

## **MINUTES OF THE REGULAR MEETING OF OF THE MOORE URBAN RENEWAL AUTHORITY MAY 12, 2025 – 6:30 P.M.**

The Moore Urban Renewal Authority met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on May 12, 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, O'Rorke, Jones

ABSENT: Wood

### **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 FEBRUARY 10, 2025 MEETING

B. APPROVE RESOLUTION NO. 82(25)

i. PURCHASE AGREEMENT PURCHASE AGREEMENT WITH HUMBLE PROPERTIES, LLC, FOR LOT 316, CLEVELAND HEIGHTS URBAN RENEWAL PLAN.

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

Ayes: Street, Bird, O'Rourke, Jones  
Nays: None  
Absent: Wood

**Agenda Item Number 5 being:**

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE RESOLUTION NO. 83(25) APPROVING THE PURCHASE AGREEMENT WITH VR MARINO INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND AUTHORIZING AND RATIFYING THE EXECUTION AND IMPLEMENTATION OF SUCH AGREEMENT, INCLUDING THE PAYMENT OF THE PURCHASE PRICE FOR LOT 451, CLEVELAND HEIGHTS URBAN RENEWAL PLAN; FURTHER, AUTHORIZING THE DISMISSAL OF THE CONDEMNATION ACTION FILED IN CLEVELAND COUNTY DISTRICT COURT, CJ-2025-204, UPON THE CLOSING OF THE PURCHASE OF LOT 451 THROUGH IMPLEMENTATION OF THE PURCHASE AGREEMENT.

Emily Pomeroy stated that the proposed purchase agreement was for the purchase of Lot 451 from VR Marino Investments, LLC in the appraised amount of \$3,380. Ms. Pomeroy indicated that an agreement was reached following the filing of a condemnation action; therefore, she requested authorization to dismiss the action.

**Commissioner Bird moved to adopt Resolution No. 83(25) approving the Purchase Agreement with VR Marino Investments, LLC, an Oklahoma limited liability company, and authorizing and ratifying the execution and implementation of such Agreement, including the payment of the purchase price for Lot 451, Cleveland Heights Urban Renewal Plan; further, authorizing the dismissal of the condemnation action filed in Cleveland County District Court, CJ-2025-204, upon the closing of the purchase of Lot 451 through implementation of the Purchase Agreement, second by Commissioner O'Rourke. Motion carried unanimously.**

Ayes: Street, Bird, O'Rourke, Jones  
Nays: None  
Absent: Wood

**Agenda Item Number 6 being:**

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO RATIFY THE EXECUTIVE DIRECTOR'S APPROVAL OF THE ENGAGEMENT AGREEMENT WITH BOX LAW GROUP, PLLC FOR LEGAL SERVICES IN LITIGATION NECESSARY AND APPROPRIATE TO THE IMPLEMENTATION OF THE CLEVELAND HEIGHTS URBAN RENEWAL PLAN.

Emily Pomeroy, after conferring with Executive Director Brooks Mitchell, recommended engaging litigation specialist David Box with Box Law Group for legal services in a pending condemnation action, where the property owner challenged the value of the property that the court-appointed commissioners placed on the property (\$16,900). Such a challenge may result in a jury trial, in which Box Law Group would assist the Authority.

Brooks Mitchell, City Manager, advised that the property owner in the pending condemnation action lives in Old Stonebridge and purchased five lots in Cleveland Heights as a buffer. Mr. Mitchell gave a brief history of the negotiation, which ultimately stalled.

The engagement agreement with Box Law Group, if approved, would also allow for the firm to represent the Authority in any future actions where a property owner challenges the value the Court-appointed commissioners place on the property or challenges the legal authority for the Authority to condemn the property.

**Commissioner O'Rorke moved to ratify the Executive Director's approval of the Engagement Agreement with Box Law Group, PLLC for legal services in litigation necessary and appropriate to the implementation of the Cleveland Heights Urban Renewal Plan, second by Commissioner Bird. Motion carried unanimously.**

Ayes: Street, Bird, O'Rorke, Jones  
Nays: None  
Absent: Wood

**Agenda Item Number 7 being:**

DISCUSSION AND UPDATE ON ACQUISITION EFFORTS

Ms. Pomeroy distributed a revised Acquisition Status Report.

Ms. Pomeroy advised that the Commissioners' appraisals have been coming in at approximately .45 cents a foot compared to the original appraisal amount of .40 cents a foot. Parcels along the exterior street are coming in slightly higher.

**Agenda Item Number 8 being:**

ITEMS FROM THE EXECUTIVE DIRECTOR

Mr. Mitchell stated that the City has experienced some drainage issues and is looking into acquiring land for detention. The Authority may play a role in this effort, and, if so, he will keep the Commissioners updated.

**Agenda Item Number 9 being:**

CITIZENS TO BE HEARD

There were no citizens to speak.

**Agenda Item Number 10 being:**

ADJOURNMENT

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

Ayes: Street, Bird, O'Rorke, Jones  
Nays: None  
Absent: Wood

**The Moore Urban Renewal Authority meeting was adjourned at 6:53 p.m.**

TRANSCRIBED BY:

\_\_\_\_\_  
RHONDA BAXTER, Executive Assistant

FOR:

\_\_\_\_\_  
AUDIE O'RORKE, Secretary

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

ATTEST:

\_\_\_\_\_  
VANESSA KEMP, City Clerk