

## **MINUTES OF THE REGULAR MEETING OF OF THE MOORE URBAN RENEWAL AUTHORITY JANUARY 13, 2025 – 6:30 P.M.**

The Moore Urban Renewal Authority met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on January 13, 2025 at 6:30 p.m. with Chairman William Jones presiding.

Marlene Wood  
Commissioner

Aiden Street  
Commissioner

Gary Bird  
Commissioner

William Jones  
Chairman

Audie O'Rorke  
Commissioner

STAFF PRESENT: Brooks Mitchell, Executive Director; Vanessa Kemp, City Clerk

ALSO PRESENT: Emily Pomeroy, attorney with the Center for Economic Development Law.

### **Agenda Item Number 1 being:**

CALL TO ORDER

Chairman Jones called the meeting to order and asked the City Clerk to call the roll.

### **Agenda Item Number 2 being:**

ROLL CALL

PRESENT: Street, Bird, Wood, Jones  
ABSENT: O'Rorke

### **Agenda Item Number 3 being:**

STATEMENT OF COMPLIANCE WITH THE OKLAHOMA OPEN MEETING ACT.

Chairman Jones confirmed the agenda was properly posted in accordance with the Open Meeting Act.

### **Agenda Item Number 4 being:**

CONSENT DOCKET:

- A. APPROVE MINUTES FROM THE OCTOBER 14, 2024 MEETING
- B. APPROVE RESOLUTION NO. 77(25)

- i. PURCHASE AGREEMENT WITH COLONEL (RET) GARY P. MISKOVSKY, JR., SUCCESSOR TRUSTEE OF THE G2 LIVING TRUST DATED NOVEMBER 9, 2009, FOR LOTS 509 AND 510, CLEVELAND HEIGHTS URBAN RENEWAL PLAN
- C. APPROVE RESOLUTION NO. 78(25)
- ii. PURCHASE AGREEMENT WITH DOROTHY P. BRADSHAW AND DAVID E. BRADSHAW, WIFE AND HUSBAND AND ROBERT E. PRICE, A SINGLE PERSON, FOR LOT 160, CLEVELAND HEIGHTS URBAN RENEWAL PLAN

**Commissioner Wood moved to approve the Consent Docket in its entirety, second by Commissioner Jones. Motion carried unanimously.**

Ayes: Street, Bird, Wood, Jones  
Nays: None

**Agenda Item Number 5 being:**

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE RESOLUTION NO. 79(25) AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE CLEVELAND HEIGHTS ADDITION (SOUTHWEST CORNER OF NE 12<sup>TH</sup> STREET AND N SUNNYLANE ROAD), BY EXERCISE OF EMINENT DOMAIN, CLEVELAND HEIGHTS URBAN RENEWAL PLAN

Emily Pomeroy, attorney with the Center for Economic Development Law, stated that adoption of Resolution No. 79(25) would authorize acquisition of the last remaining parcel in the Cleveland Heights Addition through eminent domain. Ms. Pomeroy advised that negotiations were still being attempted with the property owner of Parcel 413; however, the property owner has stopped responding to calls. She noted that approval of the item would not preclude reaching a settlement with the property owner; however, it would authorize acquisition of the property by eminent domain if an agreement cannot be reached.

**Commissioner Bird moved to approve Resolution No. 79(25) authorizing the acquisition of certain real property located in the Cleveland Heights Addition (southwest corner of NE 12<sup>th</sup> Street and N. Sunnyside Road), by exercise of eminent domain, Cleveland Heights Urban Renewal Plan, second by Commissioner Street. Motion carried unanimously.**

Ayes: Street, Bird, Wood, Jones  
Nays: None

**Agenda Item Number 6 being:**

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE THE AGREEMENT FOR PROFESSIONAL SERVICES WITH ROBERT LIEBEL FOR APPRAISAL SERVICES NECESSARY AND APPROPRIATE TO THE IMPLEMENTATION OF THE CLEVELAND HEIGHTS URBAN RENEWAL PLAN

Ms. Pomeroy stated that the item was for approval of a professional services agreement with Robert Liebel in the amount of \$1,250 for appraisal of Parcel 413, which was discussed under the previous item. Ms. Pomeroy advised that Michael Stacy is under contract to review the appraisal.

**Commissioner Wood moved to approve the Agreement for Professional Services with Robert Liebel for appraisal services necessary and appropriate to the implementation of the Cleveland Heights Urban Renewal Plan, second by Commissioner Bird. Motion carried unanimously.**

Ayes: Street, Bird, Wood, Jones  
Nays: None

**Agenda Item Number 7 being:**

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE NOTICE OF TERMINATION OF MONTH-TO-MONTH LEASE, AND IF NECESSARY, THE FILING FOR A FORCIBLE ENTRY AND DETAINER ACTION FOR LOT 192 IN THE CLEVELAND HEIGHTS ADDITION, CLEVELAND HEIGHTS URBAN RENEWAL PLAN.

Ms. Pomeroy advised that four of the five improved lots in Cleveland Heights have been acquired, and an appraisal agreement was approved in the previous item to negotiate purchase of the fifth. She stated that Parcel 192 is one of the improved parcels previously acquired from Mr. Galier. The tenant is still living there and paying Mr. Galier rent consistent with the settlement agreement that MURA entered into with Mr. Galier. Under the agreement the Moore Urban Renewal Authority owns the property but is leasing it to Mr. Galier who then subleases it to his former tenants. The term of the lease agreement ends on February 28, 2025.

Ms. Pomeroy indicated that Pinnacle contacted the tenants and prepared relocation packages but was unable to accurately calculate the relocation package for the tenant of Lot 192 since he is unwilling to provide his actual income. He has also indicated that he will not leave when his lease is up. Pinnacle prepared alternate housing options that the tenant could obtain using his relocation benefit package but the tenant will not communicate with Pinnacle. The proposed item accomplishes two things. First, it allows for the required notice to vacate the property to the tenant. Ms. Pomeroy stated that further attempts will be made but if the tenant has not relocated by February 28, 2025, the proposed item will also approve the filing of a forcible entry and detainer action in District Court that will allow for the tenant's removal from the property.

**Commissioner Bird moved to approve Notice of Termination of month-to-month lease, and if necessary, the filing for a forcible entry and detainer action for Lot 192 in the Cleveland Heights Addition, Cleveland Heights Urban Renewal Plan, second by Commissioner Wood. Motion carried unanimously.**

Ayes: Street, Bird, Wood, Jones  
Nays: None

**Agenda Item Number 8 being:**

DISCUSSION AND UPDATE ON ACQUISITION EFFORTS

Ms. Pomeroy distributed an updated map reflecting that the Moore Urban Renewal Authority owns 511 of the 650 lots in Cleveland Heights along with a breakdown of acquisitions made through purchase agreement or condemnation. She advised that some parcels have been authorized for condemnation but are pending to allow for further negotiation. She also distributed an update on the status of the tenants. Ms. Pomeroy stated that one of the tenants found a home and relocated using the benefit package and

moving expenses paid to them. Ms. Pomeroy stated that further updates will be given to the Commissioners as other benefit packages are paid.

**Agenda Item Number 9 being:**

ITEMS FROM THE EXECUTIVE DIRECTOR

There were no items from the Executive Director.

**Agenda Item Number 10 being:**

CITIZENS TO BE HEARD

Melinda Daugherty, 12225 Greenlea Chase East, Oklahoma City, Oklahoma, advised that she received a certified letter notifying her of a February 10, 2025 court date. Ms. Daugherty thanked Brooks Mitchell for speaking with them earlier, but wanted to appear at the meeting to verify their understanding of the situation. Ms. Daugherty stated that she is a joint owner with Jamie Sanders, 12405 Lapis Lane, who is also in attendance at the meeting but declined to speak. She indicated that they are willing to continue negotiations for the acquisition of their property. They want to be cooperative, but they want things to be fair for all involved.

**Agenda Item Number 11 being:**

ADJOURNMENT

**Commissioner Wood moved to adjourn the meeting of the Moore Urban Renewal Authority, second by Commissioner Bird. Motion carried unanimously.**

Ayes: Street, Bird, Wood, Jones  
Nays: None

**The Moore Urban Renewal Authority meeting was adjourned at 6:56 p.m.**

TRANSCRIBED BY:

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RHONDA BAXTER, Executive Assistant

FOR:

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AUDIE O'RORKE, Secretary

These minutes passed and approved as noted this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

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VANESSA KEMP, City Clerk