



## **SPECIAL URBAN RENEWAL AUTHORITY AGENDA**

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

July 18, 2024 – 8:15 AM

- A. **CALL TO ORDER.**
- B. **DISCUSSION ITEMS.**
- 1.** Discussion, consideration, and possible action to approve the June 18, 2024, special meeting minutes. (R. Coleman - Economic Development)
  - 2.** Discussion, consideration, and possible action to nominate and elect a Secretary/Treasurer for the Urban Renewal Authority. (R. Coleman, Economic Development)
  - 3.** Discussion, consideration and possible action to approve the Fiscal Year 2023 - 2024 Annual Report and to direct its filing with the Mayor and City Council of the City of Midwest City. (R. Coleman, Economic Development)
- C. **PUBLIC DISCUSSION.** In accordance with State Statute Title 25 Section 311. Public bodies - Notice. A-9, The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**
- D. **ADJOURNMENT.**



Midwest City Urban Renewal Authority  
100 N Midwest Boulevard  
Midwest City, OK 73110 – 4319  
(405) 739-1202

## MEMORANDUM

TO: Urban Renewal Authority Board Members  
FROM: Tim Lyon, General Manager/Administrator  
DATE: July 18, 2024

SUBJECT: Discussion, consideration, and possible action to approve the June 18, 2024, special meeting minutes.

Attached for your review and approval are the minutes from the last meeting of the URA.

Staff recommends approving as written.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim Lyon", is written over a horizontal line.

Tim Lyon  
General Manager/Administrator

Attachments: 6/18/2024 URA Special Meeting Minutes

Tim Lyon, General Manager/Administrator  
Wade Moore, Chairman      Aaron Budd, Vice-Chairman      Sherry Beaird, Secretary – Treasurer  
Jacob Husain, Commissioner      Ted Nugent, Commissioner

Notice of this special Midwest City Urban Renewal Authority meeting was filed with the City Clerk of Midwest City more than 48 hours prior to the meeting and copies of the agenda for this special meeting were posted at City Hall and on the City's website, accessible to the public for at least 24 hours in advance of the meeting.

## **MINUTES OF THE SPECIAL**

### **MIDWEST CITY URBAN RENEWAL AUTHORITY MEETING**

June 18, 2024 – 8:15 AM

A special meeting of the Midwest City Urban Renewal Authority (“URA”) was held on June 18, 2024, at 8:15 a.m. in the Council Chambers, Midwest City Hall, 100 N. Midwest Blvd, MWC, OK 73110.

Due to the resignation of former Chairman Fry earlier this year, and the 2023 resignation of Vice-Chairman Dave Herbert, Secretary/Treasurer Sherry Beaird acted as Chairwoman. Present were Commissioners Aaron Budd, Jacob Hussain, Wade Moore and Ted Nugent. City Staff present included City Manager Tim Lyon, Counselor Don Maisch, and Economic Development Director Robert Coleman.

#### **A. CALL TO ORDER.**

Acting Chairwoman Beaird called the meeting to order at 8:17 AM.

#### **B. DISCUSSION ITEMS.**

##### **1. Discussion, consideration, or possible action to administer the Oath of Office to newly appointed Urban Renewal Authority Commissioners Jacob Hussain and Ted Nugent.**

City of Midwest City Clerk Sara Hancock administered the Oath of Office to newly appointed commissioners Mr. Jacob Hussain and Mr. Ted Nugent.

##### **2. Discussion, consideration, and possible action to nominate and elect a Chairman of the Urban Renewal Authority for the term of July 1, 2024, to July 31, 2025.**

Economic Development Director Coleman provided a brief explanation of why the Chairman and Vice-Chairman positions were open. He also provided a brief explanation of the Chairman's role.

Secretary/Chairwoman Beaird asked for nominations for a new Chairman. Commissioner Moore nominated Beaird, and the nomination was seconded by Commissioner Budd. Beaird rejected the nomination and asked for other nominations.

Commissioner Nugent then nominated Moore. The nomination was seconded by Commissioner Hussain. There were no other nominations and Moore was confirmed as the new Chairman by 5 – 0 vote.

##### **3. Discussion, consideration, and possible action to nominate and elect a Vice-Chairman of the Urban Renewal Authority for the term of July 1, 2024, to July 31, 2025.**

Secretary/Chairperson Beaird called for nominations. Commissioner Nugent nominated Commissioner Budd. The nomination was seconded by Commissioner Moore. There were no other nominations and Beaird called for a vote. Budd was confirmed as the new Vice-Chairman by a 5 – 0.

**4. Discussion, consideration, and possible action to approve the October 10, 2023, special meeting minutes.**

Commissioner Moore motioned for approval of the minutes as presented and Commissioner Budd seconded his motion. The unamended minutes were approved by a 5 – 0 vote.

**5. Discussion and consideration for adoption, including any possible amendments, of the Fiscal Year 2024 – 2025 Operating Budget.**

Director Coleman noted an error in budget information transmitted via e-mail on June 17, 2024, to the URA before providing a brief explanation as to the URA’s revenues and expenditures.

Commissioner Moore motioned for approval of the FY 2024 – 2025 Budget as presented, and Commissioner Budd seconded his motion. The new budget was approved by a 5 – 0 vote.

**6. Discussion, consideration, and possible action to approve the management representation letter to Grant Thornton LLP and the draft of the Final Report Associated Combined Finance Statements of Sooner Town Center IV for calendar years ending December 31, 2022, and December 31, 2023.**

Director Coleman explained the need for the URA’s approval of the management representation letter; that it confirmed the findings of Grant-Thornton’s 2022 and 2023 end-of-year financial statements, which were also attached. He then briefly explained the revenues generated by Outparcels 10 - 11 (STC IV) and the expenses incurred by Collett Real Estate in overseeing the project.

Commissioner Hussain motioned for approval of management representation letter and the financial statements as presented and Commissioner Moore seconded his motion. The motion carried 5 – 0.

**7. Discussion and consideration of an update regarding the Heritage Park Mall Area Urban Renewal Plan.**

Counselor Maisch provided a brief overview of the history of the URA’s case against Heritage Park Mall (“HPM”) noting the Midwest City Council’s (8/23/2022) declaration of blight only included the former Heritage Park Mall, Montgomery Ward, Sears, and Whatburger sites. This action was followed by the URA’s (12/21/2022) decision to recommend including the same four properties in an Urban Renewal Area, which was followed by the City Council’s subsequent amendment of the Comprehensive Plan (via Resolution 2023-09 approved 4/25/2023) as recommended by the Midwest City Planning Commission (via PC Resolution 2023-01 approved 2/7/2023).

Maisch explained the case had progressed to the point where Staff hired three appraisers - one to make an appraisal, another to review the initial appraisal, and a third to potentially appear as an expert witness should the case progress to District Court (“Court”). He also revealed the Owner was forwarded an offer of \$5,957,000 to purchase HPM through his attorney with a September 30th deadline to respond.

Commissioner Moore asked what further steps would be necessary should the Owner reject the offer.

Maisch said the URA would deposit money equal to the appraised value in an account created by the Court, and then file an Eminent Domain action in Court to obtain the property. The Court would then appoint three independent commissioners to review the case and make an independent appraisal. The URA would deposit money equal to the independent appraised value by the three Commissioners in an account created by the Court.

Coleman asked if the URA would receive a deed to the property following said deposit.

Maisch felt there was a possibility a deed would be created for the URA unless the Owners challenged the process used in the taking.

**C. PUBLIC DISCUSSION.**

Midwest City Beacon Chief Editor Jeff Harrison was the only member in the audience and no public discussion ensued.

**D. ADJOURNMENT.**

No other business was presented, and Secretary-Treasurer and Chairperson Beard adjourned the meeting  
at 8:44 AM.

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WADE MOORE, Chairman

ATTEST:

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SHERRY BEAIRD, Secretary



Midwest City Urban Renewal Authority  
100 N Midwest Boulevard  
Midwest City, OK 73110 – 4319  
(405) 739-1202

## MEMORANDUM

TO: Honorable Chairman and Commissioners

FROM: General Manager/Administrator Tim Lyon

DATE: July 18, 2024

SUBJECT: Discussion, consideration and possible action to nominate and elect a Secretary/Treasurer of the Urban Renewal Authority

This position is currently held by Commissioner Sherry Beaird. There is no reason she cannot continue, but officers are typically elected annually or anytime there is turnover on the URA that results in a vacancy.

The current Urban Renewal Authority roster is attached.

Staff recommends nominating and electing a Secretary/Treasurer to serve from July 1, 2024 to July 31, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim Lyon", is written over a horizontal line.

Tim Lyon  
General Manager/Administrator

Attachments: Current URA Roster

Tim Lyon, General Manager/Administrator  
Wade Moore, Chairman      Aaron Budd, Vice-Chairman      Sherry Beaird, Secretary – Treasurer  
Jacob Husain, Commissioner      Ted Nugent, Commissioner

**MIDWEST CITY URBAN RENEWAL AUTHORITY ROSTER**  
**(As of June 18, 2024)**

(Mayor appointed/Council approved – 3 year terms)

**Ted Nugent (W2)**

1340 E Timberview DR, Midwest City, OK 73130 – [tnugent@toptiertac.com](mailto:tnugent@toptiertac.com)

(405) 795-9137 (c); or (405) 737-2424 (w)

Term expires: 07/31/2026

**Secretary/Treasurer Sherry Beaird (W6)**

101 Shelby Lane, Midwest City, OK 73130 - [sherry@shelbyindustrial.com](mailto:sherry@shelbyindustrial.com)

(405) 732-6495(h) or (405) 659-7889(c)

Term expires: 07/31/2026

**Vice-Chairman Aaron Budd (W2)**

9104 Pine Creek DR

Midwest City, OK 73130 – [aaron@ablegacylaw.com](mailto:aaron@ablegacylaw.com)

(405) 990-9472 (m)

Term expires: 07/31/2026

**Jacob Hussain (W4)**

609 Crescent CI

Midwest City, OK 73110-1240

[jacobhussain@gmail.com](mailto:jacobhussain@gmail.com) [theugcoffee@gmail.com](mailto:theugcoffee@gmail.com)

(405) 733-7720 (w)

Term expires: 7/26/2025

**Chairman Wade Moore (W6)**

10820 SE 3<sup>rd</sup> ST, Midwest City, OK 73130 – [docs4wade@gmail.com](mailto:docs4wade@gmail.com)

(405) 401-3624 (m)

Term expires: 07/23/2024



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100 N Midwest Boulevard  
Midwest City, OK 73110 – 4319  
(405) 739-1202**

## **MEMORANDUM**

**TO:** Urban Renewal Authority Board Members

**FROM:** Tim Lyon, General Manager/Administrator

**DATE:** July 17, 2024

**SUBJECT:** Discussion, consideration and possible action to approve the Fiscal Year 2023 - 2024 Annual Report and to direct its filing with the Mayor and City Council of the City of Midwest City.

The URA received and approved the annual audit at its June 18, 2024, special meeting. The attached report is a summary of the Authority's financial activities for the previous fiscal year.

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Tim Lyon", is written over a horizontal line.

Tim Lyon  
General Manager/Administrator

Attachment: FY 2023 – 2024

- Revenues Report
- Detailed Budget Report
- Balance Sheet

Tim Lyon, General Manager/Administrator

Wade Moore, Chairman      Aaron Budd, Vice-Chairman      Sherry Beaird, Secretary – Treasurer

Jacob Husain, Commissioner      Ted Nugent, Commissioner



**2023 – 2024 ANNUAL REPORT OF THE**  
**MIDWEST CITY URBAN RENEWAL AUTHORITY**

During Fiscal Year (“FY”) 2023 – 2024, there were no (\$0) operational expenses for the Midwest City Urban Renewal Authority (“Authority”) and revenues totaled \$64,771.88.

Most of the revenue is attributable to annual rent income from Raising Cane’s Chicken Fingers, 2800 S Air Depot BL, (\$90,000) and Taco Bell, 150 Brett DR (\$50,000), which comes as the result of our agreement with STC IV that provides for an equal split of net Participation Rent between STC IV and the Authority for the leasing and management of 2.23 acres at the intersection of S Air Depot Boulevard and W Boeing Drive (a/k/a Outparcels 10 – 11, Town Center Plaza Section 1).

We also garnered \$4,640.88 from interest.

The URA ended FY 2023 – 2024 with a fund balance of \$163,362.76, an increase of \$65,053.17 from FY 2022 – 2023.

Attached to this report please find financial statements setting forth the Authority’s assets, liabilities, and fund balance as of June 30, 2023.

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WADE MOORE, Chairman  
Midwest City Urban Renewal Authority

City of Midwest City

FUND 201 URBAN RENEWAL AUTHORITY		*****	CURRENT	*****	*****	YEAR-TO-DATE	*****	ANNUAL	UNREALIZED
ACCOUNT	ACCOUNT DESCRIPTION	ESTIMATED	ACTUAL	%REV	ESTIMATED	ACTUAL	%REV	ESTIMATE	BALANCE
340	CHARGES FOR SERVICES								
341	GENERAL GOVERNMENT								
03 06	SOONER TWN IV- PARTICIPAT	0	.00		56,530	60,131.00	106	56,530	3,601.00-
341	** GENERAL GOVERNMENT	0	.00		56,530	60,131.00	106	56,530	3,601.00-
340	*** CHARGES FOR SERVICES	0	.00		56,530	60,131.00		56,530	3,601.00-
360	INTEREST REVENUE								
361	INTEREST								
41 10	INVESTMENT INTEREST	44	.00		495	4,640.88	938	495	4,145.88-
361	** INTEREST	44	.00		495	4,640.88	938	495	4,145.88-
360	*** INTEREST REVENUE	44	.00		495	4,640.88		495	4,145.88-
390	TRANSERS IN								
391	OPERATING								
01 *	TRANSFERS IN	0	.00		0	.00		0	.00
391	** OPERATING	0	.00		0	.00		0	.00
390	*** TRANSERS IN	0	.00		0	.00		0	.00
FUND TOTAL URBAN RENEWAL AUTHORITY		44	.00		57,025	64,771.88		57,025	7,746.88-
GRAND TOTAL		44	.00		57,025	64,771.88		57,025	7,746.88-

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REPORT SELECTIONS

Fiscal year . . . . . : 2024  
Fund . . . . . : 201  
All Departments  
All Divisions  
Suppress accounts with zero balances . . . . . : Y

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FUND 201 URBAN RENEWAL AUTHORITY			DEPT/DIV 9310 URBAN RENEWAL/URBAN RENEWAL						ANNUAL	UNENCUMB.	%	
BA	ELE	OBJ	*****CURRENT*****			*****YEAR-TO-DATE*****						
SUB	SUB	DESCRIPTION	BUDGET	ACTUAL	%EXP	BUDGET	ACTUAL	%EXP	ENCUMBR.	BUDGET	BALANCE	BDGT
46		ECONOMIC DEVELOPMENT										
466		URA										
	30	OTHER SERVICES AND CHARGE										
	30 44	ADMN/PROFESSIONAL SVCS	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
	30 **	OTHER SERVICES AND CHARGE	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
466	** **	URA	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
46	** **	ECONOMIC DEVELOPMENT	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
DIV	9310	TOTAL ***** URBAN RENEWAL	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
DEPT	93	TOTAL ***** URBAN RENEWAL	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
FUND	201	TOTAL ***** URBAN RENEWAL AUTHORITY	1-	.00	0	55000	.00	0	.00	55000	55000.00	0
GRAND	TOTAL	*****	1-	.00	0	55000	.00	0	.00	55000	55000.00	0

201 URBAN RENEWAL AUTHORITY

DEBITS

CREDITS

ASSETS

101.00-00 CASH / GROSS REVENUE ACCOUNT

163,362.76

TOTAL ASSETS

163,362.76

LIABILITIES

TOTAL LIABILITIES

=====

.00

FUND EQUITY

FUND BALANCE

163,362.76

TOTAL FUND EQUITY

=====

163,362.76

TOTAL LIABILITIES AND FUND EQUITY

163,362.76