ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING
June 15, 2026, 4:00 p.m.

Ardmore Chamber of Commerce
410 West Main Street
Ardmore, OK 73401

TRUSTEES PRESENT:	Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, Dr. Eric Ward
TRUSTEES ABSENT:	
EX-OFFICIO:	Kevin Boatright
STAFF:	Bill Murphy, Andrea Anderson, Dan Luttrell
GUEST(S):	Michael Pineda

Item 1: Call to Order and roll call and declaration of quorum.

Jake Charnock called the meeting to order at 4:02 p.m.

Item 2: Confirmation of Compliance with the Open Meetings Act.

Andrea Anderson informed Mr. Charnock that the agenda was placed and posted in a timely manner in a prominent public view.

Item 3: Consideration and possible action to approve the minutes of the May 18, 2026, Regular Meeting.

Chris Sandvick motioned to approve the minutes of the May 18, 2026, Regular Meeting. Scott Chapman seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Item 4: Consideration and possible action to accept the May 2026 Financials.

Jeff Moen presented the April 2026 Financials. Following discussion, Sally Cumpton motioned to accept the May 2026 Financials. Matt McAnally seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Item 5: Old Business

None

Item 6: Consideration and possible action to approve a storage agreement with Atropos Group, Joel Walker, for the storage of an airworthy aircraft in Box Hangar 3 for 1 year with an additional 1-year option at the rate of $750.00 per month, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Dan Luttrell explained that approval of the lease would fill the available box hangars. He also shared that the rate is reviewed annually and compared to other regional airports. Following discussion, Jeff Moen motioned to approve a storage agreement with Atropos Group, Joel Walker, for the storage of an airworthy aircraft in Box Hangar 3 for 1 year with an additional 1-year option at the rate of $750.00 per month. Matt McAnally seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Item 7: Consideration and possible action to approve a warranty deed to Oklahoma Department of Transportation for the sale of 0.18 acres of land near the intersection of Highway 70 and Travertine Rd for a sum of $16,950.00, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy explained that the property is needed as part of the widening of Oklahoma State Highway 70. Following a brief discussion, Dr. Eric Ward motioned to approve a warranty deed to Oklahoma Department of Transportation for the sale of 0.18 acres of land near the intersection of Highway 70 and Travertine Rd for a sum of $16,950.00. Chris Sandvick seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Item 8: Consideration and possible action ratifying emergency excavation and repair work performed to restore operation of the fire suppression system in Hangar #7 at Ardmore Municipal Airport; authorizing payment to Blackburn Plumbing and Texoma Concrete Cutting for costs associated with such emergency repairs in an amount not to exceed Seventy-Five Thousand Dollars ($75,000.00); and authorizing the Chairman to execute any documents necessary to complete the repairs, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy explained that the necessary work is for the repair of a leak under the concrete of Hangar #7 and the work has already begun due to the leak's impact on the operations of the tenant, King Aerospace. Mr. Murphy shared that he and Dan Luttrell decided to pay for the repair since it is a safety issue. Chris Sandvick motioned to Scott Chapman motioned to ratify emergency excavation and repair work performed to restore operation of the fire suppression system in Hangar #7 at Ardmore Municipal Airport; authorizing payment to Blackburn Plumbing and Texoma Concrete Cutting for costs associated with such emergency repairs in an amount not to exceed Seventy-Five Thousand Dollars ($75,000.00); and authorizing the Chairman to execute any documents necessary to complete the repairs. Scott Chapman seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Item 9: Consideration and possible action to enter into a Memorandum of Understanding between the Ardmore Development Authority and the City of Ardmore to define the respective roles and responsibilities of the parties concerning the Downtown Destination Grant Program (Downtown Loan-to-Grant Program); authorizing annual funding contributions by the Ardmore Development Authority in the amount of Twenty-Five Thousand Dollars ($25,000.00), subject to annual appropriation and availability of funds, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy reminded the board that funding for the Downtown Destination Grant Program was approved by the board in 2025 and that Andrea Anderson represents the ADA on the grant selection committee. Mr. Murphy shared that two businesses have been selected and that the ADA will submit the $25,000.00 to the city upon approval of the MOU. Dr. Eric Ward motioned to enter into a Memorandum of Understanding between the Ardmore Development Authority and the City of Ardmore to define the respective roles and responsibilities of the parties concerning the Downtown Destination Grant Program (Downtown Loan-to-Grant Program); authorizing annual funding contributions by the Ardmore Development Authority in the amount of Twenty-Five Thousand Dollars ($25,000.00), subject to annual appropriation and availability of funds. Saly Cumpton seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Michael Pineda entered the meeting at 4:34 p.m.

Item 10: Consideration and possible action to approve an Administrative Services Agreement with the Ardmore Chamber of Commerce for $148,000 for FY 2027, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy reminded the board that this agreement is done on an annual basis between the Chamber and ADA. In preparation, he and Amanda Dion review the time shared employees spend on ADA operations to determine the contract amount. Following a brief discussion, Dustin Caldwell moved to approve an Administrative Services Agreement with the Ardmore Chamber of Commerce for $148,000 for FY 2027. Matt McAnally seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

Item 11: Consideration and possible action to approve the FY2027 budget, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy began by sharing that no large capital projects are expected after the completion of PREP-funded projects at the Airpark. He also shared that he anticipates spending FY2028 and FY2029 rebuilding fund balances. Mr. Murphy then presented the FY2027 budget. Following the presentation and discussion, Matt McAnally motioned to approve the FY2027 budget. Mitesh Patel seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed.

em 12: Consideration and possible action to enter Executive Session for the purpose of:

a. Conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business under the provisions of 25 O.S. §307C (11).

Scott Chapman motion to enter Executive Session. Sally Cumpton seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed. Executive Session began at 5:05 p.m.

Michael Pineda and Kevin Boatright exited the meeting at the start of Executive session.

Item 13: Consideration and possible action to reconvene into regular session.

Dr. Eric Ward motioned to reconvene into regular session. Chris Sandvick seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays. The motion passed. Regular session reconvened at 5:31 p.m.

Michael Pineda re-entered the meeting.

Item 14: New Business: As defined by the Oklahoma Open Meeting Act 25 O.S. § 311 A (9) as "matters not known about or about which could not have reasonably been foreseen prior to the time of posting of the agenda."

None.

Item 15: Staff Reports:

a. President's Report- Bill Murphy reported on his recent activities for the ADA, Chamber, and Tourism. He also shared that an Open Meetings Training would be held on July 15th at the Ardmore Convention Center, encouraging trustees to attend.
b. Airport and Industrial Parks- Dan Luttrell updated the trustees on the multiple PREP-funded projects at the Ardmore Industrial Airpark.
c. Marketing- Andrea Anderson shared that the Ardmore Means More campaign has begun sharing new stories from the May filming and that the overall campaign video has hit 1 million views, with 50% coming from people outside of the region. Ms. Anderson also shared that the ADA will close on the repurchase of the property from Woodside Energy on June 23. In closing, Ms. Anderson shared some of the upcoming tradeshows and conferences she will be attending.
d. Legislative- Bill Murphy shared that State revenues were up 10%, which could lead to new infrastructure investments by the Legislature.

Item 16: Adjourn

There being no further business, Chris Sandvick motioned to adjourn. Dr. Eric Ward seconded. Dustin Caldwell, Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Chris Sandvick, and Dr. Eric Ward voted aye. There were no nays or abstentions. The motion passed. The meeting adjourned at 5:42 p.m.

Respectfully submitted,

Bill Murphy, Secretary