

MINUTES
RIVER CENTER PROJECT REVIEW COMMITTEE
WENESDAY, DECEMBER 17, 2025 - 2:30 PM
CITY HALL COUNCIL CHAMBERS – 111 S. CHEROKEE AVE.

1. Meeting **called to order** by Committee Chair Taylor Tannehill at 2:33 pm.
*Welcome by Suzanne Myers

2. **Roll call as follows:**

Present: Taylor Tannehill, Amber Wooten, Bobby “Cub” Whitewater, Tony Pivec, Kair Ridenour, and Jeremy Jones.

Absent: Martha Laughlin

3. Chair Taylor Tannehill made a motion to nominate Sherry Baker as a Public-at-large member of the committee, and Member Jeremy Jones seconded the motion. All members present voted in the affirmative, and the motion carried.

VOTE: YES: Tannehill, Pivec, Jones, Wooten, Whitewater, Ridenour NO: None MOTION CARRIED

4. Member Tony Pivec made a motion to nominate Jerry Cook as a Public-at-large member of the committee, and Member Bobby “Cub” Whitewater seconded the motion. All members present voted in the affirmative, and the motion carried.

VOTE: YES: Tannehill, Pivec, Jones, Wooten, Whitewater, Ridenour NO: None MOTION CARRIED

5. Member Bobby “Cub” Whitewater made a motion to nominate Casey Baker as a Public-at-large member of the committee, and Member Kair Ridenour seconded the motion. All members present voted in the affirmative, and the motion carried.

VOTE: YES: Tannehill, Pivec, Jones, Wooten, Whitewater, Ridenour NO: None MOTION CARRIED

Committee Chair Taylor Tannehill requested that the three (3) Public-at-large members come to the dais and officially join the meeting.

6. Chair Taylor Tannehill made a motion to nominate City Clerk Whitney Shaw as the Secretary of the committee, and Member Jerry Cook seconded the motion. All members present voted in the affirmative, and the motion carried.

**VOTE: YES: Tannehill, Pivec, Jones, Wooten, Whitewater, Ridenour, S. Baker, C. Baker, J. Cook
NO: None MOTION CARRIED**

Member Sherry Baker made a motion to nominate Jerry Cook as Vice Chair, and member Tony Pivec seconded the motion. All members present voted in the affirmative, and the motion carried.

**VOTE: YES: Tannehill, Pivec, Jones, Wooten, Whitewater, Ridenour, S. Baker, C. Baker, J. Cook
NO: None MOTION CARRIED**

7. Member Tony Pivec made a motion to schedule additional meetings on January 5, 2026, and January 22, 2026, both at 3:00 pm and Member Casey Baker seconded that motion. All members present voted in the affirmative, and a motion carried.

VOTE: YES: Tannehill, Pivec, Jones, Wooten, Whitewater, Ridenour, S. Baker, C. Baker, J. Cook

NO: None MOTION CARRIED

8. A presentation on the proposed TIF District was given by Special Legal Counsel Missy Westfall, including a thorough definition and meaning of a tax increment district (TIF District), time increments of development and incentives. Special Legal Counsel Westfall explained that the proposed Project Plan included in the meeting packet was from the developer and that she would be submitting a plan of her own once the developer submitted substantiated financial numbers and that it would include the perimeters set by the City of Tahlequah. Also, the developer, Mr. Glenn Ferguson of Ferguson Smith Tahlequah, LLC, spoke on the proposed plan and answered questions from committee members about housing, infrastructure, timelines, and previous work history. Additional discussions among committee members included use-tax, ad valorem tax, sales tax, bonds, economic impact, and school districts. Chamber of Commerce/Tahlequah Retail Development CEO/President Nathan Reed spoke to the committee members regarding the economic impact. It was suggested that the County Assessor be invited to the next review committee. **No motions were made, and no votes were taken.**

Committee member Tony Pivec exited the meeting at 3:44 pm and Special Legal Counsel Missy Westfall exited at 4:05 pm.

9. Adjournment at 4:26 pm.