MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES
PONCA CITY DEVELOPMENT AUTHORITY
PONCA CITY, OKLAHOMA
August 13, 2026

Pursuant to notice as required by law, the Ponca City Development Authority Board of Trustees met in a Regular Meeting session at 7:30 am in The Redbud Room, Lower Level of City Central Building, 400 East Central, Ponca City with Vice Chair Garrett Bowers presiding.

1. **Called the meeting to order at 7:30 a.m.**

2. **Roll call taken.** Trustees: Mark Southard, Shannon Somers, Stuart Powell, Brad Fox, Garrett Bowers, and Ashley Ballinger. Absent: Erik Peitz. Staff members present: Laurence Beliel, Liz Leaming, Kat Long, Lisa Bocanegra and Derrin Hiatt. Guests in attendance included Mayor Wagner, Craig Stephenson, Chris Henderson and Don Bohon, City of Ponca City; Molly Kyler and Janet Schwabe, Pioneer Technology Center Business & Industry; Homer Nicholson; Clement Colligan and Calley Lamar, Ponca City Newspaper;

3. **Public Comment: None**

4. **Consent Calendar. (All items shall be considered and voted upon together unless an item is pulled for discussion or separate consideration at the request of one or more Trustees.)**

   a. **Consider and Vote upon the minutes from the special meeting on July 23, 2026;**
   b. **Consider and Vote upon the Financial Reports for July, 2026;**
   c. **Consider and Vote upon the Payment of Claims for July, 2026;**

   A motion was made by Trustee Southard, with a second by Trustee Somers, to approve the consent calendar as presented.

   Roll: Yeas: Southard, Somers, Bowers, Fox, Powell and Ballinger
   Nays: None
   Abstain: None
   Motion Carried

5. **Consideration and possible action on approving an expense of $108,584.30 for building insurance of PCDA-owned facilities.**

   A motion was made by Trustee Fox, with a second by Trustee Powell, to approve and expense of $108,584.30 for building insurance of PCDA-owned facilities.

Roll: Yeas: Southard, Somers, Bowers, Fox, Powell and Ballinger
Nays: None
Abstain: None
Motion Carried

6. **Comments and Reports from the PCDA Board of Trustees: None**

7. **Staff Report:**
Laurence Beliel took the lead for staff report. Lori is at the Southern Economic Development Council (SEDC) conference this week. Laurence updated that February 27th is shaping up to be the a possible date for the PCDA Sales Tax Election, but it still has to go through City of Ponca City vetting and state dates for this type of election. Lori will keep the board appraised of updates. The Audit was completed on Tuesday of this week and a clean opinion was preliminarily given. The full audit and report will be available at the September meeting.

Kat Long updated on the timelapse camera set-up for the Skyland 3D printed house. She is working with Dave Williams at the City to get this set up and scheduled. The Crazy Days Youth Lemonade Stands were well represented this past weekend with 14 stands signed up and 12 participating on Saturday, August 8th during Crazy Days. PCDA has submitted a series of articles to the Ponca City Monthly to highlight growth in the community, Creating an industrial support system for success and population attraction. Publication months are August, October and January, 2027.

Liz Leaming reported on assisting the Marshalese with their School Supplies Drive. The Inernship Program held a Signing Day for businesses hosting interns this year from PoHi. She also handed out a Talent Attraction Program (TAP) information sheet to update on this program.

Laurence gave a brief railroad offloading points update. He met with BNSF Trainmaster and Trackmaster. The project currently looks possible as a future project. This would include 1000 feet of track repair. Staff is currently waiting for a report then recommendations on the repair listing from BNSF.

8. **Entertain a motion to enter into executive session pursuant to Title 25, Section 307 Oklahoma Statutes to discuss Project 10a, Project Goal, Project Triple, a potential partnership, a property update, potential retail opportunities, and a personnel matter involving the Executive Director.**
A motion was made by Trustee Fox, with a second by Trustee Powell to enter into Executive Session.
Roll: Yeas: Southard, Fox, Bowers, Somers, Powell and Ballinger
Nays: None
Abstain: None
Motion Carried

9. **New Business**

10. **Entertain a motion to adjourn.**

    A motion was made by Trustee Powell, with a second by Trustee Fox and unanimously agreed upon by all Trustees to adjourn at 9:05 am.

MINUTES OF THE EXECUTIVE SESSION OF THE BOARD OF TRUSTEES OF THE PONCA CITY DEVELOPMENT AUTHORITY
August 13, 2026

Pursuant to notice as required by law, the Ponca City Development Authority met in executive session at 7:56 a.m. at City Central in the Redbud Room, Lower Level of City Central Building, 400 East Central, Ponca City with Vice Chair Garrett Bowers presiding.

Present: STUART POWELL, TRUSTEE
SHANNON SOMERS, TRUSTEE
MARK SOUTHARD, TRUSTEE
GARRETT BOWERS, TRUSTEE
BRAD FOX, TRUSTEE
ASHLEY BALLINGER, TRUSTEE
MAYOR WAGNER, CITY OF PONCA CITY
CRAIG STEPHENSON, CITY OF PONCA CITY
CHRIS HENDERSON, CITY OF PONCA CITY
DON BOHON, CITY OF PONCA CITY
LAURENCE BELIEL, PCDA STAFF
LIZ LEAMING, PCDA STAFF
KAT LONG, PCDA STAFF
LISA BOCANEGRA, PCDA STAFF
DERRIN HIATT, PCDA ATTORNEY
MOLLY KYER, PIONEER TECHNOLOGY CENTER

At 7:56 a.m. Trustee Fox made a motion with a 2nd from Trustee Powell unanimously carried to enter into executive session pursuant to Title 25, Section 307 Oklahoma Statutes to discuss Project 10a, Project Goal, Project Triple, a potential partnership, a property update, potential retail opportunities, and a personnel matter involving the Executive Director.

Laurence Beliel and PCDA staff led the discussion in closed session and provided direction for the continuing negotiations with the projects and potential retail opportunities listed on the Closed Session agenda.

At 8:33 Laurence Beliel, Kat Long, Liz Leaming, Lisa Bocanegra, Mayor Wagner, Chris Henderson, Craig Stephenson, Don Bohon, and Molly Kyler left Executive Session. At 9:03 Vice-Chair Bowers returned the meeting to open session.

Respectfully submitted by:

Kat Long