MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
2ND FLOOR CONFERENCE CENTER
NEW CITY HALL
MARCH 3, 2011, AT 2:00 P.M.

Fred Fitch, Chairman, called the meeting to order at 2:00 p.m. in the New City Hall 2nd Floor Conference Room. Meeting notice and agenda were posted on the City Hall bulletin board as required by State Law.

ROLL CALL:

PRESENT:	Denham; Fitch; Madigan; Means (entered late); Nance; Neal; Sheppard; Zarle.
ABSENT:	Drewry.
OTHERS PRESENT:	Frank Jensen, City Attorney; Denise Ezell, City Clerks Office; Kimberly Furrh, Furrh & Associates.

INTRODUCTION OF GUEST

Fitch stated we have Steve Robertson from the Lawton Constitution, Tim Hushbeck with APE/PSO and Councilman Wells who has been appointed to replace Councilperson Drewry.

BUSINESS ITEMS:

1. Approve the minutes of February 3, 2011.

Motion by Denham, **Second** by Madigan**,** to approve the minutes of February 3, 2011 as written. **Aye**: Fitch; Madigan; Nance; Neal; Sheppard; Denham. **Nay**: None. **Abstain**: Zarle. **Motion Carried**.

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

Motion by Means, **Second** by Neal**,** to approve invoices, requisitions, and all other submitted materials for payment **Aye**: Madigan; Means; Nance; Neal; Sheppard; Zarle; Denham; Fitch. **Nay**: None. **Motion Carried**.

3. Receive Treasurers Report and take action as deemed necessary

Furrh stated this report is as of January 31st. We ended the month with $322,000 in the bank and have drawn $11,490,000 on the line of credit. For the Statement of Revenue and Expenses for the month of we had an interest payment of $140,000 and legal cost of $14,000. We spent $153,000 and brought in $120 in interest. Project to date we have brought in $1.2 million and have spent $12.4 million. We have spent $11,168,000 more than we brought in.

4. Discuss and review the Early Entry Agreement between the City of Lawton, Lawton Economic Development Authority, Lawton Urban Renewal Authority and Ruhl Scott 2nd Street Lawton, L.L.C., and take action as deemed necessary.

Mitchell stated the draft you received has been updated and here is a site plan we received from Ruhl and Ruhl engineers. The updated version has a new section on page three, Article IV. The concept behind this agreement was to allow the developer to get on site to do utility relocation work with the anticipation of closing shortly. The developer has submitted $50,000 in earnest money. This money was to be applied to the land purchase or if notice was given by the Authority we were going to discontinue the agreement it would be retuned to the developer. The developer has requested allowing him to use this money to pay for utility relocation expenses related to the Kohl's site. Article 4.2 says "No portion of the Earnest Money shall be available to the Redeveloper until the Executive Director of the Authority releases such funds. The availability and release of funds are conditioned upon the Executive Directors approval of such utility relocation agreements and other implementation agreements for site preparation activities which the Executive Director deems necessary for the redevelopment of the Property." Center Point has indicated the estimated cost for relocation is $30,000. If the Authority is in agreement we would use the earnest money to cover this expense.

Zarle asked once we release the $50,000 how much does he have invested.

Mitchell stated he has accelerated his expenses due to the engineering and the site plan work.

Fitch stated the site plan has been sent to his engineers and we should be receiving it shortly. He has several hundred thousands invested.

Zarle asked does he have anything tied up in this land.

Fitch stated nothing other than the $50,000 deposit and this would have gone against the price of the land.

Madigan asked since the earnest money is tied to the real estate transaction…

Jensen stated it was tied to the Redevelopment Agreement.

Mitchell stated this money was going to be applied to the land sale as a credit at closing. He will be forfeiting the $50,000 and pay the full price of the acquisition. He wants the $50,000 to use for the utilities.

Jensen stated it states in the Redevelopment Agreement that the earnest money is to be retained and used by LEDA to fray cost incurred during the redevelopment activity in connection with the redevelopment.

Madigan stated so if he doesn't take any of the land down we have no recourse.

Jensen stated I addressed that under Risk of Loss. We have to have some insurance that whatever is done will stay there and become ours if things fall apart. In the third line after the comma where is says “Redeveloper” that was changed from “may” to “will” and on the last line after the first “Redeveloper” we added “and the Redeveloper disclaims and relinquishes any right or interest in such site activities as a result of the Redeveloper’s right of entry onto the Property for the purposes stated herein.” This means whatever improvements are made they will belong to LURA/LEDA as opposed to him having the right to remove his investments from the property.

Sheppard asked what investments would he have.

Mitchell stated utilities. He will be improving our property and in my view the risk is marginal. Any money spent is improving the property.

Nance asked did he give you any idea how much he was going to spend. I would assume it would be over $50,000.

Mitchell stated the estimate for the Kohl’s development cost is about $3.3 million. Utility relocation is about $300,000.

Sheppard asked that is total utility cost.

Mitchell stated just for the Kohl’s site.

Denham asked does the Kohl’s site just entail the footprint for that particular store or part of the phase.

Mitchell stated it includes Kohl’s footprint for the building and the parking to the west.

Sheppard asked is he bringing the utilities to the site.

Mitchell stated Kohl’s has existing utilities so he doesn’t have to bring anything to the site. The problem is having the utilities onsite.

Fitch stated utilities will have to be taken up because they will be right under the building. Those will be moved.

Nance asked is there a timeline when he plans on doing this and when Kohl’s plans on starting construction.

Mitchell stated the timeline was the month of March to get this all completed. We are waiting on his permanent easement for the utility relocation. We have identified the utilities will go in the Dearborn right-of-way and until we get the current utility easements and legal descriptions the utility companies don’t have any place to move the utilities. We are also in the process of securing title insurance so we can proceed with closing.

Nance asked has anything transpired with their financing.

Mitchell stated he is working on it.

Nance stated I know that is a hard question to answer, but I'm asking you pass on any information you have heard.

Mitchell stated we are hearing the market is improving. I handed out an article from Indianapolis and in their downtown project the city ended up doing the commercial loan. This is a $155,000,000 loan. The quotes in the article are the same as Scott is saying about commercial lending being difficult.

Nance asked the city did a bond and lent the money to complete the project.

Mitchell stated yes.

Nance stated that is a possibility.

Fitch stated I visited with DeCobb and they have had two very successful meetings with a financial group. This group is putting together a "Term of Agreement" and is working with another group. It is looking a lot better for DeCobb. We may have to enter into an Early Entry Agreement with PID.

Fitch stated there has been a lot of talk around town about the west side project. There has been communication with city staff and some Council members. There are a lot of untruths on the street. Mitchell and I met yesterday and cleared the air on some of these untruths. This talk has caused some of the mid-boxes to sit on the sidelines and wait. Our conversation has caused some concerns among some of the boxes in regards to the west side project. LEDA is committed through financial funding from local banks to the downtown project.

Fitch stated when New Quest and the group before them were here they wanted a tremendous amount of money put into the infrastructure within the property lines of the project. We cannot and did not do that. Both these projects fell through because they needed private funding. At that time the downtown project was not on anybodies radar screen. We had not acquired all the land nor did we have a developer. Now we are making headway and have acquired most of the land and we do have a developer. Another developer has come down and stirred up the interest on the west side project again.

Fitch stated the west side of town has grown tremendously. There is a lot of property in an industrial park that is paying ad valorem to another school district other than the Lawton Public School systems. When I ran for office I was very adamant about the Nine Mile Sewer on the east side of town. We aren't going to build 1500 to 1800 homes there today, tomorrow or the next day, but we have to have a vision and look forward to move this town in a direction where the building and construction will be an asset to the Lawton Public School systems through ad valorem tax. The land on the east and south side will generate ad valorem for the Lawton Public Schools. This will be years down the road.

Fitch stated when we acquired the final water rights from Lake Waurika we weren't looking at this year, next year or even five years from now we were looking at fifty to seventy years for this community to have a sufficient supply of water. When we were at NLC I attended about eight different conferences and water was an issue in each of them. It is amazing the number of communities across this country that hasn't addressed what their future water needs will be and they are running out of water. We have secured water rights for the City of Lawton for the next sixty to seventy years.

Fitch stated none the less we have to look to the future and build a tax base in a direction to where construction will be built on land that the Lawton Public School Systems will reap the benefit from the ad valorem. We have a situation west of town that needs $2,000,000 to $2,500,000 for a water treatment facility and $350,000 for a lift station to handle sewage in a residential area. This area is suffering tremendous sewage backup and they don't have money to fix it, but they do have $1.57 million in Astroturf on their football field due to ad valorem taxes. There has to be a huddling of LPS, city officials, and everyone in this community to look to the future and plan to develop things that are beneficial to the community.

Fitch stated this downtown project is a big undertaking. About 70% of the people traveling into this community to shop come from the north, south and east. Downtown is the ideal location and the ideal way for us to build the tax base for this community without raising taxes. We have this project constructed in a manner where we can utilize TIF dollars and build the project without touching or damaging the current tax base. It will be a tremendous draw and plus for this community and SW Oklahoma. We have to get this off the ground. We have to get the boxes to understand what can be done in this area versus other areas of town. The City cannot participate in any project of such on the west side. I don't know if their deal will work or not, but the two prior deals were not able to work due to the lack of private money. I'm very comfortable in the releasing of this earnest money because it will go to enhance our property. I don't see much difference in using it now to help with infrastructure and to help get the project up and going. I would encourage you to ask any questions you might have and to keep this project moving forward.

Nance stated one point I would make about the west side project is we did go ahead and put a 24" line there. My thoughts at the time were this was a smart thing to do. This would have been a major problem for them and would have kept the project from happening. I'm committed to the downtown project like all of you are, but I would love to see both projects done. I can't think of anything that would be better than to have both these projects at the end of the day.

Fitch stated four of the properties are in the court system in regards to the Wolf Creek sewer line project. I believe three will go all the way through the process. It is at least ninety days away from being able to go out to bid. It has been a while since we did the engineering analysis and we don't know what the bids will come in at. We have money set aside for this project, but if the bids come in a lot higher we may have to revisit the issue to identify additional funds. We will know more in ninety days and then it will be another twelve to fifteen months build out before a building permit can be issued. I believe all parties are beginning to understand this.

Nance stated the underling goal with all this is to make us attractive and a regional shopping area. We would like to keep people in Lawton at home. The dynamics of having the downtown project and another high quality project on the west side will only enhance that. I would love to see both projects happen.

Zarle stated I agree.

Mitchell stated this is very positive for the community to be having this discussion. In regards to Scott's financing part of the issue is there are three or four developers talking to all these retailers so the retailers are sitting on the fence and not making commitments. Scott is having problems getting his leases signed due to this jogging going on with some of the junior boxes. He has a conference call this afternoon and he believes he will have some very positive information to share with us. Kohl's is committed and has submitted their construction plans. We are about a week away from issuing approval of those plans. They still have their final grading and improvement plans to submit. It is the mechanics such as the utilities and title insurance they lack in having the package ready to go.

Hushbeck stated there is a possibility that we will be able to provide temporary/construction type service for Kohl's. We have to have the portion that lays the easements out there. The Dearborn easement is probably not an easement we will be able to utilize. That easement is only for water, sewer and gas. We have been in a tough position throughout this because we can't get a site plan showing the easements and where they will go. I hope that I'm hearing you say the site plan we need is coming very shortly. I realize there are other things that go on, but this has been a rough project for us. We do a lot of these throughout our system, but this one has been rough because we can't get the utility easement where we can give a concrete cost. If we don't know where you are going we don't know what it is going to cost to relocate. At this point we don't even know what you are looking at. I feel it is important to share this information with you. Also I would like to address a letter we received from the City Manager which laid out an ODOT type utility relocation. I don't see our company going for this type of an agreement. The letter stated the utility relocation was the responsibility of Ruhl and Ruhl and that is who we would deal with. That is the normal process. There were processes stated in the letter that would have a lot of accounting and other things that would be cumbersome for us to do. I think there would have to be some work on that end also. I want you to know the site plan is really the key. We need to get something so we can get the real cost of relocation and where the relocation is going.

Madigan asked when you say ODOT situation what does that mean.

Hushbeck stated in the letter we received, and Mitchell can explain his letter, it was a process that the Oklahoma Department of Transportation uses when there is a road relocation. They have cost procedures on how things are moved and done. I believe the City was looking for something they could pattern by and took this as a template, but that is not a very realistic way of doing it. This is not cost effective for us and again I think it was just a template, but this was a document that was sent to us to sign off on. I would be very surprised after our legal department reviews the document that we will be signing off on it.

Mitchell stated this was a place to start. We have had conversations with PSO for over a year and have gone back and forth because those issues have moved back and forth. We are trying to get them formalized so we are all headed in the same direction. I agree with Hushbeck and that is why we have been pushing Ruhl's engineers/surveyors to get the legal descriptions and permanent easements to us.

Fitch stated we understand that Scott has received them and was sending them to the engineers last week.

Mitchell stated we are suppose to have them today.

Jensen stated it was a place to start, but Batchelor has used that model in the past for projects in Oklahoma City. He was the one who prepared the proposed agreement and he did so because they have done so in the past is my understanding.

Denham stated Oklahoma City doesn't work with PSO.

Hushbeck stated once again it is a negotiation.

Mitchell stated it is hard to negotiate when you don't know what you are talking about.

Hushbeck stated exactly. That has been the toughest part and I know it isn't the City's fault. The financing and everything all intertwines. There are costs in getting these things done and everybody is in a tough spot due to the economy, but it is a crucial document for us to do anything intellectually towards this project.

Mitchell stated we all agreed it didn't make sense to thrash around with estimates/ proposals that weren't concrete.

Denham stated a concern I have had in talking with both sides is Hushbeck has stated there could be a long period of time to make this happen. Some of the parts or equipments to do the work may have to be manufactured.

Hushbeck stated now that we are talking distribution instead of transmission it changes the whole ballgame. Transmission is the stuff that takes a long time. To simply transmission it is the big stuff. The last discussion we had those are probably going to stay in place. There may be some slight changes, but for the most part it will stay in place. This will cut down on time constraints because yes it is not uncommon for it to take eighteen months minimum to get parts.

Fitch stated since we are talking distribution lines that will all be underground.

Mitchell stated some will be underground.

Hushbeck this is why the process has been very difficult for us with this developer. Cost plays a huge deal in this and when they see different cost sometimes they decide they don't need to have underground lines. We need a site plan and to know what the developer wants and we will do our best to provide it. It is an expensive proposition and we are not in the business of giving that stuff away. That is the reality.

Jensen stated we just want you to cost share.

Hushbeck stated which we do. There is a formula that shows what will be generate/make and what the payback is. We are a regulated utility and as a general rule we are in the area of making 10% on a good year. The growth is great and we love to be able to grow, but there are some real cost to all of it.

Madigan stated the Mayor and City Manager have done a great job on keeping us updated on Kohl's, but any idea of what their pulse is on how patient they will be from a commitment standpoint. Obviously Kohl's is not going to happen unless our developer gets his financing.

Mitchell stated I think they are very patient. Submitting a construction plan shows their commitment to the site and location. Most retail stores have opening dates and if they miss one then they slide to the next one. When we met yesterday they had dates of March, July and October. If we miss the March date their next target date would be July. We wanted to hit the March time and I don't know if we can or not. Part of the reason for doing the Early Entry Agreement was to get the utilities started. The two utilities on that site that are problematic are the gas and cable. They are underground and run east and west through the site. I think there are some temporary things we can do to get power during construction.

Hushbeck stated that is no problem.

Mitchell stated water and sewer are not a problem. By entering this agreement we can move that project forward and allow site activity on the projects prior to closing.

Nance stated this would be a positive for the community to see things going on down there.

Mitchell stated we may also enter into an early agreement with the hotel/conference center. In order to get any of the loan commitments from LEDA or CCIDA they must put their private equity into the project first. From the City side and the utility side we are trying to do everything we can to get the site development started and this is a way to trigger that process.

Madigan stated my only comment on our developer is his lack of resources, or however you want to define it, has put us in a position to keep making exceptions after exceptions. I'm not saying it is wrong, but it is becoming more evident this developer's resources were limited when we began and still are.

Fitch stated some of that limitation lies in what I discussed earlier with the mid-size boxes sitting back and not committing.

Denham stated that might be a domino effect. We keep giving and giving and it has been excuse after excuse. We are the ones doing the giving and we are not seeing a lot of giving coming from Ruhl. I agree we are in to far to stop now, but they have to get on the stick and starting doing some delivering.

Fitch stated I agree with you and we are having these discussions.

Zarle stated this is why I brought up the $50,000. For a project this size this is peanuts for what he wants to do and what we expect out of him. If he has to have the $50,000 to operate he has a problem in my eyes. I have been involved with apartments and I had to have more cash than that up front.

Mitchell stated the problem is he has a limited amount of equity and to get a commercial loan he has to show he has so many leases signed. He can't get those signatures because of the conversations going on and the junior boxes holding back and waiting.

Zarle stated you have that in every instance. People sit back and wait to see if anyone else is going to come.

Mitchell stated all I'm suggesting is there is a point and time when the Authority would have to make a decision on whether this developer is capable or not and I think that decision is based on two thing. First is whether or not Kohl's initiates their site development and whether or not we have a firm commitment with the hotel/conference center. I think if one or two of those things happen then the rest of the companies will come.

Zarle stated I agree.

Mitchell stated what I'm saying is the conversations that I have had with PID are very positive. If you remember when they were here they said "it is not a matter of if it is a matter of when". Every time we talk to them they believe that day is much closer. None of us in this room planned on the national economy tanking or the commercial loan market to have problems. I handed out an article about Indianapolis and it if you look at the quotes they talk about regulators going into small community banks and is looking hard at their commercial loan activity to determine whether those loans are fully collateralized or not and if the bank has the capital assets to cover those loans. The environment has changed drastically and there comes a point and time we have to do something different. I would suggest we have an Executive Session item in two weeks to have this discussion. PID is going to know something very soon. I also handed out the site development for Kohl's and that is $3,000,000 so even if Scott has a million that still doesn't get them there. Remember the first anchor that goes into the project is basically a break even development and the developer makes the money on the rest of the development. He has Kohl's committed and probably has made several concessions to them, but he know if Kohl's builds he will be able to get the other tenants.

Denham stated I'm sure he isn't making any money on the Kohl's project.

Madigan stated he is going to borrow that money. That is the world of development at this big level as they secure the commitments, but they are tying to find somebody to loan 100% of the cost. When you look at PID's numbers, and I know several of you have, they have true equity in their deal. You can see it. I haven't seen Scott's group put hard money into anything other than plans and things of that sort. We are talking $50,000 and this is kind of concerning, but it is like Denham said we are too far into it and we are.

Mitchell stated three of us went to Oklahoma City to review their financials.

Madigan stated I remember because I was one of the three.

Nance stated one partner had a lot of money. On these deal you don't have total visibility to the end when you begin. At this point we are far enough in and we have to keep going until we continue to gain traction and we do see that visibility. We have had these discussions. Mitchell and Fitch are the ones that have to sit and hear our frustration with Ruhl and Ruhl, but at the same time the thing that is appearing in my mind is due to the leadership, optimism and remarkable job these two guys' things are happening right now. We do have plans and I have a gut feeling and can almost see it this is going to happen. At this point this is the only choice we have. It has been a little frustrating for me all along because we got one response to our RFP and that was Ruhl and Ruhl. If there had been several to choose from we could have done more at that point, but everything Mitchell says about the economy changing makes this the worse time to go down this road. We have things happening that most places don't and most developments have totally stalled. If it wasn't for Mitchell and Fitch's efforts we wouldn't be where we are. In my opinion we have to keep going.

Denham stated I don't think there are any doubts about that. Steve Scott sold us on Ruhl and Ruhl because he could get these people lined up. If there is a third stream developer west of town that is causing everything to come to a grind then Scott is not as strong in his job as he claims he was. He needs to get the deals done. I agree with Nance you guys are doing yeoman work and not only deal with our frustrations, but I'm sure you getting the same frustrations with both PID and Ruhl and Ruhl.

Fitch stated you deal with these frustrations every two weeks and we are dealing with them all day long.

Mitchell stated we had a conversation with a certain big box developer and they said this year they plan to build less than twenty stores. Their average over the last five years was a hundred. That is what we are facing and the guy out west is not third string. He has a lot of connections with this particular big box and they are personal connections. He worked for them.

Fitch he also hired the person that is in charge and this is who we are dealing with.

Nance stated the west side development has its issues also. The owners of that land have decided they are not going to give them the whole tract. They want to retain part of it for their own personal usage. This has got to be a major problem.

Fitch stated the truth is not being told.

Denham stated we need to get this going because in the near future the City is going to have another site they are vested in.

Zarle asked when do they plan on signing this agreement.

Fitch stated they are waiting on our approval.

Mitchell stated we have to have approval from LURA and City Council as well. If the Authority approves the Agreement today I think there is a way to get them started.

Madigan stated I would like to say that I'm disappointed that they can't come up with $50,000 on their on.

Means stated I agree.

Nance stated yes, but they do have $300,000 in relocation. I don't know how much they are going to spend at this point, but they could be spending significantly more than that.

Fitch stated their expenditures for architectural engineering is $175,000, environmental authority and legal $80,000 and several other items. They have already accrued some cost and more coming. By the time they get through with the dirt work and utilities moved they will have $500,000 spent.

Nance stated before you know it they will be spending $50,000 a week.

Motion by Zarle, **Second** by Denham**,** to approve the Early Entry Agreement between the City of Lawton, Lawton Economic Development Authority, Lawton Urban Renewal Authority and Ruhl Scott 2nd Street Lawton, L.L.C. **Aye**: Fitch; Madigan; Means; Nance; Neal; Sheppard; Zarle; Denham. **Nay**: None. **Motion Carried**.

5. Discuss and review the preparation of analysis of estimated state revenues associated with Military Growth Impacts at Fort Sill, and take action as deemed necessary.

Mitchell stated I wanted to let you know that I authorized Dan Batchelor to retain this company. This is in conjunction with HB 1786 which allows us to capture state sales tax revenues. This is the last piece. When we get the information back from the consultant we will be able to package the application and it will be ready for submission. The material has also been given to the Governor and Lt. Governor. We believe we are getting pretty close. The reason for retaining this firm is because they have put this information together for other clients. It is more creditable coming from a third party independent versus the City Manager or the Authority's attorney. This item is just to inform you that I have committed $3500 to retain this company.

Madigan stated since this is an agenda I assume this a LEDA expense.

Mitchell stated yes.

Denham asked will we pay the consultant directly or will we pay the Batchelor's.

Mitchell stated they were retained by the Batchelor's so we will pay the Batchelor's. House Bill 1786 allows military communities that are impacted by growth to submit an application to the State to capture state sales tax for cost incurred to support the growth. There is an incredible amount of criteria we have to complete and a thresh hole for eligibility for the grant monies. We believe this project is an eligible program because it talks about tourism and economic development. The thresh hole for the program is 1,000 new jobs and $10,000,000 in new payroll. We estimate that between 2008 and 2013 there will be 7,000 new jobs and a growth in payroll will be somewhere around $350,000. We believe we are eligible and will be the first applicant.

Denham asked so 4% in state sales tax generated by the 2nd Street project will be given back to Lawton up to a certain dollar amount.

Mitchell stated it has to be project specific.

Denham stated so it could be the hotel/convention center or the retail.

Mitchell stated yes.

Denham stated we would just have to repay TIF funds and all the other.

Mitchell stated yes.

Sheppard ask do you have any idea how much money that would be.

Mitchell stated not at this point. It is based on the activity in the project. If it were the hotel/conference center it would be significant. This would be the first time that I know of that a city would be able to capture state revenue.

DISCUSSION ITEMS AND REPORTS

Madigan asked how are we doing on a couple of those acquisitions in the respective areas.

Mitchell stated I don't know if we have a closing set, but I think we have all the values determined. We are doing more demolitions and during the month of March we will be taking bids on removing the Coke building.

Denham asked what about all the trees and vegetation. Is this going to be a problem?

Mitchell stated yes.

Denham asked can you put out a sign for free firewood.

Mitchell stated we have had three or four people that were interested and we signed agreements with them, but they don't last.

Wells stated I would like to say I was one of the Council members that meet with the west side group. They didn't ask for anything. They introduced themselves and said they were interested in the property. The big box did come up and I did ask questions. They indicated they were locked in with this big box. The only story I've every heard was the big box didn't want to go downtown.

Zarle stated I have nothing to hide. We both had coffee and visited with them. We informed them that the downtown project was our number one project. We have our money tied up here and we have an obligation to get this going and get it done. If they can handle the west side on their own more power to them. I believe everybody here is dedicated to this project.

Wells stated I want you to know there isn't a Council member out there saying anything.

Mitchell stated the problem is you have a commercial broker and a developer telling people what they want to hear.

Nance stated we have to keep our eye on the prize and the prize is going to be when the whole development is in place. It is going to happen.

Denham asked could the Authority send letters to these boxes stating the City of Lawton is firmly committed to this project.

Zarle stated and invite them here.

Fitch stated it has been conveyed.

Wells stated this developer cannot say he has the support of any Council member because nobody has given him that support. As far as I know we are all committed to this project.

Fitch asked is there any other questions or comments. Seeing none thanks to everyone for being here today.

ADJOURNMENT

There being no further business meeting adjourned at 3:15 p.m.

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