MINUTES
LAWTON URBAN RENEWAL AUTHORITY

Minutes of the Lawton Urban Renewal Authority meeting held June 18, 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
Steven Greb, Assistant City Attorney
John C. Mackey, Legal Counsel
Jackie Monette, Recording Secretary

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2. CONSIDER APPROVAL OF THE MINUTES OF THE MAY 21, 2013 MEETING OF THE LAWTON URBAN RENEWAL AUTHORITY.

MOTION by Evers, SECOND by Johnson, to approve the minutes of the May 21, 2013 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 MAY, 2013.

The balance in the bank as of April 30, 2013 was $44,395.97. After deposits of interest, reimbursement from LEDA and disbursements, the bank balance as of May 31, 2013 was $136,312.10.

Rogalski stated that the $98,328.21 reimbursement from LEDA is for an invoice that LURA submitted in April of 2011. He stated that LEDA has gotten another source of funding, so LURA can keep these funds. He added that he isn't sure how many more invoices will be paid in the near future.

MOTION by Purcell, SECOND by Brox, to adopt LURA Resolution 13-07, approving the expenditures and accepting the financial status report of the Lawton Urban Renewal Authority for the month of May, 2013.

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

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4. CONSIDER SENDING AN INVOICE TO THE LAWTON ECONOMIC DEVELOPMENT AUTHORITY FOR LEGAL EXPENSES INCURRED WITH WADE & MACKEY LAW FIRM FOR ISSUES ASSOCIATED WITH PROPERTY ACQUISITION AND REDEVELOPMENT WITHIN THE PHASE 1A ACQUISITION AREA.

An invoice dated June 11, 2013 has been submitted by Wade & Mackey Law Firm, covering the LURA Meetings where the issue of a pending claim for relocation expenses with Little Blessings Learning Academy was discussed, as well as additional verbal and written discussions about the matter. Per the Memorandum of Understanding between LURA, LEDA and the City of Lawton, LEDA will reimburse LURA for the expenses incurred toward the acquisition of real property within this area.

MOTION by Purcell, SECOND by Evers, to authorize the Chairman to send an invoice to the Lawton Economic Development Authority in the amount of $496.00 for reimbursement of legal expenses incurred for issues associated with property acquisition and redevelopment within the Phase 1A acquisition area.

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

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5. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES, CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE PROPOSED SALE OF LOTS 27-32, BLOCK 117, IN THE LAWTON VIEW ADDITION, AND TAKE APPROPRIATE ACTION IN OPEN SESSION.

On April 16, 2013, LURA directed staff to begin the process of disposing of LURA owned properties in the Lawton View Addition. Staff has since begun the process of soliciting bids from auctioneers to dispose of the buildable lots. As provided by LURA Policy 04-01, staff sent letters to those property owners adjacent to the eight (8) non-buildable lots to notify them that the lots were for sale.

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.

MOTION by Johnson, SECOND by Purcell, to enter into executive session to discuss items 5 through 8 on the agenda.

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

The Board entered into executive session at 1:06 p.m. and re-entered into open session at 1:18 p.m.

MOTION by Purcell, SECOND by Evers, to accept the offer submitted by the Lawton Metropolitan Area Airport Authority for the purchase of Lots 27 – 32, Block 117, Lawton View Addition, at the rate of $900.00 per lot.

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

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6. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES, CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE PROPOSED SALE OF LOT 17, BLOCK 111, IN THE LAWTON VIEW ADDITION, AND TAKE APPROPRIATE ACTION IN OPEN SESSION.

On April 16, 2013, LURA directed staff to begin the process of disposing of LURA owned properties in the Lawton View Addition. Staff has since begun the process of soliciting bids from auctioneers to dispose of the buildable lots. As provided by LURA Policy 04-01, staff sent letters to those property owners adjacent to the eight (8) non-buildable lots to notify them that the lots were for sale. LURA received three offers for the non-buildable lots.

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.

No action was taken on this item.

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7. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES, CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE PROPOSED SALE OF LOT 24, BLOCK 86, IN THE LAWTON VIEW ADDITION, AND TAKE APPROPRIATE ACTION IN OPEN SESSION.

On April 16, 2013, LURA directed staff to begin the process of disposing of LURA owned properties in the Lawton View Addition. Staff has since begun the process of soliciting bids from auctioneers to dispose of the buildable lots. As provided by LURA Policy 04-01, staff sent letters to those property owners adjacent to the eight (8) non-buildable lots to notify them that the lots were for sale. LURA received three offers for non-buildable lots.

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.

No action was taken on this item.

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8. PURSUANT TO SECTION 307(B)(3), TITLE 25, OKLAHOMA STATUTES, CONSIDER CONVENING IN EXECUTIVE SESSION TO DISCUSS THE PROPOSED SALE OF LOT 20, BLOCK 82, IN THE LAWTON VIEW ADDITION, AND TAKE APPROPRIATE ACTION IN OPEN SESSION.

On April 16, 2013, LURA directed staff to begin the process of disposing of LURA owned properties in the Lawton View Addition. Staff has since begun the process of soliciting bids from auctioneers to dispose of the buildable lots. As provided by LURA Policy 04-01, staff sent letters to those property owners adjacent to the eight (8) non-buildable lots to notify them that the lots were for sale. LURA received three offers for non-buildable lots.

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.

MOTION by Purcell, SECOND by Brox, to accept the offer made by Regina Adams for the purchase of Lot 20, Block 82, Lawton View Addition, for the purchase price of $700.00.

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

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9. REPORTS AND COMMENTS

Chairman Sheppard asked what could be done about the three areas of non-buildable lots.

Rogalski stated that the double lots could be brought before the Board of Adjustment to reduce the setbacks, because there is a very large area of right-of-way at those two locations. He stated that it would make those two areas viable lots to develop.

Chairman Sheppard stated that it would be a good idea to take those two areas of double lots to the Board of Adjustment prior to holding the auction for the other properties.

Rogalski stated that he would proceed with that. He added that it would give value to those lots if they could have homes built on them. He stated that there is a 10-day required notice for a Board of Adjustment appeal.

Rogalski stated that Staff has been working on setting up the auction. He stated that we were attempting to piggy-back onto an auction date that Stallings Auction House had already publicized, but the bid amount was such that LURA's purchasing policy required three written quotes to proceed. He stated that Staff has still been unable to obtain three written quotes; however, the bid from Stallings, should we start from scratch on our own auction, would be at a cost low enough to proceed without three written quotes. He stated that Stallings suggested that the auction be held at the Prairie Room at a cost of $245, because it would be a neutral site. He stated that the auction could be held in the Banquet Hall downstairs in City Hall at no cost.

Evers asked if there is still an urban renewal plan with restrictions in the Lawton View Area.

Rogalski stated that it was in the Rose Hill Urban Renewal Plan, but it may be expired. He added that the only restrictions were that the property in that area be developed as residential property. He stated that Staff would research it further to confirm whether or not it is expired and, if not, exactly what the restrictions are. He added that removing the URP would require an action by LURA and not the City Council.

10. ADJOURNMENT

There being no further business the meeting was adjourned at 1:37 p.m.

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Ernest Sheppard, Chairman

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Jerry Evers, Secretary

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