

## LAWTON URBAN RENEWAL AUTHORITY

3<sup>RD</sup> FLOOR CONFERENCE ROOM  
FEBRUARY 17, 2026

Minutes of the Lawton Urban Renewal Authority meeting held February 17, 2026, in the 3<sup>rd</sup> Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 P.M. by John Purcell.

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### ROLL CALL

MEMBERS PRESENT      Darren Medders  
                                 John Purcell  
                                 Allee Passmore

MEMBERS ABSENT:      Jesse Cross  
                                 Evan Watson

ALSO PRESENT:        Christine James, Planning Director  
                                 Kameron Good, Senior Planner  
                                 Christina Ryans-Huffer, Planner I  
                                 Jennifer Wynne, Recording Secretary  
                                 Richard Rogalski, LEDC/LEDA  
                                 John Saville, Finance

**The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.**

## **OLD BUSINESS**

None

## **NEW BUSINESS**

- 1. Consider approving the minutes from the regular scheduled meeting on October 21, 2025.**

**Motion by Medders, Second by Passmore** to approve the minutes from the regular scheduled meeting on October 21, 2025. **Aye:** Medders, Purcell, Passmore **Nay:** None  
**Motion Passed 3-0**

- 2. Consider approving the minutes from the regular scheduled meeting on November 18, 2025.**

**Motion by Passmore, Second by Medders** to approve the minutes from the regular scheduled meeting on November 18, 2025. **Aye:** Purcell, Passmore, Medders **Nay:** None  
**Motion Passed 3-0**

- 3. Consider receiving the Financial Report for months October, November, and December 2025 and take action as necessary.**

John Saville presented the Financial Reports for the months of October, November, and December 2025. All financial reports are given for this item will be filed with the minutes.

Reports provided for this item are part of these minutes and on file in the City Clerk's office.

**Motion by Medders, Second by Passmore** to accept the Financial Report for months October, November, December 2025 and take action as necessary. **Aye:** Passmore, Medders, Purcell **Nay:** None **Motion Passed 3-0**

- 4. Consider approving the expenditures for November 14, 2025, through December 31, 2025, and take action as necessary.**

John Saville presented the expenditures for November 14, 2025, through December 31, 2025. All financial reports are given for this item will be filed with the minutes.

Reports provided for this item are part of these minutes and on file in the City Clerk's office.

**Motion by Medders, Second by Purcell** to approve the expenditures for November 14, 2025, through December 31, 2025, and take action as necessary. **Aye:** Medders, Purcell, Passmore **Nay:** None **Motion Passed 3-0**

**5. Consider establishing an Ad Hoc Committee to pursue public input and to assist staff in drafting the urban renewal plan.**

John Purcell: Item number 5 consider establishing an Ad Hoc Committee to pursue public input and assist staff and drafting the urban renewal plan.

Christine James: This has to do with the Blight Study that we've talked about and has been approved here. It went to City Council on January 13<sup>th</sup> and they approved the Blight Study along with the resolution to basically direct staff to start implementing the recommendations of that Blight Study. And so, after talking to Richard, we figured it was probably best to come up with the Ad Hoc Committee that could kind of act as the steering committee that could assist staff and doing the public participation that's required to do any Urban Renewal Plan amendments. And just to bounce stuff off of instead of having to meet as a whole. We'd just have an Ad Hoc Committee that could again assist staff. So, we're looking at two representatives from LURA to be appointed to that. One CPC member and one Council member. And then along with staff, which would probably be Kameron, Richard, and I. Do you have anything to add?

Richard Rogalski: I would say that would be a minimum committee. The big thing is what are you going to do? And I don't think anybody knows yet. We haven't decided what we're going to do. That's what you're really talking about is going through having a committee that really digs in and looks around and says, "Look, I think we should do this there. We should do that there." I mean the only thing that I personally have predetermined in my mind, which is of course I don't have a vote, but I think it's important you want to hand those down. I mean, this is the thing that's been kind of on my heart, I guess, for twenty years. You know I'm a civil engineer and I've been with the city for twenty-two years. That's the floodplain. In fact, the floodway lines you can see vaguely run through people's front doors. That's just significant part of a neighborhood that's in the floodplain. I just so happened; I was down there after the last flood and helping somebody get their stuff. Save stuff out of one of the houses and there was nothing to be saved. I mean it was because you could see the water line halfway up the door. It's like it's amazing to think that. I mean when you're not there during the flood you can't believe that the water was that far off because this person was well down one of those roads. So, I think they're on 3<sup>rd</sup> street. Kind of towards the edge of that, but it was still up by their doors. That's the only thing that I

think is an area that we should really look at. I think that whole thing needs to be dugout, put a channel in as an engineer. You know, put channels. Right now, what you have is a box culvert under the road. It can't flow; it doesn't flow all the water. So, the rest of it just flows freeform above the ground. But if you build a real channel then you can just cover the water and then we do whatever. I don't care what you do after that. I just feel like that's, just as an engineer, that's my thing. But really it comes down to what is it? I mean, you know there's area north of the mall, west of the mall, the mall, south, and this whole area south here. How far do you want to go and what do you want to do? So, the only part that we're actually, I gave my mind is, I would say that that would be a minimum committee. But you could also consider a member from LEDA. I forgot to add somebody from LEDA since I'm actually staff. I'm not a board member. And, you know, on the last urban renewal plan LEDA and LURA were partnered very heavily when they did the downtown revitalization. So, a member from the leaderboard, a member from the FISTA potentially, and even maybe from the Chamber of Commerce. Just to sort of basically have everybody involved. That you have a group that says, yes this is something we should do. I don't think we know what we're going to do, but something needs to be done.

Allee Passmore: What is CPC?

Christine James: City Planning Commission.

Allee Passmore: OK. What was the other group that you said, the one other?

Christine James: City Council.

Allee Passmore: OK.

Richard Rogalski: Yes, CPC will eventually vote on your plan. City Council will eventually vote on your plan. So that's why those are natural. The other folks are just people that just have interest in the downtown area.

Christine James: And the reason why we picked two from LURA is because LURA, per state statute, are basically the ones that control the Urban Renewal Plans. So, that's why we would like two from this committee, and then just maybe one from some of the others just to have input. But it's more of this group's kind of ownership.

John Purcell: It seems like that's a good idea, but I'm not sure we're prepared to pass this. Have we talked to anyone or from FISTA? Are they willing to join Chamber and all?

Christine James: Well, we've got to start here because it's your stuff. So, this would just be determining if you wanted to have it ad hoc, and who you would want representative, and then we would go out and try to fill that and schedule the first meeting when we're ready.

Richard Rogalski: Yes, for instance, if you said one person from CPC or one person from Council. They would actually pick who the person is, and you just say I want one from each of those groups.

John Purcell: Right.

Richard Rogalski: And I even think same thing with the FISTA. Now just because you invite somebody doesn't mean they have to provide either. They could also say, "yeah, we don't really care too," but I guarantee the FISTA would. They're right in the middle of the whole thing, but it was just a thought on how you want to like have a big tent kind of.

John Purcell: OK. So, what we need, if we're going to pass this today and vote on it, we need to come up with who?

Darren Medders: We just need to make a motion for the committee?

Christine James: Yes.

John Purcell: That's it?

Christine James: Yes. Establish the committee, and then you guys would just pick two members from LURA to be on that committee, and then what other groups you want to invite. Then we'll reach out to those groups to see if they'll vote on representing, you know, sending a representative over. That make sense?

John Purcell: Well. Yes and no. It seems like what we ought to pass today is establishing the committee with two members from LURA and stop there until we can then bring this back with all the members on it and pass who are members.

Christine James: But you need to tell us what members you want to go for us to go look for.

John Purcell: Well, does that need to be in this motion today?

Christine James: I mean I would prefer. Then that way we can go reach out to LEDA, reach out to FISTA, and reach out to the Chamber, or whoever you see fit.

John Purcell: OK.

Richard Rogalski: I mean you could basically do it just LURA only if you want, right? So, that's why you kind of own who you're inviting and all we're asking from is who do you want to invite?

John Purcell: OK.

Kameron Good: And who do you want to represent LURA?

Christine James: Right.

Kameron Good: In the two, because you can't have three because that would establish a quorum.

Christine James: Correct.

Kameron Good: So that's why we're stuck at the two.

John Purcell: Right.

Kameron Good: And we think two because this is y'all's ownership. And so, give you two members there rather than just one.

John Purcell: So, who are the other members we need to add to this when we pass this today.

Darren Medders: So, you're looking for a motion. I'll make the motion to establish the Ad Hoc Committee to include two appointees from LURA, one from CPC, one from LEDA, and one from FISTA.

Christine James: Chamber and council?

Darren Medder: Chamber and City Council.

Christine James: OK.

Kameron Good: And in that, do we want that as a motion and then a separate motion for the two members?

Christine James: Yes, let's do that.

Kameron Good: OK.

John Purcell: OK, now we need another motion to appoint two people from LURA.

Allee Passmore: Who wants to do this?

Darren Medders: I'll make a motion for Jesse Cross and Evan Watson to be from the LURA Committee.

Richard Rogalski: Oh, I knew that was going to happen. I knew that was going to happen.

Kameron Good: Do you want to be a part of it? Does anybody here want to be a part of it?

Darren Medders: You have to be part of it?

Kameron Good: Because then we could take Cross off and keep Watson.

John Purcell: Yes. we don't want to put Cross on there I don't think.

Darren Medders: Yes.

Allee Passmore: Yes, I'll do it.

John Purcell: Ok. Alright.

Darren Medders: My motion is good now.

Christine James: OK. And then we'll reach out to the City Council, Planning Commission, LEDA, FISTA, and chamber, and ask them to vote on a representative that they'd like to have on the Ad Hoc Committee. Yes, and once we get that all established then we'll probably schedule a kickoff meeting and just kind of talk about where we want to go from here.

Richard Rogalski: Yes. Your kind of thinking about the concept and the scope of where you want to go and then maybe develop a plan a little bit. And then start talking about what kind of public outreach you want. Because I think that you want, if it was me, I would reach out to the public before you present a plan. Because after that you've already kind of made up your mind, in their mind, right.

Darren Medders: Well, and I think you brought up a good point, that that needs to be part of anything, I mean, because it's been an ongoing issue.

Christine James: Yes, it's definitely a repetitive loss area. That's not going to fix itself.

Kameron Good: And there's been houses bought with repetitive loss funds by the City, and there's lots down there that the City owned, but it's what was purchased for.

Christine James: Yes. Thank you.

**Motion by Medders. Second by Passmore** to establish an Ad Hoc Committee to pursue public input and to assist staff in drafting the urban renewal plan and establish the Ad Hoc Committee to include two representatives from LURA, one from each of the following: CPC, LEDA, FISTA, City Council, and the Chamber of Commerce. Appointed Evan Watson and Allee Passmore as LURA representatives. **Aye:** Passmore, Medders, Purcell **Nay:** None **Motion Passed 3-0**

**6. Consider accepting an engagement letter with Center for Economic Development Law for professional services related to the implementation of the recommendations of the Blighted Conditions Study dated November 10, 2025, allowing for floor amendments if necessary.**

John Purcell: Item number 6, consider a certain thing an engagement letter from Center for Economic Development Law Professional Services related to the implementation of the recommendations of the Blighted Conditions Study that was dated November 10th, 2025, and allowing for amendments is necessary.

Christine James: This is a law firm, I believe they were with 2<sup>nd</sup> Street project originally.

Richard Rogalski: Same folks that helped us with 2<sup>nd</sup> Street project, but Emily is a different person. She specializes in Urban Renewal. I think she does the plans in Oklahoma City.

Christine James: So, this is just a law firm that makes sure that we're on the up and up. That we're doing everything like we're supposed to and give us a device as we're moving forward to hopefully combine the three plans we have now into one plan, and to modify that into something that we all can agree with and live with. They would just be the legal

representation that we could lean on for assistance. This is their engagement letter that we're asking for you to approve today.

John Purcell: No way that City staff, or lawyers on City staff, can do this? I know they're busy.

Richard Rogalski: No. I mean, we used them on the last plan, the City did. Well, it was Larry Mitchell at the time, but they had him at the last plan.

John Purcell: Right.

Richard Rogalski: We use them sparingly but they're not cheap.

John Purcell. No.

Richard Rogalski: But I mean this is your get out of trouble-free card and they know what they're doing. When it comes time to crafting it, like any of the development we're talking about, we don't have them involved in. But the approval process they're going to be involved in, and we'll make sure the notices are correct, and they'll make sure that we, Urban Renewal Plan, actually have to post notice on the ground. So, it's a pretty big process. What they're going to do is going to keep us out of trouble. Now in between now and then they hire a new City Attorney that has this kind of experience that might change things. But this is extremely specialized and what Tim would ask, and obviously I don't know Jari that well, but Tim would ask is has Jari written up development law and approved it? You know, they're good with it. That's what they have in all of my LEDA agreements and all that stuff, so.

Allee Passmore: Is this how we arrived at this? Like this is their specialty. That's why we arrived at this firm.

Richard Rogalski: Yes.

Allee Passmore OK.

Richard Rogalski: I mean, we've had a relationship with the firm since 2004, I think. They actually worked with the original Urban Renewal Plan a little bit, but primarily with the Downtown Revitalization Project that we did down there.

Kameron Good: And this is just an engagement letter saying when we have questions or we want something reviewed we can bounce it off of them. Rather than, it's not saying we are guaranteeing that we're going to use them for this many hours. It's just saying they're there that way we can utilize them for their expertise. And Richard, these were their normal rates?

Richard Rogalski: Yes, I tried to get him to reduce the rates a little bit, but they wouldn't go for it.

Christine James: Yes, those are the rates for this year.

Richard Rogalski: Yeah, those are the rates for this year. But the city also has an agreement with them for this same type of work in economic development and which is which this is. So, the city has a retainer every year for the last, I don't know how many years, and LEDA has them on retainer. But we spend most of the money.

Darren Medders: Alright I'll make a motion to approve.

Allee Passmore: Second.

John Purcell: And how long is this agreement for?

Allee Passmore: Until the end of this year.

Richard Rogalski: It's specific to the task so it lasts until they're done. This is not a retainer. This is a task agreement, right?

Christine James: Yeah, this this the fees are good through —

Allee Passmore: These fees are guaranteed for this year.

Christine James: Yes.

Kameron Good: Yes. The indicated rates and charges will be effective until December 31<sup>st</sup>, 2026.

Christine James: Yes

John Purcell: OK.

Christine James: Like Richard said this is for the task at hand, not a retainer.

**Motion by Medders, Second by Passmore** to accept an engagement letter with Center for Economic Development Law for professional services related to the implementation of the recommendations of the Blighted Conditions Study dated November 10, 2025, allowing for floor amendments if necessary. **Aye:** Medders, Purcell, Passmore  
**Nay:** None **Motion Passed 3-0**

### **Commissioner's Reports or Comments**

None

### **Secretary's Report**

Kameron Good: I could give a note. We've heard that the car wash is wanting to bring back things. So, they were approved by CPC as the like use in the past, so now the steps moving forward would be to apply for a building permit and come to DLARC for their architectural

review. So, the use of a car wash was already approved by CPC, determined it was a similar use to retail sales and services. That was already established and never broke ground or moved forward with the project. But I've got wind that they are looking at starting that back up.

John Purcell: At the same place?

Kameron Good: Same place. Yes. So, just a forewarning you may see that come through on the DLARC side of things.

John Purcell: Oh great. I thought that was a dead issue on that.

Richard Rogalski: You may see that coming through on your acquisition area too. No, I've heard that there were other uses looking at that.

John Purcell: There was a for sale sign on it for a while.

Christine James: Still is. It's been there for a long time.

Kameron Good: Still is. And this is nothing.

Richard Rogalski: I think they're distracted by it.

Kameron Good: It was just the rumor mill and people saying that they're sparking things backed up.

Allee Passmore: But it did go through CPC already.

Kameron Good: Correct.

Christine James: Yes.

Kameron Good: So, the use has been approved as a power washer.

Darren Medders: We would have to approve all of their —

Allee Passmore: Architecture.

Kameron Good: Architecture.

Christine James: In your DLARC hat.

Kameron Good: With your DLARC hat on.

John Purcell: Yes.

Darren Medders: Sure.

Kameron Good: But I just wanted to give you guys a heads up that that might be back on the horizon.

Darren Medders: Now I noticed their other property doesn't have a for sale sign on it anymore.

Kameron Good: I haven't heard anything on that one. That one never had any issues.

John Purcell: The one on Cache Road?

Darren Medders: Ferris and Sheridan.

John Purcell: Oh, that one.

Kameron Good: They own the southeast corner of Ferris and Sheridan. The old bank and the building to the east of it and they had plans for car wash. Demo both those buildings, put the car wash there as well. I think they kind of put that one on hold when the Tidal Wave opened.

John Purcell: Yes.

Kameron Good: And we were relooking at things.

Richard Rogalski: Yes. They were close right there.

John Purcell: And then they did remodel the one down close too, over so.

Kameron Good: Yes, so maybe they just kind of put a pause on things while they were, you know, regrouping. And it sounds like they're going to revamp and move forward so.

### **Audience Participation**

John Purcell: And of course I meant to ask a couple times ago. Are we required to have audience participation in this? We are?

Kameron Good: Just because it's public meeting.

John Purcell: Because you spoke with me all public meetings have to have audience participation?

Christine James: Per state statute, I believe that that's not required that's just the cities —

Kameron Good: Agenda format.

Christine James: Yes. Because all the agendas are in a specialized format. And so, we just go off of what Council, and everybody else, uses as an agenda format. So, that would be a question for the Attorney's Office, but they require audience participation at City Council.

John Purcell: Would you ask them specifically if we have a requirement from lawyers to have audience participation?

Christine James: I can ask them.

John Purcell: If there isn't we need to have a discussion. Do we really want that?

Richard Rogalski: I didn't notice it on there.

John Purcell: I didn't. Well, I noticed that once before and I meant to ask. So, it's not a big deal, but I think it could become a big deal. Any other?

Kameron Good: No other reports from us.

Christine James: No.

John Purcell: Very good. Yall? And entertain a motion to adjourn.

**Adjournment**

**Motion by Passmore. Second by Medders to adjourn the meeting **Aye:** Purcell, Passmore, Medders **Nay:** None **Motion Passed 3-0****

**With no further business the meeting was adjourned at 1:57 P.M.**

These meeting minutes were approved by the LURA members at their meeting on

2026-03-17

**Evan Watson**

**Chairman**

**Lawton Urban Renewal Authority**