

THE MIAMI DOWNTOWN REDEVELOPMENT AUTHORITY (MDRA) MET IN REGULAR MEETING MONDAY, JULY 20, 2020, IN THE MIAMI CIVIC CENTER COUNCIL CHAMBERS AT 4:00 PM WITH THE FOLLOWING MEMBERS PRESENT:

Ryan Orcutt, Chairman  
Matt Keller, Trustee  
Ron Stowell, Trustee  
Lynn Forkum, Trustee  
Scott Trussler, Trustee

Tyler Cline, Interim City Manager  
Danny Dillon, Coleman Manager  
Marcia Johnson, Dept. of Library, Arts & Culture  
Ben Loring, City Attorney

The agenda for the meeting was posted in the main lobby of the Miami Civic Center and posted on [www.miamiokla.net](http://www.miamiokla.net) starting at 8:50 a.m. on July 17, 2020.

**THE BOARD MAY DISCUSS, CONSIDER, AND VOTE ON ANY ITEM LISTED IN THIS AGENDA:**

**1. Call to Order**

The meeting was called to order by Chairman Orcutt at 4:00 p.m.

**2. Public Input and Unscheduled Personal Appearances**

There was no public input and no unscheduled appearances.

**3. Consent Agenda:**

**By unanimous consent the public body may designate noncontroversial items to be considered in one motion and one vote. The public body may add items from the regular agenda and approve. Posted agenda items not added to the consent docket will be considered separately in their regular order. Staff recommends that items 4 & 5 be placed on the consent agenda.**

A motion was made by Trustee Trussler and seconded by Trustee Forkum to place items 4 & 5 on the consent agenda.

Trussler, aye; Forkum, aye; Keller, aye; Stowell, aye; Orcutt, aye

**4. Approve Minutes: June 2020**

**5. Claims: Amount \$13,052.96**

**6. MDRA Trust Document**

Ben Loring directed the Trustees' attention to the Second Amended Declaration of Trust of The Miami Downtown Redevelopment Authority. He pointed out the document sets and the history of the Trust. Loring mentioned that Article III outlines the purpose of the Trust which might be considered too broad or perhaps not broad enough. It was used in filling out a 501C3 tax document that stated the mission of MDRA was to restore old buildings which caused the Coleman to be unable to apply for a grant due to there being nothing in the mission about the Coleman's purpose of providing programming. It is

possible, though complicated and time-consuming, to amend the Trust. Trustee Trussler suggested that instead of amending the Trust, that Coleman Manager Dillon have the tax document changed.

**7. Coleman Managing Director Report**

Dillon presented the managing director's report. He passed out the year-end fiscal report and noted that even though all activity stopped in March due to COVID19, the Coleman still broke even earning 70% of the anticipated revenue and spending 68% of the anticipated budget. Dillon also mentioned that next month it will be time for the Trustees to elect officers. Dillon informed the Trust of two individuals who had been nominated to be placed in Celebrity Park. However, he said the committee in charge of reading the nominations determined that both individuals fell outside the scope of the requirements. Dillon informed the Trust that he would be bringing leases up to date and reminded them that we would be raising the rent on the barbershop. He also presented a proposal to increase rental fees by a percentage based on attendance and providing a way for customers to rent the ballroom, for a small fee, for a second day to come back and pack up their items after a big event such as a wedding.

**8. Director of Library, Arts & Culture Report**

Johnson drew attention to the 3 documents that had been passed out to the Trust in consideration of upcoming strategic planning – 66 Cultural District Development Plan (the first strategic plan), City of Glendale Arts & Culture Plan (a simple example), and Department of Library, Arts & Culture SWOT Analysis (something the City Manager had asked her to put together). Trustee Forkum said the purpose of a strategic planning meeting would be to determine areas of focus for the District and Coleman. She said the meeting could take up to 3 hours. Johnson asked the Trust if they felt comfortable meeting in person and whether they wanted to invite other community members such as Miami Arts & Humanities Council members. Trustees said meeting in person in a large area to allow for social distancing would be fine. Trustee Keller suggested that adding to the number participating would give us more ideas. Johnson was directed to send out some potential dates that might work for the meeting.

**9. Other New Business, if Any, Which Has Arisen Since the Posting of the Agenda and Could Not Have Been Anticipated Prior to the Time of Posting (25 O.S. § 311(9))**

There was no other new business.

**10. Trustee Community Announcements**

There were no announcements.

**11. Adjournment**

A motion was made by Trustee Trussler and seconded by Trustee Keller to adjourn.

Trussler, aye; Keller, aye; Forkum, aye; Stowell, aye; Orcutt, aye


Chairman Orcutt declared meeting adjourned at 4:58 p.m.

  
Chairman Orcutt

~~Trustee Schultz~~

Trustee Forkum

  
Trustee Frazier

  
Trustee Stowell

~~Trustee Truesler~~

  
Trustee Keller

ATTEST 