MINUTES
LAWTON URBAN RENEWAL AUTHORITY

Minutes of the Lawton Urban Renewal Authority meeting held January 15, 2013 in the 2nd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The meeting was called to order at 1:00 p.m. by Chairman Ernest Sheppard.

Notice of the meeting and agenda were posted on the City Hall bulletin board as required by State law.

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1. **ROLL CALL**

MEMBERS PRESENT: John P. Purcell, Jr.
Albert Johnson
Jerry Evers
Ernest Sheppard
Jacob Brox

MEMBERS ABSENT: None

OTHERS PRESENT: Richard Rogalski, Executive Director
John C. Mackey, Legal Counsel
Kristin Duggins, Financial Services
Jackie Monette, Recording Secretary

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2. CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 11, 2012 MEETING OF THE LAWTON URBAN RENEWAL AUTHORITY.

MOTION by Johnson, SECOND by Brox, to approve the minutes of the December 11, 2012 meeting of the Lawton Urban Renewal Authority.

VOTE ON MOTION: AYES: Johnson, Evers, Sheppard, Brox, Purcell. NAYS: None. MOTION CARRIED 5 - 0.

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3. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF DECEMBER, 2012.

The balance in the bank as of November 30, 2012 was $124,723.81. After deposits of interest and disbursements, the bank balance as of December 31, 2012 was $115,752.47.

Duggins handed out an updated Financial Status Report to the members.

Rogalski stated that the line item for ‘Eligible Project Expenses’ was updated. He stated that amounts for this category had quit being added with the change of Staff. He stated that the figure is an accounting of various engineering expenses that may be eligible for TIF reimbursement. He stated that, previously, there were two line items for funds due from LEDA. He stated that one said ‘Land Purchase’ and the other said ‘Pinnacle Group’. He stated that the figure is a correct account of expenses that LURA has paid and invoices were sent to LEDA in that amount.

Purcell asked how LURA would recover the funds from the TIF.

Rogalski stated that LURA would need to submit a claim for the project expense. He stated that there are currently millions of dollars in reimbursements from the TIF that would be paid before LURA’s claim.

Mackey asked if the funds would be earmarked to come back to LURA or if the City could use the funds.

Rogalski stated that there is some sort of process that LURA needs to do to submit a claim for the funds.

Mackey stated that it would be prudent to put in a claim to the TIF as soon as possible so that LURA would recoup the funds.

Rogalski stated that he would research the process and bring something before the Authority at the next regular meeting.

Mackey stated that an annual reminder should be sent as well.

Evers asked if the landfill expenses still owed to the City should show on the statement.

Rogalski stated that it probably should show on the statement, so it will be added by the next meeting.

MOTION by Johnson, SECOND by Purcell, to adopt LURA Resolution No. 13-01, approving the expenditures and accepting the financial status report for the month of December, 2012.

VOTE ON MOTION: AYES: Evers, Sheppard, Brox, Purcell, Johnson. NAYS: None. MOTION CARRIED 5 - 0.

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4. RATIFY THE ACTION OF THE FORMER EXECUTIVE DIRECTOR TO RETAIN ZIA CORPORATION FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS AND ENVIRONMENTAL CLEANUP OF THE SITE ON THE PROPERTY LOCATED AT 210 SW 2ND STREET AND AUTHORIZE PAYMENT OF THE INVOICE.

At the November 15, 2011 LURA meeting, Larry Mitchell informed the Authority that ZIA Corporation was eligible and qualified for Brownfields funds for the site assessment and cleanup of the former Schaefer Conoco that was located at 210 SW 2nd Street. As Executive Director for LURA, Mitchell authorized ZIA Corporation to do the work on the property. ZIA Corporation was reimbursed $5,524.00 for partial payment of the work completed. An invoice dated August 27, 2012 was submitted by ZIA Corporation for payment of the balance in the amount of $4,333.00.

MOTION by Purcell, SECOND by Brox, to ratify the action of the former Executive Director to retain ZIA Corporation for the removal of underground storage tanks and environmental cleanup of the site on the property located at 210 SW 2nd Street and authorize payment of the invoice in the amount of $4,333.00.

VOTE ON MOTION: AYES: Sheppard, Brox, Purcell, Johnson, Evers. NAYS: None. MOTION CARRIED 5 - 0.

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5. REPORTS AND COMMENTS

Chairman Sheppard asked if anything has been done about trying to get rid of some of the lots LURA owns in Lawton View.

Rogalski stated that many of the lots are under contract to ZOE NEED Program and Habitat for Humanity, but no construction has been started. He stated that requests for proposals have been issued on the property and has been put up for auction in the past, but there have been no offers for it.

Chairman Sheppard stated that the property has been put up for auction in the past, and usually a property owner adjacent to one of the lots would put in an offer to purchase.

Rogalski stated that he believes that the balance of the property is viable, buildable lots, and he will bring a map of the balance of the properties LURA owns.

Johnson asked if the airport has any plans to expand to the north.

Rogalski stated that, should the airport expand, they would consider expanding to the east and closer to 11th Street. He stated that any expansion would be on the airport's property and not by obtaining any additional property in the surrounding area.

Chairman Sheppard asked to see all property owned by LURA and not just the property south of Lee Boulevard.

Rogalski stated that the City just obtained railroad right-of-way that is 300 feet wide south of Gore Boulevard. He stated that the City Council was discussing that one of the Commissions for the City takes on managing the property. He stated that he didn't think that LURA would like to own and possibly lease any property. He stated that LEDA (the Lawton Economic Development Authority) or LITA (the Lawton Industrial Trust Authority) would be better entities to act in that capacity.

Brox asked for an update on the redevelopment project.

Rogalski stated that the second plat was just filed, and the retail development is progressing fairly well. He stated that there are a few issues that need settling, but the closing should occur sometime in the middle of February. He stated that the Hotel is in the process of building their foundation.

Chairman Sheppard asked what was being done with the drainage ditch.

Rogalski stated that it has to be realigned, so there is an interim drainage ditch until a little further in the development process. He stated that Staff would be meeting with developers on January 16th to discuss value engineering and see if there is any place where costs can be reduced.

Mackey asked if the plans for the relocation of the utilities have been finalized.

Rogalski stated that the issue is progressing, but there are still some issues to be finalized with the Agreement with PSO.

6. ADJOURNMENT

There being no further business the meeting was adjourned at 1:35 p.m.

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Ernest Sheppard, Chairman

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Jerry Evers, Secretary

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