

**MINUTES
LAWTON URBAN RENEWAL AUTHORITY**

Minutes of the Lawton Urban Renewal Authority meeting held January 21, 2020 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.

1. ROLL CALL

MEMBERS PRESENT: Ernest Sheppard
John Purcell, Jr.
Joe Abshere
Jacob Brox*

MEMBERS ABSENT: Jesse Cross

OTHERS PRESENT: Richard Rogalski, Planning Director
Tammy Anderson, Recording Secretary
Cindy Augustine, Planning and Subdivision Administrator
Susan Schlecht, Financial Services
WR Moon Jr, Assistant City Attorney
Greg Gibson, Assistant City Attorney

*entered meeting at 1:08 p. m.

2. CONSIDER APPROVAL OF THE MINUTES OF THE NOVEMBER 19, 2019 MEETING OF THE LAWTON URBAN RENEWAL AUTHORITY.

MOTION by Purcell, SECOND by Abshere, to approve the minutes of the November 19, 2019 meeting of the Lawton Urban Renewal Authority.

VOTE ON MOTION: AYES: Abshere, Purcell, Sheppard. NAYS: None. MOTION CARRIED 3-0.

3. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF NOVEMBER 2019.

The balance in the bank as of November 1, 2019 was \$35,173.82. After deposits of interest, and disbursements, the bank balance as of November 30, 2019 was \$35,176.20.

4. CONSIDER A RESOLUTION APPROVING THE EXPENDITURES AND ACCEPTING THE FINANCIAL STATUS REPORT OF THE LAWTON URBAN RENEWAL AUTHORITY FOR THE MONTH OF DECEMBER 2019.

The balance in the bank as of December 1, 2019 was \$35,176.20. After deposits of interest, and disbursements, the bank balance as of December 31, 2019 was \$33,628.60.

MOTION by Abshere, SECOND by Purcell, to adopt Resolutions 20-01 and 20-02, approving the expenditures and accepting the financial status report for the months of November and December 2019.

VOTE ON MOTION: AYES: Sheppard, Purcell, Abshere. NAYS: None. MOTION CARRIED 3 - 0.

5. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES, CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE

**PROPOSED SALE OF LOTS 12-16, BLOCK 111, LAWTON VIEW ADDITION,
AND TAKE APPROPRIATE ACTION IN OPEN SESSION.**

In the past the Board has expressed a desire to dispose of LURA owned properties in Lawton View Addition. An offer to purchase Lots 12-16, in Block 111, of Lawton View Addition has been received from the Housing Authority of Lawton.

Legal counsel advised the LURA Board that the Board should determine the disclosure of communications between the Board and the Executive Director and legal counsel regarding the above referenced item would adversely affect the potential purchase price of the property. From that determination, the Board should convene in executive session to discuss this matter.

Rogalski said Moon has put together a Quit Claim Deed for these properties.

Moon said the Quit Claim Deed has a reversionary clause that states LURA would get these properties back if the new property owner(s) fail to accomplish the necessary infrastructure and subdivision development within the five-year period as contemplated by LURA members.

**6. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES,
CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE
PROPOSED SALE OF LOTS 17-22 AND LOTS 27-32, BLOCK 100, LAWTON
VIEW ADDITION, AND TAKE APPROPRIATE ACTION IN OPEN SESSION.**

In the past the Board has expressed a desire to dispose of LURA owned properties in Lawton View Addition. An offer to purchase Lots 17-22 and Lots 27-32, in Block 100, of Lawton View Addition has been received from Powerhouse Church.

Legal counsel advised the LURA Board that the Board should determine the disclosure of communications between the Board and the Executive Director and legal counsel regarding the above referenced item would adversely affect the potential purchase price of the property. From that determination, the Board should convene in executive session to discuss this matter.

Augustine provided LURA members with a map, indicating the location of the properties.

Charles Gladney, Pastor of Powerhouse Church, said the church is wanting to acquire the lots to build either a senior citizen home or a community-based center. Mr. Gladney said their vision is to redevelop this area because it's dilapidated. He said they own several other lots in the Lawton View area, and they are wanting to expand their mission. Mr. Gladney said the church has been campaigning to raise funds, and they also have a grant writer that is seeking federal funding.

Chairman Sheppard asked where the church is located.

Mr. Gladney said the church is located at 2502 SW Jessie L Davenport, which is just south of the lots they're asking to purchase.

Purcell asked what is on lots 23-26.

Mr. Gladney said they are empty lots, and the church does not own them.

Chairman Sheppard asked how soon the church would begin building.

Mr. Gladney said they hope to get the building done within ten years.

Chairman Sheppard asked how the church will decide between a senior citizen home or a community center.

Mr. Gladney said the church is leaning towards building a youth-based community center because there's already a senior citizen home in the area.

Rita Love with the Lawton Housing Authority said Mr. Gladney is referring to a facility called Pleasant Valley. She said Pleasant Valley is owned by the Housing Authority and is a public housing facility for elderly disabled citizens.

7. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES, CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE PROPOSED SALE OF LOTS 17-20, BLOCK 24, ORIGINAL TOWNSITE, LOCATED ON THE NORTHEAST CORNER OF SW C AVENUE AND SW 2ND STREET, AND TAKE APPROPRIATE ACTION IN OPEN SESSION.

In the past the Board has expressed a desire to dispose of LURA owned properties. An offer to purchase Lots 17-20, in Block 24, of Original Townsite has been received from Thanh Vo and Thuy T Nguyen. This property is located on the northeast corner of SW C Avenue and SW 2nd Street.

Legal counsel advised the LURA Board that the Board should determine the disclosure of communications between the Board and the Executive Director and legal counsel regarding the above referenced item would adversely affect the potential purchase price of the property. From that determination, the Board should convene in executive session to discuss this matter.

Teresa Chance, realtor representing Mr. Nguyen, said Mr. Nguyen owns the old Sleepy's Amusement building, which is east of Lots 17-20. She said Mr. Nguyen wishes to purchase these lots to expand his parking lot.

Chairman Sheppard asked if Sleepy's is still a music store.

Ms. Chance said it's a commercial building that is currently being leased.

Rogalski said this building now houses a medical marijuana dispensary.

Chairman Sheppard asked why there is a need for additional parking.

Ms. Chance said there are currently few parking spaces, and Mr. Nguyen would like to make additional parking available for customers. Ms. Chance said the parking lot would be paved and well maintained.

MOTION by Purcell, SECOND by Abshere, to go into executive session.

VOTE ON MOTION: AYES: Purcell, Abshere, Brox, Sheppard. NAYS: None. MOTION CARRIED 4 - 0.

Executive Session convened at 1:13 p.m.

Open Session was resumed at 1:24 p.m.

MOTION by Abshere, SECOND by Brox, to approve the proposed sale of Lots 12-16, Block 111, Lawton View Addition.

VOTE ON MOTION: AYES: Sheppard, Purcell, Abshere, Brox. NAYS: None. MOTION CARRIED 4 - 0.

MOTION by Brox, SECOND by Purcell, to approve the proposed sale of Lots 17-22 and Lots 27-32, Block 100, Lawton View Addition.

VOTE ON MOTION: AYES: Sheppard, Purcell, Abshere, Brox. NAYS: None. MOTION CARRIED 4 - 0.

MOTION by Purcell, SECOND by Abshere, to deny the sale of Lots 17-20, Block 24, Original Townsite, located on the northeast corner of SW C Avenue and SW 2nd Street.

VOTE ON MOTION: AYES: Sheppard, Purcell, Abshere, Brox. NAYS: None. MOTION CARRIED 4 - 0.

8. REPORTS AND COMMENTS

None.

9. ADJOURNMENT

There being no further business the meeting was adjourned at 1:28 p.m.

Ernest Sheppard, Chairman

Jacob Brox, Secretary

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