

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**

February 1, 2022

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 January 4, 2022
- b. Consider Approval of Financial Report

2. Consider Items Removed from Consent

3. Information Items

- a. Executive Director Report

4. Administration

- a. Discussion, Consideration and Possible Action to Hire Wall Engineering, LLC to Provide Engineering Services in the Amount of \$62,580.
- b. Discussion, Consideration and Possible Action on the Expenditure of Economic Development Sales Tax Funds in the amount of \$62,580 to Pay for Engineering Services to Design an Industrial Road for Industrial Property Located Along Country Club Road.
- c. Discussion, Consideration and Possible Action on Modifying the Closing Terms of Contract C-2021-76 (SG Purchase Agreement)
- d. Discussion, Consideration and Possible Action on Making Application to the

USDA RDBG Program for Grant Money to Support a Small Business Bootcamp.

- e. Elect a Trustee to Serve as Chairperson of the Durant Industrial Authority.
- f. Elect a Trustee to Serve as Vice Chairperson of the Durant Industrial Authority.
- g. Elect a Trustee to Serve as Treasurer of the Durant Industrial Authority.

5. 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 17th day of November, 2021 and that an agenda of said meeting was posted at the place of such meeting at 5:00 p.m. on the 26th day of January, 2022.



Ellie Flynn, City of Durant



The City of Durant

Memorandum

Date: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Consider Approval of Meeting Minutes of January 4, 2022

Council Information / Action Requested

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

ATTACHMENTS:

1. DIA 1.4.2022 Minutes (1)

MINUTES OF THE MEETING OF DURANT INDUSTRIAL AUTHORITY
January 4, 2022 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 4:01 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 Rogers to approve all consent items.

Motion Passed with the following vote:

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

Nays: None

Abstain: None

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

2. Consider Items Removed from Consent

3. Information Items

- a. Director's Report
- b. Upcoming Sponsorship / Recruitment Opportunities

4. Administration

- a. Consider Sponsorship of the EAA Airventure Oshkosh Event at a Cost of \$4,000

Motion was made by Trustee Shattuck and seconded by Trustee Boothe to approve sponsorship of the EAA Airventure Oshkosh Event at a cost of \$4,000.

Motion Passed with the following vote:

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

Nays: None

Abstain: None

- b. Consider Approval of Hiring Southwest Valuation Service to Conduct Appraisal Services on three tracts of DIA Property, for a total cost of \$4,500

Motion was made by Trustee Rogers and seconded by Trustee Boothe to approve hiring Southwest Valuation Service to conduct appraisal services on three tracts of DIA Property, for a total cost of \$4,500.

Motion Passed with the following vote:

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

Nays: None

Abstain: None

5. Executive Session

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: 2/1/2022
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. 122021 DIA Reports
2. 122021 DIA Incode supporting doc.

Durant Industrial Authority

Cash Balance:	12/31/2021	12/31/2021
Fund 110	\$2,378,081.65	
Fund 020	\$1,194,415.81	

FUND 110		
Income Statement	12/31/2021	21/22 Budget
BEGINNING BAL.		\$2,188,662.00
Total Revenue	\$624,875.63	\$1,075,980.00
Total Expenses	\$804,724.98	\$1,109,450.00
FUTURE PROJECTS		\$2,155,192.00
Change in Net Position	(\$179,849.35)	

FUND 020		
Income Statement	12/31/2021	21/22 Budget
BAL FORWARD		\$1,200,573.00
Total Revenue	\$1,207,852.77	\$1,534,555.00
Total Expenses	\$1,579,375.19	\$2,443,998.00
Contingency Reserve		\$291,130.00
Change in Net Position	(\$371,522.42)	

DURANT INDUSTRIAL AUTHORITY - FUND 020

CLAIM ON POOLED CASH STATEMENT

December 31, 2021

RECEIVE:	CURRENT MONTH	TOTAL
PRIOR MONTH BALANCE		\$546,634.91
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		\$0.00
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	\$13,766.48	\$560,401.39

PAYMENT:	CURRENT MONTH	TOTAL
A/P REIMBUSE	\$2,731.56	\$2,731.56
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	\$11,435.19	\$11,435.19
		\$0.00
TOTAL EXPENSES	\$15,915.23	\$15,915.23

ACCOUN BALANCE (\$2,148.75) \$544,486.16

TRANSFER FROM CLAIM ON POOLED TO DIA CHECKING ACCOUNT TRSF DATE

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	\$8,836.95	11/24/2021 #4838654
11/01/2021-11/30/2021 Claim on Pooled	\$11,435.19	12/28/2021 #5010203
12/01/2021-12/31/2021 Claim on Pooled	\$9,286.44	1/24/2022 #5146197
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	\$350,315.97	

DURANT INDUSTRIAL AUTHORITY - FUND 020

INCOME & EXPENSE STATEMENT

50% of Fiscal Year

December 31, 2021

REVENUES:	Current Month		Fiscal Year To Date			
	% of		YTD		2021-2022	
	December-21	Total Revenue	Amount	Total Revenue	Budget	Budget
BEGINNING BALANCE					1,200,573	43.89%
Interest	88.06	0.92%	311	0.03%	1,000	0.04%
DIA Property Lease Revenue	0.00	0.00%	713	0.06%	2,000	0.07%
Misc. Revenue	0.00	0.00%	0	0.00%	-	0.00%
Transfer from Economic Development-DEBT PYMNT	6,120.83	64.15%	804,725	66.62%	859,450	31.42%
Transfer from Economic Development- REIMB		0.00%		0.00%	250,000	9.14%
CDBG Loan Pmt. Reimb - CG	1,666.67	17.47%	10,000	0.83%	20,000	0.73%
CDBG Loan Pmt. Reimb - CG	0.00	0.00%			-	0.00%
CDBG Loan Pmt. Reimb - ES	1,666.48	17.46%	9,999	0.83%	20,000	0.73%
TIF#3-19 TUBACEX TAX REFUND REV		0.00%	378,284	31.32%	378,284	13.83%
TIF#3-DIA 1% TAX REFND REV.	0.00	0.00%	3,821	0.32%	3,821	0.14%
PROJECT ENERGY						0.00%
TOTAL REVENUES	9,542.04	0.35%	1,207,853	44.16%	2,735,128	100.00%

EXPENSES:	Current Month		Fiscal Year To Date			
	% of		YTD		2021-2022	
	December-21	Total Revenue	Amount	Total Revenue	Budget	Budget
Economic Development:						
Legal Fees				0.00%	-	0.00%
Audit Fees (Prorated)	154.77	2.04%	2,557	6.09%	7,260	5.89%
Office Space Rent		0.00%		0.00%	-	0.00%
Phone & Communications		0.00%	-	0.00%	-	0.00%
Postage & Telecommunications	20.40	0.27%	20	0.05%	100	0.08%
Consulting Fees	0.00	0.00%	-	0.00%	55,000	44.66%
Publications & Advertising		0.00%	22,357	53.25%	34,417	27.94%
Contract Labor		0.00%	1,450	3.45%	2,000	1.62%
Comp. Software & Accessories	0.00	0.00%	-	0.00%	2,800	2.27%
Photo Copies		0.00%	-	0.00%	400	0.32%
Office Supplies	116.81	1.54%	253	0.60%	1,200	0.97%
Meeting Expenses	466.20	6.15%	466	1.11%	1,000	0.81%
Membership/Licenses/Certifications	6,383.00	84.24%	7,443	17.73%	3,755	3.05%
Janitorial Services		0.00%	-	0.00%	-	0.00%
Misc. Expenditures	0.00	0.00%	-	0.00%		0.00%
Training & Travel		0.00%	4,823	11.49%	10,000	8.12%
I. T. Service Fees	435.98	5.75%	2,616	6.23%	5,232	4.25%
Transfer to Capital Impr. Fund		0.00%		0.00%		0.00%
Total Economic Development Expenses	7,577.16	100.00%	41,986	100.00%	123,164	100.00%

Industrial Projects:						
CMP CDBG \$300K Loan Pmt.	1,250.00	9.51%	7,500	0.62%	15,000	0.96%
Big Lots CDBG \$500K Loan Pmt.	2,083.34	15.84%	12,500	1.04%	25,000	1.59%
CFG CDBG \$400K Loan Pmt.	1,666.67	12.68%	10,000	0.83%	20,000	1.27%
EB - CDBG \$400K Loan Pmt.	1,666.67	12.68%	3,438	0.29%	11,667	0.74%
ES - CDBG Loan Pmt.	1,666.48	12.67%	9,999	0.83%	20,000	1.27%
CG Land Acquisition Costs	4,815.21	36.62%	28,891	2.41%	57,783	3.68%
E.D. PROMOTION ACTIVITIES						0.00%
TIF#3 19 Tubacex Reimb Payment		0.00%	378,283.95	31.51%	378,284	24.11%
SG ECHO, LLC LOAN		0.00%	750,000.00	62.47%	750,000	47.81%
CONTINGENCY RESERVE		0.00%		0.00%	291,130	18.56%

Total Industrial Projects Expenses	13,148.37	100.00%	1,200,612	100.00%	1,568,864	100.00%
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Capital Expenditures:						
DIA Land Purchas		0.00%	336,778	100.00%	1,043,100	100.00%
Total Industrial Expenditures	0.00	0.00%	336,778	100.00%	1,043,100	100.00%

TOTAL EXPENSES	20,725.53	0.76%	1,579,375	57.74%	2,735,128	
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CHANGE IN NET POSITION	(11,183.49)		(371,522)		0	
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Funding for loan provided by Economic Development 1/4% Sales Tax transferred in from Fund 110.

ECONOMIC DEVELOPMENT FUND 110
INCOME & EXPENSE STATEMENT
50% of Fiscal Year

REVENUE:	CURRENT MONTH-	Fiscal Year To Date	
	December 2021	YTD	% of
ACCOUNT GROUPS	Amount	Amount	Budget
Beginning Balance		2,188,662	0.00%
Interest Earnings	456.64	3,542.39	0.00%
Miscellaneous Revenue		5,000	0.00%
1/4% Sales Tax Revenue		-	0.00%
Loan Repymnt Interest Earned	97,275.14	1,018,980	58.42%
E.D. Loan Repaymnt (Texoma MFG)			0.00%
E.D. Loan Repayment (Eagle Suspensions)			0.00%
E.D. Loan Repaymnt (Pharmcare)	4,333.33	25,999.98	0.00%
TRANSFER IN	-	52,000	50.00%
TOTAL REVENUE	102,065.11	624,875.63	19.14%

EXPENSES:	CURRENT MONTH-	Fiscal Year To Date	
	December 2021	YTD	% of
ACCOUNT GROUPS	Amount	Amount	Budget
TRSF TO DIA-DEBT PMNTS	9,120.83	804,724.98	0.00%
TRSF TO DIA (REIMB FOR EXPENSES)		250,000	0.00%
TOTAL EXPENSES	9,120.83	1,109,450	72.53%
FUTURE PROJECTS			
NET CHANGE IN FUND BALANCE	92,944.28	(179,849.35)	0.00%

AL 1/18/22

ECONOMIC DEVELOPMENT FUND 110

BALANCE SHEET (unaudited)

as of 12/31/2021

ASSETS	Amount	% of Total Assets
Claim on Pooled Cash	2,378,081.65	44.30%
Sales Tax Receivable (.25%)	140,521.66	2.62%
Due From DIA	2,850,000.00	
Accounts Receivable	0.29	
Total Current Assets	5,368,603.60	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	5,368,603.60	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	103.35%
Invested in Capital Assets	-	-
Surplus (Deficit)-INCLUDE JUNE 2021	(179,849.35)	-3.35%
Total Fund Balance	5,368,603.60	100.00%
		0.00%
TOTAL LIABILITIES & FUND BALANCE	5,368,603.60	100.00%

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

AL 1/18/2022

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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	1,112,450.00	9,208.89	805,748.87	72.43	0.00	306,701.13
INDUSTRIAL PROJECTS REV.	<u>422,105.00</u>	<u>3,333.15</u>	<u>402,103.90</u>	<u>95.26</u>	<u>0.00</u>	<u>20,001.10</u>
*** TOTAL REVENUES ***	<u>2,735,128.00</u>	<u>12,542.04</u>	<u>1,207,852.77</u>	<u>44.16</u>	<u>0.00</u>	<u>1,527,275.23</u>
EXPENDITURE SUMMARY						
ECON. DEV. ADMIN.	128,847.00	7,577.16	41,985.50	73.01	52,085.31	34,776.19
INDUSTRIAL PROJECTS	<u>2,606,281.00</u>	<u>13,148.37</u>	<u>1,537,389.69</u>	<u>58.99</u>	<u>0.00</u>	<u>1,068,891.31</u>
*** TOTAL EXPENDITURES ***	<u>2,735,128.00</u>	<u>20,725.53</u>	<u>1,579,375.19</u>	<u>59.65</u>	<u>52,085.31</u>	<u>1,103,667.50</u>

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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	88.06	310.50	31.05	0.00	689.50
000-361.30-00 DIA PROPERTY LEASE REVENUE	2,000.00	0.00	713.39	35.67	0.00	1,286.61
000-364.28-00 TRANSFER FROM ECONOMIC-DEB	859,450.00	9,120.83	804,724.98	93.63	0.00	54,725.02
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	1,112,450.00	9,208.89	805,748.87	72.43	0.00	306,701.13
<u>INDUSTRIAL PROJECTS REV.</u>						
000-375.05-01 CG - CDBG LOAN PMT. REIMB.	20,000.00	1,666.67	10,000.02	50.00	0.00	9,999.98
000-375.05-05 ES - CDBG LOAN PMT. REIMB.	20,000.00	1,666.48	9,998.88	49.99	0.00	10,001.12
000-375.06-02 TIF#3-19 TUBACEX TAX REFND	378,284.00	0.00	378,283.95	100.00	0.00	0.05
000-375.06-05 TIF#3-DIA 1% TAX REFND REV	3,821.00	0.00	3,821.05	100.00	0.00	(0.05)
TOTAL INDUSTRIAL PROJECTS REV.	422,105.00	3,333.15	402,103.90	95.26	0.00	20,001.10
*** TOTAL REVENUES ***	2,735,128.00	12,542.04	1,207,852.77	44.16	0.00	1,527,275.23
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FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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	154.77	2,556.74	88.95	3,901.36	801.90
TOTAL PROFESSIONAL SERVICES	7,260.00	154.77	2,556.74	88.95	3,901.36	801.90
<u>CONTRACTUAL EXPENDITURES</u>						
017-537.30-32 POSTAGE AND FREIGHT	100.00	20.40	20.40	20.40	0.00	79.60
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	0.00	22,357.48	65.71	258.16	11,801.36
017-537.30-51 CONTRACT LABOR	2,000.00	0.00	1,450.00	122.50	1,000.00	(450.00)
TOTAL CONTRACTUAL EXPENDITURES	91,517.00	20.40	23,827.88	77.12	46,749.14	20,939.98
<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	116.81	252.77	25.32	51.01	896.22
017-537.50-55 MEETING EXPENSES	1,000.00	466.20	466.20	50.00	33.80	500.00
017-537.50-57 MEMBERSHIP/LCENSE/CERTIFICATION/	9,438.00	6,383.00	7,443.00	93.17	1,350.00	645.00
TOTAL MATERIALS & SUPPLIES	14,838.00	6,966.01	8,161.97	64.68	1,434.81	5,241.22
<u>OTHER EXPENSES</u>						
017-537.70-72 TRAINING & TRAVEL	10,000.00	0.00	4,823.03	48.23	0.00	5,176.97
017-537.70-87 I.T. SERVICE FEES	5,232.00	435.98	2,615.88	50.00	0.00	2,616.12
TOTAL OTHER EXPENSES	15,232.00	435.98	7,438.91	48.84	0.00	7,793.09
<u>CAPITAL EXPENDITURES</u>						

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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.	128,847.00	7,577.16	41,985.50	73.01	52,085.31	34,776.19
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FINANCIAL STATEMENT
AS OF: DECEMBER 31ST, 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	7,500.00	50.00	0.00	7,500.00
067-596.66-12 BL - CDBG LOAN PMT. EXP.	25,000.00	2,083.34	12,500.04	50.00	0.00	12,499.96
067-596.66-13 CG - CDBG LOAN PMT. EXP.	20,000.00	1,666.67	10,000.02	50.00	0.00	9,999.98
067-596.66-15 EB - CDBG LOAN PMT. EXP.	11,667.00	1,666.67	3,437.52	29.46	0.00	8,229.48
067-596.66-17 ES - CDBG LOAN PMT. EXP.	20,000.00	1,666.48	9,998.88	49.99	0.00	10,001.12
TOTAL CDBG-ED LOANS DEBT SERV.	91,667.00	8,333.16	43,436.46	47.39	0.00	48,230.54
<u>CARDINAL INDUSTRIAL PROJ</u>						
067-596.68-01 CG LAND ACQUISITION COSTS	57,783.00	4,815.21	28,891.26	50.00	0.00	28,891.74
TOTAL CARDINAL INDUSTRIAL PROJ	57,783.00	4,815.21	28,891.26	50.00	0.00	28,891.74
<u>TIF (CG) PROJECT EXP.</u>						
067-596.69-63 TIF#3 19 TUBACEX REIMB PYM	378,284.00	0.00	378,283.95	100.00	0.00	0.05
TOTAL TIF (CG) PROJECT EXP.	378,284.00	0.00	378,283.95	100.00	0.00	0.05
<u>OTHER EXPENSES</u>						
067-596.70-17 CONTINGENCY RESERVE	285,447.00	0.00	0.00	0.00	0.00	285,447.00
067-596.70-20 SG ECHO, LLC LOAN	750,000.00	0.00	750,000.00	100.00	0.00	0.00
TOTAL OTHER EXPENSES	1,035,447.00	0.00	750,000.00	72.43	0.00	285,447.00
<u>CMC TIF PROJECT EXPENSES</u>						
<u>HICKORY TIF PROJECT</u>						

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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
PROJECT ENERGY-TIF						
CAPITAL EXPENDITURES						
067-596.80-00 DIA LANDS PURCHASE	<u>1,043,100.00</u>	<u>0.00</u>	<u>336,778.02</u>	<u>32.29</u>	<u>0.00</u>	<u>706,321.98</u>
TOTAL CAPITAL EXPENDITURES	<u>1,043,100.00</u>	<u>0.00</u>	<u>336,778.02</u>	<u>32.29</u>	<u>0.00</u>	<u>706,321.98</u>
TOTAL INDUSTRIAL PROJECTS	<u>2,606,281.00</u>	<u>13,148.37</u>	<u>1,537,389.69</u>	<u>58.99</u>	<u>0.00</u>	<u>1,068,891.31</u>
*** TOTAL EXPENSES ***	<u>2,735,128.00</u>	<u>20,725.53</u>	<u>1,579,375.19</u>	<u>59.65</u>	<u>52,085.31</u>	<u>1,103,667.50</u>

*** END OF REPORT ***

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

020-DURANT INDUSTRIAL AUTH.

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
020-000-101.20-00	FU DIA -20 ACCT# 4089243	296,617.99	
020-000-102.00-00	CLAIM ON POOLED CASH	544,486.16	
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	353,311.66	
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	<u>1,673,856.00</u>	
		<u>7,082,295.40</u>	
TOTAL ASSETS			7,082,295.40
=====			
LIABILITIES			
=====			
020-000-203.00-00	ACCOUNTS PAYABLE (	20,002.48)	
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	129.77	
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 (	804,735.32)	
020-000-244.00-00	RESERVE FOR ENCUMBRANCES	804,735.32	
020-000-247.00-00	PRIOR YEAR ENCUMBRANCES	2,728.79	
020-000-249.00-00	PRIOR YR. RES FOR ENCUMB. (	<u>2,728.79</u>	
TOTAL LIABILITIES			<u>3,621,124.39</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		1,207,852.77	
TOTAL EXPENSES		<u>1,579,375.19</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL. (		371,522.42)	
TOTAL EQUITY & FUND BALANCE			<u>3,461,171.01</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			7,082,295.40
=====			

BALANCE SHEET

AS OF: DECEMBER 31ST, 2021

110-1/4 % ECONOMIC DEV. FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
110-000-102.00-00	CLAIM ON POOLED CASH	2,378,081.65	
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	<u>0.29</u>	
			<u>5,368,603.60</u>
TOTAL ASSETS			5,368,603.60
=====			
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	<u>(88,500.00)</u>	
EQUITY			
=====			
110-000-271.00-00	FUND BALANCE	<u>5,548,452.95</u>	
TOTAL BEGINNING EQUITY		5,548,452.95	
TOTAL REVENUE		624,875.63	
TOTAL EXPENSES		<u>804,724.98</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL. (		179,849.35)	
TOTAL EQUITY & FUND BALANCE		<u>5,368,603.60</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			5,368,603.60
=====			

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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	97,275.14	595,333.26	58.42	0.00	423,646.74
MISCELLANEOUS REVENUES	<u>57,000.00</u>	<u>4,789.97</u>	<u>29,542.37</u>	<u>51.83</u>	<u>0.00</u>	<u>27,457.63</u>
*** TOTAL REVENUES ***	<u>3,264,642.00</u>	<u>102,065.11</u>	<u>624,875.63</u>	<u>19.14</u>	<u>0.00</u>	<u>2,639,766.37</u>
EXPENDITURE SUMMARY						
ECONOMIC DEVELOPMENT	<u>3,264,642.00</u>	<u>9,120.83</u>	<u>804,724.98</u>	<u>24.65</u>	<u>0.00</u>	<u>2,459,917.02</u>
*** TOTAL EXPENDITURES ***	<u>3,264,642.00</u>	<u>9,120.83</u>	<u>804,724.98</u>	<u>24.65</u>	<u>0.00</u>	<u>2,459,917.02</u>

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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	97,275.14	595,333.26	58.42	0.00	423,646.74
TOTAL TAXES	1,018,980.00	97,275.14	595,333.26	58.42	0.00	423,646.74
<u>MISCELLANEOUS REVENUES</u>						
000-361.10-00 INTEREST EARNINGS REVENUE	5,000.00	456.64	3,542.39	70.85	0.00	1,457.61
000-361.12-08 FY13 PHARMCARE LOAN REPAYM	52,000.00	4,333.33	25,999.98	50.00	0.00	26,000.02
TOTAL MISCELLANEOUS REVENUES	57,000.00	4,789.97	29,542.37	51.83	0.00	27,457.63
*** TOTAL REVENUES ***	3,264,642.00	102,065.11	624,875.63	19.14	0.00	2,639,766.37
	=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 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	859,450.00	9,120.83	804,724.98	93.63	0.00	54,725.02
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	1,109,450.00	9,120.83	804,724.98	72.53	0.00	304,725.02
<u>OTHER EXPENSES</u>						
017-537.70-99 FUTURE PROJECTS	2,155,192.00	0.00	0.00	0.00	0.00	2,155,192.00
TOTAL OTHER EXPENSES	2,155,192.00	0.00	0.00	0.00	0.00	2,155,192.00
<u>DEBT SERVICE</u>						
<u>TRANSFERS TO OTHER FUNDS</u>						
TOTAL ECONOMIC DEVELOPMENT	3,264,642.00	9,120.83	804,724.98	24.65	0.00	2,459,917.02
*** TOTAL EXPENSES ***	3,264,642.00	9,120.83	804,724.98	24.65	0.00	2,459,917.02

*** END OF REPORT ***



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 XXXXXXXX9243

Page 1 of 3

*0005962 S2
CITY OF DURANT
DURANT INDUSTRIAL AUTHORITY DIA
PO BOX 578
DURANT OK 74702-0578



CHECKING ACCOUNTS

Advantage Business Free PF

Account Number	XXXXXX9243
Previous Balance	\$307,079.17
1 Deposits/Credits	\$11,435.19
11 Checks/Debits	\$20,481.37
Service Charge	\$0.00
Interest Paid	\$0.00
Current Balance	\$298,032.99

Number of Enclosures	11
Statement Dates	12/01/21 thru 12/31/21
Days in Statement Period	31
Average Ledger	\$296,239.18
Average Collected	\$296,239.18

Credit Transactions

Date	Description	Amount
12/28	Transfer from [REDACTED] COV ER 112021 DIA CLAIM ON POOLED	\$11,435.19

Checks

Date	Check Number	Amount	Date	Check Number	Amount
12/06	187628	\$2,407.61	12/10	187634	\$1,666.48
12/10	187629	\$1,200.00	12/13	187635	\$1,250.00
12/07	187630	\$2,407.60	12/13	187636	\$1,666.67
12/13	187631	\$250.00	12/22	187770*	\$200.00
12/13	187632	\$2,083.34	12/21	187771	\$5,683.00
12/13	187633	\$1,666.67			

(*) Denotes skip in check numbers

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
12/01	\$307,079.17	12/10	\$299,397.48	12/22	\$286,597.80
12/06	\$304,671.56	12/13	\$292,480.80	12/28	\$298,032.99
12/07	\$302,263.96	12/21	\$286,797.80		



Please examine this statement and cancelled checks promptly. You have (30) days to report unauthorized or missing signatures or alterations on the items contained with your statement; if you fail to notify us we will not be responsible for items paid in good faith. If no errors or discrepancies concerning Electronic Funds Transactions are reported within sixty (60) days, all such transactions will be considered correct. All other errors or discrepancies concerning your account must be reported within thirty (30) days or the statement will be considered correct.

MONTH _____ YR _____

CHECKS OUTSTANDING			
CHECK NO.	PAYEE	AMOUNT	
		\$	
	TOTAL	\$	

BANK BALANCE THIS STATEMENT \$ _____

ADD DEPOSITS NOT CREDITED \$ _____

SUB-TOTAL \$ _____

LESS CHECKS OUTSTANDING \$ _____

BALANCE \$ _____

THIS BALANCE SHOULD AGREE WITH YOUR CHECK BOOK BALANCE AFTER DEDUCTING THE SERVICE CHARGES (IF ANY) SHOWN ON THIS STATEMENT. IF AN ERROR IS FOUND IN YOUR STATEMENT IT SHOULD BE REPORTED TO US WITHIN 10 DAYS.

TERMS GOVERNING CHECKING ACCOUNTS

Deposit in or presentment to the Bank of any item for a customer's account shall constitute the customer's consent to the terms hereof with respect to the Checking Account and all items deposited herein or presented to the Bank for payment.

All deposits and collections shall be governed by the pertinent provisions of the Uniform Commercial Code – Bank Deposits & Collection, as from time to time amended, or as varied by agreements permitted by the statute, including those hereinafter set out.

Receipt from others of items for credit to a customer's account shall render the customer liable to the Bank to the same extent as though they had been endorsed by and received directly from the customer. No money or item shall be deemed to have been received by the Bank unless and until it shall have issued a receipt therefore. The account shall at all times be subject to Checking and Maintenance Charges according to the practice of the Bank prevailing at the time.

When the Bank deems such action proper, the Bank may require that the account be closed.

The provisions hereof shall control, in event of conflict with any deposit slip or passbook.

The Bank reserves the right to change the provisions hereof by printing on its statement Terms Governing Checking Accounts, incorporating the Change.

The new Terms Governing Checking Accounts will be effective, prospectively, when the statement containing the change is made available to the customer, by mailing or otherwise.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In Case of Errors or Questions About Your Electronic Transfers, telephone us or write us at the address below as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

(1) Tell us your name and account number.

(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.

(3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account. For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error. We will tell you the results within three business days after completing our investigation. If we decide there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

Account: [REDACTED]

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-005269	12/03/2021	187628	\$****2,407.61

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

PAY TO THE ORDER OF: ** CHERYL JACKSON **
2219 GERBWIN 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

Number: 187628 Date: 12/6/2021 Amount: \$2407.61

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-005622	12/03/2021	187629	\$****1,200.00

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

PAY TO THE ORDER OF: ** COLE CRAIG P.L.S. **
PO BOX 383
BOKCHITO, OK 74726

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

Number: 187629 Date: 12/10/2021 Amount: \$1200.00

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-005370	12/03/2021	187630	\$****2,407.60

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

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

Number: 187630 Date: 12/7/2021 Amount: \$2407.60

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-006376	12/03/2021	187631	\$****250.00

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

PAY TO THE ORDER OF: ** LABRADA LANN CARE **
PO BOX 411
BOSWELL, OK 74727

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

Number: 187631 Date: 12/13/2021 Amount: \$250.00

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	12/03/2021	187632	\$****2,083.34

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

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

Number: 187632 Date: 12/13/2021 Amount: \$2083.34

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	12/03/2021	187633	\$****1,666.67

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

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

Number: 187633 Date: 12/13/2021 Amount: \$1666.67

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	12/03/2021	187634	\$****1,666.48

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

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

Number: 187634 Date: 12/10/2021 Amount: \$1666.48

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	12/03/2021	187635	\$****1,250.00

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

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

Number: 187635 Date: 12/13/2021 Amount: \$1250.00

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-001602	12/03/2021	187636	\$****1,666.67

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

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

Number: 187636 Date: 12/13/2021 Amount: \$1666.67

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-000346	12/10/2021	187770	\$****200.00

--- TWO HUNDRED & 00/100 DOLLARS ---

PAY TO THE ORDER OF: ** DURANT AREA CHAMBER OF COMMERCE **
215 NORTH 4TH
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

Number: 187770 Date: 12/22/2021 Amount: \$200.00

BANK	VENDOR NUMBER	DATE	CHECK NUMBER	NET AMOUNT
DIA	01-004396	12/10/2021	187771	\$****5,683.00

--- FIVE THOUSAND SIX HUNDRED EIGHTY THREE & 00/100 DOLLARS ---

PAY TO THE ORDER OF: ** GIS WERTECH LLC **
5655 CHEROKEE TRACE
CUNNINGHAM, GA 30041

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

Number: 187771 Date: 12/21/2021 Amount: \$5683.00

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7987B00X.002

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The City of Durant

Memorandum

Date: 2/1/2022
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. January 2022 Report

Monthly Economic Development Report

December 2021

To: Mayor and Council Members

From: Lisa Taylor, Director

Date: January 3, 2022

DIA Property Updates

- Contract for the South McLean property has been signed and delivered to Bryan County Abstract. Application for rezone was submitted in December, and will be heard at the Planning Commission Meeting on January 4, 2022.
- Certified letters terminating leases were sent to lessees on November 18, 2021. Mr. Self did not pick up his letter from the post office, and I am working with the City Attorney to have Mr. Self served.
- Submitted grant application to the Oklahoma Department of Commerce. If granted, the funding is to be used to hire a consultant to identify available sites capabilities, identify what industries sites can support, identify quantified site gaps and limitations, conduct competitive capability assessments, make recommendations for investment in infrastructure gaps, and development of a supplemental infrastructure funding request.

Recruitment Activities

- Met with Tina Lindsay, Oklahoma Department of Commerce. Tina visited Durant on November 16 to visit the site formerly known as the Alorica Call Center. Followed up with Ms. Lindsay regarding information about a data center project.
- Followed up with prospects from NBA. I will be meeting him, along with members from OK Commerce in Oklahoma City on January 11, 2022.
- Met with representatives of a taxi cab company with plans to expand to Durant. Have been working with Community Development to update our taxicab ordinance.
- Met with Clay Craft to discuss retail recruitment activities and related strategies. We have several prospects interested in Durant, and willing to commit if an anchor store will take the first step.

Retention Activities

- Met with representatives from various organizations in Durant to discuss the development of a comprehensive small business assistance program. We are working with the grant writers to identify possible funding opportunities.

Other

- 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 funds for an expansion at the aviation school, and would train workforce for the aerospace industry.
- 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.
- Followed up on Waldron Road realignment easement information.
- Participated in the following meetings: Durant Industrial Authority, City Council, Durant Area Chamber of Commerce, Select Oklahoma, Oklahoma Marketing Committee, and Community Development Council Board.
- Made updates to the DIA website and social media pages.



The City of Durant

Memorandum

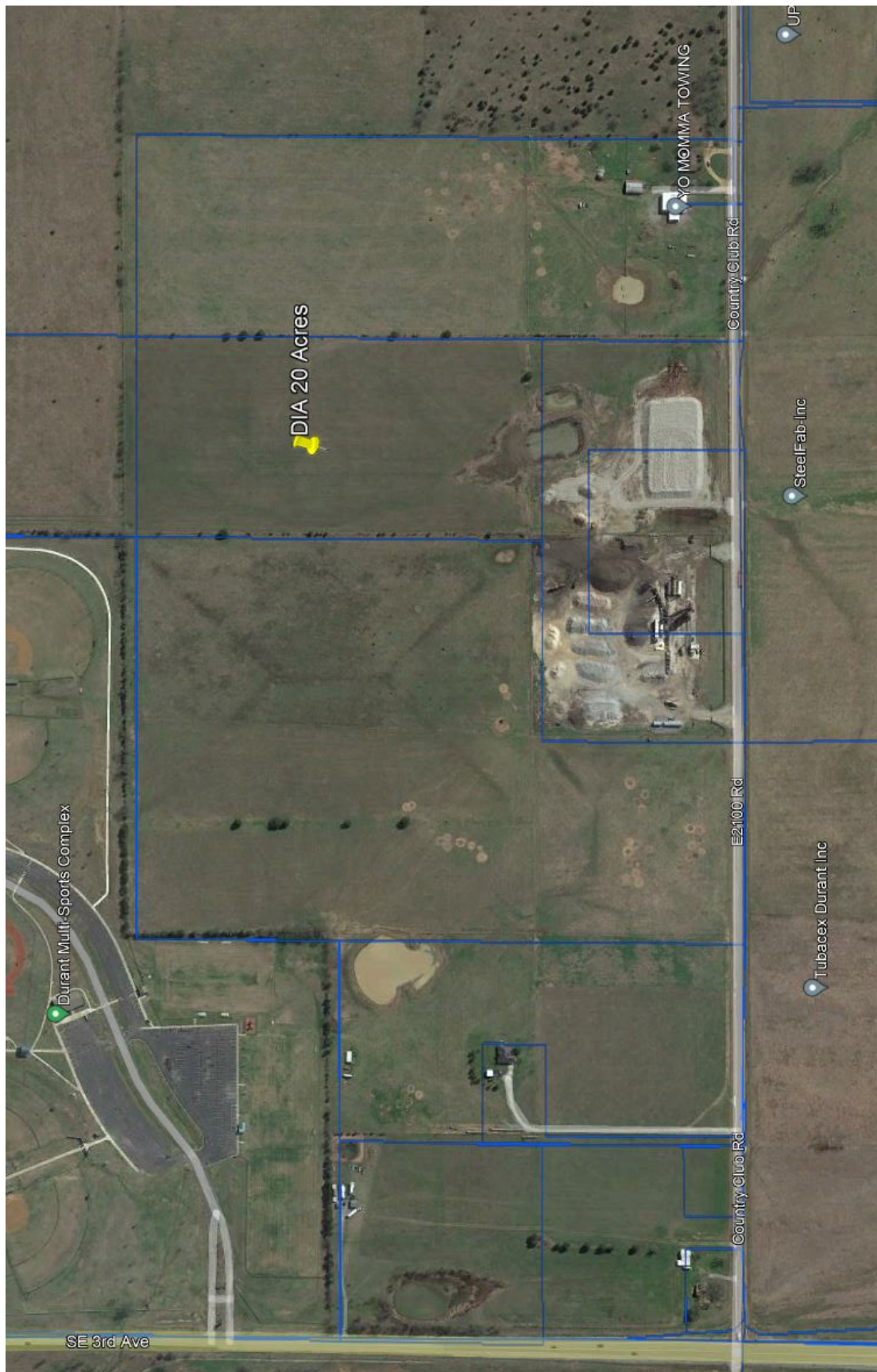
Date: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action to Hire Wall Engineering, LLC to Provide Engineering Services in the Amount of \$62,580.

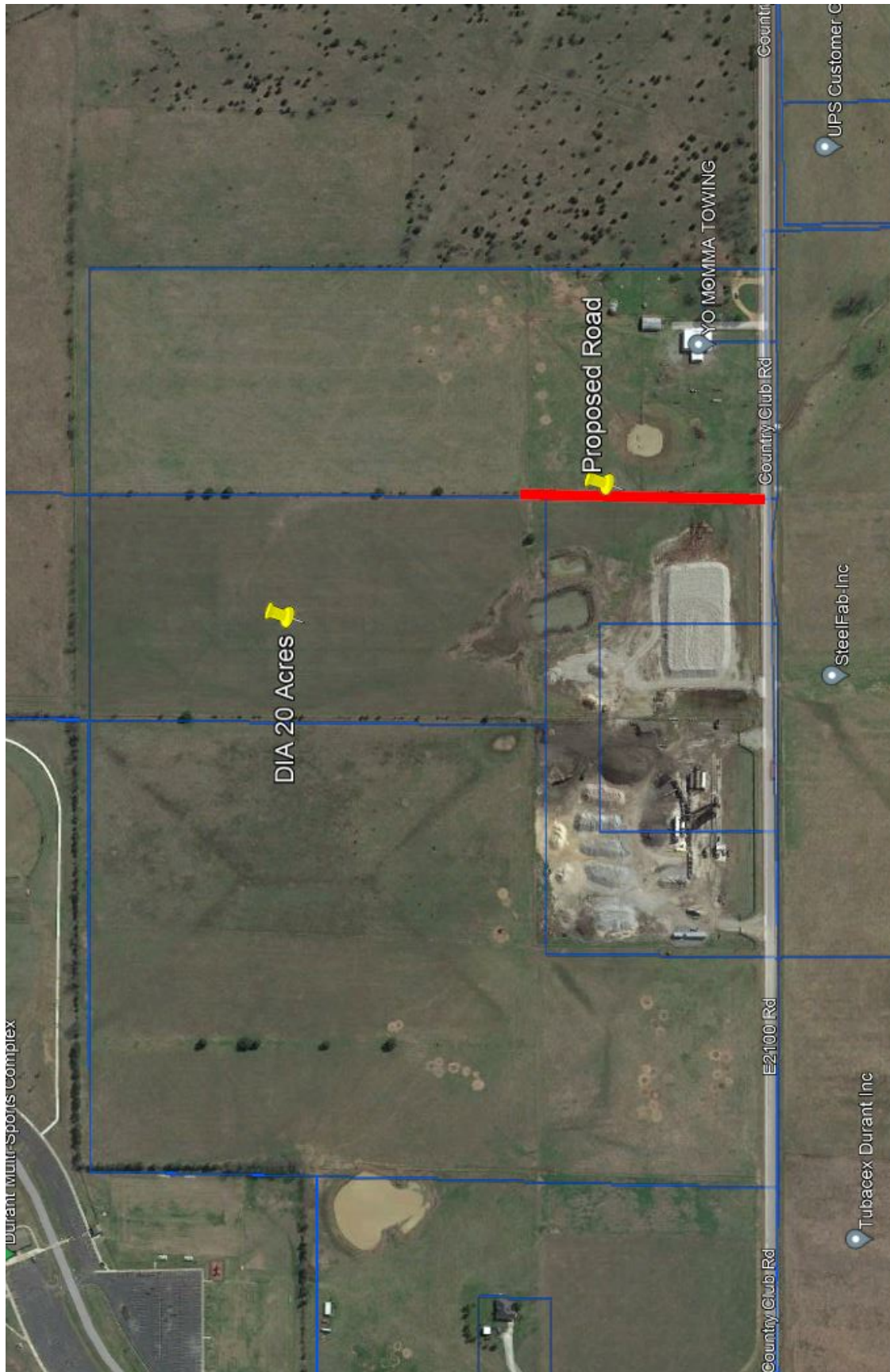
Council Information / Action Requested

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

ATTACHMENTS:

1. DIA 20 Acre Proposed Road





WALL ENGINEERING, LLC

223 N Washington Ave

Durant, OK 74702

Ph: 580-924-1800

Durant Industrial Authority Country Club Industrial Access Road Preliminary Cost Estimate January 24, 2022				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
Industrial Roadway (36' Concrete)	Linear Ft	700	\$ 731.00	\$ 511,700.00
Construction SubTotal				\$ 511,700.00
Contingency (15%)				\$ 76,760.00
Engineering Design, Plans & Specifications				\$ 57,140.00
Bidding & Procurement				\$ 9,880.00
Construction Engineering & Oversight				\$ 30,710.00
Asbuilts & Project Closeout				\$ 5,600.00
Geotechnical Engineering				\$ 5,440.00
Survey & Data Collection				By Owner
Project Total				\$ 697,230.00
Costs shown are approximate and represent engineer's best judgement at the time & date of cost estimate. The estimated costs outlined above are in no way guarantees of actual pricing which may vary from the estimated costs.				



The City of Durant

Memorandum

Date: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on the Expenditure of Economic Development Sales Tax Funds in the amount of \$62,580 to Pay for Engineering Services to Design an Industrial Road for Industrial Property Located Along Country Club Road.

Council Information / Action Requested

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

ATTACHMENTS:



The City of Durant

Memorandum

Date: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on Modifying the Closing Terms of Contract C-2021-76 (SG Purchase Agreement)

Requesting to extend the Closing Date to April 30, 2022 to allow time to clear title

Council Information / Action Requested

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

ATTACHMENTS:

1. SG Purchase Agreement South McLean dated Nov 10 2021

Paul M. Doherty

November 10, 2021

*Lisa Taylor***CONTRACT FOR SALE OF REAL ESTATE**

This contract, made and entered into this 26 day of ~~October~~, 2021, by and between the The Durant Industrial Authority, ("Seller") and SG Blocks, Inc., ("Buyer").

WITNESSETH: That the Seller sells and agrees to convey, as herein provided, the following real property, in Bryan County, Oklahoma, to-wit:

Tract 1: 40 acres +/- : All that part of Lots 1 and 2 lying North and East of the Railroad Right-of-Way in Section 4, Township 7 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

Tract 2: 55 acres +/-: The S/2 SE/4 SE/4 and all of that part of the SW/4 SE/4 lying North and East of A&C Railroad Right-of-Way in Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian in Bryan County, Oklahoma, according to the Government Survey, thereof. LESS AND EXCEPT a roadway and utility easement reserved by Seller more particularly described as follows: The North 80 feet of the West 60 feet of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 33, Township 6 South, Range 9 East.

Tract 3: 20 acres +/-: The N/2 SE/4 SE/4 of Section 33, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof.

for the sum of Eight Hundred Sixty-Five Thousand Dollars (\$865,000.00) ("Purchase Price"):

The Purchase Price shall be paid by Buyer at the time of closing, subject to adjustments that may accrue at that time.

Seller agrees to furnish proof of payment of all recorded liens against the property at the time of closing.

Conditions Precedent to Closing. The parties agree that Closing shall be conditioned upon the following items:

- (a) Seller shall have complied with all obligations to be performed prior to Closing.
- (b) Buyer shall have complied with all obligations to be performed prior to Closing.

Closing. This transaction shall be closed at the office of Bryan County Abstract and Company or at such other place as may be agreed upon by Buyer and Seller, after title objections and other requirements have been met or waived, on or before but not later than **March 30, 2022**, unless the date of Closing is extended in a written instrument signed by Seller and Buyer.

Deliveries at Closing. At the time of Closing, Seller shall execute and deliver good and sufficient General Warranty Deed ("Deed") in recordable form with sufficient revenue stamps

prepaid and canceled at Seller's expense, conveying all right, title and interest thereto, free and clear of all liens and encumbrances whatsoever. Buyer may elect, at Buyer's expense, to obtain a title insurance policy. In the event insurable (at regular market rates) and marketable title cannot be obtained, Buyer shall have the option to terminate the agreement or require Seller to remove the objections to title so that Seller may deliver clear title. Upon Buyer's request, Seller agrees to take all reasonable actions to clear title for Buyer, including but not limited to removing and discharging all liens, mortgages, deeds of trust, security interests, UCC-1 Financing Statements, assignments of leases or similar instruments or assignments given as security for indebtedness and the liens of unpaid taxes, assessments and water and sewer charges, with interest and penalties, mechanics' liens, and all judgments and federal, state and municipal tax liens (and providing satisfactory proof thereof) and the filing of a quiet title suit in District Court. At the time of Closing, Buyer shall deliver the sales price set forth on Page 1.

Earnest Money. Upon the execution of this document, Buyer shall place with Bryan County Abstract or other company agreed by the parties the sum of Ten Thousand Dollars (\$10,000.00) such amount to be retained by Seller as liquidated damages in the event Buyer breaches the terms set forth herein.

Proration of Taxes and Assessments. All ad valorem taxes and special assessments thereon for the current year shall be prorated to date of Closing. If the amount of ad valorem taxes or special assessments for the current tax year has not been fixed by the date of Closing, the proration of such taxes shall be based upon the rate of levy for the preceding tax year.

Possession. Possession of the Property shall be given to Purchaser at Closing.

Closing Costs. Seller shall pay the cost of providing Buyer with an abstract of title, certified to the date hereof, and any required title curative documents and the documentary tax stamps due on the Deed. Buyer shall pay the cost of recording the Deed and making subsequent certifications to the abstract. Buyer shall pay his own attorney's fees.

Default. Time is of the essence in this Agreement. In the event Buyer fails or refuses to complete the performance of Buyer's obligations under this Agreement, Seller's sole remedy, after demand upon Buyer and Buyer's failure or refusal to comply therewith within thirty (30) business days, shall be to terminate this Agreement and to retain the earnest Money Deposit as liquidated damages hereunder. In the event Seller fail to comply with the terms of this Agreement, buyer shall have the right either to recover all sums paid to Seller hereunder or to seek specific performance hereof, and shall have the right to recover all of such party's expenses and costs incurred by reason of such litigation, including, but not limited to, attorney's fees, court costs, and costs of suit preparation.

Commission. Seller agree to indemnify and save Buyer harmless from any claim made by any broker that such broker was authorized by Seller in connection with this transaction to receive a commission. Buyer agrees to indemnify and save Seller harmless from any claim made by any broker that such broker was authorized by Seller in connection with this transaction to receive a commission.

Assignment. This Agreement shall be binding upon the parties hereto, their respective heirs, successors and assigns, but shall not be assigned by any party hereto without the written consent of the other party.

Inspection. Buyer shall have the right to inspect the subject property. Buyer shall have the right to terminate this agreement upon the discovery of any condition, environmental or otherwise, that Buyer considers unacceptable

Survey and Easements. Buyer's obligation is contingent upon Seller providing sufficient proof of surveyed property boundaries free of encroachment and identification of any and all easements that exist on the subject property.

Rezoning. Buyer may, at its option, seek to have the subject property rezoned to R-3 multifamily residential classification prior to the closing of the sale. Buyer is authorized to act as the agent of Seller to apply for rezoning. Buyer is responsible for all costs and procedures associated with the rezoning.

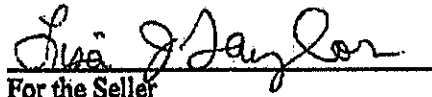
Additional terms. Buyer and its agents are granted access to the subject property for the purposes of geographical survey(s) and geotechnical investigations. In the event the property sale does not close, Seller, at Seller's discretion, may purchase any or all surveys or geotechnical reports from Buyer in an amount not to exceed the \$10,000.00 earnest money deposited by Buyer.

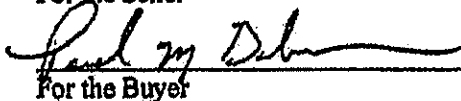
Choice of Law. This agreement shall be governed, construed and interpreted in accordance with the laws of the State of Oklahoma.

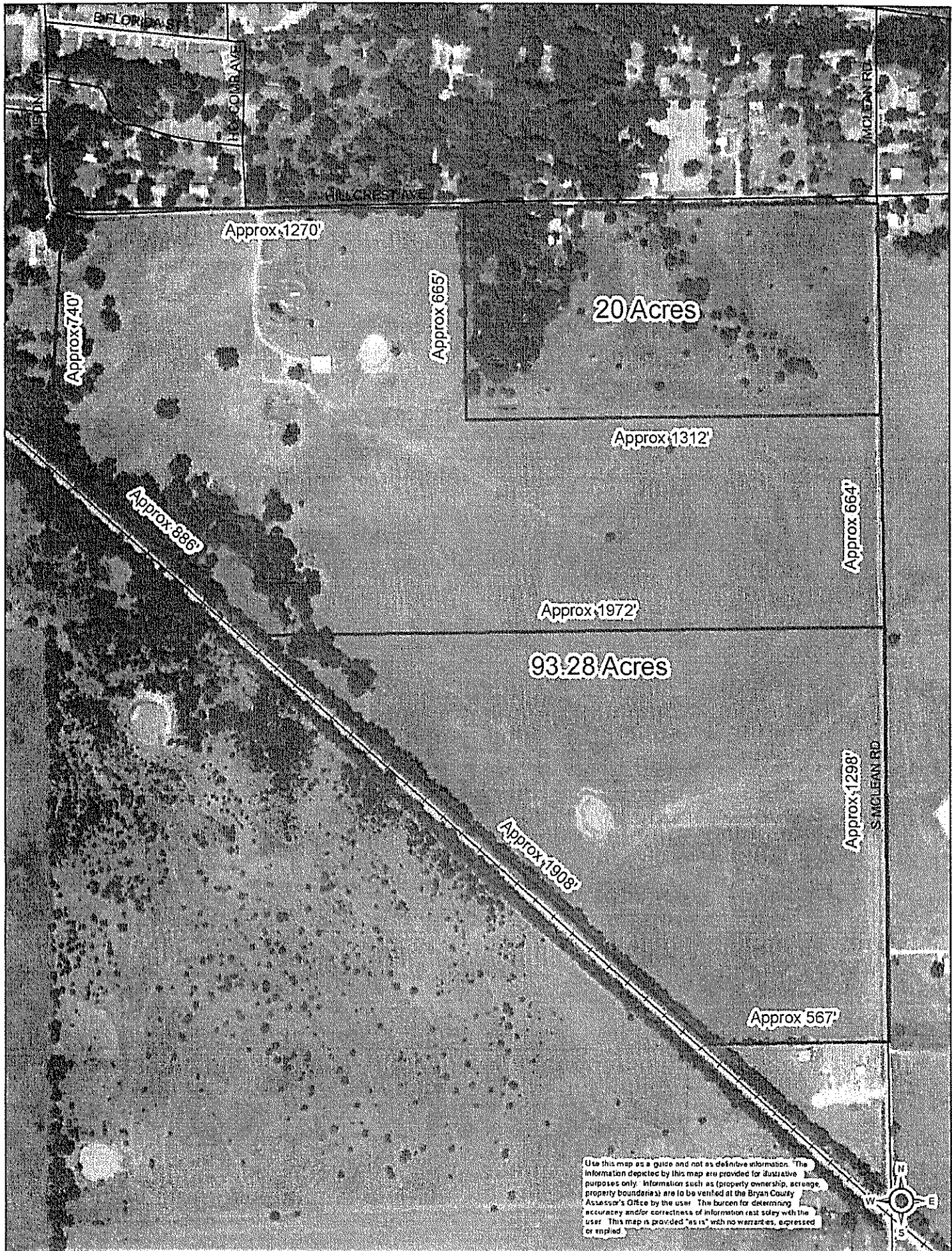
Covenants and Conditions. The covenants, conditions, representations and warranties contained herein shall survive the date of Closing.

THE TERMS SET FORTH HEREIN ARE CONTINGENT UPON THE APPROVAL OF THE DURANT INDUSTRIAL AUTHORITY.

IN WITNESS WHEREOF, we have hereunto set out hands the day and year first above written.


For the Seller


For the Buyer





The City of Durant

Memorandum

Date: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Discussion, Consideration and Possible Action on Making Application to the USDA RDBG Program for Grant Money to Support a Small Business Bootcamp.

Consider Approval of Making Application to USDA Rural Development for Grant Money to Support Small Business Technical Assistance.

Council Information / Action Requested

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

ATTACHMENTS:

1. 508_RD_FS_RBS_RBDG

Rural Business Development Grants (RBDG)

What does this program do?

RBDG is a competitive grant designed to support targeted technical assistance, training, and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities.

Who may apply for this program?

Rural public entities including, but not limited to:

- **Towns**
- **Communities**
- **State agencies**
- **Authorities**
- **Nonprofit Corporations**
- **Institutions of Higher Education**
- **Federally recognized Tribes**
- **Rural Cooperatives**

What is an eligible area?

RBDG funds must be directed for projects benefitting rural areas or towns outside the urbanized periphery of any city with a population of 50,000 or more. Check eligible areas.

How much funding is available?

There is no maximum grant amount for enterprise or opportunity type grants; however, smaller requests are given higher priority. Generally, grants range from \$10,000 up to \$500,000. There is no cost sharing requirement. Total opportunity type grant funding is limited statutorily to up to 10% of the total RBDG annual funding.

How may funds be used?

Enterprise type grant funds must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application. Uses may include:

- Training and technical assistance, such as project planning, business counseling/training, market research, feasibility studies, professional/technical reports, or product/service improvements
- Acquisition or development of land, easements, or rights of way; construction, conversion, renovation, of buildings, plants, machinery, equipment, access streets and roads, parking areas, utilities

- Pollution control and abatement
- Capitalization of revolving loan funds including funds that will make loans for start-ups and working capital
- Distance adult learning for job training and advancement
- Rural transportation improvement
- Community economic development
- Technology-based economic development
- Feasibility studies and business plans
- Leadership and entrepreneur training
- Rural business incubators
- Long-term business strategic planning

Opportunity type grant funding must be used for projects in rural areas and they can be used for:

- Community economic development
- Technology-based economic development
- Feasibility studies and business plans
- Leadership and entrepreneur training
- Rural business incubators
- Long-term business strategic planning

How are applications evaluated for competitive funding?

RBDG applications compete at the state office level, which are dependent on appropriations.

All applications are evaluated based on:

- Evidence showing job creation to occur with local businesses;
- Percent of nonfederal funding committed to the project;
- Economic need in the area to be served;
- Consistency with local economic development priorities;
- Experience of the grantee with similar efforts; and
- Other factors described in the current Notice of Solicitation of Applications (NOSA), if one is published.

How do we get started?

Applications are accepted through USDA Rural Development's [local or State offices](#) once per year. Applicants are advised to view program information specific to your [local or State office](#) to learn about local application timelines, concept paper requirements, etc.

Grant awardees will need to complete required paperwork and comply with the terms and conditions of the award. Contact your [local or State office](#) for details.

Who can answer questions?

Contact your [local RD office](#).

What governs this program?

- Basic Program – [7 CFR Part 4280 Subpart E](#)
- This program is authorized by the Consolidated Farm and Rural Development Act (ConAct).

What governed the predecessor programs of RBEG and RBOG, as well as all awards given before FY 2015?

- RBEG Basic Program [RD Instruction 1942-G](#)
- RBOG Basic Program [7 CFR Part 4284](#)
- This program was authorized by the Consolidated Farm and Rural Development Act (ConAct).

Why does USDA Rural Development do this?

This program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses, help fund distance learning networks, and help fund employment related adult education programs. To assist with business development, RBDGs may fund a broad array of activities.

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled “What Governs This Program?” You may also contact your [local office](#) for assistance. You will find additional forms, resources, and program information at [rd.usda.gov](#). USDA is an equal opportunity provider, employer, and lender.



The City of Durant

Memorandum

Date: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Elect a Trustee to Serve as Chairperson of 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: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Elect a Trustee to Serve as Vice Chairperson of 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: 2/1/2022
To: Mayor and City Council
From: Lisa Taylor, Director
Re: Elect a Trustee to Serve as Treasurer of the Durant Industrial Authority.

Council Information / Action Requested

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

ATTACHMENTS: