All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission, or committee.

(This item is placed on the agenda so the Authority, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet the approval of all members, that item will be heard in regular order.)

PUBLIC NOTICE OF A REGULAR MEETING OF THE ECONOMIC DEVELOPMENT AUTHORITY TUESDAY, MAY 27, 2025 AT 4:00 PM CLINTON CITY HALL

AGENDA

Source listing: 05/27/2025 CEDA
Original source: http://agendas.clintonok.gov/2025/052725ceda/EDA052725.htm

1. CALL TO ORDER

2. CONSENT AGENDA

    A. Minutes of April 8, 2025, Regular Meeting

    B. Consider Claims

3. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING:

    A. Review Proposed Budget FYE 2026

    B. Request for Executive Session, Pursuant to Title 25 OK Statutes Section 307 (B) 2 Discussing the Purchase or Appraisal of Real Property.

    C. Reconvene from Executive Session

    D. Any Action(s) Arising Out of the Executive Session.

4. NEW BUSINESS (If any, as authorized pursuant to Section 311.9 of the Oklahoma Open Meeting Act.)

5. TRUSTEES' COMMENTS

6. DIRECTOR'S COMMENTS

7. ADJOURN

Filed this day 22 nd of May 2025. Posted on the bulletin board in the lobby of the Clinton City Hall, May 22, 2025, at 3:00 p.m.

_____

Not recorded

REGULAR MEETING
CLINTON ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY, APRIL 8, 2025

Minutes of the regular meeting of the Trustees of the Clinton Economic Development Authority of the City of Clinton, Oklahoma, held at City Hall, Clinton, OK on Tuesday, APRIL 8, 2025, at 4:00 P.M. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on April 4, 2025, at 2:00 p.m.

TRUSTEES PRESENT: Ken Baker, Canda Dupree and Russ Meacham.
TRUSTEES ABSENT: John Cornell and Max McKinsey
EX OFFICIO: Mayor David Berrong
MANAGER: Robert Johnston
CITY ATTORNEY: Ryan Meacham (absent)
ED DIRECTOR: Roland Mower
TREASURER: Debra Blanchard
CLERK: Amy Jones
NEWS MEDIA: Sean Stephens
OTHERS: None

AGENDA ITEMS

1. **CALL TO ORDER**

Chairman Ken Baker called the meeting to order at 4:04 p.m.

2. **CONSENT AGENDA**

   A. Minutes, March 11, 2024, Regular Meeting
   B. Consider Claims

Motion was made by Trustee Canda Dupree and seconded by Trustee Russ Meacham to approve the consent agenda presented today.

Chairman put the motion to a roll call vote:

Aye: Dupree, Meacham, Baker
Nay: None

Chairman declared the motion carried.

3. **DISCUSSION, CONSIDERATION AND POSSIBLE ACTION REGARDING:**

None

4. **NEW BUSINESS (If any, pursuant to section 311.9 of the Oklahoma Open Meeting Act.)**

None

5. TRUSTEES' COMMENTS

None

6. DIRECTOR'S COMMENTS

Economic Development Director Roland Mower reported the Exit 65 project is moving forward with the commencement of utilities relocation and then project construction bids in July, the CIC building will soon be occupied by Frito Lay, and the DPS/OHP project should be going to bid soon, and Midtown property will be going out for bid soon. He continued by reporting that there has been no activity with Tradewinds property. He stated that the drainage issue on Neptune is still being investigated. Mr. Mower shared that he has received inquiries about the Redlands addition as well. Finally, he reported that the Racetrack project continues to move forward with discussions with Rod Fauver and his colleagues, he stated that they will need access to the City of Clinton's acreage to the West, potable and non-potable water, trash service, ambulance service, roads and grandstands.

Manager Johnston stated that the city will be distributing a Request for Proposals for the "old" fire station property after a group of OU architectural/urban design graduate students will be in Clinton in early May for second time; they provide some ideas which could be included in the RFP.

Information only

ADJOURN

Motion was made by Trustee Canda Dupree and seconded by Trustee Russ Meacham to adjourn.

Chairman put the motion to a roll call vote:

Aye: Cornell, Dupree, McKinsey, Meacham, Baker
Nay: None

Chairman declared the motion carried and the meeting adjourned at 4:22 p.m.

_____

Date Approved

_____

Ken Baker, Chairman

ND: ECON DEV AUTHORITY

PARTMENT	VENDOR NAME	GL ACCOUNT	ACCOUNT DESCRIPTION	DESCRIPTION	AMOUNT
ON DEV AUTH	CUSTER COUNTY ABSTRACT	43500-2085	PROFESSIONAL SERVICE	ABSTRACT MIDTOWN TRVL 1015	650.00
	ASAP ENERGY INC	43500-2631	SALES TAX BUSINESS I	SALES TAX INCENTIVE REBATE	4,850.69
	SLEEP'S BAKERY, LLC.	43500-2631	SALES TAX BUSINESS I	SALES TAX INCENTIVE REBATE	569.95
	LESSERT OKC, INC. dba	43500-2631	SALES TAX BUSINESS I	SALES TAX INCENTIVE REBATE	2,692.30
	SUTHERLANDS LUMBER & HOME CE	43500-2631	SALES TAX BUSINESS I	SALES TAX INCENTIVE REBATE	18,610.02
	DANIEL C. LIVELY dba	43500-2631	SALES TAX BUSINESS I	SALES TAX INCENTIVE REBATE	3,367.79
				TOTAL:	30,740.75

CITY OF CLINTON
Economic Development Authority - Fund 750
Budget Summary FY 25-26

	Prior Year	Current Year Budget	Current Year YTD Actual	Current Year EOY Projection	Proposed Budget
Resources:					
Miscellaneous	301,090	0	157	157	0
Interest	1,919	200	1,156	1,156	200
Transfers In*	30,000	160,000	0	50,000	160,000
Sales Tax Transfer In for Tax Incentive*	177,457	175,000	112,825	151,000	160,000
Total Resources	**510,466**	**335,200**	**114,138**	**202,313**	**320,200**

Appropriations:

Department	Prior Year	Current Year Budget	Current Year YTD Actual	Current Year EOY Projection	Proposed Budget	
Econ Development - 3500						
Personal Services	150,382	155,775	118,825	143,134	149,265	
Contractual Services	65,790	11,800	8,470	8,770	7,000	
Commodities	103	250	1,603	1,604	2,250	
Other Charges & Transfer Out	177,457	225,000	112,825	151,000	180,000	**
Capital Outlay	0	0	0	0	0	
Totals	**393,732**	**392,825**	**241,723**	**304,508**	**338,515**	
Totals	**393,732**	**392,825**	**241,723**	**304,508**	**338,515**	
Revenues Over (Under) Expenditures				**(102,195)**	**(18,315)**	
Beginning Fund Balance				**133,579**	**31,384**	
Ending Fund Balance				**31,384**	**13,069**	

*Transfer In from ED Spec Rev funds for FY 24-25
$160,000 for Personnel
$160,000 for Sales Tax Sharing Incentive Agreements

**$20,000 in Contingency Line

750-ECON DEV AUTHORITY

	PRIOR YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR Y-T-D ACTUAL	CURRENT YEAR PROJECTED YEAR END	PROPOSED BUDGET	BUDGET WORKSPACE
REVENUE SUMMARY						
ALL REVENUES	510,466.38	335,200.00	114,137.28	202,313.00	320,200.00	
*** TOTAL REVENUES ***	510,466.38	335,200.00	114,137.28	202,313.00	320,200.00	
EXPENDITURE SUMMARY						
3500 - ECON DEV AUTH	405,795.03	392,825.00	241,723.04	304,508.00	338,515.00	
*** TOTAL EXPENDITURES ***	405,795.03	392,825.00	241,723.04	304,508.00	338,515.00	
** REVENUES OVER(UNDER) EXPENDITURES **	104,671.35	(57,625.00)	(127,585.76)	(102,195.00)	(18,315.00)	

750-ECON DEV AUTHORITY
DEPARTMENT REVENUES

		PRIOR YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR Y-T-D ACTUAL	CURRENT YEAR PROJECTED YEAR END	PROPOSED BUDGET	BUDGET WORKSPACE
ALL REVENUES							
535-53025	CARES ACT GRANT FUNDS	0.00	0.00	0.00	0.00	0.00	
535-54090	FACILITY/PROPERTY RENTALS	1,000.00	0.00	0.00	0.00	0.00	
535-56010	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	
535-56023	REIMBURSEMENTS	300,090.40	0.00	156.85	157.00	0.00	
535-58010	INTEREST EARNINGS	1,918.54	200.00	1,155.59	1,156.00	200.00	
535-59010	OPERATING TRANSFER IN	30,000.00	160,000.00	0.00	50,000.00	160,000.00	
535-59020	SALES TAX TRANSFER IN	177,457.44	175,000.00	112,824.84	151,000.00	160,000.00	
*** TOTAL REVENUES ***		510,466.38	335,200.00	114,137.28	202,313.00	320,200.00	

535-56023 REIMBURSEMENTS

PERMANENT NOTES:
REIMBURSEMENT FROM SCHOOL

535-59010 OPERATING TRANSFER IN

PERMANENT NOTES:
TRANFER FROM ED SPEC REV FUND FOR SALARIES, CONTRACT SERVICES

535-59020 SALES TAX TRANSFER IN

PERMANENT NOTES:
TRANSFERS FROM FUND 513 ED SPEC REV SALES TAX FOR SALES TAX INCENTIVE REBATE PROGRAM

750-ECON DEV AUTHORITY
3500 - ECON DEV AUTH
DEPARTMENT EXPENSES

	PRIOR YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR Y-T-D ACTUAL	CURRENT YEAR PROJECTED YEAR END	PROPOSED BUDGET	BUDGET WORKSPACE
PERSONAL SERVICES						
43500-1010 SALARIES AND WAGES	105,000.98	105,000.00	84,808.50	105,000.00	105,000.00	
43500-1027 LONGEVITY	0.00	355.00	354.00	354.00	355.00	
43500-1030 FICA EXPENSE	7,438.63	6,540.00	6,055.14	6,500.00	6,540.00	
43500-1035 MEDICARE EXPENSE	1,739.65	1,530.00	1,416.09	1,530.00	1,530.00	
43500-1040 HEALTH & LIFE INSURANCE	3,201.80	6,005.00	26.00	60.00	0.00	
43500-1042 HRA CLAIMS PAID	0.00	1,500.00	0.00	0.00	1,500.00	
43500-1045 DENTAL INSURANCE	180.24	420.00	0.00	0.00	0.00	
43500-1046 VISION INSURANCE	53.92	85.00	0.00	0.00	0.00	
43500-1060 CITY RETIREMENT - OMRF	16,560.06	14,540.00	13,477.36	14,500.00	14,540.00	
43500-1086 CAR ALLOWANCE	15,000.00	15,000.00	12,500.00	15,000.00	15,000.00	
43500-1090 WORKERS' COMPENSATION	1,206.96	4,800.00	188.10	190.00	4,800.00	
TOTAL PERSONAL SERVICES	150,382.24	155,775.00	118,825.19	143,134.00	149,265.00	
CONTRACTUAL SERVICES						
43500-2030 LIABILITY INSURANCE	0.00	1,800.00	0.00	0.00	0.00	
43500-2085 PROFESSIONAL SERVICES	2,936.00	5,000.00	1,650.00	2,000.00	3,000.00	
43500-2120 CONTRACTUAL SERVICES	62,840.00	5,000.00	6,770.00	6,770.00	4,000.00	
43500-2135 BANK SERVICE FEES	13.50	0.00	49.84	0.00	0.00	
TOTAL CONTRACTUAL SERVICES	65,789.50	11,800.00	8,469.84	8,770.00	7,000.00	
COMMODITIES						
43500-2405 OFFICE SUPPLIES	0.00	250.00	0.00	0.00	250.00	
43500-2410 OPERATING SUPPLIES	103.17	0.00	1,603.17	1,604.00	2,000.00	
TOTAL COMMODITIES	103.17	250.00	1,603.17	1,604.00	2,250.00	
OTHER CHARGES						
43500-2605 DUES, SUBSCRIPTIONS, MEMBERSH	0.00	0.00	0.00	0.00	0.00	
43500-2610 CONFERENCES/MTGS EXPENSES	0.00	0.00	0.00	0.00	0.00	
43500-2631 SALES TAX BUSINESS INCENTIVE	177,457.44	175,000.00	112,824.84	151,000.00	160,000.00	
43500-2635 OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	
43500-2640 CONTINGENCIES	0.00	50,000.00	0.00	0.00	20,000.00	
TOTAL OTHER CHARGES	177,457.44	225,000.00	112,824.84	151,000.00	180,000.00	

750-ECON DEV AUTHORITY
3500 - ECON DEV AUTH
DEPARTMENT EXPENSES

	PRIOR YEAR ACTUAL	CURRENT YEAR BUDGET	CURRENT YEAR Y-T-D ACTUAL	CURRENT YEAR PROJECTED YEAR END	PROPOSED BUDGET	BUDGET WORKSPACE
CAPITAL OUTLAY						
43500-3040 LAND ACQUISITION	12,062.68	0.00	0.00	0.00	0.00	
TOTAL CAPITAL OUTLAY	12,062.68	0.00	0.00	0.00	0.00	
DEBT SERVICE/DEPRECIATIO						
43500-4030 DEPRECIATION EXP	0.00	0.00	0.00	0.00	0.00	
TOTAL DEBT SERVICE/DEPRECIATIO	0.00	0.00	0.00	0.00	0.00	
TOTAL 3500 - ECON DEV AUTH	405,795.03	392,825.00	241,723.04	304,508.00	338,515.00	

43500-2085 PROFESSIONAL SERVICES
PERMANENT NOTES:
LEGAL SERVICES, ETC

43500-2120 CONTRACTUAL SERVICES
PERMANENT NOTES:
CONTRACT SERVICES

43500-2405 OFFICE SUPPLIES
PERMANENT NOTES:
OFFICE 365 LICENSE FEES

43500-2631 SALES TAX BUSINESS INCENTI
PERMANENT NOTES:
SALES TAX INCENTIVE REBATE PROGRAM

43500-2640 CONTINGENCIES
PERMANENT NOTES:
POTENTIAL PROPERTY PURCHASE AND DEMOLITION OR OTHER ED PROJECT

*** TOTAL EXPENDITURES ***	405,795.03	392,825.00	241,723.04	304,508.00	338,515.00	

*** END OF REPORT ***