

**NOTICE & AGENDA
ECONOMIC DEVELOPMENT TRUST AUTHORITY
CITY OF PRYOR CREEK, OKLAHOMA
MONDAY, JULY 13, 2026 AT 12:00 PM**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT NOTICE IS HEREBY GIVEN THAT THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY WILL MEET IN REGULAR SESSION IN COUNCIL CHAMBER, 12 NORTH ROWE STREET, PRYOR, OKLAHOMA AT THE ABOVE DATE AND TIME. FOR SPECIAL ACCOMMODATIONS TO ATTEND, PLEASE CONTACT (918) 825-0888.

Trustees: Arianna Derr, Darrell Moore, Fred Sordahl, Don Berger, Misty Edwards-Matheson, Adam Anderson, Sherry Alexander
Ex-Officio Trustees: Jared Crisp - Municipal Utility Board General Manager, Zac Doyle - Mayor
Others: Jae Standingwater - Secretary

1. Call to order, Prayer, Pledge of Allegiance -
 - a. Petitions from the audience.
 - b. Discussion and possible action to approve the minutes of the June 8, 2026 meeting.
2. Reports:
 - a. Report from Pryor Main Street Director Bridgette Nichols
 - b. FreedomFest 2026 Update
 - c. 2026 Music Festival Update
 - d. Update on Aquatics Center
 - e. Update regarding EDTA and Pryor Main Street MOU Status
3. Action Items:
 - a. Discussion and possible action regarding the EDTA Chairperson as called for under Article VI (E):

The Trustees biannually shall select one of their members to be the Chairperson of the Trustees and he/she shall preside at all meetings and perform other duties designated by the Trustees.
Current Chairperson, Adam Anderson, is eligible to continue to serve as Chairperson.
 - b. Discussion and possible action regarding the EDTA Vice-Chairperson as called for under Article VI (E):

The Trustees biannually shall elect one of their members to be a Vice-Chairperson who shall act in the place of the Chairperson during the latter's absence or incapacity to act.
Current Vice-Chairperson, Fred Sordahl, is eligible to continue to serve as Vice-Chairperson.
 - c. Discussion and possible action regarding the EDTA Secretary as called for under Article VI (F):

The Trustees biannually shall elect a Secretary of the Trustees who may or may not be a Trustee.
Current Secretary, Jae Standingwater, is eligible to continue to serve as Secretary.
 - d. Discussion and possible action to approve the Chairperson, Vice-Chairperson, City Clerk, Assistant City Clerk, and City Treasurer as authorized signers for all EDTA checking, savings, and investment accounts.

- e. Discussion and possible action regarding a request from Pryor Main Street to utilize Fund 68 in the amount of \$250,000.00 to fund additional improvements in Phase 1 of the Graham Community Building Revitalization Project.
If approved, the EDTA recommendation would be submitted to City Council for approval to utilize Fund 68 - Main Street Bond Account (Account #68-685-5342) and subsequent transfer of \$250,000.00 to EDTA Account #98-000-4203.
- 4. Unforeseeable Business.
- 5. Adjourn.

Posted July 10, 2026 by City Clerk Hannah Morris _____

**MINUTES
EDTA MEETING
CITY OF PRYOR CREEK, OKLAHOMA
MONDAY, JUNE 8, 2026 AT 12:00 PM**

The Economic Development Trust Authority of the City of Pryor Creek, Oklahoma met in regular session on the above date and time in the Council Chamber upstairs at City Hall, 12 North Rowe Street in Pryor Creek, Oklahoma. Notice of these meetings was posted on the East bulletin board located outside to the South of the entrance doors and the City website at www.pryorcreek.org.

1. CALL TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE -

Adam Anderson called the meeting to order at 12:00 p.m. Members present: Sherry Alexander, Darrell Moore, Misty Edwards-Matheson, Adam Anderson, Fred Sordahl, Arianna Derr, Zac Doyle and Jared Crisp. Members absent: Don Berger.

Others present: Bridgette Nichols and Marti Schneider.

1a. PETITIONS FROM THE AUDIENCE.

There were no petitions from the audience.

1b. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE MAY 11, 2026 MEETING.

Motion was made by Moore, second by Alexander to approve the minutes of the May 11, 2026 meeting with the correction of a scrivener's error identified in item 2b listing the "H.O.P.E. Coalition" as the "Hook Coalition". Voting yes: Alexander, Moore, Edwards-Matheson, Anderson, Sordahl and Derr. Voting no: none. *Motion passed.*

2. REPORTS:

2a. UPDATE REGARDING FREEDOMFEST 2026 FUNDRAISING.

Anderson reported that Freedomfest has been fully funded through local sponsorships for the fourth consecutive year.

3. ACTION ITEMS:

3a. DISCUSSION AND POSSIBLE ACTION TO APPROVE AN EXPENDITURE IN AN AMOUNT NOT TO EXCEED \$500.00 FOR FREEDOMFEST 2026 FOR THE PURPOSE OF FUNDING ENTERTAINMENT AT THE EVENT. INVOICE(S) TO BE PAID FROM EDTA FREEDOMFEST ACCOUNT #98-985-5241.

Motion was made by Moore, second by Edwards-Matheson to approve an expenditure in an amount not to exceed \$500.00 for FreedomFest 2026 for the purpose of funding entertainment at the event. Invoice(s) to be paid from EDTA FreedomFest Account #98-985-5241. Voting yes: Moore, Edwards-Matheson, Anderson, Sordahl, Derr and Alexander. Voting no: none. *Motion passed.*

4. UNFORESEEABLE BUSINESS.

Anderson announced that there may be a special meeting scheduled soon.

5. ADJOURN.

Meeting was adjourned at 12:05 p.m. without motion or vote.



Sponsors

Sky Rockets at Night

PRYORITY.BANK
IT'S ALL ABOUT THE WHY



Kids Zone



Smoke Bomb at Dusk



MAYES COUNTY
ABSTRACT CO.
Incorporated 1910

Blackcat Firecracker



Fred Sordahl, Attorney

Sparklers Delight

S&J Plumbing • TTCU • Tiger Tunnel Car Wash • Arvest
• RCI Insurance • Webster's Garden
• Rachel Sordahl • Premier Signs



1896 ♦ 2026
Bank of Commerce
NMLS# 777126

Fireworks Finale



PRYORITY.BANK
IT'S ALL ABOUT THE WHY



Sky Rockets at Night



MAYES COUNTY
ABSTRACT CO.

Incorporated 1910

Smoke Bomb at Dusk



Fred Sordahl, Attorney



Speedy's
Tire, Lube &
Auto



Black Cat Firecracker



Webster's Garden

Rachel Sordahl

Premier Signs

Sparklers Delight



**TSET
IMPACT
NETWORK**

Kids Zone



October 16-18, 2026

PRYOR CREEK EVENTS

Music Festival

VENDOR PRICING

	\$75	10 x 10
	\$150	10 x 20
	\$175	Vendor Trailer
	\$250	Food Truck
	\$375	Carnival Vendor
	\$25	Electricity is first come first pay

Three day festival event!

For more information on being a vendor or
festival information contact
PryorCreekEvents@gmail.com and follow
[Pryor Creek Events](#) on Facebook!



[Vendor Sign UP!](#)



October 16-18, 2026

PRYOR CREEK EVENTS

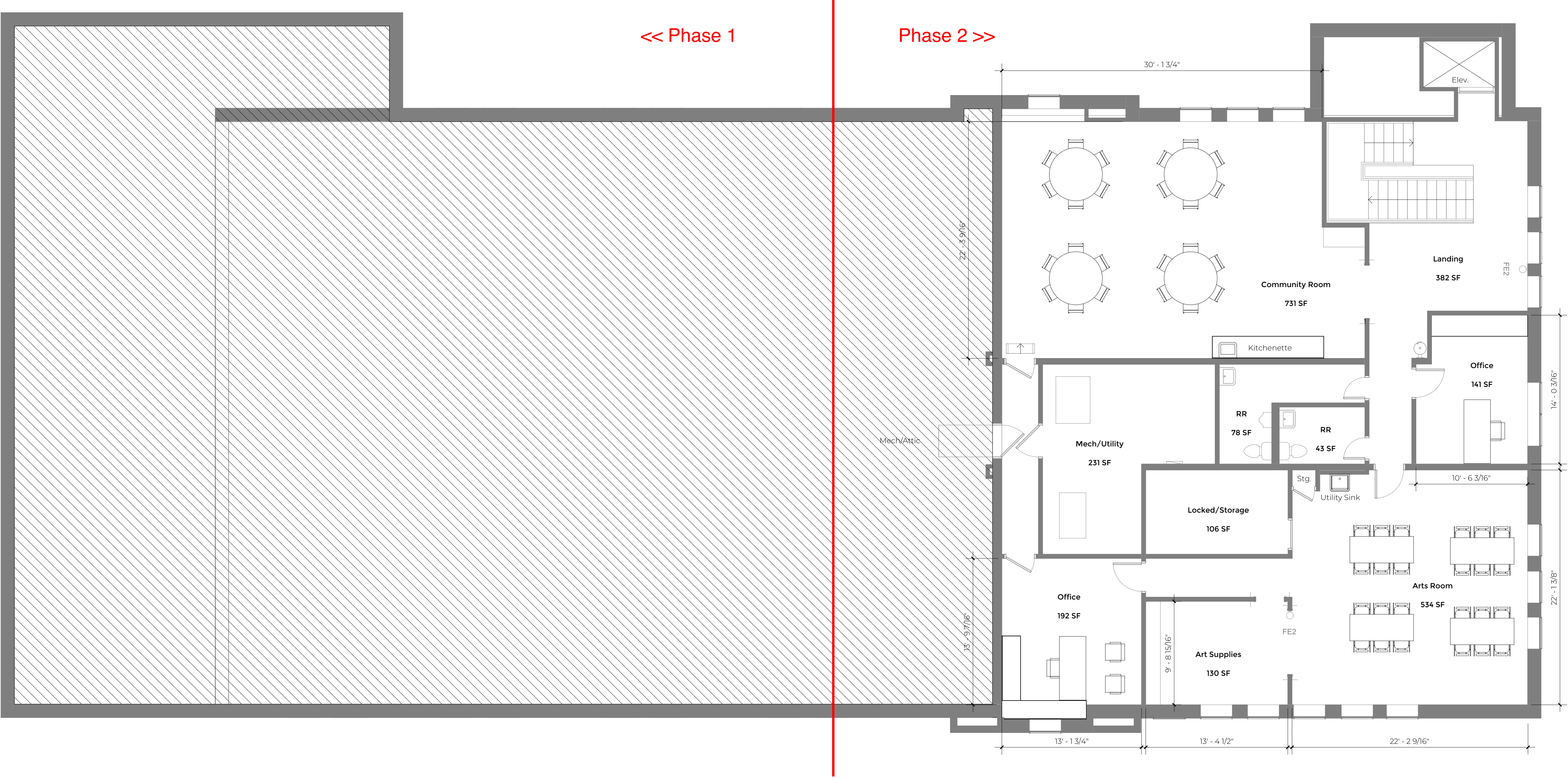
Music Festival SPONSORSHIPS

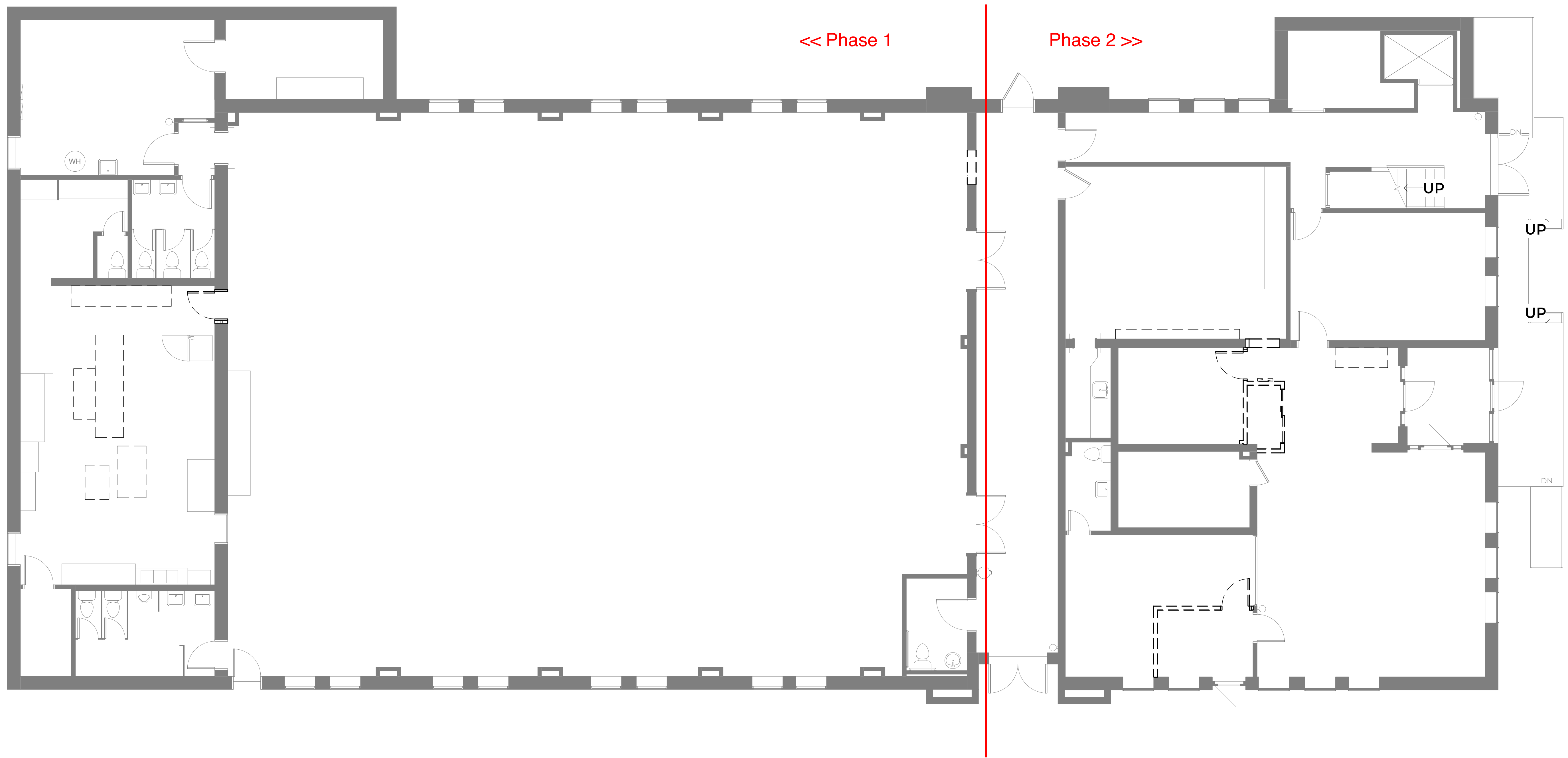
Questions contact pryorcreekevents@gmail.com

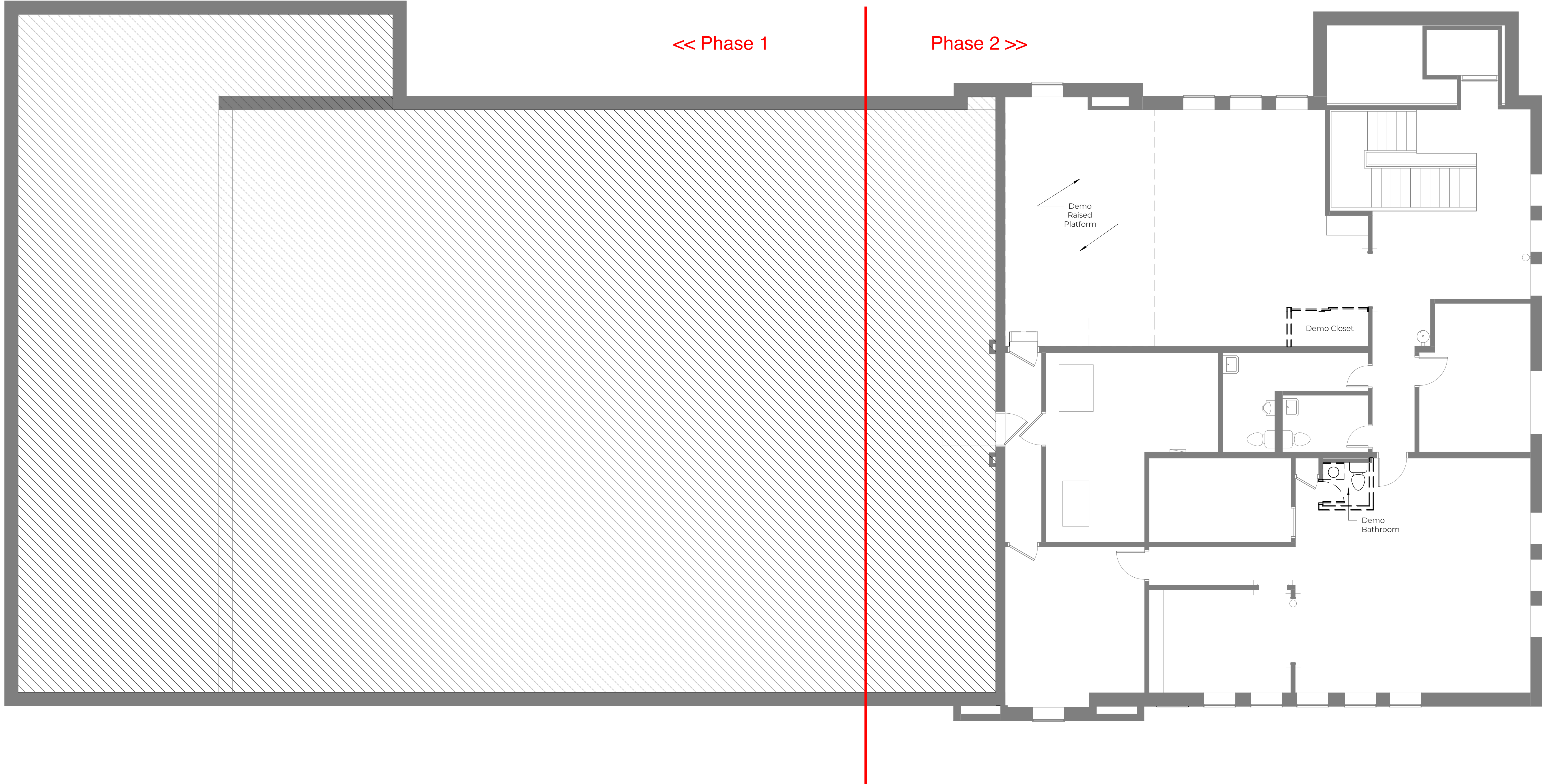
	\$100	Friends of the Festival	Unlimited includes FREE festival poster
	\$500*	Meet & Greet Sponsor x 4 Exclusive \$1,500	Signage in meet & greet, 2 meet & greet passes, 2 front porch passes
	\$500	Kids Area Sponsor x 4	Signage in kids area, promo in marketing materials, 2 front porch passes, 2 meet & greets
	\$750	Volunteer T-Shirts Sponsor	Logo on Volunteer T-shirt, 2 front porch passes
	\$1,000	Tent Sponsor x 2	Promo in marketing materials, 2 front porch passes, 2 meet & greets
	\$1,000*	Headlight Sponsor x 4 Exclusive \$3,000	Car show sponsor, promo in marketing materials, 2 front porch passes, 2 meet & greets
	\$1,000*	Festival Poster Sponsor x 4 Exclusive \$3,000	Recognition on the poster, promo in marketing materials, 2 front porch passes, 2 meet & greets
	\$5,000	Festival Sponsor x 6	Inclusions in all promotions, 6 front porch passes, 6 meet & greets, 10x10 booth space, logo on poster
	\$7,500	Vendor Market Sponsor x 2	Inclusions in all promotions, 6 front porch passes, 6 meet & greets, 10x10 booth space, logo on poster, signage placement, logo on festival shirts
	\$10,000	Grand Stage Sponsor x 1	Prominent placement in all promotions and center stage banner placement, 6 front porch passes, 6 meet & greets, 10x10 booth space, premier logo placement on poster, logo on festival shirts

Pryor Main Street - Use of Funds with MOU	
Category	\$\$
Downtown Business Support	
Coffee & Commerce/Lunch & Learns	\$3,616.48
Downtown Beautification	
Planters	\$486.00
FreedomFest banners	\$900.00
Christmas Lights	\$7,700.00
TimeFrame	
App Fee	\$4,500.00
Facades	
Structural Engineeing Report for Graham Commuity Building	\$1,850.00
Design Assistance Request x2 (GCB & Sidepockets) & workshop for downtown property owners value	\$4,000.00
Printed Materials	
Downtown Shopping Guides/What does Main Street do brouchers	\$249.74
Project/Grant Managment	
Streetscape 36 hours x \$30/hour	\$1,080.00
Graham Community Building 12 hours x \$30/hour	\$360.00
Grant Writing/Research 32 hours x \$30/hour	\$960.00
Grant Administration 16 hours x \$30/hour	\$480.00
TimeFrame App 19 hours x \$30/hour	\$570.00
Event assistance	
Bluegrass/FreedomFest 60 hours x \$30/hour	\$1,800.00
Awarded Facade Grants to be paid out by May 1st, 2026	
Grants to be paid out by May 1, 2026	\$32,500.00
Additional/difference for awnings to be approved at 3/6 PMS board meeting	\$8,389.99
Total Investment projected:	\$69,442.21









Graham Community Building Revitalization Project



Project Background and Funding Request

The Graham Community Building Revitalization Project is being managed by Pryor Main Street on behalf of the City of Pryor. Pryor Main Street submitted an application to the Oklahoma Main Street Incentive Program seeking funding assistance for the renovation of the Graham Community Building. The application was subsequently approved, and incentive funding was awarded for the project.

To provide the required local match and further support the revitalization effort, Pryor Main Street requested funding assistance from the Pryor Creek Economic Development Trust Authority (EDTA).

Following the award, Pryor Main Street established a project advisory committee to provide guidance, oversight, and recommendations throughout the planning and construction process. The advisory committee consists of:

- Terry Lamar, Pryor City Council
- Bridgette Nichols, Pryor Main Street
- Adam Anderson, EDTA
- Ron Dryden, Arts & Humanities Council
- Jack Hardy, Pryor Main Street
- Mayor Zac Doyle, City of Pryor

As Phase 1 of the project progressed through design development, discovery, and the competitive bidding process, several conditions were identified that were not fully known during the initial planning stages. Based on recommendations from Scissor Tail Construction, the project construction manager, in consultation with Pryor Main Street and the project advisory committee, several modifications and enhancements to the original scope have been recommended.

These recommendations are intended to improve the long-term functionality, accessibility, safety, maintainability, and overall success of the renovation while addressing conditions uncovered during pre-construction investigation. Collectively, these recommendations would increase the Phase 1 project budget from the originally estimated \$300,000 to approximately \$550,000, representing an increase of approximately \$250,000. This revised amount includes a project contingency allowance for unforeseen conditions that may arise during construction.

Based on the findings and recommendations outlined below, Pryor Main Street and the advisory committee recommend that the additional improvements be incorporated into the Phase 1 construction scope and that the additional funding of \$250,000 be provided through the Downtown Sales Tax Fund (Fund 68) to allow the work to be completed efficiently during the current construction phase rather than deferred to future projects at potentially greater cost.

Recommendation #1 – Replace Existing Wood Floor with Concrete Slab

- The banquet hall currently consists of a wood floor system over a crawl space. While the structural assessment confirmed that the existing floor is stable and serviceable, retaining the crawl space creates significant challenges for the scope of work planned in this phase and for future maintenance needs.
- Replacing the existing floor with a concrete slab would greatly simplify the installation of the new ADA-compliant restroom plumbing, allow for the addition of electrical receptacles along the perimeter walls, and eliminate long-term maintenance concerns associated with the crawl space. Additionally, a polished concrete finish would provide a durable, attractive final floor surface and eliminate the need for future floor covering replacement anticipated under Phase 2.
- The estimated cost to remove the existing wood floor system, prepare the subgrade with aggregate, and install a finished polished concrete slab is approximately **\$50,000**.

Alternative – Retain Existing Floor System

- The existing wood floor and crawl space could remain in place. However, this option would likely require modifications to the planned ADA restroom layout and may result in the elimination of one ADA-compliant restroom due to plumbing constraints created by existing floor joists and limited underfloor access. Additionally, the added cost to plumbing in Phase 1 to retain the crawl space and wood flooring could be significant.
- Retaining the existing floor system would also postpone, but not eliminate, the need to address flooring improvements in a future phase. The original project scope did not include replacement of the existing floor coverings, meaning a future project would still be required to install new flooring materials such as tile or other durable finishes. This approach may increase overall project costs and complexity over time.

Recommendation #2 – Electrical Upgrade

- The original renovation plan anticipated upgrading the electrical systems in phases, with the banquet hall and kitchen improvements completed in Phase 1 and the Arts & Humanities Council offices addressed in Phase 2. Initial assessments suggested these areas were served by separate electrical systems, making a phased approach practical and cost-effective.
- However, a detailed pre-construction investigation has revealed that the building's electrical infrastructure is far more interconnected than originally understood. Circuits from individual breaker panels serve outlets, lighting, and equipment in multiple unrelated areas of the building. In several instances, electrical wiring was found crossing between spaces that were assumed to be independently served. The investigation also identified code and safety concerns, including uncapped wiring and electrical conductors routed through HVAC ductwork rather than approved conduit systems.
- Given the condition and complexity of the existing electrical system, the recommendation is to combine the electrical improvements originally planned for both Phase 1 and Phase 2 into a single comprehensive project during Phase 1. This would include upgrading the building's electrical service and replacing or reorganizing electrical distribution throughout the facility. While this work was not originally intended to occur in a single phase, completing the upgrade now provides a safer, more reliable system and avoids the inefficiencies associated with attempting to separate and reconnect portions of an intertwined electrical network during multiple construction phases.
- The estimated additional cost for this recommendation is approximately **\$100,000**.

Alternative – Continue with Phased Electrical Improvements

- The project could proceed with the original phased approach; however, the interconnected nature of the existing electrical system creates significant challenges. Maintaining separate electrical projects would likely result in temporary or permanent loss of power to outlets, lighting, and other electrical components throughout areas of the building not included in the current phase, potentially disrupting operations of the Arts & Humanities Council offices.
- In addition, the complexity of tracing, separating, and reconnecting circuits across multiple phases may ultimately result in higher overall electrical costs than completing the entire upgrade at one time. Even under a phased approach, Phase 1 electrical expenses are expected to exceed original budget estimates due to the unforeseen conditions discovered during pre-construction analysis. The phased approach would also extend the project schedule and increase the likelihood of future construction disruptions as electrical work continues into subsequent phases.

Recommendation #3 – Enhance Kitchen, Restrooms, and Banquet Hall Improvements During Phase 1

- As design development and pre-construction planning progressed, opportunities were identified to improve the functionality, accessibility, and long-term usability of the facility beyond the scope of the original renovation plan.
- The original design envisioned the kitchen primarily as a serving and food preparation space, with limited emphasis on on-site cooking. Under that plan, the existing stove and vent hood would remain in the same central location they occupy today. Through discussions with contractors and project designers, it has been determined that relocating the stove and vent hood to a more appropriate area within the kitchen would significantly improve workflow and efficiency while opening the center of the kitchen for additional preparation, serving, and event-support functions.
- Additional improvements are also recommended for the restroom facilities. The original project scope contemplated retaining the existing restrooms with minimal modifications. However, it is now proposed that restroom fixtures, partitions, and hardware be upgraded with historically appropriate replacements that better align with the building's character while improving functionality and appearance.
- The bathrooms currently serve as the only changing and dressing rooms in the facility, the recommendations include converting two storage and utility spaces into changing/dressing rooms. This will enhance the overall functionality of the facility and expand rental opportunities for weddings and events.
- Further, installation of the proposed concrete floor within the banquet hall will require demolition of the existing ADA-compliant restroom. As a result, a replacement ADA-compliant restroom must be constructed. The original design only included construction of one new ADA restroom while retaining the existing ADA facility.
- The combined cost of these kitchen, restroom, and banquet hall enhancements represents the remaining increase to the Phase 1 budget, estimated at approximately **\$69,000**.

Alternative – Maintain Original Design Scope

- The project could proceed under the original design with minimal modifications to the kitchen and restroom areas. Under this approach, the existing kitchen layout would remain unchanged, limiting future flexibility and reducing opportunities to improve workflow and functionality within the space.
- Existing restroom partitions, fixtures, and hardware would remain in service, potentially resulting in higher maintenance costs and more expensive replacement projects in the future as those components continue to age. Additionally, several aesthetic and functional enhancements, including upgraded finishes and the addition of storage closets, would be deferred to a future phase.
- Existing storage and utility areas could remain the same but overall functionality of the facility would be negatively impacted and the space would be underutilized.
- While this alternative reduces immediate project expenditures, it postpones improvements that can be completed more efficiently while the facility is already under construction and may increase the cost of future renovations.

Recommendation #4 – Establish a Construction Contingency Allowance

- While due diligence has been performed during the design and pre-construction phases, unknown conditions may still arise that require corrective work, minor design modifications, or scope adjustments to complete the project.
- This contingency would be available only for unforeseen conditions or owner-approved changes that become necessary during the course of construction.
- The recommended contingency amount is **\$31,000**.

Alternative – Proceed Without Additional Contingency Funding

- The project could proceed without establishing an additional contingency allowance and instead address any cost overruns or unforeseen conditions as they arise during construction.
- While this approach reduces the initial project budget authorization, it introduces the potential for work stoppages or delays if unexpected conditions require additional approvals before corrective work can proceed.
- Although the likelihood of significant unforeseen costs is not considered high, a contingency allowance helps avoid delays associated with repeated budget amendments during construction.

History of Projects and Approvals

	Phase 1 Initial Cost	Incentive Grant	Match Funding
Amount	\$300,000	\$150,000	\$150,000
Source	PMS Presentation to EDTA on 9/8/25	PMS Presentation to EDTA on 12/8/25	EDTA Minutes from 12/8/25 and City Council Minutes from 12/16/25 for \$86,606.55 (PYO & Gravel Pit) & \$63,393.45 (Fund 68)

Proposal from PMS to EDTA for proposal and request for support

- Starts on page 3 of the packet for September 8, 2025
 - [Economic Development Trust Authority Meeting • Agendas & Minutes • CivicClerk](#)

EDTA Approval for up to \$150,000 in matching funds

- #5 on Minutes
 - [Economic Development Trust Authority Meeting • Agendas & Minutes • CivicClerk](#)

Allocation of Funding & Discussion in EDTA Meeting December 8, 2025

- #7 on EDTA Agenda Recognition of PMS receiving \$150,000 in funding for the GCB Incentive
 - [Economic Development Trust Authority Regular Meeting • Agendas & Minutes • CivicClerk](#)
- #8 on EDTA Agenda Recommendation to Utilize PYO and Gravel Pit Sales Proceeds \$86,606.55 as a portion of the \$150,000 match required for the GCB Incentive
 - [Economic Development Trust Authority Regular Meeting • Agendas & Minutes • CivicClerk](#)
- #9 on EDTA Agenda Recommendation to Utilize Fund 68 for the the remaining portion of the GCB Incentive Match, \$63,393.45
 - [Economic Development Trust Authority Regular Meeting • Agendas & Minutes • CivicClerk](#)
- Total Amount \$150,000 in matching funds allocated

Approval to Transfer PYO and Gravel Pit Sales Proceeds to the EDTA to utilize for the GCB Incentive December 16, 2025

- Council Agenda Items 4.d. & 4.e.
 - [Regular City Council Meeting • Agendas & Minutes • CivicClerk](#)
- Council Minutes Items 4.d. & 4.e. Approvals
 - [Regular City Council Meeting • Agendas & Minutes • CivicClerk](#)