MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES
PONCA CITY DEVELOPMENT AUTHORITY
PONCA CITY, OKLAHOMA
June 11, 2026

Pursuant to notice as required by law, the Ponca City Development Authority Board of Trustees met in regular meeting session at 7:31 am in The Redbud Room, Lower Level of City Central Building, 400 East Central, Ponca City with Chair Mark Southard presiding.

1. **Called the meeting to order at 7:31 a.m.**

2. **Roll call taken.** Trustees: Mark Southard, Erica Fetters, Garrett Bowers, Erik Peitz, Shannon Somers and Stuart Powell. Absent: Mark Detten Staff members present: Lori Henderson, Laurence Beliel, Kat Long, Liz Leaming , Lisa Bocanegra, Dave McGee and Derrin Hiatt, Attorney. Guests in attendance included Mayor Wagner, Don Bohon and Chris Henderson, City of Ponca City; Molly Kyler and Dawn Brakey, Pioneer Technology Center Business & Industry; Shelley Arrott, Ponca City Chamber of Commerce; Homer Nicholson; Calley Lamar, Ponca City Newspaper; Clement Colligan, Citizen, Ashley Ballinger, Speak Now and Brad Fox, Evans & Associates. David McGee was introduced as new staff replacing Rufus at City Central. Brad, and Ashley will be inaugurated as new trustees in July.

3. **Special Presentation:** Trustee Fetters and Trustee Detten were thanked for their service as Trustees. This is their last PCDA meeting. Erica was recognized for initiating a project to compile PCDA agendas back to 2004, now a "source document" used "two to three times a week."

4. **Public Comment:**

   Dawn Brakey introduced LeeAnna Bolling as the new Bid Assistance Coordinator for Pioneer Technology Center, replacing retiring Dawn Brakey. The Stephanie Hewson Peace Pavilion dedication and ribbon cutting is scheduled for today at 1:00 PM. Don Bohon reminded everyone about the upcoming town hall at City Hall. Molly invited all to the Open Meeting Act training happening at Pioneer Technology Center. Shelley Arrott had toured the new hire at CPM Bliss around town.

5. **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 regular meeting on May 14, 2026;**
b. **Consider and Vote upon the Financial Reports for May, 2026;**
c. **Consider and Vote upon the Payment of Claims for May, 2026;**

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

Roll: Yeas: Somers, Fetters, Bowers, Southard, Peitz, and Powell
Nays: None
Abstain: None
Motion Carried

6. **Consideration and possible action on electing PCDA Board officers for terms beginning July 1, 2026 and ending June 30, 2027.**

The Executive Committee met and the proposed slate of officers for the 2026-2027 fiscal year is as follows: Erik Peitz (Chair), Garrett Bowers (Vice Chair), Stuart Powell (Secretary), and Shannon Summers (Treasurer).

A motion was made by Trustee Fetters, with a second by Trustee Powell, to approve the slate of officers as presented for the term beginning July 1, 2026 and ending June 30, 2027.

Roll: Yeas: Somers, Fetters, Bowers, Southard, Peitz, and Powell
Nays: None
Abstain: None
Motion Carried

7. **Consideration and possible action on approving the draft PCDA 2026-2027 budget.**

Lori asked if there were any questions for the proposed budget and asked for confirmation on the direction that was given in regards to the housing incentive to be increased to $500,000 to cover potential large and smaller projects. Retail and industry incentives are set at zero in the budget, handled on a case-by-case basis during negotiations. An item for a downtown building purchase remains in the budget from last year, with funds to be spent only if the project is pursued.

A motion was made by Trustee Peitz, with a second by Trustee Powell, to approve the draft PCDA 2026-2027 budget.

Roll: Yeas: Somers, Fetters, Bowers, Southard, Peitz, and Powell

Nays: None
Abstain: None
Motion Carried

8. **Consideration and possible action on approving an expense not to exceed $58,200 for the renewal of the partnership with Ponca City Public Schools for the Wildcat Internship Program.**

   Liz Leaming gave an overview of the Wildcat Internship Program partnership with Ponca City Public Schools including the increased funding to support a teaching assistant or additional employee. PCDA contributes 40% of the coordinator's salary, and the program aims for 100% student participation in the next three to five years, growing from 6 students in 2016 to a projected 200 this year.

   A motion was made by Trustee Peitz, with a second by Trustee Bowers, to approve an expense not to exceed $58,200 for the renewal of the partnership with PCPS for the Wildcat Internship Program and approved as a permanent initiative, requiring approval at budget submission rather than annual re-approval, unless the budget needs to increase.

   Roll: Yeas: Somers, Fetters, Bowers, Southard, Peitz, and Powell

   Nays: None
   Abstain: None
   Motion Carried

9. **Comments and Reports from the PCDA Board of Trustees.** Congratulations to Aesthetic State of Mind and owner Trustee Somers for celebrating in July six years in business.

10. **Staff Report.**
    Liz Leaming updates: The Remote Work Incentive Program offers $6,000 for down payments or $4,000 for leases for local workers, with slightly higher incentives for remote workers.

    The program has resulted in 3 committed remote workers with a collective annual salary of $285,000 purchasing homes totaling $575,000, and an additional 3 accepted remote workers with a cumulative salary of $218,000.

The Talent Attraction Program, where local employers incentivize moves, has 5 approved workers with a collective salary of $356,000, leading to 4 house contracts totaling $882,000 and one lease, with $20,500 spent on incentives.

Laurence BR&E updates: Progress is being made on establishing a rail offload site for Ponca City, with discussions held with BNSF and efforts to access federal grant dollars for refurbishment costs. Discussions are underway to establish Ponca City as a "magnet site" within Federal Trade Zone 106, which includes Kay County, to reduce or avoid tariffs and duties on imported equipment. Industry in Ponca City has invested over $110 million in the community over the last three years.

Kat with Small Business Updates: The third Taco Tuesday event was the best attended with 45 people, and wall preparation for the community mural, themed "Foxes and Flowers," is finishing, with artist Red Dirt Rosie starting next Wednesday.

Lori Henderson updated on City Central and Opportunity Zone: City Central occupancy is close to 98% with three new leases signed, including Apex Title and Closing, Doreen Abbott, and Ponca Tribe. Citizens are encouraged to nominate a new opportunity zone for Kay County by June 19th, with the proposed new zone being the census tract north of Lowe's. The goal is to spur investment in the new potential industrial site, as the current opportunity zone (industrial park) is no longer available.

11. **Entertain a motion to enter into executive session pursuant to Title 25, Section 307 Oklahoma Statutes to discuss a property update, a HIP 2.0 request, a HIP 2.0 payment request, potential retail opportunities, and Project Triple as well as a personnel matter involving the Executive Director.**

A motion was made by Trustee Peitz, with a second by Trustee Fetters to enter into Executive Session.
Roll: Yeas: Somers, Fetters, Bowers, Southard, Peitz, and Powell
Nays: None
Abstain: None
Motion Carried

12. **Consideration and possible action on approving a request from the City of Ponca City for a HIP 2.0 housing incentive with Airee' Black Investment Group Company in the amount of $27,500.00.**

A motion was made by Trustee Powell, with a second by Trustee Somers to approve a request from the City of Ponca City for a HIP 2.0 housing incentive to Airee' Black Investment Group Company in the amount of $27,500.00.
Roll: Yeas: Somers, Fetters, Bowers, Southard, Peitz, and Powell
Nays: None
Abstain: None
Motion Carried

13. **Consideration and possible action on approving a request from the City of Ponca City for completion payment of an approved PCDA housing incentive in the amount of $20,000 for Watson Construction.**

A motion was made by Trustee Peitz, with a second by Trustee Fetters to approve a request from the City of Ponca City for completion payment of an approved PCDA housing incentive in the amount of $20,000 for Watson Construction.
Roll: Yeas: Fetters, Bowers, Southard, Peitz, and Powell
Nays: None
Abstain: Somers
Motion Carried

14. Consideration and possible action on approving an employment agreement with Lori Henderson as Executive Director effective July 1, 2026.
This item was continued until the July Board of Trustee Meeting.

15. New Business

16. Entertain a motion to adjourn.

A motion was made by Trustee Powell, with a second by Trustee Peitz and unanimously agreed upon by all Trustees to adjourn at 9:08am.

MINUTES OF THE EXECUTIVE SESSION OF THE BOARD OF TRUSTEES OF THE PONCA CITY DEVELOPMENT AUTHORITY
June 11, 2026

Pursuant to notice as required by law, the Ponca City Development Authority met in executive session at 8:08 a.m. at City Central in the Redbud Room, Lower Level of City Central Building, 400 East Central, Ponca City with Chair Mark Southard presiding.

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

At 8:08 a.m. Trustee Peitz made a motion with a 2nd from Trustee Fetters unanimously carried to enter into executive session pursuant to Title 25, Section 307 Oklahoma Statutes to discuss a property update, a HIP 2.0 request, a HIP 2.0 payment request, potential retail opportunities, and Project Triple as well as a personnel matter involving the Executive Director.
Lori Henderson 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 8:45 a.m., Lori Henderson, Laurence Beliel, Kat Long, Liz Leaming and Molly Kyler left Executive Session. At 9:06 a.m. Chair Southard returned the meeting to open session.

Respectfully submitted by:

Kat Long