

**OKLAHOMA INDUSTRIAL FINANCE AUTHORITY
REGULAR MEETING**

June 26, 2024

The Directors of the Oklahoma Industrial Finance Authority held a Regular Meeting at 10:00 a.m. on Wednesday, June 26, 2024, in the Conference Room of the Oklahoma Industrial Finance Authority, 9220 North Kelley Avenue, Oklahoma City, Oklahoma.

The following members of the Authority were PRESENT:

Mr. Keith Ventris, Chairman
Mr. Bridge Cox, Vice Chairman
Mr. Pete Carey, Secretary-Treasurer
Mr. Hank Bradley, Member
Mr. Matthew Caldwell, Member
Mr. D.R. Shipley, Member
Mr. Todd Russ, Non-voting Member

Others attending the meeting were members of the Oklahoma Industrial Finance Authority staff and other guests representing firms doing business with OIFA, 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 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.

READING OF THE MINUTES

Reading of the minutes of the May 29, 2024, meeting was waived. Director Carey made a motion to approve the minutes and was seconded by Director Caldwell. All members present voted AYE.

FINANCIAL REPORT

Ms. Dobbins reported that the financial statements from May 31, 2024, are on pages 20 and 21. The interest income is up \$600,000 when comparing the current year to the prior year at \$2,028,000. The interest expense is up 56% at \$1,602,000. This leaves OIFA with a net interest income of \$426,000. This is an increase of \$174,000 from this time last year. After the operating expenses of \$203,000 the year-to-date net income is \$223,000. This is an increase of \$155,000 over last year.

Director Caldwell made a motion to approve the financial report, as presented. Director Carey seconded the motion. All members present voted AYE.

NEW LOAN APPLICATIONS/REQUESTS

A. Ardmore Development Authority – Ardmore, OK

Discussion and possible vote granting approval for OIFA to originate a Taxable First Mortgage Loan on Real Estate in Ardmore, OK not to exceed \$5,000,000

Mr. Stoner explained that this item is for the Ardmore Development Authority taxable first mortgage loan on real estate in Ardmore not to exceed \$5,000,000. Mr. Stoner emailed the Board on June 14th the entire loan package for review. He added that this is a \$5 million loan to support an \$8 million project for the Ardmore Airpark to install a fully functional MALSR lighting system - a Medium Intensity Approach Light System with Runway Alignment. The system will allow the airpark to achieve an all-weather rating that would be necessary for the larger aircraft that not only comes in today but also those that we are trying to recruit in the air cargo operations space, such as the Boeing 767 and other similar aircraft. In the packet there were a handful of things such as the financial summary and the analysis. Mr. Stoner pointed out that the debt service coverage on this project is 2.55 on using the average revenues over the last 3 years. The total debt service coverage is 2.34x. This is a construction loan and the first year at a rate of prime minus 1. Then they will convert to permanent financing over a 10-year period. The collateral will be the land and warehouse building owned by ADA and it is not going to be on the airpark. It is separate, something directly so we will have a first real estate mortgage and the ability to have a pledge of \$2 million of CD's. Mr. Stoner discussed strengths and weaknesses and conditions available for the Board members to review. The primary thing is to file the title policy and get the final appraisal, so that we do not exceed 66 2/3% loan-to-value (LTV) ratio as required by statute. There are some covenants also listed on page 7 of the members packets including on-going audited financial statements, and insurance coverage. Mr.

Stoner introduced Mr. Bill Murphy, President of the Ardmore Development Authority, and the Ardmore Chamber of Commerce. Mr. Murphy then addressed the Board giving an overview of the project. Mr. Murphy added that this project is an integral part of Ardmore's desire to bring air cargo to the facility. Last week they celebrated a project kick off. Between current projects and anticipated projects over the next two years by both the Ardmore Development Authority and the City of Ardmore, there will be approximately \$75 million in infrastructure investments at that facility. So, they are putting a lot of money into making sure that the airport is conducive to the air cargo development. This MALSR project is important for a couple of reasons. One of them is the existing uses at the airpark by King Aerospace. They currently have a waiver so that they don't currently use the MALSR system but if they had air cargo, they would absolutely be required to have that intensity lighting. Mr. Murphy stated that this is their strategy to make this project as successful as they can, and he thanked the Board for consideration.

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

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

PRESIDENT'S REPORT

Mr. Davis commended Mr. Stoner for the work that he did on putting the packet together. This is an immediate need for Ardmore right now. Mr. Davis added that we are doing everything that we can to help support this area of the state given the Michelin and Dollar Tree closure announcements. He is excited about this project, and they have been talking about it for a while and it is nice to see it kick off.

Lastly, Mr. Davis announced that next month would be the Annual meeting and we would elect new officers. He also announced that Ms. Sunny Dobbins is going to retire, and we are in the process of finding a replacement for her. Mr. Davis stated that there is not a replacement for Ms. Dobbins - they do not make them like that. Prior to coming to OIFA she worked for the Oklahoma State Auditor's Office. She has 35 years of service to the State and 30 years to OIFA. Mr. Davis added that it has been a while since he has been out in the job field looking for talent. Chairman Ventris congratulated Ms. Dobbins and added that it would be tough shoes to fill.

Mr. Davis stated that this concludes his President's report, and he would answer any questions.

ADJOURNMENT

Chairman Ventris asked if there was any further business. Director Cox made a motion to adjourn the meeting. Director Shipley seconded the motion. All members present voted AYE, and the meeting was adjourned.

These minutes officially approved and adoption this 31st day of July, 2024.

Keith Ventris

Chairman

SEAL

Pats Gray

Secretary

