

NOTICE OF SPECIAL MEETING

Mayor and Board of Commissioners of the City of Enid, Oklahoma,  
and the Trustees of the Enid Economic Development Authority, a Public Trust

Notice is hereby given that the Mayor and Board of Commissioners of the City of Enid, Oklahoma, and the Trustees of the Enid Economic Development Authority, a Public Trust, will meet in special session at 3 p.m. on the 19th day of December 2014, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road in said city, and the agenda for said meeting is as follows:

- AGENDA -

MAYOR AND BOARD OF COMMISSIONERS SPECIAL MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., DALLAS, TEXAS.
3. CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., OF DALLAS, TEXAS, FOR THE SALE OF THE FIRE STATION AND PARK PROPERTY LOCATED IN LAHOMA ADDITION FOR \$550,000.00.
4. ADJOURN TO CONVENE AS THE ENID ECONOMIC DEVELOPMENT AUTHORITY.
5. TRUSTEES OF THE ENID ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING.
  1. ENID ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING.
  2. REMOVE FROM THE TABLE AND CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., DALLAS, TEXAS.
  3. REMOVE FROM THE TABLE AND CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., OF DALLAS, TEXAS, FOR THE SALE OF THE FIRE STATION AND PARK PROPERTY LOCATED IN LAHOMA ADDITION FOR \$550,000.00.
6. ADJOURN.

CERTIFICATE AS TO POSTING

I, the undersigned City Clerk of the City of Enid, Oklahoma, do hereby certify that prior to 3:00 P.M. on the 18th day of December 2014, a true copy of the above Notice of Meeting was posted at the entrance to the Administration Building of the City of Enid, located at 401 W. Owen K. Garriott Road in said City. I further certify that I received at least forty-eight (48) hours advance notice of said meeting as required by State Statutes.

DATED at Enid, Oklahoma this 18th day of December 2014.

\_\_\_\_\_  
City Clerk

(SEAL)

=====

**MINUTES OF SPECIAL MEETING OF  
MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF ENID, OKLAHOMA,  
AND TRUSTEES OF THE ENID ECONOMIC DEVELOPMENT AUTHORITY, A PUBLIC TRUST  
HELD ON THE 19TH DAY OF DECEMBER 2014**

The Mayor and Board of Commissioners of the City of Enid, County of Garfield, State of Oklahoma, and the Trustees of the Enid Economic Development Authority, a Public Trust, met in special meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 3:00 P.M. on the 19th day of December 2014, pursuant to notice given forty-eight (48) hours in advance to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 3:00 P.M. on the 18th day of December 2014.

-MAYOR AND BOARD OF COMMISSIONERS-

Mayor Shewey called the meeting to order with the following members present and absent:

PRESENT: Commissioners Janzen, Brownlee, Ezzell, Timm, Wilson, Vanhooser and Mayor Shewey.

ABSENT: None.

Staff present were City Manager Eric Benson, City Attorney Andrea Chism, City Clerk Linda Parks, Chief Financial Officer Jerald Gilbert and Planning Administrator Chris Bauer.

\*\*\*\*\*

Discussion was held regarding a Real Estate Purchase and Sale Agreement with Hunt Properties, Inc., Dallas, Texas.

City Attorney Andrea Chism outlined changes to the contract previously considered by commissioners on December 16, 2014. Those changes included: 1) Identifying the intended use of the property; 2) A few minor issues; and 3) A buy-back clause for the City should Hunt Properties fail to develop the property, or begin construction of a retail center on the property within two (2) years.

Following discussion, motion was seconded by Commissioner Vanhooser to approve and execute the Real Estate Purchase and Sale Agreement with Hunt Properties, Inc.

Motion was seconded by Commissioner Wilson.

Ms. Vivian Atchinson, 3602 Dana Drive, addressed the Commission on behalf of her mother, Ms. Winnie Mae Fenimore, whose barber shop was located at 611 South Cleveland in the Lahoma Courts area. She spoke regarding the development, and asked that it be noted for the record that the contemplated under-priced sale by the City did not establish a real value for other non-selling property owners. She added that her mother did not wish to sell, and welcomed the developer to build around her property.

There being no further discussion, the vote was as follows:

AYE: Commissioners Brownlee, Ezzell, Wilson, Vanhooser and Mayor Shewey.

NAY: Commissioners Janzen and Timm.

\*\*\*\*\*

Motion was made by Commissioner Vanhooser and seconded by Commissioner Wilson to approve and execute a Real Estate Purchase and Sale Agreement with Hunt Properties, Inc., Dallas, Texas, for the sale of fire station and park property located in Lahoma Addition in the amount of \$550,000.00, and the vote was as follows:

AYE: Commissioners Janzen, Brownlee, Ezzell, Timm, Wilson, Vanhooser and Mayor Shewey.

NAY: None.

\*\*\*\*\*

Mayor Shewey adjourned the meeting to convene as the Enid Economic Development Authority.

- TRUSTEES OF THE ENID ECONOMIC DEVELOPMENT AUTHORITY-

PRESENT: Trustees Janzen, Brownlee, Ezzell, Timm, Wilson, Vanhooser, Chairman Shewey, General Manager Eric Benson, Trust Attorney Andrea Chism, and Secretary Linda Parks.

ABSENT: None.

\*\*\*\*\*

Motion was made by Trustee Vanhooser and seconded by Trustee Wilson to remove from the table a Real Estate Purchase and Sale Agreement with Hunt Properties, Inc., Dallas, Texas, which was tabled at the December 16, 2014 regular Enid Economic Development Authority meeting, and the vote was as follows:

AYE: Trustees Brownlee, Ezzell, Timm, Wilson, Vanhooser and Chairman Shewey.

NAY: Trustee Janzen.

Motion was made by Trustee Vanhooser and seconded by Trustee Wilson to approve and execute a Real Estate Purchase and Sale Agreement with Hunt Properties, Inc., and the vote was as follows:

AYE: Trustees Brownlee, Ezzell, Timm, Wilson, Vanhooser and Chairman Shewey.

NAY: Trustee Janzen.

\*\*\*\*\*

Motion was made by Trustee Vanhooser and seconded by Trustee Wilson to remove from the table, a Real Estate Purchase and Sale Agreement with Hunt Properties, Inc., Dallas, Texas, for the sale of fire station and park property located in Lahoma Addition in the amount of \$550,000.00, which was tabled at the December 16, 2014 regular Enid Economic Development Authority meeting, and the vote was as follows:

AYE: Trustees Janzen, Brownlee, Ezzell, Timm, Wilson, Vanhooser and Chairman Shewey.

NAY: None.

Motion was made by Trustee Vanhooser and seconded by Trustee Wilson to approve a Real Estate Purchase and Sale Agreement with Hunt Properties, Inc., Dallas, Texas, for the sale of fire station and park property located in Lahoma Addition in the amount of \$550,000.00, and the vote was as follows:

AYE: Trustees Janzen, Brownlee, Ezzell, Timm, Wilson, Vanhooser and Chairman Shewey.

NAY: None.

\*\*\*\*\*



There being no further business to come before the Board at this time, motion was made by Trustee Ezzell and seconded by Trustee Brownlee that the meeting adjourn, and the vote was as follows:

AYE: Trustees Janzen, Brownlee, Ezzell, Timm, Wilson, Vanhooser and Chairman Shewey.

NAY: None.

The meeting adjourned at 3:19 P.M.

CITY OF ENID, OKLAHOMA

BY: \_\_\_\_\_  
WILLIAM E. SHEWEY, MAYOR

(SEAL)

ATTEST:

\_\_\_\_\_  
LINDA S. PARKS, CITY CLERK

ENID ECONOMIC DEVELOPMENT AUTHORITY

BY: \_\_\_\_\_  
WILLIAM E. SHEWEY, CHAIRMAN

(SEAL)

ATTEST:

\_\_\_\_\_  
LINDA S. PARKS, SECRETARY

\*\*\*\*\* / \*\*\*\*\*

**Meeting Date:** 12/19/2014

**Submitted By:** Derek Smith, Executive Assistant

---

**SUBJECT:**

**CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., DALLAS, TEXAS.**

**BACKGROUND:**

Hunt Properties, Inc., approached the City of Enid with a proposal to redevelop the Lahoma Addition. The proposal requires that the City purchase or otherwise acquire approximately 23 parcels in the Lahoma Addition. The City will then sell those parcels to Hunt Properties, Inc., to be redeveloped with adjacent properties. Under this Agreement, the City will use its best efforts to acquire the properties prior to June 30, 2015. The City will then sell the properties to Hunt Properties, Inc., for an amount equal to the City's cost to acquire the properties plus a ten-percent (10%) carry fee. The City's acquisition cost includes the purchase price of the individual parcels, as well as all expenses incurred by the City to acquire the parcels, including, but not limited to: closing costs, title insurance, title opinions, title examinations, surveys, taxes, commissions, abstracting, recording fees, tax stamps, removal of buildings and foundations, removal of storm shelters, removal of fuel and other storage tanks and environmental remediation. Closing will occur approximately one hundred and twenty (120) days after the City has acquired the parcels.

**RECOMMENDATION**

Approve and execute Agreement.

**PRESENTER:**

Andrea L. Chism, City Attorney.

---

**City Commission Special Meeting**

**3.**

**Meeting Date:** 12/19/2014

**Submitted By:** Krista Beasley, Executive Assistant

---

**SUBJECT:**

**CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., OF DALLAS, TEXAS, FOR THE SALE OF THE FIRE STATION AND PARK PROPERTY LOCATED IN LAHOMA ADDITION FOR \$550,000.00.**

**BACKGROUND:**

Hunt Properties, Inc., approached the City of Enid with a proposal to redevelop the Lahoma Addition. Under this Agreement, the City would sell the fire station and park property located in Lahoma Addition to Hunt Properties, Inc. Hunt Properties, Inc., will redevelop this property ahead of the adjacent properties. The purchase price is \$550,000.00 and closing will occur approximately one hundred and twenty (120) days after the execution of the agreement.

**RECOMMENDATION**

Approve and execute Agreement.

**PRESENTER:**

Andrea L. Chism, City Attorney.

---

**Meeting Date:** 12/19/2014

**Submitted By:** Derek Smith, Executive Assistant

---

**SUBJECT:**

**REMOVE FROM THE TABLE AND CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., DALLAS, TEXAS.**

**BACKGROUND:**

This item was tabled at the December 16, 2014, Regular Commission Meeting. Hunt Properties, Inc., approached the City of Enid with a proposal to redevelop the Lahoma Addition. The proposal requires that the City purchase or otherwise acquire approximately 23 parcels in the Lahoma Addition. The City will then sell those parcels to Hunt Properties, Inc., to be redeveloped with adjacent properties. Under this Agreement, the City will use its best efforts to acquire the properties prior to June 30, 2015. The City will then sell the properties to Hunt Properties, Inc., for an amount equal to the City's cost to acquire the properties plus a ten-percent (10%) carry fee. The City's acquisition cost includes the purchase price of the individual parcels, as well as all expenses incurred by the City to acquire the parcels, including, but not limited to: closing costs, title insurance, title opinions, title examinations, surveys, taxes, commissions, abstracting, recording fees, tax stamps, removal of buildings and foundations, removal of storm shelters, removal of fuel and other storage tanks and environmental remediation. Closing will occur approximately one hundred and twenty (120) days after the City has acquired the parcels.

**RECOMMENDATION**

Remove from the table approve and execute Agreement.

**PRESENTER:**

Andrea L. Chism, City Attorney.

---



**Meeting Date:** 12/19/2014

**Submitted By:** Krista Beasley, Executive Assistant

---

**SUBJECT:**

**REMOVE FROM THE TABLE AND CONSIDER APPROVAL AND EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT WITH HUNT PROPERTIES, INC., OF DALLAS, TEXAS, FOR THE SALE OF THE FIRE STATION AND PARK PROPERTY LOCATED IN LAHOMA ADDITION FOR \$550,000.00.**

**BACKGROUND:**

This item was tabled at the December 16, 2014, Regular Commission Meeting. Hunt Properties, Inc., approached the City of Enid with a proposal to redevelop the Lahoma Addition. Under this Agreement, the City would sell the fire station and park property located in Lahoma Addition to Hunt Properties, Inc. Hunt Properties, Inc., will redevelop this property ahead of the adjacent properties. The purchase price is \$550,000.00 and closing will occur approximately one hundred and twenty (120) days after the execution of the agreement.

**RECOMMENDATION**

Remove from the table approve and execute Agreement.

**PRESENTER:**

Andrea L. Chism, City Attorney.

---