

City of Choctaw
Regular Choctaw Economic Development Authority Meeting
February 23, 2022 @ 4:30pm
Choctaw City Hall, 2500 N. Choctaw Rd.
Choctaw, Oklahoma 73020

“The Choctaw Economic Development Authority’s mission is to plan, implement, and promote projects and programs that directly benefit the community’s rate of economic growth. Choctaw Economic Development Authority’s main focus is to attract new business and developers, which in turn increases the sales tax base of the City, and in general makes Choctaw a great place to work, live, and shop. Choctaw works hard to retain our hometown sense of community while offering existing and new businesses an exciting place to write their success stories.”

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 Opening remarks from Economic Development Director
 - 3.2 Economic Development Update
 - 3.3 Quality of Life and Sales Tax Revenue Subcommittee Update
 - 3.4 Remarks and/or discussion for the CEDA Workshop/Retreat
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 January 26, 2022.
- 4.2 Financial Report for the month of January 2022.

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 February 17, 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.

City of Choctaw
Regular Choctaw Economic Development Authority Meeting
January 26, 2022 @ 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:
 - 8 **Present:** **David Reid; Clint Fernandez; Trent Smith; Luke Martin; Cody Brewer; Alex Lancaster; Matt DeToy; Trey Kolar III**
 - 1 **Absent:** **Dale Boyer**
 - Staff:** **Cary Simonds, Economic Development Director**
Sarah Huffine, City Planner
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 – Sarah Huffine, City Planner

Economic Development Director Simonds reported the following:

- **BluePeak was granted a fiber franchise agreement at the last City Council meeting. The installation of fiber will help to incentivize Choctaw for new businesses and close the gap in our infrastructure. In addition, the City will generate revenue from the franchise fees.**

- **Domino Choctaw** – Progress is being made at the site at NE 23rd Street and Hiwassee, Domino Choctaw. Target open date is still June 2022.
- **Domino Pizza** – The project is still moving forward and progressing. The additional strip building has been built and is ready for tenants.
- **23rd Street Retail Space** – The parcel next to Okie Car Wash on NE 23rd Street is for sale. The space is prime retail on NE 23rd Street and is listed for \$450,000.00. Also, the strip building at the corner of NE 23rd Street and Louise is expecting a 90-120 day build out.
- **Sales and Use Tax** – Sales Tax is up 6% and Use Tax is up 10%. There were only two months that did not meet the amount from the month prior.

City Planner Huffine reported on the 2021 objectives of bringing roof tops to Choctaw in relation to approved preliminary plats, approved zonings and permits:

- **Westfall** – 184 lots total, they have obtained the ground clearing permit for the project, 91 lots have been approved as part of the first phase of construction and building permits should be coming in 2022
- **Choctaw Pointe** – 116 lots total, staff expects the Development of Final Plat Area to be on a March Planning Commission meeting
- **The Reserve** – 37 lots total, the Development of Final Plat Area is currently under review for the first 29 lots
- **Canyon Oaks** – 36 lots total, the Development of Final Plat Area is expected soon
- **Henney Ridge** – 86 lots total, preliminary plat approved
- **Purple Mist** – 8 lots total, the Development of Final Plat Area is currently under review

- **Fox Pointe** – 526 units, expected to go to the Board of Adjustments in February
- **Permits** – In the past the number of permits has not been calculated with the inclusion of mobile homes. But, Western Skies Mobile Home Park is at 50% capacity. The park will house 101 lots. The number of permitted homes in 2021 was 47, down 3 from 50 permitted homes in 2020.

3.2 Quality of Life and Sales Tax Revenue Subcommittee Update.

The Quality of Life Subcommittee is focusing on addressing roads and the possibility of a sales tax proposition at a special election. The targeted election date will be in August. At the last meeting the group discussed grants, ACOG and funding sources to help facilitate the election.

Sales Tax Revenue Subcommittee meets the 2nd Tuesday of each month from 2:00 pm – 3:00 pm. The group is focusing on how to increase the amount of sales tax dollars in Choctaw.

3.3 Update on management of Veterans Memorial.

Economic Development Director, Cary Simonds, reported the letter from the CEDA Board providing CEDA does not have any administrative rights to the Veterans Memorial has been revised to omit any note of financials as the City does not have involvement with the Veteran’s Memorial account.

MOTION by Alex Lancaster SECOND by Matt DeToy to approve the submission of a revised letter to the Air Force Association, Gerrity Chapter, Midwest City.

MOTION CARRIED:

8 Ayes: Reid, Boyer, Smith, Martin, Kolar, DeToy, Brewer, Fernandez
0 Nays: None
1 Absent: Boyer

3.4 CEDA Board Updates

3.4.1 CEDA Committee Assignments

Economic Development Director Simonds noted the board members' assignments to various committees.

- 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.

MOTION by Trey Kolar III SECOND by Luke Martin to approve the consent agenda as presented.

MOTION CARRIED:

8 Ayes: Reid, Boyer, Smith, Martin, Kolar, DeToy, Brewer, Fernandez
0 Nays: None
1 Absent: Boyer

- 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 Alex Lancaster SECOND by Clint Fernandez to adjourn the meeting. All ayes. Motion carried.

Meeting adjourned at 5:21 pm.

CHOCTAW ECONOMIC DEVELOPMENT AUTHORITY

ATTEST:

Amanda Williams, City Clerk

Trent Smith, Chairman



Choctaw, OK

Trial Balance Account Summary

Date Range: 07/01/2021 - 01/31/2022

Account	Name	Beginning Balance	Period Total Debits	Period Total Credits	Net Change	Ending Balance
Fund: 81 - ECONOMIC DEV AUTHORITY						
<u>81-000-111000</u>	CASH IN BANK	77,109.54	56.02	0.00	56.02	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	0.00	0.00	56.02	-56.02	-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	56.02	56.02	0.00	0.00
	Report Total:	0.00	56.02	56.02	0.00	0.00



Choctaw, OK

Income Statement Account Summary

For Fiscal: 2021-2022 Period Ending: 01/31/2022

			Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 81 - ECONOMIC DEV AUTHORITY							
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 AUTHORITY Surplus (Deficit):		0.00	-3,200.00	0.00	56.02	
	Total Surplus (Deficit):		0.00	-3,200.00	0.00	56.02	