

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
SPECIAL MEETING OF JULY 30, 2013

PRESENT: Mike Lening, John Courkamp, Sharon Frazee, Sean Lening, Donald Oswald, Dick Scott, Rod Johnson, Jan Richards, Dennis Pearson, Jerry Weber, Bill Koehler, Peggy Dunlap, Marilyn Baxter and Sharon Johnson. Larry Gifford arrived at 6:50 PM.

The meeting was called to order at 6:40 PM as a special joint meeting between the KCEDF Board, the Kiowa County commissioners and the Eads Town Council to discuss a request from an oil industry-related company for space to locate up to fifty (50) mobile homes in the Eads area.

Mike Lening stated he had spoken to Van Brown, the Eads Public Works Director, who stated the town water and sewer services were sufficient to handle that many additional customers. Jan also noted she had spoken to both Larry Michael and Marty Barnett about land they own that might be suitable for the mobile homes if KCEDF land was not.

Scott expressed the opinion we need more information from the people who will place the mobile homes in Eads. Will the company put out any money to help establish the hook-ups for the homes? What happens to the homes after the oil people leave? Scott also stated establishing a location for these homes might alleviate the housing shortage in Eads down the road.

Scott and Oswald both stated Kiowa County could build and maintain roads to access the mobile home park location because the county can receive HUTF funds to maintain the roads. Several in the group thought the location of any streets or roads should be determined beforehand in order to facilitate placement of utilities.

Sharon Johnson suggested the group conduct an informal poll to gauge interest in pursuing the possibility of establishing a mobile home park. The poll was conducted and all present indicated a desire to meet with the oil company advance men who are trying to find a location for the mobile homes and gather more information.

Bill Koehler, Marilyn Baxter, Peggy Dunlap, Sharon Johnson and Peggy Dunlap left the meeting at 7:20 PM.

The second portion of the special meeting was to discuss the possible sale of ten (10) acres of land to a consortium of local investors who want to build a Cobblestone Hotel on the location. The consensus of the Board was KCEDF could not donate the land for the project since land sales are the primary source of funding for KCEDF. The Board also was not interested in donating the land in exchange for being a financial partner in the project.

Rod Johnson noted the Board needs to be cognizant of land use issues if the sale of the land goes through such as drainage issues. Johnson also noted there should be a

significant amount of work done as far as land use is concerned before any structure is built.

Courkamp moved that KCEDF offer the ten (10) acres of ground the investors are interested in purchasing to them at \$7,500 per acre. The motion was seconded by Oswald. Courkamp, Oswald and Sean Lening voted yes. Sharon Frazee voted no. Mike Lening and Jerry Weber abstained due to potential conflict of interest. The motion carried.

Mike Lening then called Jimmy Brown of the investor's group on the telephone and informed Brown of the Board's decision. Mike Lening also told Brown the Board would consider a counter-offer if the group chose to provide one. Brown stated he would get back in touch with the KCEDF Board within thirty (30) minutes. Dick Scott left the meeting at 8:00 PM.

At approximately 8:15 PM Jimmy Brown, Tuck Liebl, Craig Kerfoot and Roger Saffer entered the meeting representing the investor's group. The group stated the price being asked for the land by KCEDF was too high and they would only offer \$3500-\$4000 per acre for the land. The KCEDF Board asked Brown, Liebl, Kerfoot and Saffer to leave the meeting at approximately 8:30 PM while the Board held further discussions.

Sean Lening moved to reduce the KCEDF price for the acreage to \$5000 per acre. The motion was seconded by Courkamp. All voted yes except Mike Lening and Jerry Weber, who abstained due to a possible conflict of interest. The motion carried.

At 8:40 PM Brown, Liebl, Kerfoot and Saffer returned to the meeting and were informed the KCEDF Board was willing to sell the group ten (10) acres for \$5,000 per acre. The investor's group accepted the offer.

The Board instructed Jan to begin securing the surveying of the land boundaries and preparation of a sales contract.

There being no additional business to come before the Board Courkamp moved to adjourn the meeting. The motion was seconded by Sean Lening and passed unanimously. The meeting adjourned at 8:55 PM.