments, due no later than the Termination Date, November 15, 2023, and December 15, 2023. *Subject to approval of City Council items 9 & 10.*
Presented by David Wood, Bartlesville Development Authority.
8. Discuss and possibly take action by BDA with respect to a resolution regarding request of Blue Whale Materials, LLC for the issuance of one or more series of private activity bonds and inducement thereof; authorizing the filing of one or more applications for required designations or allocation of volume cap; and authorizing other actions, requests, approvals, and consents related thereto.
Presented by Jered Davidson, Public Finance Law Group.

CITY COUNCIL

9. Discuss and possibly take action by the City Council to transfer ownership of Lots 10, 11, 12 & 13 of Section III, Bartlesville Industrial Park, to the Bartlesville Development Authority via Quit Claim Deed.
Presented by David Wood, Bartlesville Development Authority.

10. Discuss and possibly take action by the City Council to reimburse BDA via the Economic Development Fund for employment-based rent credits (incentives) provided to BWM by BDA up to \$750,000 through month 25, and up to a maximum of \$600,000 based on FTE headcount greater than 50 on December 31, 2026, as specified in the Development Agreement.

Presented by David Wood, Bartlesville Development Authority.

11. Discussion and possible action by the City Council with respect to a resolution authorizing the Bartlesville Development Authority to issue its not to exceed \$45,000,000 revenue bonds or notes by negotiated sale; and containing other provisions relating thereto.

Presented by Jered Davidson, Public Finance Law Group.

12. Adjournment

The Notice of Meeting and Agenda was received and filed in the Office of the City Clerk at 9:00 a.m. on Friday, September 15, 2023 and posted in prominent public view at City Hall the same day at 10:00 a.m.

Jason Muninger

Jason Muninger, City Clerk/CFO

/s/ Karen Tanner

by Karen Tanner, Deputy City Clerk

City of Bartlesville Website: <https://www.cityofbartlesville.org/city-government/city-council/meeting-agendas/>

Live Streaming: <https://www.cityofbartlesville.org/city-government/city-council/webcast/>

Sparklight: Channel 56

All discussion items are subject to possible action by the City Council. Agenda items requiring a public hearing as required by law will be so noted. The City Council may at their discretion change the order of the business agenda items. City of Bartlesville encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least one working day prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive this rule if signing is not the necessary accommodation.