

ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF SPECIAL MEETING
May 22, 2025, 4:00 p.m.

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

TRUSTEES PRESENT: Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, Mike Whitson
TRUSTEES ABSENT: Dustin Caldwell, Jake Chapman, Dr. Eric Ward
EX-OFFICIO:
STAFF: Bill Murphy, Andrea Anderson, Amanda Dion
GUEST(S): Michael Pineda, Clayton Taylor

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

Mike Whitson called the meeting to order at 4:00 p.m.

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

Andrea Anderson informed Mr. Whitson 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 April 21, 2025, Regular Meeting, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Scott Chapman motioned to approve the minutes of the April 21, 2025, Special Meeting. Matt McAnally seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays. The motion passed.

Michael Pineda arrived at the meeting at 4:02 p.m.

Item 4: Consideration and possible action to accept the April 2025 Financials.

Bill Murphy presented the April 2025 Financials. Following the discussion, Matt McAnally motioned to accept the April 2025 Financials. Kim Thompson seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 5: Old Business

None presented.

Item 6: Presentation from Oklahoma Lobby Group on the 2025 Oklahoma Legislative Session

a. Presentation from Clayton Taylor, Oklahoma Lobby Group

Clayton Taylor joined the meeting via a Teams link at 4:21 p.m. Mr. Taylor provided an update on the recently completed Oklahoma legislative session including the state budget and an investigation into the Oklahoma Department of Mental Health. Key priorities for Governor Kevin Stitt were a plan for income tax reduction, the development of a business court system, and behind-the-meter energy generation. Mr. Taylor informed the board that despite the budget not including new money for the PREP fund, legislative leadership is supportive and hopes to allocate money during the 2026 legislative session. Following his presentation, Mr. Taylor answered questions from board members. No action was taken. Mr. Taylor concluded and ended his Teams link at 4:31 p.m.

Item 7: Consideration and possible action to accept and approve the engagement with The Public Finance Law Group in connection with the amendment and final reconciliation of Increment District No. 1, City of Ardmore (the "Increment District"), a tax increment district within the City (the "Amendment") pursuant to the Local Development Act, 62 O.S. §850 et seq., as amended (the "Local Development Act"), and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy explained that the proposed item is separate from the action taken during the April meeting to engage PGLG on services related to establishing a new TIF district at the Ardmore Industrial Airpark. Mr. Murphy explained that the proposed item refers to services to wind down or close out the existing TIF district that concludes during the month of May. The proposed item will include hourly charges for the work performed and is not anticipated to exceed \$25,000 total. Following discussion, Jeff Moen motioned to accept and approve the engagement with The Public Finance Law Group in connection with the amendment and final reconciliation of Increment District No. 1, City of Ardmore (the "Increment District"), a tax increment district within the City (the "Amendment") pursuant to the Local Development Act, 62 O.S. §850 et seq., as

amended (the "Local Development Act". Scott Chapman seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 8: Consideration and possible action to approve the surplus and appropriate disposal of 20 metal halide high-bay fixtures and four (4) outdated airfield signage as described in Exhibit A, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Dan Luttrell explained that the halide fixtures from runway 1331 and have been replaced by new LED fixtures. Mr. Luttrell then explained that a total of seven, rather than four, signs from the runway have also been replaced as they are obsolete. Mr. Luttrell shared that smaller airports have expressed interest in purchasing the signs. Matt McAnally motioned to approve the surplus and appropriate disposal of 20 metal halide high-bay fixtures and seven (7) outdated airfield signage as described in Exhibit A. Scott Chapman seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. Executive Session began at 4:22 p.m.

Item 9: 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 motioned to enter Executive Session. Mitesh Patel seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. Executive Session began at 4:38 p.m.

Michael Pineda left the room at the start of the Executive Session.

Item 10: Consideration and possible action to reconvene into regular session.

Mitesh Patel motioned to reconvene into regular session. Matt McAnally seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. Regular session reconvened at 5:13 p.m.

Michael Pineda returned to the room.

Item 11: Consideration and possible action to approve a resolution acknowledging the receipt of a determination letter from the Oklahoma Department of Commerce (ODOC Determination Letter); implementing the financial incentive described in the ODOC Determination Letter, namely the Oklahoma Community Economic Development Pooled Finance Act (City of Ardmore Project), Series 2025, in an aggregate principal amount estimated at \$800,000 (The Award); approving and authorizing the execution and delivery of a funding agreement and other related documents; and, containing additional matters related thereto, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy explained that the proposed funds are in anticipation of a potential economic development project and were awarded during the April 30, 2025, meeting of the Oklahoma Development Finance Authority. Mr. Murphy explained that all agreements between the company, City of Ardmore, and ADA are being finalized and that the project should be announced to the public in the coming months. Scott Chapman motioned to approve a resolution acknowledging the receipt of a determination letter from the Oklahoma Department of Commerce (ODOC Determination Letter); implementing the financial incentive described in the ODOC Determination Letter, namely the Oklahoma Community Economic Development Pooled Finance Act (City of Ardmore Project), Series 2025, in an aggregate principal amount estimated at \$800,000 (The Award); approving and authorizing the execution and delivery of a funding agreement and other related documents; and, containing additional matters related thereto. Kim Thompson seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 12: 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 reasonable been foreseen before the time of positing of the agenda."

None presented.

Item 13: Staff Reports:

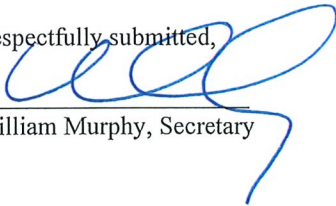
- a) **President's Report** – Bill Murphy shared that he was recently a panelist at the Dallas REDNews event. He also shared that he recently attended the spring meeting of the Industrial Asset Management Council. In addition, he and Andrea Anderson attended an end-of-session dinner with the Women's Caucus of the Oklahoma Legislature with Oklahoma Lobby Group. In closing, Mr. Murphy shared that the new economic vision plan is complete and has been sent to the Oklahoma Department of Commerce for approval and will be shared publicly on Tuesday, July 1.
- b) **Airport and Industrial Parks**—Dan Luttrell provided an update on the various projects throughout the Ardmore Industrial Airpark, including pictures on the large screen in the room. Taxiway E, Phase II, is nearing completion, with an anticipated date in July 2025. Mr. Luttrell then shared that recent rains and flooding of the Washita River had minimal impact on the MALSRS construction project and should not be delayed beyond an anticipated completion in June. Next, Mr. Luttrell shared that the bid process for the Grumman Road Reconstruction project should begin in the coming weeks. Mr. Luttrell shared that he is working with the City of Ardmore on decommissioning the existing sanitary sewer lagoon system as the new wastewater treatment plant is commissioned in July. The tower modernization project has been put on hold while the Oklahoma Department of Aerospace and Aeronautics determines if additional funding will be available. Mr. Luttrell reminded the trustees that the project will cost approximately \$1.3 million and that a grant application has been submitted to the FAA. Mr. Luttrell anticipates more information from the ODAA by August. In closing, Mr. Luttrell updated the trustees on the expenditure of 2023 PREP funds. Of the remaining funds allocated through ODAA, the Grumman Road Reconstruction and sewer projects will be funded. On the funds allocated through the Oklahoma Department of Commerce, the approximately \$20 million will be used for Phase II of the additional rail being added to the west side of the park by WP Global. That project is in design and should begin later this year. Mr. Luttrell reminded the trustees that all PREP funds must be spent by December 31, 2026.
- c) **Marketing** – Andrea Anderson shared that she has recently attended the Southern Economic Development Council's annual Meet the Consultants, as well as Select USA.

Amanda Dion left the meeting at 5:37 p.m.

Item 14: Adjourn

There being no further business, Mitesh Patel motioned to adjourn. Scott Chapman seconded. Scott Chapman, Matt McAnally, Jeff Moen, Mitesh Patel, Kim Thompson, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. The meeting adjourned at 5:38 p.m.

Respectfully submitted,


William Murphy, Secretary