

CLEVELAND INDUSTRIAL TRUST AUTHORITY

MINUTES

Monday March, 22, 2021 – 5:30p.m.

Members of the Cleveland Industrial Trust Authority met in a special scheduled meeting at 5:30 p.m. on Monday, March 22, 2021, in the Council Chambers of the Cleveland Municipal Building located at 201 North Broadway, Cleveland, Oklahoma with Chairman Scott Rusher presiding. The agenda for this meeting was posted on the front door of the Cleveland City Hall on March 19, 2021, at 4:30 p.m.

Notice of this meeting was received by the City Clerk on Thursday, March 18, 2021.

1. **Call to order.** Chairman Scott Rusher called the meeting to order at 5:33 p.m.
2. **Roll Call.** Clerk Kim Merriman called roll with the following members present:
Present: Scott Rusher, CL Stallard, Shannon Freeman, Chris Gabriel
Absent: Alan Hall
3. **Discussion and possible action on property located at 306 W Caddo, Cleveland, OK 74020**
Scott Rusher began the meeting by moving forward with the motion to go into executive session to vote on the property that Mike Hendricks of Hendricks Motor Sports is currently renting from the City of Cleveland. Mike Hendricks is submitting an offer to purchase the property and the remediation work that needs to be taken care of with the property. A motion was made by Scott Rusher and seconded by Chris Gabriel to go into Executive Session. This motion carried with the following vote: (4-0)
Aye: Scott Rusher, CL Stallard, Shannon Freeman, Chris Gabriel
Nay: None
4. **Proposed executive session to discuss the purchase of a specific tract of real property as authorized by OKLA. STAT. tit. 25, Section 307 (B)(3).**
 - A. **Vote to convene in executive session.** A motion was made by Scott Rusher and seconded by Chris Gabriel to convene in executive session. This motion carried with the following roll call vote: (4-0)
Aye: Scott Rusher, CL Stallard, Shannon Freeman, Chris Gabriel
Nay: None
Time: 5:35 p.m. convene into executive session
 - B. **Vote to acknowledge return to open session.** A motion was made by Scott Rusher and seconded by Chris Gabriel to return to open session. This motion carried with the following roll call vote: (4-0)
Aye: Scott Rusher, CL Stallard, Shannon Freeman, Chris Gabriel
Nay: None
Time: 6:26 p.m.
 - C. **State of executive session minute.** The executive session minute was read by Chris Gabriel. No other matters were discussed and the vote was made to decline the offer from Mike Hendricks for \$40,000 purchase price and will pay half of the cost to remediate the cost of the tanks or \$34,000 and will pay the total cost of the remediation of the tanks.
5. **Discussion and vote regarding property located at 306 W Caddo, Cleveland OK, 74020.** Discussion of remediation of the tanks was proposed with a company Mike Hendricks had located, Whiterock Resources. The council was familiar with companies that handle these types of projects and wanted to be fair as to the cost of what the actual figures would be to remove the tanks and everything that would need to be taken care of according to the Oklahoma Commission. There will come a time during this process that when a company is hired to remediate, the property will have to be vacated for safety issues. The decision to let Mike Hendricks continue to rent the property from the City of Cleveland was agreed upon and the rent would be \$1,000 a month, on a month to month basis, and pay the insurance of \$58.00 a month to Overman Insurance. Mike Hendricks response to the offer was that the offer was

too high for the rent and there were some repairs and improvements that need to be addressed. The council's decision was still firm on the arrangements for the property and will leave it up to Mike Hendricks to decide what he would like to do at this time. The council needs to move forward with the property development and they have a time sensitive frame to move ahead. They want to be fair but also need to determine what is best for the city and the property. Mike Hendricks agreed to get back with an answer to Chris Gabriel to confirm his decision.

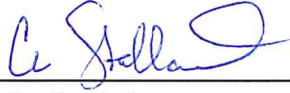
6. **Adjournment.** A motion to adjourn was made by Scott Rusher and seconded by CL Stallard. This motion carried with the following roll call vote: (4-0)

Aye: Scott Rusher, CL Stallard, Shannon Freeman, Chris Gabriel

Nay: None

This meeting adjourned at 6:50 p.m.

Scott Rusher, Chairman



CL Stallard, Secretary