

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT INDUSTRIAL AUTHORITY

4:00 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma
AGENDA**

November 2, 2021

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Meeting Minutes of October 5, 2021
- b. Consider Approval of Financial Report
- c. Consider Approval of Claims

2. Consider Items Removed from Consent

3. Information Items

- a. Executive Director Report
- b. West Industrial Park Update
- c. Grant Proposal Webinar Information

4. Administration

- a. Discussion, Consideration and Possible Action on the Termination of Lease Agreements on All Property Owned by the Durant Industrial Authority.
- b. Discussion, Consideration and Possible Action on Meeting Dates for Calendar Year 2022
- c. Discussion, Consideration and Possible Action on the Reappointment of Jeff Hammock to an Additional Two-year Term to the Durant Industrial Authority.

5. Executive Session

- a. Consider Entering Executive Session: Confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.
- b. Return from Executive Session
- c. Consider Action Pursuant to Item 5 a

6. New Business

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 10th day of November, 2020 and that an agenda of said meeting was posted at the place of such meeting at 3:30 p.m. on the 27th day of October, 2021.



Ellie Flynn, City of Durant



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Approval of Meeting Minutes of October 5, 2021

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. DIA 10.5.2021 Minutes

MINUTES OF THE MEETING OF DURANT INDUSTRIAL AUTHORITY
October 5, 2021 AT 4:00 PM,
Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Vice Chairman Hammock called the meeting to order at 4:00 p.m.

INVOCATION/FLAG SALUTE

Vice Chairman Hammock provided the invocation.

ROLL CALL

Present:

Trustee Edwin Boothe
Trustee Steve Brittingham
Trustee Mike Davis
Trustee Brett Rogers
Trustee Jeff Shattuck
Vice Chairman Jeff Hammock

Absent:

Chairman Chris Pierce

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

Motion was made by Trustee Davis and seconded by Trustee Brittingham to approve consent items as presented.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Davis, Rogers, Shattuck, Hammock

Nays: None

Abstain: None

- a. Consider Approval of Regular Meeting Minutes of September 7, 2021
- b. Consider Approval of Financial Report
- c. Consider Approval of Claims

2. Consider Items Removed from Consent

3. Information Items

- a. Executive Director Report

4. Administration

- a. Discussion, Consideration, and Possible Action on Termination of Lease Agreements on All Property Owned by the Durant Industrial Authority.

No action taken; to be considered at a later date.

5. Executive Session

- a. Consider Entering Executive Session

Motion was made by Trustee Shattuck and seconded by Trustee Rogers to enter executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Davis, Rogers, Shattuck, Hammock

Nays: None

Abstain: None

- b. Discuss the purchase or appraisal of real property. This Executive Session Authorized by Title 25, Section 307 (B)(3) of the Oklahoma State Statutes.
- c. Confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

- d. Return from Executive Session

Motion was made by Trustee Boothe and seconded by Trustee Shattuck to return from executive session.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Davis, Rogers, Shattuck, Hammock

Nays: None

Abstain: None

- e. Consider Action Pursuant to Item 5b

No action.

- f. Consider Action Pursuant to Item 5 c

Motion was made by Trustee Davis and seconded by Trustee Shattuck to direct Executive Director, Lisa Taylor, to continue negotiations on a contract with Project 40.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Davis, Rogers, Shattuck, Hammock

Nays: None

Abstain: None

6. New Business

There was no new business.

ADJOURNMENT

Motion was made by Trustee Rogers and seconded by Trustee Boothe to adjourn.

Motion Passed with the following vote:

Ayes: Boothe, Brittingham, Davis, Rogers, Shattuck, Hammock

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Approval of Financial Report

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Sept. 2021 DIA & ED Financial Reports

Durant Industrial Authority

Cash Balance:	9/30/2021	9/30/2021
Fund 110	\$2,848,840.86	
Fund 020	\$1,249,600.26	

FUND 110		
Income Statement	9/30/2021	21/22 Budget
BEGINNING BAL.		\$2,188,662.00
Total Revenue	\$318,272.35	\$1,075,980.00
Total Expenses	\$27,362.49	\$359,450.00
FUTURE PROJECTS		\$2,905,192.00
Change in Net Position	\$290,909.86	

FUND 020		
Income Statement	9/30/2021	21/22 Budget
BAL FORWARD		\$1,200,573.00
Total Revenue	\$407,012.96	\$458,000.00
Total Expenses	\$343,868.42	\$1,370,714.00
Contingency Reserve		\$287,859.00
Change in Net Position	\$63,144.54	

DURANT INDUSTRIAL AUTHORITY - FUND 020

INCOME & EXPENSE STATEMENT

25.00% of Fiscal Year

September 30, 2021

	Current Month		Fiscal Year To Date			
	% of		YTD		2021-2022	
	September-21	Total Revenue	Amount	Total Revenue	Budget	% of Budget
REVENUES:						
BEGINNING BALANCE					850,573	65.00%
Interest	222.44	1.75%	222	0.05%	1,000	0.08%
DIA Property Lease Revenue-Jimmy Bush	0.00	0.00%	0	0.00%	2,000	0.15%
Misc. Revenue	0.00	0.00%	0	0.00%	-	0.00%
Transfer from Economic Development-DEBT PYMNT	9,120.83	71.95%	27,362	6.52%	109,450	8.36%
Transfer from Economic Development- REIMB		0.00%		0.00%	250,000	19.10%
CDBG Loan Pmt. Reimb - CG	1,666.67	13.15%	5,000	1.19%	20,000	1.53%
CDBG Loan Pmt. Reimb - CG	0.00	0.00%			-	0.00%
CDBG Loan Pmt. Reimb - ES	1,666.48	13.15%	4,999	1.19%	20,000	1.53%
TIF#3-19 TUBACEX TAX REFUND REV		0.00%	378,284	90.13%	55,000	4.20%
TIF#3-DIA 1% TAX REFND REV.	0.00	0.00%	3,821	0.91%	550	0.04%
PROJECT ENERGY						0.00%
TOTAL REVENUES	12,676.42	0.97%	419,689	32.07%	1,308,573	100.00%

	Current Month		Fiscal Year To Date			
	% of		YTD		2021-2022	
	September-21	Total Revenue	Amount	Total Revenue	Budget	Budget
EXPENSES:						
Economic Development:						
Legal Fees				0.00%	-	0.00%
Audit Fees (Prorated)	7.59	0.15%	74	0.37%	5,947	5.81%
Office Space Rent		0.00%		0.00%	-	0.00%
Phone & Communications		0.00%	-	0.00%	-	0.00%
Postage & Telecommunications	0.00	0.00%	-	0.00%	100	0.10%
Consulting Fees	0.00	0.00%	-	0.00%	55,000	53.69%
Publications & Advertising	3,371.63	65.25%	15,740	77.96%	15,000	14.64%
Contract Labor	0.00	0.00%	-	0.00%	2,000	1.95%
Comp. Software & Accessories	0.00	0.00%	-	0.00%	2,800	2.73%
Photo Copies		0.00%	-	0.00%	400	0.39%
Office Supplies		0.00%	-	0.00%	1,200	1.17%
Meeting Expenses		0.00%	-	0.00%	1,000	0.98%
Membership/Licenses/Certifications		0.00%	-	0.00%	3,755	3.67%
Janitorial Services		0.00%	-	0.00%	-	0.00%
Misc. Expenditures	0.00	0.00%	-	0.00%		0.00%
Training & Travel	1,351.96	26.16%	3,067	15.19%	10,000	9.76%
I. T. Service Fees	435.98	8.44%	1,308	6.48%	5,232	5.11%
Transfer to Capital Impr. Fund		0.00%		0.00%		0.00%
Total Economic Development Expenses	5,167.16	100.00%	20,188	100.00%	102,434	100.00%

Industrial Projects:						
CMP CDBG \$300K Loan Pmt.	1,250.00	0.32%	3,750	0.91%	15,000	1.57%
Big Lots CDBG \$500K Loan Pmt.	2,083.34	0.53%	6,250	1.51%	25,000	2.61%
CFG CDBG \$400K Loan Pmt.	1,666.67	0.43%	5,000	1.21%	20,000	2.09%
EB - CDBG \$400K Loan Pmt.	354.17	0.09%	1,063	0.26%	11,667	1.22%
ES - CDBG Loan Pmt.	1,666.48	0.43%	4,999	1.21%	20,000	2.09%
CG Land Acquisition Costs	4,815.21	1.23%	14,446	3.49%	57,783	6.04%
E.D. PROMOTION ACTIVITIES						0.00%
TIF#3 19 Tubacex Reimb Payment	378,283.95	96.97%	378,283.95	91.42%	55,000	5.75%
CONTINGENCY RESERVE		0.00%		0.00%	751,689	78.62%

Total Industrial Projects Expenses	390,119.82	100.00%	413,792	100.00%	956,139	100.00%
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Capital Expenditures:						
DIA Land Purchas	2,596.40	100.00%	316,513	100.00%	250,000	100.00%
Total Industrial Expenditures	2,596.40	100.00%	316,513	100.00%	250,000	100.00%

TOTAL EXPENSES	397,883.38	30.41%	750,493	57.35%	1,308,573	
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CHANGE IN NET POSITION	(385,206.96)	(330,803)	0
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Funding for loan provided by Economic Development 1/4% Sales Tax transferred in from Fund 110.

DURANT INDUSTRIAL AUTHORITY - FUND 020
CLAIM ON POOLED CASH STATEMENT

September 30, 2021

RECEIVE:	CURRENT MONTH	TOTAL
PRIOR MONTH BALANCE		\$547,021.18
DIA ED Loan Repayment-Eagle Suspension	\$1,666.48	\$1,666.48
DIA ED Loan Repayment-Earth Biofuel	\$1,312.50	\$1,312.50
DIA ED Loan Repayment-	\$1,666.67	\$1,666.67
DIA Property Lease		\$0.00
Misc. Revenue-Donation	\$146.81	\$146.81
TIF#3 19 TUBACEX TAX REVENUE	\$0.00	\$0.00
Transfer from ED for Land & Project		\$0.00
Transfer from ED for Debt Service Payment	\$9,120.83	\$9,120.83
TOTAL RECEIVE	\$13,913.29	\$560,934.47

PAYMENT:	CURRENT MONTH	TOTAL
A/P REIMBUSE	\$1,351.96	\$1,351.96
Reverse Earth Biofuel	\$1,312.50	\$1,312.50
IT Service Fees	\$435.98	\$435.98
Transfer to DIA checking account		\$0.00
Transfer to DIA checking account		\$0.00
		\$0.00
TOTAL EXPENSES	\$3,100.44	\$3,100.44

ACCOUNT BALANCE	\$10,812.85	\$557,834.03
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TRANSFER FROM CLAIM ON POOLED TO DIA CHECKING ACCOUNT	TRSF DATE
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7/01/2021-7/31/2021 Claim on Pooled	\$11,968.27	8/25/2021 #4375152
8/05/2021 Claim on Pooled	\$286,301.62	8/5/2021 #4279123 property
8/01/2021-8/31/2021 Claim on Pooled	(\$146.81)	9/21/2021-wrong trsfr #4511262
8/01/2021-8/31/2021 Claim on Pooled-correct	\$11,968.27	10/6/2021 #4591064
9/01/2021-9/30/2021 Claim on Pooled	\$10,666.04	10/22/2021 #4671301
10/01/2021-10/31/2021 Claim on Pooled		
11/01/2021-11/30/2021 Claim on Pooled		
12/01/2021-12/31/2021 Claim on Pooled		
1/01/2022-1/31/2022 Claim on Pooled		
2/01/2022-2/28/2022 Claim on Pooled		
3/01/2022-3/31/2022 Claim on Pooled		
4/01/2022-4/30/2022 Claim on Pooled		
5/01/2022-5/31/2022 Claim on Pooled		
6/01/2022-6/30/2022 Claim on Pooled		

YTD Transfer	\$320,757.39
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ECONOMIC DEVELOPMENT FUND 110
INCOME & EXPENSE STATEMENT
25.00% of Fiscal Year

REVENUE:	CURRENT MONTH	Fiscal Year To Date	
	September 2021	YTD	% of
ACCOUNT GROUPS	Amount	Amount	Budget
Beginning Balance			0.00%
Interest Earnings	620.61	1,870.30	0.00%
Miscellaneous Revenue		5,000	0.00%
1/4% Sales Tax Revenue		-	0.00%
Loan Repymnt Interest Earned	99,155.38	303,402.06	29.78%
E.D. LoanRepaymnt (Texoma MFG)		1,018,980	0.00%
E.D. Loan Repayment (Eagle Suspensions)		-	0.00%
E.D. LoanRepaymnt (Pharmcare)	4,333.33	12,999.99	0.00%
TRANSFER IN	-	52,000	25.00%
TOTAL REVENUE	104,109.32	318,272.35	9.75%

EXPENSES:	CURRENT MONTH	Fiscal Year To Date	
	September 2021	YTD	% of
ACCOUNT GROUPS	Amount	Amount	Budget
TRSF TO DIA-DEBT PMNTS	9,120.83	27,362.49	0.00%
TRSF TO DIA (REIMB FOR EXPENSES)		109,450	0.00%
		250,000	0.00%
			0.00%
TOTAL EXPENSES	9,120.83	27,362.49	7.61%
FUTURE PROJECTS			
NET CHANGE IN FUND BALANCE	94,988.49	2,905,192	0.00%
		-	0.00%

AL 10/21/21

ECONOMIC DEVELOPMENT FUND 110

BALANCE SHEET (unaudited)

as of 9/30/2021

ASSETS	Amount	% of Total Assets
Claim on Pooled Cash	2,848,840.86	48.79%
Sales Tax Receivable (.25%)	140,521.66	2.41%
Due From DIA	2,850,000.00	
Accounts Receivable	0.29	
Total Current Assets	5,839,362.81	100.00%
Capital Assets	-	-
Construction in progress	-	-
Gross Fixed Assets	-	-
Less Accumulated Depreciation	-	-
Net Fixed Assets	-	-
Due from other Governments	-	-
Total Other Assets	-	-
TOTAL ASSETS	5,839,362.81	100.00%
LIABILITIES	Amount	% of Total Assets
Accounts payable-pending	-	-
Other Current Liabilities	-	-
Total Current Liabilities	-	-
Capital lease obligations	-	-
Notes payable	-	-
Total Long Term Debt	-	-
Total Liabilities	-	-
Fund Balance	5,548,452.95	95.02%
Invested in Capital Assets	-	-
Surplus (Deficit)-INCLUDE JUNE 2021	290,909.86	4.98%
Total Fund Balance	5,839,362.81	100.00%
		0.00%
TOTAL LIABILITIES & FUND BALANCE	5,839,362.81	100.00%

Sales Tax Receivable is the audited 6/30/19 balance - sales tax was received in July 20 & Aug 20

AL 10/21/2021

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
020-000-101.20-00	FU DIA -20 ACCT# 4089243	338,542.63
020-000-102.00-00	CLAIM ON POOLED CASH	557,834.03
020-000-122.31-00	NOTE REVBL - EAGLE SUSP #2	143,316.00
020-000-122.70-00	NOTE RECEIVABLE - CFG CDBG	92,359.09
020-000-122.81-00	NOTE RCBL - EARTH BIOFUEL #2	283,416.50
020-000-122.81-01	NOTE RCBL-EARTH BIOFUEL#2ALLOW (	283,416.50)
020-000-122.95-00	NOTE RCVBL- TEXOMA MANUFACTURI	0.36
020-000-122.96-00	NOTE RCBL-ABBOT/PHARMCAREOK	148,822.18
020-000-122.97-00	NOTE RECEIVABLE - BRUCEPAC	700,000.00
020-000-151.03-00	DIA CD(CFGC&EDI) LMB #7035	353,223.60
020-000-151.10-00	INVESTMENT IN DURANT TIF AUTHO	3,100,000.00
020-000-161.00-00	CAPITAL ASSETS	17,663.97
020-000-161.00-01	ACCUMULATED DEPRECIATION (	2,062.01)
020-000-180.20-00	DEFERRED OUTFLOW- OkMRF	13,924.00
020-000-191.00-00	LAND AND OTHER NON DEPRECIABLE	1,673,856.00
		<u>7,137,479.85</u>
TOTAL ASSETS		7,137,479.85
=====		
LIABILITIES		
=====		
020-000-203.00-00	ACCOUNTS PAYABLE (	8,363.43)
020-000-205.07-00	ACCRUED COMP. ABSENCES PYBL	1,267.00
020-000-206.15-00	NOTE PAYABLE ODOC CDBG CMP	37,500.00
020-000-206.16-00	NOTE PAYABLE ODOC CDBG BL	85,415.90
020-000-206.17-00	NOTE PAYABLE ODOC CDBG CFG	88,332.98
020-000-206.18-00	CDBG ED 05 NOTE PAYABLE	280,583.07
020-000-206.19-00	CDBG ED 06 NOTE PAYABLE	143,317.68
020-000-207.12-00	DUE TO EDC (F110)	2,850,000.00
020-000-207.18-00	A/P PENDING	2,956.23
020-000-207.50-00	ACCRUED INTEREST PAYABLE	218.75
020-000-210.11-00	CAPITAL LEASE OBLIG. (C.GLASS)	143,015.72
020-000-219.00-00	DEFERRED INFLOW- OkMRF	9,158.00
020-000-220.20-00	NET PENSION LIABILITY-OMRF	2,188.00
020-000-243.00-00	ENCUMBRANCES (	832,450.25)
020-000-244.00-00	RESERVE FOR ENCUMBRANCES	832,450.25
020-000-247.00-00	PRIOR YEAR ENCUMBRANCES	2,728.79
020-000-249.00-00	PRIOR YR. RES FOR ENCUMB. (	2,728.79)
TOTAL LIABILITIES		<u>3,635,589.90</u>
EQUITY		
=====		
020-000-271.00-00	FUND BALANCE	2,286,251.29
020-000-271.01-00	INVESTED IN CAPITAL ASSETS	<u>1,546,442.14</u>
TOTAL BEGINNING EQUITY		3,832,693.43
TOTAL REVENUE		419,689.38
TOTAL EXPENSES		<u>750,492.86</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL. (		330,803.48)
TOTAL EQUITY & FUND BALANCE		<u>3,501,889.95</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		7,137,479.85
=====		

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2021

110-1/4 % ECONOMIC DEV. FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
110-000-102.00-00	CLAIM ON POOLED CASH	2,848,840.86	
110-000-132.00-00	DUE FROM DIA	2,850,000.00	
110-000-171.10-00	SALES TAX RECEIVABLE (.25%)	140,521.66	
110-000-171.30-00	ACCOUNTS RECEIVABLE	0.29	
			<u>5,839,362.81</u>
	TOTAL ASSETS		5,839,362.81
			=====
LIABILITIES			
=====			
110-000-243.00-00	ENCUMBRANCES	(13,070,741.32)	
110-000-244.00-00	RESERVE FOR ENCUMBRANCES	13,070,741.32	
110-000-247.00-00	PRIOR YEAR ENCUMBRANCES	88,500.00	
110-000-249.00-00	PRIOR YR. RES. FOR ENCUMBRANCE (	88,500.00)	
EQUITY			
=====			
110-000-271.00-00	FUND BALANCE	5,548,452.95	
	TOTAL BEGINNING EQUITY	5,548,452.95	
	TOTAL REVENUE	318,272.35	
	TOTAL EXPENSES	27,362.49	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	290,909.86	
	TOTAL EQUITY & FUND BALANCE		<u>5,839,362.81</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		5,839,362.81
			=====

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
BALANCE FORWARD	1,200,573.00	0.00	0.00	0.00	0.00	1,200,573.00
MISCELLANEOUS REVENUES	362,450.00	9,343.27	27,584.93	7.61	0.00	334,865.07
INDUSTRIAL PROJECTS REV.	<u>95,550.00</u>	<u>3,333.15</u>	<u>392,104.45</u>	<u>410.37</u>	<u>0.00</u>	<u>(296,554.45)</u>
*** TOTAL REVENUES ***	<u>1,658,573.00</u>	<u>12,676.42</u>	<u>419,689.38</u>	<u>25.30</u>	<u>0.00</u>	<u>1,238,883.62</u>
EXPENDITURE SUMMARY						
ECON. DEV. ADMIN.	123,164.00	5,167.16	20,188.28	65.91	60,987.21	41,988.51
INDUSTRIAL PROJECTS	<u>1,535,409.00</u>	<u>392,716.22</u>	<u>730,304.58</u>	<u>48.83</u>	<u>19,500.00</u>	<u>785,604.42</u>
*** TOTAL EXPENDITURES ***	<u>1,658,573.00</u>	<u>397,883.38</u>	<u>750,492.86</u>	<u>50.10</u>	<u>80,487.21</u>	<u>827,592.93</u>

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.
REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>BALANCE FORWARD</u>						
000-301.10-00 BEGINNING BALANCE	1,200,573.00	0.00	0.00	0.00	0.00	1,200,573.00
TOTAL BALANCE FORWARD	1,200,573.00	0.00	0.00	0.00	0.00	1,200,573.00
<u>MISCELLANEOUS REVENUES</u>						
000-361.10-00 INTEREST EARNINGS	1,000.00	222.44	222.44	22.24	0.00	777.56
000-361.30-00 DIA PROPERTY LEASE REVENUE	2,000.00	0.00	0.00	0.00	0.00	2,000.00
000-364.28-00 TRANSFER FROM ECONOMIC-DEB	109,450.00	9,120.83	27,362.49	25.00	0.00	82,087.51
000-364.28-01 TRSF FROM ECONOMIC (110) R	250,000.00	0.00	0.00	0.00	0.00	250,000.00
TOTAL MISCELLANEOUS REVENUES	362,450.00	9,343.27	27,584.93	7.61	0.00	334,865.07
<u>INDUSTRIAL PROJECTS REV.</u>						
000-375.05-01 CG - CDBG LOAN PMT. REIMB.	20,000.00	1,666.67	5,000.01	25.00	0.00	14,999.99
000-375.05-05 ES - CDBG LOAN PMT. REIMB.	20,000.00	1,666.48	4,999.44	25.00	0.00	15,000.56
000-375.06-02 TIF#3-19 TUBACEX TAX REFND	55,000.00	0.00	378,283.95	687.79	0.00	(323,283.95)
000-375.06-05 TIF#3-DIA 1% TAX REFND REV	550.00	0.00	3,821.05	694.74	0.00	(3,271.05)
TOTAL INDUSTRIAL PROJECTS REV.	95,550.00	3,333.15	392,104.45	410.37	0.00	(296,554.45)
*** TOTAL REVENUES ***	1,658,573.00	12,676.42	419,689.38	25.30	0.00	1,238,883.62
	=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.
ECON. DEV. ADMIN.
DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>PERSONAL SERVICES</u>						
<u>PROFESSIONAL SERVICES</u>						
017-537.20-21 AUDIT FEES (PRORATED)	7,260.00	7.59	74.00	88.95	6,384.10	801.90
TOTAL PROFESSIONAL SERVICES	7,260.00	7.59	74.00	88.95	6,384.10	801.90
<u>CONTRACTUAL EXPENDITURES</u>						
017-537.30-32 POSTAGE AND FREIGHT	100.00	0.00	0.00	0.00	0.00	100.00
017-537.30-36 CONSULTING FEES	55,000.00	0.00	0.00	82.71	45,490.98	9,509.02
017-537.30-38 PUBLICATIONS & ADVERTISING	34,417.00	3,371.63	15,739.53	65.06	6,651.11	12,026.36
017-537.30-51 CONTRACT LABOR	2,000.00	0.00	0.00	50.00	1,000.00	1,000.00
TOTAL CONTRACTUAL EXPENDITURES	91,517.00	3,371.63	15,739.53	75.27	53,142.09	22,635.38
<u>MATERIALS & SUPPLIES</u>						
017-537.50-49 COMP. SOFTWARE & ACCESSORI	2,800.00	0.00	0.00	0.00	0.00	2,800.00
017-537.50-50 PHOTOCOPIES	400.00	0.00	0.00	0.00	0.00	400.00
017-537.50-51 OFFICE SUPPLIES	1,200.00	0.00	0.00	0.00	0.00	1,200.00
017-537.50-55 MEETING EXPENSES	1,000.00	0.00	0.00	0.00	0.00	1,000.00
017-537.50-57 MMBRSHIP/LCNSE/CRTFCATION/	3,755.00	0.00	0.00	28.23	1,060.00	2,695.00
TOTAL MATERIALS & SUPPLIES	9,155.00	0.00	0.00	11.58	1,060.00	8,095.00
<u>OTHER EXPENSES</u>						
017-537.70-72 TRAINING & TRAVEL	10,000.00	1,351.96	3,066.81	34.68	401.02	6,532.17
017-537.70-87 I.T. SERVICE FEES	5,232.00	435.98	1,307.94	25.00	0.00	3,924.06
TOTAL OTHER EXPENSES	15,232.00	1,787.94	4,374.75	31.35	401.02	10,456.23
<u>CAPITAL EXPENDITURES</u>						

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.

ECON. DEV. ADMIN.

DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
TRANSFERS TO OTHER FUNDS						
TOTAL ECON. DEV. ADMIN.	123,164.00	5,167.16	20,188.28	65.91	60,987.21	41,988.51
	=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.
INDUSTRIAL PROJECTS
DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL EXPENDITURES</u>						
<u>CDBG-ED LOANS DEBT SERV.</u>						
067-596.66-11 CMP - CDBG LOAN PMT. EXP.	15,000.00	1,250.00	3,750.00	25.00	0.00	11,250.00
067-596.66-12 BL - CDBG LOAN PMT. EXP.	25,000.00	2,083.34	6,250.02	25.00	0.00	18,749.98
067-596.66-13 CG - CDBG LOAN PMT. EXP.	20,000.00	1,666.67	5,000.01	25.00	0.00	14,999.99
067-596.66-15 EB - CDBG LOAN PMT. EXP.	11,667.00	354.17	1,062.51	9.11	0.00	10,604.49
067-596.66-17 ES - CDBG LOAN PMT. EXP.	20,000.00	1,666.48	4,999.44	25.00	0.00	15,000.56
TOTAL CDBG-ED LOANS DEBT SERV.	91,667.00	7,020.66	21,061.98	22.98	0.00	70,605.02
<u>CARDINAL INDUSTRIAL PROJ</u>						
067-596.68-01 CG LAND ACQUISITION COSTS	57,783.00	4,815.21	14,445.63	25.00	0.00	43,337.37
TOTAL CARDINAL INDUSTRIAL PROJ	57,783.00	4,815.21	14,445.63	25.00	0.00	43,337.37
<u>TIF (CG) PROJECT EXP.</u>						
067-596.69-63 TIF#3 19 TUBACEX REIMB PYM	55,000.00	378,283.95	378,283.95	687.79	0.00	(323,283.95)
TOTAL TIF (CG) PROJECT EXP.	55,000.00	378,283.95	378,283.95	687.79	0.00	(323,283.95)
<u>OTHER EXPENSES</u>						
067-596.70-17 CONTINGENCY RESERVE	287,859.00	0.00	0.00	0.00	0.00	287,859.00
TOTAL OTHER EXPENSES	287,859.00	0.00	0.00	0.00	0.00	287,859.00
<u>CMC TIF PROJECT EXPENSES</u>						
<u>HICKORY TIF PROJECT</u>						
<u>PROJECT ENERGY-TIF</u>						

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

020-DURANT INDUSTRIAL AUTH.

INDUSTRIAL PROJECTS

DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
CAPITAL EXPENDITURES						
067-596.80-00 DIA LANDS PURCHASE	1,043,100.00	2,596.40	316,513.02	32.21	19,500.00	707,086.98
TOTAL CAPITAL EXPENDITURES	1,043,100.00	2,596.40	316,513.02	32.21	19,500.00	707,086.98
TOTAL INDUSTRIAL PROJECTS	1,535,409.00	392,716.22	730,304.58	48.83	19,500.00	785,604.42
*** TOTAL EXPENSES ***	1,658,573.00	397,883.38	750,492.86	50.10	80,487.21	827,592.93

*** END OF REPORT ***

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2021

110-1/4 % ECONOMIC DEV. FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
110-000-102.00-00	CLAIM ON POOLED CASH	2,848,840.86	
110-000-132.00-00	DUE FROM DIA	2,850,000.00	
110-000-171.10-00	SALES TAX RECEIVABLE (.25%)	140,521.66	
110-000-171.30-00	ACCOUNTS RECEIVABLE	0.29	
		<u>5,839,362.81</u>	
			<u>5,839,362.81</u>
=====			
LIABILITIES			
=====			
110-000-243.00-00	ENCUMBRANCES	(13,070,741.32)	
110-000-244.00-00	RESERVE FOR ENCUMBRANCES	13,070,741.32	
110-000-247.00-00	PRIOR YEAR ENCUMBRANCES	88,500.00	
110-000-249.00-00	PRIOR YR. RES. FOR ENCUMBRANCE	(88,500.00)	
EQUITY			
=====			
110-000-271.00-00	FUND BALANCE	5,548,452.95	
	TOTAL BEGINNING EQUITY	5,548,452.95	
	TOTAL REVENUE	318,272.35	
	TOTAL EXPENSES	27,362.49	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	290,909.86	
	TOTAL EQUITY & FUND BALANCE	<u>5,839,362.81</u>	
			<u>5,839,362.81</u>
=====			
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		<u>5,839,362.81</u>
=====			

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

110-1/4 % ECONOMIC DEV. FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
BALANCE FORWARD	2,188,662.00	0.00	0.00	0.00	0.00	2,188,662.00
TAXES	1,018,980.00	99,155.38	303,402.06	29.78	0.00	715,577.94
MISCELLANEOUS REVENUES	<u>57,000.00</u>	<u>4,953.94</u>	<u>14,870.29</u>	<u>26.09</u>	<u>0.00</u>	<u>42,129.71</u>
*** TOTAL REVENUES ***	<u>3,264,642.00</u>	<u>104,109.32</u>	<u>318,272.35</u>	<u>9.75</u>	<u>0.00</u>	<u>2,946,369.65</u>
EXPENDITURE SUMMARY						
ECONOMIC DEVELOPMENT	<u>3,264,642.00</u>	<u>9,120.83</u>	<u>27,362.49</u>	<u>0.84</u>	<u>0.00</u>	<u>3,237,279.51</u>
*** TOTAL EXPENDITURES ***	<u>3,264,642.00</u>	<u>9,120.83</u>	<u>27,362.49</u>	<u>0.84</u>	<u>0.00</u>	<u>3,237,279.51</u>

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

110-1/4 % ECONOMIC DEV. FUND

REVENUES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>BALANCE FORWARD</u>						
000-301.10-00 BEGINNING BALANCE	2,188,662.00	0.00	0.00	0.00	0.00	2,188,662.00
TOTAL BALANCE FORWARD	2,188,662.00	0.00	0.00	0.00	0.00	2,188,662.00
<u>TAXES</u>						
000-311.10-00 SALES TAX REVENUE (.25%)	1,018,980.00	99,155.38	303,402.06	29.78	0.00	715,577.94
TOTAL TAXES	1,018,980.00	99,155.38	303,402.06	29.78	0.00	715,577.94
<u>MISCELLANEOUS REVENUES</u>						
000-361.10-00 INTEREST EARNINGS REVENUE	5,000.00	620.61	1,870.30	37.41	0.00	3,129.70
000-361.12-08 FY13 PHARMCARE LOAN REPAYM	52,000.00	4,333.33	12,999.99	25.00	0.00	39,000.01
TOTAL MISCELLANEOUS REVENUES	57,000.00	4,953.94	14,870.29	26.09	0.00	42,129.71
*** TOTAL REVENUES ***	3,264,642.00	104,109.32	318,272.35	9.75	0.00	2,946,369.65
	=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2021

110-1/4 % ECONOMIC DEV. FUND

ECONOMIC DEVELOPMENT

DEPARTMENT EXPENSES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL EXPENDITURES</u>						
017-537.30-52 TRANSFER TO DIA - DEBT PMT	109,450.00	9,120.83	27,362.49	25.00	0.00	82,087.51
017-537.30-53 TRSF TO DIA (REIMB FOR EXP	250,000.00	0.00	0.00	0.00	0.00	250,000.00
TOTAL CONTRACTUAL EXPENDITURES	359,450.00	9,120.83	27,362.49	7.61	0.00	332,087.51
<u>OTHER EXPENSES</u>						
017-537.70-99 FUTURE PROJECTS	2,905,192.00	0.00	0.00	0.00	0.00	2,905,192.00
TOTAL OTHER EXPENSES	2,905,192.00	0.00	0.00	0.00	0.00	2,905,192.00
<u>DEBT SERVICE</u>						
<u>TRANSFERS TO OTHER FUNDS</u>						
TOTAL ECONOMIC DEVELOPMENT	3,264,642.00	9,120.83	27,362.49	0.84	0.00	3,237,279.51
*** TOTAL EXPENSES ***	3,264,642.00	9,120.83	27,362.49	0.84	0.00	3,237,279.51

*** END OF REPORT ***

Period	Activity	Balance	Encumbrance	Prior Year Encumbrance	Encumbrance Total
Prior Year		832,392.58		0.00	
July	1,077.03	833,469.61	0.00	0.00	0.00
August	286,448.43CR	547,021.18	0.00	0.00	0.00
September	10,812.85	557,834.03	0.00	0.00	0.00
October	1,664.42	559,498.45	0.00	0.00	0.00
November	0.00	559,498.45	0.00	0.00	0.00
December	0.00	559,498.45	0.00	0.00	0.00
January	0.00	559,498.45	0.00	0.00	0.00
February	0.00	559,498.45	0.00	0.00	0.00
March	0.00	559,498.45	0.00	0.00	0.00
April	0.00	559,498.45	0.00	0.00	0.00
May	0.00	559,498.45	0.00	0.00	0.00
June	0.00	559,498.45	0.00	0.00	0.00
Adjusting	0.00	559,498.45	0.00	0.00	0.00
Over 1 Jul	0.00	559,498.45	0.00	0.00	0.00
Over 2 Aug	0.00	559,498.45	0.00	0.00	0.00
Over 3 Sep	0.00	559,498.45	0.00	0.00	0.00
Projected		0.00			

Date	Tran	Reference	Description	Amount	Vendor	Vendor Name	Invoice	PO	Encumbrance	R...
07/01/2021	R85835	M-ITEM POS	DIA E.D. LOAN REPMT.	1,666.48	0949	EAGLE SUSPENS	082021-R		0.00	1
07/01/2021	R85836	M-ITEM POS	DIA E.D. LOAN REPMT.	1,312.50	0951	EARTH BIOFUELS	082021-R		0.00	2
07/16/2021	A35229	TRANSFER	020-601 A/P REIMBURSEM	21.27CR					0.00	3
07/19/2021	R85725	DEPOSIT	PAYMENT ON ACCT	1,666.67					0.00	4
07/26/2021	B49124	Misc 000000	JUNE DIA CLAIM ON POOL	10,891.24CR					0.00	5
07/30/2021	A35925	TRANSFER	020-601 A/P REIMBURSEM	28.46CR					0.00	6
07/31/2021	B49053		REV MONTHLY EARTH BIC	1,312.50CR					0.00	7
07/31/2021	B49137	DCUA TO DA	BUDGET TRANSFER	9,120.83					0.00	8
07/31/2021	B49138	SENIOR CEN	IT DEPT SERVICE FEES	435.98CR					0.00	9
08/01/2021	R86128	M-ITEM POS	DIA E.D. LOAN REPMT.	1,666.48	0949	EAGLE SUSPENS	092021-R		0.00	10
08/01/2021	R86129	M-ITEM POS	DIA E.D. LOAN REPMT.	1,312.50	0951	EARTH BIOFUELS	092021-R		0.00	11
08/05/2021	B49353	Misc 000000	TRS PROPERTY PURCHAS	286,301.62CR					0.00	12
08/16/2021	R85982	DEPOSIT	PAYMENT ON ACCT	1,666.67					0.00	13
08/20/2021	A37218	TRANSFER	020-601 A/P REIMBURSEM	158.59CR					0.00	14
08/25/2021	B49352	Misc 000000	JULY DIA CLAIM ON POOL	11,968.27CR					0.00	15
08/27/2021	A37290	TRANSFER	020-601 A/P REIMBURSEM	37.95CR					0.00	16
08/31/2021	B49258		REVERSE MONTHLY BIOF	1,312.50CR					0.00	17
08/31/2021	B49288	DCUA TO DA	BUDGET TRANSFER	9,120.83					0.00	18
08/31/2021	B49303	SENIOR CEN	IT DEPT SERVICE FEES	435.98CR					0.00	19
09/01/2021	R86388	M-ITEM POS	DIA E.D. LOAN REPMT.	1,666.48	0949	EAGLE SUSPENS	102021-R		0.00	20
09/01/2021	R86389	M-ITEM POS	DIA E.D. LOAN REPMT.	1,312.50	0951	EARTH BIOFUELS	102021-R		0.00	21
09/07/2021	R86223	DEPOSIT	PAYMENT ON ACCT	1,666.67					0.00	22
09/21/2021	B49588	Misc 000000	AUG DIA CLAIM ON POOL	146.81					0.00	23
09/21/2021	A38703	TRANSFER	020-601 A/P REIMBURSEM	1,351.96CR					0.00	24
09/30/2021	B49499		REV MONTHLY EARTH BIC	1,312.50CR					0.00	25
09/30/2021	B49533	DCUA TO DA	BUDGET TRANSFER	9,120.83					0.00	26
09/30/2021	B49549	SENIOR CEN	IT DEPT SERVICE FEES	435.98CR					0.00	27
27 records				274,558.55CR						



PO Box 130
Durant OK 74702
RETURN SERVICE REQUESTED

www.firstunitedbank.com
First United - 20
1400 W Main, PO Box 130
Durant OK 74702-0130

Customer Service (800) 924-4427

Account [REDACTED]

Page 1 of 3

*0006210 S2
CITY OF DURANT
DURANT INDUSTRIAL AUTHORITY DIA
PO BOX 578
DURANT OK 74702-0578



CHECKING ACCOUNTS

Advantage Business Free PF

Account Number	[REDACTED]	Number of Enclosures	9
Previous Balance	\$729,055.66	Statement Dates	9/01/21 thru 9/30/21
Deposits/Credits	\$0.00	Days in Statement Period	30
10 Checks/Debits	\$390,363.03	Average Ledger	\$682,058.55
Service Charge	\$0.00	Average Collected	\$682,058.55
Interest Paid	\$0.00		
Current Balance	\$338,692.63		

Debit Transactions

Date	Description	Amount
9/21	Transfer from [REDACTED] COV ER 082021 CLAIM ON POOLED CASH	\$146.81-

Checks

Date	Check Number	Amount	Date	Check Number	Amount
9/03	186482	\$2,407.61	9/10	186487	\$1,250.00
9/07	186483	\$2,407.60	9/10	186488	\$354.17
9/10	186484	\$2,083.34	9/21	186687*	\$96.40
9/10	186485	\$1,666.67	9/28	186688	\$378,283.95
9/10	186486	\$1,666.48			

(*) Denotes skip in check numbers

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
9/01	\$729,055.66	9/07	\$724,240.45	9/21	\$716,976.58
9/03	\$726,648.05	9/10	\$717,219.79	9/28	\$338,692.63



BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-005263	09/03/2021	186482	\$****2,407.61

--- TWO THOUSAND FOUR HUNDRED SEVEN & 61/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** CHERYL JACKSON **
2219 GERSHWIN DR
DURANT, OK 74701

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186482

Number: 186482 Date: 9/3/2021 Amount: \$2407.61

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-005270	09/03/2021	186483	\$****2,407.60

--- TWO THOUSAND FOUR HUNDRED SEVEN & 60/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** JOHN JACKSON **
PO BOX 1076
DURANT, OK 74702

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186483

Number: 186483 Date: 9/7/2021 Amount: \$2407.60

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	09/03/2021	186484	\$****2,083.34

--- TWO THOUSAND EIGHTY THREE & 34/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** OKLAHOMA DEPARTMENT OF COMMERCE **
ATTN: ADMINISTRATIVE SERVICES
900 NORTH STILES
OKLAHOMA CITY, OK 73104-3234

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186484

Number: 186484 Date: 9/10/2021 Amount: \$2083.34

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	09/03/2021	186485	\$****1,666.67

--- ONE THOUSAND SIX HUNDRED SIXTY SIX & 67/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** OKLAHOMA DEPARTMENT OF COMMERCE **
ATTN: ADMINISTRATIVE SERVICES
900 NORTH STILES
OKLAHOMA CITY, OK 73104-3234

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186485

Number: 186485 Date: 9/10/2021 Amount: \$1666.67

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	09/03/2021	186486	\$****1,666.48

--- ONE THOUSAND SIX HUNDRED SIXTY SIX & 48/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** OKLAHOMA DEPARTMENT OF COMMERCE **
ATTN: ADMINISTRATIVE SERVICES
900 NORTH STILES
OKLAHOMA CITY, OK 73104-3234

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186486

Number: 186486 Date: 9/10/2021 Amount: \$1666.48

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	09/03/2021	186487	\$****1,250.00

--- ONE THOUSAND TWO HUNDRED FIFTY & 00/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** OKLAHOMA DEPARTMENT OF COMMERCE **
ATTN: ADMINISTRATIVE SERVICES
900 NORTH STILES
OKLAHOMA CITY, OK 73104-3234

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186487

Number: 186487 Date: 9/10/2021 Amount: \$1250.00

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	09/03/2021	186488	\$****354.17

--- THREE HUNDRED FIFTY FOUR & 17/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** OKLAHOMA DEPARTMENT OF COMMERCE **
ATTN: ADMINISTRATIVE SERVICES
900 NORTH STILES
OKLAHOMA CITY, OK 73104-3234

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186488

Number: 186488 Date: 9/10/2021 Amount: \$354.17

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-000100	09/17/2021	186687	\$*****96.40

--- NINETY SIX & 40/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** CITY OF DURANT **
PO BOX 578
DURANT, OK 74702-0578

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186687

Number: 186687 Date: 9/21/2021 Amount: \$96.40

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-006331	09/17/2021	186688	\$***378,283.95

--- THREE HUNDRED SEVENTY EIGHT THOUSAND TWO HUNDRED EIGHTY THREE & 95/100 DOLLARS ---

VOD AFTER 90 DAYS

PAY TO THE ORDER OF
** TUBACEX DURANT **
362 COUNTRY CLUB RD
DURANT, OK 74701

CITY OF DURANT
DURANT INDUSTRIAL AUTH
300 WEST EVERGREEN
P.O. BOX 878
DURANT, OKLAHOMA 74712-0578
FIRST UNITED
1800 W MAIN
DURANT, OK 74702

186688

Number: 186688 Date: 9/28/2021 Amount: \$378283.95



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Approval of Claims

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. DIA AP ck reg 10-8-21
2. DIA AP ck reg 10-15-21

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
005269	CHERYL JACKSON							
	I-10/2021-INTEREST	INTEREST CARDINAL GLASS LAND	R	10/08/2021		180.07CR	187036	
	I-10/2021-LAND PRIN	PRINCIPAL CARDINAL GLASS LAND	R	10/08/2021		2,227.53CR	187036	2,407.60
005270	JOHN JACKSON							
	I-10/2021-INTEREST	INTEREST CARDINAL GLASS LAND	R	10/08/2021		180.08CR	187037	
	I-10/2021-LAND PRIN	PRIN. CARDNIAL LAND PURCHASE	R	10/08/2021		2,227.53CR	187037	2,407.61
006323	MARKETING ALLIANCE							
	I-25268	DIA DIGITAL MKTG AUG'21	R	10/08/2021		5,767.42CR	187038	
	I-25320	DIA DIGITAL MKTG SEPT'21	R	10/08/2021		3,371.63CR	187038	9,139.05
001602	OKLAHOMA DEPARTMENT OF COMMERCE							
	I-10/2021-10712	LOAN 10712 PMT 212 OF 240	R	10/08/2021		2,083.34CR	187039	2,083.34
001602	OKLAHOMA DEPARTMENT OF COMMERCE							
	I-10/2021-11124ED87	11124 ED 87 PMT 202 OF 240	R	10/08/2021		1,666.67CR	187040	1,666.67
001602	OKLAHOMA DEPARTMENT OF COMMERCE							
	I-10/2021-12491ES	CDBG #12491 - EAGLE SUSPENSION	R	10/08/2021		1,666.48CR	187041	1,666.48
001602	OKLAHOMA DEPARTMENT OF COMMERCE							
	I-10/2021-9131CDBG	9131CDBG-EDIF99	R	10/08/2021		1,250.00CR	187042	1,250.00
001602	OKLAHOMA DEPARTMENT OF COMMERCE							
	I-10/2021-CDBG#1210	EARTH BIOFUELS CDBG	R	10/08/2021		354.17CR	187043	354.17
006212	TAYLOR, LISA J							
	I-TRA-10-02-21	DIA TRAVEL PER DIEM/RMBS	R	10/08/2021		460.02CR	187044	460.02

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	9	0.00	21,434.94	21,434.94
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	9	0.00	21,434.94	21,434.94

ERROR LISTING

CHECK #	VENDOR	NAME	PAGE	ERROR MESSAGE	NOTES
187039	01-001602	OKLAHOMA DEPARTMENT OF COMME	1	CHECK DATE < PAY DATE	TRAN NO#: I-10/2021-1071
187040	01-001602	OKLAHOMA DEPARTMENT OF COMME	1	CHECK DATE < PAY DATE	TRAN NO#: I-10/2021-1112
187041	01-001602	OKLAHOMA DEPARTMENT OF COMME	1	CHECK DATE < PAY DATE	TRAN NO#: I-10/2021-1249
187042	01-001602	OKLAHOMA DEPARTMENT OF COMME	1	CHECK DATE < PAY DATE	TRAN NO#: I-10/2021-9131
TOTAL ERRORS: 0		TOTAL WARNINGS: 4			

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
020	10/2021	21,434.94CR
=====		
ALL		21,434.94CR

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
006409	SOUTHWEST VALUATION SERVICE I-1612021	DIA LAND PURCH HILLCREST/MCLEA	R	10/15/2021		2,500.00CR	187103	2,500.00
001139	THE STATE CHAMBER I-106029	DIA MBRSHR RENEWAL	R	10/15/2021		1,060.00CR	187104	1,060.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	2	0.00	3,560.00	3,560.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	2	0.00	3,560.00	3,560.00

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

020	10/2021	3,560.00CR
=====		
ALL		3,560.00CR



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Executive Director Report

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. November 2021 Report

Monthly Economic Development Report

October 2021

To: Durant Industrial Authority Trustees

From: Lisa Taylor, Director

Date: October 27, 2021

DIA Property Updates

- True Grit was hired to clear the 41 acre property located at Cardinal Parkway and Highway 70 West (West Industrial Park). The bid was \$19,500 and the work should be complete by October 29, 2021, dependent on weather.
- Kelso Demolition has been hired at a cost of \$450 to mow/ clean property at 1903 West Arkansas, which includes a follow-up mow after the first frost. A separate quote from this company has been requested for mowing/ cleaning ditches for the 114 acre McLean property (East Industrial Park).
- Contract negotiations for the purchase of the 114 acre McLean property have continued, and will be discussed in executive session.
- Conducted research on lease agreements for DIA owned properties
- Conducted research on airport adjacent property owned by the DIA

Recruitment Activities

- Attended the National Business Aviation Association Annual Meeting as an exhibitor with the Oklahoma delegation. We currently have five prospects from this event.
- Met in Durant with two prospects from the Oshkosh Airventure Show.
- Submitted one proposal for an RFI from the Oklahoma Department of Commerce for the DIA 20-acre property located on Country Club behind Overland Materials.

Other

- Attended the International Economic Development Council conference (included in the budget). I will be eligible for CECD Exam in the spring.
- Participated in weekly grant development calls with SOSU and New Growth Group representatives. We are currently developing a grant proposal that, if funded, would provide workforce development opportunities for the aerospace industry.
- Worked with New Growth Group to develop a grant funding webinar that will be held on November 4th at 10 a.m. Anyone in Durant interested in working with DIA and New Growth Group should attend this webinar to learn about the process. Registration is required.
- Participated in SCORPTO (Southern Oklahoma Regional Transportation Organization) meeting as chairperson. We are working to develop and prioritize a list of transportation development needs for this region.



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: West Industrial Park Update

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. West Industrial Park After Photos



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Grant Proposal Webinar Information

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

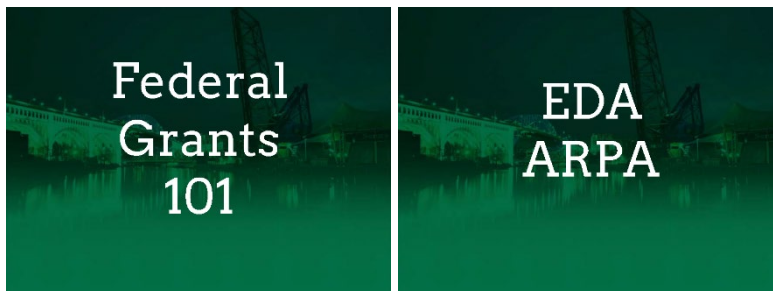
1. DIA Live Webinar - Federal Grants 101 For Non-Profits 11042021

Interested In Federal Grants?

Federal Grants and Durant Webinar:

November 4, 2021

10:00am CST



New Growth Has Brought Clients Over \$154 Million Worth In Funding.

New Growth And DIA Experts Will Be Presenting:

- Federal Grants 101 With A Link To New Growth's Grant Forecast
- Overview Of EDA And How ARPA Aligns To DIA Priorities
- DIA Priorities And How You Can Get Involved.
- Open Question And Answer Discussion

A Calendar Invitation Will Be Circulating Within The Next Few Weeks.

Please Contact Durant's Economic Development Director, [Lisa Taylor](#), For Further Information.

[Submit Your Questions Prior To The Event](#)



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on the Termination of Lease Agreements on All Property Owned by the Durant Industrial Authority.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. 2021 Lease Memo
2. Dale lease agreement (2)
3. Bush Lease Agreement
4. 1-1-19 Revised Robert Self-121 Acre Land Lease Agrmt
5. DIA Property Site Map

Memorandum

To: Chairman and Trustees of the Durant Industrial Authority

From: Lisa Taylor, Executive Director

RE: DIA Agricultural Leases

The Durant Industrial Authority has several industrial leases outstanding, as follows:

Lessee	Acres	Lease Amount	Term	Status
Jimmy Bush	97 (1) CMC Property	\$3303/year	Indefinite/attached	Due 12/01/2021
Kevin Dale	20 (2) Behind Asphalt Plant on Country Club	\$525/year	Annual, dated December 1, 2013	Due December 4, 2021
Robert Self	121+/- (3) 95+/- and 21+/-	\$3170	Year to year	Due January No payment received for 2021

All lease agreements require a 90 day written notice of termination.

(1) CMC is considering future projects and will need their property.

(2) Property has a prospect. Currently have an easement and a road should be built.

(3) DIA has received an offer for this property. Of note, lessee stated that a payment had been made this year, but the check has not cleared. Payment could not be found in Incode.

I have attached documentation regarding these leases.

Durant Industrial Authority Agricultural Lease Agreement

I. NAMES OF PARTIES AND DESCRIPTION OF PROPERTY.

This lease is entered into this 4 day of December, 2013, between the **DURANT INDUSTRIAL AUTHORITY**, landlord, of 215 North Fourth Street, Durant, OK, 74701, and **KEVIN DALE**, tenant, of 137 Country Club Road, Durant, OK 74701, hereinafter referred to as landlord and tenant respectively, under the terms and conditions that follow, agricultural land of approximately 20 acres, situated on Country Club Road in Bryan County, Oklahoma, and described as follows:

Exhibit A:

See attached aerial map.

II. TERM OF LEASE

This lease shall be annually from December 1, 2013, to December 1, 2014, and this lease shall continue in effect from year to year thereafter until written notice of termination is given by either party 60 days in advance of termination.

III. RENTAL RATES AND ARRANGEMENTS

As cash rent for the farmland, the tenant agrees to pay the total sum of \$525.00 dollars per year. The cash rent will be paid at the Durant Industrial Authority office located at 215 North Fourth Avenue, Durant, OK 74701 by December 1st of each year.

The tenant agrees to operate the farm pastureland in accordance with the complete Soil Conservation District land use plan in accordance with the USDA Soil Conservation Plan Agreement. The tenant agrees to furnish materials for normal maintenance and repairs to maintain the farm and fences in its customary conditions. The tenant will furnish ordinary labor and materials for all these repairs, it being mutually agreed upon that the tenant will provide skilled labor. The farmland will need annual spraying for weed control at the tenants' expense.

IV. NONPARTNERSHIP AGREEMENT.

This agricultural property lease agreement does not give rise to a partnership and is solely intended to be a lease agreement between the tenant and the Durant Industrial Authority. Neither party shall have authority to bind the other without his written consent.

V. RIGHT OF ENTRY.

The Durant Industrial Authority shall have the right, in person or by agent, to enter upon the farm for inspections, repairs, or improvements. In case this lease is not to be renewed, the landlord or the incoming tenant shall have the right before it expires to inspect the farm for any damages.

VI. IT IS MUTUALLY AGREED THAT:

If either party willfully neglects or refuses to carry out any material provision, the other party shall have the right, in addition to compensation for damage, to terminate the lease. He shall do so by written notice on the party at fault, specifying the violations of the agreement. If violations are not corrected within 30 days, the lease shall be terminated.

VII. ADDITIONAL AGREEMENTS AND MODIFICATIONS:

Any additions to this contract or changes therein shall be in writing, and when so signed and executed before witnesses and attached hereto shall become a part hereof.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.


Durant Industrial Authority
Jerry Tomlinson, Chairman – Landlord

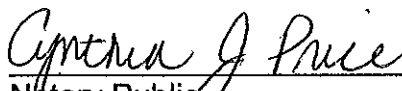

Kevin Dale
Tenant

State of Oklahoma
County of Bryan

Before me, a notary public, on this day personally appeared Jerry Tomlinson, Chairman of the Durant Industrial Authority – Landlord, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of December, 2013.



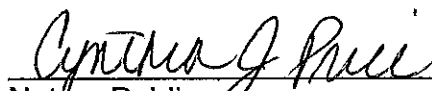

Notary Public
Commission Expiration Date: 10-20-2016

State of Oklahoma
County of Bryan

Before me, a notary public, on this day personally appeared Kevin Dale – Tenant, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of December, 2013.




Notary Public
Commission Expiration Date: 10-20-2016

BETWEEN

Durant Industrial Authority
(Landlord)

Kevin Dale
(Tenant)

For Durant Industrial Authority
(Common name or number of farm)

In Bryan County

State of Oklahoma

EFFECTIVE

From December 1, 2013

To December 1, 2014

Renewed Annually, 2014

From December 1, 2013

To December 1, 2014

Lease Form Prepared by
Durant Industrial Authority
City of Durant – Office of Economic Development
Durant, Oklahoma

EXHIBIT A



Durant Industrial Authority Farm Sub-Lease Agreement – CMC Property

I. NAMES OF PARTIES AND DESCRIPTION OF PROPERTY

This lease agreement is entered into this 1st day of December, 2016, between the **Durant Industrial Authority, Landlord**, of **215 North Fourth Street, Durant, Oklahoma 74701** and Jimmy Bush, Tenant, of 18460 U.S Hwy 70 Durant OK 74701 hereinafter called the Landlord and Tenant respectively, under the terms and conditions that follow for a farm of approximately **92+/- acres**, situated on **South McLean Drive** in **Bryan County, Oklahoma** and described as follows:

Tract 1:

Lot 4 (sometimes described as the NW/4 NW/4) in Section 3, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

Tract 2:

Being a tract of land in a part of Section 34, Township 6 South, Range 9 East of the Indian Meridian and Base Line, Bryan County, Oklahoma, being more particularly described by Metes and bounds with a base grid bearing being N 00° 40' 42" W, based on the Oklahoma State Plane Coordinate System (NAD 83), along the West line of the SW/4 of Section 34, Township 6 South, Range 9 East, more particularly described as follows:

Beginning at the SW Corner of the SW/4 of Section 34, Township 6 South, Range 9 East;
Thence N 00 deg. 40 min. 42 sec. W a distance of 1164.03 feet;
Thence N 89 deg. 16 min. 36 sec. E a distance of 661.24 feet, to a point on the West line of Jeffery Subdivision;
Thence S 00 deg. 36 min. 59 sec. E along the West line of said Jeffery Subdivision, a distance of 504.98 feet to the Southwest Corner of said Jeffery Subdivision;
Thence N 89 deg. 18 min. 21 sec. E, along the South line of said Jeffery Subdivision, a distance of 330.86 feet to the Southeast Corner of said Jeffery Subdivision;
Thence S 00 deg. 46 min. 46 sec. E a distance of 659.52 feet;
Thence S 89 deg. 19 min. 02 sec. W a distance of 992.62 feet to the point of beginning.

Tract 3:

All of the property in the SW/4, NW/4, SEC 3, T7S, R9E lying north of the Kiamichi Railroad right of way (Former Durant Industrial Authority 30.64 Acre Property)

This lease shall be subject to, and subordinate to the rights pursuant to that certain Agricultural Lease dated November 15, 2016 between the Landlord, as tenant, and CMC Steel Oklahoma, LLC (the "CMC Landlord") as landlord (the "Primary Lease"). In the event of a conflict in the terms of this lease and the Primary Lease, the terms of the Primary Lease shall govern.

II. TERM OF LEASE

This lease shall be annually from the 1st day of December, 2016 to the 1st day of December, 2017, and this lease shall continue in effect from year to year thereafter until either party gives a Ninety (90) day written notice of termination.

III. RENTAL RATES

The Tenant agrees to pay the total sum of \$3,303.00 dollars per year, as rent for the farm pastureland owned by Commercial Metals Company and sub-leased by the Durant Industrial Authority. The rent will be paid at the **Durant Industrial Authority** office located at **215 North Fourth Avenue, Durant, Oklahoma 74701**, by the 1st day of December of each year.

IV. CONDITIONS

- a. The Tenant agrees to operate the approximately **92+/- acres** of farm pastureland in accordance with the complete Soil conservation District Land Use Plan, USDA Soil Conservation Plan Agreement.
- b. The Tenant agrees to furnish materials for normal maintenance and repairs to maintain the farm, fence and buildings located on the land, in its customary condition.
- c. The Tenant will furnish the labor and materials for all repairs, it being mutually agreed upon that the Tenant will provide skilled labor.
- d. The Tenant wills spray the farm pastureland for weed control each year at the Tenants expense.
- e. The Tenant will mow and maintain the road right of ways located around the farm pastureland.
- f. The Tenant is responsible for the water bills with the City of Durant.

V. NON-PARTNERSHIP AGREEMENT

This Farm Lease Agreement does not give rise to a partnership and is solely intended to be a lease agreement between the Tenant and the Durant Industrial Authority. Neither party shall have authority to bind the other without written consent.

VI. RIGHT OF ENTRY

The Landlord or the CMC Landlord shall have the right, in person or by agent, to enter upon the farm pastureland for the uses provided for in the Primary Lease, and inspections, repairs, improvements, and such other uses that to not materially interfere with Tenant's farming rights, at any time. If this Lease is not to be renewed, the Landlord or the incoming Tenant shall have the right, before this Lease expires to inspect the farm pastureland for any damages, to be corrected by the current Tenant.

The Landlord or CMC Landlord shall have the right, in person or by agent, to enter upon the farm pastureland for possible industrial selling opportunities at any time in the future.

VII. TERMINATION

If either party willfully neglects or refuses to carry out any material provision, the other party shall have the right, in addition to compensation for damage to terminate the Lease. The termination shall be done by written notice on the party at fault, specifying the violations of the agreement. If said violations are not corrected within ninety (90) days, the Lease shall be immediately terminated.

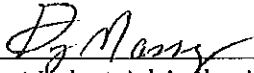
If the pastureland is to be used for Commercial Metals Company industrial purposes, the Landlord shall have the right to terminate this lease agreement with a ninety (90) day written notice to the

Tenant. The prorated balance of the yearly lease amount will be refunded to the Tenant by the Durant Industrial Authority.

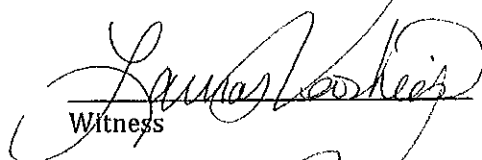
VIII. ADDITIONAL AGREEMENTS AND MODIFICATIONS

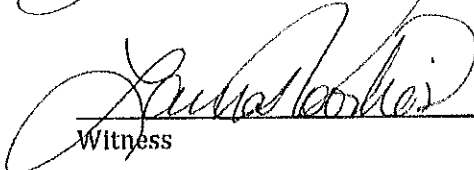
Any additions or changes to this agreement therein shall be in writing and when so signed and executed before witnesses and attached hereto shall become a part hereof.

Executed at 215 North Fourth Avenue, Durant, Oklahoma effective the 1st day of December, 2016.


Durant Industrial Authority-Landlord


Tenant - Jimmy Bush


Witness


Witness

Durant Industrial Authority Farm Lease Agreement Revised

I. NAMES OF PARTIES AND DESCRIPTION OF PROPERTY

This lease agreement is entered into this 1st day of January, 2019, between the **Durant Industrial Authority**, Landlord, of **215 North Fourth Street, Durant, Oklahoma 74701** and Robert Self, Tenant, of 36093 SR 78, Durant, OK 74701 hereinafter called the Landlord and Tenant respectively, under the terms and conditions that follow for a farm of approximately **121.88+- acres**, situated on **South McLean Drive** in **Bryan County, Oklahoma** and described as follows:

Within the listed property below, some of the tracts have been sold and no longer included in this lease. There are 2 tracts totaling 121.88 acres that remain, as shown in:

Attachment 1, 28.6 acre tract located adjacent to the UPS facility at the SW Corner of McLean and Country Club Drive, and

Attachment 2, 93.28 acre tract located south of Hillcrest and west of McLean Avenue.

Original 200 acre Leased area.(Only property shown in Attachments 1 and 2 are subject of this lease, comprising 121.88 acres)

SEC 9-7-9 N2N2 (LESS 1169-166 STATE HWY DEPT, LESS 1202-927 STATE HWY DEPT)

And

SEC 4-7-9 PT OF LTS 1 & 2 LYING N & E OF RR

And

SEC 33-6-9 S2SESE & ALL THAT PT OF SWSE LYING N & E OF A&C RR ROW LESS & A ROADWAY & UTILITY EASEMENT DES S FOLLOW N80' W60' SWSE

II. TERM OF LEASE

This lease shall be annually from the 1st day of January, 2019 to the 31st day of December, 2019 and this lease shall continue in effect from year to year thereafter until either party gives a Sixty (60) day written notice of termination.

III. RENTAL RATES

The Tenant agrees to pay the total sum of \$ 5075.08* dollars per year, as rent for the farm pastureland. The rent will be paid at the **Durant Industrial Authority** office located at **215 North Fourth Avenue, Durant, Oklahoma 74701**, by the 15th day of February of each year.

*The landlord acknowledges that for the 2018 lease, 33.4 acres of that lease were removed from the lease due to sale, therefore, a credit is due to tenant in the amount of \$514.40 due to loss of use of the leased land for 135 days. Therefore, for 2019 only, this credit will apply to the lease paid for 2019, resulting in a net lease payment for 2019 of \$4560.68.

The parties also have agreed to a fencing replacement around the UPS facility on the 28.6 acre tract on Country Club Road, to be replaced by Lessee at a cost of \$4171.75. To compensate lessee for the cost of fencing, lessor shall provide lessee a 3 year lease payment reduction of 1/3 of the fencing cost, (1/3 of \$4171.75 = \$1390.58) for lease years 2019, 2020, and 2021. Therefore, for 2019, the revised lease amount will be \$3,170.10 (\$4560.68-\$1390.58=\$3170.10)

IV. CONDITIONS

- a. The Tenant agrees to operate the approximately **121+- acres** of farm pastureland in accordance with the complete Soil conservation District Land Use Plan, USDA Soil Conservation Plan Agreement.
- b. The Tenant agrees to furnish materials for normal maintenance and repairs to maintain the farm, fence and buildings located on the land, in its customary condition.
- c. The Tenant will furnish the labor and materials for all repairs, it being mutually agreed upon that the Tenant will provide skilled labor.
- d. The Tenant wills spray the farm pastureland for weed control each year at the Tenants expense.
- e. The Tenant will mow and maintain the road right of ways located around the farm pastureland.
- f. The Tenant is responsible for the water bills with Rural Water District #5 and the City of Durant.

V. NON-PARTNERSHIP AGREEMENT

This Farm Lease Agreement does not give rise to a partnership and is solely intended to be a lease agreement between the Tenant and the Durant Industrial Authority. Neither party shall have authority to bind the other without written consent.

VI. RIGHT OF ENTRY

The Landlord shall have the right, in person or by agent, to enter upon the farm pastureland for inspections, repairs or improvements at any time. If this Lease is not to be renewed, the Landlord or the incoming Tenant shall have the right, before this Lease expires to inspect the farm pastureland for any damages, to be corrected by the current Tenant.

The Landlord shall have the right, in person or by agent, to enter upon the farm pastureland for possible industrial selling opportunities at any time.

VII. TERMINATION

If either party willfully neglects or refuses to carry out any material provision, the other party shall have the right, in addition to compensation for damage to terminate the Lease. The termination shall be done by written notice on the party at fault, specifying the violations of the agreement. If said violations are not corrected within thirty (30) days, the Lease shall be immediately terminated.

If the pastureland is to be sold for industrial purposes, the Landlord shall have the right to terminate this lease agreement with a thirty (30) day written notice to the Tenant. The prorated balance of the yearly lease amount will be refunded to the Tenant.

VIII. ADDITIONAL AGREEMENTS AND MODIFICATIONS

Any additions or changes to this agreement therein shall be in writing and when so signed and executed before witnesses and attached hereto shall become a part hereof.

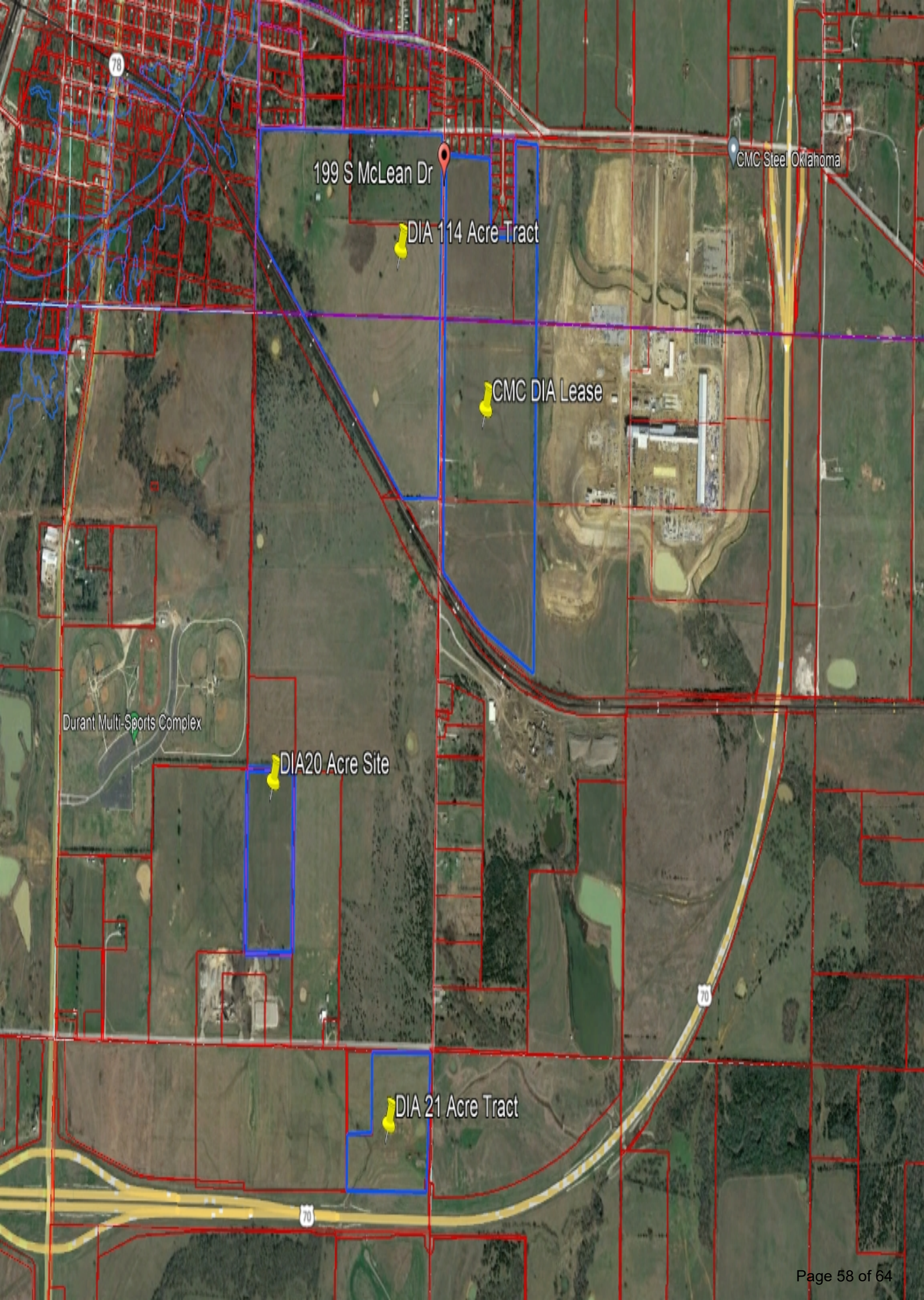
In testimony whereof witness our hands at 215 North Fourth Avenue, Durant, Oklahoma on this ____ day of _____, _____.

Durant Industrial Authority-Landlord

Witness

Tenant

Witness





The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on Meeting Dates for Calendar Year 2022

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. DIA Meeting Calendar 2022.docx

Schedule of Regular Meetings for Durant Industrial Authority January through December, 2022

<u>Date</u>		<u>Time</u>	<u>Location</u>
January 4	2022	4:00 P.M.	300 West Evergreen
February 1	2022	4:00 P.M.	300 West Evergreen
March 1	2022	4:00 P.M.	300 West Evergreen
April 5	2022	4:00 P.M.	300 West Evergreen
May 3	2022	4:00 P.M.	300 West Evergreen
June 7	2022	4:00 P.M.	300 West Evergreen
July 5	2022	4:00 P.M.	300 West Evergreen
August 2	2022	4:00 P.M.	300 West Evergreen
September 6	2022	4:00 P.M.	300 West Evergreen
October 4	2022	4:00 P.M.	300 West Evergreen
November 1	2022	4:00 P.M.	300 West Evergreen
December 6	2022	4:00 P.M.	300 West Evergreen



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on the Reappointment of Jeff Hammock to an Additional Two-year Term to the Durant Industrial Authority.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Entering Executive Session: Confer on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business. This Executive Session Authorized by Title 25, Section 307 (C)(11) of the Oklahoma State Statutes.

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Return from Executive Session

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 11/2/2021
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Action Pursuant to Item 5 a

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS: