

Agenda posted on Durant City Hall Entry Door at 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 16th day of March, 2017 and that an agenda of said meeting was posted at the place of such meeting at 8:40 a.m. on the 22nd day of March, 2017.

**MINUTES OF THE SPECIAL MEETING OF DURANT CITY Council Special Meeting
OF March 23, 2017 AT 9:00 AM, Roscoe J. Hatfield Council Chambers, 300 West
Evergreen, Durant, Oklahoma**

CALL TO ORDER

Mayor Hoffman called the meeting to order at 9:15 a.m.

ROLL CALL

Present: Council Member Chad Hitchcock	City Attorney Pat Phelps
Council Member Billy L. Orr	City Manager Tim Rundel
Council Member Jerry Tomlinson	City Clerk Cynthia J. Price
Vice-Mayor Destry Hawthorne	
Mayor Stewart Hoffman	(*denotes partial attendance)

Absent: None

Mayor Hoffman declared a quorum.

1. Consider Approval of Retail Incentive Agreement Between Provident Realty Advisors, Inc. and City of Durant (C-2017-11)

Tabled

City Manager Tim Rundel addressed council and stated that as far back as June 2016, Tommy Kramer, Executive Director of the Durant Industrial Authority, has been in conversation with a developer about bringing an Albertsons store to Durant. Albertsons is currently considering multiple locations across the state. Mr. Rundel met with the developer to bring a proposal to council for their consideration. Some of the parcels that are being proposed for the project still require re-zoning. The developer would be required to follow the city's standard procedure when requesting a zoning change which would include appearing before the Planning Commission and city council. Mr. Rundel stated the City of Durant would not give the store a dime until the doors are open for business and the first sale is made. Mr. Rundel stated the dollars would be designated for infrastructure improvements such as water, sewer, utility locates, paving, access on to Main Street, and storm drainage. The City of Durant is not involved in land acquisition. There is no guarantee even if city council approves the proposed retail incentive agreement that the retailer will locate here. The monies that are taken in for this particular project are 100% rebated to the developer for infrastructure

improvements only. These funds are not rebated and given back to Albertsons. The entire project, consisting of a grocery store and two out-parcels, would provide a significant boost to the ad valorem which will, in turn, provide an additional revenue stream to the Bryan County Schools, Bryan County, Emergency Medical Services (EMS), and Kiamichi Technology Center. The additional sales tax dollars will benefit the Durant Community Facilities Authority (DCFA), the Durant Multi-Sports Complex, and the Durant Public Schools for the debt repayment from the construction of the high school. It is estimated that Albertsons would create 75-100 new jobs for our community.

Marty Cook, Community Development Manager, provided council with a property map and zoning map of the project area.

Council Member Tomlinson noted for the record that Paragraph #8 of the Retail Incentive Agreement is missing and subsequent paragraphs after Paragraph #7 should be renumbered.

Mr. Rundel noted that restaurants locating in the additional out-parcels contained within the project area would be subject to the same retail incentive agreement.

Randy Sullivan, owner and operator of Green Spray and Save a Lot, disputed the accuracy of the amounts contained in the market analytics provided by the developer.

Jeff Johnson, Vice President of Provident Realty Advisors LLC, stated he would provide council with the contact information for the service company that supplied the market analytics.

- Recess -

Mr. Rundel stated the market analytics provided by the developer were based upon the market analysis of the actual demand for sales in the total trade market and were not specifically identified. The city is prohibited from divulging the actual amount of sales tax dollars received from retailers. Mr. Rundel apologized to Randy Sullivan for any inaccuracies in the amounts estimated. Mr. Rundel recommended this matter be tabled and presented again with more in-depth analytics.

Council Member Tomlinson thanked City Manager Rundel for his honesty and the additional research.

Adjournment

Motion was made by Chad Hitchcock and seconded by Destry Hawthorne to adjourn meeting. Motion Passed with the following vote:

Ayes: Hawthorne, Hitchcock, Hoffman, Orr, Tomlinson