

**MINUTES OF THE CLINTON INDUSTRIAL AUTHORITY, APRIL 17, 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, April 17, 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 April 13, 2012.

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

**CHAIRMAN:** Allen Bryson

**TRUSTEES:** Bob Marcy, Jason Hulin, Don Rodolph, Phyllis Smith

**CITY MANAGER:** Steve Hewitt

**CITY CLERK:** Lisa Anders

**CITY TREASURER:** Debra Blanchard

**DEPUTY CLERK:** Rhonda Williams

**CITY ATTORNEY:** Ryan Meacham

**NEWS MEDIA:** Gerald Green and Jarod Atha

**OTHERS:** David Crabtree, Arnold Adams, Julie Menge, Jerry Douglas, Dave Thorp, Mr. & Mrs. Keaton Modi, Mary Helen Jones, Shane Smith, Ted Maloy, Seth Adams, Michael Garver, Wade Anders and others.

Father Rex Arnold of St. Mary's Catholic Church opened the meeting with prayer and Trustee Bob Marcy led the Pledge of Allegiance.

**AGENDA ITEM NO. 3: CONSENT AGENDA**

A. Minutes of April 3, 2012 meeting

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

Chairman put the motion to a roll call vote:

Aye: Smith, Marcy, Hulin, Rodolph, Bryson

Nay: None

Chairman declared the motion carried.

**AGENDA ITEM NO. 4 ACTION ITEMS**

**4A. CONSIDER REAL ESTATE SALES AGREEMENT WITH KEATON MODI**

City Manager Steve Hewitt said that Keaton Modi had presented a proposal to purchase nine acres of land for the purpose of construction a hotel. He said that property has been evaluated and the negotiated price of the land is \$71,000.00. The contract would have a stipulation for the construction of the hotel to being within 18 months or the land would revert back to the Industrial Authority. Another condition of the sale is that any future land portions being sold by Mr. Modi would result in 50% of the sale proceeds reverting to the Industrial Authority. He said he recommends the sale of the property and would ask that Assistant City Attorney Ryan Meacham draw up the contract.

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Keaton Modi was he will need to reserve four acres of land for the hotel and he requested that the additional five acres have no restrictions on time for development.

Ted Maloy asked why the Industrial Authority doesn't just sell the land to Mr. Modi that he needs and keep the balance of the land.

Motion was made by Trustee Rodolph and seconded by Trustee Marcy to follow the recommendation of the City Manager regarding the sale of the 9 acres of land to Keaton Modi for \$71,000.00 with the stipulation of construction of the hotel to begin within 18 months and if any future land portions of the nine acres is sold that 50% of the sale proceeds would revert to the Clinton Industrial Authority.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Marcy, Smith, Hulin, Bryson

Nay: None

Chairman declared the motion carried.

#### **4B. CONSIDER REAL ESTATE SALES AGREEMENT WITH TAS TRUCKING**

City Manager Steve Hewitt said TAS Trucking has presented a proposal to purchase five acres of land on Commerce to build a new facility to centralize their administration and maintenance operations. The purchase price for the land is \$10,000 for five acres. He explained this is the same piece of land that had originally been deeded to the Custer County Conservation but they relocated to a different location.

TAS representative said they are looking for expansion and want to remain in Clinton but they need more space.

Motion was made by Trustee Rodolph and seconded by Trustee Marcy to follow the recommendation of the City Manager to enter into a real estate sales agreement with TAS Trucking for the sale of five acres of land along Commerce for \$10,000.00.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Marcy, Hulin, Smith, Bryson

Nay: None

Chairman declared the motion carried.

**4C. CONSIDER ACCEPTANCE OF PROPERTY ON SOUTH 5<sup>TH</sup> STREET FOR FUTURE FIRE STATION SITE**

City Manager Steve Hewitt said the mortgage for the property for the future fire station site is in the Industrial Authority. The last two pieces of property are owned by the City of Clinton and must be deeded over to the Industrial Authority. The acceptance of the deed to transfer the property needs to be accepted and approved.

Motion was made by Trustee Smith and seconded by Trustee Hulin to accept the property on South 5<sup>th</sup> Street for the future Fire Station from the Clinton City Council.

Chairman put the motion to a roll call vote:

Aye: Smith, Hulin, Rodolph, Marcy, 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 Marcy that the meeting adjourn.

Chairman put the motion to a roll call vote

Aye: Hulin, Marcy, Smith, Rodolph, Bryson  
Nay: None

Chairman declared the meeting adjourned at 7:00 pm.