

MINUTES
LAWTON URBAN RENEWAL AUTHORITY
City Hall
212 SW 9th Street
3rd Floor Conference Room
March 19, 2024

Minutes of the Lawton Urban Renewal Authority meeting held March 19, 2024 in the 3rd Floor Conference Room, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:31 p.m. by Dr. Ernest Sheppard.

Roll Call

MEMBERS PRESENT: Jessie Cross
 Darren Medders
 John Purcell, Jr
 Dr. Ernest Sheppard

MEMBERS ABSENT: Evan Watson (excused)

ALSO PRESENT: Christina Ryans-Huffer, Recording Secretary
 Charlotte Brown, Director of Community Services/Planning
 Christine James Interim Planning Director/Internal Auditor
 Dewayne Burk, Assistant City Manager
 Gregory Gibson, City Attorney
 Jon Jernigan, Deputy Director Community Services
 Kameron Good Senior Planner
 Tyler Pobiedzinski Planner I
 Shereen William Councilwoman Ward 7

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

NEW BUSINESS

2. **Consider approving the minutes from February 20, 2024, regular scheduled meeting.**

Motion by Medders. Second by Cross to approve the minutes from February 20, 2024, regular scheduled meeting as written **Aye:** Medders, Purcell, Sheppard, Cross **Aye:** None. **Motion Passed.**

3. Consider appointing a new Secretary.

Sheppard asked is that an appointment or is that elected by the Board?

Brown responded it's elected by the Board.

Sheppard stated okay. Gentlemen which of you would like to do that? John is Vice-Chair.

Purcell stated I'm already Vice-Chair.

Brown responded he's already Vice-Chair.

Sheppard responded so it's down to the 2 (two) of you.

Cross asked when do they meet?

Sheppard responded all it means is that you have to sign the documents.

Brown stated you just sign when he signs, after he signs attesting that he signed the documents.

Sheppard stated you have to be at the meetings.

Cross asked if I'm not here, who's my second?

Sheppard stated they're going to come look you up.

Brown stated we're going to come hunt you down.

Cross asked what if I'm in Alaska?

Brown stated I've always wanted to go to Alaska.

Sheppard stated it's no big deal Darren you're here more than Jesse's here. Unless Jesse's performance improves.

Motion by Cross. Second by Purcell to elect Darren Medders as Secretary for the Lawton Urban Renewal Authority **Aye:** Purcell, Sheppard, Cross, Medders **Nay:** None. **Motion Passed.**

4. Consider appointing a board member to the Land Use Steering Committee to represent LURA in future discussions with staff and Garver Engineering related to updating the 2030 Land Use Plan.

Sheppard asked I need some explanation on this, what is Land Use Steering Committee?

Brown responded so the Land Use Plan, is something that we follow when we do re-zonings and it's what we think what it's going to look like, you know what the area is going to look like in 20 (twenty) years generally. It's not always an exact science, unfortunately. But we are putting together, the City Council approved the contract for the consultant to start work on the Land Use Plan so we're putting together a Steering Committee that will meet 6 (six) to 8 (eight) times the next 12 (twelve) to 13 (thirteen) months and we want someone from this Board because of the Downtown area. We just feel it would be a good fit.

Sheppard asked when do they meet?

Brown responded our first meeting is actually April 2nd. We're going to do them in the evenings. Right now, I have the first one set up for April 2nd at 5:30 pm, in the Banquet Hall downstairs. There's going to be 12 (twelve) to 15 (fifteen) people from different areas around town on it. My recommendation for this one would not be Darren because we have 2 (two) CPC members already appointed and David Denham who's Chair of CPC has been appointed as the MPO representative. I don't want us to get into quorum territory for CPC with these. We will also be doing Kick-Off meeting with the City Council and CPC that week as well.

Sheppard asked so he's got his hands full?

Brown stated yes.

Purcell stated I think it needs to be you.

Sheppard responded yes I think you or I, one of the 2 (two) of us.

Purcell stated I nominate you.

Sheppard stated your problem and my problem we both have spouses that want to go see grandchildren. I tell you what, why don't we put me on it and if I need a substitution, John can substitute.

Brown responded okay.

Sheppard asked will that be appropriate?

Brown stated yes, that will work.

Sheppard asked so we'll need some action on that?

Motion by Medders, Second by Cross to elect Dr. Ernest Sheppard as the primary representative from the Lawton Urban Renewal Authority to the Land Use Plan Steering Committee and John Purcell as an alternate representative **Aye:** Sheppard, Cross, Medders, Purcell **Nay:** None. **Motion Passed.**

5. Consider granting a Quit Claim Deed to the City Of Lawton for the property located at the southwest corner of SW A Avenue and SW Railroad Street for the relocation of the police evidence building, and authorizing the Chairman and Secretary to execute the deed.

James stated this is, actually everyone is aware of the new LATS Transfer Center that Council voted on to go down just south of the new Public Safety Building. Well in that location is the Police evidence building and to make room for the LATS building we need to look at moving the Police evidence building and so, LURA has some property that's just right across the street from the Public Safety Facility, right there at the corner of A and Railroad. We need to deed this land over to the City of Lawton for the use of the evidence building.

Sheppard asked okay, Christine there is 2 (two) lots there right?

Brown stated there's 4 (four).

James stated well there's 3 (three) and a piece.

Sheppard responded 3 (three) and a piece, I got it. Do they just want the first lot, or what?

Janes stated they want all of it.

Sheppard stated they want all of it, which includes the concrete.

James responded there is concrete foundations, stem wall type stuff.

Sheppard stated okay.

James stated I think it's 1 (one), 2 (two), 3 (three) and then the east 35 feet of 4 (four).

Sheppard stated okay.

James stated it would be a little tight, probably for what they got now but we think we can get it all on there and like I said it's right across the street so it makes it reasonable.

Sheppard responded yes it's a convenient spot. Well would rather see it used than sit around. It's been sitting around for 30(thirty) or 40 (forty) years.

Purcell asked why don't they get the whole thing?

James responded we don't own it and there's a building on it.

Sheppard stated I think there's a house right there on it.

James stated yes there looks like probably an encroachment once upon a time of a building that encroaches on 4 (four) so, we only own the east 35 feet of 4 (four).

Sheppard asked everyone knows what we're talking about? You got a picture in your mind? Okay, what's your wishes?

Motion by Purcell. Second by Medders to grant a Quit Claim Deed to the City of Lawton for the property located at the southwest corner of SW A Avenue and SW Railroad Street for the relocation of the police evidence building, and authorizing the Chairman and Secretary to execute the deed **Aye:** Cross, Medders, Purcell, Sheppard **Nay:** None. **Motion Passed.**

6. Reports or Comments from the Board.

Gibson stated a comment and you can probably back me up on this, Cindy told me after the transfer of this, that the only land LURA has left is the Lots at 2nd and C.

Brown responded yes.

Gibson asked right, that's it?

Brown stated yes, that's it.

Sheppard stated 2nd and C.

Brown stated yes.

Purcell stated yeah no more mowing.

Sheppard asked yes that would be nice. Okay.

Purcell asked do we have any plans for that again or do we have to go back to making that a park?

Sheppard asked is that contract still on?

Brown responded no that contract is expired.

Sheppard stated okay.

Good stated the gentleman has stated that he is still interested in it but with the recent endeavors down on the Board of Adjustments stuff, I don't know happy they're going to keep developing.

Brown stated yes.

Good stated but the last time he was in, he did state that he was still interested in doing it there and we did do the DLARC for that building so.

Sheppard asked is that DLARC approval reverse when the contract expires or is it still in existence? Was it specific to that deal in other words?

Brown stated yes it was, it was specific to that design.

Good stated it still would have to meet, if they were to come back, it still would have to meet that exact Board's approval.

Sheppard asked until somebody comes to us with another proposal for development of that, that would be a separate approval?

Brown responded yes.

7. Secretary's Report.

8. Audience Participation.

9. Adjournment.

Motion by Medders. Second by Cross to adjourn the meeting **Aye:** Cross, Medders, Purcell, Sheppard **Aye:** None. **Motion Passed.**

With no further business the meeting was adjourned at 1:39 pm.



Dr. Ernest Sheppard
Chairman

Lawton Urban Renewal Authority