

MINUTES
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
THIRD FLOOR CONFERENCE ROOM
NEW CITY HALL
AUGUST 8, 2022 AT 2:30 P.M.

Fred Fitch, Chair, called the meeting to order at 2:38 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: David Denham, Fred Fitch, Sean Fortenbaugh, Randy Warren, David Means, Larry Neal.

ABSENT: David Madigan, Ron Nance, Ernie Sheppard

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

BUSINESS ITEMS

1. Consider approving the minutes of the June 16, 2022 meeting.

Motion by Denham, **Second** by Warren, to approve the minutes of the June 16, 2022 meeting. **AYE:** Fitch, Fortenbaugh, Warren, Means, Neal, Denham. **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 were created in June and paid in July. The invoices were presented as follows:

Lawn Wizards- \$1,260.00 and \$778.00

Center for Economic Development Law- \$1,327.50

Motion by Means, **Second** by Fortenbaugh, to approve the invoices as presented. **AYE:** Fortenbaugh, Warren, Means, Neal, Denham, Fitch **NAY:** None. ***MOTION PASSED.***

3. Receive Financial Report(s) and take action as deemed necessary.

Schlecht presented the Financial Report for the month of June. This report is available in the City Clerk's Office.

Schlecht noted the Sales and Use tax shown on the June Financial Report is for the months of March, April, and May.

Schlecht stated there is a new line on the Balance Sheet entitled "Due to Other Entities" and explained this line is a TIF 4 amount that is owed to LEDC.

Rogalski stated that the City agreed to pay for public improvements as part of Project Pumpkin, and that came to about \$730,000.00. The City did not have to front all of that because LEDC put up their \$160,000.00 they got for selling the land for Project Pumpkin. Because of this, the City's risk is less. He stated the City and LEDC get their money back as the TIF earns money. We owe them this money because they gave it to us to give to the developer.

Moving on to the Profit and Loss Statement, Schlecht stated there is a new line entitled "Hotel/Motel- TIF 2". She explained this is the money that, through agreements, we pay back the motel tax to the Hilton. The Hilton pays the hotel occupancy tax to the City, and then we turn around and pay it back to them.

Chairman Fitch asked what the time frame is on that.

Rogalski stated it was a 10-year agreement from the time the hotel opened in 2014.

Chairman Fitch stated then it should be April 1, 2024.

Motion by Warren, **Second** by Neal, to accept the June 2022 Financial Report as presented.
AYE: Warren, Means, Neal, Denham, Fitch, Fortenbaugh. **NAY:** None. ***MOTION PASSED.***

Schlecht presented the Financial Report for the month of July. This report is available in the City Clerk's Office.

Rogalski noted the check showing under "TIF 3" and stated this is the first check received for the STEDI project. Rogalski said he is working with Blazek-Scherler and Schlecht to create an SOP and spreadsheet to determine where this money goes. Certain funds are obligated to the schools, the County, and Great Plains, and that is about 25% of the funds. The other 75% of the funds will be left to this body to decide what to do with them. He stated LEDA does owe the City money for setting up the STEDI plan, but there's also money in there for STEM education. It is possible that the City would rather frontload the money for the STEM education program. Rogalski stated nothing is done yet, but we will let you know. For right now, it is sitting separately in one spot.

Schlecht stated she needs to setup a bank account to deposit this money. She has worked with IBC in the past, and she likes working with them, but they do not offer interest on lower balance accounts, so she is going to see if she can find a bank that will offer interest. She stated we will receive a check once a year and disperse it as quickly as possible, so it won't have a balance all the time.

Rogalski asked if this is the only check we've received.

Schlecht stated yes, this is the only one.

Rogalski stated he thought we were supposed to receive another one, so he will call and check on that.

Schlecht stated once she finds a bank, she will bring it back to the board for signatures.

Motion by Neal, Second by Means, to accept the July 2022 Financial Report as presented. **AYE:** Means, Neal, Denham, Fitch, Fortenbaugh, Warren. **NAY:** None. ***MOTION PASSED.***

4. Consider approving a Resolution regarding the transfer of the real property located at 910 SW B Avenue and 909 SW C Avenue to the City of Lawton, and take action as deemed necessary.

Rogalski stated this Resolution is not completed yet and asked that it be tabled until the next meeting.

Motion by Denham, Second by Warren, to table considering approval of a Resolution regarding the transfer of the real property located at 910 SW B Avenue and 909 SW C Avenue to the City of Lawton until the next meeting. **AYE:** Means, Neal, Denham, Fitch, Fortenbaugh, Warren. **NAY:** None. ***MOTION PASSED.***

5. Consider approving an amendment to the Mowing of LEDA and LURA Properties Contract with Lawn Wizards and take action as deemed necessary.

Rogalski stated the amendment to this contract is the removal of LURA properties in Lawton View that were sold. It only affects this body because it is a joint contract between LEDA, LURA, and Lawn Wizards. He also stated this is the last contract extension that can be done, so it will be rebid sometime next year. Rogalski stated the prices are the same as last year.

Cleghorn stated going forward we will probably have some kind of rider on contracts to address the escalation of fuel prices and adjustments of fees. He stated we will likely go to a negotiated price on what the fuel can go between with an upper and lower limit. If we go below that, we'll get a credit; if we go above that limit, we'll pay a percentage of the cost related to it. He stated this contract is a good deal.

Motion by Means, Second by Fortenbaugh, to approve the amendment to the Mowing of LEDA and LURA Properties Contract with Lawn Wizards. **AYE:** Neal, Denham, Fitch, Fortenbaugh, Warren, Means. **NAY:** None. ***MOTION PASSED.***

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

Rogalski stated they are working on a deal, but nothing has come to fruition yet. There is some noise on some of the properties, but nothing has broken loose. UPS is moving to the property next to PetSmart, and there is some discussion about Viridian expanding into the UPS space.

Rogalski stated Viridian is doing very well, and so is Bricktown Brewery. Everything seems to be working. He stated our project is very stable and even slightly growing.

Chairman Fitch stated there was an article out about Kohl's selling some of their space and going to a smaller footprint. The store here is already built to model they are moving towards. He was concerned at first, but after having some conversations, he understands that we are not in the mix of this downsizing.

The board discussed updates on Project Cabana, Carter, and Mathis Brothers.

DISCUSSION ITEMS AND REPORTS

Denham stated he has noticed a lot of commercial buildings around town coming down and how this will make the city look nicer. He made note of the fact that the Super 9 Motel was gone.

Neal asked if they were going to build a new motel there.

Cleghorn explained the North U Beautification project being done by Neighborhood Services and stated they will continue to identify dilapidated properties, both residential and commercial. The Super 9 was a voluntary owner demo because it was already going in that direction, but he doesn't know if a new building is going up yet.

The board discussed commercial dilapidations, including a nursing home that is being addressed, a property on the corner of Ferris and 2nd Street that has been identified as a candidate for D&D, and the old police station. Rogalski explained there is a different process and cost associated with tearing down commercial properties.

Chairman Fitch stated Rogalski is no longer an employee of the City, but they are working on a contract with Rogalski to keep him on retainer as the staff person for LEDA. Chairman Fitch stated Rogalski has a tremendous amount of knowledge, and it would be detrimental to lose him right now. This gives us a cushion before we decide what to do next. Chairman Fitch stated it will be the responsibility of this Authority as to who to hire, according to the bylaws.

Rogalski stated he is on terminal leave with the City until April, so he will be around for about 8 months.

Cleghorn stated the City of Lawton has been requested to do a promotional video for the International City Manager's Association Conference this year that will be held in Columbus, Ohio. This will give us international exposure and exposure to every other city that attends this conference. They will come to film us, and then produce one five-minute video and two one-minute videos, and all the footage will belong to the City. Cleghorn stated this came about because of the work that is being done by various boards, trusts, and authorities. By virtue of the FISTA working with DoD, these folks

were introduced to the City of Lawton through the economic development opportunity occurring there. Cleghorn stated they were told that the City is doing a lot more than just the FISTA project: they are doing TIF districts and have a comprehensive capital improvement project going on. From there, the International City Manager's Association researched our community, and now they want to talk to us. They will be here next week to film and will run this video in all the common areas at their conference.

Cleghorn stated we are being noticed nationwide, and that is because of bodies like LEDA. He stated he would like to offer congratulations and thanks to each of the boards involved with the City that have made this possible and that help to make our community the greatest it can be.

Chairman Fitch stated he has noticed a lot of dead vegetation and landscaping around town. It is his hope that proper irrigation will be installed in all future City landscaping projects, but also thinks that private business landscaping needs to be addressed as well. He specifically mentioned the new dollar store on Rogers Lane.

Rogalski stated it is a requirement that they install and maintain their landscaping. The board might consider directing the City Manager to have staff address this. He also sees the same issue at CVS on the corner of Sheridan and Cache Road.

Chairman Fitch stated Wright Donuts on 11th Street needs to be mowed.

Cleghorn stated he is making a list of these properties. He also stated we are running the sprinklers at the Public Safety Facility 7-days a week for 50 minutes a day to keep the grass green, but the shrubbery is still dying. This extreme weather has been hard on everything, and even that amount of watering can only do so much.

Chairman Fitch stated the project at Shepler Park needs to have an irrigation line included.

Rogalski stated at that price tag, you know it will.

Cleghorn stated he has been speaking with the Parks and Rec Director about that department being understaffed and maintaining things that they really shouldn't have to. They asked for quotes from commercial companies to maintain the three rec centers so Parks and Rec can focus on mowing. They will also look at retro fitting irrigation at those facilities and will take the projects to LETA for possible landscaping.

Moving back to industrial development, Rogalski stated he has attended several meetings with potential industrial clients, and there are a lot of lines in the water right now. He firmly believes that something big is going to break soon, and that is thanks to the STEDI plan and the Propel CIP.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:26 pm.

Motion by Warren, **Second** by Denham, to adjourn the meeting of August 8, 2022. **AYE:** Neal, Denham, Fitch, Fortenbaugh, Warren, Means. **NAY:** None. ***Motion Passed.***