

Blackwell Industrial Authority

Minutes of Board Meeting

Wednesday, March 15th, 2017

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

Absent: Chip Ouither. Jim Menzer

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

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	Minutes for the February 16 th , 2017 meeting were reviewed.	Mike Jeffers moved to approve Mike Loftis seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
Review of Financials	Financial for February 2017	Mike Jeffers moved to approve Mike Loftis seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
Chairman's Report	Darrel Spent some time with John, Chip and Mike Loftis the other day about a prospect which looks pretty promising I'll let John talk about that in his Director's report	No action necessary.
Directors Report	HMT Building , I will pass around pictures they are getting really close to having it done. Hold off on the end wall and the ceiling to hang these massive cranes. We were contacted 2 weeks ago about the insurance and we extended it another month for another month. The chamber building from the fairgrounds Tommy is buying for \$1,000 and becoming a member of the chamber also	No action necessary
	Prospect guy is updating it again and we don't expect anything this time. Darrell mentioned that we have someone looking at the Electron Building and he has international partners and we will talk a little more about this. We have already done a phase I and phase II ten years ago and before consolidated grain went in there they updated and nothing had changed and now this	No action necessary
	Legislative Letter I sent out a letter you know the wind industry has been good to Kay County, Grant County and more to come. But the Legislatures have an incentive review committee and that smart guy said there is a tax credit that is	No action necessary

	<p>due to expire in 2021 and he thought they were being to generous so the speaker of the house said that just needs to go away 7/1/2017. All of these companies that have spent years getting leases, getting agreements and getting ready to put towers up based on what the State has told them and now the state is pulling the rug out from under them. We had conversations at the legislative breakfast the other morning, I had scheduled meeting in both of their offices and John phiffer called me last week and the bill was coming up the next day. I have been on the phone a guy name Sanders the majority whip of house said this is the best we can do so I asked what is the worst you can do. He said we can put a cap on it where you have an 8 or 10-million-dollar cap and that is the most we are going to spend including all of the farms even the ones that are already built. It's just one big mess so that is the bill that went through. Now we are wrestling alligators on the Senate side I visited yesterday with our Senator and I went by the President pro tems office and left a copy of this letter visited with a nice young lady. I did go down he came off the floor and visited with him for 5 minutes or so he said John I have talked to the leadership 2 or 3 times the last 2 or 3 days and they are sticking to the 7/1 date. I told him to fight it tooth and nail because that is not the solutions and in our letter on the 2nd page we actually offer some solutions that could solve that. I am not holding my breath he is a brand new guy with not a lot of stroke he said he would talk to him one more time. I visited with a couple of lobbyist while I was up there and they are not I also brought the language for the ones that have already done their do diligents and have got the land leases, well I have heard that discussed and this was Peterson. For what it's worth</p>	
	<p>Legislative Reception it's another organization that we are members of Northwest Oklahoma Alliance on March 27th if you have ever been to the State Chamber Reception it's a similar deal we have excellent turn out of legislatures and the Governor will speak and Lt Governor also. We may still be wrestling this wind deal. Mike Loftis stated that he got letter last night from Apex to landowners in Grant County terminating their leases and calling off Grant Bridge Wind we don't think it's fair to you to keep your land encumbered and</p>	<p>No action necessary</p>

	we are done. John replied that needs to go to Pfeiffer and Peterson. Mike said he sent it to John to forward and that is deal one. Darrell asked if there was any discussion of taking incentives away from Oil & Gas also. John replied very little.	
	Project Stanley a project from Commerce that came in a couple of weeks ago we didn't have anything to fit their needs but the would consider a greenfield. My proposal was the 15 acres behind Electron, A&A tank owns the 15 in the center of it and I have contacted them and they would be interested in selling it if this project needed more acres. When I was in Oklahoma City yesterday the recruiter in charge said your proposal was really good.	
Executive Session	Convene to Executive Session 8:13 a.m.	Mike Loftis moved to approve. Ross Cline seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
Regular Session	Reconvene to Regular Session 8:53 a.m.	Mike Jeffers moved to approve. Ross Cline seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
ODOT Lease	Darrel stated that this is a lease that we have had under review last month & ODOT finally discovered they didn't have an active working lease with BNGR our operator. Since they didn't sale their portion of the line they wanted to correct that & get a lease going. Did we approve this last month? Deanna looked & it was No action item per Menzer. They pay us 6% of their gross & in the past it has taken a separate vote to turn that back into maintenance on rail line but it's a separate item. This is a 3-way lease between BIA, ODOT and BNGR	Mike Jeffers moved to approve the lease. Mark Cordell seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
CFM Lease	John stated that this is a month to month lease @ \$500 for a building on 13 th street if in fact a company comes in and wants the whole building he will be moving out. Darrel said they are only using a portion of the building.	Mark Cordell moved to approve the lease. Mike Loftis seconds. Approved by Darrel Grossardt, Mike Jeffers, Mark Cordell, Mike Loftis, Ross Cline
Other New Business:		No action necessary
Next Meeting/Adjournment	Next meeting: April 19th, 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 8:57 a.m.

Respectfully submitted by: Deanna L Gilliland March 15th, 2017.

Darrel Grossardt-Chairman

Mike Loftis-Secretary