MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
3RD FLOOR CONFERENCE ROOM
NEW CITY HALL
APRIL 23, 2019, AT 2:00 P.M.

Fred Fitch, Chair, called the meeting to order at 2:00 p.m. in the 3rd Floor Conference Room. Meeting notice and agenda were posted on the City Hall bulletin board as required by State Law.

ROLL CALL:
PRESENT: Denham, David (entered during roll call); Fitch, Fred; Fortenbaugh, Sean; Madigan, David; Means, David; Nance, Ron; Neal, Larry; Sheppard, Ernie.
ABSENT: Jackson, Keith.
OTHERS PRESENT: Michael Cleghorn, City Manager; Stan Booker, Mayor; Richard Rogalski, Executive Director; Frank Jensen, Legal; Kristin Huntley, Finance; Denise Ezell, City Clerk's Office; Kim McConnell, Lawton, Constitution.

INTRODUCTION OF GUESTS

Fitch stated since we have several guest with us today I ask that you stand and introduce yourself.

Stan Booker
Dan Mullins
Mike Underwood
Kim McConnell
David Hale
Johnny Owens
Irvan MacGooan
Julia Salas
Mike Brown
Darrell Jones
Johnny Kinder

Fitch stated we are glad to have all of you here today.

BUSINESS ITEMS

1. Consider approving the minutes of March 25, 2019.

Motion by Means, **Second** by Nance, to approve the minutes of March 25, 2019. **Aye**: Fitch; Fortenbaugh; Madigan; Means; Nance; Neal; Sheppard; Denham. **Nay**: None. **Motion Passed**.

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

Huntley stated I have two checks for payment today. One to CCIDA in the amount of $5,207.22 for the May payment and one for The Center for Economic Development Law in the amount of $4,455 for professional fees in March.

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

3. Receive Financial Report and take action as deemed necessary.

Huntley stated at the end of March you had $655,236.75 in the bank. Under current assets you see hotel sales tax receivables for January was $5,207.22 and sales and use tax receivable $50,121.18. Under liability you see the accrued interest payable for the BancFirst note in the amount of $137,006.23 and the CCIDA loan principle balance is $1.4 million. On the next page you see I changed it from calendar year to fiscal year. Our revenues are up 7.5% from last year. We did get the matching funds at the end of March in the amount of $466,322.04. Total income for March was $526,254.39, total expenses were $142,876.55 and profession fees for the month of February to The Center for Economic Development Law was $2,520. Overall expenses from this time last year were up 11.6%, total net income for March was $383,377.84 and fiscal year to date total net income was $71,391.80. Are there any questions?

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

4. Report on project activities, issues and programs including discussion and possible action on implementation and coordination.

Fitch asked Rogalski do you have any comments that you would like to make.

Rogalski asked do we want to present the slide show at this time.

Fitch stated not at this time.

5. Consider extending the contract with The Lawn Wizards for mowing and debris removal on LEDA owned properties within the Lawton Town Center, and authorize the chairman and secretary to execute a contract amendment for same.

Fitch asked are there any questions.

Denham asked is this the same as last year.

Rogalski stated yes.

Sheppard asked is this a 1 year extension.

Fitch stated yes.

Motion by Denham, **Second** by Nance, to extending the contract with The Lawn Wizards for mowing and debris removal on LEDA owned properties within the Lawton Town Center, and authorize the chairman and secretary to execute a contract amendment for same. **Aye**: Madigan; Means; Nance; Neal; Sheppard; Denham; Fitch; Fortenbaugh. **Nay**: None. **Motion Passed**.

Fitch stated I apologize. I didn't look far enough down when we passed on Item 4. We need to move back to Item 4 so Rogalski can present the slide show.

Rogalski stated I want to give you a short presentation that will help to get you up to speed on where we are. Remember the actual roadway and landscaping was a completely different project. It has nothing to do with the development other than it was a part of the overall revitalization of downtown. We had years of weather, economic conditions and neglect. This was the entry to our town. This is the 12 block area we are talking about and you still see this on the opposite side of the street. It is still in the original condition. There were a number of buildings that were dilapidated and some were active businesses. This was the front door to our downtown. It looks a lot different now. Why did we do this project? Why did we get involved in this area? This is why. We moved several individuals out of this blighted area and they were happy with the end result. We were able to find them sanitary homes and most of them cost more than the value of their property. We wanted to make them whole. Not all of the businesses were happy about moving but we did try to make everyone whole. The solution was revitalization. The Chamber of Commerce hired an urban planner and this is the document they created in 2005. It showed basically a vastly redeveloped downtown. You can see the 12 block area and you see it is not far from their vision. The next step was the urban renewal plan. The Lawton Urban Renewal Authority needed to update their plan. It was a 30 year old plan that was updated to provide new land uses with the most significant being mixed use and commercial central. Next was to find the capital. As you know a Tax Incentive Finance District was set up in our downtown area. The larger area is TIF I and it is an ad valorem TIF. It takes a snap shot of the ad valorem that was collected and any addition becomes the increment. The smaller area is the TIF II. This is a sale tax and property tax TIF. This area was dedicated to the project. Once we get a redeveloper in line we went to the banks to explain the project to revitalize our community. The banks in this case are all local and they understood the issues. The developer said what he will build and will earn this much. This allowed us to get a loan to effect the development. The TIF District is the guarantee on how the banks are paid back. In a TIF District you are saying "but for". But for us doing this act you wouldn't have changed this area. But for us doing what we have done to the area it would look exactly the same as it did. I believe the community felt nothing was going to happen in this area if we didn't do something special. Our bank partners are Arvest, BancFirst, IBC, City National, Liberty and First National Bank & Trust. The original loan was for $12,000,000 and this was to acquire the property. LURA went to work to acquire 54 acres and approximately 184 tracts of land. Not all tracks had occupants. Each time there was someone inhabiting the property there was relocation involved. This is a photograph of the area at the time we started acquisition. The pink boundary is the acquisition area of the project. We did not acquire the PSO sub-station. After the land was acquired it was time to go to the redeveloper and we refinanced our loan amount to $34,000,000. The $34,000,000 included the original $12,000,000 and other additional cost. There was a 20 year amortization and repayment was TIF revenue. One hundred percent (100%) of the incoming sales tax, state matching funds, ad valorem taxes and hotel sales tax is dedicated to the project. After fulfilling any obligation to the hotel developer and CCIDA 100% of the hotel sales and occupancy tax goes to the project. The agencies committed to this project are the City of Lawton, Lawton Economic Development Authority, Lawton Urban Renewal Authority and the Chamber of Commerce. They have been working on this for 17 years. It has been a long time to get to where we are today. Everyone thought this project was a good idea and meant the "but for" test. Other advisors included Center for Economic Development Law and a bond counselor. They had experience with Bricktown and Devon. We had a really knowledgeable group of advisors. We ended up with two development partners. We had Partners in Development, who is now Lawton Lodging, LLC, and they did the hotel. Then we had Collett and Associate, who is now Lawton Towncenter LLC, and he did the retail. In the spring of 2013 we closed on the property and construction started. Here are a couple of photos during the construction process. The hotel was completed in 2014 followed by Kohl's, Dicks and Petco. This is a photo of the project now. We made a remarkable change to the area and that was the purpose of the project. How is the project performing? It does generate a decent amount of revenue and there is still empty ground. The only new footprint since 2014 is Mattress Firm. This is a general graph of how we are performing. The top gray line was our proposal, the green line is how the TIF II is actually performing, the gray dashed line is the revenue in TIF I and the black line is our payment schedule. You see we are just squeaking by. The project was intended to develop faster and I believe the retail industry was different then than it is now. It just hasn't built the way it should. That is why this body is excited about the new development. We want someone to build on the property so the green line goes up and moves us into a more profitable/stable situation.

Fitch stated to the far north end there is a little over 10 acres that is owned by LEDA. That is under contract with Owens Commercial Properties. Collett does have an option to the property and he is working on a big box or other retail to place there. The retail market has changed tremendously in the last 10 years. You have seen lots of closing nationwide and locally. We have seen Sears, K-Mart Hasting, and Charming Charlie filed bankruptcy. We have had 4 withdraw from the project on 82nd Street. They have worked with 3 different developers and there has been no success. Costs have gone up and retailers are changing their way of marketing.

An 85,000 square foot big box is now a 45,000 square foot. Some are using their stores as distribution center because of the online sales. Online sales are putting a different style on retail operations. The last developer for 82nd Street wanted approximately $6,000,000 from the City of Lawton for infrastructure within their project. The City could not do this because it is not in a TIF District. The TIF District is designed to assist a community of blighted and dilapidated areas. Trying to get a developer to look at downtown with all the dilapidated structures was just not feasible. Developers want shovel ready dirt. That is why we had no alternative but to finish the project. We wanted to be ready to proceed when the economy turned. Journeyman came with the hotel/convention center and Collett with the retail. Collett was a developer who had done towncenters in Midwest City, Norman and Tulsa. Sam Kumar was with Journeyman Construction and has built 15 to 20 hotels. Both developers have done a tremendous job. The hotel was slow getting started but now they run about 71% occupancy and on Monday through Friday it runs from 85 to 98%. The tax captured there goes to pay back the $1,500,000 to CCIDA. The project is working we just need to get more development. We have the 10.5 acres at the north, the parcel at 2nd and Gore, and another parcel just to the east of that. Collett owns the 2 small parcels. The parcel we are talking about today is the one at 2nd and Gore. Mike Brown is dealing with a company out of Oklahoma City who wants to locate on this parcel. I saw where someone stated he wanted to go on Cache Road and Brown talked him into coming to 2nd Street. That is not necessarily the case. Brown owns property on Cache Road and they preferred the 2nd Street parcel. We have put a proposal together and I believe he has accepted it. He has acquired his financing with a local bank for the project. There is a contract/lease with the retailer and Brown is waiting on this contract with their signatures. Is that correct?

Brown stated yes.

Fitch stated we had to re-acquire the property at 2nd and Gore. In Collett's redevelopment agreement there were incentives as part of the agreement. Those go to the developer as he develops and rents the buildings. In the redevelopment agreement there were incentives for Kohl's to bring this to this area. There are still blighted areas to some degree on the west side of 2nd Street. It is our intention to move to the west side from Arlington to Ferris and up to 3rd. We must get the last 10 acres developed before moving on. The incentive for the 12 block area is based on footage. The footage for the 2nd and Gore is 5500 and the incentive dollars is $348,333. If Collett develops the property he would receive these incentive dollars. We spoke with Collett and he was willing to forgo the $348,333 to make this project work. We will pay him the incentive for the development of the property. This will transfer the property back to LEDA and then we will transfer the property to Brown for $39,551. Brown has a 10 contract with the tenant with a 5 year kick out if they are not doing $2,000,000 in 5 years. With the possibility of a kick out at the end of 5 years we have it built in the agreement to cover the difference of the cost of the land. We have wanted restaurants in that area. We have good restaurants in the area that are performing well but we would like to see 3 more. We don't want a drive through hamburger place. We want to see sit down restaurants. As you saw in the slide show we need the revenue to help with our note payment. We pay interest in March and principle and interest in September. We are in need of making something happen down there and we feel this opens the door to another one. We are also working on 3 or 4 acres on the north end and Collett is working on a big box in the other 5 acres. You see that the repayment is based on the sales tax that is generated and the state matching funds. We get 2% of the city sales tax. We have a base value for ad valorem and sales tax for the 12 block area. It is about $286,000 the city and county received in revenue. We take the growth and use that for the amortization of the note plus the State matching funds. TW Shannon passed a bill where the 5 military communities within the State of Oklahoma that have projects that enhance the quality of life for military families receive 2% matching funds from the State of Oklahoma. These families don't pay taxes so the State saw the necessity for this bill. Those communities are Altus, Lawton, Midwest City, McAllister and Vance. The match is 2% up to $25,000,000 until 2035. If we can get cash flow with a big box we would be in great shape. We do have reserves we can use and we have renegotiated our loan that went into effect March 31st. Today we have a proposal that will be discussed for the 2nd and Gore parcel. If there is anyone who would like to speak we will allow you to do so at this time.

Underwood stated I think everyone here knows me. Some of the people at this table I have done business with and some were classmates. Why am I here? I didn't bring a slide show but I would like to put a slide in your mind that I would like for you to see. The Lawton Economic Development Authority is doing great work and I'm trying not to be negative about this. To me when you make a deal to sell land to a developer you are kind of picking winners and losers. Here is my slide. Here is a pie and there are so many food dollars in Lawton in that pie. Is this restaurant coming to town going to make that pie bigger? It is not. It is going to take a piece of the pie. I have a piece of the pie, Julia Salas has a piece, Back Porch, Billy Sims, Silver Spoon, Burgess Grill and then you go west. Every restaurant in this town has a piece of the pie. Now we are going to be giving up some of our business. Are we creating extra jobs? No. The employee at this restaurant will make $2.13 an hour like they make at Mike's. Cooks will make $10 to 15 per hour like they do at Mike's. You are just shifting jobs from one location to another. I get that you want to create activity downtown. I've heard this is to be a game changer. It is not a game changer. The development at 2nd Street was supposed to be a game changer and it wasn't. What has 2nd Street done? It has hurt the mall. You moved some of the businesses that could have been in the mall to 2nd Street or 82nd Street. I'm trying to emphasis your decisions have consequences. There are winner and losers. I have been here 45 years and I have paid my dues. Julia Salas has paid her dues. These restaurants are not creating high paying jobs. They are not making this town economically better. Unless we get more boots on the ground or factory job restaurants are not going to make that much difference in this town. All it will do is divide the food business up a little more. US foods told that that Lawton has more restaurants than Norman and we want to add more. I'm not against Mike Brown developing a restaurant there. I think what I'm really against is buying the property back and giving it to him to develop and create sales to help as a lifeline to 2nd Street. That lifeline affects me and Julia. I've had people tell me this is going to be the greatest thing since apple pie. It is going to be so busy and I'll get the overflow. I don't think so. I'm in the restaurant business and I know how much there is out there. If you start making my pie a little smaller it goes to somebody else. I would like to see economic development and I think y'all do also. There is not a person in this room that doesn't want to see Lawton grow and we are not. Until we add boots at Fort Sill and more jobs these kind of incentives are negative. They roll back on us. Would any business person in this room like them to subsidize someone coming to town to do business against you. Local businesses are your bedrock for the community. We have been here and paid our dues. We have supported our schools and charities. You name it and we have been there. Pardon the expression but this is like giving the locals the middle finger. We all know who is coming to town and they are getting a prime piece of property. I didn't know about this kind of deal. The signs say to contact Collett and Collett didn't say contact LEDA to get a special deal. I'm not trying to rain on anybody's parade. This is not a good deal for the locals. My phone has buzzed like heck with people who are against this. I have yet to have a local businessman tell me they like this deal except for a couple. I appreciate your time.

Fitch stated when you said that Collett says to contract LEDA and they will cut a deal that is not what is done. Collett owns the property. He was approached prior to LEDA being approached. They knew Collett owned the property and that was who they needed to deal with. Collett had not had any bites in 4 ½ years on this property. When he was made aware of the deal he was willing to forgo the incentive money for us to use in order to make the deal work. If he had made the deal he would have used the $348,333 incentive money to make the deal work.

Underwood stated there were a lot of facts presented here that if I had to take a test I would have made an F. It was too fast and too quick. Did anyone else in this room know about that? Darrell did you know that you could to it? No. Johnny Kinder? Julia you tried buying that property didn't you?

Salas stated I looked at the property about 4 ½ years ago and I was given a cost prohibitive dollar amount and I moved on. I bought Darrell's property instead and put in $50,000 in improvements to the city's waterline. There is just a little hint that doesn't sit quite right. I do think you guys are doing a great job and as Mike said we are all for revitalization down there. I am a downtown east side person. I want to see growth there. If the place that is rumored is actually the case it will be in direct competition with Mike and will hurt him.

Underwood stated it will.

Salas stated it won't hurt us as much as it will him. We had conservation with Brenda from the Chamber and what we need is more tech jobs. Entry level positions are killing us. We have a labor crisis.

Underwood stated we can't hire enough people.

Salas stated in one day I interviewed a felon, arsonist and someone with mental health issues. It is tough out there. I am for revitalization and I'm okay with competition. Mike and I have it and we have survived. It just doesn't seem like the best solution.

Fitch stated for high tech jobs LEDC, Lawton Economic Development Corporation, is the one that deals with the industrial and manufacturing type jobs. LEDA is focused on retail and improving our city and dilapidated areas. When you look at that area prior to the revitalization you see tremendous improvement and we are not through. That is the purpose of a TIF District. It was not allowed on 82nd Street because that was clean land with nice homes and businesses. They have a different approach to financing than we have. I believe there were 113 parcels owned by 83 different people and we made them all whole. We didn't end up in Court over any parcel. There were a lot of utility costs with PSO running new distribution and transmission lines. We had almost $5,000,000 in utility cost. We had a drainage situation with Arkla Gas. We have a drainage discharge area that goes through the entire project to collect water from Fort Sill Blvd that runs down Ferris, Euclid, Columbia and Bell. How do you make it where a city can make this work? That is when State government came up with the TIF. We are not giving anything away. We are just passing on Collett's incentive package. We would have had to pay this whether it was to Collett or to someone else. I know LEDC is working diligently on high tech jobs. CCIDA has acquired an additional 320 acres by Goodyear. The City has reconstructed their CIP program to allow moneys to be used to upgrade their IT system and for industrial economic development. That is getting infrastructure to the industrial park. We don't have land that is shovel ready to locate any new companies in Lawton. The City of Lawton, LEDC and CCIDA are all working trying to get land shovel ready. We have talked about making other areas within the city TIF Districts. We have looked at Lee Boulevard from 2nd to Sheridan, Cache Road from Fort Sill Boulevard to Sheridan and Sheridan Road north of Cache Road. We want to clean up this town to make it more attractive, viable and live able for our citizens. This takes a lot of time and effort. The stores located on 2nd Street and 82nd Street are all new businesses to Lawton and Central Mall was 100% behind the 2nd Street project. Malls across the country are struggling. There has been a big change to retail and we have to change our ways and methods of doing things. I think this is something that is good. We have to move forward with it.

Underwood asked if this is so good why don't you take it before City Council and let them vote on it. They are elected officials. You could make a recommendation with the slide show.

Fitch stated the backstop to the financing is the City of Lawton. If this project doesn't grow and we stop it from growing the City of Lawton will be responsible for paying the note.

Underwood stated that is my tax dollars too.

Brown stated I would like to let all the local restaurateurs know that I have the upmost respect for them and their businesses. The entire motivation here was one of enhancement to help our city and community grown. I have been involved with economic development and when trying to attract high tech jobs one of the biggest things they ask about is the variety of entertainment the city offers. Increasing the variety of entertainment will help us with economic development. The 2nd and Gore lot has been vacant for several years and a lot of the time the weeds are this tall. Developing that lot should help your land value go up. I knew there might be kick back and I understand. You are protective of your business and I don't blame you. I believe in my heart that this will enhance your business. The opportunity to grow your business is going to be greater because of this and not less. The one place we respectfully disagree is I truly believe there is a bigger pie and that we can make more pies. To make more we have to do the right thing and sometimes that means we have to make difficult decisions. I'm part of an investment group on the west side who owns Laugh Out Loud and Chucky Cheese is on the west side. We were concerned about it because it was an incentivized development. It hurt us for a while and six months later it was all done and we moved on. I truly understand your concerns. I believe in this project and I think it is a great project. I believe this is an opportunity for us to grow our downtown and to help LEDA. I believe that clustering up restaurants is going to help all 3 and any others that may go in down there. I own a restaurant in Oklahoma City and I know what it is like when a new one comes in. I know how fearful we were. It ended up and helped our business. Just because we have the one difference of opinion doesn't mean I have any less respect for you and the business you have built. I may not have grown up here but have been here for 30 years so I consider myself a local and I'm one of the locals that is for this project. There are a whole lot of locals out there that believe in it. I think what you will find in a couple of years the rising tide will raise all ships. I want you to know I believe in the project and think it is a great project. I believe LEDA is bearing the brunt of some of the political strife and political strife is okay. That is what our Country is all about. In the end my dream and hope is that it raises your businesses up too. Thank you.

Salas stated I can see the vision of having an area to draw more people to that space. My wish is down the road you guys consider sidewalks to tie it all in. I'm excited about the Farmers Market. I assume that is still happening.

Neal stated it is very much on track.

Salas stated don't just dump a new competitor there. Continue to work on growth in the area and to tying it all together. Make it more of a destination. I think it would be great if we could do something like that.

Fitch stated everybody that is located down there is a competitor to some existing business within the City of Lawton.

Brown stated we have started an organization called Warewolves and Albert Johnson stated Ware District. We have engaged a consultant to help us pull all this together. The original downtown revitalization needs an upgrade. It needs something to find the connective. We have soldiers walking from the Hilton and Bricktown Brewery, yes I said the name, to Mike's, to Salas and anywhere else downtown. We are working on that.

Salas stated you have hotels east of Mike's and if there were sidewalks that would be great. The Ware District and TIF District is great. Mike and I have been in this for decades and we are not in the Ware District or the TIF District. We are kind of step kids out there on the side. Anything that can be done to improve our business we would hope we would be on the radar.

Mayor Booker stated I want to add something here. I appreciate how beautiful 2nd Street is. You guys have done a good job and I appreciate you servicing just like I appreciate everyone that serves on every board. There is a price for the government getting involved in things like this and that prices shows up at 650,000 vacant square feet across town. It's not just the City of Lawton or the tax payers of the City of Lawton in that respect. Other people are paying the price. I want to say that alone is not the problem. The drawdown of the army is probably costing us more problems. I'm not even sure anybody would be there today if we had 8000 more people. It is important that we grow the economy. I appreciate what you guys do. It is a tough decision but guys like Mike, myself, and others that own property in town are paying a price.

Fitch stated I don't disagree but in order to grow everybody's pie is going to shrink a little. Look at Oklahoma City or Cache Road on a Friday or Saturday night. Every parking lot of every single restaurant is full.

Mayor Booker stated I'm not sure what your point is. I called Mick Cornett and he said no retail incentives were given in Bricktown except for Bass Pro Shop. They built the building and rented it to them. This turned into a good thing for Oklahoma City.

Fitch stated we are not giving the incentives. Those were part of the redevelopment package to get a developer to come in and build the retail.

Mayor Book stated my point stands. There are costs paid by people who own local businesses. I appreciate you and we can't get crossways with each other. We grew up together and are friends. We ought to be able to have a discussion.

Fitch asked are there any other questions or discussion. Is there a motion to go into executive session.

Motion by Means, **Second** by Denham, to convene into executive session. **Aye**: Means; Nance; Neal; Sheppard; Denham; Fitch; Fortenbaugh; Madigan. **Nay**: None. **Motion Passed**

The Authority convened in executive session at 3:00 p.m. and reconvened in regular open session at 3:20 p.m. Roll call reflected all members present except Jackson.

EXECUTIVE SESSION:

1. Pursuant to Section 307B3 and C10, Title 25, Oklahoma Statute, consider convening in executive session for the purposes of conferring on matters pertaining to economic development, including requests for development assistance, financing, and the sale and/or acquisition of property with respect to the Lawton Downtown Redevelopment Project and in particular the development of Lot 1, Block 1, Lawton Downtown Center, Part 2, and take appropriate action, if necessary, in open session.

Fitch stated we did convene into executive session and I believe there is a motion to be made.

Motion by Fortenbaugh, **Second** by Means, to approve a Redevelopment Agreement with FTG Brown, LLC, for the development of a 5,500 square foot full service restaurant on Lot one (1), Block one (1) Lawton Downtown Center, Part 2, to include the conveyance of said property to FTG Brown, LLC, for the initial payment of $39,551 and a promissory note (secured by a mortgage, etc, at LEDA's option) in the principal amount of a default payment as defined and made applicable by the Agreement, and to authorize the Chairman to execute the Redevelopment Agreement and such other documents as necessary to implement the Agreement. **Aye**: Neal; Sheppard; Denham; Fitch; Fortenbaugh; Madigan; Means; Nance. **Nay**: None. **Motion Passed**.

Fitch stated I would like to thank everyone for being here.

DISCUSSION ITEMS AND REPORTS

ADJOURNMENT

There being no further business the meeting adjourned at 3:25 p.m.

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