NOTICE & AGENDA
EDTA MEETING
CITY OF PRYOR CREEK, OKLAHOMA
MONDAY, AUGUST 10, 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.

1. Call to order, Prayer, Pledge of Allegiance -
   a. Petitions from the audience.
   b. Discussion and possible action to approve the minutes of the July 13, 2026 meeting.
2. Reports:
   a. Update regarding status of 2025/2026 Main Street Facade Grants.
3. Action Items:
   a. Discussion and possible action regarding a Memorandum of Understanding (MOU) between Pryor EDTA and Land Hogs, LLC, and Hawkins Family Limited Partnership regarding the Green Space.
   b. Discussion and possible action regarding the cancellation of the September 14, 2026 EDTA meeting and rescheduling the meeting for September 21, 2026, or some other date agreeable to the Trustees in September.
4. Unforeseeable Business.
5. Adjourn.

Posted August 7, 2026 by City Clerk Hannah Morris ___________________________________

MINUTES
ECONOMIC DEVELOPMENT TRUST AUTHORITY
CITY OF PRYOR CREEK, OKLAHOMA
MONDAY, JULY 13, 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: Don Berger, Misty Edwards-Matheson, Adam Anderson, Fred Sordahl and Arianna Derr. Members absent: Sherry Alexander and Darrell Moore.

Others present: Houston Brittain, 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 JUNE 8, 2026 MEETING.
Motion was made by Sordahl, second by Edwards-Matheson to approve the minutes of the June 8, 2026 meeting. Voting yes: Berger, Edwards-Matheson, Anderson, Sordahl and Derr. Voting no: none. *Motion passed.*

2. REPORTS:

2a. REPORT FROM PRYOR MAIN STREET DIRECTOR BRIDGETTE NICHOLS
Nichols reported that the Streetscape plans are currently under review with the Oklahoma Department of Transportation regarding a potential road diet before the plan continues. She also reported that they are currently requesting quotes for several facade and mural projects for downtown beautification.

2b. FREEDOMFEST 2026 UPDATE
Anderson thanked the event sponsors, stating that the event was almost fully funded by community supporters. He also thanked the students of Mayes County Music School for their excellent performances. He stated that some remaining invoices have not yet been received, and he expects them to be on the next agenda for approval. He reported that the fireworks display was set off earlier than expected due to incoming severe weather, but otherwise the event was successful. Anderson also reported that in future years, the event will be held on the first Saturday of July for ease of planning and predictability.

2c. 2026 MUSIC FESTIVAL UPDATE

Anderson reported that the festival will be held October 16-18, 2026. He stated that Friday night will feature local artists, Saturday will bring in regional and national performers and Sunday's acts will focus on praise and worship music. He also stated that the band lineup will be announced soon and at least 30 vendors have signed up so far. He also reported that a committee will be formed for management and promotion of the event, with the first meeting scheduled July 27.

2d. UPDATE ON AQUATICS CENTER

Anderson reported that the pool task force is currently working to form a 501c3 for the purpose of collecting donations for the project. He also stated that there are 3d renderings currently in progress.

2e. UPDATE REGARDING EDTA AND PRYOR MAIN STREET MOU STATUS

Anderson reported that Pryor Main Street's previous Memorandum of Understanding (MOU) with the EDTA has expired and an approved draft of a new MOU has not yet been submitted. Nichols stated that the Pryor Main Street Board has approved a revised MOU for the new fiscal year, and it will be presented to the trustees at a future meeting. Anderson stated that the funds allocated to facade grants under the previous MOU have yet to be expended, stating that he would prefer that those funds be used before a new MOU is established. He also stated that the new MOU should clarify the relationship between itself and the MOU held with the city, ensuring that city entities do not double-fund projects.

3. ACTION ITEMS:

3a. 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.

Motion was made by Sordahl, second by Edwards-Matheson to approve Adam Anderson as the EDTA Chairperson. Voting yes: Edwards-Matheson, Anderson, Sordahl, Derr and Berger. Voting no: none. *Motion passed.*

3b. 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.

Motion was made by Edwards-Matheson, second by Derr to approve Fred Sordahl as the EDTA Vice-Chairperson. Voting yes: Anderson, Sordahl, Derr, Berger and Edwards-Matheson. Voting no: none. *Motion passed.*

3c. 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.

Motion was made by Sordahl, second by Derr to approve Jae Standingwater as the EDTA Secretary. Voting yes: Sordahl, Derr, Berger, Edwards-Matheson and Anderson. Voting no: none. *Motion passed.*

3d. 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.

Motion was made by Sordahl, second by Edwards-Matheson 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. Voting yes: Derr, Berger, Edwards-Matheson, Anderson and Sordahl. Voting no: none. *Motion passed.*

3e. 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.

Motion was made by Derr, second by Edwards-Matheson to approve 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 to 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.

Motion was amended by Derr, second by Edwards-Matheson to recommend Council action to approve 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, contingent on Pryor Main Street presenting the contract with Sissortail Construction and their bid tabulation and recommendations for Council review to ensure appropriate bidding procedures. Voting yes: Berger, Edwards-Matheson, Anderson, Sordahl and Derr. Voting no: none. *Motion passed.*

4. UNFORESEEABLE BUSINESS.
There was no unforeseeable business.

5. ADJOURN.
Meeting was adjourned at 1:09 p.m. without motion or vote.

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
AND
LAND HOGS, LLC, AND HAWKINS FAMILY LIMITED PARTNERSHIP
REGARDING GREEN SPACE

WHEREAS, The Pryor Economic Development Trust Authority (hereinafter referred to as "Pryor EDTA") wishes to utilize the Green Space for events sponsored by Pryor Creek Events.

WHEREAS, Land Hogs, LLC and Hawkins Family Limited Partnership (hereinafter referred to as "Land Owners") owns land the Pryor EDTA wishes to utilize to facilitate the use of the Green Space by Pryor Creek Events.

WHEREAS, The Pryor EDTA and Land Owners wish to work together to successfully put together and hold events as the Green Space.

WHEREAS, the term of the Memorandum will cover the period of time from ________________, 2026 and expire on ________________, 2027.

1. **<u>Purpose & Intent</u>**
   a. The purpose and intent of this Memorandum of Understanding is to outline the obligations and responsibilities of the Pryor EDTA and Land Owners for the use of a green space owned by Land Owners which lies between North Rowe Street and North Coo-Y-Yah Street in Pryor, OK for the purpose of facilitating a green space for stages, tents and seating events sponsored by Pryor Creek Events.

2. **<u>Responsibilities of the Pryor EDTA</u>**
   a. <u>Governing Body</u>: The Pryor EDTA will act as the governing body for the Events. In doing so, the Pryor EDTA will set rules, policies and procedures believed to be necessary to hold a successful event on the property.
   b. <u>Permitting</u>: The Pryor EDTA shall work with the City of Pryor Creek to facilitate the necessary permits and permissions required for the smooth operation of the events on the property.
   c. <u>Infrastructure</u>: The Pryor EDTA shall work with the City of Pryor Creek and the Municipal Utility Board to provide necessary infrastructure support, such as electricity, water supply, waste management facilities, and restroom facilities for the events.
   d. Public <u>Safety</u>: The Pryor EDTA shall work with the City of Pryor to address any items, such as holes on the property or hanging tree limbs in trees, that the Pryor EDTA determines to be a danger to the safety of those attending the event.
   e. <u>Insurance</u>: The Pryor EDTA shall work with the City of Pryor to name the Land Owners as additional insured on the City's liability policy to cover any liability that could fall upon the Land Owners for actions that occur on the property during the events. Should the current city policies not allow the Land Owners to be named as additional insured the Pryor EDTA will purchase a separate policy providing liability coverage or obtain assurances satisfactory to each Land Owner and partner of the Land Owner to ensure they are satisfied that their liability is covered.
   f. Mow the property beginning at the signing of the MOU until the end of the time

frame detailed in this MOU.

3. **Responsibilities of the Land Owner**
    a. Center Point Person: Clarify who should be contacted as a representative for the Land Owners.
    b. Property Maintenance: None during the term of this agreement.
    c. Taxes: Continue to pay any taxes owed on the property.

4. **Expenses**
    a. The Pryor EDTA will not be charged a fee for use of the property by the Land Owners.
    b. The Pryor EDTA will be responsible for the cost of any insurance policy discussed in this memorandum.
    c. The Pryor EDTA will be responsible for the payment for any work that is related to an event that is completed upon the property, so long as the scope of work and cost have been approved by the Pryor EDTA or its representative prior to the work being started or the cost incurred.
5. **Liability Insurance**
    a. The Pryor EDTA, separately or in conjunction with the City of Pryor, will carry insurance for the event that covers the Land Owners.
6. **Commitment**
    a. By signing below, the Pryor EDTA and Land Owners commit to their respective roles as described above. However, the Pryor EDTA and Land Owners both understand that not every situation can be predicted, therefore, the Pryor EDTA and Land Owners will commit to work together in good faith to put on successful events. separately or in conjunction with the City of Pryor, will carry insurance for the event that covers the Land Owners.

APPROVALS:

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Pryor Economic Development Trust Authority

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Land Hogs, LLC John Hawkins

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Land Hogs, LLC Dr. Mike Fullerton

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Hawkins Family Limited Partnership
John Hawkins