

MINUTES OF THE CLINTON INDUSTRIAL AUTHORITY, MARCH 20, 2012

Minutes of a regular meeting of the Chairman and Trustees of the Clinton Industrial Authority of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, March 20, 2012 at 5:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on March 15, 2012.

Chairman Bryson called the meeting to order with the following present;

CHAIRMAN: Allen Bryson

TRUSTEES: Phyllis Smith, Jason Hulin, Don Rodolph

ABSENT: Bob Marcy

CITY MANAGER: Steve Hewitt

CITY CLERK: Lisa Anders

CITY TREASURER: Absent

DEPUTY CLERK: Rhonda Williams

CITY ATTORNEY: Ryan Meacham

NEWS MEDIA: Gerald Green and Mike Smith

OTHERS: David Crabtree, Arnold Adams, Jeremy Brush, L.R. Sights, Wheeler Lowry, Walt Schumacher, Jerry Douglas, Julie Menge, Patch McComas, D'Lese Travis, Mr. & Mrs. Keaton Modi, Mary Helen Jones, Bobby Hoffman, Kim Hewitt, Lori Adams, Earl Agan, Gene McCullough and others.

Doyle Kinney of the First Christian Church opened the meeting with prayer and Trustee Phyllis Smith led the Pledge of Allegiance.

AGENDA ITEM NO. 3: CONSENT AGENDA

A. Minutes of March 6, 2012 meeting

Moved by Trustee Hulin and seconded by Trustee Smith that Consent Agenda Item No. 3 (a) be approved.

Chairman put the motion to a roll call vote:

Aye: Hulin, Smith, Rodolph, Bryson

Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO. 4 ACTION ITEMS

4A. CONSIDER RESOLUTION NO. IA12-1 REGARDING ISSURANCE OF CLINTON INDUSTRIAL AUTHORITY REVENUE NOTE

City Manager Steve Hewitt explained that the resolution is a required document for the funding of the fire department with Oklahoma Bank & Trust. He said that Treasurer Debra Blanchard, Assistant City Attorney Ryan Meacham and Wheeler Lowry from Oklahoma Bank & Trust have been working on the documents.

IA032012

Assistant City Attorney Ryan Meacham explained that this resolution authorizes the Clinton Industrial Authority to borrow the money for the project.

Trustee Rodolph said he thought funding the project locally is good.

Motion was made by Trustee Rodolph and seconded by Trustee Hulin to approve Resolution No. IA12-1 regarding the issuance of a Clinton Industrial Authority Revenue Note.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Hulin, Smith, Bryson

Nay: None

Chairman declared the motion carried.

4B. CONSIDER CERTIFICATE OF INCUMBENCY FOR THE CLINTON INDUSTRIAL AUTHORITY

City Manager Steve Hewitt explained that the Certificate of Incumbency is state required legality for the funding of the fire station project.

Assistant City Attorney Ryan Meacham noted that the word "taxable" should be omitted from paragraph two.

Motion was made by Trustee Hulin and seconded by Trustee Rodolph to approve the Certificate of Incumbency for the Clinton Industrial Authority with the word "taxable" being omitted from paragraph two.

Chairman put the motion to a roll call vote:

Aye: Hulin, Rodolph, Smith, Bryson

Nay: None

Chairman declared the motion carried.

4C. CONSIDER PROMISSORY NOTE BETWEEN THE CLINTON INDUSTRIAL AUTHORITY AND OKLAHOMA BANK & TRUST

City Manager Steve Hewitt explained that the promissory note is the standard agreement identifying the terms of the agreement.

Motion was made by Trustee Hulin and seconded by Trustee Rodolph to approve the Promissory Note between the Clinton Industrial Authority and Oklahoma Bank & Trust for the Fire Station Project.

Chairman put the motion to a roll call vote:

Aye: Hulin, Rodolph, Smith, Bryson

Nay: None

Chairman declared the motion carried.

4D. CONSIDER SECURITY AGREEMENT BETWEEN THE CITY OF CLINTON AND THE CLINTON INDUSTRIAL AUTHORITY

City Manager Steve Hewitt explained that the Security Agreement would be considered by both the City Council and the Clinton Industrial Authority.

Motion was made by Trustee Smith and seconded by Trustee Hulin to approve the Security Agreement between the City of Clinton and the Clinton Industrial Authority for the Fire Station Project.

Chairman put the motion to a roll call vote:

Aye: Smith, Hulin, Rodolph, Bryson

Nay: None

Chairman declared the motion carried.

4E. CONSIDER SALE OF APPROXIMATELY 9 ACRES OF LAND ON RED WHEAT/CHAPMAN ROAD FOR NEW HOTEL TO KEATON MODI

City Manager Steve Hewitt reported that Keaton Modi has submitted a written request to purchase property from the Clinton Industrial Authority located on Red Wheat/Chapman Road for the purpose of building a new hotel.

Mr. Keaton Modi introduced himself to the Authority. He explained his plans for constructing a LaQuinta Inn & Suites on the site.

Chairman Bryson said he was excited about future development for the City and for the TIF District.

City Manager Steve Hewitt said Mr. Modi is willing to pay \$71,000 for the property. Hewitt said the City would see this as a plus for future development should the Authority decide to sell the property. He said the property has increased in value since being purchased by the City for \$71,000.00 but he explained some options that could be negotiated in the sale of the property is the Authority chooses.

Trustee Rodolph suggested Mr. Modi and City Manager Hewitt negotiating the price for the land and establish time constraints in the agreement. He suggested bringing back the recommendation to the next Industrial Authority meeting.

Trustee Hulin suggested negotiations to continue and the recommendation be brought back to the Authority.

Walt Schumacher reported that the current occupancy rate in Clinton is 74% at an average room rate of \$72. He asked about the reason for selling the full 9 acres when on average it takes 3 acres for a hotel. He asked what the plans would be for the other 6 acres. He said the property now has access to water and sewer and it did not have that when the City originally purchased it so he felt the property has a greater value than the \$71,000 purchase price.

Trustee Hulin said he had visited with constituents who did not feel that the price of the property is an issue. He said they want to see growth in the community and they are pro-business.

IA032012

Trustee Rodolph said he preferred to get close to market value for the property and felt that a time from for utilization for the motel should be included in the agreement.

Trustee Smith said she is excited about continued growth and supported the City Manager negotiating with Mr. Modi.

Motion was made by Trustee Rodolph and seconded by Trustee Smith to authorize City Manager Steve Hewitt to negotiate with Mr. Keaton Medi regarding the sale of property on Red Wheat/ Chapman Road for a new hotel.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Smith, Hulin, Bryson

Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO .5: CITY MANAGER'S REPORT

None

AGENDA ITEM NO. 6: AUDIENCE PARTICIPATION

None

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Trustee Hulin and seconded by Trustee Smith that the meeting adjourn.

Chairman put the motion to a roll call vote

Aye: Hulin, Smith, Rodolph, Bryson

Nay: None

Chairman declared the meeting adjourned at 6:00 pm.