

# Blackwell Industrial Authority

## Minutes of Board Meeting

Wednesday, December 21st, 2016

**Present:** Darrel Grossardt, Ross Cline, Mike Jeffers, Mark Cordell, Mike Loftis

**Absent:**

**Others Present:** John Robertson, Jim Menzer, Deanna Gilliland, Claude Williams, T J Greenfield, Jon Webb

Topic	Discussion	Recommendation/Action
Call to Order	Chairman Darrel Grossardt called the meeting to order at 7:58 a.m.	No action necessary.
Review of Minutes	<b>Minutes</b> for the December 21st, 2016 meeting were reviewed.	Mike Jeffers moved to approve. Ross Cline seconds. Approved by Darrel Grossardt, Ross Cline, Mike Jeffers, Mark Cordell, Mike Loftis
Review of Financials	<b>Financial</b> for December 2016	Mike Jeffers moved to approve. Ross Cline seconds. Approved by Darrel Grossardt, Ross Cline, Mike Jeffers, Mark Cordell, Mike Loftis
Chairman's Report	Darrel Deanna laid a draft copy of the second renewal tract lease and operating lease from the Railroad here which has been awhile coming since the state tried to sale their portion of our rail and was unsuccessful I don't believe they even got a bid on it or the Stillwater property. They have requested a new lease from the Railroad to continue on as we have been doing for 10 to 12 years we will put that on the agenda for next month and take action on it.	No action necessary.
Directors Report	<b>Leases</b> When we had our Audit through the City around August last year they requested a copy of the leases for Otto Seed and SPS we could not put our hands on the original leases. We drafted new leases and SPS has been signed effective January 1, 2017 for 3 years and nothing has changed as far as their rent structure. Otto Seed is the same thing but they are harder to get in touch with since they are not in the office around this time of year. We have requested an original copy from them and they have not responded but we will square everything with them also and get the paperwork in order.	No action necessary
	<b>Flood Plain</b> -We have been dealing with the flood plain where HMT is. It was a big ordeal to get the loan closed to purchase	No action necessary

	<p>flood insurance on both properties the old one and new one for about \$10,000 dollars. Greg Fredricks @ Smith and Oakes Surveying he sent a copy of a study that they have done and it shows the existing building quite away out of the flood zone doesn't even touch it and the new building just barley touches the zone. He is drafting the material to send in the FEMA to get this lined out so we don't have to have the insurance at all. I will pass this around so you can see it. Construction of the new building is continuing on ground work is done and it's to cold to pour cement but things are moving on. They are supposed to be done by the end of January and I hope they are moved in by the first of March.</p>	
	<p><b>Railroad Lease-</b> Darrel already went over</p>	No action necessary
	<p><b>Legislative Reception</b> in Oklahoma City on February 15<sup>th</sup> it is the State Chamber I have 2 free tickets if Darrel you would like to attend or someone else it's just a meet and greet but it's kind of a neat deal lots of legislature shows up. FYI</p>	No action necessary
	<p><b>Empty Buildings-</b> When the zero degrees' weather came in it dawned on me that I have not check our empty buildings. One of them has water still on and it was flowing good they other one is completely turned off.</p>	No action necessary
Executive Session	Convene to Executive Session 8:06 a.m.	Mike Loftis moved to approve. Mark Cordell seconds. Approved by Darrel Grossardt, Ross Cline, Mike Jeffers, Mark Cordell, Mike Loftis
Regular Session	Reconvene to Regular Session 8:18 a.m.	Mike Jeffers moved to approve. Mike Loftis seconds. Approved by Darrel Grossardt, Ross Cline, Mike Jeffers, Mark Cordell, Mike Loftis
Other New Business:		No action necessary
Next Meeting/Adjournment	Next meeting: January 18th, 2017 at 8 a.m.	Ross Cline moved to approve. Mike Jeffers seconds. Approved by Darrel Grossardt, Ross Cline, Mike Jeffers, Mark Cordell, Mike Loftis adjourn at 8:20 a.m.

Respectfully submitted by: Deanna L Gilliland December 21st, 2016.

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Darrel Grossardt-Chairman

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Mike Loftis-Secretary