

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, EGID Central Conference Room
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
May 19, 2023, 8:15 a.m.

MEMBERS PRESENT:

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| Caden Cleveland | Jeremiah Jordan |
| Anderson Dark | Paul Manzelli |
| Brian Downs | Travis Mason |
| Hillary Farrell | Janis Powers |
| Taylor Henderson | |

MEMBERS ABSENT:

Tiana Douglas

STAFF:

Casey Jones, AICP, Planner, Office of Management and Enterprise Services (OMES)
Karl Kramer, Assistant Attorney General, Office of the Attorney General (OAG)

GUESTS:

Cassi Poor, The Alliance for Economic Development of Oklahoma City, Inc.
Emily Pomeroy, Center for Economic Development Law, Oklahoma City

A. Roll Call:

Chairman Cleveland called the meeting to order at 8:17 a.m. A roll call was taken, and a quorum was established. Mr. Cleveland was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**1. Approval, disapproval, and/or amendment of the minutes of the March 24, 2023, meeting:**

Hillary Farrell moved to approve the meeting minutes of March. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Mr. Downs, abstain; Ms. Farrell, yes; Mr. Jordan, yes; Ms. Powers, yes; Mr. Cleveland, abstain.

C. Land Use and Development Applications: None.**D. Miscellaneous:****1. Discuss and consider action regarding a resolution of the Capitol-Medical Center Improvement and Zoning Commission of the State of Oklahoma determining the proposed First Amendment to the Oklahoma Regional Innovation District Project Plan is in conformance with the Comprehensive (Master) Plan for the Capitol-Medical Center Improvement and Zoning District and recommending approval to the City of Oklahoma City.**

Mr. Jones introduced Ms. Poor and Ms. Pomeroy, who were in attendance to present and take questions on this item. Ms. Pomeroy presented an overview of the request and asked the commissioners to follow along with the handouts and maps provided in each member's packet. She explained the purpose and objectives of the proposed amendment and reported on the approval actions taken to date by the Oklahoma Regional Innovation District Project Plan TIF Review Committee, the City of Oklahoma City Planning Commission, and the City Council. On May 23, 2023, the City Council is scheduled to hold a public hearing on the proposed amendment and consider approval of an ordinance adopting the amendment.

Discussion ensued.

Staff recommended approval of the resolution with the finding that the proposed First Amendment to the Oklahoma Regional Innovation District Project Plan is in conformance with the Commission's Comprehensive (Master) Plan, which is listed at *OAC Title 120:10, Appendix G*.

The Commission was advised that the Citizens' Advisory Committee was unable to review and make a recommendation on the proposed resolution since its May 11, 2023 meeting was canceled due to the lack of a quorum.

Janis Powers moved to approve the resolution as presented. Hillary Farrell seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Mr. Mason, yes; Ms. Powers, yes; Mr. Cleveland, yes.

Mr. Manzelli entered the meeting at 8:19 a.m.

Mr. Henderson entered the meeting at 8:20 a.m.

Mr. Mason entered the meeting at 8:24 a.m.

2. Discuss and consider action to enter into an agreement with the City of Oklahoma City to provide zoning code enforcement on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year (FY 24), July 1, 2023 through June 30, 2024, cost \$12,000:

Mr. Jones presented an overview of the proposed agreement and responded to inquiries from the commission. The main purpose of the agreement is to continue to authorize the City of Oklahoma City to investigate complaints of alleged violations of the Commission's zoning rules, to conduct field inspections, and to take enforcement action on behalf of the Commission. The cost to OMES for the agreement will be \$12,000, which is the same as in current and prior years. Staff recommended approval of the agreement.

Discussion ensued.

The Commission was advised that the Citizens' Advisory Committee was unable to review and make a recommendation on the proposed agreement since its May 11, 2023 meeting was canceled due to the lack of a quorum.



Anderson Dark moved to approve the agreement as presented. Taylor Henderson seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Mr. Mason, yes; Ms. Powers, yes; Mr. Cleveland, yes.

E. Reports and possible discussion from Commissioners or Director: None.

F. Adjournment:

There being no further business, Hillary Farrell motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 8:48 a.m.