

MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
MAYORS CONFERENCE ROOM
NEW CITY HALL
DECEMBER 18, 2014, AT 1:30 P.M.

Fred Fitch, Chair, called the meeting to order at 1:30 p.m. in the Mayor's Conference Room. Meeting notice and agenda were posted on the City Hall bulletin board as required by State Law.

ROLL CALL:

PRESENT: David Denham (entered late); Fred Fitch; Keith Jackson; David Madigan; David Means; Ron Nance; Larry Neal; Ernie Sheppard, Doug Wells;

ABSENT: None

OTHERS PRESENT: Brooks Mitchell and Kristin Huntley, Financial Services; Richard Rogalski, Planning Department (entered late); Frank Jensen, City Attorney's Office; Dan Batchelor, Legal Council; Denise Ezell, City Clerk's Office.

INTRODUCTION OF GUESTS

Fitch stated we have Albert Johnson, Jr. and Arun S Tilak from Cameron University, Joe Tilton from the Fairmont District, Steve Robinson Lawton Constitution, and Bryan Long, City Manager with us today.

BUSINESS ITEMS

1. Receive a presentation from representatives of the proposed Fairmont District regarding their plans and ideas for redevelopment of Lawton's downtown.

Fitch stated Joe Tilton is here to share with us the visions of the Fairmont District.

Johnson stated before Tilton gets started I would like to say that one of the roles we have at Cameron University is the business incubator called Center for Emerging Technology and Entrepreneurial Studies. We have the opportunity to help new businesses get started. We are proud to say that the Fairmont District is one of our new tenants. They have been there a little over 90 days. Our director will work with them to not only connect inside the community but asset outside the community. Whatever challenges he has moving forward we see as part of our responsibility because he is one of our tenants. Cameron is trying to help businesses like Fairmont go forward and Tilton is going to talk you through some of the ideas we have.

Tilton stated Lawton is the place of my childhood. I came here in 1959 and attended Taft, Lawton High and Cameron University. After college I left and had a decade long career in broadcasting and then became a Business Rescue Specialist. I have worked in 5 countries pulling businesses out of the fire. Last summer I was working with a business here in town and a market issue popped up. I contacted Johnny Owens and asked he put the right people together to

do a Bricktown in Lawton. We have a Board of Directors and have been operating since March. We attended a meeting held by Blair Humphreys from Oklahoma University and his presentation was exactly what we were thinking. Chuck Weber, John Rutherford and I went to Norman to discuss our plans with Humphreys and to see what he felt would work best in a Live-Work-Play District. He gave us the name of 2 guys with a company called Better Block that turned Oakcliff around. They advised us on what to do, how to get started and we had our first event on May 3rd.

Tilton stated I have seen what works in a community and what doesn't and we have discovered that a Live-Work-Play District is very prosperous. For every \$750 spent in rent results in \$9000 spent in that immediate area. Think of the tax revenue that comes in off a Live-Work-Play District. This is another reason we looked at this very carefully. We all have the natural drive to nest where we are. This is true of military assignees. They come to the community and make their homes feel right. Sometimes we don't see what is going on around us because that is our nest and that is perfectly normal. That is not the issue for the market place today. We need to look at what will attract people from various parts of the world. In Lawton/Ft. Sill we have the opportunity to have people here because they have to be. Those people turn into ambassadors for our community. If they love where they are they retire here. There are some that actually hate it but they all turn into ambassadors regardless. So it is changes that have been seen in other places that leads us to this Bricktown idea.

Tilton stated we have been getting advice and support from Jane Jenkins the CEO and president of Downtown Oklahoma City. She is also the brains behind Bricktown and she has AJ Kirkpatrick working with her. They have lent a great deal of support and are doing it free of charge. We also have support from Main Street Oklahoma. Main Street Oklahoma has a return on investment that is over \$38 per every dollar invested and are supported by the Oklahoma Department of Commerce. Roger Pulley is the District Director and has jumped in with both feet. He wants to see the Fairmont District become a success. They would like for us to join Main Street but to do so we must have a Resolution of Support from the City Council. That is the request I bring to you today. Also we need a boundary designation. This will help us be a part of Main Street and continue to get the support from Oklahoma City. I'm not saying Oklahoma City is panacea but I am saying they have had a dramatic turn around. There are over 20 districts in Oklahoma City today.

Tilton stated let's talk about the characteristics of the location of the district. There has been a great deal of infrastructure put in place at Central Mall and on the 2nd Street project but there is a third layer that needs to be given some serious attention and that is the old industrial area. It is blighted and on our front door with the front door being on Gore between I-44 and 2nd Street. We want to make that the most beautiful part of town to attract business and tourism. It is a fact of life that beauty attracts. We want the mall and 2nd Street to be successful and to build economic infrastructure there.

Tilton stated I want to give you a few things that are reality. In my research I found what the rest of the world thought about Lawton. In the Bloomberg Report we are listed number 4 in having the highest percentage of population lost in the United States. Number 1 on the list was Valdosta, Georgia with a population of 54,944. Looking at the publicity of Valdosta there are a lot of positive things. When I spoke with Valdosta they did not know they were on the report. This was what one gentleman had to say about Valdosta “It is their way or they will teach you or fix you”. A Judge was quoted from the bench saying “Son we don’t have rules here”. A citizen stated “Valdosta has always done it that way”.

Tilton stated number 2 on the list is Montgomery Alabama. One citizen was upset about parking meters, limited entertainment and high city taxes. Also stated “I must have been under the witch’s brew that made me crazy as hell when I moved here”. Another “This is the worst city in Alabama”. I found a poll was taken and 1 out of 5 gave the city a thumbs up.

Tilton stated Jackson Mississippi is number 3 on the list. Again positive publicity. Here is a quote “Over the last 20 years families with high incomes have left the city of Jackson and have built homes and businesses in surrounding small towns. Most still work in Jackson but live outside. Jackson’s taxpayer pool has substantially dropped. This has affected the quality of living negatively in many ways. Downtown currently has no entertainment. There are a few projects but they are being developed slowly. The best way to view Jackson is in your rearview mirror”.

Tilton stated Albany Georgia and Lawton are tied. Albany has a population of 77,435 with lots of positive publicity. Lack of entertainment and feeling of isolation were the major concerns. One comment “We moved to Albany and it was 8 months of pure hell. There is nothing good about Albany”. Again positive publicity for Lawton Oklahoma. What the military had to say was concerning. I won’t go over it I’ll just let you look it up.

Tilton stated I was shocked at the listening session at Ft. Sill. What scared me was wondering if they had a session with the soldiers and what they told the Department of Defense. Like I said every soldier will be an ambassador for us in either a positive or negative manner. We have a unique marketing opportunity in Lawton in that every person who is assigned here has the potential to be a keeper. We can send these individuals out to say either positive or negative things about Lawton and we certainly don’t want the negative.

Tilton stated Jackson Mississippi has done something very interesting. They have organized a district and have music festivals that are just marathons. They call it “Mississippi Blue Grass”.

Tilton stated in our research we have found 3 things that go against internet grown. Over the past 5 years internet growth is up 67% and it show no sign of decline. That hurts our tax base. This is a major concern to every community. What do we do about it? We found 3 things that are working against the internet. Heritage based businesses, place branding and entertainment. An example is Macy's in Philadelphia. They have shown dramatic gains for some time. This is a shopping experience. When you walk in you see one of the most beautiful gardens you have ever seen. It is 7 stories with a mezzanine and on the back wall of the mezzanine is a 28,000 pipe organ. At Christmas they disburse the choir to the shoppers and that is an experience. We are finding that the experience is what is being demanded by all generations.

Tilton stated the millennial group was born in 1985 and are now young professionals getting ready to enter the market place. Why should we care about them? Because they are 70 million strong and looking for places to live, play and shop. They are about 24% of the population in the United States and that is a number to big to ignore. Do we want young professionals in our community? I think so but they want certain things. Our research shows 9 things they desire. First is an affordable place to live and we have that. Low crime rate in their neighborhoods. We have that but it is not perceived that way. You hear all the time that we are a crime riddled city and it isn't true. I have asked the media to help solve this problem. Ardmore is the crime riddle city in Oklahoma and we are number 6. A comment by a soldier was "If you move to Lawton you better bring a gun and have a concealed carry permit". They want a cultural rich environment. They are not talking about classical music they are talking about entertainment. They want gentrification with shopping, dancing, biking, gardening, churches, parks and branded historic districts. They want diversity. A place made of people from other places and we have that. They want political involvement where they can make a difference. They want absence of stereotyping. They want transients where you can make a change without leaving your home town and they want transportation convenience. We have 3 of the 9 and the Fairmont District is a way to solve the other 6.

Tilton stated now I want to tell you about the fastest growing community in the United States which is San Marcos Texas with a population of 54,076. They took the 4 element of success that has been worked out by Main Street and added their own goals. Organization is number 1. "To establish consensus and corporation by building partnership among different groups that must work together to improve downtown, merchants, property owners, bankers, city officials, chamber members and individuals". Number 2 is design. "To encourage appropriate high quality design in the maintenance, renovation, and reuse of downtown buildings and plan and promote infrastructure improvements". Number 3 is promotion. "To create a positive image of downtown by developing special events, festivals and promotions to market the traditional commercial assets to customers and potential investors. New businesses, local citizens to promote downtown as a tourist destination through marketing and advertising". Number 4 is

economic restructuring. “To strengthen downtown existing economic base, to identify market needs, to develop programs to meet those needs, to expand the downtown commercial to make new opportunities and challenges from outline development.” San Marco is in the top 10 places to live in the United States and I would love for Lawton to be there.

Tilton stated this is all doable but we need to give some serious consideration to raising money for a plan. We are trying to raise that money privately. We realize there is a 9 year old plan in place but we haven’t had the opportunity to see it. We would love to work with that plan if possible. We want you to know about some things we are doing. First we are raising money for a plan called “Members Matter”. We have created a promotion to help people become familiar with the Fairmont District and it will help us raise money for the plan. The best price we found on a plan is \$230,000. We know beauty attracts and we need a place of amazing beauty with entertainment. We need a prestige office address. Businesses want a prestige place to be. When I say Dallas Las Colinas comes to mind. This is a very prestige office complex that has added entertainment and housing. They have done what we want to make happen in Lawton Live-Work-Play and entertainment.

Tilton stated you know as well as I do that additional retail space does not always mean additional income. We have added a lot of retail space and haven’t seen the dramatic rise we need to see in tax revenue. We want to help solve that problem with the Fairmont District. We feel the Fairmont District is the third leg to the 2nd Street project and Central Mall. If that stool is going to stand and make something dynamic happen in Lawton those 3 elements need to be in place. Here is a handout, 9 things that are important and a story from the Wall Street Journal “Old Atlantic Gets New Life”. The story of Oklahoma City called the “Cinderella City” is real amazing also. That is the reason we are leaning on Jane Jenkins. Oklahoma Today Main Street Addition is a magazine that has had a terrific impact. It shows 39 cities in Oklahoma that have made progress by using Main Street. If you have questions I would be happy to answer them.

Fitch stated when we built a coalition within the community we brought all hands on board into an organization called LEDC. There are several different entities involved in that organization. I can see with what we have and what you are talking about we probably need to sit down and talk. The 9 year old plan you are talking about is that the TIF District plan.

Tilton stated we are familiar with the TIF District plan but it is really the plan itself. What is intended to be where is what we have not had access to.

Fitch stated that was a vision and when you come to reality some of those locations has changed. The economy changed the whole aspect of the downtown project and that was why we brought the hotel/convention center into the 12 block area. I would be glad to sit down with you

and show you what we have located where but it is changing as we talk. This is a 9 year old vision and visions are made to be changed.

Sheppard asked initially were you thinking about retail but now you have changed to entertainment.

Tilton stated retail is the most immediate opportunity for us due to the space inside the creamery. The overall goal hasn't changed. We have built 2 stages and 1 will accommodate a full orchestra and the other a smaller group. We cannot ignore the entertainment part. As a community if we are going to go against this increase on the internet the only things that are working are heritage based businesses, place branding and entertainment. We think we can do that.

Sheppard stated one of the things LURA talked about is the overlay district plan. That is an industrial district and as I understand it is pretty restrictive. We may have to change some things in order to foster more business activity down there. That is something we are looking at.

Tilton stated several communities have developed what they call "pink zones" with the idea to help dilute red tape and make it easier for a business to get involved in the area. Some areas waive the taxes for a period of time to entice businesses. We would love for you to look at the "pink zone".

Sheppard asked where do you go next.

Tilton stated the application deadline for Main Street is the end of January. If we don't have a Resolution of Support we can't make the application. We also need a border designation and we have put a map together. We would love to have an entrance at 2nd & Gore and at I-44 and Gore. We would like to see Gore lined with beautiful retail that is in the design. The creamery is the anchor designed with red brick art deco. That is the style you want to give as far as look, feel and impression on people as they get off I-44. We want them to have a reason to get off and spend money.

Sheppard asked is the new police department going to be red brick art deco.

Wells stated we still don't know it if will be located down there.

Jackson stated do we have enough information to do a Resolution of Support.

Jenson stated I will need to get some more details.

Tilton stated I'll give you the information to contact Linda Barnett the Director.

Rogalski stated I have met with Barnett and Tilton and I do believe there is great mobility and support we can get from a Main Street District. I believe there could be many districts. A great example is this time of year the district could decorate for Christmas. We are missing that in our downtown area. That is the kind of things you can approach these districts with. There are a couple of issues we have to get in place. I believe she said there had to be a part-time staff person assigned to the Main Street District.

Jensen asked what about the boundary issue he is talking about.

Rogalski stated boundaries can change over time. We haven't really scratched it out. You want people in a district that want to be there. You need to meet with the people in a proposed district. It doesn't work without ownership and involvement of those people.

Wells asked can we do a Resolution of Support without the boundaries.

Tilton stated yes.

Rogalski stated yes but we need to figure out about a staff person.

Tilton stated we are not talking big money. I have talked to a majority of the property owners in the area and have not met any opposition. There was a great deal of excitement about repurposing the property. Lawrence Steel stated they didn't need 1/8 of their property to do what they do. The property owners want a change.

Rogalski stated I would like for us to talk to the Chamber.

Tilton stated we are members of the Chamber.

Fitch stated thank you and we will get the Resolution of Support prepared.

2. Consider approving minutes of November 20, 2014.

Motion by Sheppard, Second by Neal, to approve the minutes of November 20, 2014.
Aye: Fitch; Jackson; Madigan; Means; Nance; Neal; Sheppard; Wells; Denham. **Nay:** None.
Motion Passed.

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

Mitchell stated all we have is a check for a transfer due to it being deposited into the wrong account.

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

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

Mitchell stated in the current assets you have several checking accounts. The account balance for those is \$1,050,503.26. Land value is \$3.4 million. The accrued interest payable is the accrued interest on the bank note through November 30th. On the profit and loss statement we received \$106,224.23 in matching funds, property tax income in the amount of \$11,359.50 and sales and use tax in the amount of \$4,798.73. The interest expense to bring the accrued interest up to date of \$98,906.01 and professional fees of \$8,196.57. At the last meeting there was a request that we do some projections to see how much money might be coming in at the end of the next few months. We have not been through an entire year so we are uncertain of the Christmas sales tax revenue. This projection is based on the information we had. The average sales and use tax collection not including the hotel is \$35,562.79. We believe between now and the end of the fiscal year we will collect another \$249,000. The project total for the fiscal year is not quite \$420,000. The TIF Sales and use tax on a 6 month average is \$6,836.22. We believe we will collect another \$48,000 between now and June 30th for a total of not quite \$86,000. The occupancy tax for a 6 month average is \$13,616.15. We believe we will collect another \$82,000 between now and June 30th and \$163,393.75 for the fiscal year.

Fitch asked did we see sales tax receipt for the hotel/convention center of \$37,000 last month, \$40,000 for the month before and \$42,000.

Mitchell stated this would have been prepared before those numbers came in.

Fitch stated what I'm getting at is \$6,000 is way low.

Mitchell stated it might be.

Fitch stated and there will be state matching funds on all this.

Wells stated but all that sales tax goes to pay off CCIDA.

Fitch stated we have paid the accrued interest through June and I think we have paid some against the principal.

Mitchell stated we have just paid the interest current. We haven't made any principle payments.

Wells stated that sales tax is to pay off the CCIDA note and once CCIDA is paid in full the money comes back to the district.

Fitch stated and we will be getting matching state funds. We are not obligated to pay CCIDA with the matching funds.

Wells asked what was the motion we passed 3 or 4 months ago where we were going to use the sales tax from the hotel to pay CCIDA.

Ezell stated that was for a continuous payment so finance doesn't have to get approval each month.

Wells stated and that is supposed to be made with the sales tax and not the matching funds.

Ezell stated correct.

Wells stated so the matching funds could be used on the bank note.

Fitch stated correct.

Denham stated so the only encumbered funds we have on here is the hotel sales tax that we are going to pay to CCIDA and the occupancy tax goes to the operation of the conference center.

Fitch stated correct and the matching funds for that stay with LEDA.

Denham stated and we have nothing else out there that is encumbered.

Batchelor stated except for your debt.

Wells stated there isn't any spare money until there is something above the annual payment. Then 50% will go back to the note and 50% will come to LEDA.

Rogalski stated there is also additional debt to LURA and the City of Lawton.

Wells asked did we put a cap on the occupancy tax.

Batchelor stated yes but I don't remember the exact number. It is a fixed amount or 10 years whichever comes first.

Fitch asked is there anything else for Mitchell in regards to the finance report.

Rogalski stated on LEDA's finance report there is an item of a \$50,000 loan from LURA and it doesn't show on LURA's financials.

Mitchell stated it needs to be added to LURA's books.

Rogalski stated I'm not sure about that. I believe it is a part of the \$540,000 under long term liabilities. Before the next meeting we will go through every line item so we will know where it belongs.

Sheppard stated I don't think it was under the \$540,000 because that was a direct loan that LURA made to LEDA.

Rogalski stated it was all the relocation cost and things related to the relocation. At some point LURA stop getting reimbursement from LEDA. We will get it all straightened out.

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

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

Fitch stated we have nothing to report at this time.

6. Consider a request for Economic Development Assistance from MVG Development to assist with certain improvements to the intersection of SW 38th Street and SW Lee Boulevard required as a condition of the development of the Walmart Neighborhood Market located on the northeast corner of said intersection.

Rogalski stated in your packet was a request for Economic Development Funding. Part of their requirements for developing that corner was some improvements at the intersection of 38th Street and SW Lee Boulevard. The intersection needs an emergency signal preemption, handicap ramps and striping. That is an intersection with no sidewalks, crosswalks or pedestrian signals. Because of the development it brings the intersection to an urban intersection with crosswalks and signals. The total cost is a little over \$90,000 and they are asking for 50% reimbursement under the Economic Development Funding of \$45,463.50. They project the sales tax revenue from this development will generate about \$742,500 a year or \$62,000 a month. They are asking for less than 1 month's sales tax. Certainly the \$45,000 would be paid off pretty quickly. The improvements they are making are offsite improvements. This does seem reasonable to me.

Means asked were they aware of the cost when they started the project.

Wells stated those are changes the city would have had to make. Council has \$400,000 in the Economic Development Fund and I would say we could pay it from there or do a reimbursement on their sales tax.

Means asked does this go to City Council.

Fitch stated LEDA will make a recommendation to Council.

Wells stated you could make a recommendation but I don't think LEDA has the funds to do it.

Sheppard stated this is coming about due to a policy that was adopted years ago. This comes under the Economic Development Assistance Program for retail. When we were writing this policy the primary purpose was to bring retail into blighted areas. The policy states "the priorities that are to be considered were to development and redevelopment activities located in areas targeted for development and redevelopment in the city's general plan such as blighted areas, urban renewal project areas, established enterprise zones or established tax increment finance districts. Consideration should also be given to projects that will make a unique or unequaled contribution to development or redevelopment efforts in the city due to the projects magnitude, significant to the community or aesthetic quality." This project does not qualify for any of that.

Rogalski stated I should have mentioned it is in an enterprise zone so it does qualify.

Sheppard stated I didn't know that but I'm still not in favor of this.

Means stated when Walmart went in on 67th Street the Traffic Commission had a discussion about the slope of the road at the intersection of Quanah Parker. Walmart stated they would take care of the grade at their expense and they never did. This project is almost 70% done and now they are coming back stating they need money.

Wells stated they haven't asked for anything prior to this. If they don't spend the money the city will have to. This was a requirement of the city and this will save the city money.

Sheppard asked did they know this was a requirement when they started building.

Madigan stated doesn't sound like it.

Wells stated once they got their plans back but they had already spend a lot of money by that time. For \$90,000 are they going to throw the project out the window or move forward hoping to get reimbursed for 50%?

Long asked weren't these offsite improvements.

Rogalski stated yes. In fact they are putting in a turn lane off of 38th Street and closing the existing one and rebuilding the intersection for the entrance off Lee due to a tiny public street. They haven't asked for any assistance on either of those. They are asking how they created the need for an emergency vehicle preemption, a pedestrian signal, and a crosswalk on a major intersection. They are willing to compromise.

Sheppard asked isn't that a city issue and not a LEDA issue.

Denham stated I like Well's idea of using the Economic Development Funding or the sales tax. LEDA doesn't have the money to give.

Rogalski stated they are not asking LEDA to give the money. According to the policy it is to come from the Economic Development Funding. The policy requires that LEDA make a recommendation to Council.

Sheppard asked wasn't our recommendation on the 82nd Street Project no.

Denham stated yes.

Sheppard stated but the city still approved it so why do this.

Jensen stated you are only making a recommendation not a decision. They don't have to accept the recommendation or they can.

Wells stated I would hope that we would all work together.

Sheppard stated I hope that also.

Jackson stated if I remember correctly when Walmart and Sam's went in on Sheridan Road one of the 2 built that road from Sheridan down to the creek at their own expense so they could have economic development.

Means stated correct because they realized they were the ones that created the traffic problem.

Motion by Wells, Second by Neal, to recommend that City Council approve a request for Economic Development Assistance from MVG Development to assist with certain improvements to the intersection of SW 38th Street and SW Lee Boulevard required as a condition of the development of the Walmart Neighborhood Market located on the northeast corner of said intersection.

Fitch asked is there any other questions.

Nance stated I just have a comment. I'm in the development business and there are a lot of things I have had to build and I have had to pay for it. Nobody gives me any assistance. A lot of the outside developers haven't done the things that I have done.

Wells asked does that fall under the Economic Development policy because that is what we are dealing with here.

Nance stated I understand this is Council's decision.

Aye: Neal; Wells; Denham; Fitch; Jackson; Madigan. **Nay:** Means; Nance; Sheppard.
Motion Passed.

7. Consider Adoption of a Resolution approving Supplemental Agreement and Amendment of Development Financing Assistance Agreement and Related Agreements with Lawton Town Center LLC.

Batchelor stated we are recommending you approve a resolution that authorizes a supplemental agreement. The nature of this agreement is to provide characterization to the development financing assistance you provide to Lawton Town Center. If you recall we required the developer to sign a personal note in the amount of the maximum amount of financial development assistance. We would forgive the obligation based on the performance as it went down the road. We did not at that time character the nature of this financial assistance. The developer and their tax counsel have asked us to clarify the nature of the transaction. Here is the heart of the issue. Are we going to insist on characterizing these payments as a forgiveness of debt or are we willing to characterize it as development financial assistance based on performance with the assistance coming from a non-owner in the project. It makes no difference in legal or financial liability. The only difference is the tax consequences to the developer. If it is characterized as a forgiveness of debt then that development financial assistance all becomes income in 2014. If we characterize it as non-owner contribution to the overall cost of the project it results in a reduction in tax bases. This means for purposes of depreciation on future income tax returns or gain on a sale the tax authorities recoup their money at that point and time. It would not be all income in the current year. Since there is no difference in legal or financial obligation we think it is appropriate to recommend you approve the supplement agreement giving it the characterization that provides the better tax treatment to the developer.

Motion by Wells, Second by Nance, to approve a Resolution approving Supplemental Agreement and Amendment of Development Financing Assistance Agreement and Related Agreements with Lawton Town Center LLC. **Aye:** Nance; Neal; Sheppard; Wells; Denham; Fitch; Jackson; Madigan; Means. **Nay:** None. **Motion Passed.**

EXECUTIVE SESSION

1. Pursuant to Section 307B3 and C10, Title 25, Oklahoma Statutes, consider convening in executive session for the purposes of conferring on matters pertaining to economic development, including the purchase/transfer of property, incentive proposals, redevelopment rights, and financing in connection with the Lawton Downtown Redevelopment Project, and take appropriate action in open session as necessary.

DISCUSSION ITEMS AND REPORTS

ADJOURNMENT

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