

**MINUTES
LAWTON URBAN RENEWAL AUTHORITY**

Minutes of the Lawton Urban Renewal Authority meeting held October 15, 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: Albert Johnson
Jerry Evers
Ernest Sheppard
Jacob Brox

MEMBERS ABSENT: John P. Purcell, Jr. (excused)

OTHERS PRESENT: Richard Rogalski, Executive Director
Steven Greb, Assistant City Attorney
John C. Mackey, Legal Counsel
Jackie Monette, Recording Secretary

2. CONSIDER APPROVAL OF THE MINUTES OF THE SEPTEMBER 17, 2013 MEETING OF THE LAWTON URBAN RENEWAL AUTHORITY.

MOTION by Evers, SECOND by Johnson, to approve the minutes of the September 17, 2013 meeting of the Lawton Urban Renewal Authority.

VOTE ON MOTION: AYES: Johnson, Evers, Sheppard, Brox. NAYS: None. MOTION CARRIED 4 – 0.

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

The balance in the bank as of August 31, 2013 was \$145,840.88. After deposits of interest, property purchases and disbursements, the bank balance as of September 30, 2013 was \$147,337.43.

MOTION by Johnson, SECOND by Evers, to adopt LURA Resolution No. 13-11, approving the expenditures and accepting the financial status report of the Lawton Urban Renewal Authority for the month of September, 2013.

VOTE ON MOTION: AYES: Evers, Sheppard, Brox, Johnson. NAYS: None. MOTION CARRIED 4 – 0.

4. CONSIDER ISSUANCE OF A CERTIFICATE OF COMPLETION AND A QUIT CLAIM DEED TO HABITAT FOR HUMANITY REGARDING LOTS 9 AND 10, BLOCK 83, LAWTON VIEW ADDITION, COMMONLY KNOWN AS 1210 SW GEORGIA.

On October 23, 2006, the Board entered into the Contract for Sale of Land for Private Redevelopment between Habitat for Humanity and LURA. Under the contract Habitat was to build 14 single-family residences on certain lots in Lawton View Addition. The Contract included a clause providing that construction of the homes must be completed within five years from the date of the contract or the ownership of the property reverted back to LURA. The original building permit for the construction of a home on Lots 9 and 10, Block 83, Lawton View Addition (commonly known as 1210 SW Georgia) was issued on February 4, 2011; however, the house was not completed until September 17, 2013, which was after the date of reversion.

In accordance with the Contract, Habitat is requesting a Certificate of Completion from LURA for the house at 1210 SW Georgia. As the completion of the home was well after the date of reversion, a Quit Claim Deed must be issued to Habitat for Humanity to clear any future title issues.

MOTION by Evers, SECOND by Brox, to issue a Certificate of Completion and a Quit Claim Deed for Lots 9 and 10, Block 83, Lawton View Addition, also known as 1210 SW Georgia, to Habitat for Humanity and authorize the Chairman and Secretary to execute.

VOTE ON MOTION: AYES: Sheppard, Brox, Johnson, Evers. NAYS: None. MOTION CARRIED 4 – 0.

5. CONSIDER SENDING AN INVOICE TO THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY FOR LEGAL EXPENSES INCURRED WITH WADE & MACKEY LAW FIRM FOR ISSUES ASSOCIATED WITH PROPERTY ACQUISITION AND REDEVELOPMENT WITHIN THE PHASE 1A ACQUISITION AREA.

An invoice dated September 20, 2013 has been submitted by Wade & Mackey Law Firm, covering legal counsel on the Downtown Project during the LURA meeting held August 20, 2013. Per the Memorandum of Understanding between LURA, LEDA and the City of Lawton, LEDA will reimburse LURA for the expenses incurred toward the acquisition of real property within this area.

MOTION by Johnson, SECOND by Brox, to authorize the Chairman to send an invoice in the amount of \$112.00 to the Lawton Economic Development Authority for reimbursement of legal expenses incurred for issues associated with property acquisition and redevelopment within the Phase 1A acquisition area.

VOTE ON MOTION: AYES: Brox, Johnson, Evers, Sheppard. NAYS: None. MOTION CARRIED 4 – 0.

6. REPORTS AND COMMENTS

Rogalski stated that the Bread of Life Ministry had bid to purchase two lots in Lawton View on SW Wisconsin that are adjacent to their property. He stated that there is some discrepancy as to whether they or Zoe N.E.E.D. Program has been mowing them over the past several years. He stated that the Ministry is having difficulty raising the balance of the funds to complete the purchase. He stated that they paid \$110.00 at the auction, which represents \$10.00 to LURA and the \$100.00 fee to Stallings Auction Service. He stated that they have indicated that they have raised \$400.00 for the purchase, but would like an extension of time to raise the final \$590.00.

Chairman Sheppard asked if they have deposited the \$400.00 yet.

Rogalski stated that they have not. He stated that he wanted to make sure that the Authority was in agreement about providing an extension. He added that papers can be drawn showing receipt of the \$400.00 and providing the Ministry an extension until December 31, 2013 to deposit the balance of the money. He added that the Quit Claim Deed would not be signed and recorded until LURA was in receipt of the entire \$1,000.00 purchase price.

Mackey stated that this would not be an agreement accepting payments, but rather an extension of the closing date.

Rogalski stated that, because there was no great interest in the Lawton View lots at the initial auction and there were no bids at the general auction, it would probably be best to allow the extension. He added that an investor was at the first auction and the general auction and spoke to Mr. Stallings. He indicated to Mr. Stallings that he was waiting until LURA was willing to sell the property for almost nothing.

Chairman Sheppard asked if the remaining property could be listed with a Realtor.

Rogalski stated that there may be some issue with the fact that the properties were offered for public auction at a minimum bid. He stated that LURA may not be able to accept offers for the

purchase of the property at lower than \$500.00 per lot. He stated that he and Steven Greb were working on that issue.

Mackey stated that the property could be turned over to a realtor as long as the listing is with the understanding that the minimum offer must be \$500.00 per lot.

Chairman Sheppard stated that he sees no issue with doing that. He stated that it would also open a wider base for purchasers, because it would put the property on the multiple listing service.

Mackey stated that there may be an issue with placing the property with a realtor without opening the service for bids.

Greb stated that it would be possible to obtain three or four phone bids, because the way services are stipulated within LURA's purchasing policy.

Rogalski stated that there has been some discussion with Habitat for Humanity about securing some of the lots for residential development. He added that he would bring the information to the Authority when the terms have been discussed.

Chairman Sheppard stated that it couldn't hurt to list the property with a realtor for six months to see if there may be any interest in the purchase of the property.

7. ADJOURNMENT

There being no further business the meeting was adjourned at 1:13 p.m.

Ernest Sheppard, Chairman

Jacob Brox, Secretary

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