



Durant Industrial Authority

MINUTES OF THE DURANT INDUSTRIAL AUTHORITY MEETING

August 11, 2017 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..... Kyle McLemore

III. Roll Call Laura Voorhies
The following Durant Industrial Authority members were present: President Sean Burrage, Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker

The following members were not present: Billy Blackburn

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

The following guests were present at this month’s meeting: An-Chen Lai-City Treasurer, Tim Rundel-City Manager, John Cathey and Ron Boyer

IV. Consideration and Action of the August 14, 2017 Minutes for the Regular Called Meeting Chairman Massey

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

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

V. Consideration and Action of the August 25, 2017 Minutes for the Special Called Meeting Chairman Massey

A motion was made to approve by Darrell Mendez and Kyle McLemore seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

VI. Review the Durant Industrial Authority Financial report for month ending July 2017 Tommy Kramer

Tommy Kramer reviewed the Financial Reports for the Durant Industrial Authority:

- A. The Durant Industrial Authority-Fund 020 Cash, Current Receivables & Liability Summary was:
 - Cash Accounts \$4,204,345.47 + Current Receivables \$837,209.92 = Total: \$5,041,555.39
 - Current Liabilities \$14,484.50 + Long Term Debt \$1,154,180.05 = Total: \$1,168,664.55

B. The Durant Industrial Authority-Fund 020 Income and Expense Statement showed:
Total Revenues \$3,103,483.35 - Expenses & Fund Reserve \$47,025,65 = Net Change in Fund Balance:
\$3,056,457.70

C. The Economic Development-Fund 110 Balance Sheet showed:
Total Assets: \$373,734.72 and Total Liabilities \$0.00
Total Liabilities & Fund Balance \$373,734.72

D. The Economic Development-Fund 110 Income & Expense Statement revealed:
Total Revenue \$98,587.04 and Total Expenses \$2,850,000.00
Net Change in Fund Balance: (\$2,751,412,96)

Chairman Massey felt the transfer of funds was done incorrectly.

Tim Rundel advised that the accounting firm will be at the City September 12, 2017 and will review.

Chairman Massey advised he would like to speak with them.

VII. Consider Approval of Durant Industrial Authority Claims Month Ending August 2017 Tommy Kramer

Tommy Kramer reviewed the claims for the Durant Industrial Authority:

◇ Durant Area Chamber – Copies and Office Rent	1,385.00
◇ AT&T – Office Phone	12.31
◇ AT&T – Cell Phone.....	52.86
◇ AT&T – Cell Phone.....	52.86
◇ Crawford & Associates (Auditing).....	24.79
◇ Tommy Kramer – Reimbursement – OEDC Summit.....	398.96
◇ JP Morgan Chase	\$3,150.47
◇ Fuelman of Southern OK.....	78.40
◇ Lucinda French – Office Cleaning	30.00
◇ Durant Kiwanis Club Membership.....	150.00
◇ 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 Janet Reed. Sean Burrage seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage

VIII. Consideration and Action – Contract Between Durant Industrial Authority and BT-OH, LLC Tommy Kramer

Tommy Kramer advised the land was sold to BT-OH, LLC and they will pay all closing costs and survey costs, there will be not costs to the Durant Industrial Authority.

A motion was made to approve the contract between the Durant Industrial Authority and BT-OH, LLC by Janet Reed. Martin Tucker seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker
Nay: None
Non-Voting Members: Tammye Gwin and President Sean Burrage

IX. Consideration and Action – Resolution 2017-1 Durant Industrial Authority Endorsing the Imagine Durant Organization.....Chairman Massey

Kara Byrd advised they started a strategic plan three years ago with the involvement of the community. They have a five year plan (handout) with three strategic directions and a vision statement. The community must be aligned for the plan to take place.

Chairman Massey stated he has been involved in Imagine Durant along with Chief Patton and have seen improvements over the past three years. We want our community to be involved to help with strategic planning and we need the schools support to aid our citizens in becoming job qualified for the industries that are coming or are here in Durant.

A motion was made to approve the Resolution 2017-1 Durant Industrial Authority endorsing of Imagine Durant Organization by Sean Burrage. Martin Tucker seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker
Nay: None
Non-Voting Members: Tammye Gwin and President Sean Burrage

X. Update of the 7.27 Acres of Cardinal FG Durant Fenced Property..... Tommy Kramer

Tommy Kramer showed the survey that was done and the Chairman signed the warranty deed for the transfer of the 7.27 acres. There are three entrances into the remaining Durant Industrial Authority property.

XI. Update of the Durant Industrial Authority 95 Acre Fence Project Tommy Kramer

Tommy Kramer advised the fence project is on hold for now. Tommy has been working with a few site locators who are interested in the land and it may sell.

XII. Update of New Projects for Durant..... Tommy Kramer

- Tommy Kramer advised the following updates:
1. Brucepac had a job fair and they hired 75 people, bringing their employee count to 245. The plant is working 24/7 five – six days a week.
 2. The superintendent of Stein, LLC met with Tommy, the Oklahoma Employment Securities Commission and Kiamichi Technology Center representatives to discuss a job fair to hire the first 15 heavy equipment operators as quickly as possible, as the scrap will be arriving in October for CMC.
 3. SteelFab has begun excavation work and have submitted their Quality Jobs application. They are scheduled to open in May 2018.
 4. Webstaurant has hired 65 employees and by the end of 2017, they will have all four shifts working.
 5. Alorica will be doing a complete remodel. The company will be conducting 100% United Healthcare customer service. They currently have approximately 450 employees.

- 6. Durant Sands has a new natural gas line being brought to their site for their frac sand portion of the business.
- 7. Pruett's will be conducting a remodel of the old Nichols building and it will model their Ada store.

XIII. Consider Executive Session for the Durant Industrial Authority – Executive Director Job Search (Executive Session Authorized by Title 25, Section 307B.1 of the Oklahoma State Statute) Chairman Massey

A motion was made to enter into Executive Session by Sean Burrage. Janet Reed seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker
 Nay: None
 Non-Voting Members: Tammye Gwin and President Sean Burrage

XIV. Consideration and Action Pursuant to Item XIII Above Chairman Massey

No Action Taken

XV. Consider Motion to Return to Regular Session..... Chairman Massey

A motion was made to return to regular session by Martin Tucker. Sean Burrage seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker
 Nay: None
 Non-Voting Members: Tammye Gwin and President Sean Burrage

XVI. Durant Industrial Authority New Business Chairman Massey

Tommy Kramer advised that he is working on a proposal for Project Water, a 112 year old company with a \$61,000,000 investment in the community with 60 employees the first year and 150 the third year with an average annual salary of \$53,000. This project needs rail, so part of the incentive to bring the company to Durant would be to offer the 93 acre site to them and a possible ten year TIF.

A motion was made to offer the 93 acres site and to offer a TIF contingent upon board approval and not guaranteed by Martin Tucker. Janet Reed seconds the motion. The motion carried by:

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker
 Nay: None
 Non-Voting Members: Tammye Gwin and President Sean Burrage

Chairman Massey advised he spoke with the Governor and Gary Ridley and they assure that Main Street will be taken care of with an overlay as previously planned.

XIII. Adjournment..... Chairman Massey

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

Aye: Oden Grube, Tammye Gwin, Chairman Greg Massey, Kyle McLemore, Darrell Mendez, Janet Reed and Martin Tucker

Nay: None

Non-Voting Members: Tammye Gwin and President Sean Burrage