

MINUTES
LAWTON URBAN HOMESTEADING AGENCY (LUHA) SPECIAL MEETING
AUGUST 11, 2009 - 6:00 P.M.
WAYNE GILLEY CITY HALL COUNCIL CHAMBER

The meeting was called to order at 6:00 p.m. by Chairman John P. Purcell, Jr., Notice of meeting and agenda were posted on the City Hall notice board as required by State Law.

PRESENT: Bill Shoemate, James Hanna, Janice Drewry, Jay Burk, Robert Shanklin, Richard Zarle, Stanley Haywood, Doug Wells.

ABSENT: None.

ALSO PRESENT: Larry Mitchell, City Manager; Frank V. Jensen, City Attorney; Traci Hushbeck, City Clerk.

CONSIDER APPROVAL OF THE MINUTES OF THE MAY 26, 2009 SPECIAL MEETING OF THE LAWTON URBAN HOMESTEADING AGENCY (LUHA).

MOVED by Hanna, SECOND by Shoemate, to approve the minutes of May 26, 2009. AYE: Hanna, Drewry, Burk, Shanklin, Zarle, Haywood, Wells, Shoemate. NAY: None. MOTION CARRIED.

BUSINESS ITEMS:

1. Consider approving the sale of a First-Time Homebuyer (FTHB) and Lawton Urban Homesteading Agency (LUHA) property located at 2205 NW 26th Street to the Great Plains Improvement Foundation, Inc. (GPIF) and a temporary restrictive covenant on the property. Exhibits: The original mortgage agreement and the deed in lieu of foreclosure are available for review in the HCD office.

Tom Aplin, Assistant Director for Housing and Community Development, stated this is the disposition of a property that has come back to the Lawton Urban Homesteading Agency as a result of a failure of a first time home buyer property.

Collette Hawkins, Housing Development Specialist, stated this home was sold has satisfied three years of the period of affordability and it still subject to two more years. The homebuyers have vacated the property and have decided to deed the property back to LUHA. Now LUHA must maintain the property. Because of HUD regulations we are not allowed to spend any more money on the property. Staff is recommending LUHA sell the property to Great Plains Improvement Foundation. The property also had back taxes owed against it which will be included in the purchase of the property. If something is not done with the property, the City will have to pay back all of the funds that were expended on the property.

Shoemate stated the property owner has done \$30,000 worth of damage to this home. He questioned how these people qualified.

Hawkins stated they do not have a way of controlling how these property owners live.

Shoemate stated surely they check with previous renters.

Hawkins stated that anyone can give a good reference.

Hanna questioned if they could get any restitution from the people.

Hawkins stated there is no way of getting anything from the previous owners.

MOVED by Shoemate, SECOND by Hanna, to approve the sale of a First-Time Homebuyer and Lawton Urban Homesteading Agency property located at 2205 NW 26th Street to the Great Plains Improvement Foundation, Inc. and a temporary restrictive covenant on the property. AYE: Drewry, Burk, Shanklin, Zarle, Haywood, Wells, Shoemate, Hanna. NAY: None. MOTION CARRIED.

There was no further business to consider and the meeting adjourned at 6:04 p.m. upon motion, second and roll call vote.

JOHN P. PURCELL, CHAIRMAN

ATTEST:

TRACI HUSHBECK, SECRETARY