NOTICE
GLENPOOL INDUSTRIAL AUTHORITY
REGULAR MEETING

A Regular Session of the Glenpool Industrial Authority will be held at 6:00 p.m. immediately following the Glenpool Utility Service Authority meeting on Monday, March 6, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

Page

A) **Call to Order - Timothy Lee Fox, Chairman**

B) **Roll Call, Declaration of Quorum – Susan White, Secretary; Timothy Lee Fox, Chairman**

C) **Scheduled Business**

1) Discussion and possible action to approve minutes from February 6, 2017 meetings. 2
IND AUTH MINUTES 020617

2) Discussion and possible action to receive a quit-claim deed of the EMS Facility, located at 14522 S. Broadway Street, Glenpool, from the City of Glenpool to the Glenpool Industrial Authority. 3 - 6
(Lowell Peterson, City Attorney)
EMS FACILITY QUIT-CLAIM DEED
DEED

D) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____, _____ at _____am/pm.

Signed:
City Clerk

MINUTES
GLENPOOL INDUSTRIAL AUTHORITY
REGULAR MEETING
February 6, 2017

The Regular Meeting of the Glenpool Industrial Authority was held at Glenpool City Hall Council Chambers. Trustees present: Timothy Fox, Chairman; Momodou Ceesay, Vice Chairman; Patricia Agee; Brandon Kearns and Jacqueline Triplett-Lund.
Staff present: Roger Kolman, Trust Manager; Lowell Peterson, Trust Attorney; Susan White, Trust Secretary and Julie Casteen, Trust Treasurer.

A) Timothy Fox, Chairman called the meeting to order at 7:01 p.m.

B) Susan White, Secretary called the roll and Chairman Fox declared a quorum present.

C) Scheduled Business

1) **Discussion and possible action to approve minutes from January 3, and January 17, 2017 meetings.**
MOTION: Trustee Agee moved, second by Trustee Lund to approve minutes as presented.
FOR: Trustee Lund, Vice Chairman Ceesay; Chairman Fox, Trustee Agee, Trustee Kearns (January 3, 2017)
AGAINST: None
ABSTAIN: Trustee Kearns (January 17, 2017)
Motion carried.

2) **Presentation and discussion of Audited FY16 Financial Report and Operating Report.**
Item 2 was amended to: **Discussion and possible action to acknowledge receipt of audited FY16 Financial Report and Operating Report and direct that the Report be placed in the permanent file**.
MOTION: Trustee Kearns moved, second by Trustee Lund to acknowledge receipt of audited FY16 Financial Report and Operating Report and direct that the Report be placed in the permanent file.
FOR: Vice Chairman Ceesay; Chairman Fox, Trustee Agee, Trustee Kearns; Trustee Lund
AGAINST: None
Motion carried.

D) Adjournment

- There being no further business, Chairman Fox declared the meeting adjourned at 7:03 p.m.

_____
Date

_____
Chairman

ATTEST:

_____
Secretary

To: HONORABLE MAYOR AND CITY COUNCIL/
CHAIRMAN AND TRUSTEES OF GLENPOOL INDUSTRIAL AUTHORI9TY

From: Lowell Peterson, City Attorney

Date: February 6, 2017

Subject: Deed of EMS Facility from City to GIA

Background:

The Glenpool Industrial Authority, as owner of the EMS Facility, at 14522 S. Broadway, Glenpool, in November 2007, entered into a contract with Emergency Medical Services Plus, LLC, for the sale of the Facility for $370,000, according to which EMS Plus paid the GIA a $20,000 initial down payment as of January 2008, plus an additional $70,330 in the form of rental payments of $2,705 over a period of 26 months through February 2010. In February 2010, the GIA deeded the property to EMS Plus and took a promissory note for the payment of the balance of the sale price through February 2028. For reasons that are unclear from the record, the mortgage that secured the note identified the City, rather than the GIA, as mortgagee.

When EMS Plus was sold to Guardian, Guardian kept the title to the Facility (and its operations) in the name of EMS Plus, and retained EMS Plus's obligation on the note. The mortgage that secured the note included a power of sale clause that would have allowed the new EMS Plus simply to deed the property back to the mortgagee (identified as the City) in an event of default. However, as the Council and the Board of Trustees may recall, Guardian defaulted on a series of obligations, including federal payroll tax payments which became a lien on the property. Guardian also refused to be cooperative in the foreclosure process. The City found it necessary to go through the tedious rigors of a judicial foreclosure action in order to remove both Guardian and the IRS from the title to the property. Finally, in January 2017, the City paid off a delinquent ad valorem tax obligation of $7,616.94.

The EMS Facility title was vested in the City by Sheriff's Deed dated January 5, 2017.

To be consistent with City policy to maintain property that is held for non-municipal/proprietary functions in the name of the GIA, it is prudent for the City to deed the property back to the GIA.

Staff Recommendation:

Staff recommends that the Council convey title to the EMS Facility to the GIA. and that the Board of Trustees accept ownership and ongoing responsibility.

Attachment:

- Quit-Claim Deed of EMS Facility from City to GIA

Mailing Address of Grantee: Glenpool Industrial Authority
12205 S. Yukon Avenue
Glenpool, OK 74033
ATTN: Lowell Peterson, City Attorney

QUIT-CLAIM DEED

THIS INDENTURE is made this 6th day of March 2016, between the City of Glenpool, Oklahoma, an Oklahoma municipal corporation, pursuant to Title 11 §§ 10-101 – 10-121 of the Oklahoma Statutes ("**Grantor**"), and the Glenpool Industrial Authority, an Oklahoma trust for the furtherance of public functions, pursuant to Title 60 §§ 176 – 180.4 of the Oklahoma Statutes ("**Grantee**").

WITNESS THAT, in consideration of the sum of Ten Dollars ($10.00) and other such good and valuable consideration as is hereby received and acknowledged, Grantor does, by these presents, hereby quit-claim, grant, bargain, sell and convey unto Grantee, its successors and assigns, to take the entire fee simple title, both at law and in equity, of, in and to, the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

All of Lots 5 and 6, Block 2, Glenpool Townsite, now City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Street Address: 14522 South Broadway Street
Glenpool, Oklahoma 74033

[No Documentary Stamps, per 68 O.S. § 3202(11)]

TO HAVE AND TO HOLD the above granted premises unto the said Grantee, its respective successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year above written.

Attest: CITY OF GLENPOOL, OKLAHOMA
Grantor

_____ By: _____
Susan White, City Clerk Timothy Lee Fox, Its Mayor

Mailing Address of Grantee: Glenpool Industrial Authority
12205 S. Yukon Avenue
Glenpool, OK 74033
ATTN: Lowell Peterson, City Attorney

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, and for said County and State, on this ____ day of _____ 2017, personally appeared Timothy Lee Fox, to me known to be the identical person who subscribed his name to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such City of Glenpool, identified as the Grantor therein, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

_____
Notary Public

My commission expires:

_____