



**SPECIAL MEETING AGENDA**  
**LOCAL DEVELOPMENT ACT REVIEW COMMITTEE**

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

**February 12, 2026 - 2:30 PM**

**MEMBERS**

**CHAIRMAN:** Hon. Pat Byrne, Vice-Mayor, City of Midwest City  
Charisse Dye, CPA, Chief Financial Officer, Metropolitan Library Commission  
(Ret.) Col. Butch Freeman, Treasurer, Oklahoma County  
Dr. Kent Lashley, Executive Vice-President, Rose State College  
Dr. Patrick McGough, ECO/Public Health Official, Oklahoma City – County Health Dept.  
Russell Smith, Chairman, Midwest City Planning Commission  
Jacqueline Woodard, Chief Financial Officer, Mid-Del Public Schools

**A. CALL TO ORDER.**

**B. DISCUSSION ITEMS.**

1. Discussion and consideration and possible action to approve the minutes of the July 19, 2023 special meeting.
2. Discussion, consideration and and possible action regarding the nomination and selection of three (3) public-at-large members to the City of Midwest City Local Development Act Review Committee, Pursuant to Title 62, Section 855 of the Oklahoma State Statutes.
3. Discussion, consideration and possible action to select future meeting times and dates.

**C. ADJOURNMENT.**



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 12, 2026

SUBJECT: Discussion, consideration and possible action to approve the minutes of the July 19, 2023 special meeting.

---

Attached are the minutes from the last meeting,

Respectfully,

Robert Coleman

Notice for this special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website ([www.midwestcityok.org](http://www.midwestcityok.org)).

**Local Development Act Review Committee Minutes  
Special Meeting**

**July 19, 2023**

This meeting was held in the Titan Room at the Harroz Community Center, 200 N Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Pat Byrne called the meeting to order at 3:03 PM with following members present: Aaron Collins, Charisse Dye, Butch Freeman, Dr. Kent Lashley, Dr. Patrick McGough, Melvin Perry, and Russell Smith. Staff: Economic Development Director Robert Coleman, Secretary Sara Hancock, and Legal Counsel Dan McMahan. Blaine Bolding and Trey Williams with OKC/County Health Department and Mike Shelton with Metro Tech was in attendance.

Absent: Hiawatha Bouldin, Jason Constable, Scott Randell and Shane Willard

**DISCUSSION ITEM.**

**1. Discussion and consideration, including any amendment, of approving the minutes of the May 19, 2022 special meeting.**

Collins made a motion to approve the minutes, seconded by Smith. Voting Aye: Collins, Dye, Freeman, Lashley, McGough, Perry, Smith and Byrne. Nay: none. Absent: Bouldin, Constable, Randell, and Willard. Motion Carried.

**2. Presentation, Discussion and Consideration, Including Any Possible Amendment, on the First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement Increment District).**

R. Coleman and D. McMahan addressed committee. No action needed.

**3. Presentation, Discussion and Possible Action Regarding A Resolution Adopting Recommendations and Findings, Including Any Possible Amendment, in Regard to the Amending of Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District) and Its Related Project Plan; and Containing Other Provisions Relating Thereto.**

D. McMahan presented information and discussion was had.

Collin made a motion to approve the Resolution of Findings, seconded by Perry. Voting Aye: Collins, Dye, Freeman, Lashley, McGough, Perry, Smith and Byrne. Nay: none. Absent: Bouldin, Constable, Randell, and Willard. Motion Carried.

ADJOURNMENT.

There being no further business, Chairman Byrne adjourned the meeting at 4:27 PM.

ATTEST:

---

PAT BYRNE, Chairman

---

SARA HANCOCK, Secretary



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 12, 2026

SUBJECT: Discussion, consideration and and possible action regarding the nomination and selection of three (3) public-at-large members to the City of Midwest City Local Development Act Review Committee, Pursuant to Title 62, Section 855 of the Oklahoma State Statutes.

Pursuant to the Local Development Act (O.S. 62 § 854), the Midwest City Council on January 27, 2026, appointed the Local Development Review Committee to make recommendations concerning the proposed district, plan or project. The membership of the review committee shall consists of the following: a representative of the governing body who shall serve as chairperson; a representative of the planning commission having jurisdiction over the proposed district; a representative designated by each taxing jurisdiction within the proposed district whose ad valorem taxes might be impacted according to the plan.

In addition, the law (O.S. 62 § 855) requires the selection of three (3) members representing the public at large and selected by the other committee members from a list of seven (7) names submitted by the Chairperson of the review committee. At least one (1) of the members representing the public at large shall be a representative of the business community in the jurisdiction considering the proposed plan and project, and if a proposed plan objective is development of principally commercial retail, such representative shall be either a retailer or a representative of a retail organization.

Biographies of the seven (7), who are: Amy Jacobs, Darryl Ljunghammer; Shania Bennett; Kelly Miller; Hiawatha Bouldin; Jason Constable and Shane Willard are provided.

A handwritten signature in black ink that reads "Robert B. Coleman".

Robert B. Coleman  
Director of Economic Development

Attachment: Biographies of the 7 Nominees

**CITIZENS WHO HAVE VOLUNTEERED FOR THE COMMITTEE AND ARE DIRECTLY INVOLVED IN RETAIL OPERATIONS  
(MUST SELECT AT LEAST ONE):**

**Amy Jacobs**

**Amyjacobs9293@gmail.com**

**3513 N Ridgewood DR, Midwest City, OK 73110**

**(405) 328-8954**

**(Ward 4)**

Ms. Jacobs has owned New Level Nutrition, 2839 S Douglas Boulevard, since August 2020. She has lived in Midwest City for over six years, and currently volunteers as a member of the Fire Link Midwest City Board.

Fire Link MWC is, a non-profit 501(c)3, that was created by the Midwest City Fire Department personnel and local citizens with the mission of reducing community risk via safety education programs. Ms. Jacobs' experience includes organizing and chairing meetings; preparing meeting agendas and taking minutes; overseeing the recruitment and training of new staff members; writing reports for senior management, delivering presentations, and responding to customer inquiries and complaints.

**Darryl Ljunghammar**

**dljunghammar@gmail.com**

**8720 NE 17<sup>th</sup> ST, Midwest City, OK 73141**

**(206) 619-1893**

**(Ward 5)**

Mr. Ljunghammar relocated to Oklahoma in 2015 to serve as a Boeing Lead Software Engineer on the AWACS program, retiring in 2023 after a distinguished 35-year career in the computer software industry. In 2018, he co-founded Open Flame Coffee Company + Roastery with his son, creating one of Midwest City's most prominent independent retail destinations at 307 S Air Depot Blvd. Open Flame has consistently earned among the highest Google review ratings in the city, a testament to its exceptional customer service and quality standards.

As a hands-on owner-operator, Darryl has gained deep insight into local retail operations, customer engagement, and the economic challenges and opportunities facing small businesses in a growing community. A Midwest City resident who built and moved into his home here two and a half years ago, he is fully invested in the city's future. He now devotes his time to running Open Flame and managing a small homestead with British White cattle, donkeys, goats, and chickens.

A married father of four with three grandchildren—and another expected in March—Darryl is passionate about Midwest City's continued progress. He is eager to serve on the Local Development Act Review Committee for the proposed Interstate 40 Corridor Improvement TIF district. As both a resident and experienced retail business owner in the community, he is uniquely qualified to offer practical, balanced perspectives on retail-focused developments, helping ensure decisions that promote sustainable economic growth for the benefit of businesses and residents alike.

He looks forward to collaborating with the committee to advance thoughtful development in Midwest City.

## OTHER VOLUNTEERS EXPRESSING INTEREST IN PARTICIPATING ON THE LDARC

### Shaina Bennett

[shaina@MidwestCityChamber.com](mailto:shaina@MidwestCityChamber.com)

**11005 Sheffield ST, Midwest City, OK 73130**

**(405) 414-2129**

**(Ward 6)**

Ms. Bennett has been with the Midwest City Chamber of Commerce since 2020, and has served as its President since October 2022. She began at the Chamber as membership and marketing director and the vice-president of partnerships. In these roles Bennett organized and sourced funding for chamber events, managed growth strategies and chamber communications. Bennett brings 15 years of hospitality and event planning experience to this role and is focused on leadership, customer service, business culture, board development and strategy. She earned her bachelor's degree from the University of Central Oklahoma in 2010 and is a proud resident of Midwest City. In addition, she currently serves on the Oklahoma Chamber of Commerce Executives Board of Directors.

### Kelly Miller

[kellymiller@cox.net](mailto:kellymiller@cox.net)

**518 S Saint Paul AV, Midwest City, OK 73130**

**(405) 570-5426**

**(Ward 2)**

Kelley Miller is a lifelong resident of Midwest City with 55 years of deep roots in the community. Born in Midwest City Hospital in 1970 and raised in Midwest City in the Meadowood Neighborhood. She attended Cleveland Bailey Elementary, Monroney Junior High and graduated in 1988 from Midwest City High School. She continued her education by graduating Rose State College in 1991 and The University of Central Oklahoma in 1993. Kelley is currently in her 26th year working in procurement at Tinker Air Force Base, where she has developed extensive experience in government contracting, fiscal oversight, and large-scale project coordination and execution. She is also a small business owner in

Midwest City and comes from a strong family tradition of entrepreneurship, with her parents, several aunts, uncles and cousins owning small businesses in Midwest City. She is proud to support education and workforce development in the community through the Hardin-Miller Small Business Endowment at Rose State College that was created with her late Father, Ray M. Hardin and her Husband, Kevin R. Miller.

Ms. Kelley has been married to her husband, Kevin, for 33 years and has spent numerous hours volunteering in support of cheerleading and wrestling programs while her children attended Mid-Del Public Schools. Kelley's lifelong connection with the city and schools combined with her professional background in federal procurement, small business ownership, and community investment, provides a well-rounded and practical perspective on economic development and responsible stewardship of public resources.

### Hiawatha Bouldin

[Hiawatha.b@yahoo.com](mailto:Hiawatha.b@yahoo.com)

**9104 Oak Hollow DR, Midwest City, OK 73130 – 4241**

**(405) 737-0914**

**(Ward 2)**

Mr. Bouldin is a certified prevention specialist that works with youth services, community schools, agencies, businesses, local and state policy makers, volunteering, providing community advocacy and capacity building. His focus is primarily on prevention services addressing school, community and environmental factors and how they impact substance abuse, family dysfunction, health & social inequities and other behaviors. He has worked in these capacities for over 30 years both in the United States and overseas. He has served on executive boards and steering committees with the National PTA, Oklahoma PTA, Texas PTA, Texas Head Start, Wichita Falls City Council (TX), Boys & Girls Clubs of America, PTA of the United Kingdom, and Home Start of the United Kingdom as well as several other local and state agencies.

Mr. Bouldin hails from Chicago, Illinois and is retired from the U.S. Air Force where he served 22 years including 10 years in the dental sciences and 12 years in recruiting. He worked in education and training as well as holding several

positions in supervision and management. In his last Air Force position prior to retiring at Tinker AFB, he was the regional manager for Air Force Medical Recruiting covering Oklahoma, Kansas and Missouri, where he took a failing medical team to national prominence within the Air Force Recruiting Service. Mr. Bouldin served in several special duty positions including a position on the Air Force Medical Forensic Identification Team for the Eastern United States and Course Superintendent of the United States Air Force Recruiting School. Mr. Bouldin served as a citizen-at-large on the Local Development Act Review Committee in reviewing the North Side Improvement District Project Plant (Increment Dist. 3).

**Jason Constable**

**jc2457@att.com**

**12784 Mackenzie ST, Choctaw, OK 73020-2033**

**(405) 291-5855**

**(Ward 6)**

A 27-year veteran of AT&T, Mr. Constable currently serves as the AT&T State President in Oklahoma, overseeing state legislative strategy, serving as its liaison to the Oklahoma Corporation Commission, leading the state's community affairs and lobbying teams, and controlling and administering the company's state charitable giving budget.

In addition to his duties at AT&T, Mr. Constable has served on the boards of Oklahoma City Public Schools Foundation, Allied Arts, the YMCA, the Greater Oklahoma City Chamber of Commerce, The Technology and Aerospace Legislative Committee for the State Chamber, the Rose State College Foundation, and currently serves as chairman of the Choctaw Area Chamber of Commerce. Along with his wife, Tami, Mr. Constable oversees the operations of Leadership Midwest City Alumni Association. Mr. Constable also a citizen-at-large participant on Local Development Act Review Committee in reviewing the North Side Improvement District Project Plant (Increment Dist. #3).

**Shane Willard**

**shane@thewillardgroup.com**

**11032 Sheffield ST, Midwest City, OK 73130 - 8214**

**(405) 843-6100**

**(Ward 6)**

Born and raised in Midwest City, Mr. Willard followed in his family's footsteps after graduating high school and in 1997 went to work at Dayton Tire in Oklahoma City. When the plant closed in 2005, he started a new career in real estate where he has worked ever since.

Mr. Willard is a member of the Mid-Del-Moore Association of Realtors where he earned the Rookie of the Year (2006), was awarded the Most Cooperative Realtor (2007) and served as Board President (2012) when he was also selected as Realtor of the Year. During the interim, his team has helped over 2000 families buy or sell a home. He currently has the #1 Century 21 Real Estate team in Oklahoma, Top 5 in the nation, and has been a Top 21 global performer over the past five years.

Mr. Willard served as President of the Board of Directors for the Midwest City Chamber of Commerce (2020 – 2022). He has been a Rotarian since 2014 and will be served as the 2022-2023 President of the Rotary Club in Midwest City. Mr. Willard was also a citizen-at-large participant on the Local Development Act Review Committee in reviewing the North Side Improvement District Project Plant (Increment Dist. 3).



Economic Development Department  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
Office: (405) 739-1218  
[rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)

MEMORANDUM

TO: Chairman Byrne and Local Development Act Review Committee Members

FROM: Robert Coleman, Director of Economic Development

DATE: February 12, 2026

SUBJECT: Discussion, consideration and possible action to select future meeting times and dates.

The LDARC has traditionally met on consecutive Thursday afternoons while reviewing tax increment finance proposals. With exception of **February 19<sup>th</sup>**, Staff recommends the same schedule for reviewing proposed Interstate 40 Corridor Improvement District (TIF#4).

Please advise of any conflicts with your schedule.

A handwritten signature in black ink that reads "Robert B. Coleman".

Robert B. Coleman  
Director of Economic Development

Attachment: February and March Calendars