

THE MAYOR AND THE CITY COUNCIL MET IN REGULAR SESSION JANUARY 23, 2023, IN THE MIAMI CIVIC CENTER COUNCIL CHAMBERS AT 6:00 PM WITH THE FOLLOWING MEMBERS PRESENT:

Bless Parker, Mayor
Brian Estep, Councilmember Ward 1
Kevin Dunkel, Councilmember Ward 2
Dwain Sundberg, Councilmember Ward 3
Brad Williams, Councilmember Ward 4

Bo Reese, City Manager
Ben Loring, City Attorney
Melissa Moore, City Clerk

The agenda for the meeting was displayed in the main lobby of the Miami Civic Center and by posting on www.miamiokla.net starting at 2:00PM on January 20, 2023, pursuant to 25 O.S §311(9) (a) and (b).

THE COUNCIL MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER AND VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ANY ITEM LISTED IN THIS AGENDA:

1. Call to Order

Mayor Parker called the meeting to order at 6:00PM. Mayor Parker led the pledge of allegiance.

2. Discussion and Possible Recommendations to MSUA of any Additional Fee Waivers to Miami Towers Housing Authority and Nine Tribes Housing Authority for the Remodel and Rehabilitation of Miami Towers, 41 N. Main, and Nine Tribes, 205 B St NE

Kristi McClain explained that this agenda item is the follow up to a fee waiver resolution approved by MSUA and Council in January 2022. The approved resolution waives the building permit and inspection fees, staff were asked to come back to discuss waiving the tipping and roll-off fees. The projects were expected to begin in April of 2022 but due to unexpected structural findings at 41 N. Main the project was delayed. Now the Authorities are ready to begin both projects and the potential waiving of tipping fees and roll-off fees need to be discussed.

The Miami Housing Authority is separating into two authorities: The Nine Tribes Housing Authority and the Miami Towers Housing Authority. Both properties are owned by the Miami Housing Authority. The project is being funded by a HUD program as well as investors and lenders. McClain explained that both the Nine Tribes and Miami Towers will be receiving electrical updates and cosmetic work. The Miami Towers is replacing the boiler system with a new heat and air system which will enable each apartment to control their own thermostat. The size of the apartments at the Miami Towers is increasing which will reduce the number of apartments from seventy-five (75) to fifty-five (55). The bottom floor of the Miami Towers will remain retail. The structural issues at Miami Towers are going to cost the Authority an extra million dollars (\$1,000,000.00).

Ben Loring explained that in the agreement with the Miami Housing Authority, a percentage of total rental gross each year is paid to the City in lieu of taxes. They also do the same with Miami Public Schools. The money the City receives from the Miami Housing Authority must be approved by the Authority and used to alleviate substandard housing and resolve inadequate housing. Currently the accumulated amount is approximately one hundred ninety-two thousand dollars (\$192,000.00). The Authority is short approximately two hundred thousand dollars (\$200,000.00) after making changes to the projects due to the unexpected necessary structural costs. Further discussion on uses of the money from the Miami Housing Authority will be needed and possible contract changes. Bo Reese explained that there was a good meeting with the Miami Housing Authority representatives today. Both entities want to work together and partner to help Miami residents.

Councilmembers discussed recommending to possibly waive tipping fees up to ten thousand dollars (\$10,000.00) per project, for a total of up to twenty thousand dollars (\$20,000.00). A resolution will be brought before MSUA. Miami Housing Authority representatives will be invited to come and speak at a future Council meeting.

No action taken.

3. Discussion Regarding Economic Development Incentives

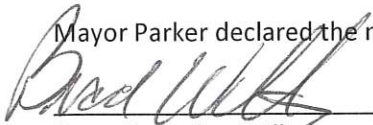
Councilmembers instructed City Manager Bo Reese to research economic development incentives that other communities offer. They also asked Reese to bring back to the Council basic packages of economic development incentive offerings for specific types of developments and different development sizes. Different types of projects include developers/builders, industrial, and restaurant and retail industries. Discussion on different types of incentives included building permit and inspection fees, tipping and roll-off fees, utility credit, and building utility infrastructure. Further discussion is needed.

4. Adjournment

Councilmember Sundberg moved to adjourn. Councilmember Estep made the second. The Council was polled with the following results:

Sundberg, Aye Estep, Aye Dunkel, Aye Williams, Aye Parker, Aye

Mayor Parker declared the meeting adjourned at 7:26PM.



Councilmember Williams


Councilmember Sundberg


Councilmember Dunkel


Councilmember Estep


Mayor Bless Parker

ATTEST: 
Melissa Moore, City Clerk

