

**MINUTES OF
REGULAR MEETING OF THE DIRECTORS OF
THE OKLAHOMA DEVELOPMENT FINANCE AUTHORITY
August 30, 2023**

The Directors of the Oklahoma Development Finance Authority held a Regular Meeting at 10:00 a.m. on Wednesday, August 30, 2023, in the Conference Room of the Oklahoma Development Finance Authority, 9220 North Kelley Avenue, Oklahoma City, Oklahoma.

The following members of the Authority were PRESENT:

Mr. Keith Ventris, Chairman
Mr. Peter Carey, Secretary
Mr. Hank Bradley, Member
Mr. Matt Caldwell, Member
Mr. Bridger Cox, Vice Chairman
Mr. D.R. Shipley, Member
Mr. Hopper Smith, Ex-Officio

Others attending the meeting were members of the Oklahoma Development Finance Authority staff and other guests representing firms doing business with ODFA, who are listed on the Attendance Register which is kept in the original meeting file.

ROLL CALL

Chairman Ventris called the meeting to order and requested a roll call from the Assistant Secretary, after which he declared a quorum present.

In response to a question by Chairman Ventris, it was reported that notice of the Regular Meeting of the Authority was filed in the office of the Oklahoma Secretary of State and public notice of this meeting was posted in prominent view at 9220 North Kelley Avenue, Oklahoma City, Oklahoma, twenty-four (24) hours prior to this meeting excluding Saturdays, Sundays, and legal holidays, all in compliance with the Oklahoma Open Meeting Act.

APPROVAL OF MINUTES OF THE MEETING OF JULY 26, 2023

Minutes of the meeting held July 26, 2023, had been sent electronically to the Board Members prior to the meeting and the reading was waived. Mr. Shipley made a motion to approve the minutes as transmitted. Mr. Carey seconded the motion. All members present voted Aye.

FINANCIAL REPORT

Mr. Davis stated that through the one month of FY' 24 the financial performance is good, and the revenue is up 30% at \$358,000 which was at \$275,000 last July. The expenses were up slightly at \$89,700 versus \$77,000 a year ago. The net income is up 36% at \$269,000 versus \$198,000 last year.

Chairman Ventris asked if there were any questions or comments concerning the report. Hearing none, he asked if there was a motion. Mr. Cox made a motion to approve the financial report, as presented. Mr. Caldwell seconded the motion. All members present voted AYE.

NEW LOAN APPLICATIONS/PROJECTS

A. Oklahoma Development Finance Authority (ODFA) – \$8,000,000 Oklahoma Community Economic Development Pooled Finance Act Award (The City of Altus Project)

Discussion and possible with respect to a resolution acknowledging receipt of a Determination Letter from the Oklahoma Department of Commerce (“ODOC Determination Letter”); implementing the financial incentive described in the ODOC Determination Letter, namely, the Oklahoma Community Economic Development Pooled Finance Act (The City of Altus Project), Series 2023, in an aggregate principal amount estimated at \$8,000,000 (the “Award”); approving and authorizing the execution and delivery of a Funding Agreement and other related documents; and containing additional matters relating thereto.

Mr. Stoner reported that beginning on page 20-22 is a full report of everything that we have in our pooled finance program/business expansion incentive program. On page 22 there are currently 76 projects in the pipeline with a total of \$84.5 million is the remaining balance. This balance includes the 3 projects on the agenda today. This leaves an availability in the pool of \$115.5 million.

Mr. Stoner stated that the summary for the City of Altus is on page 23 of the board packet. This application is for \$8,000,000 Oklahoma Community Economic Development Pooled Finance Act Award for the City of Altus Project P-3, Series 2023.

Mr. Stoner introduced Gary Jones with the City of Altus stating that he has been here many times before and this is one of the larger projects that he has had over the years. This project is for \$24.4 million that will be spread over 4 years for 3 distinct projects. One of the projects would access the Altus Air Force Base on Falcon Road, another project is for flood retention and the other would be for utility infrastructure for housing in and around the Air Force Base. Mr. Stoner recalled a statement in the summary that says without the housing, Altus AFB cannot attract additional missions to be performed at the installation.

The Oklahoma Department of Commerce has identified the project is a net positive benefit to the State of Oklahoma and has issued an incentive award of \$8,000,000 that will be paid out in the next four years, and this will be paid back by the withholding taxes of the Federal and Civilian personnel of the Altus Air Force Base. Mr. Stoner introduced Mr. Gary Jones and Mr. Roger Kerr with the City of Altus. Mr. Jones gave a brief overview of the project.

Mr. Cox made a motion to approve the project. Mr. Shipley seconded the motion. Upon Roll Call, the vote was as follows:

AYE: Bradley, Carey, Caldwell, Cox, Shipley, Smith, Ventris
NAY: NONE

B. Oklahoma Development Finance Authority (ODFA) – \$295,000 Oklahoma Community Economic Development Pooled Finance Act Award (The Ardmore Main Street Authority – City of Ardmore Project), Series 2023

Discussion and possible with respect to a resolution acknowledging receipt of a Determination Letter from the Oklahoma Department of Commerce (“ODOC Determination Letter”); implementing the financial incentive described in the ODOC Determination Letter, namely, the Oklahoma Community Economic Development Pooled Finance Act (The Ardmore Main Street Authority – City of Ardmore Project), Series 2023, in an aggregate principal amount estimated at \$295,000 (the “Award”); approving and authorizing the execution and delivery of a Funding Agreement and other related documents; and containing additional matters relating thereto.

Mr. Stoner stated that on page 24 is the description of the project. The total project is for \$484,000 to help develop additional parking downtown.

The Oklahoma Department of Commerce has identified that the project is a net positive benefit to the State of Oklahoma and has issued an incentive award of \$295,000. This will pay out over three years. This will be paid from the current and new employment from the First National Bank & Trust Company of Ardmore.

Mr. Stoner introduced Sherri Snyder with the Ardmore Main Street Authority and she has several guests with her. She introduced Clayton Lodes, CEO of First National Bank & Trust, as well as Allison Meredith, General Manager with Ardmore Main Street. Ms. Snyder gave an overview of the project.

Mr. Cox made a motion to approve the project. Mr. Carey seconded the motion. Upon Roll Call, the vote was as follows:

AYE: Bradley, Carey, Caldwell, Cox, Shipley, Smith, Ventris
NAY: NONE

C. Oklahoma Development Finance Authority (ODFA) – \$5,000,000 Oklahoma Community Economic Development Pooled Finance Act Award (City of Lawton Project), Series 2023

Discussion and possible with respect to a resolution acknowledging receipt of a Determination Letter from the Oklahoma Department of Commerce (“ODOC Determination Letter”); implementing the financial incentive described in the ODOC Determination Letter, namely, the Oklahoma Community Economic Development Pooled Finance Act (City of Lawton Project), Series 2023, in an aggregate principal amount estimated at \$5,000,000 (the “Award”); approving and authorizing the execution and delivery of a Funding Agreement and other related documents; and containing additional matters relating thereto.

Mr. Stoner stated that this application is for \$5,000,000 Oklahoma Community Economic Development Pooled Finance Act Award for City of Lawton. The City of Lawton made an application to the P3 Program with a total investment of \$15 million to reconstruct two miles of road between Lee Boulevard and Cache Road in Lawton. There are many companies that will be benefited in this industrial area. The Goodyear Plant specifically has jumped on board and allowed the City of Lawton to leverage withholding taxes from their employees for this project.

The Oklahoma Department of Commerce has identified that the project is a net positive benefit to the State of Oklahoma and has issued an incentive award of \$5,000,000 over the next three years. Mr. Stoner then introduced Mr. Joe Painter, Director of Engineering for the City of Lawton, and Mr. Brad Cooksey with the Lawton-Fort Sill Economic Development. They then gave a brief overview of the company and project.

Mr. Shipley made a motion to approve the project. Mr. Caldwell seconded the motion. Upon Roll Call, the vote was as follows:

AYE: Bradley, Carey, Caldwell, Cox, Shipley, Smith, Ventris
NAY: NONE

REVIEW AND POSSIBLE APPROVAL OF TRAVEL CLAIMS

Mr. Shipley made a motion to approve the travel claims. Mr. Cox seconded the motion. All members present voted AYE.

PRESIDENT'S REPORT

Mr. Davis reported that the Board just heard about 3 new business expansion incentive programs. These are great P3 projects that will greatly enhance economic development in these communities. Mr. Davis added that there is a list of all the active current projects in the packet. Currently, there are 76 active projects and there has been \$115.5 million approved. There is \$200,000,000 available for this program so there is still plenty available in the program. On pages 26-27 is the Authorities Operation and Business Development Report. Mr. Davis added that the efficiency project of this program has been completed. There were 76 quarterly payments going out and an annual payment for admin fees. The Authority has streamlined this process to leverage a paying agent.

Mr. Davis then stated that we are working with 178 companies for The Oklahoma Innovation Expansion Program Administration, Series 2023. Staff has been working on getting the funding agreements signed and we are now focused with coordination with the Department of Commerce as well as the Oklahoma Manufacturing Alliance and by September 30th, these companies will have to show that they spent 10% of the capex that they applied for.

Mr. Davis updated the Board with the utility securitization. The staff has been working with rating agencies and the outlooks have been affirmed on OG&E, ONG and PSO. The first payment for Summitt which was the 4th issuance is due October 1st. There is a lot of monthly, weekly, quarterly, semi-annual activity associated with the utility securitization.

The Incentive Evaluation Committee is evaluating the pooled finance program for the first time in 4 years. This predates Bounce Back, OIEP, and the P3 program that was put together. Mr. Davis and the Department of Commerce has spent a lot of time with the consultants, and he has a copy of the draft report. This report needs some work and Mr. Davis will send the Department of Commerce his comments this afternoon. The draft report will be submitted September 29th.

Lastly, Mr. Davis added that it is audit season and staff is working through that and the audit report will be available at the October meeting.

Mr. Davis stated that this concluded his President's Report. Chairman Ventris made note that no formal action was taken during the President's report.

ADJOURNMENT

Chairman Ventris asked if there were any announcements. Hearing none, he asked if there was a motion to adjourn. Mr. Cox made a motion to adjourn. Mr. Shipley seconded the motion. All members present voted AYE.

These minutes officially approved and adoption this 27th day of Sept., 2023.

Keith Ventris
Chairman

SEAL Peter A. Cox
Assistant Secretary