Durant Industrial Authority

FISCAL YEAR 2016 – 2017 ANNUAL REPORT













WebstaurantStore



Mission Statement

To enhance and diversify the Durant Community through new workforce development and investments that improves the quality of life for all.



- & Area manufacturing & distribution leader
- S. Five-year property tax exemptions
- Quality jobs cash payment up to ten years
- Workforce campus training center for industry
- Durant Regional Airport-Eaker Field
- Home of Southeastern Oklahoma State University
- Oklahoma's Gateway to Lake Texoma







TO BE PART OF THE FAST TRACK GIVE US A CALL AT (580) 924-7254 OR VISIT US AT www.Ok-durant.org

Durant Company Investments Currently Under Construction

2016 - 2017

Total Investment Dollars: \$410,500,000





Hitchcock Distributing Inc.



WebstaurantStore





DURANT SANDS, LLC



Durant Industrial Authority Partnership





Chairman Greg Massey

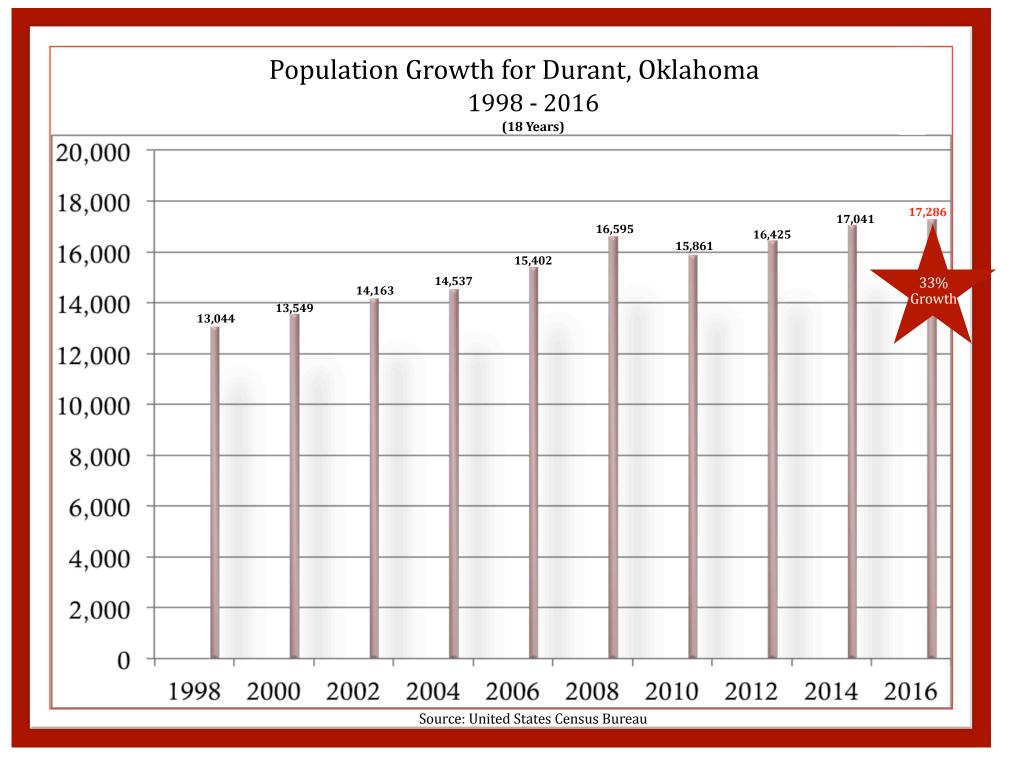




Chief Gary Batton

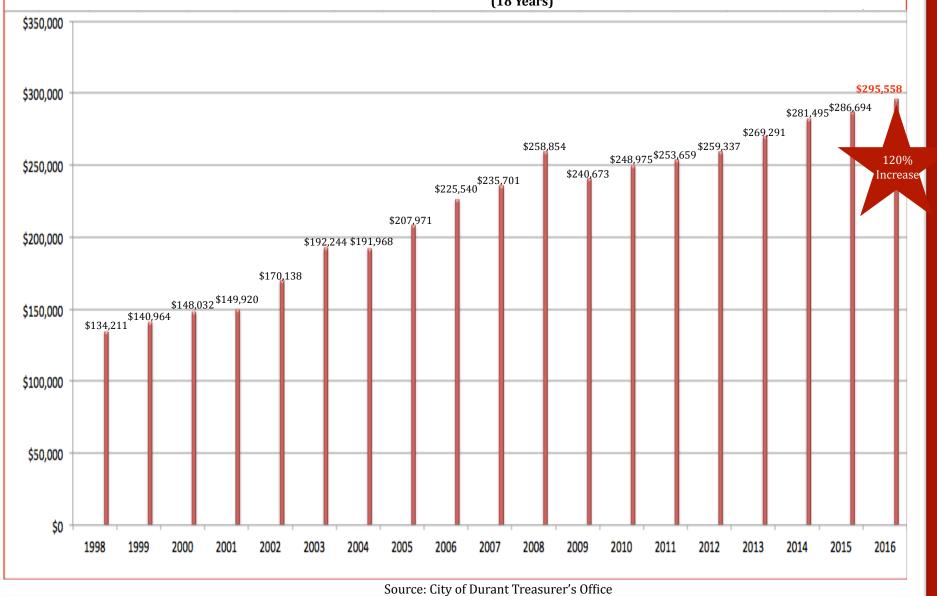
The Durant Industrial Authority, along with Chief Batton, Tammye Gwin-Executive Director of Business Development and the leadership team of the Choctaw Nation of Oklahoma have provided opportunities to partner, and support the recruitment of companies such as Commercial Metals Company, WebstaurantStore and other national retail developers to our community.

Our most recent partnership is in national and international advertising, beginning with the Site Selection magazine, which is the leading publication for CEO's, economic developers, and site selectors.



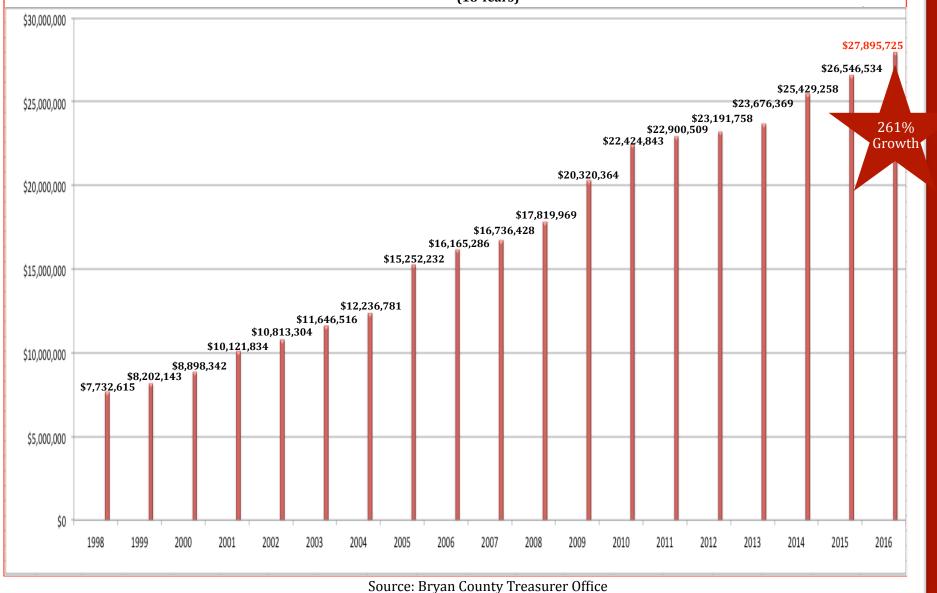
City of Durant 1% Sales Tax - Monthly Average 1998 - 2016

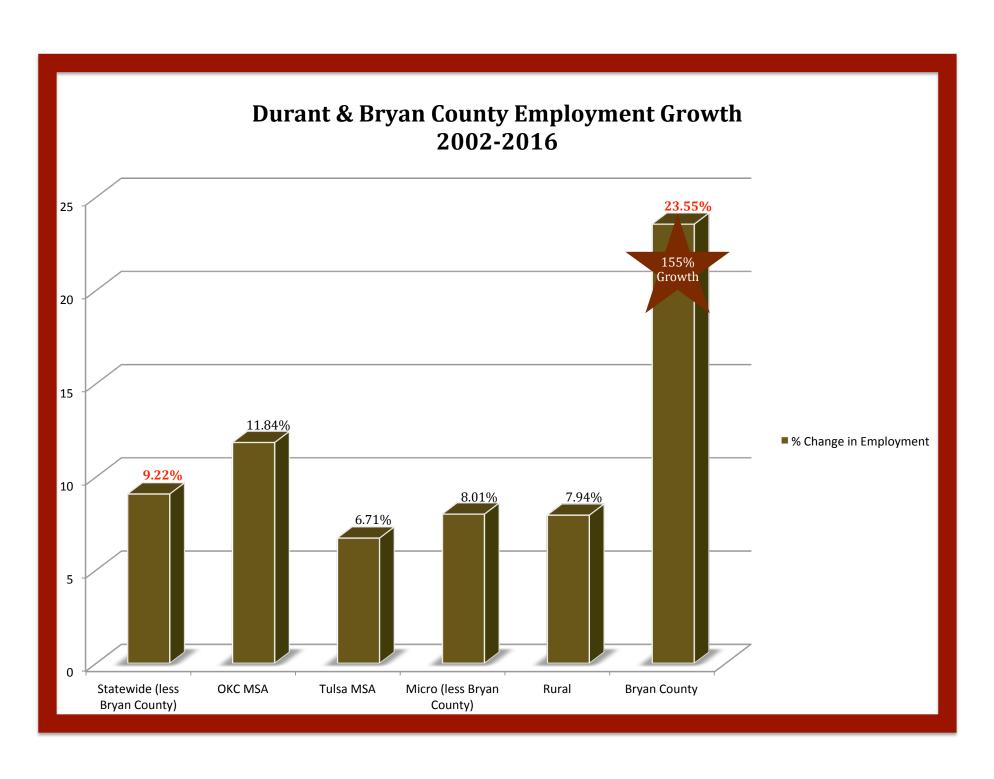
(18 Years)

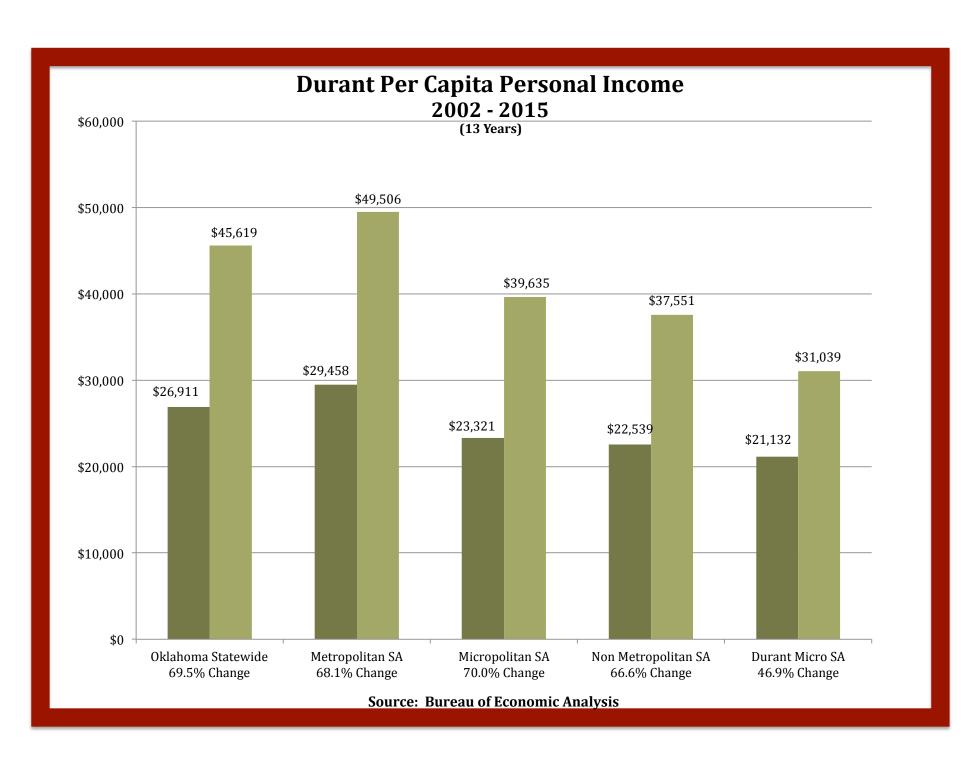


Bryan County Ad Valorem Original Tax Rolls 1998 - 2016

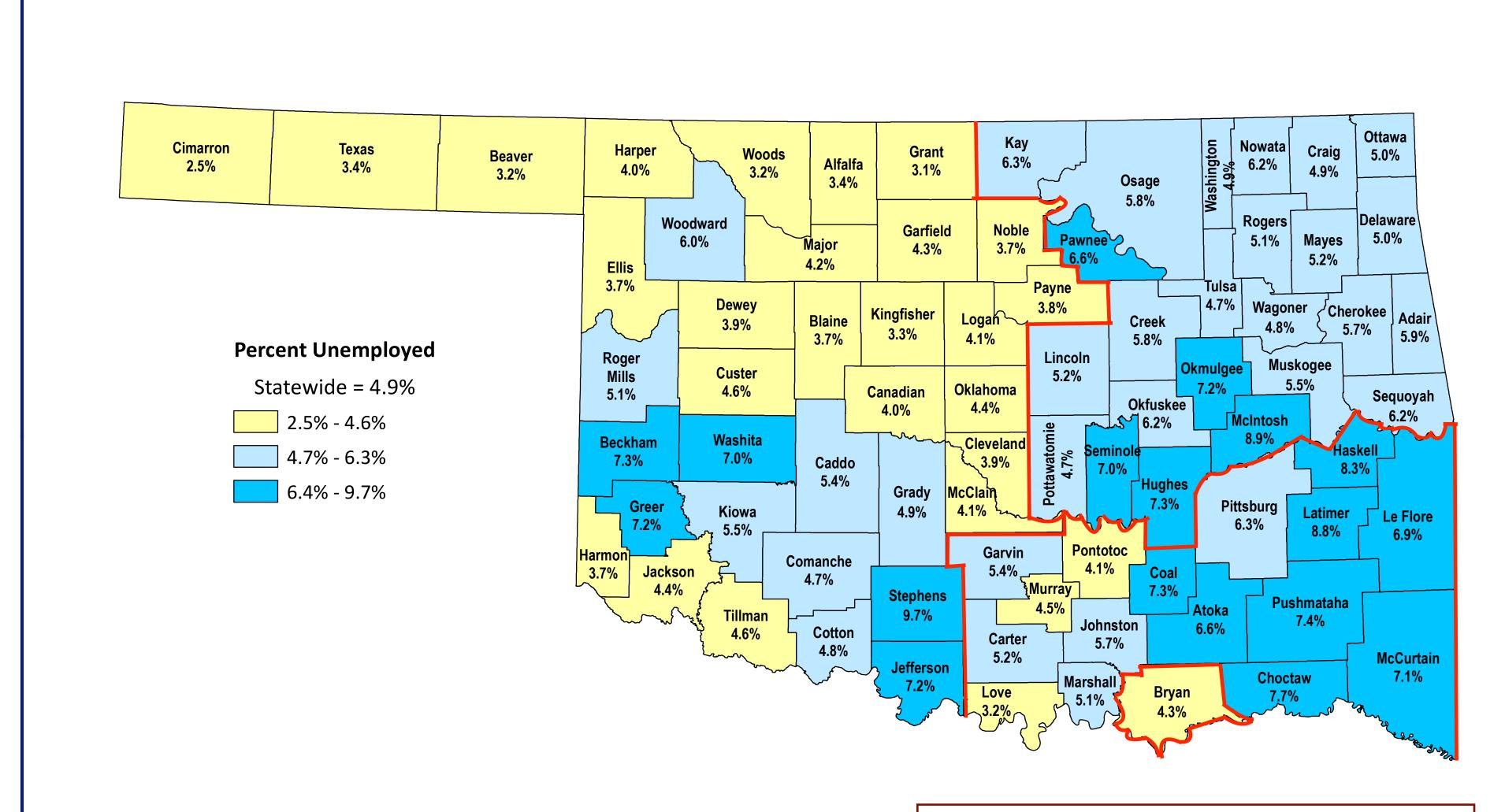
(18 Years)





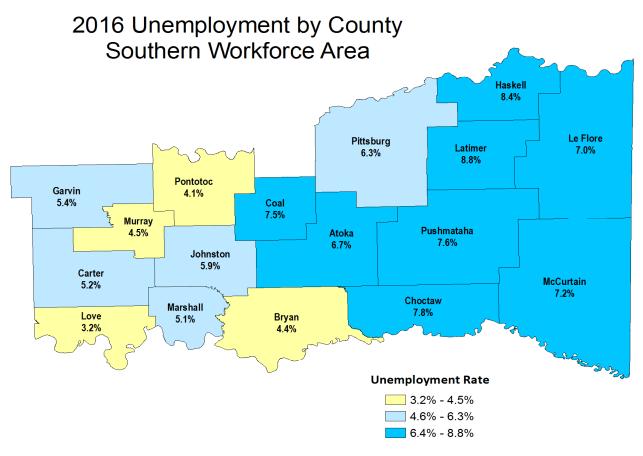




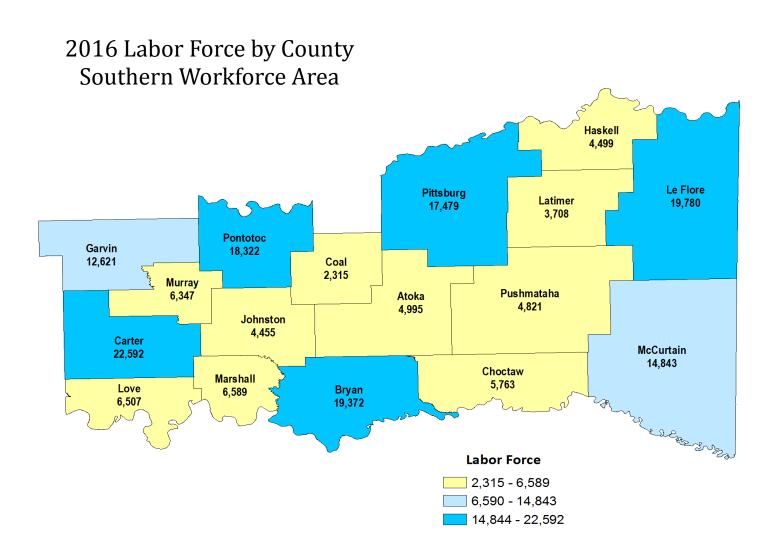


Bryan County is the 3rd Lowest in Unemployment Southern Workforce Area and the 40 Eastern Oklahoma Counties

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unenployment Statistics (LAUS)



SOURCE: Oklahoma Employment Security Commission, Local Area Unemployment Statisitics (LAUS), 2017.



SOURCE: Oklahoma Employment Security Commission, Local Area Unemployment Statisitics (LAUS), 2017.

Hitchcock Distributing, Incorporated

Hitchcock Distributing is a third generation Durant owned and operated company, which distributes their products in the Southeastern Oklahoma area.

They held a groundbreaking ceremony on June 10, 2015 for their new distribution center. The construction work began in November 2016 and is scheduled to be completed in September 2017. The Durant Industrial Authority funded an Employee Grant of \$16,369.







Commercial Metals Company

Commercial Metals Company is a 100 year old company is headquartered in Irving, Texas and operates more than 120 recycling centers, steel mills, fabrication facilities, marketing and distribution offices, construction related product stores, and heat treating facilities in more than 12 countries.

The CMC Durant steel mill broke ground in April 2016. This steel mill will produce 380,000 tons of steel product annually and bring approximately 250 jobs to our community, making this the largest industrial business investment in the history of Bryan County to date.

Currently, CMC has 65% of its staff hired, as well as approximately 450 contractors on site with the buildings being over 95% sheeted. The scale house and administrative buildings will be completed in May 2017. The OG&E substation, energized from one transmission line will have permanent power by June 2017 and the Oklahoma Department of Transportation is scheduled to complete the on/off ramps by August 2017. The plant is still on schedule for a Fall 2017 opening.







SteelFab, Incorporated

Steel Fabrication Service founded by J. Glenn Sherrill in 1955 was incorporated in 1960 to SteelFab, Inc. From the beginning as a small handrail fabrication shop in Charlotte, NC to their position today as one of the largest suppliers of fabricated structural steel, SteelFab has remained committed to providing outstanding customer service, quality and safety. They currently have facilities in North Carolina, South Carolina, Virginia, Alabama, Georgia, and Texas.

SteelFab, Inc. currently has six different fabrication plants across Southeastern United States with a combined capacity of 100,000 tons annually. These plants utilize the latest high-tech machinery, top-notch facilities and cutting edge computer driven processes. The most important components of its fabrication capacity are the over 500 highly skilled employees working throughout these plants. Their employees are true craftsmen whose skills, knowledge and passion are poured into each piece that leaves the plant.

The new Durant facility will be a state of the art design located on 50 acres and will employ 100-150 members. The facility is scheduled to be operational in May 2018.







WebstaurantStore

WebstaurantStore is based in Lancaster, PA and began in 2004 creating and fostering the largest online restaurant supply store, serving food service professionals and individual customers worldwide, and is currently shipping over 5.5 million orders.

Durant was chosen to be their 6th distribution center with an investment of \$20,000,000 and creating 200 new jobs for our community. Renovations of the 350,000 square foot building began in January 2017 and are scheduled to be completed by July 2017. The hiring of employees will begin in June 2017 and the Durant facility is scheduled to be fully operational in Fall 2017.

WebstaurantStore





Project Completed

The Tile Shop

The Tile Shop was founded in 1985 and has a network that comprises over 100 locations, including Durant, OK. The Tile Shop company is headquartered in Plymouth, MN.

The Durant Industrial Authority assisted The Tile Shop with its Phase I, II and III building projects for a new 88,000 square foot expansion to the facility, which created approximately 60 jobs for our community. The expansion was completed in May 2017.

The Tile Shop









Project Completed

Cardinal Glass Expansion

Cardinal Glass is looking ahead of the float glass industry by using new technologies that will meet even tomorrow's marketplace. Their constant growing spirit is taking glass manufacturing to a higher level of quality and their furnace design gives them an excellent system for producing float glass in a nonstop environment.

Within the past year Cardinal FG Durant has made many changes. By the end of 2016 they added a 112,000 square foot warehouse, bringing the total under roof to 533,000 square feet. In January 2017 the existing furnace was shut down and drained to bring the 80-day glass-to-glass, cold repair and the furnace was completely rebuilt, along with the tin bath and annealing lehr. During these 80 days, the cold end of the operation was also refurbished and updated, as well as installing a new state of the art Tri-Mer pollution control system making Cardinal FG Durant a permitted minor source polluter and as clean an operation as any glass plant in the world.

Cardinal FG Durant has invested well over \$60,000,000 in these projects and is currently operating near capacity at over a 90% yield supplying Cardinal and many other customers with the best glass in the industry.





Project Completed

Country Club Road Construction

The construction of Country Club Road was funded with \$500,000 from the Durant Industrial Authority and \$525,000 from a Community Development Block Grant (CDBG). The road construction was completed in January 2017. The two new companies locating in the Durant East Industrial Park are Overland Materials & Manufacturing, Inc. and SteelFab, Inc.





2016-2017 DURANT INDUSTRIAL AUTHORITY ANNUAL SUMMARY

NAME	AMOUNTE
NAME	AMOUNTS
Oklahoma Department of Transportation Funding - City Street Projects	\$4,667,715
Durant Industrial Authority Business Loans and Grants for Jobs	\$5,745,000
Tax Increment Financing - Oklahoma Tax Commission - Ad Valorem Taxes	\$27,407,559
Durant Industrial Authority Property Sales & Rental Income	\$1,101,396
Federal Economic Development Administration Funds for Job Creation (4)	\$4,700,000
Community Development Block Grant-Economic Development Infrastructure (15)	\$6,948,206
Durant Industrial Authority - Public & Private Donation Funds	\$39,644,808
Durant Industrial Authority & Oklahoma Department of Commerce Quality Jobs Income	\$31,096,730
New Market Cash Funding Received by Companies for Investment	\$98,000,000
Durant Industrial Authority Fund 110 for City of Durant Infrastructure	\$2,669,567
TOTAL AMOUNT SUMMARY	\$221,980,981

OKLAHOMA DEPARTMENT OF TRANSPORTATION FUNDING - CITY STREET PROJECTS

DATE	PROJECT	DESCRIPTION	GRANT FUNDS
2000	Cornerstone Distribution Center	Industrial Streets	\$212,000
2003	Big Lots Distribution Center	Industrial Streets	\$275,000
2004	Cardinal Glass FG	Industrial Streets	\$197,000
2011	City of Durant	University Boulevard/U.S. Highway 75 Exit Ramp	\$948,035
2012	City of Durant	Widening and Overlay - South 9th Street	\$35,680
2016	Commercial Metals Company	U.S. Highway 70 On/Off Ramps - Widening Old East Main	\$3,000,000
		TOTAL FUNDS	\$4,667,715

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DATE	PROJECT	DESCRIPTION	AMOUNT
2005-2006	CustomerLinx	E.D. Loan	\$250,000
2006-2007	Eagle Suspensions	E.D. Loan	\$175,000
2012	Texoma Manufacturing	Workforce Loan	\$1,000,000
2013	Pharmcare	Workforce Loan	\$520,000
2016	BrucePac	Workforce Grant	\$700,000
2016	Commercial Metals Company	Tax Increment Financing Loan	\$3,100,000
		TOTAL FUNDS	\$5.745.000

TAX INCREMENT FINANCING - OKLAHOMA TAX COMMISSION - AD VALOREM TAXES

DATE	PROJECT	PRINCIPAL AND INTEREST	
2003	Cardinal Glass FG	\$7,219,926	
2016	Commercial Metals Company (Minus DIA Loan of \$3,100,000)	\$20,187,633	
	TOTAL FUNDS	\$27,407,559	

DURANT INDUSTRIAL AUTHORITY PROPERTY SALES & RENTAL INCOME

DATE	PROPERTY SALES	PROJECT		AMOUNT
		,		
2007	Oklahoma Department of Transportation	Phase I - State US Highway 70 South Bypass	Sales	\$128,000
2008	Oklahoma Department of Transportation	Phase II - State US Highway 70 South Bypass	Sales	\$92,004
2009	XTO Energy, Inc	East Industrial Park - Natural Gas Pipeline Easement	Sales	\$46,875
2012	OneOK Sterling III Pipeline	West Industrial Park - Natural Gas Pipeline Easement	Sales	\$200,200
2013	Overland Materials & Manufacturing	East Industrial Park - Permanent Asphalt Plant	Sales	\$100,000
2016	SteelFab, Inc.	East Industrial Park - 50-Acre Industrial Site	Sales	\$250,000
2007	Larry Weaver	East Industrial Park - Agriculture	Rental	\$12,000
2008	Aubrey Griffith	East Industrial Park - Agriculture	Rental	\$21,710
2008	Mike Berka	East Industrial Park - Agriculture	Rental	\$3,200
2009	Mid-Continent Engergy Corporation	Oil and Gas Lease - 58.50 Acres	Rental	\$4,725
2010	Oklahoma Gas & Electric	West Industrial Park - 8 Acres	Rental	\$20,000
2011	Great Southwestern Construction, Inc.	West Industrial Park - 8 Acres	Rental	\$11,669
2011	XTO Energy, Inc.	West Industrial Park - Natual Gas Well Site	Rental	\$30,000
2012	MP Technologies, LLC	West Industrial Park - 8 Acres	Rental	\$6,668
2012	XTO Energy, Inc.	West Industrial Park - Natural Gas Well Site	Rental	\$35,000
2013	Aubrey Griffith	Termination of Lease - Reimbursement	Rental	-\$537
2013	Kevin Dale	East Industrial Park - Agriculture	Rental	\$1,050
2013	Progressive Group Mfg., LLC	West Industrial Park - 8 Acres	Rental	\$16,000
2014	Progressive Group Mfg., LLC	West Industrial Park - 8 Acres	Rental	\$2,000
2014	Gorman-Phillips Construction	West Industrial Park - 8 Acres	Rental	\$16,000
2014	Dixie Mat, LLC	West Industrial Park - 8 Acres	Rental	\$10,000
2014	Aubrey Griffith	East Industrial Park - Agriculture	Rental	\$44,330
2014	Kevin Dale	East Industrial Park - Agriculture	Rental	\$525
2015	Dixie Mat, LLC	West Industrial Park - 8 Acres	Rental	\$24,000
2015	Aubrey Griffith	East Industrial Park - Agriculture	Rental	\$4,330
2015	Aubrey Griffith	Termination of Lease - Reimbursement	Rental	-\$1,083
2015	Kevin Dale	East Industrial Park - Agriculture	Rental	\$525
2016	Yak Mat, LLC	West Industrial Park - 8 Acres	Rental	\$10,000
2016	Kevin Dale	East Industrial Park - Agriculture	Rental	\$525
2016	Robert Self	East Industrial Park - Agriculture	Rental	\$8,370
2016	Jimmy Bush	East Industrial Park - Agriculture	Rental	\$3,310
		TOTAL PROPERTY SALES & RENTAL INCOM	ME	\$1,101,396

FEDERAL ECONOMIC DEVELOPMENT ADMINISTRATION FUNDS FOR JOB CREATION			
DATE	PROJECT	DESCRIPTION	FUNDING
2000	Cornerstone Distribution Center	21st and 2nd Streets Project	\$750,000
2002	Big Lots Distribution Center	Water Tower and Infrastructure	\$1,500,000
2012	Southeastern Oklahoma State University	Water Tower and Infrastructure	\$950,000
2016 Commercial Metals Company U.S. Highway 70 On/Off Ramps			\$1,500,000
TOTAL FUNDING			\$4,700,000

COMMUNITY DEVELOPMENT BLOCK GRANT - ECONOMIC DEVELOPMENT INFRASTRUCTURE FINANCING FUNDS FROM OKLAHOMA DEPARTMENT OF COMMERCE JOB CREATION

DATE	PROJECT	DESCRIPTION	AMOUNT
2000	Cornerstone Distribution Center	Industrial Streets	\$400,000
2003	Allied Stone	Industrial Streets	\$161,000
2003	Big Lots Distribution Centr	Industrial Streets - Water & Sewer Lines	\$1,000,000
2004	Cardinal Glass	Rail Spur	\$500,000
2005	Earth Biofuels	Rail Spur & City Street	\$500,000
2006	Eagle Suspensions No. 1 Grant/Loan	Dual Rail Spur	\$500,000
2007	American Heritage Equine	Industrial Street	\$100,000
2007	ICON Manufacturing	Sewer Line Extension	\$99,000
2008	Ed F. Davis Distributing	Water Line Extension	\$63,206
2008	Sanimax	Industrial Street	\$100,000
2011	Eagle Suspensions No. 2 Grant	Dual Rail Spur	\$500,000
2013	Pharmcare of OK Durant	Airport - Industrial Access Street	\$500,000
2014	Overland Manterials & Manufacturing	Industrial Street	\$525,000
2016	Commerical Metals Company	Water & Sewer Lines	\$1,000,000
2017	SteelFab, Inc.	Water & Sewer Lines	\$1,000,000
		TOTAL AMOUNT	\$6,948,206

DURANT INDUSTRIAL AUTHORITY - PUBLIC & PRIVATE DONATION FUNDS

DATE	PROJECT	DESCRIPTION	AMOUNT
2000	Durant Industrial Foundation	Four Certificates of Deposit	\$171,556
2001	Durant City for Jobs	Private Donation	\$3,750
2002	Durant City for Jobs	Private Donation	\$2,500
2003	Big Lots Distribution Center - Choctaw Nation of Oklahoma	Industrial Street	\$141,000
2003	Cardinal Glass FG	Site & Infrastructure	\$2,000,000
2003	Durant City for Jobs	Private Donation	\$500
2004	Durant City for Jobs	Private Donation	\$16,902
2005	Durant City for Jobs	Private Donation	\$1,000
2011	XTO Energy Services	West Industrial Park - Natural Gas Well Site	\$25,000
2011	Oklahoma Gas & Electric		\$200
2012	Progressive Pipeline	U.S. Highway 70 Entrance	\$23,000
2016	Commercial Metals Company	Government Quick Action Closing Fund	\$3,000,000
2016	Commercial Metals Company	Choctaw Nation - Economic Development Workforce Grant	\$2,640,000
2016	Commercial Metals Company	OG&E - Power Substation	\$27,000,000
2016	Commercial Metals Company	AllianceHealth - Wellness Program	\$37,400
2016	Commercial Metals Company	ONG/OneOK - Natural Gas Pipeline	\$682,000
2016	Commercial Metals Company	DIA - 400-Acre Land Investment	\$3,500,000
2017	Webstaurant Stores	Choctaw Nation - Economic Development Workforce Grant	\$400,000
TOTAL AMOUNT			\$39,644,808

DURANT INDUSTRIAL AUTHORITY & OKLAHOMA DEPARTMENT OF COMMERCE QUALITY JOBS INCOME

DATE	PROJECT	AVERAGE WAGE	CONTRACT
		_	
2000	Customerlinx	\$10,643	\$601,000
2003	Cardinal Glass FG	\$38,445	\$4,531,312
2003	Durant DC, LLC - Big Lots	\$29,954	\$3,951,384
2005	Durant Biofuels, LLC	\$41,000	\$25,700
2006	Eagle Suspensions, LLC	\$31,623	\$2,318,814
2006	ICON Construction, Inc.	\$25,900	\$170,475
2013	The Tile Shop	\$33,420	\$571,952
2014	BrucePac Oklahoma	\$48,928	\$4,799,987
2016	Commercial Metals Company (ODOC Application-Approved 2017	\$68,781	\$10,733,275
2016	Webstaurant Stores (ODOC Application-Approved 2017)	\$34,424	\$3,392,831
		TOTAL AMOUNT	\$31,096,730

\$354,000,000	\$98,000,000		
\$354,000,000 \$98,000,000			
TOTAL DURANT INVESTMENT	CASH FUNDING RECEIVED BY COMPANIES		
DURANT INDUSTRIAL AUTHORITY NEW MARKET TAX CREDITS			

DURANT INDUSTRIAL AUTHORITY FUND 110 FOR CITY OF DURANT INFRASTRUCTURE

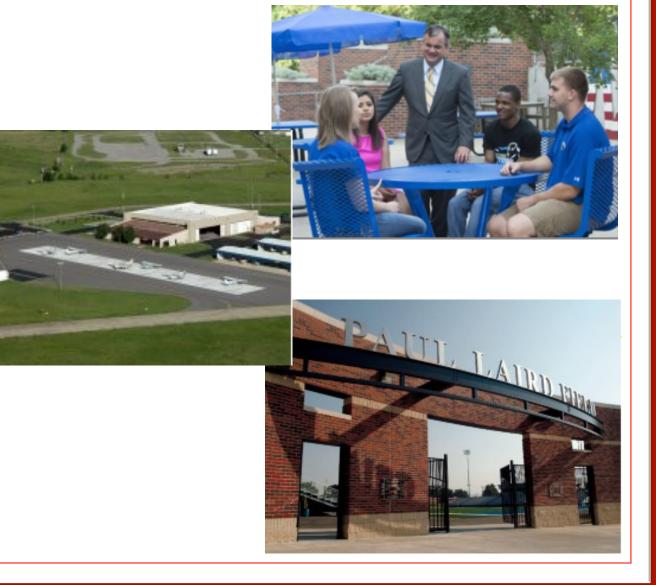
DATE	PROJECT	DETAIL	AMOUNT
2005-2006	American Heritage	Transfer to CDBG	\$14,998.79
2005-2006	Earth Biofuels	Transfer to CDBG	\$6,295.00
2006-2007	American Heritage	Transfer to CDBG	\$10,000.21
2006-2007	ICON Manufacturing	Transfer to CDBG	\$10,920.00
2006-2007	Ed F. Davis	Transfer to CDBG	\$10,231.00
2006-2007	Sanimax	Transfer to CDBG	\$10,000.00
2007-2008	American Heritage	Transfer to CDBG	\$22,664.00
2007-2008	Earth Biofuels	Transfer to CDBG	\$22,390.00
2007-2008	ICON Manufacturing	Transfer to CDBG	\$9,242.00
2012-2013	9th Street Widening	Transfer to CI	\$855,389.88
2013-2014	The Tile Shop	Transfer to UA - Pipeline	\$7,960.50
2014-2015	Hitchcock Distribution Center	Distribution Center Expansion	\$10,415.80
2014-2015	Waldron Drive	Transfer to CDBG	\$630,000.00
2014-2015	Crawford Street	Transfer to 015	\$22,188.16
2014-2015	SEOSU Water Tower	Transfer to CI-EDA Grant Match	\$500,000.00
2015-2016	Hitchcock Distribution Center	Distribution Center Expansion	\$5,943.00
2015-2016	Crawford Street	Transfer to 015	\$79,305.49
2015-2016	Country Club Road	Transfer to CDBG	\$256,845.52
2016-2017	Country Club Road	Transfer to CDBG	\$184,777.18
		TOTAL AMOUNT	\$2,669,566.53

Southeastern Oklahoma State University

Southeastern Oklahoma State University (SE) was founded in 1909 and is linked by tradition to the geographic region of southeastern Oklahoma and north central Texas with a current enrollment of 3,415.

Currently there are four academic schools within SE: Arts and Sciences, John Massey School of Business, Education and Behavioral Sciences and Graduate and University Studies. Additionally, SE offers Outreach Sites in Ardmore OK, Denison TX, Idabel, OK, McAlester OK, Midwest City OK, Oklahoma City OK and Van Alstyne TX.

The Academic Programs in Aviation, Occupational Safety and the Massey School of Business makes Southeastern one of the few schools in Oklahoma to be accredited by the Association of Advance Collegiate Schools of Business International.



Durant Public Schools

Throughout the years, Durant Public Schools have maintained an outstanding curriculum winning both state and national honors in scholastic, music and sporting events. As of April 2016, Durant Public Schools has an enrollment of 3,731 students.

There are three Elementary Schools from Pre-K to 3^{rd} grade: Northwest Heights, Robert E. Lee and Washington Irving. Durant Intermediate School teaches $4^{th} - 6^{th}$ grades, Durant Middle School teaches $6^{th} - 8^{th}$ grades and Durant High School teaches $9^{th} - 12^{th}$ grades.



Victory Life Academy (VLA) is a private Christian School, offering full curriculum education from Pre-K through 12th grade. VLA is fully accredited under the Oklahoma Private School Accreditation Commission and as of April 2016 has an enrollment of 145 students.



Kiamichi Technology Center

Kiamichi Technology Center (KTC) Durant Campus provides full-time and short time educational programs and services to secondary and adult students with an average enrollment of 300 students. Programs include Automotive, Health Care, Business Administration, Culinary Arts, Welding and more.

The Business and Industrial Service Division offers the Training for Industry Program (TIP), at the Durant facility, which provides NO COST customized training for new industries in Durant, Oklahoma. To date in 2017 there were 1,251 employees trained in industrial education classes.

KTC – Durant serves the Bryan County community as well as the following schools: Achille, Bennington, Caddo, Calera, Colbert, Coleman, Durant, Rock Creek, Silo and Victory Life. KTC empowers their students with the technical skills required for today's competitive work environment.











Kiamichi Technology Centers "Preparing People for Success"

Choctaw Nation of Oklahoma

Durant Casino and Resort

The Choctaw Nation began as a tribe of farmers and has grown into twelve tribal districts and the country's third largest tribe with a membership of approximately 300,000. The Choctaw people pride themselves on preserving and celebrating their many unique traditions from the distinctive language, artistry, dances and historical games.

Over 90 years ago, there were 19 young Choctaw soldiers that volunteered their services to the United States Army and they were known as the Code Talkers (picture below). They served, sacrificed and were the first to use their native language to confuse the enemy, making a marked difference in the outcome of World War I.

In 2015-2016, the Choctaw Casino and Resort expanded to include restaurants, hotel expansion, bowling lanes, arcade, movie theater, swimming pool and water slides. The resort also has additional conference, event and meeting space as well as a ballroom for banquets. The Choctaw Casino and Resort employs approximately 3,000.



AllianceHealth Durant

AllianceHealth Durant serves Atoka, Bryan, Choctaw, Johnston and Marshall counties and offers a full range of medical services and procedures to patients. This facility has 148 beds and is one of the largest tax paying entities in Bryan County and employs approximately 173 medical staff members.

AllianceHealth Durant is home to a Trauma Level III Emergency Room, fully diagnostic imaging center, a 20,0000 square feet Women's Center, wound care & hyperbaric center, "New Visions" medical stabilization program, home health services, inpatient/outpatient surgical services, physical therapy and much more.

One of the fundamental values at AllianceHealth Durant is their commitment to the local community. They maintain the commitment both collectively as an organization and individually in the personal contributions.







Durant Fire Department

The Durant Fire Department (DFD) Central Fire Station is located at 122 North First Street. The DFD will focus its efforts on a safe and rapid response to all emergencies and provide the city with appropriate intervention and community education.

The DFD is compiled of thirty-six (36) dedicated firefighters, many of whom are certified Emergency Medical Technicians and Paramedics and who deliver an 'all-hazards' response to our community. Our citizens benefit from the 3/3Y ISO rating the department has received through Fire Protection, Water Resources and the 911 Dispatch Center

The mission of the Durant Fire Department is to stand committed to protection of life, health, property and the environment for the citizens of Durant and those visiting our city.







Durant Police Department

The Durant Police Department is located at 3104 Carl Albert Drive. In January 2008 the DPD became the tenth (10th) in Oklahoma to obtain accreditation through the Oklahoma Law Enforcement Agency Accreditation and Professional Standards Program.

The DPD is compiled of sixty (60) employees, forty-one (41) of which are sworn certified officers. The department also includes a reserve force of thirteen (13) dedicated volunteers.

The DPD provides 911 communications service and dispatching for all emergency services for Bryan County in Fire, Emergency Medical Services and Law Enforcement.

It is the mission of the Durant Police Department "to safeguard the lives and property of the people we serve, reduce incidence and fear of crime while working with the community to improve the quality of life. We do so with honor, integrity and courtesy at all times conducting ourselves with the highest ethical standards, while maintaining public confidence."







