

SPECIAL CALLED MEETING

Durant Industrial Authority

MINUTES OF THE DURANT INDUSTRIAL AUTHORITY SPECIAL CALLED MEETING OF July 31, 2015 AT 7 A.M. IN THE DURANT INDUSTRIAL AUTHORITY CONFERENCE ROOM.

I. Call to Order – Chairman Massey

Chairman Massey called the meeting to order at 7:02 a.m., declared a quorum present, and opened the meeting.

II. Opening Invocation – Darrell Mendez

III. Roll Call – Julie Ingram

The following Durant Industrial Authority board members were present: Mayor Hoffman, Chairman Greg Massey, Darrell Mendez, Fran Mickle, and Janet Reed.

The following Durant Industrial Authority Board members were absent: Ron Bennett and Nate Morrison

The following support staff members were present: Jim Dunegan, Tommy Kramer, and Julie Ingram

The following guests were present: David Keese Attorney at Law and Robbie Ruminer with HMH Company.

IV. Consider Authorization to approve funding for the Commercial Metals Company micro mill steel facility by the Durant Industrial Authority. – Chairman Massey

Mr. Kramer is seeking approval for payment authorization from Chairman Massey And/or Vice Chairman Hoffman, to pay invoices as outlined by the Durant Industrial Authority for acquisition of Property for the Commercial Metals Project.

A motion was made by Fran Mickle to move forward with the approval and authorization for Chairman Massey and/or Vice Chairman Hoffman to sign invoices that has already been approved by the Durant Industrial Authority board for the Commercial Metals Company Project. Darrell Mendez seconded the motion.

The motion was carried by:

Aye: Mayor Hoffman, Greg Massey, Darrell Mendez, Fran Mickle, and Janet Reed.
Nay: None
Abstain: None

V. Consider Professional engagement for implantation of the Tax Increment Finance district and Commercial Metals Company project plan for Economic Development purposes. – Chairman Massey

Mr. Kramer proposed to hire professional services for implementation of the-Tax Increment Finance Program through Dan Batchelor with The Center for Economic Development Law. The Commercial Metals Company has referred Mr. Batchelor and his law firm to be the Tax Increment Finance Administrator. Durant Industrial Authority would like a better understanding as to what Dan Batchelor’s fees would include with the fee being 1% of the total Tax Increment Finance Incentives. Mr. Kramer stated that the Tax Increment Finance Program would reimburse the City of Durant and the Durant Industrial Authority for all fees. The Durant Industrial Authority would like to seek a second opinion before any decisions are approved.

Chairman Massey stated no motion would be taken at this time as the Durant Industrial Authority Board is requesting a second opinion.

VI. Consider Professional engagement to develop an ALTA survey for the Commercial Metals Company micro mill steel facility. – Chairman Massey

Mr. Kramer stated he had a meeting with Kolin Keller, Vice President of Operations with Commercial Metals Company and Scott Henderson, Project Manager, concerning the American Land Title Association Surveying Requirements. The Commercial Metals Company requires a standard ALTA survey to be completed with additional requirements and specifications.

Mr. Kramer stated that an ALTA standard survey cost is approximately \$10,000. The company is requesting two extra monuments, along with more details on all right-of-way’s and topo mapping. Chairman Massey stated that the Durant Industrial Authority would conduct the standard ALTA survey and asked the Durant Industrial Authority to keep a price tab of all the extras that are added. Mr. Kramer also stated that the cost for the extras was to be the responsibility of the Commercial Metals Company.

A motion was made by Darrell Mendez to approve, and move forward with the order of the ALTA Survey with the extra requirements added, with the understanding that the extra costs be paid for by the Commercial Metals Company. Fran Mickle seconded the motion.

The motion was carried by:

Aye: Mayor Hoffman, Greg Massey, Darrell Mendez, Fran Mickle, and Janet Reed.
Nay: None
Abstain: None

VII. Approve funding for a Phase One environmental study by Apex Companies, LLC for Commercial Metals Company micro mill steel facility. – Chairman Massey

Mr. Kramer is requesting approval for the Phase One environmental study by Apex Companies, LLC for the Commercial Metals Company Project. The invoice amount of \$5,947.00 will fully fund the Phase One Environmental Analysis. The Commercial Metals Company staff referred the Apex Companies, LLC to the Durant Industrial Authority.

A motion was made for approval of the Phase One environmental study by Apex Companies, LLC with the invoice price of \$5,947.00 by Vice Chairman Hoffman. Janet Reed seconded the motion.

The motion was carried by:

Aye: Mayor Hoffman, Greg Massey, Darrell Mendez, Fran Mickle, and Janet Reed.
Nay: None
Abstain: None

VIII. Update regarding Industrial Land Acquisition for Commercial Metals Company micro mill steel facility. – David Keese

David Keese gave a brief update regarding the Land Acquisition for Commercial Metals Company. Mr. Keese stated that everything is going well with the Bryan County Title Company. The quick claim deeds for the Busch family property are moving forward and the options are in place for acquisitions.

Mr. Kramer gave an update on Carl Weatherbee and his health issues. Mr. Kramer stated Property Acquisitions must occur as quickly as possible due to Mr. Weatherbee's health.

Chairman Massey stated no motion needed to be taken on the update.

IX. Update regarding Economic Development Administration Grant for entrance and exit ramps on US 70 by-pass and Old East Main. – Jim Dunegan

Mr. Dunegan gave a brief update on the Economic Development Administration Grant; Mr. Dunegan stated that Durant Industrial Authority needs to proceed with annexation of property for the US-70 by-pass.

Chairman Massey stated that no motion is needed as the land purchases have already been done.

X. Consider approval for retail business recruitment with the Choctaw Nation Business Development Department for Durant and Southeastern Oklahoma. – Tommy Kramer

Mr. Kramer stated he was seeking approval from the Durant Industrial Authority to work with Ricky Hayes and the Choctaw Nation for Retail Business Development in Durant.

Choctaw Nation would pay Mr. Hayes' recruiting fees.

Mr. Kramer stated there would be a regional retail conference in Dallas that the Choctaw Nation would pay all expenses for a booth, except the Durant Industrial Authority would be responsible for travel and conference badge expenses. The Choctaw Nation would pay Mr. Hayes fees for Southeastern Oklahoma.

A motion was made by Janet Reed to move forward with the approval of Durant Industrial Authority's partnership with the Choctaw Nation and business recruitment by Ricky Hayes. Mayor Hoffman seconded the motion.

The motion was carried by:

Aye: Mayor Hoffman, Greg Massey, Darrell Mendez, Fran Mickle, and Janet Reed.
Nay: None
Abstain: None

XI. Discuss informational items concerning Economic Development projects for the City of Durant. – Tommy Kramer

Mr. Kramer gave an update on several Durant Industrial Authority projects. The Tile Shop's board of directors approved to move forward with the Durant Industrial Authority project to build an 88,000 sf distribution facility. The Tile Shop will utilize CDBG Grant funds and New Market Tax Credits, with the Tile Shop paying the remaining project cost. It was stated that the Tile Shop did purchase the property from Mr. Wheeler. Mr. Kramer also stated that the City would need to move forward with the CDBG Grant.

Mr. Kramer and Mr. Dunegan met with BrucePac Executives. They are very excited and are moving forward with the new Building construction.

Mr. Kramer stated he met with two procurement managers from Commercial Metals Company. The Commercial Metals Company is looking to rent 30 apartments and 20 hotel rooms for Commercial Metals Company construction workers that will be working in Durant.

XII Janet Reed made a motion for adjournment at 7:59 am and Darrell Mendez seconded the motion.