



**CITY OF MIDWEST CITY SPECIAL URBAN RENEWAL AUTHORITY AGENDA**

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

July 19, 2023 – 8:15 AM

- A. CALL TO ORDER.
- B. DISCUSSION ITEMS.
  - 1. Discussion, consideration, and possible action of approving the June 28, 2023 special meeting minutes.
  - 2. Discussion, consideration and possible action to amend and receiving the Fiscal Year 2021 - 2022 Annual Report and to direct its filing with the Mayor and City Council of the City of Midwest City.
- C. ADJOURNMENT.



**City Manager**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
office 405.739.1204

**MEMORANDUM**

TO: Urban Renewal Authority Board Members

FROM: Tim Lyon, General Manager/Administrator

DATE: July 19, 2023

SUBJECT: Discussion and consideration for adoption, including any possible amendments, of the June 28, 2023 special meeting minutes.

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

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

Attachments: 6/8/2023 URA Special Meeting Minutes

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 28, 2023 – 8:15 AM

A special meeting of the Midwest City Urban Renewal Authority (“URA”) was held on December 21, 2022 at 8:15 a.m. in the Council Chambers, Midwest City Hall, 100 N. Midwest Blvd, MWC, OK 73110.

Chairman Fry called the meeting to order at 8:18 AM with the following Trustees present: Vice-Chairman Dave Herbert, Secretary Sherry Beard, Commissioner Aaron Budd and Commissioner Wade Moore present. City Staff present included General Manager/Administrator Tim Lyon, Assistant City Manager Vaughn Sullivan, Economic Development Director Robert Coleman, Counselor Don Maisch and Current Planning Manager Emily Richey.

Others Present: Emily Pomeroy, Center for Economic Development Law, appeared on behalf of the URA.

Chairman Fry announced he was moving Item B. Administer Oath of Office to the end of the agenda.

C. CONSENT AGENDA. Vice-Chairman Herbert made a motion to approve the Consent Agenda, seconded by Secretary Beard and approved 5 – 0.

- 1. Discussion, consideration, and possible action of approving the minutes of the December 21, 2022 special meeting.**
- 2. Discussion and consideration for adoption, including any possible amendments, of the Fiscal Year 2022 – 2023 Operating Budget.**
- 3. Discussion and consideration for adoption, including any possible amendments, in accepting the management representation letter to Grant Thornton LLP, and accepting the draft of the final report associated Combined Financial Statements of Sooner Town Center IV for calendar years ending December 31, 2021 and December 31, 2022.**

D. DISCUSSION ITEM.

- 1. Discussion and consideration of a presentation from Emily K. Pomeroy with the Center for Economic Development Law regarding the Heritage Park Mall Area Urban Renewal Plan. (City Attorney - D. Maisch)**

Ms. Pomeroy reviewed the *Heritage Park Mall Area Urban Renewal Plan* to the Authority and described the next steps in the process of acquiring the blighted properties described in the plan.

E. PUBLIC DISCUSSION.

No others appeared to speak.

B. ADMINISTER THE OATH OF OFFICE

Mayor Matt Duke thanked all commissioners for their service to the community before administer the Oath of Office to all.

ADJOURNMENT.

Being no further business, Vice-Chairman Herbert motioned for adjournment at 8:29 AM, which was seconded by Secretary Fry and approved 5 – 0.

\_\_\_\_\_  
JACK FRY, Chairman

ATTEST:

\_\_\_\_\_  
SHERRY BEAIRD, Secretary



**City Manager**  
100 N. Midwest Boulevard  
Midwest City, OK 73110  
office 405.739.1204

## MEMORANDUM

TO: Urban Renewal Authority Board Members

FROM: Robert Coleman, Director of Economic Development

DATE: July 19, 2023

SUBJECT: Discussion, consideration and possible action to amend and receiving the Fiscal Year 2021 - 2022 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 28, 2023 meeting. The attached report is a summary of the Authority's financial activities for the previous fiscal year.

Staff recommends formal receipt and approval.

A handwritten signature in cursive script, appearing to read "R. Coleman", is written over a horizontal line.

Robert Coleman, Director of Economic Development

Attachment

**2022 – 2023 ANNUAL REPORT OF THE**  
**MIDWEST CITY URBAN RENEWAL AUTHORITY**

During Fiscal Year (“FY”) 2022 – 2023, total operational expenses for the Midwest City Urban Renewal Authority (“Authority”) were \$1,306.30 and revenues totaled \$50,904.71.

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. We also garnered \$904.71 from investment interest.

The URA ended FY 2022 – 2023 with a fund balance of \$98,309.59, an increase of \$49,598.41 from FY 2020 – 2021.

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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JACK FRY, Chairman  
Midwest City Urban Renewal Authority

PREPARED 07/12/2023, 16:41:16  
PROGRAM: GM267L  
City of Midwest City

DETAIL BUDGET REPORT  
100% OF YEAR LAPSED

PAGE 1  
ACCOUNTING PERIOD 12/2023

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REPORT SELECTIONS

Fiscal year . . . . . : 2023  
Fund . . . . . : 201  
All Departments  
All Divisions  
Suppress accounts with zero balances . . . . : Y  
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201 URBAN RENEWAL AUTHORITY

DEBITS

CREDITS

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ASSETS

101.00-00 CASH / GROSS REVENUE ACCOUNT

98,309.59

TOTAL ASSETS

98,309.59

LIABILITIES

TOTAL LIABILITIES

=====  
.00

FUND EQUITY

FUND BALANCE

98,309.59

TOTAL FUND EQUITY

=====  
98,309.59

TOTAL LIABILITIES AND FUND EQUITY

98,309.59



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		56,612	50,000.00	88	56,612	6,612.00
341	** GENERAL GOVERNMENT	0	.00		56,612	50,000.00	88	56,612	6,612.00
340	*** CHARGES FOR SERVICES	0	.00		56,612	50,000.00		56,612	6,612.00
360	INTEREST REVENUE								
361	INTEREST								
41 10	INVESTMENT INTEREST	12	18.84	157	100	904.71	905	100	804.71-
361	** INTEREST	12	18.84	157	100	904.71	905	100	804.71-
360	*** INTEREST REVENUE	12	18.84		100	904.71		100	804.71-
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		12	18.84		56,712	50,904.71		56,712	5,807.29
GRAND TOTAL		12	18.84		56,712	50,904.71		56,712	5,807.29

FUND 201 URBAN RENEWAL AUTHORITY		DEPT/DIV 9310 URBAN RENEWAL/URBAN RENEWAL			*****CURRENT*****			*****YEAR-TO-DATE*****			ANNUAL	UNENCUMB.	%
BA	ELE OBJ	ACCOUNT	BUDGET	ACTUAL	%EXP	BUDGET	ACTUAL	%EXP	ENCUMBR.	BUDGET	BALANCE	BDGT	
SUB	SUB	DESCRIPTION											
46		ECONOMIC DEVELOPMENT											
466		URA											
	30	OTHER SERVICES AND CHARGE											
	30 44	ADMN/PROFESSIONAL SVCS	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
	30 **	OTHER SERVICES AND CHARGE	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
466	** **	URA	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
46	** **	ECONOMIC DEVELOPMENT	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
DIV	9310	TOTAL *****											
		URBAN RENEWAL	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
DEPT	93	TOTAL *****											
		URBAN RENEWAL	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
FUND	201	TOTAL *****											
		URBAN RENEWAL AUTHORITY	4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	
GRAND		TOTAL *****											
			4174	.00	0	50000	1306.30	3	.00	50000	48693.70	3	