



SPECIAL URBAN RENEWAL AUTHORITY AGENDA

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

July 15, 2026 - 8:15 AM

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the June 10, 2026, special meeting minutes.
2. Discussion, consideration and possible action to amend and receive the Fiscal Year 2025 - 2026 Annual Report and to direct its filing with the Mayor and City Council of the City of Midwest City.

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. EXECUTIVE SESSION

1. Discussion, consideration, and possible action to 1) enter 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 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; and 2) authorizing the General Manager/Administrator to take action as appropriate based on discussion. (City Attorney – D. Maisch)

E. ADJOURNMENT.



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

MEMORANDUM

TO: Chairman Moore and the Urban Renewal Authority Commissioners

FROM: Tim Lyon, General Manager/Administrator

DATE: July 15, 2026

SUBJECT: Discussion, consideration, and possible action to approve the June 10, 2026, special meeting minutes.

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: 06/10/2026 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 SPECIAL MEETING

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard
Wednesday, June 10, 2026 – 8:15 AM

A special meeting of the Midwest City Urban Renewal Authority was held on June 10, 2026, at 8:15 AM in the Council Chambers, Midwest City Hall, 100 N. Midwest BL, Midwest City, OK 73110.

Present were Chairman Wade Moore, Vice-Chairman Aaron Budd, Secretary/Treasurer Sherry Beaird and Commissioners Jacob Hussain and Ted Nugent. General Manager Tim Lyon, Counselor Don Maisch, Finance Director Tiatia Cromar and Economic Development Director Robert Coleman.

A. CALL TO ORDER.

Chairman Moore called the meeting to order at 8:17 AM.

B. DISCUSSION ITEMS.

1. Discussion, consideration, and possible action to approve the minutes of the February 27, 2026, special meeting.

Chairman Moore asked commissioners if there were any edits or corrections. Hearing none, Commissioner Hussain motioned to approve the minutes, which was seconded by Vice-Chairman Budd and approved 5 – 0.

2. Discussion and consideration for adoption, including any possible amendments, of the Fiscal Year 2026 – 2027 Operating Budget.

Economic Development Director Coleman noted URA arrived (Fund 201) from two sources: 1) The URA's portion of the split of non-cancelable ground leases of Sooner Town Center IV lot, which account for approximately \$50,000 of revenues; and 2) The remaining funds are transfers of the returns from the Midwest City Memorial Hospital investments.

Director Coleman noted at the end of FY 2025 – 2026 we carried over about \$2.5 million; and that the proposed FY 2026-2027 expenses included \$200,000 for professional services and another \$2.3 million for the estimated \$1.5 million needed for demolition of HPM. He also noted the Authority stood to pay “thousands” monthly to take care of the landscaping, plus we have costs relative to managing Project Sunrise.

Director Coleman then asked if the commissioners had questions. After hearing none, and he asked the FY 2026 – 2027 Budget be approved as presented.

Secretary Beaird motioned to approve the URA’s FY 2026 – 2027 Operating Budget, which was seconded by Vice-Chairman Budd and approved 5 – 0.

3. Discussion, consideration, and possible action to approve the management representation letter to Grant Thornton LLP and the draft of the Final Report Associated Combined Finance Statements of Sooner Town Center IV for calendar years ending December 31, 2024, and December 31, 2025.

Director Coleman noted Item #3 represents traditional June “housekeeping” work, which includes approval of the letter to Grant Thornton LLC, the North Carolina-based company that performs the audit for Sooner Town Center I and II, as well as the Urban Renewal Property in STC IV. Coleman said the Grant Thornton letter essentially attests there is nothing wrong with the facts and figures we have presented, and that the finances accurately depict our balance sheets from Calendar Years 2024 and 2025. Our Economic Development Authority must take similar action later this month since it controls Sooner Town Center Sections 1 and 2.

He further noted the attachments were draft form, and that all the title pages would be complete at the time of filing.

Commissioner Nugent voted to approve the management representation letter to Grant Thornton as well as the draft of the Final Report Associated Combined Finance Statements of Sooner Town Center IV for calendar years ending December 31, 2025, and December 31, 2024. His motion was seconded by Vice-Chairman Budd and approved 5 – 0.

C. PUBLIC DISCUSSION. In accordance with State Statute 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.

Midwest City *Beacon* Editor Jeff Harrison, the only attendee, had not comment.

D. 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.

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

Vice-Chairman Budd motion to enter Executive Session at 8:23 AM. Secretary Beaird seconded his motion, which was approved by a 5-0 vote.

Vice-Chairman Budd voted to exit executive session. His motion was seconded by Commissioner Hussain and approved by a 5-0 vote. The Authority returned to regular session at 8:56 A.M.

Chairman Moore confirmed no action was taken in executive session.

Secretary Beaird then made the motion for the “General Manager to act as directed in Executive Session.” Her motion was seconded by Commissioner Hussain and approved 5 – 0.

E. ADJOURNMENT.

Chairman Moore adjourned the meeting at 8:57 AM.

WADE MOORE, Chairman

ATTEST:

SHERRY BEAIRD, Secretary



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

MEMORANDUM

TO: Chairman Moore and the Urban Renewal Authority Commissioners

FROM: Tim Lyon, General Manager/Administrator

DATE: July 15, 2026

SUBJECT: Discussion, consideration and possible action to amend and receive the Fiscal Year 2025 - 2026 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 10, 2026, special meeting. The attached report is a summary of the Authority's activities for the previous fiscal year.

Staff recommends approval.

Tim Lyon
General Manager/Administrator

Attachments:

- FY 2025 – 2026 URA Annual Report
- Revenues Report
- Detailed Budget Report
- Balance Sheet

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

FY 2025 – 2026 ANNUAL REPORT OF THE
MIDWEST CITY URBAN RENEWAL AUTHORITY (“URA”)

Summary

We began FY 2025 – 2026 with a fund balance of \$2,707,573.94 and finished the year with a net balance of \$2,280,203.39, which included encumbrances totaling \$107,409.99. Most expenses were for professional services and other tasks relative to Project “Sunshine,” the demolition, clearing and redevelopment of the former Heritage Park Mall (“HPM”).

Plans for HPM are moving forward as we have tentatively selected construction manager, A.C. Owen, to coordinate the work. HPM Owners now have less than two months to clear all personal belongings from the site while we negotiate a contract with A.C. Owen.

Once a contract is finalized, A.C. Owen will enlist the help an environmental testing company to survey the mall for hazardous materials. A report detailing those findings will be made available to demolition contractors. A.C. Owen will bid the job as the project manager, and Staff feels the \$2.28 in reserves is plenty to accommodate our plans provided no hazardous materials are found by the environmental contractors.

Revenues

For FY 2025 – 2026, the Finance Department reported the URA’s total revenues as \$139,739.18. This included our share of the annual rent collected from Raising Cane’s Chicken Fingers, 2800 S Air Depot BL, (\$90,000) and Taco Bell, 150 Brett DR, (\$50,000) as part of the STC IV Development Agreement. This agreement provides for an equal split of the net proceeds from Participation Rent between STC IV LLC, a private entity, and the URA. Our *net* yield was \$58,500.00, which is noted on the “General Government” line on the Revenue Report on Line 341. The URA also captured \$81,239.18 in interest revenues based on the \$2.28 million balance remaining in its coffers from previous years. There were no additional transfers into the URA account from other sources.

Expenses & Encumbrances

In FY 2025 – 2026, the URA paid out a total of \$47,180.51 of the \$139,551.00 budgeted for Administrative & Professional Services. These funds were spent on a variety of activities related to Project Sunshine. We ended the year with a total of \$107,409.99 that remain encumbered.

Most of the encumbrances were likely canceled in early July, but we did keep the following purchase orders open as they had already been assigned for work relative to the demolition of the former Whataburger, 6525 E Reno AV:

Midwest Wrecking	\$61,480.00	Demolition, clearing of 6525 E Reno AV
Terracon Consultants	\$ 2,200.00	NESHAP testing for 6525 E Reno AV

The remaining \$15,040.00 was encumbered for Capital Outlay projects related to utility disconnects, relocations etc.

Attached to this report, please find financial statements setting forth the Authority's assets, liabilities, and fund balance as of June 30, 2026.

APPROVED by the Midwest City Urban Renewal Authority this _____ day of _____, 20____.

WADE MOORE, Chairman

ATTEST:

SHERRY BEAIRD, Secretary

PREPARED 07/06/2026, 13:26:37
PROGRAM: GM259L

City of Midwest City
REVENUE REPORT
100% OF YEAR LAPSED

PAGE 1

ACCOUNTING PERIOD 12/2026

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	5,547	.00		55,066	58,500.00	106	55,066	3,434.00-
341	** GENERAL GOVERNMENT	5,547	.00		55,066	58,500.00	106	55,066	3,434.00-
340	*** CHARGES FOR SERVICES	5,547	.00		55,066	58,500.00		55,066	3,434.00-
360	INTEREST REVENUE								
361	INTEREST								
41 10	INVESTMENT INTEREST	9,217	.00		16,000	81,239.18	508	16,000	65,239.18-
361	** INTEREST	9,217	.00		16,000	81,239.18	508	16,000	65,239.18-
360	*** INTEREST REVENUE	9,217	.00		16,000	81,239.18		16,000	65,239.18-
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		14,764	.00		71,066	139,739.18		71,066	68,673.18-
GRAND TOTAL		14,764	.00		71,066	139,739.18		71,066	68,673.18-

PREPARED 07/06/2026, 13:26:51
PROGRAM: GM267L
City of Midwest City

DETAIL BUDGET REPORT
100% OF YEAR LAPSED

PAGE 1
ACCOUNTING PERIOD 12/2026

REPORT SELECTIONS

Fiscal year : 2026
Fund : 201
All Departments
All Divisions
Suppress accounts with zero balances : Y

PREPARED 07/06/2026, 13:26:51
 PROGRAM: GM267L
 City of Midwest City

DETAIL BUDGET REPORT
 100% OF YEAR LAPSED

PAGE 2
 ACCOUNTING PERIOD 12/2026

FUND 201 URBAN RENEWAL AUTHORITY			DEPT/DIV 9310 URBAN RENEWAL/URBAN RENEWAL			*****CURRENT***** YEAR-TO-DATE*****			ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
BA ELE OBJ	ACCOUNT		BUDGET	ACTUAL	%EXP	BUDGET	ACTUAL	%EXP				
SUB	SUB	DESCRIPTION										
46		ECONOMIC DEVELOPMENT										
466		URA										
30		OTHER SERVICES AND CHARGE										
30 44		ADMN/PROFESSIONAL SVCS	89138	3500.00	4	139551	47180.51	34	92369.99	139551	.50	100
30 **		OTHER SERVICES AND CHARGE	89138	3500.00	4	139551	47180.51	34	92369.99	139551	.50	100
40		CAPITAL OUTLAY										
40 06		INFRASTRUCTURE	15040	43898.89-	292-	15040	43898.89-	292-	15040.00	15040	43898.89	192-
40 09		LAND	2236304	.00	0	2236304	.00	0	.00	2236304	2236304.00	0
40 **		CAPITAL OUTLAY	2251344	43898.89-	2-	2251344	43898.89-	2-	15040.00	2251344	2280202.89	1-
466 ** **		URA	2340482	40398.89-	2-	2390895	3281.62	0	107409.99	2390895	2280203.39	5
46 ** **		ECONOMIC DEVELOPMENT	2340482	40398.89-	2-	2390895	3281.62	0	107409.99	2390895	2280203.39	5
DIV 9310		TOTAL *****										
		URBAN RENEWAL	2340482	40398.89-	2-	2390895	3281.62	0	107409.99	2390895	2280203.39	5
DEPT 93		TOTAL *****										
		URBAN RENEWAL	2340482	40398.89-	2-	2390895	3281.62	0	107409.99	2390895	2280203.39	5
FUND 201		TOTAL *****										
		URBAN RENEWAL AUTHORITY	2340482	40398.89-	2-	2390895	3281.62	0	107409.99	2390895	2280203.39	5
GRAND		TOTAL *****										
			2340482	40398.89-	2-	2390895	3281.62	0	107409.99	2390895	2280203.39	5

PREPARED 07/06/2026, 13:26:19
PROGRAM GM263L
City of Midwest City

2026 BALANCE SHEET

PAGE 1
ACCOUNTING PERIOD 12/2026
Suppression = Y

201 URBAN RENEWAL AUTHORITY

		DEBITS	CREDITS

ASSETS			
101.00-00	CASH / GROSS REVENUE ACCOUNT	2,744,303.36	
	TOTAL ASSETS		2,744,303.36
LIABILITIES			
206.00-00	PAYABLES / RETAINAGE PAYABLE		36,729.42
	TOTAL LIABILITIES		=====
			36,729.42
FUND EQUITY			
245.00-00	EQUITY / RESERVED FOR ENCUMBRANCES		107,409.99
	FUND BALANCE		2,600,163.95
	TOTAL FUND EQUITY		=====
			2,707,573.94
	TOTAL LIABILITIES AND FUND EQUITY		2,744,303.36