

ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING
October 13, 2025, 4:00 p.m.

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

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

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 September 15, 2025, Regular Meeting.

Sally Cumpton noted that the minutes had the incorrect date. Scott Chapman motioned to approve the minutes of the September 15, 2025, Regular Meeting with the correction of the date. Matt McAnally seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Dr. Eric Ward, Jeff Moen, Mitesh Patel, and Mike Whitson voted aye. There were no nays. The motion passed.

Michael Pineda entered the meeting at 4:03 p.m.

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

Dr. Eric Ward presented the September 2025 Financials. Following the discussion, Jake Charnock motioned to accept the September 2025 Financials. Jeff Moen seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Dr. Eric Ward, Jeff Moen, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 5: Old Business

None presented.

Item 6: Consideration and possible action to appoint a Nominating Committee to appoint three (3) Trustees to each serve a three-year term beginning January 1, 2026, and officers to serve one (1) year terms beginning January 1, 2026, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy explained that the Nominating Committee has historically consisted of the ADA Board Executive Committee. Following brief discussion, Dr. Eric Ward motioned to appoint a Nominating Committee composed of Mike Whitson, Jake Charnock, and Dr. Eric Ward, to appoint three (3) Trustees to each serve a three-year term beginning January 1, 2026, and officers to serve one (1) year terms beginning January 1, 2026. Sally Cumpton seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Dr. Eric Ward, Jeff Moen, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 7: Consideration and possible action to approve a Reimbursable Agreement with the Federal Aviation Administration for the Control Tower Renovation Project in the amount of \$85,610.33, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Dan Luttrell explained that this is the first step in moving forward with the grant from the FAA that will also put the project on the FAA's schedule. Following discussion, Sally Cumpton motioned to approve a Reimbursable Agreement with the Federal Aviation Administration for the Control Tower Renovation Project in the amount of \$85,610.33. Matt McAnally seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Mitesh Patel entered the meeting at 4:11 p.m.

Item 8: Consideration and possible action to approve a PREP Funding Grant with the Oklahoma Department of Aerospace and Aeronautics to Construct Grumman St. and Parking Lot in the amount of \$7,882,190 and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy reminded the trustees that approximately \$22.35 million was awarded to the ADA as part of PREP funding. Dan Luttrell then explained that the proposed project will reconstruct Grumman Street and create a new intersection with Highway 53. The proposal also includes inspection services from H.W. Lochner. The remaining funds from PREP will be allocated for new sanitary sewer. Following discussion, Matt McAnally motioned to approve a PREP Funding Grant with the Oklahoma Department of Aerospace and Aeronautics to Construct Grumman St. and Parking Lot in the amount of \$7,882,190. Jake Charnock seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 9: Consideration and possible action to declare a E1 Titan VIN 4ENDAAA83V1007471 aircraft rescue and firefighting apparatus as surplus and to be disposed of properly, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Dan Luttrell explained is the old Airpark fire truck that was purchased from the DFW International Airport in 2013. Due to age, it needs a lot of work and is more expensive to keep than to dispose of. Mr. Luttrell shared that he has been contacted by parties interested in the truck. Following discussion, Scott Chapman motioned to declare a E1 Titan VIN 4ENDAAA83V1007471 aircraft rescue and firefighting apparatus as surplus and to be disposed of properly. Dr. Eric Ward seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 10: Consideration and possible action to approve a lease option extension for a ground lease for Holbrook Hobbies, LLC at Ardmore Municipal Airport through September 30th, 2030, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Dan Luttrell explained that this is the final option year for the land lease. The lease is currently for \$528.00 per year with an annual CPI increase. Mr. Luttrell explained that when the lease concludes in 2030, the lease rate will be re-evaluated for the market rate. Dr. Eric Ward then motioned to approve a lease option extension for a ground lease for Holbrook Hobbies, LLC at Ardmore Municipal Airport through September 30th, 2030. Sally Cumpton seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

Item 11: Consideration and possible action to enter Executive Session for the purpose of:

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 into Executive Session. Dr. Eric Ward seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. Executive session began at 4:21 p.m.

Michael Pineda exited the room.

Item 12: Consideration and possible action to vote to re-convene Open Session.

Jake Charnock motioned to re-convene Open Session. Matt McAnally seconded Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. Open session reconvened at 4:31 p.m.

Michael Pineda rejoined Open Session.

Item 13: Consideration and possible action to enter into a Real Estate Purchase Contract with Woodside Energy (H2 Oklahoma) for 94 acres located in Section Twenty-Three (23), Township Four (4) South, Range Two (2) East, of the Indian Base and Meridian, Carter County, Oklahoma for \$1,100,000, and the approval or rejection of any amendments proposed or considered by the board at the meeting.

Bill Murphy reminded the trustees that the original sale of the property to Woodside Energy was for a total of \$1,175,000.00 and were put into a CD. The proposed purchase funding will come from sales tax. Following discussion, Jeff Moen motioned to enter into a Real Estate Purchase Contract with Woodside Energy (H2 Oklahoma) for 94 acres located in Section Twenty-Three (23), Township Four (4) South, Range Two (2) East, of the Indian Base and Meridian, Carter County, Oklahoma for \$1,100,000. Matt McAnally seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed.

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 reasonable been foreseen prior to the time of positing of the agenda.”

None presented.

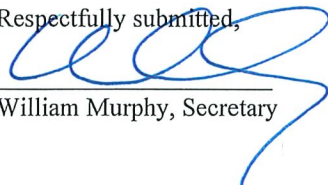
Item 15: Staff Reports:

- a) **President's Report** – Bill Murphy updated the trustees on recent conference attendance and local activities. Mr. Murphy updated on activities related to the Economic Vision Plan. In closing, Mr. Murphy informed the trustees on upcoming events including the Chamber's State of Education and a community visit from Oklahoma House Leadership.
- b) **Airport and Industrial Parks** – Dan Luttrell provided an update on the recent Airplanes & Coffee fly-in hosted at the Airpark. He then provided updates on multiple construction projects occurring throughout the Ardmore Industrial Airpark.
- c) **Marketing** – Andrea Anderson work has begun on the new ADA website and that the application for the Community Marketing Partnership Program grant through the Oklahoma Department of Commerce is under review. In closing, Ms. Anderson provided an overview of upcoming conferences and events she will be attending through the fall.

Item 16: Adjourn

There being no further business, Jake Charnock motioned to adjourn. Scott Chapman seconded. Scott Chapman, Jake Charnock, Sally Cumpton, Matt McAnally, Jeff Moen, Mitesh Patel, Dr. Eric Ward, and Mike Whitson voted aye. There were no nays or abstentions. The motion passed. The meeting adjourned at 4:44 p.m.

Respectfully submitted,


William Murphy, Secretary