

# ***Durant Industrial Authority***

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MINUTES OF THE DURANT INDUSTRIAL AUTHORITY MEETING OF FEBRUARY 13, 2007 AT 7:00 A.M. IN THE DURANT INDUSTRIAL AUTHORITY CONFERENCE ROOM

**1. Call to Order – John Cathey.**

Chairman Cathey called the meeting to order.

**2. Roll Call – Kimberly Bowen.**

The following Authority members were present: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

The following support staff members were present: Kimberly Bowen, James Dunegan, Tommy Kramer and Earlene Walker.

The following guest was present: Millie Vance – Millie Vance, Inc., Chrissie Issenburg – Staff Reporter for the Durant Daily Democrat.

**3. Approval of Minutes of the Regular Monthly Meeting on January 9, 2007. – John Cathey.**

A motion was made by Janet Reed and seconded by Greg Massey to approve the minutes of the January 9, 2007 Durant Industrial Authority meeting. Motion carried with the following vote:

Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

**4. Review the Durant Industrial Authority December 2006 Financial Report – Earlene Walker.**

The December year to date operating cash flow for the Durant Industrial Authority is \$86,865. The Durant Industrial Authority December assets, which include claim on pooled cash, Certificates of Deposit from Cardinal Glass Contribution, Cardinal Land Reserve Certificates of Deposit, the Durant Industrial Foundation Certificates of Deposit, and Bank of Oklahoma bonds, total \$1,864,988.92. The total assets for the Economic Development Fund 020 as of December 31, 2006 were \$3,626,984.33. Revenues for the month of December totaled \$150,931.11 and this included

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\$87,758.77 of Tax Increment Finance Revenue from the Oklahoma Tax Commission. The December expenses totaled \$424,780.18 including a Cardinal Glass Tax Increment Finance Bond Payment of \$383,125.00. The Durant Industrial Authority December's total assets are \$1,424,824.13 for the Economic Development sales tax 110 account. The monthly revenue was \$59,834.83 as of December 31, 2006. The expenses for the month of December were \$147,022.45 and included the following expenses: the Earth Biofuels Project credited the Community Development Block Grant Account \$27,977.55 and the Eagle Suspensions Project transferred to the Community Development Block Grant Account \$175,000. This resulted in a net negative income of (-\$87,187.62) for December 2006. The Year to Date total expenses for city industrial infrastructure projects amount were \$218,738.61.

### 5. Consider Approval of Durant Industrial Authority Claims for the Month of January 2007. – Tommy Kramer

Tommy Kramer informed the Durant Industrial Authority of the December claims for payment approval. The payroll claims for the month was \$12,842.21 and the submitted claim reports for December totaled \$159,929.36.

Items discussed were the following expense claims:

- Big Lots Distribution Center – Big Lots Sales & Use Tax Rebate – \$132,990.73
- Durant Area Chamber of Commerce – December & January Rent - \$600.00
- A&M Engraving – Name Plate for Eagle Suspensions Ceremonial Leaf Spring - \$15.00
- Wal-Mart – Cell phone charger and cereal bars - \$31.98
- Office Depot – Micro-Cassette tapes, Proposal binder supplies - \$24.47
- Oklahoma Southeast – 2007 Membership Dues - \$400.00
- Five Star Office Supply – proposal binder supplies, printer ink cartridges - \$311.86
- The Journal Record/ODOC – Two page center advertisement for Durant Industrial Authority and Rural Enterprises of Oklahoma, Inc. - \$6,500.00 (75% Durant Industrial Authority and 25% Rural Enterprises of Oklahoma, Inc.)
- Roby's Hallmark – Poinsettia for Ron Bennett's father's funeral - \$42.42

A motion was made by Fran Mickle and seconded by Greg Massey to approve the claims for the month of December 2006. Motion carried with the following vote:

Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

### 6. Consideration of Application for Community Development Block Grant – Economic

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### Development Infrastructure Funds for Sanimax City Street. – Tommy Kramer

The Durant Industrial Authority discussed applying for a \$100,000 Community Development Block Grant – Economic Development Infrastructure Funds for an industrial access improvement to Clark Avenue. The Durant Industrial Authority would be required to pay 10% (\$10,000) for the project. A motion was made by Greg Massey and seconded by Ron Bennett for the Durant Industrial Authority to participate in the application of a \$100,000 Community Development Block Grant for Clark Street to be resurfaced at the Sanimax facility. The motion carried with the following vote:

Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

#### 7. a. Consideration Executive Session to Discuss Funding for Purchase of Industrial Park Site. (This executive session authorized by Title 25, Section 307 C [10] Oklahoma Statutes)

A motion was made by Nate Morrison and seconded by Fran Mickle to enter into executive session to discuss funding for purchase of Industrial Park Land. The motion carried with the following vote:

Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

A motion was made by Greg Massey and seconded by Ron Bennett to exit from executive session and reenter into regular session. Motion carried with the following vote:

Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

#### b. Consideration Action Pursuant to Item 6a Above.

A motion was made by Nate Morrison and seconded by Fran Mickle to table any action on agenda item 7-a. above. The motion carried with the following vote:

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Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

### **8. Old Business**

#### **A.) Present Amended City of Durant Ordinance Amending Land Use Regulations for Tattoo, Body Piercing, and Body Painting Studios. – Tommy Kramer**

The Durant Industrial Authority has discussed in previous meetings having tattoo, body piercing, and body painting studios located in industrial zoned areas and certified industrial parks in the City of Durant. Mr. Kramer has requested Tim Young – Assistant City Manager redraft the tattoo, body piercing, and body painting studios ordinance that currently limits these facilities to locate in I-1 & I-2 zoned industrial and manufacturing areas. Mr. Young will present an amended ordinance to the City Council at the February 13<sup>th</sup> City Council meeting for approval. This ordinance would reflect a change to locate tattoo, body piercing, and body painting studios in commercial zoned areas only. Ron Cross discussed his concerns for ensuring the proper zoning is in place to protect the residential areas from establishments that might have health concerns in our city. Mr. Cross felt like the current zoning was correct, which would allow tattoo, body piercing, and body painting studios in industrial zoned areas and certified industrial parks in the City of Durant.

#### **B.) Tax Increment Financing Account Update From Bank of Oklahoma. – Tommy Kramer**

Mr. Kramer discussed the Durant Industrial Authority Tax Apportionment Bonds Series 2003 and Series 2004B. The 2006 Bryan County Ad Valorem property tax receipts total \$1,629,878.00 and the total interest earnings posted thru February 1, 2007 was \$4,759.01 to total \$1,634,637.01. Bonds called for Series 2003 and 2004B totaled \$1,630,068.83 per Barbara Bailey at the Bank of Oklahoma. Based on the 2006 Ad Valorem property tax receipts history for Cardinal Glass, the bonds are on schedule to be paid in full by the end of 2009. The original payoff schedule allotted for 12-15 years and now this Tax Increment Finance program will be completed in five or six years.

### **1. New Business**

Chairman Cathey discussed the generous donation of the Ceremonial U.S. Flag and Oklahoma Flag from Butch Arnett. A card was sent to Mr. Arnett in appreciation on behalf of the Durant Industrial Authority for this donation to the Durant Industrial Authority conference room.

**2. Adjournment.**

A motion was made by Janet Reed and seconded by Nate Morrison to adjourn. Motion carried with the following vote:

Aye: Ron Bennett, John Cathey, Ron Cross, Greg Massey, Fran Mickle, Nate Morrison and Janet Reed.

Nay: None

Abstain: None

DURANT INDUSTRIAL AUTHORITY

By \_\_\_\_\_  
John R. Cathey, Chairman

ATTEST:

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Tommy Kramer, Executive Director