

# Annual Report

Fiscal Year  
2014 - 2015



## Durant Industrial Authority

DIA Mission Statement: To enhance and diversify the Durant community through new workforce development and investments that improve the quality of life for all.

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## City of Durant and Durant Industrial Authority Community Development Block Grant - Economic Development Infrastructure Financing Project

<b>Durant Regional Airport Eaker Field</b>	<b>35</b>
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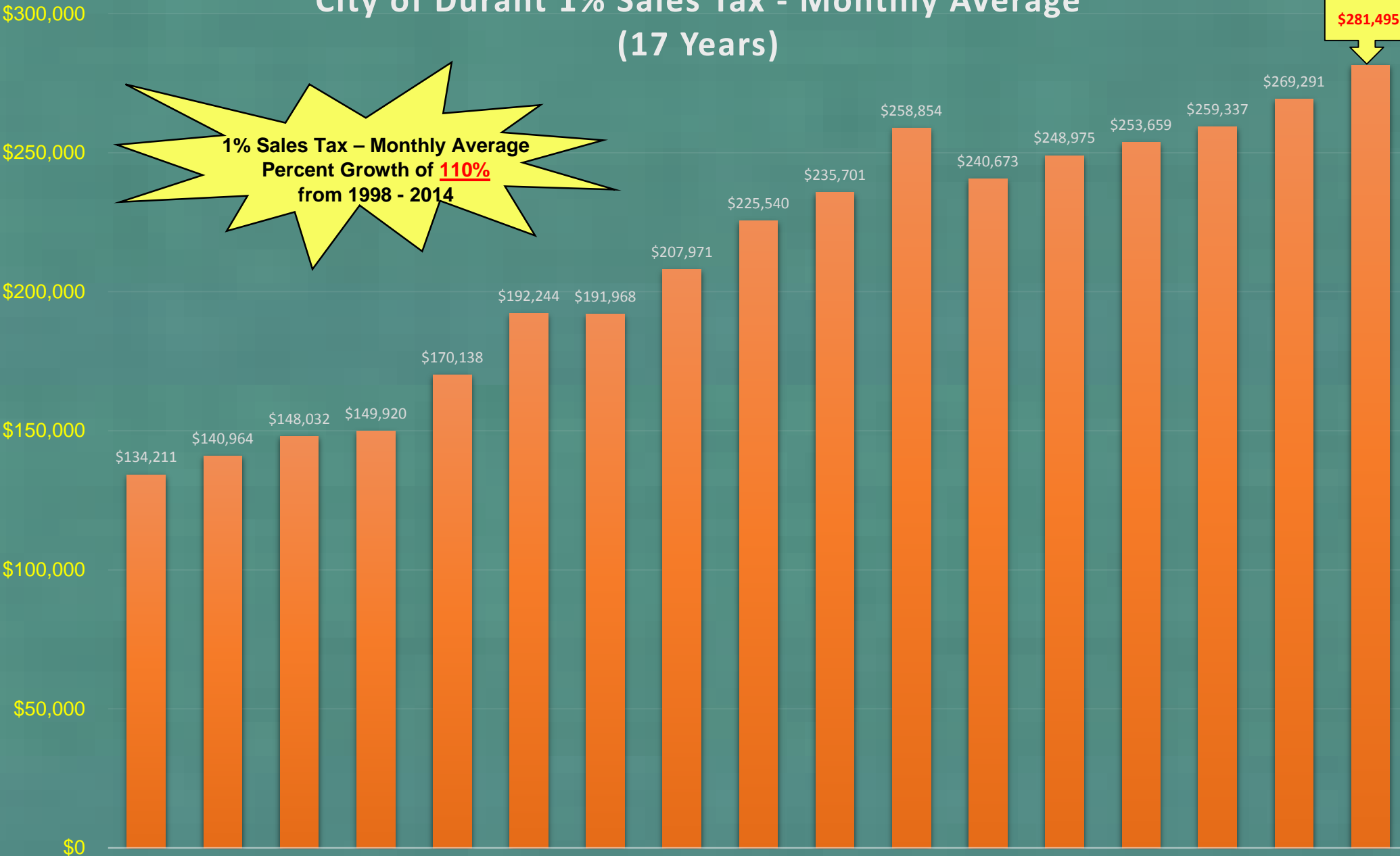
## Industrial & Commercial Projects

<b>Bryan County Community Center and Fairgrounds</b>	<b>39</b>
<b>Discount Tire Service – 8 Jobs</b>	<b>40</b>
<b>Durant McDonalds Restaurant – 90 Jobs</b>	<b>41</b>
<b>Durant Sands, LLC – 30 Jobs</b>	<b>42</b>
<b>The Heart &amp; Medical Center – 20 Jobs</b>	<b>43</b>

# City of Durant 1% Sales Tax - Monthly Average (17 Years)

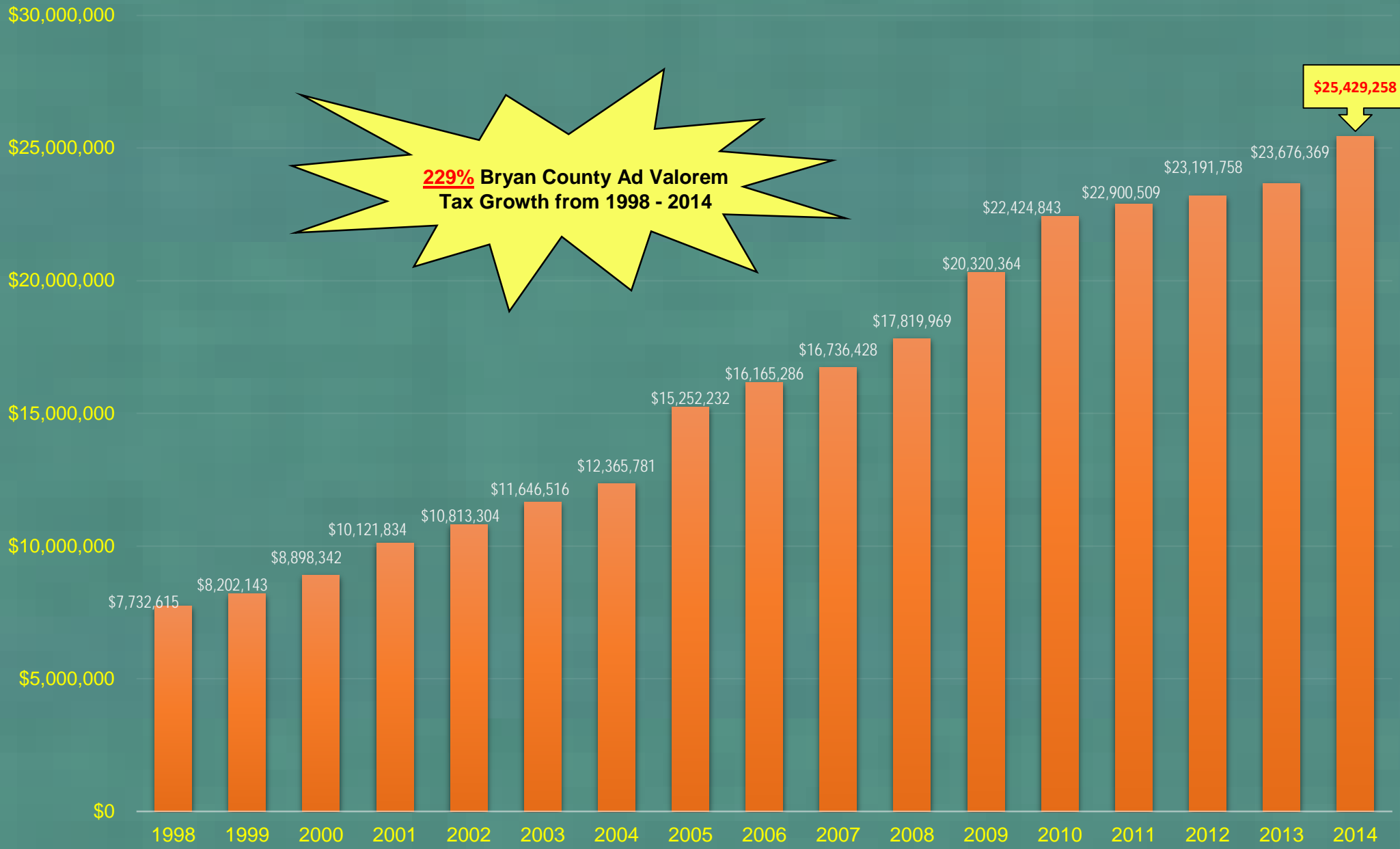
**1% Sales Tax – Monthly Average  
Percent Growth of **110%**  
from 1998 - 2014**

**\$281,495**

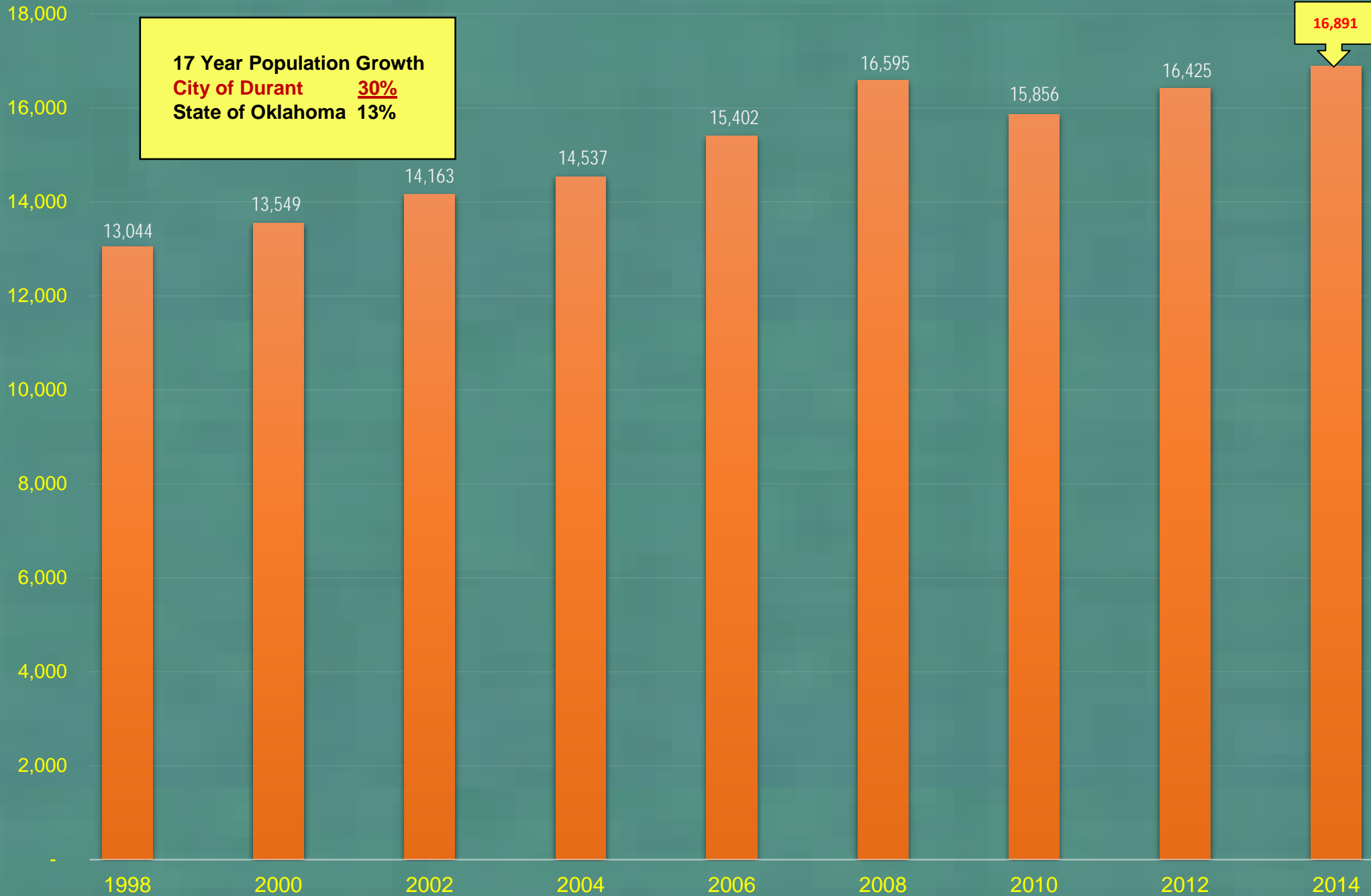




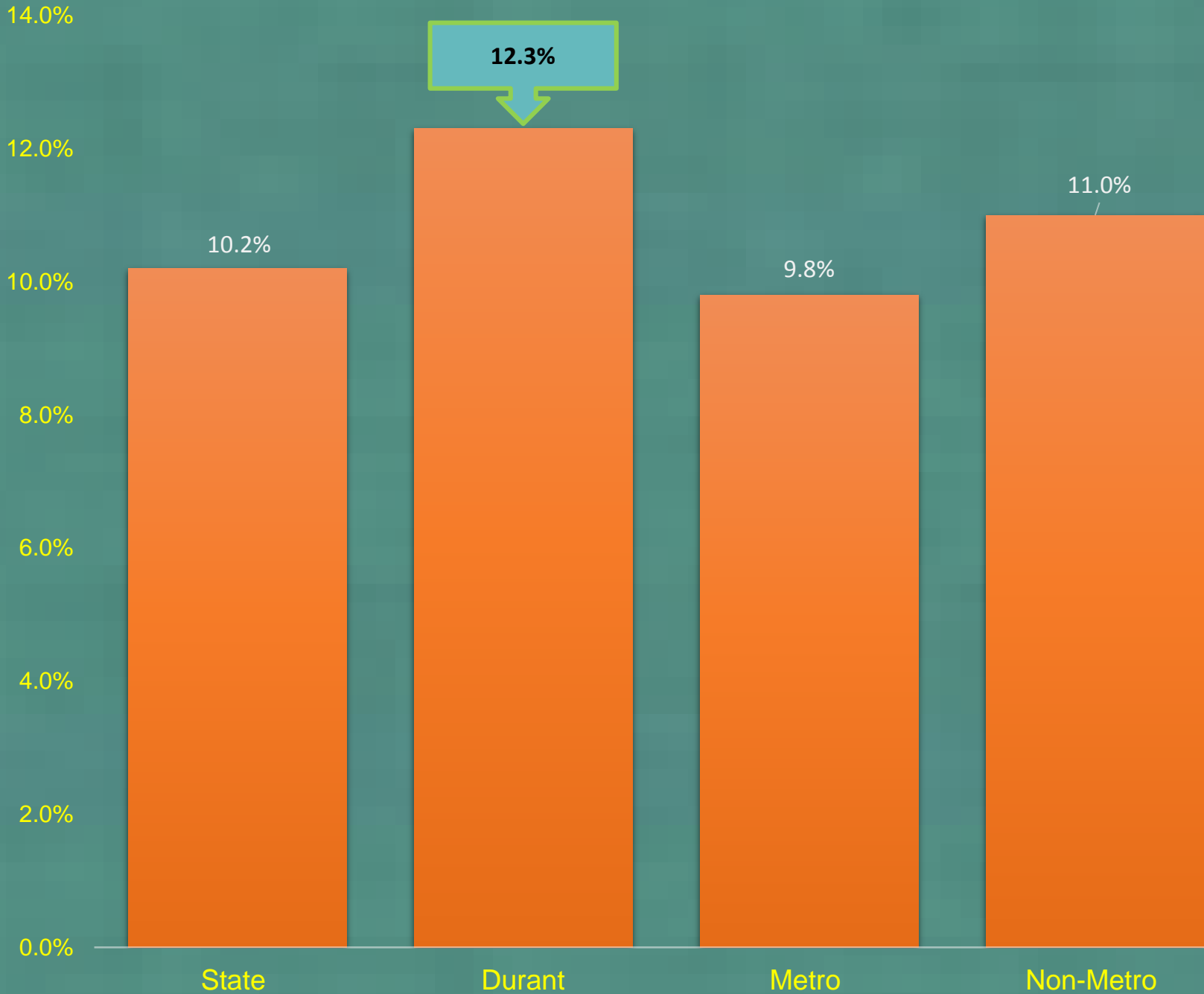
# Bryan County Ad Valorem Original Tax Rolls 1998 - 2014 (17 Years)



# Population Growth For Durant 1998 - 2014 (17 Years)

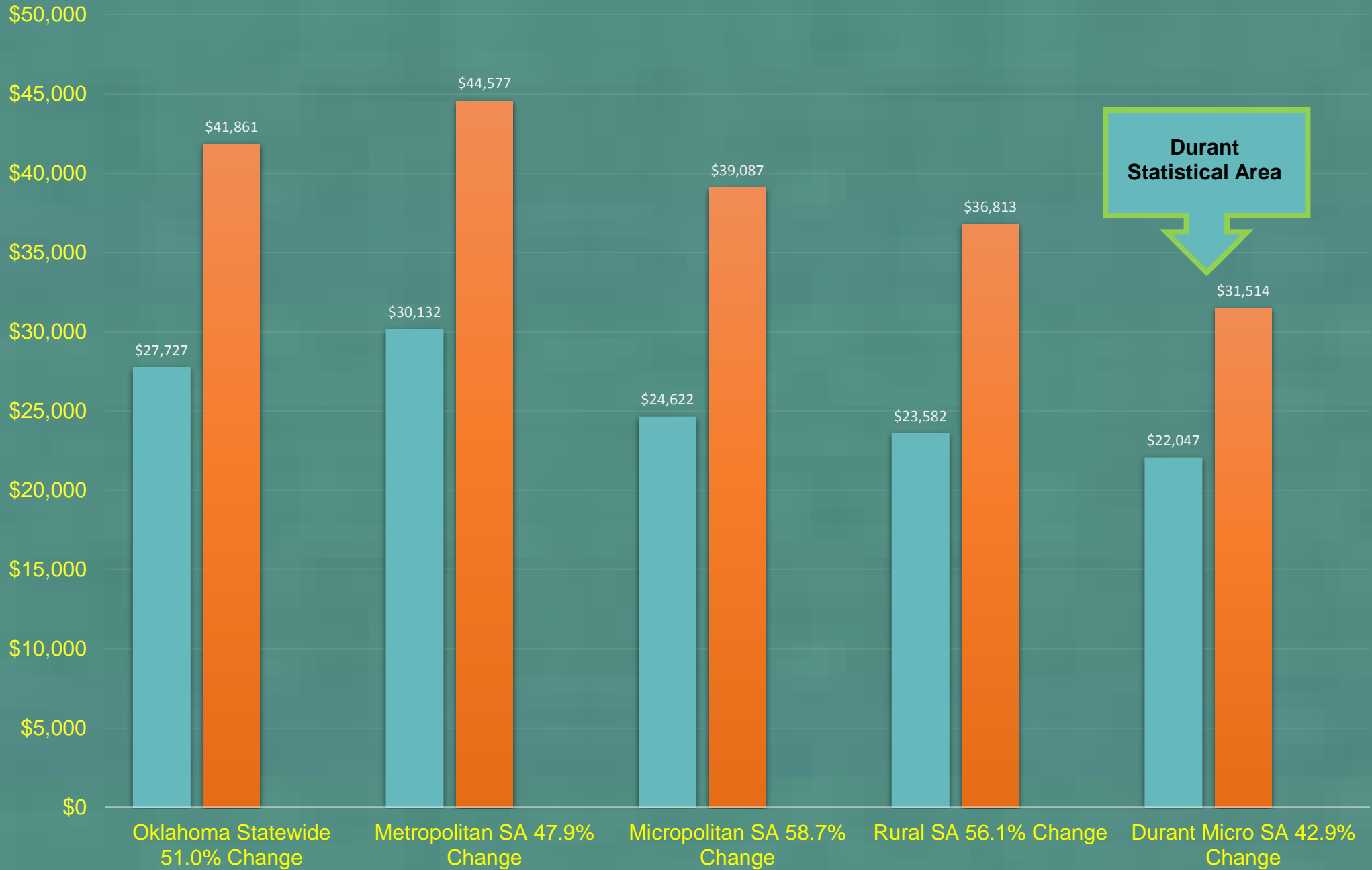


# Employment Growth (2002-2014) METRO IS CORE COUNTIES ONLY.





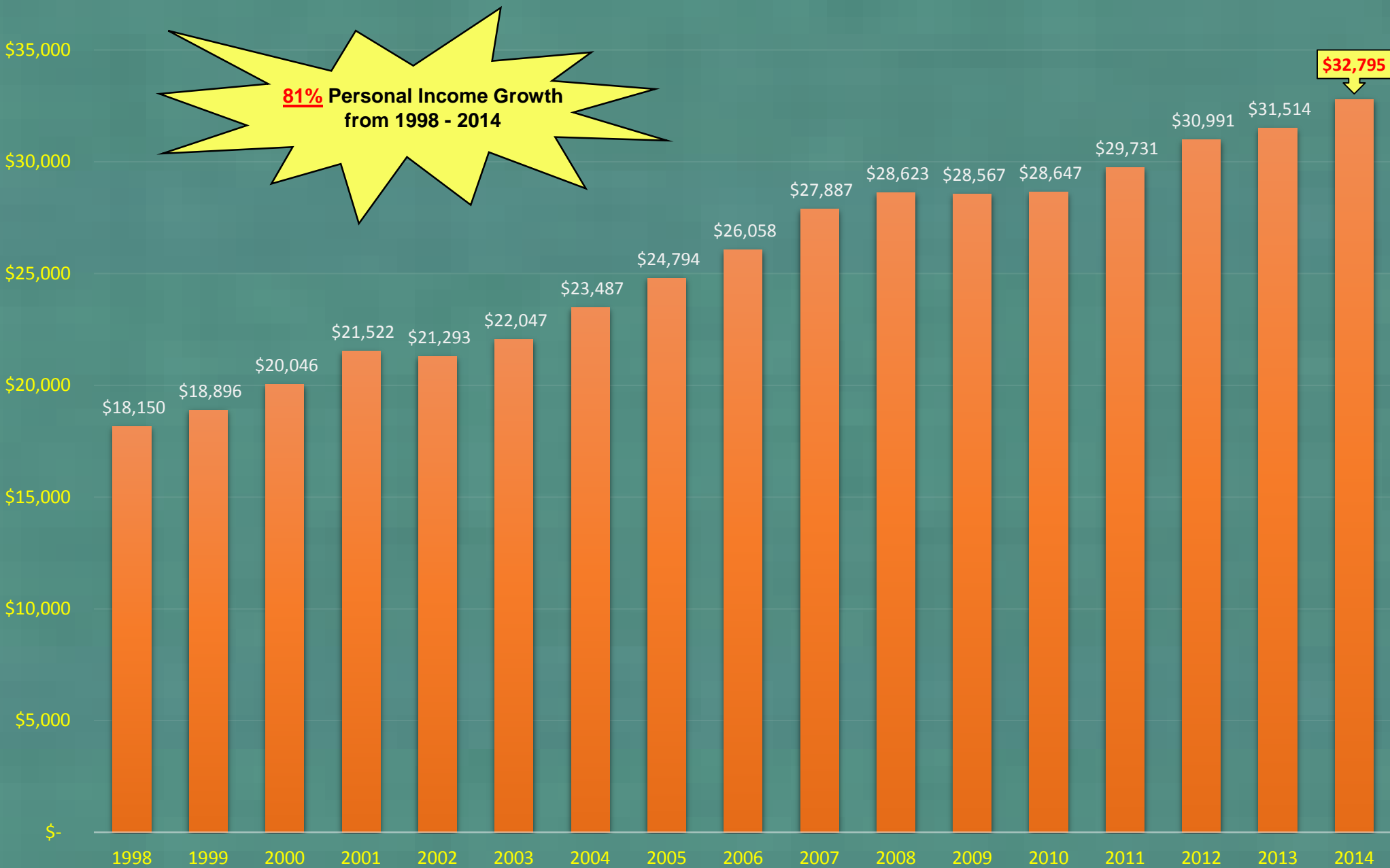
# \*Per Capita Personal Income 2003 - 2014



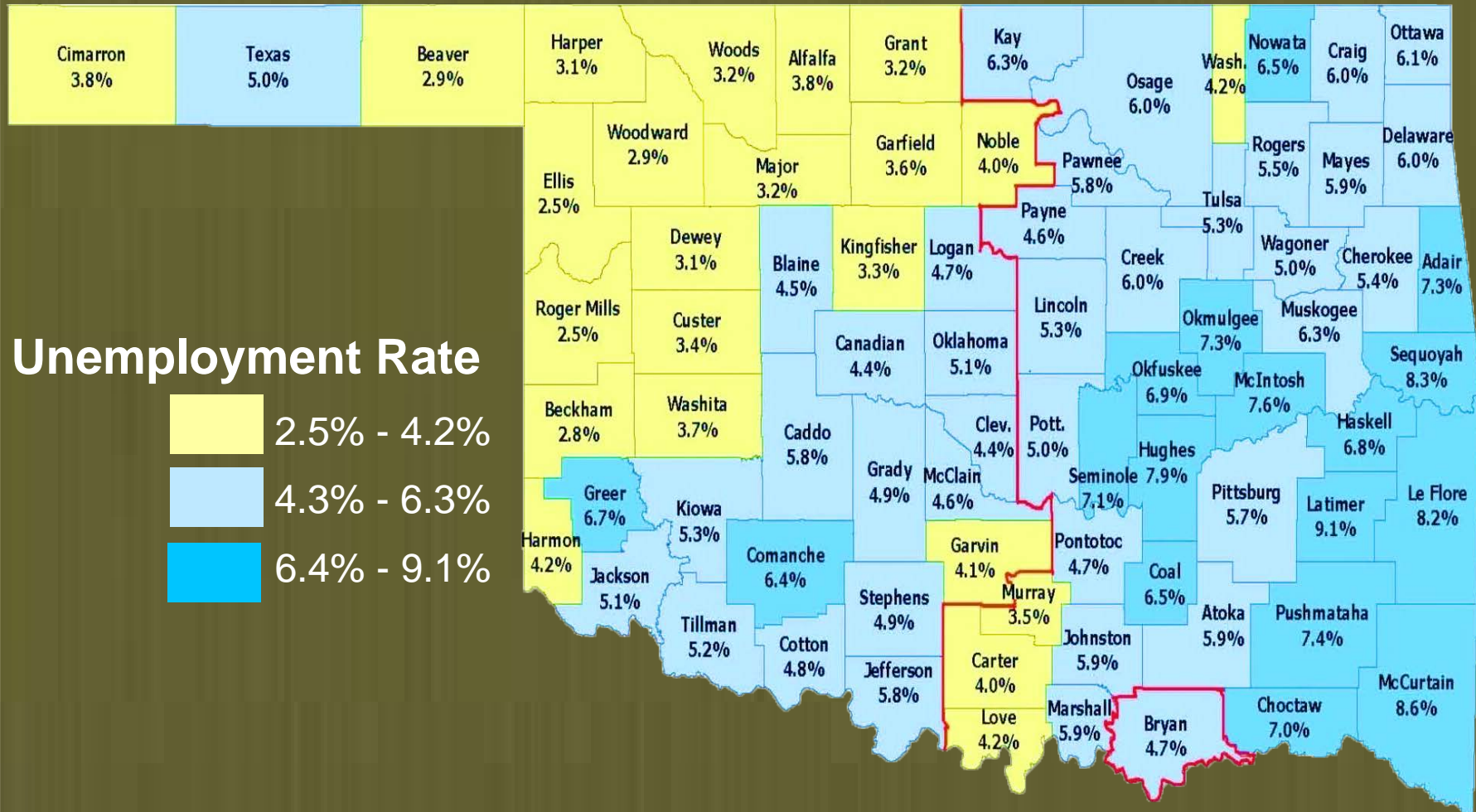
# Per Capita Personal Income For Bryan County

1998 - 2014

(17 Years)



# Rolling Twelve Month Average Unemployment Rate February 2014 – January 2015

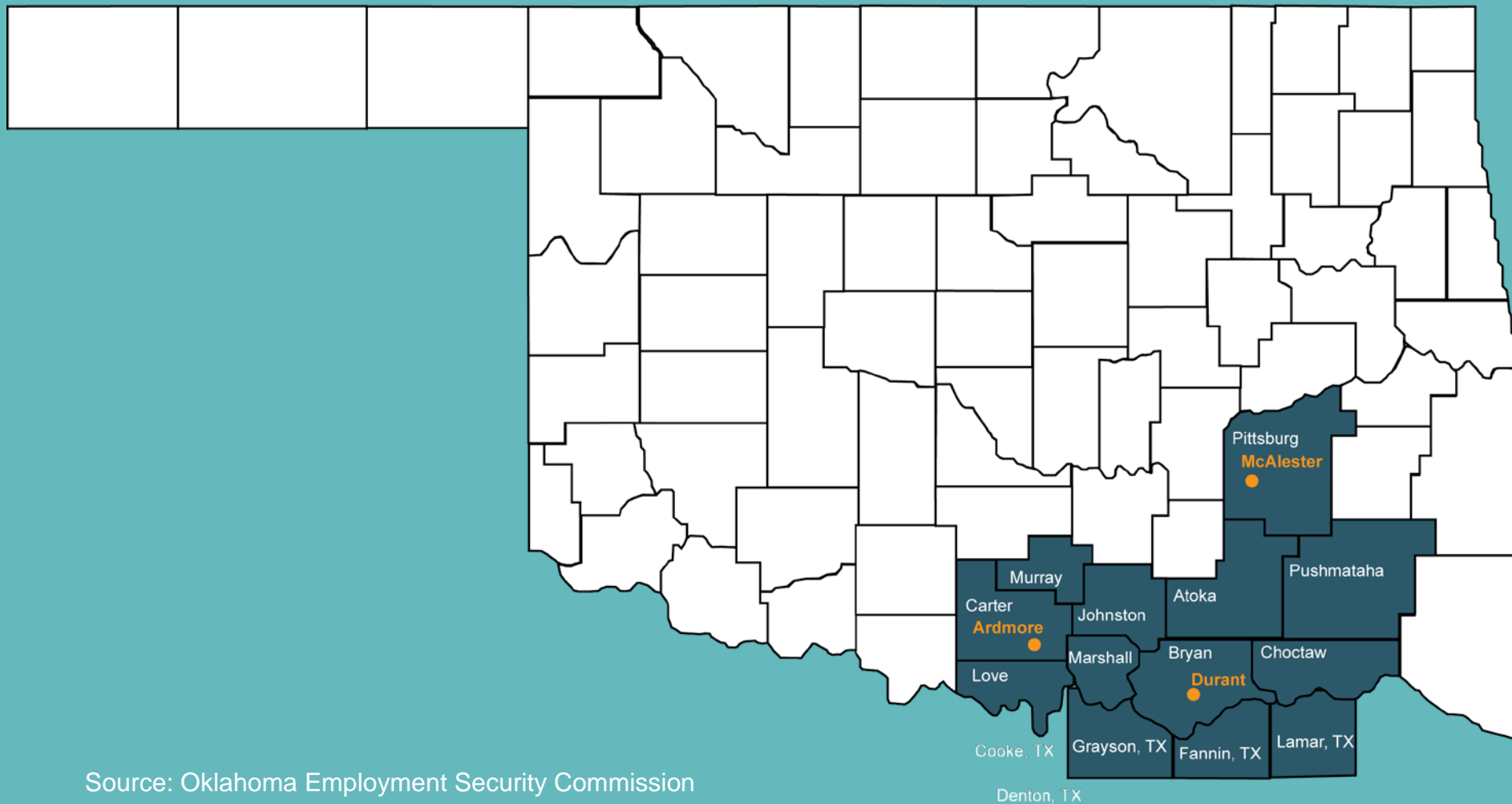


**Bryan County 6<sup>th</sup> Lowest  
Unemployment Rate of  
the 41 counties in the  
Eastern Half of Oklahoma!**

Source: Oklahoma Employment Security Commission

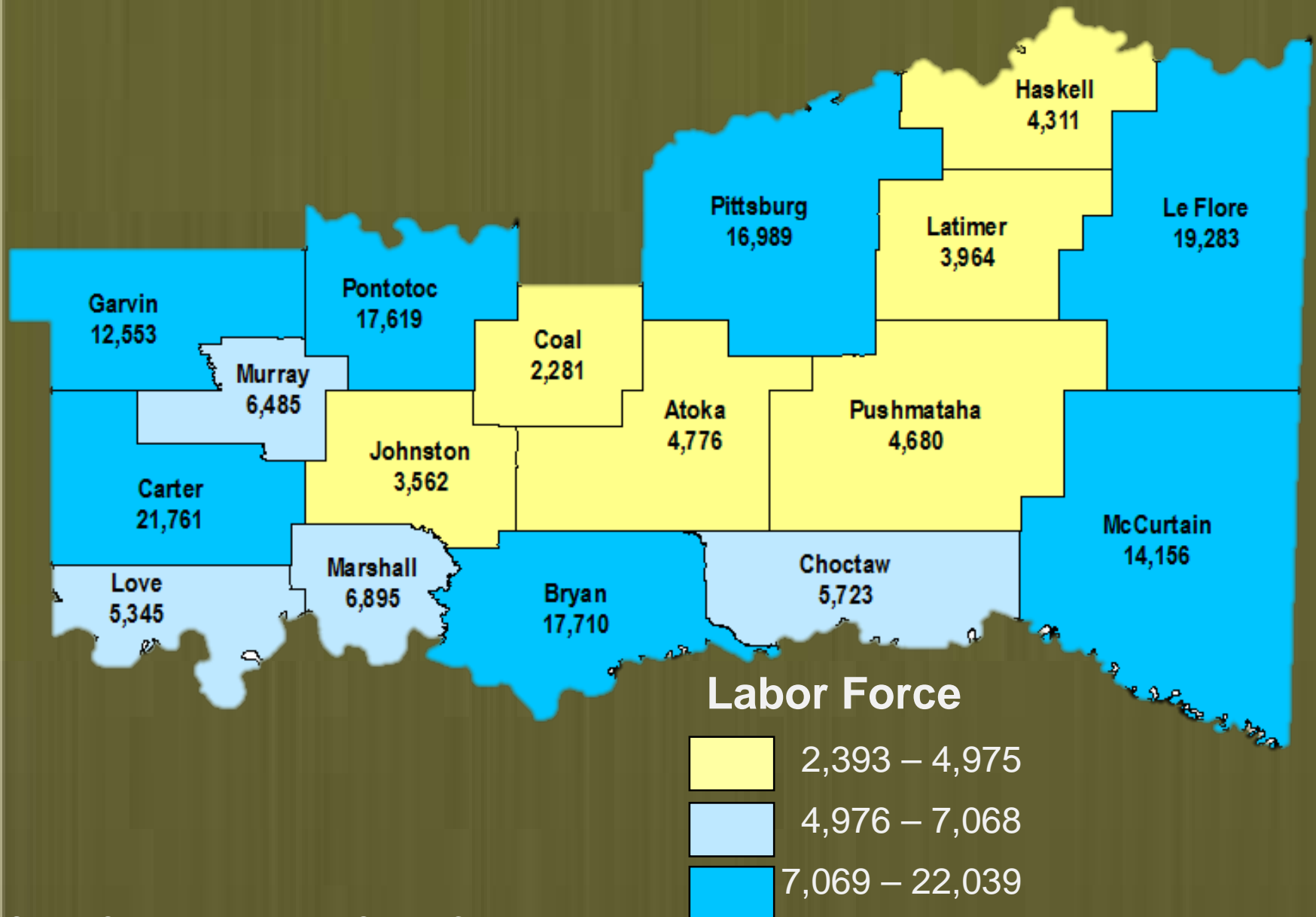


# Bryan County Workforce Region



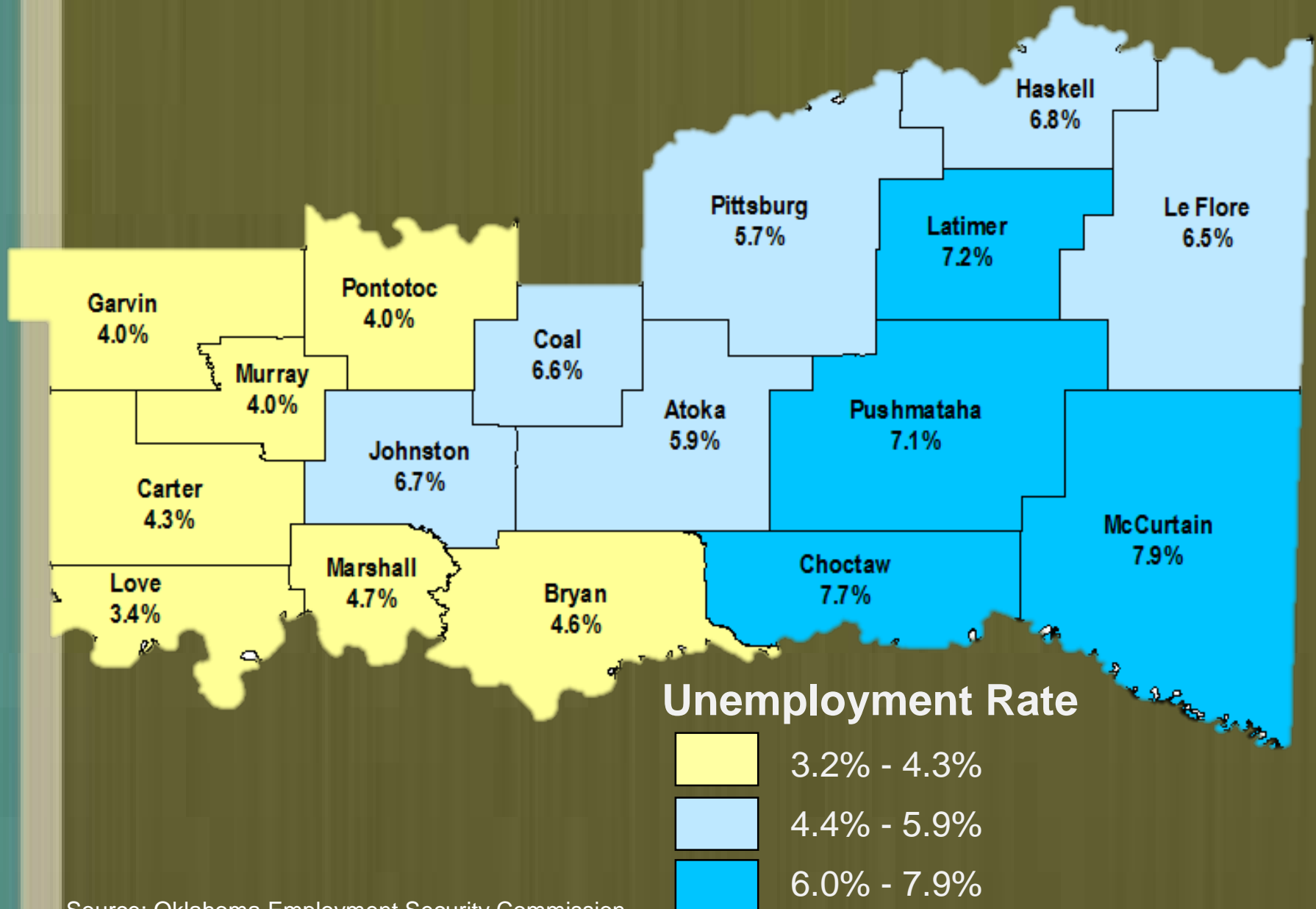
Source: Oklahoma Employment Security Commission

# 2014 Total Jobs by County Southern Workforce Area



Source: Oklahoma Employment Security Commission

# 2014 Unemployment by County Southern Workforce Area





# Durant Regional Labor Market

Code	Description	Dec 2014				Employed Rate	Labor Participation Rate
		Unempl. Rate	Labor Force	Unemployed	Employed		
40005	Atoka County, OK	4.4%	5,851	256	5,595	95.6%	60.30%
40013	Bryan County, OK	3.7%	20,043	742	19,301	96.3%	60.30%
40019	Carter County, OK	2.8%	28,944	813	28,131	97.2%	60.30%
40023	Choctaw County, OK	6.3%	6,856	435	6,421	93.7%	60.30%
40069	Johnston County, OK	4.5%	4,805	216	4,589	95.5%	60.30%
40085	Love County, OK	2.9%	6,010	177	5,833	97.1%	60.30%
40095	Marshall County, OK	4.0%	6,769	271	6,498	96.0%	60.30%
40099	Murray County, OK	2.7%	9,116	243	8,873	97.3%	60.30%
40121	Pittsburg County, OK	4.1%	21,113	864	20,249	95.9%	60.30%
40127	Pushmataha County, OK	6.3%	5,210	326	4,884	93.7%	60.30%
48147	Fannin County, TX	5.3%	13,645	718	12,927	94.7%	60.30%
48181	Grayson County, TX	4.0%	58,768	2,363	56,405	96.0%	60.30%
48277	Lamar County, TX	4.8%	22,328	1,081	21,247	95.2%	60.30%
Regional Total		4.1%	209,458	8,505	200,953	95.9%	60.30%

Source: Oklahoma Department of Commerce

# Community Overview (Education)

**Durant Public Schools** - Throughout the years, Durant Public Schools have maintained an outstanding curriculum, winning both state & national honors in scholastic, music, & sporting events. Durant Public Schools currently **have 3,850 students enrolled**. The newly constructed Durant High School opened in 2011. Durant Middle School teaches grades 7 & 8. Durant Intermediate School teaches grades 4-6. There are 4 elementary schools for Pre-K to 3<sup>rd</sup> grade. Victory Life Academy, in Durant, is a private Christian school offering a full curriculum education from nursery to 12<sup>th</sup> grade. Victory Life Academy is fully accredited under the Oklahoma Private School Accreditation Commission.



# Community Overview (Education)

**Kiamichi Technology Center** - The Kiamichi Technology Center offers all of its 3,210 students technical skills which empower them with advantages in today's competitive work environment. A variety of career pathways are offered including: Licensed Practical Nursing, Business and Information Technology, Early Child Care and Education, Culinary Arts, Emergency Medical Services, and Welding Technology. **The Business and Industrial Service Division offers the Training for Industry Program (TIP), which provides customized training in new Durant industries at no cost.**





# Community Overview (Education)

**Southeastern Oklahoma State University** - Founded in 1909, Southeastern Oklahoma State University's main Campus is located in Durant, Oklahoma. With a total enrollment of 4,000 students, the University also offers programs at eight outreach sites. The University's academic programs in Aviation, Occupational Safety & Health, and Teacher Education have been nationally recognized. Southeastern's John Massey School of Business is one of the few schools in Oklahoma to be accredited by the Association of Advance Collegiate Schools of Business International.



# Community Overview (Quality of Life)

**Donald W. Reynolds Community Center & Library** – The newly constructed community center and library opened for business in **May 2011**. The 21,000 square foot library includes: computer labs, study rooms, wireless internet capabilities, café, and a retail area. The 7,000 square foot community center includes a distance learning classroom, multi-purpose meeting space, and theater for local productions.



# Community Overview (Quality of Life)

## Lake Texoma

### Facts:

- 89,000 acres
- Shoreline Length: 580 miles

### Family Fun:

- Fishing
- Camping
- Boating
- Texoma Lakefest Regatta





# Community Overview (Quality of Life)

## Choctaw Casino and Resort

### ❖ Attractions:

- 13 Restaurants
- 776 Hotel rooms
- Gaming
- Concerts
- Bowling Alley
- Movie Theater
- Oasis Pool
- Aroma Therapy Spa



# Community Overview

## Fire station:

- 3 Fire Stations, 11 Fire Trucks, 36 Fire Fighters
- Durant fire rating: ISO-4



# Community Overview

## Medical Center of Southeastern Oklahoma:

- Number of beds: 148
- Number of Physicians: 150
- Number of Ambulances: 6
- Trauma Level III Emergency Room
- Awarded Top Hospital for 6 years (1995 – 2000)





# DURANT INDUSTRIAL AUTHORITY WORKFORCE AND BUSINESS DEVELOPMENT PROJECTS

The Durant Industrial Authority & TEAM DURANT has secured funding to enhance and diversify the Durant community through new workforce development and business investments that improve the quality of life for all. Listed below are various sources of grants and revenues for Durant Industrial Authority projects in the City of Durant.

## Durant Industrial Authority Funding For Projects:

Date	Project	Loans	Description	Funding	New Jobs Created
2001	Big Lots Distribution Center		Industrial land	\$763,672	400
2003	Cardinal Glass - FG		Industrial land	\$1,155,651	325
2005	Customer Linx	DIA Loan	Computer equipment	\$250,000	250
2006	Eagle Suspensions	DIA Loan	High pressure natural gas line	\$175,000	175
2007	City of Durant - Community Development		Digital mapping equipment	\$75,000	0
2009	City of Durant - Big Lots Distribution Center		Enterprise Boulevard widening	\$100,000	City Street Improvement
2010	City of Durant - Durant Regional Airport		Terminal Building	\$2,000,000	1
2011	Texoma Manufacturing LLC	DIA Loan	Equipment & Buildings	\$1,000,000	100
2011	City of Durant - Street Project		University Blvd Exit Ramp/75	\$515,020	City Street Improvement
2012	Pharmcare OK of Durant, Inc.	DIA Loan	Land & Building	\$520,000	52
2012	City of Durant - Southeastern Oklahoma State University		Water tower and infrastructure	\$500,000	City Water Improvement 100+
2012	City of Durant - South Ninth Street Project		Widening and overlay	\$564,720	City Street Improvement 227
2013	City of Durant - South Ninth Street Project		Widening and overlay	\$279,669	City Street Improvement 227
2014	City of Durant - Crawford Street Project		Widening and overlay	\$110,000	City Street Improvement - 55
2014	City of Durant - City Stahl Building		Building Repair, A/C Unit, Roof Panels	\$25,000	Stahl Building Repairs -25
2014	City of Durant - City Stahl Building		New Electrical Services (Split)	\$10,000	Stahl Building Repairs -25
2014	City of Durant - Waldron Drive		Widening and overlay	\$630,000	City Street Improvements
2014	City of Durant-Country Club Road		Widening and overlay	\$500,000	City Street Improvements-15
2014	Hitchcock Distribution		Sewer Line and Building Permit	\$45,000	City Sewer Improvements-33
2015	Magnolia Festival		Fairground Fencing Project	\$50,000	Tourism
<b>TOTAL INVESTMENT</b>				<b>\$9,268,732</b>	

# DURANT INDUSTRIAL AUTHORITY WORKFORCE AND BUSINESS DEVELOPMENT PROJECTS

## Oklahoma Department of Transportation Funding for City Street Projects for New Jobs:

Date	Project	Description	Grant Funds
2000	Cornerstone Distribution Center - 21st and 22nd Streets	Industrial Streets	\$212,000
2003	Big Lots Distribution Center	Industrial Streets	\$275,000
2004	Cardinal Glass - FG	Industrial Street	\$197,000
2011	City of Durant - Street Project	University Blvd Exit Ramp/75	\$948,035
2012	City of Durant - South Ninth Street	Widening and overlay	\$355,680
<b>TOTAL OKLAHOMA DEPARTMENT OF TRANSPORTATION CITY STREET FUNDING</b>			<b>\$1,987,715</b>

## Tax Increment Financing - Oklahoma Tax Commission (Ad Valorem Taxes):

Date	Project	Principal & Interest
2003	Cardinal Glass - FG	\$7,219,926 (March 1, 2013)
<b>TOTAL TAX INCREMENT FINANCING</b>		<b>\$7,219,926</b>

## Durant Industrial Authority Property Sales Income:

Date	Property Sales	Project	Amount
2007	Oklahoma Department of Transportation	Phase I - State US 70 South Bypass	\$128,000
2008	Oklahoma Department of Transportation	Phase II - State US 70 South Bypass	\$92,004
2009	XTO Energy Inc.	East Industrial Park - Natural Gas Pipeline Easement	\$46,875
2012	Oneok Sterling III Pipeline	West Industrial Park - Natural Gas Pipeline Easement	\$200,200
2013	Southeastern Materials, LLC (Reggie Sullivan)	East Industrial Park - Permanent Asphalt Plant	\$100,000
<b>TOTAL DURANT INDUSTRIAL AUTHORITY PROPERTY SALES INCOME</b>			<b>\$567,079</b>

# DURANT INDUSTRIAL AUTHORITY WORKFORCE AND BUSINESS DEVELOPMENT PROJECTS

## Durant Industrial Authority Property Rental Income:

Date	Lessee	Description	Amount
2007	Larry Weaver	East Industrial Park - Agriculture	\$12,000
2008	Aubry Griffith	East Industrial Park - Agriculture	\$32,710
2008	Mike Berka	East Industrial Park - Agriculture	\$3,200
2009	Mid-Continent Energy Corporation - Wichita, KS	Oil and Gas Lease - 58.50 acres	\$4,725
2010	OG&E - Oklahoma City, OK	West Industrial Park - 8 acres	\$20,000
2011	Great Southwestern Construction, Inc. - Castle Rock, CO	West Industrial Park - 8 acres	\$11,669
2011	XTO Energy Inc.	West Industrial Park-Natural Gas Well Site	\$30,000
2012	MP Technologies LLC - Cypress, TX	West Industrial Park - 8 acres	\$6,668
2012	XTO Energy Inc.	West Industrial Park-Natural Gas Well Site	\$35,000
2013	Aubry Griffith	Termination of Lease - Lease Reimbursement- 20 acres	(-537.04)
2013	Kevin Dale	East Industrial Park - Agriculture	\$1,050.00
2013	Progressive Group Mtg., LLC	West Industrial Park - 8 acres	\$16,000
2014	Progressive Group Mtg., LLC	West Industrial Park - 8 acres	\$2,000
2014	Gorman-Phillips Construction	West Industrial Park - 8 acres	\$16,000
2014	Dixie-Mat, LLC	West Industrial Park - 8 acres	\$10,000
<b>TOTAL DURANT INDUSTRIAL AUTHORITY PROPERTY RENTAL INCOME</b>			<b>\$200,485</b>

## Federal Economic Development Administration Funds for Job Creation:

Date	Project	Description	Grant Funds
2000	Cornerstone Distribution Center - 21st and 22nd Streets	21st and 22nd Street Project	\$750,000
2002	Big Lots Distribution Center	Water tower and infrastructure	\$1,500,000
2012	City of Durant - Southeastern Oklahoma State University	Water tower and infrastructure	\$950,000
<b>DEVELOPMENT</b>			<b>\$3,200,000</b>

# DURANT INDUSTRIAL AUTHORITY WORKFORCE AND BUSINESS DEVELOPMENT PROJECTS

## Community Development Block Grant-Economic Development Infrastructure Financing Funds from Oklahoma Department of Commerce for Job Creations

Date	Project	Description	Award Funding
2000	Cornerstone Distribution Center - 21st and 22nd Streets	Industrial streets	\$400,000
2003	Allied Stone	Industrial streets	\$161,000
2003	Big Lots Distribution Center	Industrial streets, water & sewer lines	\$1,000,000
2004	Cardinal Glass	Rail spur	\$500,000
2005	Earth Biofuels	Rail spur and 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	\$99,080
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, Inc.	Airport/Industrial access street	\$500,000
2014	Overland Materials & Manufacturer	Industrial Street	\$525,000
2014/2015	The Tile Shop	Distribution Center Building	\$1,000,000
<b>TOTAL CDBG-EDIF FUNDS</b>			<b>\$5,948,286</b>

# DURANT INDUSTRIAL AUTHORITY WORKFORCE AND BUSINESS DEVELOPMENT PROJECTS

## Private Donation Funds to Durant Industrial Authority:

Date	Project	Description	Amount
2000	Durant Industrial Foundation	(4 Certificates of Deposit)	\$171,556
2001	Private Donations - Durant City for Jobs		\$3,750
2002	Private Donations - Durant City for Jobs		\$2,500
2003	Big Lots Distribution Center - Choctaw Nation of Oklahoma	Industrial streets	\$141,000
2003	Cardinal Glass - FG	Site & infrastructure	\$2,000,000
2003	Private Donations - Durant City for Jobs		\$500
2004	Private Donations - Durant City for Jobs		\$16,902
2005	Private Donations - Durant City for Jobs		\$1,000
2011	XTO Energy Services	West Industrial Park - Natural Gas Well Site	\$25,000
2011	OG&E		\$200
2012	Progressive Pipeline	U.S. 70 Highway Entrance	\$23,000
	<b>TOTAL DONATIONS</b>		<b>\$2,385,408</b>

# DURANT INDUSTRIAL AUTHORITY WORKFORCE AND BUSINESS DEVELOPMENT PROJECTS

## Durant Industrial Authority and Oklahoma Department of Commerce Quality Jobs Income:

Date	Company Name	Average Wage	Quality Jobs Contract
2000	Customerlinx of Oklahoma	\$10,643	\$601,000
2003	Cardinal FG Company	\$40,424	\$6,028,807
2003	Durant DC, LLC (Big Lots)	\$29,566	\$5,896,800
2005	Durant Biofuels, LLC	\$41,000	\$25,700
2006	Eagle Suspensions, LLC	\$34,864	\$2,676,991
2006	Icon Construction, Inc.	\$25,962	\$1,244,830
2012	PharmcareOK of Durant, Inc.	\$38,188	\$571,952
2013	The Tile Shop	\$31,522	\$416,614
2014	BrucePac-Oklahoma	\$31,719	\$4,799,987
<b>TOTAL DIA/ODOC QUALITY JOBS INCOME</b>			<b>\$22,262,681</b>

**GRAND TOTAL OF INCOME, REVENUE and GRANT FUNDING**

**\$53,040,312**

Date: May 2015



# BEST FENDER PRODUCTS



**THE DURANT INDUSTRIAL AUTHORITY FUNDED THE CONSTRUCTION OF CRAWFORD STREET TO SUPPORT BEST FENDER PRODUCTS**



**Crawford Street**



**Crawford Street**

**BUSINESS LOCATION:  
301 SOUTH 22ND STREET**

**55  
NEW JOBS**





**THE BRUCEPAC COMPANY WILL ADD 40,000 SF TO THE FACILITY FOR FULLY COOKED PREPARED MEAT PROCESSING. THEIR PLANS ARE TO HIRE 300 EMPLOYEES STARTING IN THE FALL OF 2015**

**THE DURANT INDUSTRIAL AUTHORITY INVESTED \$700,000 FOR WORKFORCE TRAINING AND EMPLOYMENT STAFFING**



# HITCHCOCK DISTRIBUTING



**THE DURANT INDUSTRIAL AUTHORITY FUNDED AN EMPLOYEE GRANT OF \$45,000 TO RETAIN JOBS IN OUR COMMUNITY**

**THE GROUNDBREAKING CEREMONY WILL BE HELD ON  
JUNE 10, 2015**

**33  
RETAINED JOBS**

**BUSINESS LOCATION:  
2901 WEST ARKANSAS STREET**

# PHARMCARE OK OF DURANT, INC.

2012



THE DURANT INDUSTRIAL AUTHORITY FUNDED THIS \$520,000 BUILDING INVESTMENT

*Pharmcare*USA

2014



52  
NEW JOBS

BUSINESS LOCATION:  
102 WALDRON DR





# TEXHOMA TRUSS, LLC



**TEXHOMA TRUSS MADE A 15M DOLLAR BUSINESS INVESTMENT  
THE DURANT INDUSTRIAL AUTHORITY FUNDED A \$35,000  
RELOCATION GRANT**

**20  
NEW JOBS**

**BUSINESS LOCATION:  
92 WALDRON DR**





Matt 6:33

# TEXOMA MFG LLC

Durant, OK 74702

## ENVIRONMENTAL STORAGE EQUIPMENT



THE DURANT INDUSTRIAL  
AUTHORITY FUNDED A \$1M  
DOLLAR BUSINESS LOAN



100  
NEW JOBS

BUSINESS LOCATION:  
3324 NORTH FIRST AVE





# DURANT REGIONAL AIRPORT EAKER FIELD



**Old Industrial Road**



**New Industrial Road Construction**

**THE INDUSTRIAL ROAD FUNDING FOR WALDRON DRIVE  
CONSTRUCTION WAS PROVIDED BY A \$500,000  
COMMUNITY DEVELOPMENT BLOCK GRANT AND \$630,000 BY  
THE DURANT INDUSTRIAL AUTHORITY**

# **OVERLAND MATERIALS AND MANUFACTURING INC.**

**THE ASPHALT BLENDING PLANT IS LOCATED ON  
COUNTRY CLUB ROAD**



**THE OVERLAND MATERIAL MANUFACTURING PROJECT IS AN  
INVESTMENT OF 5M DOLLARS**

**15  
NEW JOBS**

**THE COUNTRY CLUB INDUSTRIAL ROAD CONSTRUCTION PROJECT  
IS FUNDED BY A \$525,000 COMMUNITY DEVELOPMENT BLOCK  
GRANT**

**THE DURANT INDUSTRIAL AUTHORITY PROVIDED FUNDING OF  
\$500,000**



# SOUTHEASTERN OKLAHOMA STATE UNIVERSITY WATER TOWER



2014 Durant Industrial Authority Funded

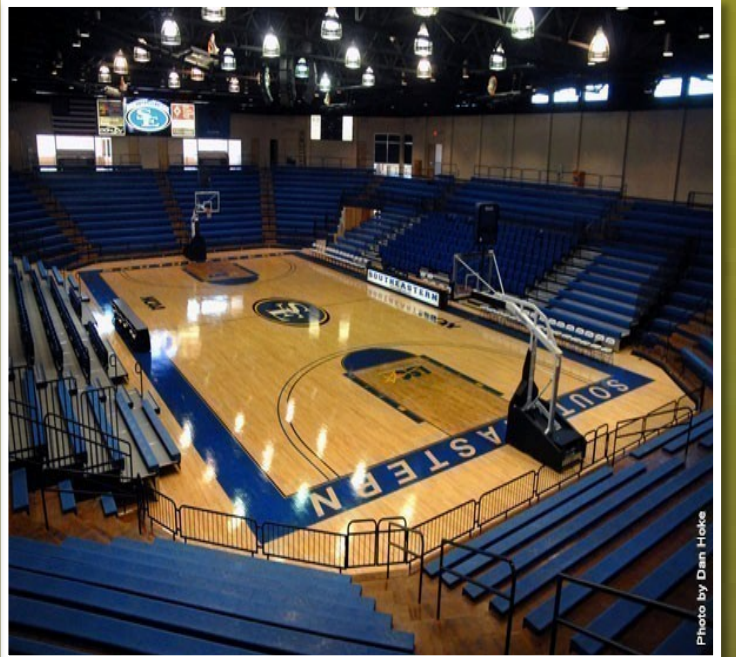
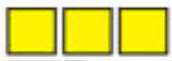


Photo by Dan Hoke

**DURANT INDUSTRIAL AUTHORITY FUNDING - \$500,000**

**THE NEW CITY WATER TOWER AND INFRASTRUCTURE INVESTMENT WAS JOINTLY FUNDED BY THE CITY OF DURANT, DURANT INDUSTRIAL AUTHORITY, SOUTHEASTERN OKLAHOMA STATE UNIVERSITY, AND A FEDERAL ECONOMIC DEVELOPMENT ADMINISTRATION GRANT.**





# The Tile Shop



**139,000 SF Distribution Center (Phase I)  
Distribution Center Opened April 2013**



**40,000 SF Manufacturing Plant (Phase II)**



**THE TILE SHOP AND DURANT INDUSTRIAL AUTHORITY HAS  
PLANNED A PHASE III EXPANSION FOR AN 88,000 SF DISTRIBUTION  
CENTER (2014-2015)**

**75 NEW JOBS**

# BRYAN COUNTY COMMUNITY CENTER AND FAIRGROUNDS



**THE DURANT INDUSTRIAL AUTHORITY PROVIDED A \$50,000 GRANT TO CONSTRUCT THE WROUGHT-IRON PRIVACY FENCE AT THE BRYAN COUNTY COMMUNITY CENTER AND FAIRGROUNDS.**





**DISCOUNT TIRE & SERVICE**

**DISCOUNT TIRE & SERVICE  
OPENED IN FEBRUARY 2014**



**8  
NEW JOBS**

**BUSINESS LOCATION:  
501 WESTSIDE DRIVE**



# DURANT MCDONALDS RESTAURANT



NEW INDOOR PLAYGROUND  
DUAL DRIVE-THRU FOOD SERVICE LANES



MAY 2014 GRAND OPENING – 90 EMPLOYEES



# DURANT SANDS, LLC



**DURANT SANDS PROCESSING FACILITY  
IS A 5M DOLLAR INVESTMENT**

**MCCRAW MATERIALS LOCATED IN TEXAS  
IS EXPANDING THEIR SAND PROCESSING  
OPERATION TO DURANT**

**BUSINESS LOCATION:  
418 CEMETERY ROAD**

**30  
NEW JOBS**





# THE HEART & MEDICAL CENTER



**DRS. VIVEK AND SANGEETA KHETPAL EXPANDED THEIR DURANT CARDIOLOGY MEDICAL CENTER**



**BUSINESS LOCATION:  
2701 WEST UNIVERSITY BLVD**

**20 EMPLOYEES  
5 PHYSICIANS – 15 MEDICAL STAFF**