

Blackwell Industrial Authority

12.16.2015 – 8:00 AM – 120 S Main, Blackwell Oklahoma

The trustees of the Blackwell Industrial Authority met in regular session on Wednesday, December 16th, 2015 at 8:00 AM in the Chamber Conference Room, 120 S Main, Blackwell, Oklahoma.

Trustees Present:

Chairman	Darrel Grossardt
Vice-Chairman	Ross Cline
Secretary	Mike Loftis
1 st Assistant Secretary	Mike Jeffers
2 nd Assistant Sec.	Steve Marquardt

Others Present:

Director John Robertson
James Menzer
Deanna Gilliland
Claude & Brother Williams

Trustee Not Present

1. Quorum being present Darrel Grossardt opened meeting at 8:01 AM

2. Steve Marquardt made motion to accept the consent agenda as presented, Mike Jeffers seconded the motion. Motion carried. Voting for: Darrell Grossardt, Ross Cline, Mike Loftis- Voting against - none

Steve Marquardt made motion to accept November 17th, 2015 minutes, Mike Jeffers seconded the motion. Motion carried. Voting for: Darrell Grossardt, Ross Cline, Mike Loftis- Voting against - none

Steve Marquardt made motion to accept the financial report as presented, Mike Jeffers seconded the motion. Motion carried. Voting for: Darrell Grossardt, Ross Cline, Mike Loftis- Voting against - none

3. **Chairman report** – Darrel Grossardt discussed the State Chamber Forum in OKC was 2 weeks ago Speaker was Author Bob Woodward, he has written books on the last 8 presidents of our Country it was a good trip we enjoyed.

4. **Director's report** –

Transload Meet with our prospect last Thursday things are moving forward. I have a copy of the Bid Packet and we are running Ads for 2 weeks starting Friday December 18th in Blackwell and starting Wednesday December 16th in Ponca City. Rule is you have to give them 20 days from the 1st publication which bids are due in by 1/14/2016. It is a design and build out which I have a couple of items segregated, gas heater in the warehouse and spray foam insulation. I sent one to Rick Scott construction and made a call to Mike Terry and he will come by and pick up a bid packet.

We got the green light from the prospect to go with it. EDA is involved in the Transload and they are saying we can't have a lease longer than the useful life of the building which they show as 20 years. I explained to the prospect that we control but we have to meet some guidelines we are looking at 19 year lease with option to renew for 5 or 6 years. Matthew will be the supervisor but not live here and the young man with him will end up moving to Blackwell so I gave Doyle Steffen his contact information. They will also have 1 more employee looking for a rental. Survey came in just under 4 acres which gives us more to develop. Hopefully we will have the lease back before the deadline on the bids.

Governors EDMT call trip is January 14th and 15th I didn't go last year and I have made hotel reservations this year that can be cancelled if I don't end up going. The reception will be at the hotel Zaza.

Old X-Chem. building we don't have a lease yet still a prospect at this point. We went ahead and got the warehouse and the offices cleaned up and ready to go. I had sent an email to the gentlemen with no response and he is real good about getting back to me so I called him last Thursday. He apologized for not getting back with me but he is going to Houston to determine the start date. Corporate headquarters wants to start the lease in the spring he thinks it may be sooner than later like February 1st, 2016.

HMT the blue building on Doolin they want to build an additional office inside the building. We hired a local contractor to build the office. BIA pays the contractor and HMT turns around and pays BIA back so it will just be a pass through. We have done 2 or 3 different deals like this with them and they always pay.

Blackwell Rail we received that lease by email yesterday and they came in 1 item that needed addressed was the insurance deductible. We require \$10,000 deductible and they have a current policy with \$25,000.00 deductible. If we can change the lease to \$25,000.00 they won't have to change their insurance policy and we can consummate the lease. They want to take occupancy January 1st, 2016 so we can either call a special meeting or however we want to deal with it.

SPS \$700 a month lease during the time that Linda passed away and before we hired Deanna I neglected to send them an invoice. Deanna was the one that caught it so we prepared an invoice and an apology letter and I hand carried it to them and explained. We spoke with their accountant and sure enough it was 3 months and they understood and will cut us a check.

5. Executive Session- No need

6. Other new business- nothing

9. Motion to adjourn Mike Jeffers made a motion to adjourn seconded by Mike Loftis motion passed adjourned at 8:38

Chairman, Darrel Grossardt

Secretary, Mike Loftis

