



**REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 P.M. AUGUST 18, 2025
ARDMORE CHAMBER OF COMMERCE
410 W. MAIN ST.
ARDMORE, OK. 73401**

1. Call to order and roll call and declaration of quorum.
2. Confirmation of compliance with the Open Meeting Act.
3. Consideration and possible action to approve the minutes of the July 21, 2025, Regular Meeting.
4. Consideration and possible action to accept June 2025 and July 2025 Financials.
5. Consideration and possible action to accept a professional services agreement for bookkeeping services with Jackson, Fox and Richardson CPA for \$80-\$160/hour beginning July 1, 2025, and the approval or rejection of any amendments proposed or considered by the board during the meeting.
6. Consideration of Amendment No. 4 to the City of Ardmore, Oklahoma Reinvestment Area Project Plan and recommendation to the City Commission of The City of Ardmore, Oklahoma for adoption thereof, and the approval or rejection of any amendments proposed or considered by the board during the meeting.
7. Consideration and possible action to approve an agreement with Golder Shovel Agency to develop a new website for a one-time amount not to exceed \$24,950 and to host, support, and manage the site for an additional amount not to exceed \$12,000 per year, and the approval or rejection of any amendments proposed or considered by the board during the meeting.
8. Consideration and possible action to approve an agreement GIS Webtech to Provide data analytics to support the site and building database for \$9,806, and the approval and the approval or rejection of any amendments proposed or considered by the board during the meeting.
9. Old Business:
10. Consideration and possible action to enter into Executive Session pursuant to 25 O.S. § 307(B)(4) to discuss Confidential communications between the Ardmore Development Authority (ADA) and its attorney concerning a pending investigation, claim, or action if the ADA on the advice of its attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest (Potential litigation with Carboxy, Inc) and to confer 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. §307 (C) (11).
11. Consideration and possible action to vote to re-convene Open Session.
12. Consideration and possible action on any matter discussed in Executive Session pursuant to 25 O.S. Section 307 (B)(4) and 25 O.S. Section 307 (C) (11), including, but not limited to the possible approval of a Forbearance Agreement with Carboxy, Inc., and the approval or rejection of any amendments proposed or considered by the board during the meeting.

13. Consideration and possible action to authorize a Contract of Sale to sell, transfer and convey to Dot Foods the surface rights only in and to a certain tract of real property situated in Carter County, Oklahoma, containing approximately 29.93 acres as described in Exhibit A for \$350,000, and the approval or rejection of any amendments proposed or considered by the board during the meeting.
14. Consideration and possible action to execute a Letter of Intent (LOI) with Valiant Enterprises, LLC related to property located on Kings Road as described in Exhibit B, and the approval or rejection of any amendments proposed or considered by the board during the meeting.
15. 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 prior to the time of positing of the agenda.”
16. Staff Reports:
 - a. President’s Report
 - b. Airport and Industrial Parks
 - c. Marketing
17. Adjourn

Agenda posted: August 14, 2024, 2:00 p.m.

Ardmore Development Authority; Ardmore Industrial Airpark; Ardmore Chamber of Commerce; Ardmore Development Authority Website; Ardmore City Hall

EXHIBIT A

A TRACT OF LAND BEING SITUATED WITHIN THE SOUTH HALF (S/2) OF SECTION SEVEN (7), TOWNSHIP FIVE (5) SOUTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CARTER COUNTY, OKLAHOMA.

SAID TRACT COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7) THENCE N 89°58'24" E ON THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 482.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 89°58'24" E ON SAID NORTH LINE A DISTANCE OF 840.02 FEET;

THENCE S 0°42'38" E ON THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 1319.85 FEET;

THENCE S 89°59'56" W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) A DISTANCE OF 768.73 FEET;

THENCE N 0°42'50" W A DISTANCE OF 337.73 FEET; THENCE N 52°34'06" W A DISTANCE OF 51.45 FEET; THENCE N 18°21'55" W A DISTANCE OF 267.94 FEET; THENCE N 48°45'13" W A DISTANCE OF 435.15 FEET; THENCE S 67°28'19" W A DISTANCE OF 383.02 FEET;

THENCE S 89°52'53" W A DISTANCE OF 156.85 FEET; THENCE N 45°00'00" W A DISTANCE OF 48.88 FEET; THENCE N 00°02'34" W A DISTANCE OF 133.16 FEET;

THENCE N 45°00'00" E A DISTANCE OF 50.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CYPERT WAY;

THENCE NORTHEASTERLY ON THE SOUTH RIGHT-OF-WAY LINE OF CYPERT WAY ON CURVE TO THE LEFT HAVING A RADIUS OF 359.88 FEET AND AN ARC LENGTH OF 497.56 FEET (WITH A CHORD BEARING N 61°45'36" E A CHORD DISTANCE OF 458.87 FEET);

THENCE S 59°06'19" E A DISTANCE OF 558.95 FEET;

THENCE N 0°40'30" W A DISTANCE OF 423.20 FEET RETURNING TO THE POINT OF BEGINNING.

EXHIBIT B

Parcel: 1990-27-04S-01E-3-013-00

Carter County Report

ID: 100084565

As of: 8/8/2025

Property Owner

Name: ARDMORE DEVELOPMENT
AUTHORITY

Mailing Address: PO BOX 1585
ARDMORE, OK 73402-0000

Type: (EX) Exempt

Tax Dist: (10) PLAINVIEW ARDMORE

Size (Acres): 23.610

Property Information

Physical Address:

Subdivision:

Block / Lot: N/A / N/A

S-T-R: 27-04S-01E

Extended Legal: PT SW BEG NW/C OF SEC; S00.2539E 2682.23; S12.3134E 416.68; S10.2204E 455.99;
S14.1007E 93.69 TO TRUE POB; N89.2929E 1154.58; S00.2940E 997.43; S89.2929W 905.35;
N14.4834W 571.99; N14.1007W 456.07 TO POB-27 04S 01E

