



Durant Industrial Authority



MINUTES OF THE DURANT INDUSTRIAL AUTHORITY MEETING
March 11, 2016 at 7:00 a.m.

I. Call to OrderChairman Massey
Chairman Massey called the meeting to order at 7:00 a.m., declared a quorum present, and opened the meeting. The Durant Industrial Authority Regular Meeting on March 8, 2016 at 7:00 am was continued on Friday, March 11, 2016 at 7:00 am.

II. Welcome Jeff Monroe with First Texoma National Bank as a new Board MemberChairman Massey

III. Opening Invocation – Janet Reed

IV. Roll Call.....Laura Voorhies
The following Durant Industrial Authority members were present: Chairman Greg Massey, Mayor Steward Hoffman, Darrell Mendez, Jeff Monroe and Janet Reed.

Durant Industrial Authority member not present: Kyle McLemore

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

The following guests were present at this month’s meeting: Dan Pennington-Durant Daily Democrat reporter.

V. Consider Approval of the February 9, 2016 MinutesChairman Massey
A motion was made to approve by Janet Reed. Darrell Mendez seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Mayor Steward Hoffman, Darrell Mendez, Jeff Monroe and Janet Reed.
Nay: None
Abstain: None

VI. Consideration and Action on a Resolution assigning professional contracts with regard to the Commercial Metals Company project to the Durant Tax Increment Finance Authority, all rights, duties, and obligations thereunder transferring in total to the assigneeChairman Massey
A motion was made to approve by Janet Reed. Darrell Mendez seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Mayor Steward Hoffman, Darrell Mendez, Jeff Monroe and Janet Reed.
Nay: None
Abstain: None

VII. Update on Commercial Metals Company and BrucePac projectsTommy Kramer
Tommy Kramer advised that the Commercial Metals Company (CMC) project has been in progress for 14 months to date. The Governor is watching this project closely along with the Secretary of Commerce Deby Snodgrass. The site work has been moving forward for the last 30 days with 9,000 cubic yards or dirt being moved daily at the plant building area. .

The Oklahoma Department of Transportation and Durant Industrial Authority completed the land trade for the 2.7 acres small strip of land in the south flood zone area for 1.5 acres of Durant Industrial Authority land for the West Side on ramp for Highway 70.

The Durant Industrial Authority hosted a meeting to discuss employee hiring with Bob Weinhoffer along with five Human Resource persons with Commercial Metals Company and staff from Kiamichi Technology Center, Choctaw Nation of Oklahoma, Workforce Oklahoma and Oklahoma CareerTech. There was a follow up meeting this week with Bob Weinhoffer, Megan Saar, local CMC employees, Alan Jackson, Christie Myers, Secretary of Commerce Deby Snodgrass and myself to discuss several job fairs in May. Commercial Metals Company will hire the first 100 employees this summer, beginning with the facility maintenance department personnel.

The Career Tech TIP Program will help with training and travel, with the cost of the training being \$360,000 over a three-year period. The Mayor and I met 25 of the top managers for a two-day meeting at the Kiamichi Technology Center. These groups of Commercial Metals Company (CMC) staff are the employees that will be brought in from the five CMC steel mill plants to support the start up in Durant.

Tommy Kramer had a second meeting with Burns & McDonald Group and OG&E in regards to the two transmission lines that will support the new plant. OG&E staff will sit down to review details once the phase one right-of-way for OG&E is completed. .

The Governor met with the Secretary of Commerce, Deby Snodgrass and Mike Patterson with the Oklahoma Department of Transportation in regards to the road project update that will be completed in two phases. Commercial Metals Company will be donating the steel rebar for the East roadwork. A decision will need to be made in regards to what the City would like for the 1.5 mile of West road.

Greg Massey stated that he and David Burrage, District II Highway Commissioner drove the road and one of the concerns he brought up was if you overlay the road you would only increase the local traffic speed. We will also need to address the water and sewer lines that currently run down the middle of Old East Main Street. Mr. Massey suggested we need to decide what the normal highway width curbing, guttering and sidewalk are and ask for that upgrade from the Oklahoma Department of Transportation.

Tommy Kramer advised that the groundbreaking ceremony has been scheduled for Friday, April 29, 2016. We have put a VIP list together and sent it to Bob Weinhoffer for his review. Commercial Metals Company will make all the final decision on who to invite and they will provide a luncheon prior to the groundbreaking.

I have ordered an updated ALTA survey from Page Surveying for the final legal description in preparation for the abstract company to file the final deed to Commercial Metals Company.

In regards to BrucePac, Tommy Kramer stated that the property would be annexed into the regular City at the City Council Meeting on March 8, 2016. The plant currently employs 115 people to begin the product manufacturing on March 7, 2016. A second shift will be added later this summer so they can run 24/5 and will grow the employee count to approximately 300. They have been very pleased with the employee selection and it was staffed 100% with local people. They did bring in a few employees from the Oregon plant to help with the training and start up for three weeks.

BrucePac received their USDA Grant of Inspection, which is a major accomplishment for the facility. They will be a Global Food Safety facility by USDA standards. The investment into the former J.C. Potter Sausage facility was well over \$20M in 2015 and 2016.

VIII. Review the Durant Industrial Authority Financial report for month ending January 31, 2016.....Tommy Kramer
Tommy Kramer reviewed the Financial Report as of January 31, 2016 for the Durant Industrial Authority:

A. The Durant Industrial Authority-Fund 020 Cash, Current Receivables & Liability Summary was:
Cash Accounts \$1,312,936.11 + Current Receivables \$1,488,128.10 = Total: \$2,801,064.21
Current Liabilities \$16,554.39 + Long Term Debt \$1,344,282.84= Total: \$1,360,837.23

B. The Durant Industrial Authority-Fund 020 Income and Expense Statement showed:
Total Revenues \$38,909.80 - Expenses & Fund Reserve \$40,394.87 = Net Change in Fund Balance: (\$1,485.07)

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

Total Assets: \$2,464,014.53 and Total Liabilities \$0.00

Total Liabilities & Fund Balance \$2,464,014.53

D. The Economic Development-Fun 110 Income & Expense Statement revealed:

Total Revenue \$94,427.00 and Total Expenses \$0.00

Net Change in Fund Balance: \$94,427.00

E. PharmCare of Durant, OK Total Payroll Report was presented

F. Texoma Manufacturing LLC Total Payroll Report was presented

IX. Consider Approval of Durant Industrial Authority Claims Month Ending February 29, 2016Tommy Kramer

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

◇ Durant Area Chamber – Copies and Office Rent.....	1,385.00
◇ Durant Daily Democrat for Pasture Land Lease Ad	150.00
◇ AT&T – Office Phone.....	10.59
◇ Crawford & Associates – Auditing Services.....	242.20
◇ JP Morgan – Office Supplies	63.76
◇ JP Morgan – Vehicle Maintenance	8.00
◇ JP Morgan – Meetings/Food	179.32
◇ Arledge & Associates – Audit Fees	1,083.61
◇ Fuelman – Gas.....	52.35
◇ Bobby Brewer – Office Cleaning.....	30.00
◇ Legacy Floorcovering for new carpet in the DIA office-ED Promotion Fund Account	4,958.20
◇ 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. Mayor Stewart Hoffman seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Mayor Stewart Hoffman, Jeff Monroe and Darrell Mendez

Nay: None

Abstain: None

Absent: Janet Reed

X. New Business.....Chairman Massey

Tommy Kramer gave all members a copy of the Site Selection magazine that includes the new ad for the Durant Industrial Authority.

XI. Adjournment.....Chairman Massey

A motion was made to approve by Mayor Stewart Hoffman. Darrell Mendez seconds the motion. The motion carried by:

Aye: Chairman Greg Massey, Mayor Stewart Hoffman, Jeff Monroe and Darrell Mendez

Nay: None

Abstain: None

Absent: Janet Reed