1. Call Meeting to Order
   Chair Beckstrom called the meeting to order at 8:36.

2. General Orders
   The Trustees will discuss and take action at this meeting (including a vote or series of votes) on each item listed under General Orders unless the agenda entry specifically states that no action will be taken.
   a. Approval of Minutes: Special Meeting May 9, 2018
      Motion: Zimmerman 2nd: Teubner
      Roll Call: Beckstrom Y, Berry Y, Teubner Y, Zimmerman Y
      Motion passes 4-0.
      b. Grants Development
      Berry provided an overview of Our Town grant noting application submittal in early fall, money used for planning purposes, match which can be in-kind or cash, very comprehensive with technical measurements and details for the application, and that the Trust may not be ready for this round of funding but to prepare for the next one. Focus this and other grants on the planning phase so every participant will understand where every component is to be placed, then seek out grants and other funding sources for specifics for the entire block.

      Berry also advised that the Trust needs to determine the budget for each component of the Block 34 concept and vision and further identify grants to support those budgeted components. Discussion turned to what exactly the community of Stillwater will accept, support, back, and be interested and excited in.
Dennison discussed the State Farm annual grant opportunity yet noted the maximum number of applications was received and the grant application period was closed. With this being an annual grant opportunity, the Trust can be ready for the next funding cycle.

c. Section 108 Legislative Engagement Update
Teubner stated there is nothing to report.

d. Request for Expression of Interest
Beckstrom informed Trust that the RFEOI is emailed and he had received some questions.

Trustees discussed setting up a work team to review the RFEOI responses and settled on a Cloud link being established that will house all responses. Each Trustee will be emailed the Cloud link and a meeting will be scheduled for review of responses and selection of those to involve in the development of Block 34.

Carnley asked that all responders and questioners be advised that this is non-binding on any party's part.

Dennison stated that over 100 RFEOIs were emailed or snail mailed and if anyone knew of others to be included in the distribution to let her know. She also stated that the RFEOI is on the City of Stillwater website.

e. Lenexa Public Market - Lenexa, Kansas
Beckstrom gave an overview of the Lenexa Public Market. The setup is highly adaptable, the primary person hired on 1-year into the development and stated she should be on board at the beginning. The City of Lenexa holds the liquor license with simple colored stars making the boundaries of alcohol allowance. A coffee shop is a primary anchor and an ethnic food service establishment is coming soon as a primary anchor. The Market is still evolving with kinks to be worked as time goes on.

Trustees noted that ambiance is critical to success of any establishment – example: Balanced Coffee; any enterprise such as this must have the right person leading and responsible; and the strategy for a facility must be aligned with the vision of the Trust.

f. Block 34 Staffing and Funding - Executive Director, Project Coordinator, et al
Beckstrom provided the proposal he drafted for an Executive Director position and a Project Coordinator position. Summary of Executive Director position is contracts; management; programming; budgeting; and overseeing an administrative staff person to support the Executive Director position.

Break taken at 9:07am

Meeting resumed at 9:13am
The Project Coordinator position would likely be a service agreement with a company who does this type of business and would have the responsibility of moving work teams forward, coordinate planning and construction management, develop schedules for
activities, and develop cost estimates for capital items. The proposal is to have positions filled prior to the RFP stage of development of Block 34.

Funding of these proposed positions is recommended to come from the Stillwater hotel/bed tax. Teubner vocalized concern about these activities being in conflict with those of the CVB.

Motion: Teubner 2nd: Berry
Recommend approval by the City Council of these positions with a budget request for FY19 funding to be allocated from the Stillwater hotel/bed tax.

Roll Call:

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Motion passes 4-0.

g. Coordination of Work Teams
Trustees discussed work teams, formation of such, how to recruit interested citizens to participate on work teams and what the work of work teams should entail.

Berry stated that with the RFEOI in process, there could be issues if the work teams are formed and they go in a different direction than the results of the RFEOI go. She noted it may be too soon for work teams due to the long time before money, funding, and activities really start to happen. Berry linked work team discussion to the earlier grants discussion by reiterating that grant work teams could research and choose which grants to apply for after prioritizing component needs and matching those with a budget.

Trustees also noted that work teams should have places on the Block 34 Trust meeting agenda to report and provide updates/status to the Trust.

h. Naming Rights Policy
Trustees had not reviewed the Mitchell, South Dakota Municipal Sponsorship and Naming Rights Policy but discussed the different approaches they are familiar with.

Zimmerman suggested looking at policies and guidelines from OSU, Athletics, and other resources who have facilities that are named.

Berry asked what are the proposed fundable nuggets (of the Block 34 concept plan/vision) that can be named?

Discussion will continue at next meeting after Trustees review the Mitchell, SD policy and any others distributed by staff to the Trust.

i. Art for Friday Food Trucks & Tunes – June 15, 2018
Berry announced that the proposed “art” exercise and display for the Friday Food Trucks & Tunes event on Friday, June 15, 2018 will not happen. Trustees discussed waiting until later in the FFT&T season to offer a bigger presence.

Motion: Zimmerman 2nd: Teubner
Do not participate in the June 15, 2018 FFT&T and investigate a later date in the season, all subject to any Block 34 Trust obligations for the June 15, 2018 session.

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Motion passed 4-0.

j. Future meeting dates
   July Block 34 Trust meeting set for July 10, 2018, 8:30am
   August Block 34 Trust meeting set for August 7, 2018, 8:30am
   Town Hall set for August 22, 2018, 7:00pm at the Community Center Dining and Event Hall

3. Public Comment on Items on Agenda
   No public were in attendance.

4. Directions to Staff Regarding Resources/Research for Next Meeting
   Next agenda items:
   1. Report from Work Teams:
      a. Outdoor Stage
      b. Energy Systems
      c. Landscaped Areas, Outdoor Art and Southwest Fountain
      d. Market Hall
      e. Parking
      f. Project Management
      g. Operations/Programming Plan & Organization
      h. Trust Finance
      i. Grants
      j. Communications
   2. Work team strategies and visions
   3. Budgeting: Use of Proceeds for Action Items: planning phase, staffing, design work, etc.
   4. Town Hall meeting preparation
   5. Executive Session (Carnley will advise Dorman of this request for determination if it can be held to discuss potential funding source by private grant for Block 34)

5. Adjourn
   Motion: Zimmerman 2nd: Teubner

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Motion passed 4-0.
Time: 10:35am