



SPECIAL URBAN RENEWAL AUTHORITY AGENDA

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

February 27, 2026 - 8:15 AM

- A. CALL TO ORDER.
- B. DISCUSSION ITEMS.
 - 1. Discussion, consideration, and possible action to approve the minutes of the June 11, 2025, special meeting.
 - 2. Discussion, consideration and possible action of approving a Resolution concerning the future of Heritage Park Mall. (D. Maisch – Attorney).
- C. **PUBLIC DISCUSSION.** The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. **THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.**
- D. ADJOURNMENT.



Midwest City Urban Renewal Authority
100 N Midwest Boulevard
Midwest City, OK 73110 – 4319
(405) 739-1202

MEMORANDUM

TO: Urban Renewal Authority Board Members

FROM: Tim Lyon, General Manager/Administrator

DATE: February 27, 2026

SUBJECT: Discussion, consideration, and possible action to approve the minutes of the June 11, 2025, special meeting.

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

Staff recommends approving as presented.

Respectfully,

Tim Lyon
General Manager/Administrator

Attachments: 07/21/2025 URA Special Meeting Minutes

Tim Lyon, General Manager/Administrator
Wade Moore, Chairman Aaron Budd, Vice-Chairman Sherry Beaird, Secretary – Treasurer
Jacob Hussain, Commissioner Ted Nugent, Commissioner

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 SPECIAL MEETING

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard
Wednesday, June 11, 2025 – 8:15 AM

A special meeting of the Midwest City Urban Renewal Authority was held on June 21, 2025, at 7:30 AM in the Council Chambers, Midwest City Hall, 100 N. Midwest BL, Midwest City, OK 73110.

Present were Chairman Wade Moore, Secretary/Treasurer Sherry Beaird and Commissioners Jacob Hussain and Ted Nugent. General Manager Tim Lyon, City Clerk Sara Hancock, Counselor Don Maisch, and Economic Development Director Robert Coleman represented the City. Vice-Chairman Aaron Budd was absent.

A. CALL TO ORDER.

Chairman Moore called the meeting to order at 7:30 AM.

B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the June 21, 2025, special meeting minutes.

Chairman Moore asked commissioners if there were any edits or corrections. Hearing none, Commissioner Nugent motioned to approve the minutes, which was seconded by Commission Hussain and approved 4 – 0.

2. Discussion, consideration and possible action to approve the Fiscal Year 2024 - 2025 Annual Report and to direct its filing with the Mayor and City Council of the City of Midwest City.

Mr. Coleman asked if there were any questions or concerns regarding the Annual Report. None were heard.

Commission Nugent motioned to accept and approve the FY 2024 – 2025 Annual Report as presented, and Commissioner Hussain seconded his motion. The measure passed 4 – 0.

C. EXECUTIVE SESSION. Discussion, consideration, and possible action to 1) entering into executive session, as allowed under Title 25 Section 307 (B)(4) to discuss confidential communications between a public body and its attorney concerning a pending investigation, claim, or action of the seriously impair investigation, settlements and take action as public body with the advice of its attorney, determines that disclosure will the ability of the public body to process the claim or conduct a pending litigation, or proceeding in the public interest regarding review of various litigation matters concerning the Heritage Park Mall Area Urban Renewal Plan. (City Attorney – D. Maisch)

Commissioner Hussain made the motion to adjourn to Executive Session, which was seconded by Vice-Commissioner Budd. The Commissioner concurred 4 – 0, and Executive Session commenced at 7:32 AM.

Secretary Beaird motion to reconvene to regular session was seconded by Commissioner Nugent and approved by a 4-0 vote.

The URA returned to regular Session at 7:56 AM.

Chairman Moore advised no action was taken in executive session.

- D. PUBLIC DISCUSSION.** In accordance with State Statue Title 25 Section 311. Public bodies - Notice. A-9 The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.

There was no one from the public was in attendance.

E. ADJOURNMENT.

Chairman Moore adjourned the meeting at 7:56 AM.

WADE MOORE, Chairman

ATTEST:

SHERRY BEAIRD, Secretary



City Attorney, Donald D. Maisch

100 N. Midwest Boulevard

Midwest City, OK 73110

DMaisch@midwestcityok.org

Office: 405.739.1203

www.midwestcityok.org

MEMORANDUM

To: Chair and Members of the Midwest City Urban Renewal Authority

From: Don Maisch
City Attorney

RE: Discussion, consideration and possible action of approving a Resolution concerning the future of Heritage Park Mall. (D. Maisch – Attorney).

Date: February 27, 2026

On February 26, 2026, it is anticipated that Oklahoma County District Judge, Amy Palumbo will sign an Order finding that the City and Urban Renewal Authority's actions under the Oklahoma Urban Renewal Act were proper and met the requirements of the Act. By meeting the requirements of the Act and by placing the appraised value of the property in escrow with the Court, the Urban Renewal Authority has now taken the steps to obtain possession of Heritage Park Mall.

The next step is for a letter to be sent to the past owner of Heritage Park Mall giving the owner ninety (90) days to remove all personal property from Heritage Park Mall. That letter has been drafted.

The Urban Renewal Authority, as possessor of the property, must now determine what is to occur with the buildings and contents. It is the recommendation of the Authority's outside counsel, based on the testimony during the initial hearing in November, that the Mall be torn down and demolished. Any contents remaining after the 90-day window has passed, will be inventoried, determined to be surplus, and sold or otherwise disposed. This is also the recommendation of the members of the Midwest City, City Council.

By passing the Resolution, the Urban Renewal Authority would approve the demolition of Heritage Park Mall, inventorying any remaining contents, determining those contents to be surplus, selling or disposing the contents and delegating to the Authority's General Manager all necessary power and authority to execute on the Urban Renewal Authority's approvals. Approval of the Resolution is at the discretion of the Urban Renewal Authority.

Respectfully submitted,

Donald D. Maisch
Attorney

RESOLUTION URA 2026 - _____

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE CITY OF MIDWEST CITY URBAN RENEWAL AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO INVITE, CONSIDER, NEGOTIATE, AND APPROVE ONE OR MORE COMPETITIVELY BID CONTRACTS FOR THE FUTURE DEMOLITION OF CERTAIN PROPERTY AND THE PROPER DISPOSAL OF ANY REMAINING PERSONAL PROPERTY CONTAINED THEREIN, HERITAGE PARK MALL AREA URBAN RENEWAL PLAN

WHEREAS, on April 25, 2023, the City Council of the City of Midwest City (“City”) approved the Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”) in accordance with the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, et seq. (“Act”), and authorized the Midwest City Urban Renewal Authority (“Authority”) to carry out the Urban Renewal Plan; and

WHEREAS, in accordance with the Act and the Urban Renewal Plan, the Authority is authorized and directed to carry out certain responsibilities for implementation of the Urban Renewal Plan, including the acquisition, by condemnation, if necessary, of certain parcels within the Urban Renewal Area; and

WHEREAS, as required by the Urban Renewal Plan, any such property is to be acquired consistent with the Midwest City Urban Renewal Authority Relocation Policy and Procedures for the Heritage Park Mall Area Urban Renewal Plan, as adopted and amended from time to time (“Policy”); and

WHEREAS, consistent with the Urban Renewal Plan and Resolution No. 2023-03, approved by the Authority on October 10, 2023, the Authority filed a Petition in the State District Court for Oklahoma County, CJ-2024-6743, to condemn certain defined property, including the former Heritage Park Mall and other adjacent buildings and parking lots (“Property”); and

WHEREAS, in accordance with condemnation procedure, the Court appointed commissioners who valued the Property at \$6,715,000.00 with an additional \$200,000.00 provided for moving expenses; the Authority thereafter placed into escrow with the Court the sum of \$6,915,000.00; and

WHEREAS, on November 10, 2025, a hearing was held in the State District Court for Oklahoma County before Judge Amy Palumbo concerning the property’s owners filing of exceptions to the Court-appointed Commissioners’ valuation. The Court took the matter under advisement and requested further pleadings to be filed by January 8, 2026; and

WHEREAS, On January 9, 2026, after certain additional pleadings were filed, the District Court Judge ruled in favor of the Authority finding that the Authority had followed the requirements of the Act; and

WHEREAS, on February 26, 2026, a hearing will be held before the District Court Judge and an Order is anticipated to be signed and filed, finding the Authority has followed the requirements of the Act; and

WHEREAS, as a matter of law, the Authority will have the right to possession and ownership of Heritage Park Mall upon the placing of the compensation in escrow with the Court and the finding by the Court that the Authority complied with the requirements of the Act; and

WHEREAS, it is the opinion of outside counsel for the Authority that, based on the testimony during the November 10, 2025, hearing, that the structures on the Property should be demolished; and

WHEREAS, City Council for Midwest City has concurred with the opinion and recommendation of outside counsel for the Authority; and

WHEREAS, in accordance with the Urban Renewal Plan and the Policy, the former owner of the Property is to be provided with at least 90 days to remove personal property from the structures on the Property; and

WHEREAS, in order to implement the development contemplated by the Urban Renewal Plan, it is necessary and appropriate to authorize and direct the Executive Director to provide all appropriate notice requirements consistent with the Policy, and to invite, consider, negotiate, and approve one or more competitively bid contracts for the future demolition of the structures on the Property and the proper disposal of any remaining personal property contained therein.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MIDWEST CITY URBAN RENEWAL AUTHORITY, that:

1. As the possessor and owner of the Property, that the structures on the Property be demolished.
2. As possessor and owner of the Property, that the parking lot be assessed for possible demolition.
3. As possessor and owner of the Property and consistent with the Urban Renewal Plan and Policy, that all the personal property in any structure on the Property be inventoried, that the previous owner of Property be allowed ninety (90) days to remove personal property from the structures on the Property, and, if the personal property is not removed, it will be deemed surplus and will be sold or otherwise removed and properly disposed.
4. The Executive Director is authorized and directed to invite, consider, negotiate, and approve one or more competitively bid contracts for the future demolition of the structures and the parking lot on the Property and the proper disposal of any remaining personal property contained therein.
5. The Executive Director is authorized and directed to comply with the Urban Renewal Plan and Policy related to notice and actions associated with the former owners' rights to remove personal property from the structures on the Property, to have the personal property in structures on the Property inventoried, and to have the personal property in structures on the Property be deemed surplus, sold or otherwise disposed, as and when appropriate.
6. The Executive Director, with the advice of legal counsel, is authorized to approve and execute such documents and take such action as may be necessary or appropriate to implement this authorization in accordance with the provisions of the Oklahoma Competitive Bidding Act, including but not limited to the publication of notices, the acceptance of bids, the issuances of

notices to proceed, the acceptance of bid alternates, and the disbursement if payments to such contracts.

7. If the District Court does not approve the above reference Order on February 26, 2026, the provisions of this Resolution shall be effective at such time as the District Court does approve the Order.

PASSED AND APPROVED BY the Board of Commissioners of the Urban Renewal Authority for the City of Midwest City on this 27th day of February, 2026.

MIDWEST CITY URBAN RENEWAL AUTHORITY

Wade Moore, Chair

APPROVED as to form and legality this _____ day of _____, 2026.

Donald D. Maisch, Attorney

I, Sherry Beaird, Secretary, of the Board of Commissions for the Midwest City Urban Renewal Authority, hereby certify that the foregoing Resolution was duly adopted at a meeting of the Board of Commissioners of the Midwest City Urban Renewal Authority held at City Hall of the City of Midwest City, 100 N. Midwest Boulevard, Midwest City, Oklahoma on the 27th day of February, 2026; that said meeting was held in accordance with the bylaws of the Board of Commissioners for the Midwest City Urban Renewal Authority and in compliance with the Oklahoma Open Meetings Act; all notice given for the meeting was properly given; that a quorum of Commissioners was present at all times during the meeting; and that the Resolution was duly adopted by a legally sufficient number of Commissioners.

Sherry Beaird
Secretary