

# Blackwell Industrial Authority

## Minutes of Board Meeting

Wednesday, February 16th, 2017

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

**Absent:**

**Others Present:** John Robertson, Jim Menzer, Deanna Gilliland, Claude Williams, Chip Ouither

Topic	Discussion	Recommendation/Action
Call to Order	Chairman Darrel Grossardt called the meeting to order at 8:00 a.m.	No action necessary.
Review of Minutes	<b>Minutes</b> for the January 18th, 2017 meeting were reviewed.	Mike Jeffers moved to approve Mark Cordell seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
Review of Financials	<b>Financial</b> for January 2017	Mike Jeffers moved to approve Mark Cordell seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
Chairman's Report	Darrel I'll pass it over to the Director for his report	No action necessary.
Directors Report	<b>Electron Building</b> -we received a call last week the gentleman is looking to buy the building and has been in touch with the real estate guy in Wichita by the name of Don Arnold. Consolidated Grain has not bought the building yet so he is looking to buy. He has a company from Japan that will create 45 jobs they will spend multi million dollars and tearing down the back half and trying to utilize that. He wants to buy the building and lease it to the company. I'm not sure of the State incentives with the 2 different companies. So far it's just a plate in the air and I told him that we would be interested in the front part on Doolin about 10 to 15 acres. He asked me what the value would be I told him I didn't know that it would need to be appraised so I sent him 2 different names of appraisers in this area, 1 out of Ponca City and Braden from Blackwell.	No action necessary
	<b>Next Era Building</b> - this gentleman only needs the garage area so we have been back and forth and when I was out of the office Jim ended up talking to him	No action necessary

	<p><b>Oklahoma City-</b> spent the last 2 days in Oklahoma City @ the Capital meet with our group and went into the Representatives lounge. All in all, there was about 30 of us we had the Speaker of the House and some others speak to the group then we went to the Senate side for the same thing. The one thing that they are proud of is the I.D. law where we can use our driver's license and get on an airplane supposed to be coming out of the House this week then going to the Senate next week. Darrel asked why it won't get us on an airline now after the deadline. The Feds came in with some new rules it's just a registration thing. This has been going on for 6 or 7 years now and we are one of the few states that have not dealt with it yet. They both spoke about Governor Fallin's State of the State address her big change is changing the sales tax to include a huge array of items that are not taxed today. Both Houses said that is not going to happen. Darrel replied that a lot of those items are being taxed in a lot of other states like Kansas. She wanted \$1.50 for cigarettes and they are hoping to get \$1.00 they want it to be specific to health care or something of that nature and not the general fund. I printed off a report and I can make copies if you would like, Ken Miller is the State Treasurer and it tells were we are as a state compared to the others</p>	<p>No action necessary</p>
	<p><b>Oklahoma Housing Finance Authority-</b> I also meet with them yesterday for about 2 hours. FYI Ponca City did a housing project about 35 or 36 homes where the Airline used to be and we toured them 2 weeks ago they are fine homes 1,400 SF 3 bedroom 2 bath and every one of them has a storm shelter. This is federal money from the Finance Authority and it is a pass thru and it's all subsidized in some way like house payment is based on income or something like that. We are in need of new housing maybe not subsidized but I was exploring is there any funds available to help us tear down like the old school or something like that. He gave me a couple of other leads so we will see where that goes. I came across this report that was done in 2015 it's a housing needs study that was done in every county in the State which Blackwell was one that they drilled down too. Like the Larkin Hotel and the Green family that owns next door and they are working on a deal now</p>	<p>No action necessary</p>

	<p>spending millions of dollars to redo the Equity. Darrel said that he was told the reason that Equity was stalled out because there wasn't sufficient water pressure. John replied that he made the statement I know those guys and they have a lot going on around the state and they are packaging a large deal and our conclusion of the conversation was Equity is in that package. Mr. Green the dad that started all that was in a car wreck and died and now the boys are running it but that's about the time it stopped. If you will remember we did a little seminar here and the Greens came up and attended that. So we are working on getting a couple of sites for potential housing especially if the Braman deal is real and happens we need housing in our area.</p>	
Executive Session	<p>Convene to Executive Session 8:18 a.m.</p>	<p>Mark Cordell moved to approve item #8 ahead of #5 Mike Jeffers seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline</p>
Regular Session	<p>Reconvene to Regular Session 8:57 a.m.</p>	<p>Ross Cline moved to approve. Mike Loftis seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline</p>
GHP Investments	<p>This is the gentleman that wants to lease just the garage portion of the Next Era building for 6 months and then option to renew another 6 months and then towards the end of the year he will have to make a decision. Darrel stated just for your information this is the old Smelter Office Building. Jim said we put a new roof on it a while back, Darrel stated it's was a membrane and it was about 10 years ago but we have not had any problems with it. They will be hooking up the utilities for the whole thing and the monthly amount is \$500.00</p>	<p>Mike Jeffers moved to approve the lease. Ross Cline seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline</p>
Otto Seed Lease	<p>No changes to this lease we are just updating the lease we already have for 3 years. Darrel said we refer to this building as the green building in the industrial park on the curve before you get to SPS.</p>	<p>Mike Loftis moved to approve the lease. Mark Cordell seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline</p>
ODOT Rail Lease	<p>This is a 3-way lease between BIA, ODOT and BNGR. We took action between BIA and BNGR a month or so ago but the State has not had an active lease for over a year now. There is a couple of points that needs refined so this will be a no action item</p>	<p>No action necessary</p>

Other New Business:		No action necessary
Next Meeting/Adjournment	Next meeting: March 15 <sup>th</sup> , 2017 at 8 a.m.	Mark Cordell moved to approve. Mike Jeffers seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline adjourn at 9:03 a.m.

Respectfully submitted by: Deanna L Gilliland February 20th, 2017.

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Darrel Grossardt-Chairman

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Mike Loftis-Secretary