

**REVISED
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 P.M. DECEMBER 18, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
ARDMORE, OK. 73401**

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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 accept the minutes of the November 20, 2017 Regular Meeting.
4. Consideration and possible action to accept the November 2017 Financials.
5. Consideration and possible action to approve an advance per the Loan/Lease Agreement (Schedule 14) in an amount not to exceed \$15,000,000.00 of Additional Equipment for Michelin North America, Inc. in accordance with the Amendments to the Master Equipment Lease Agreement and the Loan and Security Agreement and the Amended and Restated Promissory Note for \$540,000,000.00 dated December 28, 2015, and authorize Chairman to execute all associated documents.
6. Consideration and possible action to approve a contract to Provide Resource Protection and Aircraft Rescue and Firefighting Services at Ardmore Industrial Airpark between the Ardmore Development Authority and Pro-Tec Fire Service, LTD, for three years in the amount of:
 - \$650,000.00 beginning January 1, 2018
 - \$665,000.00 beginning January 1, 2019
 - \$680,000.00 beginning January 1, 2020
7. Nominating Committee Report
8. Consideration and possible action to recommend individuals to serve as Trustees for the Ardmore Development Authority for three-year terms to begin in January 2018.
9. Staff Report
 - a. 2018 Meeting Schedule
 - b. Airpark & Building Update
 - c. Marketing & Prospect Report
10. Discussion, consideration and possible action to enter into an executive session pursuant to 25 O.S. 307.C(10) 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 remain or to locate within their jurisdiction upon a determination that public disclosure of the matter discussed would interfere with the development of products or services or violate the confidentiality of the business.
11. Discussion, consideration, and possible action to reconvene open session and take appropriate action on any matter discussed in executive session
12. Adjourn



NOTICE

Members of the Ardmore Development Authority board will be participating in the All Boards Retreat for the ADA, Ardmore Chamber of Commerce, and Ardmore Tourism Authority on Tuesday, December 5, 2017 from 11:00 a.m. until 6:00 p.m. at the Ardmore Convention Center. No ADA-specific action will be taken during this meeting.

Notice posted Monday, December 4, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

10:00 a.m.



REVISED AGENDA
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM NOVEMBER 20, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 Regular Meeting October 16, 2017.
4. Consideration and possible action to accept the October 2017 Financials.
5. Consideration and possible action to accept or reject the bid for installation of heaters at the Building 901 (Midwest Tower) at Ardmore Municipal Airport., and authorize the Chairman to execute the Contract Documents.
6. Consideration and possible action to approve the First Amendment to the Memorandum of Agreement between The Joint Force Headquarters for Oklahoma and the Ardmore Development Authority.
7. Consideration and possible action to enter into an agreement with Back 40 to provide planning, design and development of website and mobile application in an amount not to exceed \$18,000.00.
8. Appointment of Trustee Nominating Committee – Trustees & Officers for terms beginning January 1, 2018.
9. Staff Reports
 - Airpark Update
 - Project Update
 - Marketing Update
10. Adjourn

Revised Agenda posted Friday, November 17, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

1:00 pm



ARDMORE
DEVELOPMENT AUTHORITY

**AGENDA
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM NOVEMBER 20, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 Regular Meeting October 16, 2017.
4. Consideration and possible action to accept the October 2017 Financials.
5. Consideration and possible action to accept or reject the bid for installation of heaters at the Building 901 (Midwest Tower) at Ardmore Municipal Airport., and authorize the Chairman to execute the Contract Documents.
6. Consideration and possible action to approve the First Amendment to the Memorandum of Agreement between The Joint Force Headquarters for Oklahoma and the Ardmore Development Authority.
7. Consideration and possible action to enter into an agreement with Back 40 to provide planning, design and development of website and mobile application in an amount not to exceed \$18,000.00.
8. Staff Reports
 - Airpark Update
 - Project Update
 - Marketing Update
10. Adjourn

Agenda posted Thursday, November 16, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore
City Hall; Ardmore Development Authority website

4:00 pm

**AGENDA
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM OCTOBER 16, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 Regular Meeting September 18, 2017.
4. Consideration and possible action to approve the Minutes of the Special Meeting September 29, 2017.
5. Consideration and possible action to accept the September 2017 Financials.
6. Consideration and possible action to accept or reject the bid for construction associated with State Project ADM-18-S which consists of constructing two 150' X 75' Hardstands at the Ardmore Municipal Airport., and authorize the Chairman to execute the Contract Documents.
7. Consideration and possible action to enter into a Memorandum of Understanding with the City of Ardmore in conjunction with the application for and receipt of an Oklahoma Aeronautics Commission grant in the amount of \$428,592.00 for the Hardstand Project at the Ardmore Municipal Airport, State Project No. ADM-18-S, in which the ADA will agree to contribute necessary matching funds and pay for any expenses that exceed the grant award.
8. Consideration and possible action to authorize the Chairman to execute an Application and Agreement for State Project ADM-18-S that will be jointly submitted with the City of Ardmore to the Oklahoma Aeronautics Commission.
9. Discussion, consideration and possible action to approve a Settlement Agreement between and among Ardmore Development Authority, ATP Development, LLC, William H. Gillis, Jr., Billy Jack Traxler, Janet Gillis, Mike Howard dba Howard Construction and First United Bank & Trust Company regarding all claims between and among the parties arising from or relating to real property located in the Ardmore Technology Park and the infrastructure improvements thereon, including but not limited to the settlement of the pending litigation filed in District Court of Carter County, Case No. CV-2016-54, *ATP Development, LLC vs Ardmore Development Authority* by an Agreed Journal Entry of Judgment; and to authorize the Chairman to execute the Settlement Agreement, a Special Warranty Deed to ATP Development, LLC covering 23.61 acres of property located in the SW¼ of Section 27, Township 4 South, Range 1 East, Carter County, Oklahoma, and to execute any additional documents necessary to carry out the express intentions and purposes of the Settlement Agreement.
10. Staff Reports: Airpark Update
 Project Update
 Marketing Update
11. Adjourn

AGENDA
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM OCTOBER 16, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 Regular Meeting September 18, 2017.
4. Consideration and possible action to approve the Minutes of the Special Meeting September 29, 2017.
5. Consideration and possible action to accept the September 2017 Financials.
6. Consideration and possible action to accept or reject the bid for construction associated with State Project ADM-18-S which consists of constructing two 150' X 75' Hardstands at the Ardmore Municipal Airport., and authorize the Chairman to execute the Contract Documents.
7. Consideration and possible action to enter into a Memorandum of Understanding with the City of Ardmore in conjunction with the application for and receipt of an Oklahoma Aeronautics Commission grant in the amount of \$428,592.00 for the Hardstand Project at the Ardmore Municipal Airport, State Project No. ADM-18-S, in which the ADA will agree to contribute necessary matching funds and pay for any expenses that exceed the grant award.
8. Consideration and possible action to authorize the Chairman to execute an Application and Agreement for State Project ADM-18-S that will be jointly submitted with the City of Ardmore to the Oklahoma Aeronautics Commission.
9. Discussion, consideration and possible action to approve a Settlement Agreement between and among Ardmore Development Authority, ATP Development, LLC, William H. Gillis, Jr., Billy Jack Traxler, Janet Gillis, Mike Howard dba Howard Construction and First United Bank & Trust Company regarding all claims between and among the parties arising from or relating to real property located in the Ardmore Technology Park and the infrastructure improvements thereon, including but not limited to the settlement of the pending litigation filed in District Court of Carter County, Case No. CV-2016-54, *ATP Development, LLC vs Ardmore Development Authority* by an Agreed Journal Entry of Judgment; and to authorize the Chairman to execute the Settlement Agreement, a Special Warranty Deed to ATP Development, LLC covering 23.61 acres of property located in the SW¼ of Section 27, Township 4 South, Range 1 East, Carter County, Oklahoma, and to execute any additional documents necessary to carry out the express intentions and purposes of the Settlement Agreement.

10. Staff Reports — ~~Airpas:~~ Airpark Update
 Project Update
 Marketing Update

~~11.~~ — ~~10.~~ — Adjourn

Agenda posted Friday, October 13, 2017
 Ardmore Development Authority/Chamber of Commerce
 Ardmore

~~12:00 pm (noon)~~ 8:00 am

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City Hall; Ardmore Development Authority website

SPECIAL MEETING

**ARDMORE DEVELOPMENT AUTHORITY
9:00 AM SEPTEMBER 29, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
ARDMORE, OK. 73401**

Notice of Special Meeting of the Ardmore Development Authority

**Friday, September 29, 2017
9:00 am
Ardmore Chamber of Commerce**

Notice posted Thursday, September 25, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore
City Hall; Ardmore Development Authority website

5:30 pm

**AGENDA
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM SEPTEMBER 18, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 Regular Meeting August 21, 2017.
4. Consideration and possible action to approve the Minutes of the Special Meeting September 5, 2017.
5. Consideration and possible action to accept the August 2017 Financials.
6. Consideration and possible action to accept or reject the bid for repair and construction of electrical service to Hangar 7, Building 320(King Aerospace).
7. Consideration and possible action to accept or reject the bid for purchase and installation of hangar doors for Hangar 7, Building 320 (King Aerospace).
8. Consideration and possible action to approve a lease with Chickasaw Telephone Company at the Ardmore Municipal Airport in the amount of \$400.00 per month.
9. Consideration and possible action to engage either Aliquantus Consulting or Site Selection Group to perform a Comprehensive Labor Study for the Ardmore Development Authority in an amount not to exceed \$65,000.00.
10. Presentation of the Study & Report for the Improvements to the Industrial Part of the Ardmore Municipal Airport by H.W. Lochner, Inc.

11. Staff Reports

- Airpark Update
- Project Update
- Marketing Update

11. Adjourn

SPECIAL MEETING

**ARDMORE DEVELOPMENT AUTHORITY
5:00 PM SEPTEMBER 5, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 approval to enter into an Agreement for Services for Improvements to the Ardmore Municipal Airport with H.W. Lochner, Inc. for the design of and construction supervision and services related to two 150' X 75' Hardstands with the total amount of the contract not to exceed \$84,000.00.
4. Consideration and possible approval to advertise for bids for the construction of two 150' X 75' Hardstands at the Ardmore Municipal Airport.
5. Adjourn

Agenda posted Thursday, August 31, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore
City Hall; Ardmore Development Authority website

10:00 am



The lunch with Sen. Jim Inhofe that members of the Ardmore Development Authority board were scheduled to attend on Thursday, August 31, has been cancelled.

Posted Monday, August 28, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore
City Hall; Ardmore Development Authority website

9:45 pm



Members of the Ardmore Development Authority board will be present at the Ardmore Business Roundtable Lunch with Sen. Jim Inhofe on Thursday, August 31 at 11:30 a.m. at the Café Alley. No business will be transacted.

Agenda posted Friday, August 25, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore
City Hall; Ardmore Development Authority website

5:00 pm

REVISED AGENDA
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM AUGUST 21, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 Special Meeting June 26, 2017 and the Special Meeting July 25, 2017.
4. Consideration and possible action to accept the July 2017 Financials.
5. Consideration and possible action to engage Rahhal, Henderson and Johnson, PLLC to perform the FY 2017 Audit.
6. Consideration and possible action to advertise for bids for purchase and installation of hangar doors for Hangar 7, Building 320 (King Aerospace).
7. Consideration and possible action to advertise for bids for fire suppression system in Hangar 5, Building 301 (King Aerospace).
8. Consideration and possible action to authorize Ardmore Development Authority Chairman to execute a Corrected Reversionary Deed to the State of Oklahoma for the benefit of the Military Department to correct error in legal description on Reversionary Deed filed of record with the Carter County Clerk in Book 5268, pages 88-91 (1/6/2011) and Book 5268, pages 92-95 (1/6/2011).
9. Staff Reports
 - Airpark Update
 - Project Update
 - Marketing Update
10. Adjourn

**SPECIAL MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM JULY 24, 2017
ARDMORE CHAMBER OF COMMERCE
401 W MAIN
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 accept the June 2017 Financials.
4. Consideration and possible action to approve the FY 2018 Budget for the Ardmore Development Authority.
5. Consideration and possible action to approve Tyler Young as Vice-President of Operations and Assistant Secretary – Ardmore Development Authority.
6. Consideration and Approval of Agreement and Release by and among the Ardmore Public Works Authority, the City of Ardmore and the Ardmore Development Authority.
7. Consideration and possible action to grant a perpetual easement and right-of-way for roadway purposes between the Ardmore Development Authority and Coby Wells for a property lying in Government Lot 6 and Government Lot 7 of Section 6, T3S R3E, I.M. Carter County.
8. Consideration and possible action to approve a Sublease Option with Tactical Electronics and Military Supply, LLC for an aircraft parking pad an adjoining land located at the Ardmore Industrial Airpark.
9. Staff Reports
 - Airpark Update
 - Project Update
 - Marketing Update
11. Adjourn



A Special Meeting of Ardmore Development Authority has been scheduled for **Monday, July 24, 2017 at 4:00 p.m.**

Notice posted: Monday, July 17, 2017 at 11:30 a.m.
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority Website



The Special Meeting of Ardmore Development Authority on Tuesday,
July 25, 2017 at 4:00 p.m. has been cancelled.

Notice posted: Monday, July 17, 2017 at 11:30 a.m.
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority Website



NOTICE OF CANCELLATION

The Regular Meeting of the Ardmore Development Authority on
Monday, July 17, 2017 at 4:00p.m. has been cancelled.

Notice posted: Thursday, July 13, 2017 at 5:00 p.m.
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority Website



A Special Meeting of the Ardmore Development Authority has been scheduled for Tuesday, July 25 at 4:00 p.m.

Notice posted: Thursday, July 13, 2017 at 5:00 p.m.
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority Website

**REVISED
SPECIAL MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 PM JUNE 26, 2017
ARDMORE CHAMBER OF COMMERCE
401 W MAIN
ARDMORE, OK. 73401**

1. Call to order and roll call and declaration of quorum.
2. Confirmation of compliance with the Open Meeting Act.
3. Confirmation and possible action to approve the Minutes of the Regular Meeting May 15, 2017.
4. Consideration and possible action to accept the May 2017 Financials.
5. Consideration and possible action to accept or reject the bid to provide mowing and grounds maintenance services, to include all labor, materials and equipment for the Ardmore Industrial Airpark and the Ardmore Development Headquarters for a three-year period beginning FY 2018.
6. Consideration and possible action to accept or reject the bid for a fire suppression system to provide water and fire protection for the Ardmore Industrial Airpark Warehouse Building
7. Consideration and possible action to authorize the President and CEO to solicit Requests for Proposals for a Comprehensive Labor Study.
8. Consideration and possible action to authorize the President and CEO to solicit Requests for Proposals to conduct an Economic Development Strategic Plan.
9. Staff Reports
 - Budget and Planning FY 2018
 - Airpark Update
 - Project Update
 - Marketing Update
10. Discussion, consideration and possible action to enter into executive session to discuss confidential communications between the Authority and the Authority's attorneys concerning a pending claim or action which the Authority, with the advice of the Authority's Attorney, has determined that disclosure will seriously impair the ability of the Authority to process the pending litigation in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. §307B(4) Discuss possible settlement of pending litigation filed in District Court of Carter County; ATP Development, LLC v. Ardmore Development Authority; Case No. CV-2016-54 including the following possible settlement terms:

- 1) ATP Development, LLC ("ATP") conveyance to ADA covering the W½ of a 47.23 acre tract of property, more or less, described on Exhibit "A" attached, located in SW¼ of Section 27, Township 4 South, Range 1 East of the I.M., in Ardmore, Carter County, Oklahoma (referred to as the "Subject Property"), free and clear of any liens and encumbrances and ADA conveyance to ATP covering the E½ of the Subject Property subject to the mortgage of First United Bank & Trust Company ("First United"), with both conveyances to be based upon legal descriptions and surveys to be completed by Fox Engineering, Inc. to divide the Subject Property 47.23 acre tract into two (2) equal parcels.
- 2) ATP payment to Ardmore Public Works Authority ("APWA") of the sum of \$75,000.00 for payment toward APWA TIF#2 funds used to make infrastructure improvements in Ardmore Technology Park and on Travertine Drive, and to settle any possible or alleged financial claims ADA, APWA or City of Ardmore could have against ATP related to the Subject Property or Travertine Drive, and to release ATP from any further claims or alleged claims of monetary liability arising from or relating to the infrastructure improvements previously made to the Subject Property or to Travertine Drive.
- 3) ADA ratification of the deed from ADA to ATP dated February 9, 2010 and recorded February 17, 2010 in Book 5117, page 139 of the records of the County Clerk of Carter County, Oklahoma and the ratification of the correction deed from ADA to ATP dated November 1, 2012 and recorded November 2, 2012 in Book 5800, page 265 of the records of the County Clerk of Carter County, Oklahoma, both of which were intended to cover the Subject Property previously conveyed by ADA to ATP in exchange for certain development commitments by ATP.
- 4) First United partial release of the mortgage between ATP and First United in the original amount of \$483,734.00 executed by ATP on November 23, 2012 and recorded December 3, 2012 in Book 5617, Page 61 of the records of the County Clerk of Carter County, the partial release to cover the W/2 of the Subject Property to be conveyed by ATP to ADA.
- 5) ATP and ADA termination of the Memorandum of Understanding dated May 28, 2008, any subsequent Memorandum of Understanding, if any exist, any other development commitments of ATP to ADA relating to the Subject Property, and any other restrictions ADA has imposed on the Subject Property, including the use restrictions limiting the use of the Subject Property uses for "high technology" based companies, or companies that support the efforts of technology companies.
- 6) ADA dismissal of its third-party petition against First United and dismissal of its counterclaim against ATP for unjust enrichment with prejudice to refile.
- 7) ATP, ADA and First United Agreed Journal Entry of Judgment in Case No. CV-2016-54 quieting ADA's title to the West ½ of the Subject Property and ATP's title to the East ½ of the Subject Property, based upon surveys and legal descriptions to be provided by Fox Engineering, Inc.
- 8) ATP and ADA payment of ½ of the fees of Fox Engineering, Inc. incurred in preparation of the surveys and legal descriptions.
- 9) ATP and ADA to each pay for the cost of its title commitment covering the property to be conveyed to each of them.

- 10) Each party to pay its own costs and attorney fees incurred in the litigation.
- 11) ATP and ADA to jointly and mutually release the other from any further liability of any nature arising from or relating to the litigation and/or infrastructure improvements, except for the Settlement Agreement itself.
11. Discussion, consideration, and possible action to reconvene open session and take appropriate action on any matter discussed in executive session including possible approval of a settlement of the pending litigation filed in in District Court of Carter County; ATP Development, LLC v. Ardmore Development Authority; Case No. CV-2016-54.
12. Adjourn

Agenda posted Thursday, June 22, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore
City Hall; Ardmore Development Authority website

3:15 pm

EXHIBIT "A"

SUBJECT PROPERTY LEGAL DESCRIPTION

A tract of land located in the SW/4 of Section 27, Township 4 South, Range 1 East, Indian Meridian, in Ardmore, Carter County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Section 27; thence S00°25'39"E along the West line of said Section 27 a distance of 2682.23 feet; thence S12°31'34"E a distance of 416.68 feet; thence S10°22'04"E a distance of 455.99 feet; thence S14°10'07"E A distance of 93.69 feet to the true point of beginning; thence N89°29'29"E a distance of 2185.87 feet; thence S00°29'40"E a distance of 997.44 feet; thence S89°29'29"W a distance of 1936.63 feet to a point on the West right of way line of Kings Road; thence N14°48'34"W along said West right of way line a distance of 571.99 feet; thence N14°10'07"W along said West right of way line a distance of 456.07 feet to the true point of beginning, containing 47.23 acres, more or less,

ALSO DESCRIBED AS:

A tract of land located in the Southwest Quarter (SW1/4) of Section Twenty Seven (27), Township Four (4) South, Range One (1) East, Indian Meridian, Carter County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Section 27; thence S00°25'39"E along the West line of said Section 27 a distance of 2682.23 feet; thence S12°31'34"E a distance of 416.68 feet; thence S10°22'04"E a distance of 455.99 feet; thence S14°10'07"E a distance of 93.69 feet to the true point of beginning; thence N89°29'29"E a distance of 2185.87 feet; thence S00°29'40"E a distance of 997.44 feet; thence S89°29'29"W a distance of 1936.63 feet to a point on the West right-of-way line of Kings Road; thence N14°48'34"W along said West right-of-way line a distance of 571.99 feet; thence N14°10'07"W along said West right of way line a distance of 456.07 feet to the true point of beginning; LESS AND EXCEPT: A tract of land located in SW1/4 of Section Twenty Seven (27), Township Four (4) South, Range One (1) East, Indian Meridian, Carter County, Oklahoma, more particularly described as follows: Commencing at the NW corner of said Section Twenty Seven (27); thence S00°25'39"E along the West line of said Section Twenty Seven (27) a distance of 2682.23 feet; thence S12°31'34"E a distance of 416.68 feet; thence S10°22'04"E a distance of 455.99 feet; thence S14°10'07"E a distance of 93.69 feet; thence N89°29'29"E a distance of 1775.87 feet to the True Point of Beginning; Thence N89°29'29"E a distance of 410.00 feet; thence S00°29'40"E a distance of 997.43 feet; thence S89°29'29"W a distance of 430.00 feet; thence N00°29'40"W a distance of 577.43 feet; thence N15°26'59"E a distance of 72.81 feet; thence N00°29'40"W a distance of 350.01 feet to the True Point of Beginning;

AND

All of the ARDMORE TECHNOLOGY PARK ADDITION to Ardmore, Carter County, Oklahoma, according to the recorded plat thereof.



The Regular Meeting of the Ardmore Development Authority,
scheduled for Monday, June 19, 2017, has been moved to
Monday, June 26, 2017 at 4:00 p.m.

Notice posted Tuesday, June 13, 2017 at 10:45 a.m.
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

NOTICE

SPECIAL MEETING
ARDMORE DEVELOPMENT AUTHORITY
8:30 am JUNE 2, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
ARDMORE, OK. 73401

MEETING CANCELLED

Agenda posted Thursday , June 1, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

8:00 am

NOTICE

**SPECIAL MEETING
ARDMORE DEVELOPMENT AUTHORITY
8:30 am JUNE 2, 2017
ARDMORE CHAMBER OF COMMERCE
401 W MAIN
ARDMORE, OK. 73401**

Agenda posted Tuesday , May 30, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

5:00 pm



ARDMORE

DEVELOPMENT AUTHORITY
REGULAR MEETING

ARDMORE DEVELOPMENT AUTHORITY

4:00 P.M. MAY 15, 2017

ARDMORE CHAMBER OF COMMERCE

401 W MAIN

ARDMORE, OK. 73401

1. Call to order and roll call and declaration of quorum.
2. Confirmation of compliance with the Open Meeting Act.
3. Confirmation and possible action to approve the Minutes of the Regular Meeting March 20, 2017 and the Minutes of the Special Meeting April 17, 2017.
4. Consideration and possible action to accept the April 2017 Financials.
5. Consideration and possible action to advertise for bids to provide mowing and grounds maintenance services, to include all labor, materials and equipment for the Ardmore Industrial Airpark and the Ardmore Development Headquarters for a three-year period beginning FY 2017.
6. Consideration and possible action to advertise for bids to complete repair and reconstruction of electrical service to Hangar (King Aerospace) located at 402 Wright Drive.
7. Discussion, consideration and possible action to enter into executive session to discuss confidential communications between the Authority and the Authority's attorneys concerning a pending claim or action which the Authority, with the advice of the Authority's Attorney, has determined that disclosure will seriously impair the ability of the Authority to process the claim or conduct the pending litigation or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. §307B(4) (Discuss status of litigation filed in District Court of Carter County; ATP Development, LLC v. Ardmore Development Authority; Case No. CV-2016-54)
8. Discussion, consideration, and possible action to reconvene open session and take appropriate action on any matter discussed in executive session (including possible approval of appointment of individuals to represent the Ardmore Development Authority in mediation proceedings; ATP Development, LLC v. Ardmore Development Authority; Case CV-2016-54).
9. Staff Report
 - a. Airpark & Building Update
 - b. Marketing & Prospect Report
10. Adjourn

Agenda posted Thursday, May 11, 2017

12:00 pm

Ardmore Development Authority/Chamber of Commerce

Ardmore City Hall; Ardmore Development Authority website

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www.ardmoredevelopment.com

ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING
March 20, 4:00 P.M.

Ardmore Chamber of Commerce
410 West Main St., Ardmore OK 73401

TRUSTEES PRESENT: Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, Phillip Washington
EX-OFFICIOS TRUSTEES: JD Spohn
STAFF: Mita Bates, Andrea Anderson, Denver Donaho, Chase Tindale, Tyler Young
GUESTS: Jennifer O'Steen, Thom McGuire, Stephen Lamar, Scott Pribula

- Item 1: Chairman, Chris Sandvick called the meeting to order at 4:02 p.m.
The Chair declared the presence of a quorum.
- Item 2: Confirmation of compliance with Open Meeting Act.
ADA President informed the Chair that the agenda of the meeting was posted in prominent public view of the principal office of the Authority and that it had been posted at least 24 hours prior to the meeting.
- Item 3: Consideration and possible action to accept the minutes of the February 21, 2017 regular meeting.
Warren Blackmon moved to approve the February 21, 2017 regular meeting minutes. Riley Seals seconded. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed.
- Item 4: Consideration and possible action to accept the February 2017 financial statements.
Treasurer Nancy Sjulín presented the February 2017 financial statements. Phillip Washington moved to accept the February 2017 financial statements. Warren Blackmon seconded. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed.
- Item 5: Consideration and possible action to approve the Agreement Between the City of Ardmore and the Ardmore Development Authority for the Employment of a Director of Airport Operations for the Ardmore Industrial Airpark and the Ardmore Downtown Executive Airport.
Warren Blackmon made a motion to approve the Agreement Between the City of Ardmore and the Ardmore Development Authority for the Employment of a Director of Airport Operations for the Ardmore Industrial Airpark and the Ardmore Downtown Executive Airport. Riley Seals seconded. Warren Blackmon seconded. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed.
- Item 6: Consideration and possible action to declare as surplus the items from the Ardmore Industrial Airpark listed on Exhibit "A" to be sold at auction.
Mita Bates explained to the board that the items listed would have some value at auction. Steve Jordan made a motion to declare as surplus the items from the Ardmore Industrial Airpark listed on Exhibit "A" to be sold at auction. Nancy Sjulín seconded the motion. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed.
- Item 7: Consideration and possible action to declare as surplus the items from the Ardmore Industrial Airpark listed on Exhibit "B" to be disposed of/recycled for scrap value.
Mita Bates informed the board that these items were from two formerly used buildings at the Airpark and would have no value except as scrap. Nancy Sjulín made a motion to declare as surplus the items from the Ardmore Industrial Airpark listed on Exhibit "B" to be disposed of/recycled for scrap value. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed.
- Item 8: Consideration and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or for the creation of a proposal to entice a business to locate within the jurisdiction, if public disclosure of the matter discussed would violate the confidentiality of the business, as authorized by 25 O.S. Section 307 (C)(10).
Nancy Sjulín made a motion to enter into Executive Session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or for the creation of a proposal to entice a business to locate within the jurisdiction, if public disclosure of the matter discussed would violate the confidentiality of the business, as authorized by 25 O.S. Section 307 (C)(10). Warren Blackmon seconded. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed. Executive Session began at 4:14 p.m.

Item 9: Reconvene into Regular Session.

Nancy Sjulín made a motion to reconvene into Regular Session. Warren Blackmon seconded. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed. Regular Session reconvened at 4:34 p.m.

Item 10: Staff Report:

- a) Ameripointe- Scott Pribula updated the board on the progress of the development. New marketing materials have been created with industry specific fact sheets in process. The ceremony for the BNSF Certification will be on Monday, April 17. Mr. Pribula and Andrea Anderson are working together to complete the matrix for site certification through the Oklahoma Department of Commerce.
- b) Airpark & Building Update- Denver Donaho informed the board that the demolition of the old fire station had begun and the bid process for site work at the new warehouse had also begun. Chase Tindale updated the board on the Taxiway Alpha project. Tindale also informed the board that the Control Tower project should be complete in mid-April.
- c) Marketing & Prospect Report- Andrea Anderson updated the board on plans for the upcoming Lt. Governor's Invitational Turkey Hunt. She also briefly explained the American European Investment Council conference she had attended earlier in the day. Mita Bates then informed the board that the initial phase of the plan for infrastructure being conducted by Lochner was nearing completion.

Item 11: Adjourn.

With no further business to discuss, Mark Riesen moved to adjourn. Philip Washington seconded. Warren Blackmon seconded. Warren Blackmon, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes and no abstentions. The motion passed. Meeting adjourned at 4:51 p.m.

Respectfully Submitted:


Secretary

ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF SPECIAL MEETING
April 17, 4:00 P.M.

Ardmore Industrial Airpark
620 General Drive, Ardmore OK 73401

TRUSTEES PRESENT: Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín

EX-OFFICIOS TRUSTEES: JD Spohn

STAFF: Mita Bates, Andrea Anderson, Denver Donaho, Chase Tindale, Tyler Young

GUESTS: Debbie Sterkel

Item 1: Chairman, Chris Sandvick called the meeting to order at 4:21 p.m.
The Chair declared the presence of a quorum.

Item 2: Confirmation of compliance with Open Meeting Act.
ADA President informed the Chair that the agenda of the meeting was posted in prominent public view of the principal office of the Authority and that it had been posted at least 24 hours prior to the meeting.

Item 3: Consideration and possible action to accept the March 2017 Financials.
Treasurer Nancy Sjulín presented the March 2017 financial statements. Ron Crosby moved to accept the March 2017 financial statements. Warren Blackmon seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín voted aye. There were no nay votes and no abstentions. The motion passed.

Item 4: Discussion, consideration, and possible action to accept/reject bid for the site restoration project at the Ardmore Industrial Airpark Warehouse Building.
Mita Bates informed the board that only one bid was received for the site work at the Ardmore Industrial Warehouse. Mrs. Bates recommended rejecting the bid due to the bid amount being less than 10% of the estimated cost provided by the project engineer. Nancy Sjulín made the motion to reject the bid received for the site restoration project at the Ardmore Industrial Airpark Warehouse Building. Riley Seals seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín voted aye. There were no nay votes and no abstentions. The motion passed.

Item 5: Discussion, consideration and possible action to enter into executive session to discuss confidential communications between the Authority and the Authority's attorneys concerning a pending claim or action which the Authority, with the advice of the Authority's Attorney, has determined that disclosure will seriously impair the ability of the Authority to process the claim or conduct the pending litigation or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. 307B(4) (Discuss status of litigation filed in District Court of Carter County; ATP Development, LLC v. Ardmore Development Authority; Case No. CV-2016-54)
Mark Riesen made a motion to enter into executive session to discuss confidential communications between the Authority and the Authority's attorneys concerning a pending claim or action which the Authority, with the advice of the Authority's Attorney, has determined that disclosure will seriously impair the ability of the Authority to process the claim or conduct the pending litigation or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. 307B(4) (Discuss status of litigation filed in District Court of Carter County; ATP Development, LLC v. Ardmore Development Authority; Case No. CV-2016-54). Steve Jordan seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín voted aye. There were no nay votes and no abstentions. The motion passed. Executive session began at 4:38 p.m.

Item 6: Discussion, consideration, and possible action to reconvene open session and take appropriate action on any matter discussed in executive session (including possible approval of an assignment of claims from City of Ardmore and Ardmore Public Works Authority relating to their claims, if any, against ATP Development, LLC for reimbursement of Increment District Number Two, City of Ardmore funds used for infrastructure improvements to Ardmore Technology Park).
Steve Jordan made a motion to reconvene into open session. Nancy Sjulín seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín voted aye. There were no nay votes and no abstentions. The motion passed. Open session reconvened at 5:39 p.m.
Warren Blackmon made a motion to approve assignment of claims from City of Ardmore and Ardmore Public Works Authority relating to their claims, if any, against ATP Development, LLC for reimbursement of Increment District Number Two, City of Ardmore funds used for infrastructure improvements to Ardmore Technology Park. Steve Jordan seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Nancy Sjulín voted aye. Riley Seals stepped out of the meeting and did not vote on this item. There were no nay votes. The motion passed.

Item 7: Staff Report:

- a) Airpark & Building Update- Denver Donaho informed the board that he would begin work on a solution to getting the site work done at the new warehouse. Chase Tindle updated the board on the progress of the Control Tower and Taxiway Alpha projects.

- b) Marketing & Prospect Report- Andrea Anderson provided a wrap-up report for the Lt. Governor's Turkey Hunt as well as a progress report on previously submitted RFPs. Mita Bates then informed the board that that the initial draft of the infrastructure plan drafted by Lochner will be available on April 25th.

Item 11: Adjourn.

With no further business to discuss, Nancy Sjulín moved to adjourn. Warren Blackmon seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín voted aye. There were no nay votes and no abstentions. The motion passed.

Meeting adjourned at 5:47 p.m.

Respectfully Submitted:


Secretary



ARDMORE
DEVELOPMENT AUTHORITY

**SPECIAL MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 P.M. APRIL 17, 2017
ARDMORE INDUSTRIAL AIRPARK
620 GENERAL DRIVE
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 accept the March 2017 Financials.
4. Discussion, consideration and possible action to accept/reject bid for the site restoration project at the Ardmore Industrial Airpark Warehouse Building.
5. Discussion, consideration and possible action to enter into executive session to discuss confidential communications between the Authority and the Authority's attorneys concerning a pending claim or action which the Authority, with the advice of the Authority's Attorney, has determined that disclosure will seriously impair the ability of the Authority to process the claim or conduct the pending litigation or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. §307B(4) (Discuss status of litigation filed in District Court of Carter County; ATP Development, LLC v. Ardmore Development Authority; Case No. CV-2016-54)
6. Discussion, consideration, and possible action to reconvene open session and take appropriate action on any matter discussed in executive session (including possible approval of an assignment of claims from City of Ardmore and Ardmore Public Works Authority relating to their claims, if any, against ATP Development, LLC for reimbursement of Increment District Number Two, City of Ardmore funds used for infrastructure improvements to Ardmore Technology Park).
7. Staff Report
 - a. Airpark & Building Update
 - b. Marketing & Prospect Report
8. Adjourn

Agenda posted Thursday, April 13, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

12:00 pm



Members of the Ardmore Development Authority board will be present at the Community Dinner for the Oklahoma Lt. Governor's Invitational Turkey Hunt on Thursday, April 13 at 6:30 p.m. at the Noble Conference Center. No business will be transacted.

Posted on April 10, 2017 at 11:15 a.m.



ARDMORE
DEVELOPMENT AUTHORITY
REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 P.M. MARCH 20, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 accept the minutes of the February 21, 2017 Regular Meeting.
4. Consideration and possible action to accept the February 2017 Financials.
5. Consideration and possible action to approve the Agreement Between the City of Ardmore and the Ardmore Development Authority for the Employment of a Director of Airport Operations for the Ardmore Industrial Airpark and the Ardmore Downtown Executive Airport.
6. Consideration and possible action to declare as surplus the items from the Ardmore Industrial Airpark listed on Exhibit "A" to be sold at auction.
7. Consideration and possible action to declare as surplus the items from the Ardmore Industrial Airpark listed on Exhibit "B" to be disposed of/recycled for scrap value.
8. Consideration and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or for the creation of a proposal to entice a business to locate within the jurisdiction, if public disclosure of the matter discussed would violate the confidentiality of the business, as authorized by 25 O.S. Section 307 (C)(10).
9. Reconvene Into Regular Session.
10. Staff Report
 - a. Ameripointe
 - b. Airpark & Building Update
 - c. Marketing & Prospect Report
11. Adjourn

Agenda posted Friday, March 17, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

9:00 am

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ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
February 21, 2016, 4:00 p.m.

Ardmore Chamber of Commerce
410 West Main St., Ardmore OK, 73401

TRUSTEES PRESENT: Warren Blackmon, Ron Crosby, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington
LATE ARRIVAL: Gary Farabough, 4:32 p.m.
STAFF: Mita Bates, Tyler Young, Chase Tindle, and Denver Donaho
GUESTS: Scott Pribula, Mary Johnson, Thom McGuire

Item 1: Chairman Chris Sandvick called the meeting to order at 4:04 p.m.

Item 2: Confirmation of compliance with the Open Meeting Act.

ADA President, Mita Bates, informed the Chair that the agenda of the meeting was posted in prominent public view of principal office of the Authority. She also certified that it had been posted at least 24 hours prior to the meeting.

Item 3: Consideration and possible action to accept the minutes of the January 17, 2017 Regular Meeting.

Warren Blackmon moved to approve the minutes of the January 17, 2017 Regular Meeting, Nancy Sjulín seconded. Warren Blackmon, Ron Crosby, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 4: Consideration and possible action to accept the January Financials:

Nancy Sjulín presented the January 2017 Financial report.

Ron Crosby moved to approve the accept the January 2017 financials. Riley Seals seconded. Warren Blackmon, Ron Crosby, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 5: Consideration and possible action to accept the FY 2016 audit

Mary Johnson of Rahhal Henderson Johnson, PLLC presented the FY 2016 to the board. She noted no issues with the audit. Steve Jordan moved to accept the FY 2016 audit as presented. Warren Blackmon seconded. Warren Blackmon, Ron Crosby, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 6: Consideration and possible action to declare as surplus the items from the Ardmore Industrial Airpark listed on Attachment "A" with disposal/recycling as appropriate.

Mita Bates presented the board with Attachment A, detailing the items at the airpark to be disposed/recycled appropriately. She discussed the continuing work performed on site at the Airpark to find and detail all items that need to be appropriately declared surplus.

Mark Riesen moved to declare the items from the Ardmore Industrial Airpark listed in Attachment "A" as surplus with disposal/recycling as appropriate. Warren Blackmon seconded. Warren Blackmon, Ron Crosby, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 7: Staff Report:

- a. Introduction of Denver Donaho – Mita Bates introduced Denver Donaho to the board as the ADA's new Industrial Park Manager. She noted that Denver was working to become familiar with the ADA's properties and tenants.
- b. Ameripointe – Scott Pribula provided an update on Ameripointe's activities including the official approval of their BNSF site certification. Work now is now underway to acquire a similar certification from the State Department of Commerce.
- c. Airpark and Building Update – Chase Tindle provided an update on the Tower and Taxiway projects. The initial proposal for utilities should be upcoming in the next week. Otherwise all is proceeding as scheduled.
- d. Marketing and Prospect Report – Mita Bates reported that she and Andrea had the opportunity to host new legislators in Oklahoma City and were encouraged in their meetings.

Item 8: Adjourn

With nothing further to discuss, Warren Blackmon moved to adjourn the meeting. Riley Seals seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Steve Jordan, Mark Riesen, Chris Sandvick, Riley Seals, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed. The meeting was adjourned at 4:41 p.m.

Respectfully submitted,



Mita Bates, Secretary

Exhibit "A"

Surplus Items for Sale at Auction

Merry go round

Slide

See-saw

Hobart Industrial Dishwasher

Hobart 10 Ft. Restaurant Sink

Stainless Steel Vent Hood Cover (no fans)

Large Spool 2 gauge 15kv insulated aluminum

Six window air conditioner units

Two walk-in coolers

Two Hot water heaters

Exhibit "B"

Items for Disposal

75 Assorted Broken Chairs

Assorted broken weights and exercise equipment

Three pull behind runway sweepers (non-working)



ARDMORE
DEVELOPMENT AUTHORITY

**REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 P.M. FEBRUARY 21, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 accept the minutes of the January 17, 2017 Regular Meeting.
4. Consideration and possible action to accept the January 2017 Financials.
5. Consideration and possible action to accept the FY 2016 Audit
6. Consideration and possible action to declare as surplus the items from the Ardmore Industrial Airpark listed on Attachment "A" with disposal/recycling as appropriate.
7. Staff Report
 - a. Introduction of Denver Donaho
 - b. Oath of Office and Conflict of Interest Disclosures
 - c. Ameripointe
 - d. Airpark & Building Update
 - e. Marketing & Prospect Report
8. Adjourn

Agenda posted Friday, February 16, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

1:00 pm

ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING
January 17, 2017, 4:00 P.M.

Ardmore Chamber of Commerce
410 West Main St., Ardmore OK 73401

TRUSTEES PRESENT: Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington
EX-OFFICIOS TRUSTEES: J.D. Spohn
STAFF: Mita Bates, Andrea Anderson, Tyler Young, Chase Tindle
GUESTS: Jen O'Steen, Jessica Bruha, Scott Pribula, Will Trisciani

- Item 1: Chairman, Chris Sandvick called the meeting to order at 4:08 p.m.
The Chair declared the presence of a quorum.
- Item 2: Confirmation of compliance with Open Meeting Act.
ADA President, Mita Bates, informed the Chair that the agenda of the meeting was posted in prominent public view of the principal office of the Authority and that it had been posted at least 24 hours prior to the meeting.
- Item 3: Consideration and possible action to accept the minutes of the December 19, 2016 Regular Meeting.
Ron Crosby made a motion to accept the minutes of the December 19, 2016 Regular Meeting. Mark Riesen seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.
- Item 4: Consideration and possible action to accept the December 2016 Financials.
Nancy Sjulín presented the December 2016 Financial Report.
Phillip Washington made a motion to accept the December 2016 Financials. Ron Crosby seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.
- Item 5: Consideration and possible action to approve check signors for 2017 as follows:
Chris Sandvick- Chair; Ron Crosby- Vice Chair; Nancy Sjulín- Treasurer; Mita Bates- President
Phillip Washington made a motion to approve the slate of 2017 check signors as presented. Mark Riesen seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes. The motion passed.
- Item 6: Consideration and possible action to approve expenditure of funds to demolish the former Fire Station at the Ardmore Industrial Airpark (711 McDonnell) payable to Terraworx Construction in an amount not to exceed \$14,350.00.
Mita Bates informed the board that three bids were received for the project, ranging from \$14,350 to \$20,000. She also noted that these bids do not include the landfill fee for disposal of demolished items. Ron Crosby made a motion to approve expenditure of funds to demolish the former Fire Station at the Ardmore Industrial Airpark (711 McDonnell) payable to Terraworx Construction in an amount not to exceed \$14,350.00. Mark Riesen seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no abstentions. The motion passed.
- Item 7: Consideration and possible action to direct the project engineer to solicit bids for the site restoration project at the Ardmore Industrial Airpark Warehouse Building.
Mita Bates informed the board that the original bids for the construction of the warehouse did not include site work upon completion of construction. She has been discussing the steps necessary to get the warehouse ready for marketing with Tom Mansur, the project engineer. Phillip Washington made a motion to direct the project engineer to solicit bids for the site restoration project at the Ardmore Industrial Airpark Warehouse Building. Nancy Sjulín seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.
- Item 8: Consideration and possible action to direct the project engineer to solicit bids for a fire system to provide water and fire protection for the Ardmore Industrial Warehouse Building.
Mita Bates informed the board that the original plans for the warehouse did not include a fire suppression system, which is required for occupancy. JD Spohn recommended soliciting bids for a general system as well as a high deluge system for the building. After a brief discussion, Mark Riesen made a motion to direct the project engineer to solicit bids for a general fire system with alternate bid for a high deluge system to provide fire protection for the Ardmore Industrial Warehouse Building. Ron Crosby seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.
- Item 9: Staff Report
- a. Brand Update- Mita Bates informed that the new branding for the Ardmore Tourism Authority was released the previous week. The new branding is expected to be on all ADA materials by the end of the first quarter.
 - b. Airpark & Building Update- Chase Tindle updated the board on the progress of both the Tower construction and Taxiway Alpha Projects. Scott Pribula with Ameripointe informed the board that the development was just added to the list of certified sites with BNSF.

- c. Marketing & Prospect Report- Andrea Anderson informed the she and Mita Bates would be attending a reception in Dallas with the Governor's Economic Development & Marketing Team on January 19. RFPs are continuing to come in through the Department of Commerce. Mita Bates also informed the Board that the 2017 Chamber Banquet would be held on Wednesday, February 22, 2017 at the new Lake Murray Lodge.

Item 14: Adjourn

With nothing further to discuss Ron Crosby made the motion to adjourn the meeting. Nancy Sjulín seconded. Ron Crosby, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes. The motion passed. The meeting was adjourned at 4:37 p.m.

Respectfully Submitted:

Secretary

**REGULAR MEETING
ARDMORE DEVELOPMENT AUTHORITY
4:00 P.M. JANUARY 17, 2017
ARDMORE CHAMBER OF COMMERCE
410 W MAIN
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 accept the minutes of the December 19, 2016 Regular Meeting.
4. Consideration and possible action to accept the December 2016 Financials.
5. Consideration and possible action to approve check signors for 2017 as follows:
Chris Sandvick – Chair; Ron Crosby – Vice Chair; Nancy Sjulín – Treasurer; Mita Bates - President
6. Consideration and possible action to approve expenditure of funds to demolish the former Fire Station at the Ardmore Industrial Airpark (711 McDonnell) payable to Terraworx Construction in an amount not to exceed \$14,350.00.
7. Consideration and possible action to direct the project engineer to solicit bids for the site restoration project at the Ardmore Industrial Airpark Warehouse Building.
8. Consideration and possible action to direct the project engineer to solicit bids for a fire system to provide water and fire protection for the Ardmore Industrial Airpark Warehouse Building
9. Staff Report
 - a. Brand Update
 - b. Airpark & Building Update
 - c. Marketing & Prospect Report
10. Adjourn

Agenda posted Friday, January 13, 2017
Ardmore Development Authority/Chamber of Commerce
Ardmore City Hall; Ardmore Development Authority website

9:15 a.m.

ARDMORE DEVELOPMENT AUTHORITY
BOARD OF TRUSTEES
MINUTES OF REGULAR MEETING
December 19, 2016, 4:00 P.M.

Ardmore Chamber of Commerce
410 West Main St., Ardmore OK 73401

TRUSTEES PRESENT: Warren Blackmon, *Ron Crosby, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington

EX-OFFICIOS TRUSTEES: J.D. Spohn

STAFF: Mita Bates, Andrea Anderson, Tyler Young, Chase Tindle

GUESTS: Thom McGuire, Jen O'Steen, Jessica Bruha

Item 1: Chairman, Chris Sandvick called the meeting to order at 4:06 p.m.
The Chair declared the presence of a quorum.

Item 2: Confirmation of compliance with Open Meeting Act.
ADA President, Mita Bates, informed the Chair that the agenda of the meeting was posted in prominent public view of the principal office of the Authority and that it had been posted at least 48 hours prior to the meeting.

Item 3: Consideration and possible action to accept the minutes of the November 21, 2016 Regular Meeting, and the minutes of the December 5, 2016 Special Meeting.
Warren Blackmon made a motion to accept the minutes of the November 21, 2016 Regular Meeting, and the minutes of the December 5, 2016 Special Meeting. Nancy Sjulín seconded. Warren Blackmon, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 4: Consideration and possible action to accept the November 2016 Financials.
After a brief discussion, Gary Farabough made a motion to accept the November 2016 Financials. Mark Riesen seconded. Warren Blackmon, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 5: Consideration and possible action to approve the Loan/Lease Agreement (Schedule 13) in an amount up to \$13,544,233.01 of Additional Equipment for Michelin North America, Inc. in accordance with the Amendments to the Master Equipment Lease Agreement and the Loan and Security Agreement and the Amended and Restated Promissory Note for \$540,000,000.00 approved December 21, 2015.
Mita Bates briefly explained that the history and purpose of this agreement with Michelin as a means of updating equipment within the plant. Mark Riesen made a motion to approve approve the Loan/Lease Agreement (Schedule 13) in an amount up to \$13,544,233.01 of Additional Equipment for Michelin North America, Inc. in accordance with the Amendments to the Master Equipment Lease Agreement and the Loan and Security Agreement and the Amended and Restated Promissory Note for \$540,000,000.00 approved December 21, 2015. Nancy Sjulín seconded. Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. Warren Blackmon abstained. There were no nay votes. The motion passed.

Item 6: Consideration and possible action to approve expenditure of fund to complete road improvement on Sawmill Road in an amount not to exceed \$22,900.00 to Dirtworks, Inc.
Warren Blackmon made a motion to approve expenditure of fund to complete road improvement on Sawmill Road in an amount not to exceed \$22,900.00 to Dirtworks, Inc. Phillip Washington seconded. Warren Blackmon, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. Gary Farabough voted nay. There were no abstentions. The motion passed.

Item 7: Consideration and possible action to approve the engagement of Blackbird Environmental, LLC to provide environmental services for wetland delineation project at the Ardmore Industrial Airpark in an amount not to exceed \$5,700.00.
Mita Bates informed the board that the project would be used for multiple site certification processes that would be helped in the marketing of the Ardmore Industrial Airpark. Nancy Sjulín made the motion to approve the engagement of Blackbird Environmental, LLC to provide environmental services for wetland delineation project at the Ardmore Industrial Airpark in an amount not to exceed \$5,700.00. Warren Blackmon seconded. Warren Blackmon, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 8: Consideration and possible action to approve the engagement of HW Lochner Engineering for engineering to bring infrastructure to the east side of the Ardmore Industrial Airpark in the amount of \$53,500.00 for basic services and \$39, 925.00 for special services.
Gary Farabough made a motion to approve the engagement of HW Lochner Engineering for engineering to bring infrastructure to the east side of the Ardmore Industrial Airpark in the amount of \$53,500.00 for basic services and \$39, 925.00 for special services. Mark Riesen seconded. Warren Blackmon, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 9: Consideration and possible action to enter into a lease with Tactical Electronics for space at the Ardmore Industrial Airpark for a one year term beginning March 1, 2017, renewable on a month-to-month basis thereafter in the amount of \$2,000.00 per month. This item was tabled.

Item 10: Ardmore Development Authority Nominating Committee Report.

Mark Riesen presented the recommendations of the Nominating Committee as follows: Ron Crosby, Steve Jordan and Chris Sandvick are each eligible for a second 3-year term and each has agreed to serve. The recommendations for officers are Chris Sandvick, Chair, Ron Crosby, Vice Chair, and Nancy Sjulín has agreed to serve as Treasurer.

Item 11: Consideration and possible action to recommend individuals to serve as trustees for the Ardmore Development Authority for terms beginning in January 2017.

Warren Blackmon moved to approve the Nominating Committee's recommendation for Ron Crosby, Steve Jordan, and Chris Sandvick to serve one, three-year term each beginning in January 2017. Nancy Sjulín seconded. Warren Blackmon, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

Item 12: Consideration and possible action to elect officers for the Ardmore Development Authority for 2017.

Gary Farabough made the motion to accept the Nominating Committee's recommendations for Chris Sandvick to serve as Chair, Ron Crosby to serve as Vice Chair, and Nancy Sjulín to serve as Treasurer for 2017. Phillip Washington seconded. Warren Blackmon, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

*Ron Crosby arrived at the meeting at 4:36 p.m.

Item 13: Staff Report

- a. 2017 Meeting Schedule- Each member of the board was given a copy of the 2017 Board meeting schedule
- b. Airpark & Building Update- Chase Tindle informed the board that the Taxiway Alpha project has begun and that the Tower project is on target for completion in late February 2017. Mr. Tindle also informed the board that there is some final site work to be done on the warehouse project and that bids have been received on the fire suppression system for the building. Mita Bates updated the board on the AmeriPointe development and that the first trains are now expected after the first of the year. She also informed the board that multiple leases at the Airpark are in the process of being updated.
- c. Marketing & Prospect Report- Andrea Anderson informed the board that planning has begun for the 2017 Lt. Governor's Turkey Hunt that will be held in Ardmore in April 2017.

Item 14: Adjourn

With nothing further to discuss Nancy Sjulín made the motion to adjourn the meeting. Warren Blackmon seconded. Warren Blackmon, Ron Crosby, Gary Farabough, Mark Riesen, Chris Sandvick, Nancy Sjulín, and Phillip Washington voted aye. There were no nay votes or abstentions. The motion passed.

The meeting was adjourned at 4:44 p.m.

Respectfully Submitted:


Secretary