

**MINUTES
LAWTON URBAN RENEWAL AUTHORITY**

Minutes of the Lawton Urban Renewal Authority meeting held September 17, 2013 in the 2nd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The meeting was called to order at 1:00 p.m. by Chairman Ernest Sheppard.

Notice of the meeting and agenda were posted on the City Hall bulletin board as required by State law.

1. ROLL CALL

MEMBERS PRESENT: John P. Purcell, Jr.
Albert Johnson
Jerry Evers
Ernest Sheppard
Jacob Brox

MEMBERS ABSENT: None

OTHERS PRESENT: Richard Rogalski, Executive Director
John C. Mackey, Legal Counsel
John C. Mackey Jr. (Jack), Legal Counsel
Cindy Augustine, Zoning & Subdivision Administrator
Kristin Duggins, Financial Services
Jackie Monette, Recording Secretary

2. CONSIDER APPROVAL OF THE MINUTES OF THE AUGUST 20, 2013 MEETING OF THE LAWTON URBAN RENEWAL AUTHORITY.

MOTION by Purcell, SECOND by Evers, to approve the minutes of the August 20, 2013 meeting of the Lawton Urban Renewal Authority.

VOTE ON MOTION: AYES: Johnson, Evers, Sheppard, Brox, Purcell. NAYS: None.
MOTION CARRIED 5 – 0.

3. ELECT A NEW SECRETARY FOR THE LAWTON URBAN RENEWAL AUTHORITY.

Evers stated that his schedule has been taking him out of Lawton more than usual, and would like to step down from his position as secretary of LURA. He stated that it would be beneficial to have someone assume these responsibilities so that LURA documents requiring signatures will be more easily obtained.

MOTION by Evers, SECOND by Purcell, to elect Jacob Brox as the new secretary for the Lawton Urban Renewal Authority.

VOTE ON MOTION: AYES: Evers, Sheppard, Brox, Purcell, Johnson. NAYS: None.
MOTION CARRIED 5 – 0.

4. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF AUGUST, 2013.

The balance in the bank as of July 31, 2013 was \$147,261.62. After deposits of interest and disbursements, the bank balance as of August 31, 2013 was \$145,840.88.

MOTION by Purcell, SECOND by Johnson, to adopt LURA Resolution No. 13-10, approving the expenditures and accepting the financial status report of the Lawton Urban Renewal Authority for the month of August, 2013.

VOTE ON MOTION: AYES: Sheppard, Brox, Purcell, Johnson, Evers. NAYS: None.
MOTION CARRIED 5 – 0.

5. CONSIDER SENDING AN INVOICE TO THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY FOR REIMBURSEMENT OF MOWING AND DEBRIS REMOVAL ASSOCIATED WITH PROPERTY IN THE LAWTON DOWNTOWN PROJECT AREA.

On May 9, 2012, a contract for mowing and debris removal on LURA owned properties in the downtown area was awarded to The Lawn Wizards. LURA has since transferred the property to the Lawton Economic Development Authority (LEDA).

LEDA still maintains ownership of the parcel of land where the former Coca Cola building was located. As the weeds and grass around the property have gotten overgrown, the need to mow and apply weed killer to control the issue was required. As LEDA did not have an agreement with a mowing contractor, the Chairman of LEDA requested that LURA's mowing contractor perform the work, with the provision that LEDA would reimburse LURA for the associated cost. A work order was prepared for mowing and debris removal in the northern section of the downtown redevelopment area. Invoices dated August 18, 2013 and August 23, 2013, in the total amount of \$600.00, have been received from The Lawn Wizards for the work completed.

MOTION by Johnson, SECOND by Purcell, to authorize the Chairman to send an invoice to the Lawton Economic Development Authority in the amount of \$600 for the reimbursement of mowing and debris removal associated with property in the Lawton Downtown project area.

VOTE ON MOTION: AYES: Brox, Purcell, Johnson, Evers, Sheppard. NAYS: None.
MOTION CARRIED 5 – 0.

6. CONSIDER ACCEPTING THE CONTRACTS FROM THE PUBLIC AUCTION FOR LURA OWNED PROPERTIES IN LAWTON VIEW ADDITION.

On April 16, 2013, LURA directed staff to begin the process of selling LURA owned properties in Lawton View Addition and declared the lots as surplus property. On September 12, 2013, a public auction was conducted by Stallings Auction and Real Estate, during which LURA received four (4) contracts for the lots and amounts listed below:

Lots 1, 2, 3, 4, 5, 6, 7 & 8, Block 76, Lawton View Addition for the amount of \$4,000.00
Lot 24 (a non-buildable lot), Block 86, Lawton View Addition for the amount of \$500.00
Lots 21 & 22, Block 93, Lawton View Addition for the amount of \$1,000.00
Lots 7 & 8, Block 110, Lawton View Addition for the amount of \$1,000.00

Chairman Sheppard asked who purchased the eight lots in Block 76.

Augustine stated that those lots were purchased by the New Jerusalem Baptist Church.

MOTION by Brox, SECOND by Evers, to accept the contracts from the public auction for the sale of LURA owned properties in Lawton View Addition and authorize the Chairman and Secretary to execute.

VOTE ON MOTION: AYES: Purcell, Johnson, Evers, Sheppard, Brox. NAYS: None.
MOTION CARRIED 5 – 0.

7. DISCUSS AND DIRECT STAFF TO TAKE ACTION FOR THE LURA OWNED LOTS IN LAWTON VIEW ADDITION THAT REMAIN UNSOLD AFTER THE PUBLIC AUCTION.

On April 16, 2013, LURA directed staff to begin the process of selling LURA owned properties in Lawton View Addition and declared the lots as surplus property. On September 12, 2013, a public auction was conducted by Stallings Auction and Real Estate, during which several properties were sold. Staff would like to discuss the options available with regards to the remaining properties.

Rogalski stated that Stallings Auction and Real Estate has a multi-property auction already scheduled for October 1st. He stated that Joey Stallings had suggested that LURA let him add

Lawton View properties by blocks instead of individual lots. He added that there would be no cost to LURA to add property to this auction.

Augustine stated that Joey Stallings had suggested that the properties be offered in full blocks with no minimum bid requirements. She added that putting the property up for auction in this manner could encourage investors to bid for the properties. She stated that Staff is recommending that the lots owned by LURA in Blocks 111 and 112 in Lawton View Addition be added to this auction.

Rogalski stated that LURA would have to approve the purchase price, even if there are no minimum bid requirements. He stated that it would ensure that someone doesn't bid something like \$10 per lot.

Chairman Sheppard asked why we would only put two blocks in the auction.

Augustine stated that Joey Stallings suggested only two blocks to be included in this auction date to see if there is any investor interest in the area. She added that they have this type of multi-property auction every other month.

Rogalski stated that there were some investors that attended the auction on September 12th, but none of them bid on any of the properties. He stated that Verde Investments and Glenn Christensen did speak with him after the auction and indicated that they may be interested in building duplexes or other dwellings as rental properties, but they were not willing to pay \$500 per lot.

Johnson asked if Sam Moyd was one of the investors that attended the auction.

Rogalski stated that Mr. Moyd was not in attendance.

MOTION by Brox, SECOND by Purcell, to allow Stallings Auction and Real Estate to place the lots owned by LURA in Blocks 111 and 112 of Lawton View Addition on their public auction to be held on October 1, 2013, with no minimum bid requirements.

VOTE ON MOTION: AYES: Johnson, Evers, Sheppard, Brox, Purcell. NAYS: None.
MOTION CARRIED 5 – 0.

8. REPORTS AND COMMENTS

Rogalski stated that Jefferson Funeral Home is looking at a replacement site for their business to relocate at the northeast corner of SW B Avenue and SW 8th Street. He stated that the relocation expenses are LEDA's responsibility, as LURA did not purchase their previous property.

9. ADJOURNMENT

There being no further business the meeting was adjourned at 1:17 p.m.

Ernest Sheppard, Chairman

Jacob Brox, Secretary

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