



# Durant Industrial Authority

MINUTES OF THE DURANT INDUSTRIAL AUTHORITY MEETING  
November 14, 2016 at 3:00 p.m.



**I. Call to Order.....Chairman Massey**  
Chairman Massey called the meeting to order at 3:00 p.m., declared a quorum present, and opened the meeting.

**II. Opening Invocation..... Tammye Gwin**

**III. Roll Call ..... Laura Voorhies**  
The following Durant Industrial Authority members were present: Chairman Greg Massey, Billy Blackburn, President Sean Burrage, Tammye Gwin, Mayor Stewart Hoffman, Jeff Monroe, Darrell Mendez, Kyle McLemore and Janet Reed

The following Support Staff members were present: Tommy Kramer and Laura Voorhies

The following guests were present at this month’s meeting: Charles Calhoun, Jim Thorpe, Tim Rundel, An-Chen Lai, Earlene Walker - employees of the City of Durant and Dan Pennington – report for the Durant Daily Democrat.

**IV. Introduction of New City Manager – Tim Rundel.....Mayor Stewart Hoffman**  
Mayor Stewart Hoffman introduces the new City Manager, Tim Rundel to the Authority members. He was welcomed by all attending.

**V. Consideration and Action of the October 10, 2016 Minutes for the Regular Called Meeting.....Chairman Massey**

A motion was made to approve by Janet Reed. President Sean Burrage seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Billy Blackburn, Mayor Stewart Hoffman, Jeff Monroe, Darrell Mendez, Kyle McLemore and Janet Reed

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

**VI. Consideration and Action of the Commercial Metals Company-Durant Industrial Authority Agricultural Land Lease.....David Keese**

David Keese explained that Commercial Metals Company (CMC) has additional land they would like used for agricultural pasture use, but with the New Market Tax Credit program they need the DIA to sub-lease the land. CMC will lease the land to the Durant Industrial Authority (DIA) and the DIA will then sub-lease it to an individual for agricultural purposes. The lease to DIA will be for \$1.00 per year and we have verified that the City has liability insurance that meets the CMC lease requirements. This will not jeopardize anything with the New Market Tax Credit Federal Program.

A motion was made to approve by Jeff Monroe. President Sean Burrage seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Billy Blackburn, Mayor Stewart Hoffman, Jeff Monroe, Darrell Mendez, Kyle McLemore and Janet Reed

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

**VII. Consideration and Action of the 2017 Durant Industrial Authority Regular Scheduled Meetings**  
..... **Chairman Massey**

The schedule shows the Durant Industrial Authority meeting dates and times for the 2017 year.

A motion was made to approve by Janet Reed. Darrell Mendez seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Billy Blackburn, Mayor Stewart Hoffman, Jeff Monroe, Darrell Mendez, Kyle McLemore and Janet Reed

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

**VIII. Update of the Commercial Metals Company Project**.....  
..... **Scott Henderson-Project Manager & Alan Jackson-Director of Operations**

Scott Henderson advised that he has 36 years with Commercial Metals Company (CMC), his father also worked for CMC and Alan Jackson has 33 years with the company.

Scott stated that he is very proud of the new plant being built in Durant. CMC has several marketing regions and Durant will serve the Dallas area as well as reaching further into the north.

As of October 2016, there has been approximately 3.5 million yards of dirt moved, 23,000 yards of concrete placed, 2,020 tons of rebar placed, 707 drilled shafts placed, 3,200 linier feed of duct bank placed and there are 4 of 11 buildings under construction. They are scheduled to have permanent power at the site in March 2017 and a hot plant start in late fall of 2017. There is currently 65-70% of the equipment on site and the contractors working on the project will peak out at approximately 600 people in January 2017.

Some of the challenges they have faced are the heavy record rains, clay soil conditions, the relocation of natural gas lines, the relocation of residential OG&E power lines, utility easements, drilled shafts and the relocation a small creek.

Mr. Henderson applauded the efforts of Tommy Kramer and the City of Durant with all of their help and support this first year. He stated that temporary housing has been difficult for the people coming in to work on the project. It was difficult to find places to rent and RV hook ups close to the area of construction.

Alan Jackson advised that CMC celebrated their 100<sup>th</sup> year anniversary and he passed out a book describing those 100 years to all the Durant Industrial Authority members.

**XI. Review the Durant Industrial Authority Financial report for month ending September 2016**.....  
..... **Chairman Massey**

Tommy Kramer reviewed the Financial Report as of September 2016 for the Durant Industrial Authority:

A. The Durant Industrial Authority-Fund 020 Cash, Current Receivables & Liability Summary was:

Cash Accounts \$1,226,949.74 + Current Receivables \$1,317,350.93 = Total: \$2,544,300.67

Current Liabilities \$15,209.17 + Long Term Debt \$1,263,245.98 = Total: \$1,278,455.15

B. The Durant Industrial Authority-Fund 020 Income and Expense Statement showed:

Total Revenues \$53,845.49 - Expenses & Fund Reserve \$121,899.96 = Net Change in Fund Balance:  
(\$68,045.47)

C. The Economic Development-Fund 110 Balance Sheet showed:

Total Assets: \$2,398,592.34 and Total Liabilities \$0.00

Total Liabilities & Fund Balance \$2,398,592.34

D. The Economic Development-Fund 110 Income & Expense Statement revealed:  
Total Revenue \$91,748.81 and Total Expenses \$0.00  
Net Change in Fund Balance: \$91,748.81

E. ED Fund 110 Cash Flow Statement was reviewed

**X. Consider Approval of Durant Industrial Authority Claims Month Ending October 2016 ..... Tommy Kramer**

Tommy Kramer reviewed the October 2016 Financial Report for the Durant Industrial Authority:

◇ AT&T Mobility .....	52.69
◇ Durant Area Chamber – Copies and Office Rent .....	1,385.00
◇ AT&T – Office Phone .....	11.38
◇ Crawford & Association (Auditing) .....	3,895.30
◇ Tommy Kramer (travel expenses) .....	34.00
◇ Oklahoma Business Round Conference .....	800.00
◇ International Economic Membership .....	405.00
◇ JP Morgan – Office Supplies .....	145.41
◇ JP Morgan – Fuel .....	63.00
◇ JP Morgan – Vehicle Maintenance .....	11.83
◇ JP Morgan – Texas Conference (will be reimbursed by Choctaw Nation) .....	295.00
◇ JP Morgan – OK Works State Summitt.....	30.00
◇ JP Morgan – Meetings/Food.....	151.03
◇ Fuelman of Southern OK.....	22.87
◇ Lucinda French – Office Cleaning .....	30.00
◇ Laura Voorhies (mileage expense to two conferences).....	300.24
◇ A&M Engraving (Clock for Teacher of the Year) ED Promotion Acct.....	40.00
◇ Oklahoma Department of Commerce – CDBG Loan Payments .....	7,020.66
◇ Cheryl Jackson – Cardinal Glass Land Principal/Interest .....	2,407.61
◇ John Jackson – Cardinal Glass Land Principal/Interest.....	2,407.60

A motion was made to approve by Darrell Mendez. Jeff Monroe seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Billy Blackburn, Mayor Stewart Hoffman, Jeff Monroe, Darrell Mendez, Kyle McLemore and Janet Reed

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

**XI. Durant Industrial Authority New Business ..... Chairman Massey**

Janet Reed advised that the Keep Durant Clean and Green campaign launched this year and they are up for an award in Oklahoma City on November 17, 2016.

Tommy Kramer stated that the closing of the Cornerstone building should occur in January 2017, per the owner’s request. Tommy, Christie Myers and the Oklahoma Tax Commission are working closely with the buyers on property taxation and if approved, the \$20M project will bring 150 new jobs to our community in 2017.

Janet Reed advised they launched a Shop Local campaign with the schools. They will have donations at the end of the school year to have \$1,000 donated to one of the Durant Independent Schools. Parents bring in their receipts from local businesses and they write on the back of the receipt which school they would like to receive the money.

Tommy Kramer stated to City Manager Tim Rundel that An-Chen Lai does an excellent job in preparing the financials and he really appreciates her hard work each month.

**XII. Adjournment..... Chairman Massey**

A motion was made to approve by Mayor Stewart Hoffman. President Sean Burrage seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Billy Blackburn, Mayor Stewart Hoffman, Jeff Monroe, Darrell Mendez, Kyle McLemore and Janet Reed

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage