

Blackwell Industrial Authority

1.20.2016 – 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
 1st Assistant Secretary Mike Jeffers

Others Present: Director John Robertson
 James Menzer
 Deanna Gilliland
 Chip Outhier-City
 Merry Whittmer
 Kim Ochoa
 Claude & Brother Williams

Trustee absent: 2nd Assistant Sec. Steve Marquardt

1. Quorum being present Darrel Grossardt opened meeting at 8:00 AM

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

Mike Jeffers made motion to accept January 20th, 2016 minutes, Mike Loftis seconded the motion. Motion carried. Voting for: Darrell Grossardt, Ross Cline, Mike Jeffers, Mike Loftis - Voting against - none

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

3. Chairman report – Darrel Grossardt discussed his conversation with Scott Nauer, President of the Blackwell Northern Gateway Railroad which they are the operator of our short line railroad. Scott said that he had received a call from Neal Hall the Rail Coordinator with the State Department of Transportation. Neal has always been a strong ally and advocate for our railroad up here and he is retiring soon. He asked Scott to ask the BIA if we would be able to purchase our section of the railroad. That is something that we may want to talk about if we want to make them an offer down the road.

4. Director's report –

Governors EDMT trip was January 14th and 15th at the hotel Zaza. John addressed that he visited with 3 different companies while he was there 2 site locators and 1 company basically promoting Blackwell. Good reception attendance was a little light only about 50.

Website Update on the Chamber side we are updating the website and the BIA website also needs updated. We really have not updated any of it since I have been here. On a phone conference for about an hour and their pricing is about the same as the company out of Wichita but they specialize in economic development. The Chamber is moving forward with it and I will keep the BIA in mind the update is called reskinning. Another thing PSO and OGE governors round table has went together and are buying a statewide license this company is based out of New York and this will be fresh and new.

Railroad Purchase I have done a little bit of work on the rail purchase I sent a note to Vicki Eggers for her to research for us that this is something we are interested in. I want her to find out if there is grant money available. If you remember they had spent \$260,000 a year on their little stretch of our railroad for the last 7 or 8 years. When we asked them to give us a price it was price prohibited so I am thinking we can put together a proposal at a reasonable amount and have funding. The challenge is the bridges holding only 2/3 or 3/4 of a load. Darrell mentioned that we are currently at 185,000 and new standard is 216,000 or 213,000. John said that it's not a huge gap but it is a massive amount of money to get the bridges up to carry a full load. In 2012 there was a study done and it was about 2 Million to get the bridges up to standard and that could be around 2.2 or 2.5 Million now. That was our thinking about the TIF district and making a revenue stream and get the volume up so it can start paying for its self.

BNGR we leased one of our buildings to them and they are pleased we had one issue with the heater not staying on due to air in the line and that has been fixed.

5. Executive Session- 8:10 A.M-

- i. Motion to convene to executive session-Mike Loftis moved to approve. Ross Cline second, voting for Darrell Grossardt, Ross Cline, Mike Jeffers, Mike Loftis- Voting against - none
- ii. 8:58 Motion to reconvene to open meeting Ross Cline moved to approve. Mike Jeffers second, voting for Darrell Grossardt, Ross Cline, Mike Jeffers, Mike Loftis- Voting against - none
- iii. Action, if any, from executive session.

6. Other new business-

7. Discuss and take action on the Duke Energy Lease- Mike Jeffers made a motion to authorize the Chairman to sign the lease upon acceptable and minor modifications, Mike Loftis second voting for: Darrell Grossardt, Ross Cline, Mike Jeffers, Mike Loftis- Voting against - none .

8. Discuss and take action Transload Construction - John addressed that Mike Terry was the only Bid turned in out of the 11 packets we sent out. Bid is \$181,948.83 and there are a couple of items that we might be able to modify to knock it down just a little bit. Darrell asked if that included the exterior building, John replied yes. Mike Jeffers made a motion to accept the Bid, Ross Cline second voting for: Darrell Grossardt, Ross Cline, Mike Jeffers, Mike Loftis- Voting against - none.

9. Discuss and take action of BNGR Lease- Office Building at 420 ½ 20th Street here in Blackwell. BNGR has been operating out of a house on Ferguson Street. Scott Nauer is the President and he and his wife both live in Ponca City. They only have a couple of employees and the lease is \$400 a month which gets the building reoccupied. Ross Cline made a motion to accept the Lease, Mike Jeffers second voting for: Darrell Grossardt, Ross Cline, Mike Jeffers, Mike Loftis- Voting against - none

10. Discuss and take action on the Hiatt Lease – This lease comes up for renewal in April 2016. No action to be taken at this time but be aware it will be up for discussion down the road.

11. Motion to adjourn Mike Jeffers made a motion to adjourn second by Ross Cline motion passed adjourned at 10:05

Chairman, Darrel Grossardt

Secretary, Mike Loftis