

MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
THIRD FLOOR CONFERENCE ROOM
NEW CITY HALL
MAY 19, 2022 AT 2:00 P.M.

Fred Fitch, Chair, called the meeting to order at 2:01 p.m. in Third Floor Conference Room. Meeting notice and agenda were posted on the City Hall bulletin board as required by State Law.

ROLL CALL:

PRESENT: Fred Fitch, Sean Fortenbaugh, Randy Warren, David Means, Larry Neal, Ernie Sheppard

ABSENT: David Denham, David Madigan, Ron Nance

OTHERS PRESENT: Richard Rogalski, Executive Director; Susan Schlecht, Finance Department; Donalynn Blazek-Scherler, City Clerk's Office; John Ratliff, City Attorney; Michael Cleghorn, City Manager; Kim McConnell, Lawton Constitution; Eric Swanson, Southwest Ledger

BUSINESS ITEMS

1. Consider approving the minutes of the January 20, 2022 meeting.

Motion by Means, Second by Sheppard to approve the minutes of January 20, 2022. **AYE:** Fitch, Fortenbaugh, Warren, Means, Neal, Sheppard **NAY:** None. ***Motion Passed.***

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

Schlecht stated these invoices will cover from December of 2021 to May 19, 2022.

Schlecht stated there are two cash transfers from the TIF 2 account to the Apportionment Fund at Bank of Oklahoma in the amounts of \$273,000.00 and \$84,000.00.

Schlecht stated the remaining invoices are all for legal services from Center for Economic Development Law. The amounts are \$820.00, \$517.50, \$1,022.50, \$317.50, and \$4,340.00.

Chairman Fitch asked if there is a breakdown of exactly what these fees are for.

Schlecht stated they are all legal fees pertaining only to TIF 2, the retail district. All the other TIFs are funded from hotel/motel money.

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

Schlecht presented the Balance Sheets and Income and Expense Activity Reports for December 2021, January 2022, February 2022, March 2022, and April 2022. These reports are available in the City Clerk's Office.

Schlecht also reviewed a breakdown of the LEDA loan. This document is available in the City Clerk's Office. Schlecht stated we are in good shape to make the payment and will also have 2 months of sales and use tax to be used on the next interest payment as well.

Motion by Sheppard, Second by Warren, to approve the financial reports for December 2021 through April 2022. **AYE:** Warren, Means, Neal, Sheppard, Fitch, Fortenbaugh **NAY:** None.
Motion Passed.

4. Discuss a proposed transaction between LEDA and the City of Lawton regarding the real property located at 910 SW B Avenue and 909 SW C Avenue, provide direction to staff, and take action as deemed necessary.

Chairman Fitch gave background on the original purchase of the two vacant lots located to the West of City Hall. He stated that LEDA owns these lots because the City didn't have the money when the lots were bought. The purchase price was about \$90,000.00.

Rogalski stated there is also an additional bill for \$10,000.00 for the demolition of a house that was there. That takes LEDA's total investment to about \$100,000.00. Rogalski stated there is also a LURA landfill bill for demolitions that were done on 2nd Street. The cost of the bill is about \$115,000.00, and it would eventually become a LEDA obligation. He recommends including this bill as part of the transaction.

Chairman Fitch stated he recommends transferring the two lots back to the City, and the City waive the landfill bill currently under LURA.

Schlecht stated she would like to look at the numbers on both sides.

Rogalski stated we will bring back some documentation to take action on.

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

Rogalski stated a tenant in Lawton Town Center is looking to move into the vacant space next to Petco. He stated this is not a big deal except for the antique retainage we have been holding from the developer as part of their incentive. This will have to be worked through, but it is not a large amount of money.

Rogalski discussed refocusing a TIF district around Central Plaza to recapture the investment that FISTA is putting in. He stated if someone is leasing that property, then they have to pay a property tax in lieu of, and we could capture that to help fund that project as an additional funding mechanism. He stated we would restart that TIF to allow

for a longer time period and also add a sales tax TIF. Rogalski also discussed the possibility of TIF 7 on the North side of 2nd Street.

EXECUTIVE SESSION

1. Pursuant to Section 307C.11, Title 25, Oklahoma Statute, consider convening in executive session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within our jurisdiction, as public disclosure of the matter discussed would interfere with the development of products or services and/or violate the confidentiality of the business.

Motion by Means, **Second** by Neal, to enter into Executive Session. **AYE:** Means, Neal, Sheppard, Fitch, Fortenbaugh, Warren. **NAY:** None. ***Motion Passed.***

The Lawton Economic Development Authority remained in Executive Session from 2:40pm to 3:11pm. Roll call at the conclusion of the executive session showed all the same members were still present.

Chairman Fitch stated no action was needed on items discussed in Executive Session.

DISCUSSION ITEMS AND REPORTS

No Discussion

ADJOURNMENT

There being no further business, the meeting adjourned at 3:12pm.

Motion by Warren, **Second** by Sheppard, to adjourn the meeting of May 19, 2022. **AYE:** Neal, Sheppard, Fitch, Fortenbaugh, Warren, Means **NAY:** None. ***Motion Passed.***