

MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING
THIRD FLOOR CONFERENCE ROOM
NEW CITY HALL
DECEMBER 9, 2021 AT 3:00 P.M.

Fred Fitch, Chair, called the meeting to order at 3:00 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, Ron Nance, Larry Neal, Ernest Sheppard, David Denham

ABSENT: Keith Jackson, David Means.

OTHERS PRESENT: Richard Rogalski, Executive Director; Susan Schlecht, Finance Department; Tammy Anderson, City Clerk's Office

BUSINESS ITEMS

SKIP TO ITEM 4.

4. Discuss the status of the LEDA owned property within the Lawton Town Center project area, provide direction regarding the possible listing of the property with a real estate broker, and take action as deemed necessary.

Chairman Fitch stated the contract with Johnny Owens has expired. He would like to list this property with Jason Wells with Insight Commercial Properties. Jason would need to prepare a contract to be signed at the next LEDA meeting.

Rogalski stated the former agreements have always included a clause that stated if properties were sold to Collins Associates or Lawton Town Center LLC, that would be excluded from the agreement.

Jason Wells stated he is aware of that and is agreeable.

Madigan asked what the listing timeframe is.

Jason Wells stated 12 months.

Madigan asked if there is an opportunity for monthly or quarterly updates.

Chairman Fitch said if monthly is possible or needed, he would like to see that.

Madigan asked if there was a specific marketing strategy.

Wells stated he would like to look at pricing, businesses in the mall, and some markets that have not been touched.

Madigan asked how price per square foot was determined and requested Wells bring a visual on how he would determine pricing.

Wells stated he isn't saying that \$10 a square foot is wrong, he just doesn't understand how that was determined when places on Gore are going for \$6 a square foot.

Neal stated the original agreement stated it was \$4.32.

Chairman Fitch asked Wells to get together his marketing strategy and pricing and bring it back.

Motion by Sheppard, **Second** by Nance, to approve entering into an agreement with Jason Wells and Insight Commercial Properties for listing of LEDA owned properties within Lawton Town Center. **Aye:** Madigan, Nance, Neal, Sheppard, Denham, Fitch, Fortenbaugh **Nay:** None. **Motion Passed.**

SKIP BACK TO ITEM 1

1. Consider approving the minutes of the October 19, 2021 meeting.

Motion by Madigan, **Second** by Denham, to approve the minutes of October 19, 2021. **Aye:** Fortenbaugh, Madigan, Nance, Neal, Sheppard, Denham, Fitch. **Nay:** None. **Motion Passed.**

2. Consider approving a Resolution providing for future reimbursement from Industrial TIF District 4, of the City's expenses associated with the Redevelopment Agreement approved by LEDA on March 25, 2021, which includes the reimbursement of the TDG-BG Lawton, LLC, of the actual costs of the public improvements serving the industrial development project located at 1310 SW Rex Madiera Road.

Rogalski stated the Redevelopment Agreement already provided for the whole process. LEDA will be reimbursing the City and LEDC. This is just a Resolution saying you agree to do what you already said you would do.

Denham clarified that this money will go to LPS, not Cache, for this particular property.

Chairman Fitch asked if there has been any money for the Republic District.

Rogalski stated he's seen documents from the County Assessor that does show the TIF district in place, but money is not showing yet.

Denham asked if there was any status on jobs.

Rogalski stated he will get all information together for the Republic TIF district and bring that information back to the next meeting.

Motion by Madigan, Second by Denham, to approve a Resolution providing for future reimbursement from Industrial TIF 4. **Aye:** Madigan, Nance, Neal, Sheppard, Denham, Fitch Fortenbaugh **Nay:** None **Motion Passed**

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

Rogalski stated he hasn't heard anything back from the redeveloper, but there is a lot of activity going on.

Denham asked if there is anything going on by Bricktown Brewery on the South end.

Chairman Fitch stated Bricktown Brewery does have some ideas for other possible restaurants, but they want to get through their first year to see where they are.

Denham stated he saw in the paper Bricktown bought Salas out.

Neal stated they will be operating Salas in a joint agreement with Julia, the current owner.

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.

Rogalski stated there haven't been any updates like he thought there would be.

Chairman Fitch stated an Executive Session is not needed.

DISCUSSION ITEMS AND REPORTS

Rogalski stated with the new note, a monthly payment must be put in account. This could be a little tricky for LEDA since income comes at different times. A plan needs to be made for periods between lump sums, possibly borrowing money from the City. This worked out for this month since the state match came in.

ADJOURNMENT

There being no further business, the meeting adjourned.

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