

MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
2ND FLOOR CONFERENCE CENTER
NEW CITY HALL
JUNE 21, 2012, AT 2:00 P.M.

David Madigan, Vice-Chairman, called the meeting to order at 2:00 p.m. in the New City Hall. Meeting notice and agenda were posted on the City Hall bulletin board as required by State Law.

ROLL CALL:

PRESENT: Madigan, David; Means, David; Nance, Ron; Neal, Larry; Sheppard, Ernest.

ABSENT: Fitch, Fred; Denham, David; Wells, Doug; Zarle, Richard.

OTHERS PRESENT: Larry Mitchell, City Manager; Denise Ezell, City Clerks Office.

INTRODUCTION OF GUESTS

Madigan stated we have Steve Robinson from the Lawton Constitution with us today.

BUSINESS ITEMS:

1. Consider approving minutes of June 6, 2012.

Motion by Means, **Second** by Neal, to approve the minutes of June 6, 2012 as written. **Aye:** Madigan; Means; Nance; Neal; Sheppard. **Nay:** None. **Motion Carried.**

2. Consider approving Invoices, requisitions, and all other submitted materials for payment and take action as deemed necessary.

Furrh stated there are no bills today, but I do have the financials for May. We ended the month with \$19,000 in the bank. You see our line of credit hasn't changed since April. For the month of May we did receive some rent income in the amount of \$7,500. We had some legal and loan closing expenses in the amount of \$13,000. We spent \$6,306 more than we brought in.

Mitchell asked do you know how much we have collected in property tax?

Furrh stated for the fiscal year we have collected \$59,312.

Motion by Means, **Second** by Sheppard, to accept the financial report. **Aye:** Madigan; Means; Nance; Neal; Sheppard. **Nay:** None. **Motion Carried.**

3. Consider approving retainer agreement for professional and legal services between LEDA and the Center for Economic Development Law.

Madigan asked has everyone had a change to review the agreement.

Neal stated I was amazed as to how inexpensive his contract was. He is only charging .36¢ a miles.

Madigan stated I believe the IRS is 51.5¢. Was there an exhibit that showed his hourly rate.

Ezell stated the exhibit wasn't included in the attachment. Here is a copy and it is the same as last year.

Motion by Sheppard, Second by Means, to approve the retainer agreement for professional and legal services between LEDA and the Center for Economic Development Law
Aye: Means; Nance; Neal; Sheppard; Madigan. **Nay:** None. **Motion Carried.**

4. Consider approving retainer agreement for professional services between LEDA and Kimberly A. Furrh.

Motion by Means, Second by Nance, to approve retainer agreement for professional services between LEDA and Kimberly A. Furrh. **Aye:** Nance; Neal; Sheppard; Madigan; Means. **Nay:** None. **Motion Carried.**

ADDENDUM

1. Consider approving a three (3) months extension of the stated maturity of the revolving line of Credit Capital Improvement Note initially issued on 2007, for the purpose of funding a Phase IA-Project and other downtown TIF District Projects; and approving and authorizing execution and delivery of a Reformed Note and all documents relating thereto.

Means asked will Madigan be able to vote.

Jensen stated there is an express exception that allows him to be a member and eligible to vote. We file a disclosure statement every six (6) months.

Means stated thanks.

Mitchell stated there are no changes to this extension. It is a straight extension of the loan for the next 90 days. Mayor Fitch, Dan Batchelor, Gary Bush, Rick Smith, and our retail developer are meeting in Oklahoma City tomorrow with the three (3) banks to talk about permanent financing and discussing how we might modify the support agreement that the Council tabled at their last Council meeting.

Motion by Means, Second by Neal, to approve approving a three (3) months extension of the stated maturity of the revolving line of Credit Capital Improvement Note initially issued on 2007, for the purpose of funding a Phase IA-Project and other downtown TIF District Projects; and approving and authorizing execution and delivery of a Reformed Note and all documents relating thereto. **Aye:** Neal; Sheppard; Madigan; Means; Nance. **Nay:** None. **Motion Carried.**

Madigan asked do we have anything that we need to convene into executive session.

Mitchell stated I don't believe so.

EXECUTIVE SESSION

1. Pursuant to Section 307B3 and C10, Title 25, Oklahoma Statutes, consider convening in executive session for the purposes of conferring on matters pertaining to economic development, including the purchase/transfer of property, incentive proposals, redevelopment rights, and financing in connection with the Lawton Downtown Redevelopment Project and other development projects under consideration in the City, and take appropriate action in open session as necessary.

DISCUSSION ITEMS AND REPORTS:

Mitchell stated on Monday I visited with the commercial appraiser for BancFirst. She was here to do the appraisal for the hotel/conference center property. They are scheduled to close on August 3. She wanted to know demographics, market, and demand for a conference center. She talked with us, the Chamber, and a commercial broker.

Sheppard asked is this the appraisal the banks have been waiting on.

Mitchell stated yes.

Sheppard asked does it include the construction or is it just for the property?

Mitchell stated just the property for the BancFirst commercial loan. They wanted to delay doing the appraisal until they knew for sure that the new market tax credits were in place. They didn't want to do the appraisal twice.

Sheppard asked will there be a separate appraisal that will be ordered by the banks for the total project.

Mitchell stated I do not know.

Madigan stating I don't want to speak for BancFirst, but I would image she is working on one comprehensive appraisal and it includes the land value based on plans, specs, and cost estimates for the project.

Sheppard stated they don't have construction plans yet.

Means stated it might be for the land only then. She could be doing some kind of feasibility.

Madigan stated generally you do it all at once for the time and cost standpoint.

Mitchell stated they do have a layout, but they don't have actual construction plans. They know the number of rooms and the amount of space for the conference center.

Means stated if she had that kind of information she can come up with a pretty good value without the specific set of plans. If it is anything like the typical Hilton Garden Center they can go from there.

Mitchell stated she is aware of the projects they have done in Dallas. She did ask if it would be similar.

Means stated she has a good idea and she can get very close.

Madigan asked is there anything else. If not thanks for being here today.

ADJOURNMENT

Motion by Means, **Second** by Sheppard, to adjourn. Aye: Sheppard; Madigan; Means; Nance; Neal. Nay: None. **Motion Carried.**