

MINUTES OF THE REGULAR MEETING OF OF THE MOORE URBAN RENEWAL AUTHORITY AUGUST 12, 2024 – 6:30 P.M.

The Moore Urban Renewal Authority met in the City Council Chambers, 301 North Broadway, Moore, Oklahoma on August 12, 2024 at 6:30 p.m. with Vice-Chairman William Jones presiding.

Marlene Wood
Commissioner

Aiden Street
Chairwoman

Gary Bird
Commissioner

William Jones
Commissioner

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

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

Agenda Item Number 2 being:

ROLL CALL

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

Agenda Item Number 3 being:

STATEMENT OF COMPLIANCE WITH THE OKLAHOMA OPEN MEETING ACT.

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

Agenda Item Number 4 being:

ELECTION OF OFFICERS (CHAIRPERSON, VICE CHAIRPERSON, SECRETARY-TREASURER) FOR FISCAL YEAR BEGINNING JULY 1, 2024.

Brooks Mitchell stated that since the inception of the Moore Urban Renewal Authority the commissioners have rotated serving as officers on the Board. Following that pattern William Jones would serve as Chair, Marlene Wood as Vice-Chair, and Audie O'Rorke would serve as Secretary-Treasurer.

Commissioner Bird moved to elect William Jones as Chair, Marlene Wood as Vice-Chair, and Audie O'Rorke as Secretary-Treasurer effective July 1, 2024, second by Commissioner O'Rorke. Motion carried unanimously.

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

Agenda Item Number 5 being:

CONSENT DOCKET:

A. APPROVE MINUTES FROM THE JUNE 10, 2024 MEETING

Commissioner O'Rorke moved to approve the Consent Docket in its entirety, second by Commissioner Bird. Motion carried unanimously.

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

Agenda Item Number 6 being:

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE RESOLUTION NO. 74(24) APPROVING THE PURCHASE AGREEMENT WITH BRYAN GENE LEWIS, AND AUTHORIZING AND RATIFYING THE EXECUTION AND IMPLEMENTATION OF SUCH AGREEMENT, INCLUDING THE PAYMENT OF THE PURCHASE PRICE FOR LOT 131, CLEVELAND HEIGHTS URBAN RENEWAL PLAN.

Emily Pomeroy, attorney with the Center for Economic Development Law, stated that adoption of Resolution No. 74(24) would authorize the purchase of Lot 131, which lies outside of the Moore Public Schools designed area, in an amount negotiated in accordance with the authorizations given to the Executive Director Brooks Mitchell.

Commissioner Bird moved to approve Resolution No. 74(24) approving the Purchase Agreement with Bryan Gene Lewis, and authorizing and ratifying the execution and implementation of such Agreement, including the payment of the purchase price for Lot 131, Cleveland Heights Urban Renewal Plan, second by Commissioner O'Rorke. Motion carried unanimously.

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

Agenda Item Number 7 being:

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE RESOLUTION NO. 75(24) APPROVING THE PURCHASE AGREEMENT WITH REESE GRAY, GREGORY D. GRAY AND BETTYE KAYE TAYLOR, SUCCESSOR CO-TRUSTEES OF THE GRAY FAMILY TRUST, AND AUTHORIZING AND RATIFYING THE EXECUTION AND IMPLEMENTATION OF SUCH AGREEMENT, INCLUDING THE PAYMENT OF THE PURCHASE PRICE FOR LOT 393, CLEVELAND HEIGHTS URBAN RENEWAL PLAN.

Emily Pomeroy, attorney with the Center for Economic Development Law, stated that adoption of Resolution No. 75(24) would authorize the purchase of Lot 393 which lies outside of the Moore Public Schools designed area. The agreement would purchase the one-half interest the Trust owns with an anticipated condemnation action filed on the other one-half interest following authorization by the Board.

Commissioner O'Rorke moved to approve Resolution No. 75(24) approving the Purchase Agreement with Reese Gray, Gregory D. Gray and Bettye Kaye Taylor, Successor Co-Trustees of the Gray Family Trust, and authorizing and ratifying the execution and implementation of such Agreement, including the payment of the purchase price for Lot 393, Cleveland Heights Urban Renewal Plan, second by Commissioner Bird. Motion carried unanimously.

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

Agenda Item Number 8 being:

DISCUSSION AND UPDATE ON ACQUISITION EFFORTS.

Emily Pomeroy, attorney with the Center for Economic Development Law, stated that she would continue to file authorized condemnations. Ms. Pomeroy noted that negotiations can continue even after filing of the petition.

Agenda Item Number 9 being:

DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION TO ACCEPT ANNUAL REPORT AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO FILE SUCH ANNUAL REPORT WITH CITY COUNCIL

Emily Pomeroy, attorney with the Center for Economic Development Law, advised that the Oklahoma Urban Renewal Law requires that the Urban Renewal Authority complete an annual report. Upon acceptance, the report will be filed with the City and notice published, as required by the statute.

Commissioner Bird moved to accept the Annual Report and to authorize the Executive Director to file such Annual Report with the City Council, second by Commissioner O'Rorke. Motion carried unanimously.

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

Agenda Item Number 10 being:

ITEMS FROM THE EXECUTIVE DIRECTOR

There were no items from the Executive Director.

Agenda Item Number 11 being:

CITIZENS TO BE HEARD

There were no citizens to be heard.

Agenda Item Number 12 being:

EXECUTIVE SESSION:

- A. VOTE TO ENTER INTO EXECUTIVE SESSION PURSUANT TO 25 O.S. §307(B)(3) AND 25 O.S. §307(B)(4), WITH ATTENDANCE OF SUCH EXECUTIVE SESSION LIMITED TO THE COMMISSIONERS OF THE AUTHORITY, EXECUTIVE DIRECTOR OF THE AUTHORITY, AND LEGAL COUNSEL TO THE AUTHORITY, TO DISCUSS THE PURCHASE OR APPRAISAL OF REAL PROPERTY IN CLEVELAND HEIGHTS, LISTED BELOW, AND TO DISCUSS CONFIDENTIAL COMMUNICATIONS BETWEEN THE BOARD OF COMMISSIONERS AND ITS ATTORNEYS CONCERNING A PENDING INVESTIGATION, CLAIM, OR ACTION INVOLVING THE OWNER OF THE REAL PROPERTY LISTED BELOW, WHERE, ON ADVICE OF ITS ATTORNEYS, THE BOARD OF COMMISSIONERS HAS DETERMINED THAT DISCLOSURE WILL SERIOUSLY IMPAIR THE ABILITY OF THE PUBLIC BODY TO PROCESS THE CLAIM OR CONDUCT THE PENDING INVESTIGATION, LITIGATION, OR PROCEEDING IN THE PUBLIC INTEREST

- Lot 78, 3706-3708 NE 12th Street
- Lot 80, 3700-3702 NE 12th Street
- Lot 192, 3612 NE 9th Street
- Lot 79, vacant parcel
- Lots 189, 190, 191, vacant parcels

Commissioner O'Rorke moved to enter into executive session, second by Commissioner Bird. Motion carried unanimously.

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

The commissioners convened into Executive Session at 6:58 p.m.

- B. VOTE TO RETURN FROM EXECUTIVE SESSION AND RECONVENE IN OPEN SESSION.

Commissioner Bird moved to return from executive session, second by Commissioner O'Rorke. Motion carried unanimously.

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

The commissioners reconvened from Executive Session at 7:26 p.m.

- C. ACTION, IF ANY, ON ITEMS CONSIDERED IN EXECUTIVE SESSION.

Commissioner O'Rorke moved to proceed consistent with discussion in executive session, second by Commissioner Bird. Motion carried unanimously.

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

Agenda Item Number 13 being:

DISCUSSION, CONSIDERATION, POSSIBLE ACTION TO APPROVE A SETTLEMENT AGREEMENT WITH MICHAEL GALIER, INDIVIDUALLY AND AS TRUSTEE OF THE MSG LIVING TRUST DATED SEPTEMBER 27, 2013, AND AS MEMBER OF CLEVELAND HEIGHTS HOMEOWNERS ASSOCIATION, INC., AUTHORIZING AND RATIFYING THE NEGOTIATION OF SUCH AGREEMENT, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO FINALIZE, EXECUTE, AND IMPLEMENT SUCH AGREEMENT, INCLUDING THE PAYMENT OF THE PURCHASE PRICE FOR LOTS 189, 190, 191, 192, 78, 79, AND 80, INCLUDING ANY AND ALL ACTUAL OR APPARENT INTERESTS IN A WATER WELL LOCATED ON LOT 276, CLEVELAND HEIGHTS URBAN RENEWAL PLAN.

Commissioner Bird moved to accept the Settlement Agreement with Michael Galier, individually and as Trustee of the MSG Living Trust dated September 27, 2013, and as member of Cleveland Heights Homeowners Association, Inc., authorizing and ratifying the negotiation of such Agreement, and authorizing the Executive Director to finalize, execute, and implement such Agreement, including the payment of the purchase price for Lots 189, 190, 191, 192, 78, 79, and 80, including any and all actual or apparent interests in a water well located on Lot 276, Cleveland Heights Urban Renewal Plan, second by Commissioner O'Rorke. Motion carried unanimously.

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

Agenda Item Number 14 being:

ADJOURNMENT

Commissioner O'Rorke moved to adjourn the meeting of the Moore Urban Renewal Authority, second by Commissioner Bird. Motion carried unanimously.

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

The Moore Urban Renewal Authority meeting was adjourned at 7:29 p.m.

TRANSCRIBED BY:

RHONDA BAXTER, Executive Assistant

FOR:

MARLENE WOOD, Secretary

These minutes passed and approved as noted this ____ day of _____, 2024.

ATTEST:

VANESSA KEMP, City Clerk