

**GROVE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MONDAY, MARCH 21, 2016
4:00 PM**

The Grove Economic Development Association met in regular session on Monday, March 21, 2016 at 4:00 PM with Chairman Ron Lay presiding. Member present were Ivan Devitt, Keith Martin and Mike Lewandowski. Member David Adzigian was absent. Also present was General Manager, Bill Keefer; Assistant General Manager, Debbie Bottoroff; City Treasurer, Lisa Allred and City Clerk, Bonnie Buzzard.

Martin made the motion to approve the minutes of the previous meeting. Seconded by Devitt. AYE: Devitt, Martin, Lewandowski and Lay. NAY: None. Motion carried.

Devitt made the motion to approve the purchase order register. Seconded by Martin. AYE: Devitt, Martin, Lewandowski and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to authorizing the transfer of Wolf Creek grant funds to Bank of Oklahoma for deposit in the principal account related to GEDA's 2015 promissory note for the Wolf Creek Phase III improvement project. Allred reported that this action will authorize the transfer of approximately \$1.2 million dollars that has been received to date with the balance to be transferred later upon receipt. The prepayment to buy down the promissory note is September 1, 2016. The goal is to minimize the principal that will become a debt of the City. Allred entertained questions and comments from the Board. Lewandowski made the motion to authorize the deposit in the principal account related to GEDA's 2015 promissory note for the Wolf Creek Phase III improvement project as presented and discussed. Seconded by Martin. AYE: Devitt, Martin, Lewandowski and Lay. NAY: None. Motion carried.

Lay opened the floor for discussion with respect to the acquisition and development of property for industrial use:

1. Bottoroff reported that the Staff has received an inquiry from Janet Smith – American Electric Power (AEP) for a possible site search for a company that is currently located in Iowa, and that they are looking for approximately 10/20 acres of land adjacent to an airport. This company is looking at relocating options in Oklahoma due to the close proximity to Wichita, KA. They would like to be in an uncongested airport adjacent to with a “through the fence” relationship. Bottoroff indicated to them in her response letter that the city has 12.35 acres of vacant land available that meets the criteria of their project. The property is located adjacent to the Grove Regional Airport, and is located just north of the newly constructed terminal, apron and taxiway, plus it has utilities available to the site. Bottoroff reported that she would keep the Board updated with any new developments.
2. Keefer reported that at the last meeting he discussed with the Board his phone calls and emails conversations with property owner Chris White pertaining to the 30 acres he has along the west side of the airport, and the fact that he asking \$500,000 for that

land, which is equivalent to about \$17,000 per acre. Keefer noted that the Board agreed that the price was rather high. Therefore; he arranged a meeting this Friday, March 25th with the property owners along the adjacent tract of land that abuts up to the airport. Keefer noted that he would update the Board with the results from that meeting.

3. Keefer mentioned that the sewer improvements to the Grove Industrial Park annexation has been complete, and that the crews have some minor finishing projects to conduct.
4. Keefer then added that he has received notification that the business Society Awards is looking at expanding their current facility.

Keefer and Bottoroff entertained questions, and comments from the Board. No Action was taken.

GENERAL MANAGERS REPORT:

Bottoroff updated the Board on the downtown parking lot project. Bottoroff mentioned that the Staff is working on the placement of signs in that area along with the creation of cards that outlines the parking lot location in the downtown area. Bottoroff added that these cards will be placed in the various businesses for public awareness.

TRUSTEES REPORT:

Lay asked for an update on any possible action pertaining to the enclosed fencing of the garbage containers. Keefer reported that in accordance to the City Ordinance all containers are supposed to be located in behind the structures, and totally enclosed so that the public can't utilize it for their own use. Keefer added that it's an ongoing problem for a lot of businesses in Grove.

At 4:58 PM Devitt made the motion to adjourn. Seconded by Martin. AYE: Devitt, Martin, Lewandowski and Lay. NAY: None. Motion carried.