

City of Choctaw
Regular Choctaw Economic Development Authority Meeting
January 26, 2022 @ 4:30pm
Choctaw City Hall, 2500 N. Choctaw Rd.
Choctaw, Oklahoma 73020

1. **Call to Order.**
2. **Roll Call.**
3. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.
 - 3.1 Economic Development Update – Sarah Huffine, City Planner
 - 3.2 Quality of Life and Sales Tax Revenue Subcommittee Update
 - 3.3 Update on management of Veterans Memorial
 - 3.4 CEDA Board Updates
 - 3.4.1 CEDA Committee Assignments
4. **Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.
 - 4.1 Special Minutes for December 15, 2021.
 - 4.2 Financial Report for the month of November 2021.
 - 4.3 Financial Report for the month of December 2021.

5. Trustee/Staff Remarks: This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.

6. Adjournment:

This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00 pm on January 20, 2022 in accordance with the Oklahoma Open Meeting Act.



Amanda Williams, City Clerk

THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE.

Permitted Homes by Year

	2019	2020	2021
January	5	10	5
February	2	3	5
March	1	2	5
April	0	4	8
May	3	2	3
June	6	6	3
July	4	3	2
August	12	5	4
September	2	4	4
October	3	3	2
November	4	7	3
December	5	1	3
	47	50	47

2019	2020	2021
47	50	47

Approved Preliminary Plats

Subdivision	# of Lots	Location	Zoned
Westfall	184	NE 10th & Hiwassee (Southeast corner)	RS with PUD 6,000 sf
Henney Ridge	86	Henney Road (north of Walmart)	RS with PUD 6,000 sf
The Reserve	37	North Hiwassee (1/4 mile north of NE 23rd)	RS
Brookside (duplexes)	6	Maupin & Tye Brumley	RS
Purple Mist	8	South Choctaw Road (1/4 mile south of SE 15th)	RS
Choctaw Pointe	116	NE 10th (1/2 mile east of North Choctaw Road)	RS
Canyon Oaks (under review)	36	McDonald Road (1/2 mile north of NE 36th)	RS
Choctaw East	186	North Choctaw Road (1/2 mile north of E Reno)	RS
Total:	659		

Zonings Approved

Subdivision	# of Lots	Location	Zoned
Fox Pointe Apartments	526	SE 15th/Anderson	CG, Specific use appt.
R and R	240	North Choctaw Road (south of VoTech)	R 7,500
Total:	766		

Total: 1425

CG = General Commercial

RS = Residential 10,000 sf

R 7,500 = Residential 7,500 sf

PUD = Planned Unit Development District



OKLAHOMA
Choctaw
Choctaw Economic Development Authority

2500 N Choctaw Rd • PO Box 567 • Choctaw, OK 73020 • Phone 405.390.8198 • Fax 405.390.3332

January 26th, 2021

Air Force Association, Gerrity Chapter
c/o Walter Kula
1205 S Air Depot Blvd #215
Midwest City, Oklahoma 73110

RE: Veterans Memorial on Bypass Street in Choctaw, Oklahoma

Dear Mr. Kula,

This letter is inform you that CEDA (Choctaw Economic Development Authority) does not have any administrative rights to the Veterans Memorial located on Bypass Street in Choctaw Oklahoma.

Respectfully,

Choctaw Economic Development Authority

Dale Boyer

David Reid

Trey Kolar III

Luke Martin

Alex Lancaster

Matt DeToy

Trent Smith

Cody Brewer

Clint Fernandez

Choctaw Economic Development Authority

CEDA Committee

Dale Boyer

Cody Brewer

Matt DeToy

Clint Fernandez

Trey Kolar

Alex Lancaster - Treasurer

Luke Martin – Co-Chair

David Reid

Trent Smith - Chair

Quality of Life - Sub Committee

Alex Lancaster

Matt DeToy

Luke Martin

Clint Fernandez

David Reid

Sales Tax Revenue - Sub Committee

Trent Smith

Trey Kolar

Dale Boyer

Cody Brewer

City of Choctaw
Special Choctaw Economic Development Authority Meeting
December 15, 2021 @ 4:30pm
Choctaw City Hall, 2500 N. Choctaw Rd.
Choctaw, Oklahoma 73020

MINUTES

1. Call to Order **Trent Smith @ 4:30 p.m.**
2. Roll Call:
 - 5 **Present:** **David Reid; Dale Boyer; Trent Smith; Luke Martin; Trey Kolar III**
 - 2 **Absent:** **Matt DeToy; Alex Lancaster**

 - Staff:** **Cary Simonds, Economic Development Director**
Amanda Williams, City Clerk
3. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.

3.1 Economic Development Update.

Economic Development Director Simonds reported the following:

- **Sales & Use Tax** – Sales Tax is up 5.7% from last year and Use Tax is up 8.2% from last year. As the group goes into the annual workshop meeting this will help determine target areas on where we want growth to be.
- **Domino Choctaw** – Progress is being made at the site at NE 23rd Street and Hiwassee, Domino Choctaw. Target open date is still June 2022.
- **Rader Development** – Rader’s 526 unit development will go to the Board of Adjustments on December 27 for a variance to

the area and height regulations related to the property setbacks and observation tower.

- **Markets – There has been interest in purchase of the Fire Department building. Trent Smith noted the City should be looking at placing something sales tax generating in the Fire Department location. Connectivity of the road between The Markets and The Plaza is essential as well.**

3.2 Quality of Life and Sales Tax Revenue Subcommittee Update.

The Quality of Life Subcommittee is focusing on infrastructure and looking at the best way forward in generating sales tax.

3.3 Update on management of Veterans Memorial.

Economic Development Director, Cary Simonds, reported Walt Kula, Air Force Association, Gerrity Chapter, Midwest City, has approached the City with interest in managing the Veterans Memorial. A letter from the CEDA Board providing that CEDA does not have any administrative rights to the Veterans Memorial has been requested as part of the transition.

MOTION by Luke Martin SECOND by Dale Boyer to approve the submission of a letter to the Air Force Association, Gerrity Chapter, Midwest City.

MOTION CARRIED:

5 Ayes: Reid, Boyer, Smith, Martin, Kolar
0 Nays: None
2 Absent: DeToy, Lancaster

3.4 CEDA Board Application Status.

MOTION by Dale Boyer SECOND by Trey Kolar III to appoint Cody Brewer to the CEDA Board.

MOTION CARRIED:

5 Ayes: Reid, Boyer, Smith, Martin, Kolar
0 Nays: None
2 Absent: DeToy, Lancaster

MOTION by David Reid SECOND by Trey Kolar III to appoint Clint Fernandez to the CEDA Board.

MOTION CARRIED:

5 Ayes: Reid, Boyer, Smith, Martin, Kolar
0 Nays: None
2 Absent: DeToy, Lancaster

4. Consent Agenda: The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.

- 4.1 Regular Minutes for October 27, 2021.
- 4.2 Financial Report for the month of October 2021.
- 4.2 Financial Report for the month of November 2021.

MOTION by Trey Kolar III SECOND by Luke Martin to approve the consent agenda with the removal of Item 4.2. Financial Report for the month of November 2021 will be presented at the next regular meeting scheduled for January 26, 2022.

MOTION CARRIED:

5 Ayes: Reid, Boyer, Smith, Martin, Kolar

0 Nays: None
2 Absent: DeToy, Lancaster

- 5. Trustee Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.

None.

- 6. Adjournment:**

MOTION by Trey Kolar III SECOND by Dale Boyer to adjourn the meeting.

MOTION CARRIED:

5 Ayes: Reid, Boyer, Smith, Martin, Kolar
0 Nays: None
2 Absent: DeToy, Lancaster

Called @ 5:16 p.m.

CHOCTAW ECONOMIC DEVELOPMENT AUTHORITY

ATTEST:

Amanda Williams, City Clerk

Trent Smith, Chairman



Choctaw, OK

Trial Balance Account Summary

Date Range: 11/01/2021 - 11/30/2021

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
Fund: 81 - ECONOMIC DEV AUDI						
<u>81-000-111000</u>	CASH IN BANK	77,156.37	9.19	0.00	9.19	77,165.56
<u>81-000-111500</u>	CASH IN BANK-CD INVESTMENT	190.00	0.00	0.00	0.00	190.00
<u>81-000-220000</u>	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00
<u>81-000-310000</u>	NET REVENUE	-24.67	0.00	0.00	0.00	-24.67
<u>81-000-312000</u>	RETAINED EARNINGS	0.00	0.00	0.00	0.00	0.00
<u>81-000-312100</u>	NET REVENUE THIS PERIOD	0.00	0.00	0.00	0.00	0.00
<u>81-000-380000</u>	FUND BALANCE	-77,274.87	0.00	0.00	0.00	-77,274.87
<u>81-811-520100</u>	INTEREST	-46.83	0.00	9.19	-9.19	-56.02
<u>81-811-550001</u>	LAND SALES	0.00	0.00	0.00	0.00	0.00
<u>81-811-550002</u>	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
<u>81-811-590000</u>	FUND BALANCE CARRYOVER	0.00	0.00	0.00	0.00	0.00
<u>81-811-620500</u>	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	0.00
<u>81-811-630500</u>	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
<u>81-811-633000</u>	PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00
<u>81-811-633500</u>	POSTAGE & METER SERVICE	0.00	0.00	0.00	0.00	0.00
<u>81-811-634500</u>	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00
<u>81-811-635500</u>	REPAIRS & MAINTENANCE-CONTRACT	0.00	0.00	0.00	0.00	0.00
<u>81-811-640500</u>	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
<u>81-811-641000</u>	LAND & BUILDING	0.00	0.00	0.00	0.00	0.00
<u>81-811-643000</u>	OTHER IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-643200</u>	SPECIAL PROJECTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-650400</u>	DEBT SERVICE:FNB	0.00	0.00	0.00	0.00	0.00
<u>81-811-650500</u>	DEBT SERVICE-INTEREST	0.00	0.00	0.00	0.00	0.00
<u>81-811-651000</u>	DEBT SERVICE: PRINCIPAL	0.00	0.00	0.00	0.00	0.00
<u>81-811-651100</u>	BANK ONE MORTGAGE PMTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-651200</u>	OIFA MORTGAGE PMTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-664041</u>	TRANSFER:RISK MGMNT	0.00	0.00	0.00	0.00	0.00
<u>81-811-668100</u>	TRANSFER TO VET MEMORIAL	0.00	0.00	0.00	0.00	0.00
<u>81-811-669100</u>	TRANSFER: PARKS & RECREATION	0.00	0.00	0.00	0.00	0.00
<u>81-811-669200</u>	TRANSFER: SIREN FUND	0.00	0.00	0.00	0.00	0.00
<u>81-811-669800</u>	TRANSFER: CHOCTAW TOURISM FUN	0.00	0.00	0.00	0.00	0.00
	Fund 81 Total:	0.00	9.19	9.19	0.00	0.00
	Report Total:	0.00	9.19	9.19	0.00	0.00



Choctaw, OK

Income Statement Account Summary

For Fiscal: 2021-2022 Period Ending: 11/30/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 81 - ECONOMIC DEV AUDI						
Revenue						
<u>81-811-520100</u>	INTEREST	0.00	0.00	9.19	56.02	-56.02
Revenue Total:		0.00	0.00	9.19	56.02	-56.02
Expense						
<u>81-811-630500</u>	MISCELLANEOUS	0.00	3,200.00	0.00	0.00	3,200.00
Expense Total:		0.00	3,200.00	0.00	0.00	3,200.00
Fund: 81 - ECONOMIC DEV AUDI Surplus (Deficit):		0.00	-3,200.00	9.19	56.02	
Total Surplus (Deficit):		0.00	-3,200.00	9.19	56.02	



Choctaw, OK

Trial Balance Account Summary

Date Range: 12/01/2021 - 12/31/2021

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
Fund: 81 - ECONOMIC DEV AUDI						
<u>81-000-111000</u>	CASH IN BANK	77,165.56	0.00	0.00	0.00	77,165.56
<u>81-000-111500</u>	CASH IN BANK-CD INVESTMENT	190.00	0.00	0.00	0.00	190.00
<u>81-000-220000</u>	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00
<u>81-000-310000</u>	NET REVENUE	-24.67	0.00	0.00	0.00	-24.67
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<u>81-000-312100</u>	NET REVENUE THIS PERIOD	0.00	0.00	0.00	0.00	0.00
<u>81-000-380000</u>	FUND BALANCE	-77,274.87	0.00	0.00	0.00	-77,274.87
<u>81-811-520100</u>	INTEREST	-56.02	0.00	0.00	0.00	-56.02
<u>81-811-550001</u>	LAND SALES	0.00	0.00	0.00	0.00	0.00
<u>81-811-550002</u>	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
<u>81-811-590000</u>	FUND BALANCE CARRYOVER	0.00	0.00	0.00	0.00	0.00
<u>81-811-620500</u>	MISCELLANEOUS SUPPLIES	0.00	0.00	0.00	0.00	0.00
<u>81-811-630500</u>	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
<u>81-811-633000</u>	PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00
<u>81-811-633500</u>	POSTAGE & METER SERVICE	0.00	0.00	0.00	0.00	0.00
<u>81-811-634500</u>	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00
<u>81-811-635500</u>	REPAIRS & MAINTENANCE-CONTRACT	0.00	0.00	0.00	0.00	0.00
<u>81-811-640500</u>	EQUIPMENT	0.00	0.00	0.00	0.00	0.00
<u>81-811-641000</u>	LAND & BUILDING	0.00	0.00	0.00	0.00	0.00
<u>81-811-643000</u>	OTHER IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-643200</u>	SPECIAL PROJECTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-650400</u>	DEBT SERVICE:FNB	0.00	0.00	0.00	0.00	0.00
<u>81-811-650500</u>	DEBT SERVICE-INTEREST	0.00	0.00	0.00	0.00	0.00
<u>81-811-651000</u>	DEBT SERVICE: PRINCIPAL	0.00	0.00	0.00	0.00	0.00
<u>81-811-651100</u>	BANK ONE MORTGAGE PMTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-651200</u>	OIFA MORTGAGE PMTS	0.00	0.00	0.00	0.00	0.00
<u>81-811-664041</u>	TRANSFER:RISK MGMNT	0.00	0.00	0.00	0.00	0.00
<u>81-811-668100</u>	TRANSFER TO VET MEMORIAL	0.00	0.00	0.00	0.00	0.00
<u>81-811-669100</u>	TRANSFER: PARKS & RECREATION	0.00	0.00	0.00	0.00	0.00
<u>81-811-669200</u>	TRANSFER: SIREN FUND	0.00	0.00	0.00	0.00	0.00
<u>81-811-669800</u>	TRANSFER: CHOCTAW TOURISM FUN	0.00	0.00	0.00	0.00	0.00
	Fund 81 Total:	0.00	0.00	0.00	0.00	0.00
	Report Total:	0.00	0.00	0.00	0.00	0.00



Choctaw, OK

Income Statement Account Summary

For Fiscal: 2021-2022 Period Ending: 12/31/2021

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 81 - ECONOMIC DEV AUDI						
Revenue						
<u>81-811-520100</u>	INTEREST	0.00	0.00	0.00	56.02	-56.02
	Revenue Total:	0.00	0.00	0.00	56.02	-56.02
Expense						
<u>81-811-630500</u>	MISCELLANEOUS	0.00	3,200.00	0.00	0.00	3,200.00
	Expense Total:	0.00	3,200.00	0.00	0.00	3,200.00
	Fund: 81 - ECONOMIC DEV AUDI Surplus (Deficit):	0.00	-3,200.00	0.00	56.02	
	Total Surplus (Deficit):	0.00	-3,200.00	0.00	56.02	