MAIN STREET MUSKOGEE, INC.
SPECIAL CALL Board of Directors' Meeting
AGENDA November 18, 2026, 8:00 AM
425 Boston Street, Muskogee, OK

COUNTY OF MUSKOGEE STATE OF OKLAHOMA
2026 NOV 16 AM 10:54
COUNTY CLERK

Vision Statement: Create a dense, vibrant, and vital downtown Muskogee by activating vacant and underutilized spaces to support local businesses while maintaining historic character and creating a welcoming environment for all residents

Mission Statement: Build upon our vision Statement of bringing to life the Heart and Soul of Muskogee by creating a revitalized, livable, family-focused, and entertainment rich historic and economically vibrant downtown.

Call to order, Roll Call and Introduction of Guests

	HRS		HRS		HRS
Haley Frix, Pres.		Judy Hoffman			
Kevin White, 1st Vice Pres.		Jarod Mendenhall			
Gracie Battles, Secretary		Carson Garrett			
Wren Stratton, Treasurer		Tera Shows			
Dylan Lucht Lex Katich		Angela Folds Andy Hayes			

November 18, 2026, AGENDA

Item #1 Minutes
Reading of the minutes of the August 18 and September 2, 2026, board meeting, approval and/or modification of the same.

Item #2 Financial Report
Reading of the August 2026, September 2026, and October 2026 financial report, approval and/or modification of the same.

Item #3 Committee Reports -

- Design -
- Promotion -
- Economic Vitality -
- Organization -

Item #4 Partnership Approval(s) - Discussion and/or possible action regarding the Main Street Muskogee Partnerships, approval and/or modification of the same.

Item #5 Broadway District - Discussion regarding the Broadway District Renovation, approval and/or modification of the same.

Item #6 Insurance – Discussion and/or possible action regarding the procurement of building insurance for the McWilliams Building, including the reallocation of budgeted funds from rent/occupancy expenses to building insurance expenses and authorization for the Executive Committee to review, select, and finalize the insurance policy and coverage on behalf of Main Street Muskogee. Board consideration, approval, and/or modification of the same.

Item #7 Second Vice President - Discussion and/or possible action to elect Dylan Lucht to serve as Second Vice President of Main Street Muskogee for the remainder of the current officer term, approval and/or modification of the same.

Item #8 Armstrong Bank – Authorized Signatories – Discussion and/or possible action regarding updates to the authorized signatories on Main Street Muskogee's Armstrong Bank account(s), including the addition of Haley Frix, President, Kevin White, 1st Vice President, and Dylan Lucht, 2nd Vice President, and the removal of former officers and signatories as applicable. Authorization for the designated officers to execute necessary banking documents. Board consideration, approval, and/or modification of the same.

Item #9 McWilliams Building – Discussion and/or possible action regarding current updates and next steps for the McWilliams Building Retail Incubator and Main Street Muskogee office project, including space planning, rehabilitation needs, funding opportunities, and future tenant/incubator development, approval and/or modification of the same.

Item #10 2027 Meeting Schedule – Discussion and/or possible action regarding the establishment of the Main Street Muskogee Board of Directors' regular meeting dates, days, times, and locations for the 2027 calendar year. Discussion may include maintaining the current meeting schedule or considering changes to the meeting day and time to accommodate board members. The approved schedule must be filed in compliance with the Oklahoma Open Meeting Act by December 15, 2026. Board consideration, approval, and/or modification of the same.

Item #11 2027 Events, Sponsorships, and Partnerships – Discussion and/or possible action regarding the review and approval of Main Street Muskogee's proposed 2027 events calendar, sponsorship opportunities, and partnership program. Discussion may include proposed events, sponsorship levels and benefits, partnership opportunities, and modifications to existing programs and activities. Board consideration, approval, and/or modification of the same.

Item #12 Community Self-Assessment – Main Street America – Discussion and/or possible action regarding the completion of the 2026 Community Self-Assessment for Main Street America. Board members will receive a digital copy of the assessment to independently review and score each item. Discussion will include whether the Board would prefer to meet collectively to complete the assessment or complete the scoring process digitally. Individual scores will then be collected and averaged to determine the organization's overall assessment. The completed assessment is due to the Oklahoma Main Street Center by February 5, 2027. Board consideration, approval, modification, and/or the same.

Item #13 Directors Report - Courtney Graham

New Business

Adjourn