

APRIL 21, 2008

The **REGULAR** meeting of the **CHICKASHA MUNICIPAL AIRPORT AUTHORITY** was held in the council chambers in city hall on the 21st day of April 2008, as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. The Chairman called the meeting to order at 5:45 p.m.

PRESENT:

CHAIRMAN AND TRUSTEES

Gregory Elliott, Chairman
J E Epperson
Paul Powell
Phylis Steelman
Hank Ross
Chris Mosley
Joseph Young
Howard Carpenter

STAFF

Larry Shelton, Manager
Deborah Garner, Assistant Manager
Tom Frailey, Attorney
Sharon Chapman, Secretary
Lynn Williams Chief of Police
Gina Snedeker, Treasurer

ABSENT: Chuck Fletcher, Trustee

ITEM 2. Consent Docket: Items 2a through 2d

Motion by Mosley, second by Young, to approve the consent docket, items 2a through 2d.

Roll call vote:

“Ayes:” Epperson, Powell, Steelman, Ross, Elliott, Mosley, Young and Carpenter

5:45 p.m.

“Nayes:” None
Motion carried.

ITEM 2a. Approve minutes April 7, 2008, regular meeting

ITEM 2b. Approve Purchase Order List for the last half April 2008 in the amount of \$3,757.05

ITEM 2c. Authorize soliciting bids for the annual bid for commonly used items: concrete, gravel, rock and etc.

ITEM 2d. Authorize soliciting bids for the annual purchase of water line utility materials

ITEM 3. Discussion / Approval of Items Removed from Consent Docket

There was no action taken on Item 3.

ITEM 4. Consideration and Discussion Items

ITEM 4a. Consideration and discussion on approving Lease Agreement with Vaultless Casket Company on the Airport Armory building

This is an Agreement between the City of Chickasha and the Chickasha Municipal Authority to lease the Armory at the Airport to a company by the name of Vaultless Casket. The lease is for an initial three-year term, with a two-year option and an additional five-year option.

It is the company’s intent to outgrow this facility within the first three years; however, the first three years gives them the ability to make necessary plans for the construction of a new facility.

The lease is initially for \$1.00 per square foot based on the employment of 60 individuals. At the end of the first three years, if they have not made that employment level and continue to occupy the facility then the rental rates increase proportionately.

Also, it is part of the lease, because of reduced rental; the company will remediate the mold issue within the building in compliance with state and federal laws.

Attached to this Agreement is an option to purchase between five and twenty acres at the Chickasha Airport Industrial Park, based on availability of land at the time they wish to exercise the option. The land is \$3,000.00 per acre; however, if, within one year of occupying their building, if they have employed 100 or more employees, then the City will give them the initial five acres.

5:45 p.m.

Lastly, is an incentive package based on the Oklahoma Department of Commerce Quality Jobs Program. The City will return to Vaultless Casket one percent of their payroll on a quarterly basis for five years. The company will make all necessary contractual obligations with the State of Oklahoma, submit quarterly data to the state under their Quality Jobs Program, and if the state approves their information, then the City would reimburse them at one percent of that number. For instance, if the company were to have \$1,000,000 in annual payroll then the City would reimburse them \$10,000.

As was indicated in an e-mail last week, the City and Economic Development Council have been working with Vaultless Casket for 18-24 months. I believe through negotiations, this is a prudent deal for the City and the Airport Authority. The agreement to sell and/or give the five to twenty acres to the company will be taken to the Chickasha Industrial Authority, who owns the land, on Wednesday, April 23, 2008 for their review and recommendation.

Motion by Mosley, second by Young, to approve as submitted, and authorize Chairman and City Clerk to execute.

Roll call vote:

“Ayes:” Steelman, Ross, Elliott, Mosley, Young, Carpenter and Epperson

“Nayes:” Powell (Abstained)

Motion carried.

ITEM 5. Motion to Adjourn

Motion by Mosley, second by Young, to adjourn the meeting

Roll call vote:

“Ayes:” Steelman, Ross, Elliott, Mosley, Young, Carpenter, Epperson and Powell

“Nayes:” None

Motion carried.

The meeting adjourned at 5:47 p.m.

Gregory Elliott, Chairman

ATTEST:

Sharon Chapman, Secretary

Chickasha Municipal Airport Authority 04-21-2008

5:45 p.m.

(SEAL)

Approved this _____ day of _____, 2008