

NOTICE OF REGULAR MEETING
OF THE
CHICKASHA CITY COUNCIL

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notice and agenda, be advised that the Chickasha City Council, Chickasha Municipal Authority, and Chickasha Municipal Airport Authority of the City of Chickasha, Oklahoma, will conduct a **REGULAR MEETING ON TUESDAY, JANUARY 20, 2026, AT 6:30 PM**. Said meeting will be held in the Council Chambers, City Hall, 117 North 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If participation is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

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.

Agenda items are attached.

I, Susan M. McDaniel, CMC - City Clerk, posted this **AMENDED Agenda** on the official City of Chickasha bulletin board in the Municipal Building, 117 North 4th Street Chickasha, OK, 73018, which is accessible to the public twenty-four hours each day at 9:30 a.m. on Friday, January 16, 2026.

Susan M. McDaniel

Susan M. McDaniel, CMC - City Clerk

Sworn to and subscribed before me on this 16th day of January 2026.

My Commission Expires: 10-1-2026



Tracey Lynn Austin

Notary Public, State of Oklahoma

CHICKASHA CITY COUNCIL

AGENDA

LOCATION OF MEETING

CITY HALL COUNCIL CHAMBERS

117 NORTH FOURTH STREET

CHICKASHA, OKLAHOMA 73018

TIME OF MEETING

6:30 PM

DATE OF MEETING

JANUARY 20, 2026

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.

1. Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance.

2. Citizen Comments.

3. Council Communications.

- a. Presentation of the 2025 Police Department Awards
- b. Presentation of the 2025 Police Department Annual Report

4. Consent Docket:

- a. Acceptance of the Minutes of the January 5, 2026, regular meeting.

- b. Acceptance of the Claims List.
- c. Acknowledge the receipt of the Economic Development Council of Chickasha, Inc. Check Details for December 2025.
- d. Approve the Contract Agreement for COC-2505 (Chickasha Police Department Design/Build Parking Canopy Phase 2) with England Construction of Waurika, Oklahoma.
- e. Approve a one-year extension to a mowing lease for Phillip Willis for the east side of Lake Chickasha.

5. Discussion/Approval of Items Removed from Consent Docket:

6. Discussion and Consideration

- a. Discussion, consideration and possible action to approve an oil and gas lease with Camino Natural Resources following a public auction pursuant to Title 64 Sections 1081 and 1082 for the following described property: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, Grady County, containing 45.8341 acres, more or less.
- b. Discussion, consideration and possible action to approve an oil and gas lease with Camino Natural Resources following a public auction pursuant to Title 64 Sections 1081 and 1082 for the following described property:
 - 1. North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.0939 acres, more or less
 - 2. A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 0.0821 acres, more or less
 - 3. Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.433 acres, more or less
- c. Discussion, consideration, and possible action to approve Resolution 2026-04R — A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF CHICKASHA TO SUBMIT AN APPLICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS

SET FORTH BY IJA FOR THE SHANNON SPRINGS BRIDGE PROJECT IN THE CITY OF CHICKASHA AND AUTHORIZING THE CITY OF CHICKASHA TO SIGN THIS APPLICATION.

d. Discussion, consideration, and possible action to approve Task Order No. 10 to Master Agreement for Professional Services — Chickasha Municipal Airport - Construct 120' x 100' Box Hangar - and authorize the Mayor to execute the same.

e. Discussion, consideration and possible action to conduct a public auction pursuant to 64 O.S. Sections 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following real property:

Tract 1: An undivided 80 acres, more or less, in the SE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 2: An undivided 60 acres, more or less, in the N/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 3: An undivided 80 acres, more or less, in the S/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

f. Conduct a public hearing regarding the proposed creation of an increment district and adoption of the Chickasha Airport Industrial Park Economic Development Project Plan.

g. Discussion, consideration and possible action to approve Ordinance No. 2026-05 an Ordinance of the City of Chickasha, Oklahoma (the “City”) approving utilization of apportioned tax revenues authorized by statewide vote adopting Article 10, Section 6C of the Oklahoma Constitution and implemented by the Local Development Act, 62 O.S. §850, et seq.; approving and adopting the Chickasha Airport Industrial Park Economic Development Project Plan and expressing intent to carry out the Project Plan; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Planning Commission; designating and adopting the increment district boundaries and the project area boundaries; deferring the naming and establishing the date for the creation of the increment district; adopting certain findings; reserving to the City the authority to make minor amendments to the Project Plan; authorizing the City Council of the City to carry out and administer the Project Plan; establishing a tax apportionment fund; authorizing directions for prospective apportionment of tax increments; establishing an allocation of use for tax increments; declaring apportionment funds to be funds of the City and limiting the pledge of apportioned increments to increments actually apportioned by the City; authorizing the City Council of the City, or a public trust designated thereby, to implement the Project Plan utilizing apportioned tax increments to pay or reimburse project costs directly and/or to issue bonds or notes, if feasible and desirable, to pay project costs and to retire said bonds or notes from apportioned tax increments; establishing an effective date; providing for severability; and containing other provisions related thereto.

- h. Discussion, consideration and possible action to approve Resolution No. 2026-03R: a Resolution creating, naming, and establishing the commencement date for Increment District No. 3, City of Chickasha; ratifying and confirming Ordinance No. 2026-05 of the City Council of the City of Chickasha, Oklahoma, providing for severability; and containing other provisions related thereto.

7. Executive Session:

- a. Discussion, consideration and possible action to enter into executive session pursuant to Title 25 O.S. Section 307(B)(3) to discuss the sale, purchase, lease, acquisition or appraisal of real property, in order to advise Council regarding acceptance of bid(s) following notice by publication of public sale and public auction pursuant to 64 O.S. Section 1081 and 1082 for oil and gas mining lease(s) for oil and gas development covering the following described real properties:

Tract 1: An undivided 80 acres, more or less, in the SE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 2: An undivided 60 acres, more or less, in the N/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 3: An undivided 80 acres, more or less, in the S/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

- b. Vote to Reconvene Open Session

- c. Discussion, consideration and possible action on any matter discussed in executive session pursuant to Title 25 O.S. Section 307(B)(3) regarding the sale, purchase, lease, acquisition or appraisal of real property, including possible acceptance or rejection of bids received for sale of oil and gas mining lease(s) covering the following described real properties:

Tract 1: An undivided 80 acres, more or less, in the SE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 2: An undivided 60 acres, more or less, in the N/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 3: An undivided 80 acres, more or less, in the S/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

8. Motion to Adjourn.

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Police Department

Agenda Item No. 3.a.

AGENDA ITEM: Presentation of the 2025 Police Department Awards

I. BACKGROUND/DESCRIPTION:

Chief Music will present 5 employees with the 2025 Chickasha Police Department awards & Letters of Recognition

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Goebel Music, #300 Chief of Police	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: 01.20.26	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Police Department

Agenda Item No. 3.b.

AGENDA ITEM: Presentation of the 2025 Police Department Annual Report

I. BACKGROUND/DESCRIPTION:

Chief Music will present the 2025 Chickasha Police Department's Annual Report

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Goebel Music, #300 Chief of Police	Fund	Account	Amount
	(To)		
Meeting Date: 01.20.26	FUND	ACCOUNT	AMOUNT
	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: City Clerk

Agenda Item No. 4.a.

AGENDA ITEM: Acceptance of the Minutes of the January 5, 2026, regular meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. City 12-1-2025

January 5, 2026

The **REGULAR** meeting of the **CHICKASHA CITY COUNCIL** was held in the council chambers in city hall on the 5th day of January 2026 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Mayor Grayson called the meeting to order at 6:30 p.m.

ITEM 1. Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance

MAYOR AND COUNCIL

PRESENT: Zachary Grayson, Mayor
Georgianne Hebblethwaite, Vice-Mayor
Lisa Hatchett
Kim Irving
Kea Ginn
John Smith
Erica Alexander
Charlie Burruss
Clark Southard

ABSENT: None

STAFF

PRESENT: Jim Crosby, City Manager
Amanda Mullins, City Attorney
Susan McDaniel, City Clerk
G. G. Music, Police Chief
Tony Samaniego, Fire Chief
Lillie Huckaby, Library Director
Rich Edwards, Finance Director
Marcos Casrillo, Asst. Public Works Director
Tracey Austin, HR Director
Jessica Green, Community Development Director
Edward Perez, EM Director
Shae Mortimer, Marketing and Civic Engagement Manager

ITEM 1. Call to Order/Roll Call/Opening Prayer/Pledge of Allegiance:

Roll call:

Hatchett – Present

Irving - Present
Ginn - Present
Hebblethwaite – Present
Smith – Present
Alexander - Present
Burruss – Present
Southard - Present
Grayson - Present

Council Member Hebblethwaite gave the invocation and Council Member Ginn lead the Pledge of Allegiance.

ITEM 2. **Citizen Comments:**

(City Council Rules and Regulations limit visitor comments to a maximum of three minutes.)

ITEM 3. **Council Communications.**

Mayor Grayson thanked everyone attending tonight.

Council Member Burruss commented on size of the Agenda Packet.

Council Member Ginn commented on how successful the Festival of Light was this year. Thanked all the departments that helped make it possible.

ITEM 4. **Consent Docket: ITEM 4a thru 4o.**

ITEM 4a. **Acceptance of the Minutes of December 1, 2025, Regular meeting; and the Minutes of the December 8, 2025 Special Meeting.**

ITEM 4b. **Accept Claims List.**

ITEM 4c. **Accept the 2025 Junior Social Workers Grant Award for the Police Department.**

ITEM 4d. **Approve renewal of the fire department reporting system through ESO for an amount not to exceed \$23,114.82.**

ITEM 4e. **Accept the 2025 JAG LLE Grant award for the Police Department.**

ITEM 4f. **Approval of a Correction of Plat for Enclave Estates at Chickasha, Section 1, Lot 1, Block 5, to correct an address error on the previously recorded plat (Book 9, Page, 26, Grady County Clerk’s records), and authorization for the Mayor and City Clerk to execute all necessary documents for filing.**

ITEM 4g. **Accept an award from the Oklahoma Office of Homeland Security State and Local Cybersecurity Grant Program and authorize the City Manager to execute the same.**

ITEM 4h. **Accept the State Aid grant to the library.**

ITEM 4i. **Acknowledge receipt of the Economic Development Council of Chickasha, Inc. Check Detail register for November 2025.**

- ITEM 4j.** Accept the Liberty National Bank donation to the Police Department's privatized mental health services program.
- ITEM 4k.** Approve a Fresh Water Agreement with Continental Resources for the sale of water and authorize the Mayor to execute the agreement.
- ITEM 4l.** Approve a request from the 2nd Based Savers to conduct their second annual 2nd Base Savers 5k/1 Mile Fun Run Fund-raiser on Saturday, April 11, 2026, at 8:00 a.m. and waive any associated fees.
- ITEM 4m.** Acknowledge receipt of the audit of the financial statements of the Economic Development Council of Chickasha, Inc.
- ITEM 4n.** Acceptance of the financials for November 2025.
- ITEM 4o.** Acceptance of Resolution 2026-02R amending the FY 25-26 Budget.

Motion by Council Member Burruss, second by Council Member Alexander to pull Items 4d, 4g, and 4k for individual consideration and approve Items 4a, 4b, 4c, 4e, 4f, 4h, 4i, 4j, 4l, 4m, 4n, and 4o.

Roll call vote:

Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

"Nays:" None

"Abstain:" None

Motion carried. 9-0

ITEM 5. **Discussion/Approval of Items Removed from Consent Docket:**

- ITEM 4d.** Approve renewal of the fire department reporting system through ESO for an amount not to exceed \$23,114.82.

Motion by Council Member Alexander, second by Council Member Hatchett to approve Items 4d.

Roll call vote:

Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Clark, and Grayson.

"Nays:" None

"Abstain:" None

Motion carried. 9-0

- ITEM 4g.** Accept an award from the Oklahoma Office of Homeland Security State and Local Cybersecurity Grant Program and authorize the City Manager to execute the same.

Motion by Council Member Alexander, second by Council Member Hebblethwaite to approve Items 4g.

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Roll call vote:

Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.
“Nays:” Burruss
“Abstain:” None
Motion carried. 8-1

ITEM 4k. Approve a Fresh Water Agreement with Continental Resources for the sale of water and authorize the Mayor to execute the agreement.

Motion by Council Member Hebblethwaite, second by Council Member Ginn to approve Items 4k.

Roll call vote:

Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.
“Nays:” None
“Abstain:” None
“Recuse” Burruss
Motion carried. 8-0-0-1

ITEM 6. Discussion and Consideration Items:

ITEM 6a. Presentation relating to proposed Chickasha Airport Industrial Park Economic Development Project Plan and Increment Area C.

Nate Ellis gave presentation.

ITEM 6b. Conduct a public hearing regarding the proposed creation of one increment district and adoption of the Chickasha Airport Industrial Park Economic Development Project Plan.

Public Hearing Opened at 7:17 p.m.

Bill Flores, Chickasha – commented that citizens should take opportunities to speak with Council Members.

Public Hearing Closed at 7:22 p.m.

ITEM 6c. Public Hearing – to discuss and consider the petition by James Perryman requesting a use on review permit at 1318 S. 16th to allow one additional rental unit in the existing building located in the backyard of 1318 S. 16th Street.

City Council Meeting 1-5-2026
6:30 p.m.

Public Hearing Opened at 7:22 p.m.

James Perryman, petitioner, answered any questions asked by Council Members.

Public Hearing Closed at 7:35 p.m.

ITEM 6d. Discussion, consideration, and possible action to approve Ordinance 2026-01 – AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, APPROVING THE USE ON REVIEW TO ALLOW ONE ADDITIONAL RENTAL UNIT IN THE EXISTING BUILDING LOCATED IN THE BACKYARD OF 1318 S. 16TH STREET FOR JAMES PERRYMAN, MANAGER OF SOLICITOR PROPERTIES, LLC.

*Motion by Council Member Southard, second by Council Member Alexander to approve Ordinance 2026-01 as presented.

Roll call vote:

“Ayes:” Hatchett, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard and Grayson.

“Nays:” Irving.

“Abstain:” None

Motion passed. 8-1

ITEM 6e. Public Hearing – to discuss and consider the rezoning for 1615 Frisco Avenue from Agricultural A-1 to Heavy Industrial I-2 by Gary Noland Agent for TGBE Investments.

Public Hearing Opened at 7:37 p.m.

No speakers.

Public Hearing Closed at 7:39 p.m.

ITEM 6f. Discussion, consideration, and possible action to approve Ordinance 2026-02 – AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, AMENDING THE ZONING MAP AND ZONING ORDINANCES BY CHANGING THE ZONING DISTRICT FOR REAL PROPERTY LOCATED AT 1615 FRISCO CHICKASHA, OKLAHOMA, FROM A-1 AGRICULTURAL DISTRICT TO I-2; HEAVY INDUSTRIAL DISTRICT; PROVIDING FOR

REPEALER; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE..

*Motion by Council Member Smith, second by Council Member Hebblethwaite to approve Ordinance 2026-02 as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

“Nays:” Burruss.

“Abstain:” None.

Motion passed. 9-0

ITEM 6g. Public Hearing – to discuss the preliminary plat for the Industrial Park located west (error of “east” in original presentation. This is correction of the typographical error) of the Chickasha Municipal Airport.

Public Hearing Opened at 7:40 p.m.

Purvi Patel answered any questions of the Council.

Public Hearing Closed at 7:42 p.m.

ITEM 6h. Discussion, consideration, and possible action to approve the Preliminary Plat for the Industrial Park located west (error correcting originally presented as “west”) of the Chickasha Municipal Airport.

*Motion by Council Member Smith, second by Council Member Hatchett to approve the Preliminary Plat for the Industrial Park located west (error correcting originally presented as “east”) of the Chickasha Municipal Airport.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

“Recuse” Burruss

Motion passed. 8-0-0-1

ITEM 6i. Public Hearing – to discuss and consider the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park located West of the Chickasha Municipal Airport.

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6:30 p.m.

Public Hearing Opened at 7:43 p.m.

Purvi Patel answered any questions of the Council.

Public Hearing Closed at 7:47 p.m.

ITEM 6j. Discussion, consideration, and possible action to approve the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected, PC for the Industrial Park located West of the Chickasha Municipal Airport.

*Motion by Council Member Hatchett, second by Council Member Alexander to approve the Planned Unit Development (PUD) by Purvi Patel, Wallace Design Collected. PC for the Industrial Park located west of the Chickasha Municipal Airport.

Roll call vote:

“Ayes:”	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:”	None.
“Abstain:”	None.
“Recuse”	Burruss
Motion passed.	8-0-0-1

ITEM 6k. Open and conduct Appeal Hearing before the City Council pursuant to the City of Chickasha Code of Ordinances 34-62 regarding violations of the International Property Maintenance Codes including the following:

1. IPMC 302.7 – Accessory Structure
2. IPMC 304.15 – Doors
3. IPMC 304.6 – Exterior Walls
4. IPMC 304.9 - Overhang Extensions
5. IPMC 304.2 – Protective Treatment
6. IPMC 304.7 - Roofs and Drainage
7. IPMC 304.10 – Stairways, decks, porches and balconies
8. IPMC 108.1.3 – Unfit for Human Occupancy
9. IPMC 301.3 Vacant Structure
10. IPMC 304.13 – Windows and Skylights
11. City of Chickasha Code of Chapter 34, Nuisances, Article III, Dilapidated Buildings

To determine if the condition of real property located at 514 S. 18th in Chickasha, Oklahoma, more specifically as described as 29-07-07-10250 SOUTH 50’ LOT 1 BLK 4 WEST HILL ADDN has become detrimental to the health, benefit, and

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welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.

Public Hearing Opened at 7:48 p.m.

City Staff presented the case.

Owner was not present.

Public Hearing Closed at 8:08 p.m.

ITEM 6L. Discussion, consideration, and possible action on issuing finding of facts and conclusion of law from the hearing before the City Council relating to the condition of real property located at 514 S. 18th in Chickasha, Oklahoma more specifically described as 29-07-07-10250 S 50' LOT 1 BLK 4 WEST HILL ADDN and whether it has become detrimental to the health, benefit, and welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.

*Motion by Council Member Burruss, second by Council Member Hebblethwaite to table the item.

Roll call vote:

“Ayes:”	Burruss.
“Nays:”	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard and Grayson.
“Abstain:”	None
Motion failed.	1-8

*Motion by Council Member Hebblethwaite, second by Council Member Alexander, having reviewed the evidence presented, found the following finding of facts and conclusions of law; City of Chickasha vs Nicole Myers, property referred to as 514 S. 18th in Chickasha, Oklahoma more specifically described as 29-07-07-10250 S 50' LOT 1 BLK 4 WEST HILL ADDN, the structure located on the property through negligent, injury or lack of necessary repairs or otherwise in the state of decay or partial ruin to such an extent that the structure is a hazard to the health, benefit, and welfare of the public and therefore a public nuisance as determined in 11 O.S. State Statutes Section 22-112. The structure on the property is abandoned and through negligence or injury lack necessary repairs and are in otherwise state of decay or partial ruin to the extent the structure is a hazard to the health, safety and welfare of the general public to the City of Chickasha and that the structures are unfit for human occupancy due to the lack of necessary repairs and are uninhabitable and are a hazard to the health safety and welfare of the general public.

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The structures on the property should be torn down and removed. The detriment created by the structures on the property cannot be remedied by the boarding and securing of the structures the property would benefit by the removal of such conditions and the dilapidated structures should be torn down and removed.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard and Grayson.
“Nays:” Burruss.
“Abstain:” None
Motion passed. 8-1

ITEM 6m. Discussion, consideration, and possible action to award RFP COC-2505 Design/Build Parking Canopy Phase 2 to England Construction of Waurika, Oklahoma in the amount of \$88,700.00

*Motion by Council Member Alexander, second by Council Member Hatchett to award RFP COC-2505 Design/Build Parking Canopy Phase 2 to England Construction of Waurika, Oklahoma in the amount of \$88,700.00.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard and Grayson.
“Nays:” None.
“Abstain:” None
Motion passed. 9-0

ITEM 6n. Open and conduct Appeal Hearing before the City Council pursuant to the City of Chickasha Code of Ordinances 34-62 regarding violations of the International Property Maintenance Codes including the following:

1. IPMC 302.7 – Accessory Structure
2. IPMC 304.15 – Doors
3. IPMC 304.6 – Exterior Walls
4. IPMC 304.9 - Overhang Extensions
5. IPMC 304.2 – Protective Treatment
6. IPMC 304.7 - Roofs and Drainage
7. IPMC 304.10 – Stairways, decks, porches and balconies
8. IPMC 108.1.3 – Unfit for Human Occupancy
9. IPMC 301.3 Vacant Structure
10. IPMC 304.13 – Windows and Skylights
11. City of Chickasha Code of Chapter 34, Nuisances, Article III, Dilapidated Buildings

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To determine if the condition of real property located at 512 S. 18th in Chickasha, Oklahoma, more specifically as described as 29-07-07-10300 N 150' LOT 1 BLK 4 WEST HILL ADDN has become detrimental to the health, benefit, and welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.

Public Hearing Opened at 8:18 p.m.

City Staff presented the case.

Owner was not present.

Public Hearing Closed at 8:33 p.m.

ITEM 60. Discussion, consideration, and possible action on issuing finding of facts and conclusion of law from the hearing before the City Council relating to the condition of real property located at 512 S. 18th in Chickasha, Oklahoma more specifically described as 29-07-07-10300 N 150' LOT 1 BLK 4 WEST HILL ADDN and whether it has become detrimental to the health, benefit, and welfare of the public and the community of the City of Chickasha as the result of dilapidated structures located on the property, or if the property creates a fire hazard that is dangerous to other property.

*Motion by Council Member Alexander, second by Council Member Smith, having reviewed the evidence presented, found the following finding of facts and conclusions of law; City of Chickasha vs Nicole Myers, property referred to as 512 S. 18th in Chickasha, Oklahoma more specifically described as 29-07-07-10300 N 150' LOT 1 BLK 4 WEST HILL ADDN, the structure located on the property through negligent, injury or lack of necessary repairs or otherwise in the state of decay or partial ruin to such an extent that the structure is a hazard to the health, benefit, and welfare of the public and therefore a public nuisance as determined in 11 O.S. State Statutes Section 22-112. The structure on the property is abandoned and through negligence or injury lack necessary repairs and are in otherwise state of decay or partial ruin to the extent the structure is a hazard to the health, safety and welfare of the general public to the City of Chickasha and that the structures are unfit for human occupancy due to the lack of necessary repairs and are uninhabitable and are a hazard to the health safety and welfare of the general public. The structures on the property should be torn down and removed. The detriment created by the structures on the property cannot be remedied by the boarding and securing of the structures the property would benefit by the removal of such conditions and the dilapidated structures should be torn down and removed.

Roll call vote:

“Ayes:”

Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard and Grayson.

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6:30 p.m.

“Nays:” Burruss.
“Abstain:” None
Motion passed. 8-1

ITEM 6p. Public Hearing – to discuss and consider the Application by Chisolm Trail Development, LLC to close a 10-foot utility easement located within Chisolm Trail Development, Section 3, Northwest Quarter of Section 3, Township 6 North, Range 7 West, Chickasha, Grady County, Oklahoma.

Public Hearing Opened at 8:54 p.m

Libby Smith answered any questions of the Council.

Public Hearing Closed at 8:57 p.m.

Recessed meeting for brief break at 8:38 p.m.

Reconvene meeting at 8:53 p.m.

ITEM 6q. Discussion, consideration, and possible action to approve Ordinance 2026-03 – AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, CLOSING TO THE PUBLIC USE A CERTAIN 10-FOOT UTILITY EASEMENT LOCATED WITHIN CHISHOLM TRAIL DEVELOPMENT SECTION 3, NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 7 WEST, CHICKASHA, GRADY COUNTY, OKLAHOMA; PROVIDING FOR RETENTION OF RIGHTS OF FRANCHISE HOLDERS VACATION OF RECORD TITLE REQUIRES DISTRICT COURT ACTION UNDER 11 O.S. SECTION 41-102 ET SEQ.; PROVIDING FOR FILING; AND DECLARING AN EFFECTIVE DATE.

*Motion by Council Member Southard, second by Council Member Hatchett to approve Ordinance 2026-03 as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.
“Nays:” None.
“Abstain:” None.
Motion passed. 9-0

ITEM 6r. Discussion, consideration, and possible action to approve a Right-of-Way Easement in favor of CKenergy Electric Cooperative, Inc., for electrical service to the Henry 1-15-26XHW Continental Resources

City Council Meeting 1-5-2026
6:30 p.m.

site, pursuant to Paragraph 3 of the Surface Use Agreement between the City of Chickasha and continental Resources and authorize the Mayor to sign.

*Motion by Council Member Hebblethwaite, second by Council Member Smith to approve a Right-of-Way Easement in favor of CKenergy Electric Cooperative, Inc., for electrical service to the Henry 1-15-26XHW Continental Resources site, pursuant to Paragraph 3 of the Surface Use Agreement between the City of Chickasha and continental Resources and authorize the Mayor to sign .

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:” Burruss.
“Abstain:” None.
Motion passed. 8-1

ITEM 6s. Public Hearing – to discuss and consider the Application by Ferguson Funeral Home for a Use on Review for a human crematorium at 804 W. Utah Ave.

Public Hearing Opened at 8:59 p.m.

Chris Ferguson answered any questions of the Council.

Public Hearing Closed at 9:14 p.m.

ITEM 6t. Discussion, consideration, and possible action to approve Ordinance 2026-04 – AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, APPROVING A USE ON REVIEW TO ALLOW THE OPERATION OF A CREMATORIUM AT THE PROPERTY LOCATED AT 804 WEST UTAH STREET AS REQUESTED BY CHRIS FERGUSON; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

*Motion by Council Member Hatchett, second by Council Member Hebblethwaite to approve Ordinance 2026-04 as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:” Burruss.
“Abstain:” None.
Motion passed. 8-1

City Council Meeting 1-5-2026
6:30 p.m.

ITEM 6u. Public Hearing – to discuss and consider the Application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W. Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2 to start construction of public improvements.

Public Hearing Opened at 9:15 p.m.

Crafton Tull answered any questions of the Council.

Public Hearing Closed at 9:18 p.m.

ITEM 6v. Discussion, consideration, and possible action to approve the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W. Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2 to start construction of public improvements.

*Motion by Council Member Smith, second by Council Member Hebblethwaite to approve the application by Enclave Estates at Chickasha, LP c/o Agent for Owner, Kendall W. Dillion, P.E. VP Crafton Tull for a final plat for Enclave Estates Section 2 to start construction of public improvements.

Roll call vote:

“Ayes:”	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.
“Nays:”	None.
“Abstain:”	None.
Motion passed.	9-0

ITEM 6w. Public Hearing – to discuss and consider the Application by Bordwine Development Inc. for the final plat for Country Manor Estates.

Public Hearing Opened at 9:19 p.m.

Jessica Green answered any questions of the Council.

Public Hearing Closed at 9:21 p.m.

ITEM 6x. Discussion, consideration, and possible action to approve the application by Bordwine Development Inc. for the final plat for Country Manor Estates.

*Motion by Council Member Alexander, second by Council Member Smith to approve the application by Bordwine Development Inc for the final plat for Country Manor Estates.

Roll call vote:

City Council Meeting 1-5-2026

6:30 p.m.

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6y. Discussion, consideration, and possible action to approve Pay Application #4 in the net amount of \$9,745.41 – COC 2409 – Chickasha PD Canopy – WW Builders Inc.

*Motion by Council Member Smith, second by Council Member Hatchett to approve Pay Application #4 in the net amount of \$9,745.41 – COC 2409 – Chickasha PD Canopy – WW Builders Inc.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6z. Discussion, consideration, and possible action to approve Pay Application #5 in the net amount of (\$6,251.64) – COC 2409 – Chickasha PD Canopy – WW Builders Inc.

*Motion by Council Member Alexander, second by Council Member Smith to approve Pay Application #5 in the net amount of (\$6,251.64) – COC 2409 – Chickasha PD Canopy – WW Builders Inc.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 6aa. Discussion, consideration, and possible action to approve Pay Application #6 in the net amount of \$1,380.88 – COC 2409 – Chickasha PD Canopy – WW Builders Inc.

*Motion by Council Member Smith, second by Council Member Hebblethwaite to approve Pay Application #6 in the net amount of \$1,380.88 – COC 2409 – Chickasha PD Canopy – WW Builders Inc.

Roll call vote:

6:30 p.m.

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.
“Nays:” None.
“Abstain:” None.
Motion passed. 9-0

ITEM 6bb. Discussion, consideration, and possible action to approve Resolution 2026-01R Amending the City Charter for the City of Chickasha as follows; amending Article 14, Section 3, to increase the contract amounts for public improvements and maintenance of the public property requiring competitive bidding to the amounts set forth in the Oklahoma Competitive Bidding Act, Okla. Stat. Title 61, sections 101 et seq, as amended; and providing for severability; requiring approval of the charter amendment by a majority of registered voters voting at a Non-Partisan general municipal election scheduled for April 7, 2026, as provided by law; providing that a copy of the resolution, along with the election proclamation, be delivered to the Grady County Election Board Secretary at least seventy-five (75) days prior to said election and fixing an effective date.

*Motion by Council Member Smith, second by Council Member Alexander to approve Resolution 2026-01R as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:” Burruss.
“Abstain:” None.
Motion passed. 8-1

**ITEM 6cc. Discussion, consideration, and possible action to approve an Election Proclamation calling for an d proclaiming that on the 7th day of April, 2026, a regular election will be held and there will be submitted to the qualified and acting electors residing within the corporate limits of said city, the matter of the approval or disapproval of the Charter Amendment set forth in Resolution 2026-01R, to-wit:
SHALL ARTICLE 14, SECTION 3 OF THE CHARTER OF THE CITY OF CHICKASHA BE AMENDED AND REVISED TO HEREINAFTER READ AS FOLLOWS?**

Public improvements and maintenance of the public property may be made by the City Government itself or by contract. The City Council shall award all contracts for public improvements and maintenance of public property in compliance with the requirements of the Oklahoma Competitive Bidding Act, codified at Title 61, Oklahoma Statutes,

Section 101 et seq., as amended. All bids may be rejected, and further notice and opportunity for competitive bidding may be given.

*Motion by Council Member Ginn, second by Council Member Hebblethwaite to approve an Election Proclamation calling for an d proclaiming that on the 7th day of April, 2026, a regular election will be held and there will be submitted to the qualified and acting electors residing within the corporate limits of said city, the matter of the approval or disapproval of the Charter Amendment set forth in Resolution 2026-01R, to-wit:

SHALL ARTICLE 14, SECTION 3 OF THE CHARTER OF THE CITY OF CHICKASHA BE AMENDED AND REVISED TO HEREINAFTER READ AS FOLLOWS?

Public improvements and maintenance of the public property may be made by the City Government itself or by contract. The City Council shall award all contracts for public improvements and maintenance of public property in compliance with the requirements of the Oklahoma Competitive Bidding Act, codified at Title 61, Oklahoma Statutes, Section 101 et seq., as amended. All bids may be rejected, and further notice and opportunity for competitive bidding may be given.

Roll call vote:

“Ayes:”	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:”	Burruss.
“Abstain:”	None.
Motion passed.	8-1

ITEM 6dd. Discussion, consideration, and possible action to authorize the Mayor to execute Task Order No. 09 – with Parkhill for Professional Services Chickasha Municipal Airport – Relocate the Automated Weather Observing System (AWOS).

*Motion by Council Member Hebblethwaite, second by Council Member Hatchett to authorize the Mayor to execute Task Order No. 09 – with Parkhill for Professional Services Chickasha Municipal Airport – Relocate the Automated Weather Observing System (AWOS).

Roll call vote:

“Ayes:”	Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:”	None.
“Abstain:”	Burruss.
Motion passed.	8-0-1

ITEM 7 Adjournment:

City Council Meeting 1-5-2026
6:30 p.m.

Motion by Council Member Hatchett and second by Council Member Hebblethwaite to adjourn the meeting.

Meeting adjourned.

TIME: 9:32 p.m.

Zachary Grayson, Mayor

ATTEST:

Susan M. McDaniel, City Clerk

Approved this 20th day of January 2026.

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Finance

Agenda Item No. 4.b.

AGENDA ITEM: Acceptance of the Claims List.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Rich Edwards, Finance Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. AP Council Report - 8469_Redacted

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	MISC ONE-TIME V SHAUNA LOPEZ	RENTAL DEPOSIT	125.00
			TOTAL:	125.00
ADMINISTRATION	GENERAL FUND	DOBSON FIBER	117 N 4TH - CITY HALL	265.88
		HUNZICKER BROTHERS INC	REPLACEMENT BULBS	261.80
		STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	731.13
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	99.87
			CITY WIDE PHONES/TABLETS	52.46
			CITY WIDE PHONES/TABLETS	47.41
		THE NORMAN TRANSCRIPT	RESOLUTION 2026-1R	767.96
			ORD 2026-01	71.00
			ORD 2026-02	143.60
			ORD 2026-03	183.86
			ORD 2026-04	83.54
		OKLAHOMA MUNICIPAL RETIRE	OMRF3	492.31
		TRANSFER ACCOUNT	FICA	878.66
			MEDICARE	205.49
			TOTAL:	4,284.97
FIRE ADMINISTRATION	GENERAL FUND	DOBSON FIBER	1700 HARLY DAY - FS 1	173.68
			S 16TH - FIRE STATION 2	173.67
		FUELMAN	FLEET REPORT 12/01-12/31 2	496.93
		STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	740.57
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	31.03
			FIRE ADMIN CELL, MON, TAB	1,127.00
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	3,733.91
			CITY ELECT SERV. JAN-JUN	500.14
			CITY ELECT SERV. JAN-JUN	1,373.22
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	1,088.29
		TRANSFER ACCOUNT	FICA	71.09
			MEDICARE	117.21
			TOTAL:	9,626.74
POLICE ADMINISTRATION	GENERAL FUND	DOBSON FIBER	2001 IOWA - POLICE DEPT	265.87
		RANDALL SCOTT VAUGHN dba CHISOLM TRAIL	CONTRACT SERVICES	825.00
		FUELMAN	FLEET REPORT 12/01-12/31 2	529.77
		WW BUILDERS INC	PAY APPLICATION 4,5,6	4,874.65
		GRADY COUNTY LAW ENFORCEMENT CENTER	MONTHLY INVOICE	3,530.00
		STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	826.55
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	142.23
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	1,587.47
		K & M SAFETY SOLUTIONS LLC	FIRE EXTING	1,501.90
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	1,222.20
		TRANSFER ACCOUNT	FICA	720.37
			MEDICARE	168.47
			TOTAL:	16,194.48
EMERGENCY MANAGEMENT	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	208.84
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	14.46
			CITY ELECT SERV. JAN-JUN	21.85
		TRANSFER ACCOUNT	FICA	214.61
			MEDICARE	50.19
			TOTAL:	509.95
CEMETERY SERVICES	GENERAL FUND	CORE AND MAIN LP	MAGNETIC LOCATOR	1,225.50
		CHEROKEE TEMPS, INC.	CONTRACT LABOR	3,136.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONTRACT LABOR	2,429.46
			CONTRACT LABOR	2,232.13
			CONTRACT LABOR	2,636.01
			CONTRACT LABOR	2,545.71
		EXPRESS SERVICES INC	CONTRACT LABOR WE 12/14	706.88
			CONTRACT LABOR	890.55
			CONTRACT LABOR	723.84
			CONTRACT LABOR	696.24
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	47.41
		SMALL ENGINE SERVICE	MISCELLANEOUS ITEMS	363.00
			MISCELLANEOUS ITEMS	222.20
			MISCELLANEOUS ITEMS	135.74
		TRANSFER ACCOUNT	FICA	294.72
			MEDICARE	68.92
		WYNN, JEFFREY	GRAVE OPENING & CLOSING	4,950.00
			TOTAL:	23,304.73
HUMAN RESOURCES	GENERAL FUND	STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	253.65
		TRANSFER ACCOUNT	FICA	323.47
			MEDICARE	75.66
			TOTAL:	652.78
LIBRARY	GENERAL FUND	STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	643.93
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	47.41
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	743.48
		COMMERCIAL CLEANING-SOLUTIONS, LLC	LIBRARY - CLEANING SERVIC	472.00
		TRANSFER ACCOUNT	FICA	712.32
			MEDICARE	166.60
		INGRAM BOOK SERVICE	BOOK ORDER	324.60
			BOOK ORDER	199.55
			BOOK ORDER	175.05
			BOOK ORDER	318.06
			TOTAL:	3,803.00
STREET & STORM DRAINAG	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	1,815.27
		CHEROKEE TEMPS, INC.	CONTRACT LABOR	2,335.48
			CONTRACT LABOR	2,830.40
			CONTRACT LABOR	2,366.35
			CONTRACT LABOR	2,553.83
			CONTRACT LABOR	1,965.24
		CHICKASHA INDUSTRIAL & WE	WELDING SUPPLIES	165.00
			SAFETY EQUIPMENT	174.00
		MARSHALL AUTO PARTS	REPAIR PARTS	45.15
			REPAIR PARTS	19.83
			REPAIR PARTS	30.05
			REPAIR PARTS	20.99
			REPAIR PARTS	89.37
			REPAIR PARTS	10.89
			REPAIR PARTS	11.79
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	4,289.93
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	11.72
			CITY ELECT SERV. JAN-JUN	12,176.31
		SIGN SOLUTIONS USA LLC	STREET SIGNS	205.82
		ONIN HOLDINGS INC	CONTRACT LABOR	1,719.10
			CONTRACT LABOR	743.08
			CONTRACT LABOR	850.46

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TEAGUE BODY SHOP	VEHICLE DAMAGE	2,063.60
		C L BOYD	ROTARY CUTTER	1,910.00
			STUMP GRINDER	1,872.43
		O'REILLY AUTO PARTS	REPAIR PARTS	42.99
			REPAIR PARTS	14.99
		P & K EQUIPMENT	CAP SCREW LOCK NUT	139.84
		TRANSFER ACCOUNT	FICA	654.77
			MEDICARE	153.13
		UNIFIRST HOLDINGS, L.P.	DEC25-JAN26 CLEANING/UNIF	192.10
		SYN-TECH SYSTEMS, INC.	FUELMaster CONTRACT	1,463.49
		DOLESE BROS CO	CONCRETE, ROCK, SAND ETC	658.00
			CONCRETE, ROCK, SAND ETC	812.00
			CONCRETE, ROCK, SAND ETC	272.00
		BARRINGTON ELECTRIC	STREET LIGHT REPAIR	517.00
			TOTAL:	45,196.40
FLEET MAINTENANCE	GENERAL FUND	MARSHALL AUTO PARTS	TIRE CHANGER & BALANCER	12,999.00
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	343.19
		TRANSFER ACCOUNT	FICA	210.47
			MEDICARE	49.22
		SYN-TECH SYSTEMS, INC.	FUELMaster CONTRACT	81.54
			TOTAL:	13,683.42
ACCOUNTING SERVICES	GENERAL FUND	STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	747.96
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	96.18
		CULLIGAN/WRIGHT WATER	CH WATER DEL DEC25	58.10
			CH COOLER RENTAL JAN26	28.00
		TRANSFER ACCOUNT	FICA	742.80
			MEDICARE	173.72
			TOTAL:	1,846.76
COMM DEVEL/PLANNING SE	GENERAL FUND	STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	173.00
		STITCHCO CUSTOM EMBROIDERY LLC	EMBROIDERY	56.00
		TRANSFER ACCOUNT	FICA	420.87
			MEDICARE	98.42
			TOTAL:	748.29
GENERAL GOVERNMENT	GENERAL FUND	IRON MOUNTAIN INC.	JANUARY 2026 INVOICE	174.66
		FUELMAN	FLEET REPORT 12/01-12/31 2	1,447.48
		QUADIENT LEASING USA, INC	LEASE SERVICE 12/22-01/21	300.06
		AMANDA MULLINS, PLLC	VARIOUS LEGAL MATTERS	7,560.00
		COALIGN GROUP LLC	CONSULTING FEES	5,000.00
		KRONOS SaaSHR INC. / UKG	JANUARY 2026 INVOICE	1,000.00
			TOTAL:	15,482.20
BUILDING SERVICES	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	149.07
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	228.36
		HUDSON PRINCE ENGINEERING & INSPECTION	CHISLUM TRAIL SEC 3	408.75
		TRANSFER ACCOUNT	FICA	339.71
			MEDICARE	79.45
		OKLAHOMA UNIFORM BUILDING CODE COMMISS	DEC BUILDING PERMIT	484.00
			TOTAL:	1,689.34
FIRE OPERATIONS	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	1,659.97
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	10,532.55
		TRANSFER ACCOUNT	PEHP 0045685001	11,000.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	1,611.30
			TOTAL:	24,803.82
PATROL SERVICES	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	4,397.81
		C.O.P.S. PRODUCTS LLC	NEW UNIFORMS - TICE	1,804.85
			NEW EQUIPMENT - GREENLEAF	2,629.04
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	178.90
			POLICE PATROL TABLET/PHON	2,358.77
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	7,400.98
		TRANSFER ACCOUNT	PEHP 0045685001	2,000.00
			FICA	3,972.63
			FICA	868.00
			FICA	1,374.17
			MEDICARE	929.11
			MEDICARE	203.00
			MEDICARE	321.38
		BOARD OF TESTS	INTOXILYZER RENEWALS	72.00
			TOTAL:	28,510.64
INVESTIGATIONS	GENERAL FUND	CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	1,387.82
		TRANSFER ACCOUNT	PEHP 0045685001	1,000.00
			FICA	863.30
			FICA	186.00
			FICA	515.37
			MEDICARE	201.90
			MEDICARE	43.50
			MEDICARE	120.54
			TOTAL:	4,318.43
ANIMAL CONTROL	GENERAL FUND	DOBSON FIBER	203 GENEVIEVE - PD AC	173.67
		FUELMAN	FLEET REPORT 12/01-12/31 2	146.24
		STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	137.43
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	99.87
		PET MEDICAL VETERINARY HOSPITAL PLLC	JAN 26 CONTRACT VET	1,500.00
			DEC 25 CONTRACT VET	1,500.00
		TRANSFER ACCOUNT	FICA	323.18
			MEDICARE	75.58
			TOTAL:	3,955.97
MUNICIPAL COURT	GENERAL FUND	TRANSFER ACCOUNT	FICA	109.04
			MEDICARE	25.50
			TOTAL:	134.54
DISPATCH SERVICES	GENERAL FUND	PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	500.14
		TRANSFER ACCOUNT	FICA	983.54
			MEDICARE	230.02
			TOTAL:	1,713.70
CODE COMPLIANCE	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	414.86
		TRANSFER ACCOUNT	FICA	208.26
			MEDICARE	48.71
			TOTAL:	671.83
PARK MAINTENANCE	GENERAL FUND	FUELMAN	FLEET REPORT 12/01-12/31 2	432.71
		CHEROKEE TEMPS, INC.	CONTRACT LABOR	8,452.55
			CONTRACT LABOR	7,844.17

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONTRACT LABOR	9,573.19
			CONTRACT LABOR	8,038.38
		EXPRESS SERVICES INC	CONTRACT LABOR	1,561.10
			CONTRACT LABOR	1,350.33
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	175.90
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	5,147.91
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	1,685.34
		GREAT PLAINS, LLC dba OKIE RENTS	EQUIPMENT RENTAL	2,662.00
			LIFT REPAIR	850.00
		SUMMIT UTILITIES	GR3 JAN26-JUN26 SERIVCES	448.13
		TRANSFER ACCOUNT	FICA	380.60
			MEDICARE	89.01
		UNIFIRST HOLDINGS, L.P.	DEC25-JAN26 CLEANING/UNIF	150.17
		SYN-TECH SYSTEMS, INC.	FUELMASTER CONTRACT	<u>407.77</u>
			TOTAL:	49,249.26
SPORTS COMPLEX	GENERAL FUND	CHEROKEE TEMPS, INC.	CONTRACT LABOR	1,171.87
			CONTRACT LABOR	1,348.95
			CONTRACT LABOR	1,522.35
			CONTRACT LABOR	1,348.95
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	87.95
		HILLARY COMMUNICATIONS LLC	DECEMBER NET SERVICES	124.33
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	3,251.10
		TRANSFER ACCOUNT	FICA	98.58
			MEDICARE	<u>23.06</u>
			TOTAL:	8,977.14
SHANNON SPRINGS (FOL)	GENERAL FUND	PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	636.92
			CITY ELECT SERV. JAN-JUN	<u>907.07</u>
			TOTAL:	1,543.99
DONATIONS	DONATIONS FUND	STACEY STEPHENS, LPC, PLLC	MENTAL HEALTH INVOICE	<u>4,000.00</u>
			TOTAL:	4,000.00
EMERGENCY MEDICAL SERV	EMERGENCY MED SERV	FUELMAN	FLEET REPORT 12/01-12/31 2	4,481.33
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	6,598.68
		TRANSFER ACCOUNT	PEHP 0045685001	9,500.00
			MEDICARE	<u>1,105.30</u>
			TOTAL:	21,685.31
CHICKASHA INDUSTRIAL A	CHICKASHA INDUST A	CHICKASHA CHAMBER OF COMMERCE	FOL DEC25 EXEC SALARY	30,000.00
			CIA CHAMBER MEMBERSHIP	155.00
		ECONOMIC DEVELOPMENT COUN	EDC CON JAN 26	34,791.00
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	<u>154.02</u>
			TOTAL:	65,100.02
EMERGENCY 911	E-911 FUND	OPTIMUM	JAN - JUN TV SERVICES	323.37
		OPTIMUM B2B DEPT 1264	PD TO CH FIBER JAN26	1,050.00
		AT&T	DEC 25 - JAN 24 S.P.	<u>83.04</u>
			TOTAL:	1,456.41
UTILITY BILLING	CHICKASHA MUNICIPA	DATAPROSE	UB PRINT/MAIL DEC25-JUN26	5,216.55
		TRANSFER ACCOUNT	FICA	247.03
			MEDICARE	<u>57.78</u>
			TOTAL:	5,521.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
CMA - CAPITAL PROJECTS	CHICKASHA MUNICIPA	BEAR CREEK CONSTRUCTION	WATER VAULT	3,500.00
			TOTAL:	3,500.00
CMA GENERAL	CHICKASHA MUNICIPA	RANDALL SCOTT VAUGHN dba CHISOLM TRAIL	TRAFFIC SIGNAL MODIFICATI	937.50
			DAM INSPECTION 2025	1,500.00
			SAN SEW IMP PHASE 1	54,238.75
		CHICKASHA CHAMBER OF COMMERCE	CMA CHAMBER MEMBERSHIP	155.00
		STANDLEY SYSTEMS	DEC25 - JUN26 PRINT SERV.	332.28
			TOTAL:	57,163.53
PUBLIC WORKS ADMIN	CHICKASHA MUNICIPA	DOBSON FIBER	502 GENEVIEVE - PUB WORKS	179.04
		FIRST CHOICE COFFEE SERVICES	COFFEE SUPPLIES	51.15
		PETROLEUM TRADERS CORPORATION	UNLEADED FUEL	199.05
		TRANSFER ACCOUNT	FICA	351.71
			MEDICARE	82.25
		SYN-TECH SYSTEMS, INC.	FUELMASTER CONTRACT	163.00
			TOTAL:	1,026.20
SANITATION DEPARTMENT	CHICKASHA MUNICIPA	CENTRAL SALT	SALT	2,400.24
		GREENBELT TURF MANAGEMENT	GRINDING LIMBS	44,000.00
		TRANSFER ACCOUNT	FICA	89.08
			MEDICARE	20.83
		SOUTHERN PLAINS LANDFILL	ROLL OFF	169.48
			ROLL OFF	229.06
		UNIFIRST HOLDINGS, L.P.	DEC25-JAN26 CLEANING/UNIF	15.00
		SYN-TECH SYSTEMS, INC.	FUELMASTER CONTRACT	326.16
			TOTAL:	47,249.85
WATER PLANT	CHICKASHA MUNICIPA	FT COBB RES MAS CONS DIST	FEB26 INVOICE - MAR26 RES	33,840.98
		PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	155.41
			CITY ELECT SERV. JAN-JUN	221.44
		SUMMIT UTILITIES	GR3 JAN26-JUN26 SERVICES	218.36
			TOTAL:	34,436.19
WASTEWATER PLANT	CHICKASHA MUNICIPA	PUBLIC SERVICE COMPANY OF OKLAHOMA	CITY ELECT SERV. JAN-JUN	131.44
			CITY ELECT SERV. JAN-JUN	1,025.86
			TOTAL:	1,157.30
LINE MAINTENANCE DEPT	CHICKASHA MUNICIPA	FUELMAN	FLEET REPORT 12/01-12/31 2	454.50
		CHEROKEE TEMPS, INC.	CONTRACT LABOR	5,931.94
			CONTRACT LABOR	4,906.66
			CONTRACT LABOR	4,107.78
			CONTRACT LABOR	3,793.15
			CONTRACT LABOR	4,020.56
		CHICKASHA INDUSTRIAL & WE	WELDING SUPPLIES	4.44
			WELDING SUPPLIES	258.79
			WELDING SUPPLIES	368.59
			WELDING SUPPLIES	170.10
		MARSHALL AUTO PARTS	REPAIR PARTS	7.22
			REPAIR PARTS	85.99
			REPAIR PARTS	78.89
			REPAIR PARTS	26.12
			REPAIR PARTS	44.58
			REPAIR PARTS	537.61
		AT&T MOBILITY	CITY WIDE PHONES/TABLETS	506.67
			CITY WIDE PHONES/TABLETS	575.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	3,140.94
STREET & ALLEY		STREET AND ALLEY F SIGNAL SYSTEM MANAGEMENT INC	JAN 26 MNGMNT OF TRAFFIC	2,500.00
			TOTAL:	2,500.00
NON-DEPARTMENTAL		[REDACTED]	[REDACTED]	346.13
		[REDACTED]	[REDACTED]	80.69
		[REDACTED]	[REDACTED]	151.99
		[REDACTED]	[REDACTED]	92.30
		[REDACTED]	[REDACTED]	180.00
		[REDACTED]	[REDACTED]	140.07
		[REDACTED]	[REDACTED]	207.30
		[REDACTED]	[REDACTED]	77.51
		OKLAHOMA FIREFIGHTERS	FIRE PENSION BUY BACK	174.01
			FIRE PENSION	11,712.54
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	6,435.64
		OKLAHOMA MUNICIPAL RETIRE	OMRF3	492.31
		TRANSFER ACCOUNT	ENTITY 0037102001	7,726.77
			PEHP 0045685001	9,547.68
			FEDERAL WITHHOLDING	38,535.07
			FEDERAL WITHHOLDING	865.07
			FEDERAL WITHHOLDING	2,471.27
			STATE INCOME TAX	14,422.00
			STATE INCOME TAX	582.00
			STATE INCOME TAX	1,116.00
			FICA	14,258.08
			FICA	1,054.00
			FICA	1,889.54
			MEDICARE	6,151.76
			MEDICARE	246.50
			MEDICARE	441.92
		CITY OF CHICKASHA FLEX SPENDING ACCOUN	UNREIMBURSED MEDICAL 23-19	2,105.85
			TOTAL:	121,504.00

===== FUND TOTALS =====

11	GENERAL FUND	261,027.38
20	DONATIONS FUND	4,000.00
23	EMERGENCY MED SERV FUND	21,685.31
25	CHICKASHA INDUST AUTH	65,100.02
27	E-911 FUND	1,456.41
31	CHICKASHA MUNICIPAL AUTH	577,314.27
39	AIRPORT	3,140.94
54	STREET AND ALLEY FUND	2,500.00
99	AP/PAYROLL CASH FUND	121,504.00

	GRAND TOTAL:	1,057,728.33

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 99-AP VENDOR LIST
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 1/07/2026 THRU 1/21/2026

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: COUNCIL REPORT FOR 01.20.2026
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: City Clerk

Agenda Item No. 4.c.

AGENDA ITEM: Acknowledge the receipt of the Economic Development Council of Chickasha, Inc. Check Details for December 2025.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. DECEMBER 2025

Economic Development Council of Chickasha, Inc.

Check Detail

December 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
101.1 First National 0401						
12/09/2025	Check	8113	Chickasha Chamber of Commerce	Reimburse Chamber for tourism exp coded incorrectly		-8,126.52
				Reimburse Chamber for tourism exp coded incorrectly		8,126.52
12/15/2025	Check	ACH	Cheryl Critchfield	Payroll Operations		
				Payroll Operations		
12/15/2025	Check	ACH	Jim Cowan	Payroll Director		
				Payroll Director		
12/15/2025	Check	ACH	Matthew T Brooks, Jr.	Payroll Research		
				Payroll Research		
12/15/2025	Check	8114	KSWO	Inv 4087513-4		-1,000.00
				Inv 4087513-4		1,000.00
12/15/2025	Check	8115	Chickasha Chamber of Commerce	Dec bills		-1,829.53
				Dec bills		1,829.53
12/15/2025	Check	8116	Visa Credit Card	Credit Card ending in 9353 Cowan		-2,803.11
				Zoom		15.99
				Shuck Me Broken Bow		68.48
				Tuklo Grill Fall Forum		83.18
				CN Landing Fall Forum		17.13
				Rebas Place Atoka		36.79
				CN Landing Fall Forum		17.13
				USAO		829.84
				Gannett Media		19.99
				Luigi's		244.35
				Savoy		45.78
				Walmart		177.47
				Adobe		19.99

Economic Development Council of Chickasha, Inc.

Check Detail

December 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
				A&E		43.52
				DJWSJ		4.00
				Walmart		69.56
				Amazon		74.85
				Amazon		92.76
				Amazon		102.83
				Crazy 8		52.91
				Lowes		149.54
				Walmart		51.82
				A&E		40.16
				Hostgator		89.88
				Walmart		260.18
				Ross Seed		70.06
				Walmart		124.92
12/15/2025	Check	8117	Edward Jones Financial	Remainder of November Contributions		-252.50
				Remainder of November Contributions		-252.50
12/15/2025	Check	8118	KWCO-Kool 105.5	Inv IN-1251153109		-130.00
				Inv IN-1251153109		130.00
12/15/2025	Check	8119	Vitus Investments	Dec storage		-300.00
				Dec storage		300.00
12/17/2025	Check	8120	Life Skills Institute	Inv 27-0292		-495.00
				Inv 27-0292		495.00
12/17/2025	Check	8121	oklahoma Tourism & Recreation	Inv 74-TB26-008 OK Tote Bag		-525.00
				Inv 74-TB26-008 OK Tote Bag		525.00
12/30/2025	Check	8122	Best Western Plus	Inv 5914 59** **** 1957 ****		-1,163.25
				Inv 5914 59** **** 1957 ****		1,163.25

Economic Development Council of Chickasha, Inc.

Check Detail

December 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
12/30/2025	Check	8123	VSP Vision Care	30099313 824278959 30099313 824278959		-44.91 44.91
12/30/2025	Check	8124	Delta Dental of Oklahoma	Inv 2236599 Critchfield, Cowan, Brooks Inv 2236599 Critchfield, Cowan, Brooks		-180.00 180.00
12/30/2025	Check	8125	Angel, Johnston & Blasingame, P.C.	Inv 58130 Inv 58130		-275.00 275.00
12/30/2025	Check	8126	HSI Sensing	Reimburse expenses from Calif recruit Reimburse expenses from Calif recruit		-874.48 874.48
12/30/2025	Check	8127	Ryan Posey	Reimburse expenses from Calif recruit Reimburse expenses from Calif recruit		-211.49 211.49
12/30/2025	Check	8128	Richard's Printing	Inv 65609 Pole banners Inv 65609 Pole banners		-253.00 253.00
12/30/2025	Check	8129	The Imaginaries Music, LLC	Inv 3047 Inv 3047		-400.00 400.00
12/30/2025	Check	8130	Mollman Outdoor	Inv Q414459 Inv Q41414 Inv Q41378 Inv Q41381		-2,202.14 600.00 320.00 557.14 725.00
12/30/2025	Check	8131	Placer Labs Inc.	Inv INUS06990 Inv INUS06990		-6,946.00 6,946.00
12/30/2025	Check	8132	Chickasha Chamber of Commerce	Inv 2729 membership		-155.00

Economic Development Council of Chickasha, Inc.

Check Detail
December 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
12/30/2025	Check	8133	Richard's Printing	Inv 2729 membership		155.00
				Inv 64866 Fliers		-160.00
				Inv 64866 Fliers		160.00
12/30/2025	Check	8134	Blue Cross & Blue Shield	277770 Cowan Critchfield Brooks		-3,151.93
				277770 Cowan Critchfield Brooks		3,151.93
12/30/2025	Check	8135	Edward Jones Financial	December contributions Brooks, Critchfield		-505.00
				December contributions Brooks, Critchfield		-505.00
12/30/2025	Check	ACH	Cheryl Critchfield	Payroll Operations		
				Payroll Operations		
12/30/2025	Check	ACH	Jim Cowan	Payroll Director		
				Payroll Director		
12/30/2025	Check	ACH	Matthew T Brooks, Jr.	Payroll Research		
				Payroll Research		

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Police Department

Agenda Item No. 4.d.

AGENDA ITEM: Approve the Contract Agreement for COC-2505 (Chickasha Police Department Design/Build Parking Canopy Phase 2) with England Construction of Waurika, Oklahoma.

I. BACKGROUND/DESCRIPTION:

On January 5, 2026, Council awarded the bid for COC-2505 (Chickasha Police Department Design/Build Parking Canopy Phase 2) to England Construction. Pursuant to the award, the contract is attached for Council approval.

II. RECOMMENDED ACTION:

Staff recommends Council approve the contract with England Construction and authorize the Mayor to execute the same.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
Goebel Music, #300 Chief of Police	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: 01.20.2026	(From) 11-503-6400-002		\$88,700.00

V. ATTACHMENTS:

1. COC-2505 Contract Agreement

AGREEMENT
(CONTRACT)
City of Chickasha
Chickasha Police Department
Design/Build Parking Canopy Phase 2

THIS AGREEMENT is dated as of the 5th day of January, in the year of 2026, by and between the CITY OF CHICKASHA, hereinafter referred to as OWNER, England Construction, Inc. hereinafter referred to as CONTRACTOR.

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK

CONTRACTOR shall complete all work as specified or indicated in the contract documents. The work is generally described as follows:

COC-2505 CHICKASHA POLICE DEPARTMENT DESIGN/BUILD PARKING CANOPY PHASE 2

ARTICLE 2. CONTRACT TIME

2.1 The work will be completed by April 1, 2026.

2.2 Liquidated Damages. OWNER and CONTRACTOR recognize that time is of the essence of this agreement and that OWNER will suffer financial loss if the work is not substantially complete within the time specified in 2.1 above, plus any extensions thereof allowed. They also recognize the delays, expense and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by OWNER if the work is not substantially completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER Five Hundred Dollars (\$500.00) for each day that expires after the time specified in paragraph 2.1 for substantial completion until the work is substantially complete.

ARTICLE 3. CONTRACT PRICE

3.1 OWNER shall pay CONTRACTOR for performance of the work in accordance with the contract documents in current funds as follows:

Eighty-Eight Thousand Seven Hundred and no/100 Dollars.

(\$88,700.00)

ARTICLE 4. PAYMENT PROCEDURES

4.1 CONTRACTOR may submit an invoice or application for payment on a monthly basis at any time prior to completion of the work. All payments made by the Owner are subject to procedures established by the Owner to authorize payment at its regularly scheduled meetings. The Owner regularly scheduled meetings are held on the 1st and 3rd Monday of each month. Invoice or application for payment must be received in the City Manager's office no less than

fifteen (15) business days prior to the regular meeting at which authorization for payment is to be requested.

4.2 Final Payment. Upon final completion and acceptance of the work, including all submittals, OWNER shall pay the remainder of the contract price, subject to the procedures noted in paragraph 4.1 above.

ARTICLE 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this agreement, CONTRACTOR makes the following representations:

5.1 CONTRACTOR has familiarized himself with the nature and extent of the contract documents, and the written resolution thereof by the Owner is acceptable to CONTRACTOR.

5.2 CONTRACTOR has given the Owner written notice of all conflicts, errors, discrepancies or omissions that he has discovered in the contract documents, and the written resolution thereof by the Owner is acceptable to CONTRACTOR.

ARTICLE 6. CONTRACT DOCUMENTS

The contract documents which comprise the entire agreement between OWNER and CONTRACTOR are attached to this agreement, made a part hereof, and consist of the following:

- 6.1 This agreement (pages 1 to 3 inclusive).
- 6.2 Exhibits to this agreement (pages N/A to inclusive).
- 6.3 Performance and other bonds, consisting of 4 pages.
- 6.4 Notice of Award.
- 6.5 Specifications bearing the title: **COC-2505 CHICKASHA POLICE DEPARTMENT DESIGN/BUILD PARKING CANOPY PHASE 2**
- 6.6 Addenda numbers N/A to , inclusive.
- 6.7 CONTRACTOR'S bid (pages 1 to 11 , inclusive).
- 6.8 Documentation submitted by CONTRACTOR prior to Notice of Award (pages N/A).
- 6.9 Any modification, including change orders, duly delivered after execution of agreement.

There are no contract documents other than those listed above in Article 6. The contract documents may only be altered, amended, or repealed by written and approved change order.

ARTICLE 7. MISCELLANEOUS

7.1 No assignment by a party hereto of any rights under or interests in the contract documents will be binding on another party hereto without written consent of the party sought to be bound;

and specifically but without limitations, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment. No assignment will release or discharge the assignor from any duty or responsibility under the contract documents.

7.2 OWNER and CONTRACTOR each binds himself, his partners, successors, assigns, and legal representatives to the other party hereto, his partners, successors, assigns, and legal representatives in respect to all covenants, agreements and obligations contained in the contract documents.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate. One counterpart has been delivered to OWNER and CONTRACTOR. All portions of the contract documents have been signed or identified by OWNER and CONTRACTOR.

This agreement will be effective the 5th day of January 2026.

OWNER:
CITY OF CHICKASHA

CONTRACTOR:
England Construction, Inc.

By: _____
Mayor

By: David England President
Signature & Title

CORPORATE SEAL
Attest:

CORPORATE SEAL
Attest:

By: _____

By: Lisa England
Corporate Seal
England Construction Inc.
Oklahoma
EST. 2004

ADDRESS FOR GIVING NOTICES:

ADDRESS FOR GIVING NOTICES:

City of Chickasha

England Construction, Inc.

ATTN: City Manager

David England, President

117 North 4th Street

P.O. Box 268

Chickasha, OK 73018

Waurika, Ok 73573

Phone: 405-222-6045

Phone: 580-228-2253

Fax: 405-222-6004

Fax: 580-228-3191

jim.crosby@chickasha.org

Email: dhenglandconstruction@yahoo.com

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: City Clerk

Agenda Item No. 4.e.

AGENDA ITEM: Approve a one-year extension to a mowing lease for Phillip Willis for the east side of Lake Chickasha.

I. BACKGROUND/DESCRIPTION:

The City went to bid for mowing leases for city properties. Mr. Willis was awarded the mowing lease for the east side of Lake Chickasha. Per the lease agreement, the lease may be renewed annually for up to an addition four years, as approved by Council. Mr. Willis has requested a one-year renewal for this year.

II. RECOMMENDED ACTION:

Approve a one-year extension to a mowing lease for Phillip Willis for the east side of Lake Chickasha.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Susan M. McDaniel, City Clerk	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

- 20260114135800528

LEASE OF PUBLICLY OWNED PROPERTY
FOR MOWING AND BALING OF VEGETATION
CITY OF CHICKASHA, CHICKASHA, OKLAHOMA

PARCEL NO. 3

This indenture, made and entered into the 4th day of November, 2024, by and between the City of Chickasha, Oklahoma, a Municipal Corporation pursuant to O.S. Title 11, located in Grady County, State of Oklahoma, party of the first part, hereinafter referred to as "LESSOR", and Phillip Willis, County of Caddo, State of Oklahoma, party of the second part, hereinafter referred to as "LESSEE".

WITNESSETH:

First: LESSOR is the owner of the following described real estate and premises, situated in Caddo County, State of Oklahoma, to wit:

LEGAL DESCRIPTION NOT AVAILABLE. AREA IS GENERALLY DESCRIBED AS PARCEL 3 AS SHOWN ON THE ATTACHED MAP. PARCEL 3 IS LOCATED GENERALLY IN THE EAST HALF OF SECTION 27, T8N, R9W, I.M., CADDO COUNTY AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, T8N, R9W, I.M., CADDO COUNTY. SAID PARCEL 3 IS RESTRICTED TO AREAS OUTSIDE OF EXISTING LAKE LOT LEASE SITES ON THE EAST SIDE OF LAKE CHICKASHA. SAID PARCEL 3 CONTAINS APPROXIMATELY 90 ACRES OF LAND.

Second: LESSOR in consideration of the rents, covenants and agreements hereinafter specified does hereby rent, lease and let to LESSEE for a term of one (1) year commencing on the 15th day of January, 2025 and ending the 14th day of January 2026, which said tenancy shall expire without further notice, and no holding over by the part of the second part shall be construed as an extension or renewal of this lease. **Upon approval of the City Council of the City of Chickasha, the term of this lease may be extended annually for a maximum of four years subsequent to the current term.**

Third: LESSOR does hereby covenant with the LESSEE that performing and observing all the covenants herein contained, shall and may quietly hold and enjoy the said premises during the said term without any interruption by LESSOR or by any person claiming through it. As a part and parcel of the consideration for this lease, the following covenants, conditions and agreements are hereby accepted by LESSEE and LESSEE does bind himself as follows:

- (1) LESSEE may not assign, transfer, or sublet this lease or any part thereof without the prior written consent of LESSOR.
- (2) LESSEE agrees to mow, bale and haul away all vegetation on said premises at least one time per growing season.
- (3) LESSEE agrees to mow the vegetation on said premises to a height of six (6) inches.
- (4) LESSEE agrees to mow, bale and haul during daylight hours only.
- (5) LESSEE agrees that activities on the site may take place any day of the week.
- (6) LESSEE agrees to limit activities such that they do not interfere with operations at the Chickasha Sports Complex. LESSOR shall have sole discretion as to whether the activity creates such interference. LESSOR may require the Lessee to discontinue any such activity.
- (7) LESSEE agrees that activities will not take place when ground conditions are such that ruts, slides or other damage to the land occur.
- (8) LESSEE shall inspect areas to mow, prior to mowing, for obstructions and debris that could become hazardous projectiles if struck by a mower. LESSEE shall take appropriate measures to remove any such obstruction or debris prior to mowing.
- (9) LESSEE shall be responsible for the character and actions of its employees at all times while working on this contract. Any disrespectful or discourteous actions toward the general public or LESSOR representatives will not be tolerated. LESSEE's employees shall be properly trained and professional in the performance of their

duties. LESSOR may require LESSEE to remove from the job employees who endanger persons or property, display impolite behavior, or whose continued employment under this contract is inconsistent with the interest of LESSOR and/or the public.

- (10) LESSEE may apply weed control measures via herbicides. Herbicide must be applied by an applicator that is certified in Category Six (6) by the Oklahoma Department of Agriculture Food and Forestry (ODAFF). If herbicide is applied, accurate records must be kept for a period of five (5) years after the application date. At a minimum, the record must contain the following:

- Time, date, and place of application
- Name and address of applicator
- Complete trade name, EPA registration number, and EPA establishment number of product used
- Target weeds
- Quantity of product used
- Total quantity of tank mix used
- Dilution rate used
- Restricted entry interval
- Total acres treated

These records must be provided to a City representative within seven (7) days upon request. Any herbicide used must be labeled for use on public rights of way, and it must be applied according to the manufacturers label.

- (11) LESSEE agrees not to cultivate any portion of the leased premises.
- (12) LESSOR reserves the right to enter upon the land with its representatives to inspect conditions and to assure itself as to the proper management of the lease and performance of the covenants and agreements herein contained.
- (13) The LESSOR reserves the right to terminate this lease at any time, upon written notice of such termination.
- (14) In the event LESSEE fails to comply with any term, condition, agreement or covenant in this lease, then LESSOR shall have the right to declare this lease null and void, re-enter the land and take immediate possession of same free and clear of any claim of LESSEE.
- (15) Upon the expiration of the term of this Lease, LESSOR may, at its discretion, determine to solicit new quotes and enter into new agreement(s) for leasing the property.
- (16) LESSEE may terminate said lease by providing written notice to LESSOR a minimum of thirty (30) days prior to the date of such proposed termination. Should LESSEE elect to discontinue, abandon, or cancel said lease or, elect to not renew said lease; lease of the property herein described will be by public offering.

Fourth: LESSEE does hereby hire the said premises, with appurtenances and agrees with LESSOR that he has read the covenants, conditions, stipulations and agreements herein contained and understands these terms and agrees to abide and comply with all requirements and hereby further binds himself as follows:

- (1) LESSEE'S right of ingress and egress terminates with the lease, and he shall have no right to remove any appurtenances or improvements on this land.
- (2) That LESSEE will not cause any waste of natural resources during the occupancy of said premises nor destroy fencing, timber, buildings or other appurtenances. LESSEE will not cause erosion by operation of motorized vehicles. If such waste is caused by LESSEE'S action, LESSOR may at once enter upon and occupy said premises and LESSEE shall at once give peaceful possession of said premises and pay at once to LESSOR the full value of said property damaged or destroyed.
- (3) LESSEE shall not dispose of any refuse on said premises and shall exercise diligence in reporting to the Parks and Recreation Director the location and other information concerning the dumping of refuse by the public.
- (4) LESSEE will, at his/her own expense, during the continuance of this lease, keep said premises and every part thereof in good repair. LESSEE will, as far as possible, protect the premises from wildfire. Upon expiration of said term of rental, LESSEE will yield and deliver up the property herein rented in like or better condition as when taken, together with all improvements that may be placed thereon during the term of the lease.



COPY

- (5) The LESSEE shall pay the lease fee for a 12-month period on the commencing date of the lease and on the annual renewal date during the term of the lease. For the use of said premises, LESSEE hereby covenants and promises to pay to said LESSOR the rate of \$2.01 per acre per 12-month period. Thus, the lease fee is as follows:

90 acres x \$2.01 per acre = \$180.90

- (6) Said LESSEE does hereby expressly waive the benefit of all exemption laws of the State of Oklahoma relating to personal property, for the payment of said rent and the fulfillment of this Contract. Should any rent be due and unpaid or default made in any of the covenants herein contained, then it shall be lawful for LESSOR to enter and repossess said premises at once, with notice, and the LESSEE and each and every occupant to remove and put out.

In witness thereof, the parties hereto have set their hands the day and year first above written, this lease agreement having heretofore been approved and authorized by the City of Chickasha on the 15th day of January, 2025.

PARTY OF THE FIRST PART
CITY OF CHICKASHA



MAYOR

PARTY OF THE SECOND PART



Phillip Willis
28008 CR1260
Verden, Ok 73092
405-802-2580
Phillip.dc2052@hotmail.com



ATTEST 

City Clerk

APPROVED AS TO FORM & LEGALITY

City Attorney

COPY

CERTIFICATE OF LIABILITY INSURANCE

Process 12/10/24

Agent

Taylor-Shebestor #454
 PO BOX 850
 Chickasha, Ok 73023



PO Box 24000 | Oklahoma City, OK 73124 | 800-324-7771

Named Insured

SHANNA & OR PHILLIP WILLIS
 28080 COUNTY ROAD 1260
 VERDEN, OK 73092

Re: land 10 ac leased 27-8N-9W caddo county
 Land 5 ac leased 22-8N-9W caddo county

This certificate is issued for information purposes only. It certifies that the policies listed in this document have been issued to the Named Insured. It does not grant any rights to any party nor can it be used, in any way, to modify coverage provided by such policies. Alteration of this certificate does not change the terms, exclusions or conditions of such policies. Coverage is subject to the provisions of the policies, including any exclusions or conditions, regardless of the provisions of any other contract, such as between the certificate holder and the Named Insured. The limits shown below are limits provided at the policy inception. Subsequent paid claims may reduce these limits.

COVERAGES

TYPE OF INSURANCE			LIMITS OF INSURANCE		
LIABILITY - GENERAL	Policy Number	Effective Date	General Aggregate	\$	
Commercial			Products - Comp Ops Aggregate	\$	NIL
Occurrence Form	X	FOW3033101	12/10/24-05/15/25	Personal & Advertising Injury	\$ NIL
				Each Occurrence	\$ \$1,000,000
				Damage To Premises Rented	\$
				Medical Expense (any 1 person)	\$ \$10,000

Liability Codes and Descriptions			LIMITS OF INSURANCE		
Code #			Code #		
Code #			Code #		
LIABILITY - AUTO	Policy Number	Effective Date	LIMITS OF INSURANCE		
Scheduled Auto Below			Bodily Injury (per person)	\$	
Hired Auto		Expiration Date	Bodily Injury (per accident)	\$	
Non Owned Autos			Property Damage	\$	
PHYSICAL DAMAGE-AUTO	Policy Number	Effective Date	Limits of Insurance		
Scheduled Auto Below			Deductibles		
Hired Auto		Expiration Date	Comprehensive	\$	
Non Owned Autos			Collision	\$	
YEAR	MAKE	MODEL	VIN		

CERTIFICATE HOLDER	CANCELLATION
CITY OF CHICKASHA 117 N 4 TH STREET CHICKASHA, OK 73018	Should any of the above described policy/ies be canceled before the expiration date thereof, the issuing company will endeavor to mail <u>30</u> days written notice to the Certificate Holder named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. Authorized Representative

INVITATION TO BID

MAIL SEALED BIDS TO:	PERSONAL OR COMMON CARRIER DELIVERY
CHICKASHA CITY CLERK	CHICKASHA CITY CLERK
117 NORTH 4TH STREET	117 NORTH 4TH STREET
CHICKASHA, OKLAHOMA 73018	CHICKASHA, OKLAHOMA 73018

DATE BID TYPED:	BID NO: COC-2405	TITLE: 2024 Mowing
NO BIDS WILL BE ACCEPTED AFTER: Friday, September 27, 2024 @ 1:30 p.m.		CONTRACT PERIOD
VENDORS NAME: Phillip Willis		REASON FOR NO BID:
MAILING ADDRESS: 28008 CR 1260		
CITY: Verden	STATE: OK	ZIP: 73092
AREA CODE: 405	TELEPHONE NO. 802-2580	FAX NO. N/A
E-MAIL ADDRESS: Phillip.dc.2052@hotmail.com		FEDERAL EMPLOYER IDENTIFICATION NO. OR SOCIAL SECURITY NO.

COPY

NON-COLLUSION AFFIDAVIT

(This bid is invalid if BOTH Affidavits are not signed and notarized)

STATE OF Oklahoma, COUNTY OF Oklahoma,

Phillip Willis of lawful age, being first duly sworn on oath, says that 1. (s)he is the duly authorized agent of the above bidder submitting the competitive bid which is attached to this statement, for the purpose of certifying the facts pertaining to the existence of collusion among bidders and between bidders and city officials or employees, as well as facts pertaining to the giving or offering of things of value to city personnel in return for special consideration in the letting of any contract pursuant to the bid to which this statement is attached. 2. (s)he is fully aware of the circumstances surrounding the making of the bid to which this statement is attached and has been personally and directly involved in the proceedings leading to the submission of such bid; and 3. (s)he is not aware of any collusion among bidders or anyone subject to the bidder's direction or control has been a party:

to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding, to any collusion with any city official or employee as to quantity, quality or price in the prospective contract, nor in any discussions between bidders and any city official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

Phillip Willis
Bidder

Subscribed and sworn to before me this 17 day of September, 2024
Tammy Endsley
Notary
My Commission Expires: 9/6/2028

THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED!



BUSINESS RELATION AFFIDAVIT

(This bid is invalid if BOTH Affidavits are not signed and notarized)

STATE OF Oklahoma, COUNTY OF Oklahoma,

Phillip Willis of lawful age, being first duly sworn on oath, says that (s)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the nature of any relationship presently in effect or which existed within one (1) year prior to the date of this statement with the architect, engineer, or other party to the project is as follows:
None

Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company and any officer or director of the architectural or engineering firm or other party to the project is as follows:
None

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:
None

(If none of the business relationships herein above mentioned exist; Affiant should so state).

Subscribed and sworn to before me this 17 day of September, 2024
Tammy Endsley
Notary
My Commission Expires: 9/6/2028

Phillip Willis
Bidder

THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED!



SEALED BIDS: All sealed bids on and this form must be executed and submitted in a sealed envelope. (DO NOT INCLUDE MORE THAN ONE BID PER ENVELOPE). The face of the envelope shall contain, in addition to the mailing address, the words "SEALED BID" the date of the bid opening and the contract number. Bids submitted in Federal Express or other specialized delivery envelopes shall be enclosed in a separate envelope marked as indicated above. Bids not submitted in properly marked envelopes or on the attached bid form shall be rejected. In the case of "No Bid" the vendor shall return the "Invitation to Bid" with the "Reason for No Bid" properly filled in, to remain on the City of Chickasha's active vendor/contractor list

EXECUTION OF BID: Bid must contain an original signature of an authorized representative in the space provided. Bids must be typed or printed in ink. Use of erasable ink is not permitted. ALL CORRECTIONS MADE BY BIDDER TO HIS BID MUST BE INITIALED.

BID OPENING: It is bidder's responsibility to assure that his bid is delivered at the proper time and place of the bid opening. Bids which for any reason are not so delivered, will not be considered. Offers by telegram or telephone are not acceptable. NOTE: Bid files may be examined during normal working hours by appointment. Bid tabulations WILL NOT be provided by telephone.
MISTAKES: Bidders are expected to examine the specifications, delivery schedule, bid prices and all instructions pertaining to supplies and services. Failure to do so will be at bidder's risk. In case of mistake in extension, the unit price will govern.

INVOICING AND PAYMENT: The vendor shall be paid upon submission of proper certified invoices to the City of Chickasha at the prices stipulated on the contract. Invoices shall contain the contract number and purchase order number. Failure to follow these instructions may result in delay of processing invoices for payment.

WAIVER: City of Chickasha reserves the right to waive any general provision, special provision or minor specification deviation when considered to be in the best interest of the City of Chickasha. Any bid received by the awarding public agency or an officer or employee thereof, more than ninety-six (96) hours excluding Saturdays, Sundays and holidays before the time set for the opening of bids, or any bid so received after the time set for opening of bids, shall not be considered by the awarding public agency and shall be returned unopened to the bidder submitting same.

Bid Proposal

BID SCHEDULE					
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QTY	PROPOSED LEASE RATE PER ACRE PER YEAR	PROPOSED TOTAL AMOUNT PER YEAR
1	Parcel 1 – near Chickasha Sports Complex	ACRE	27	\$	\$ No Bid
					Dollars
2	Parcel 2 – along Line Creek	EACH	13.5	\$	\$ No Bid
					Dollars
3	Parcel 3 – east side of Lake Chickasha	EACH	90	\$ 2.01	\$ 180.90
					Dollars

COPY

I/We, the undersigned propose to provide 2024 Mowing, in Chickasha, Ok meeting or exceeding specifications as described herein:

Bidder: Phillip Willis By: [Signature]
Name of Company Signature & Title

Mailing Address: 28008 CR 1260 Verdery, OK 73092

405-802-2580 N/A Phillip.dc2052@hotmail.com
Phone No Fax No Email

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF Sept 20 24.

MY COMMISSION EXPIRES:

9/6/2028

[Signature]
 NOTARY PUBLIC



CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.a.

AGENDA ITEM: Discussion, consideration and possible action to approve an oil and gas lease with Camino Natural Resources following a public auction pursuant to Title 64 Sections 1081 and 1082 for the following described property: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, Grady County, containing 45.8341 acres, more or less.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Approve an oil and gas lease with Camino Natural Resources following a public auction pursuant to Title 64 Sections 1081 and 1082 for the following described property: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, Grady County, containing 45.8341 acres, more or less.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jim Crosby, City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

- 1-20-2026Camino Cemetery Lease copy

OIL AND GAS LEASE

(Paid-up)

AGREEMENT, made and entered into this 20th day of January, 2026, by and between the City of Chickasha, Oklahoma, a municipal Corporation of the State of Oklahoma, 117 N. 4th Street, Chickasha, OK 73018, party of the first part, hereinafter called Lessor (whether one or more), and Camino Natural Resources, with a mailing address of 1200 17th St, Suite 2200, Denver, CO 80202 party of the second part, hereinafter called Lessee.

WITNESSETH, that the said Lessor, for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and of the covenants and agreements hereinafter contained on the part of Lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said Lessee, for the sole and only purpose of exploring by geophysical and other methods, mining and operating for oil (including but not limited to distillate and condensate), gas (including casinghead gas and helium and all other constituents), and for laying pipelines, and building tanks, power stations and structures thereon, to produce, save and take care of said products, all that certain tract of land, together with any reversionary rights therein, situated in the County of Grady, State of Oklahoma, described as follows, to-wit:

Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, Grady County, containing 45.8341 acres, more or less

1. It is agreed that this lease shall remain in force for a term of three (3) years from date (herein called primary term) and so long thereafter as oil or gas, or either of them, is produced from said land by the Lessee.
2. In consideration of the premises the said Lessee covenants and agrees:
 - A. To deliver to the credit of Lessor free of cost, in the pipeline to which it may connect its wells, a one-fifth (1/5) part of all oil and gas (including but not limited to condensate and distillate) produced and saved from the leased premises.
 - B. During any period (whether before or after expiration of the primary term hereof) when gas is not being so sold or used and the well or wells are shut in and there is no current production of oil or operations on said leased premises sufficient to keep this lease in force, Lessee shall pay or tender a royalty of One Dollar (\$1.00) per year per net royalty acre retained hereunder, such payment or tender to be made, on or before the later of ninety (90) days following the date of shut in or the anniversary date of this lease during the period such well is shut in, to the Lessor. When such payment or tender is made it will be considered that gas is being produced within the meaning of the entire lease.
3. If, at the expiration of the primary term, there is no production in paying quantities on the leased land or on lands pooled therewith but Lessee is conducting operations for drilling,

completing or reworking a well, this lease nevertheless shall continue as long as such operations are prosecuted or additional operations are commenced and prosecuted (whether on the same or successive wells) with no cessation of more than ninety (90) days, and if production is discovered, this lease shall continue as long thereafter as oil or gas are produced. In addition, if at any time or times after the primary term, there is a total cessation of all production, for any cause (other than an event of force majeure), this lease shall not terminate if Lessee commences or resumes any drilling or reworking operations or production within ninety (90) days after such cessation. For purposes of extending this Lease beyond the primary term, 'operations' shall mean actual on-site drilling or reworking activities conducted with a drilling rig capable of reaching total depth. Preparatory activities, including but not limited to staking, surveying, grading, constructing roads or locations, mobilizing materials or equipment, or placing any item or structure on the premises shall not constitute operations for purposes of maintaining this Lease in force

4. Lessee is hereby granted the right at any time and from time to time to unitize the leased premises or any portion or portions thereof, as to all strata or any stratum or strata, with any other lands as to all strata or any stratum or strata, for the production primarily of oil or primarily of gas with or without distillate. However, no unit for the production primarily of oil shall embrace more than 160 acres, or for the production primarily of gas with or without distillate more than 640 acres; provided that if any governmental regulation shall permit or prescribe a spacing pattern for the development of the field or allocate a producing allowable based on acreage per well, then any such unit may embrace as much additional acreage as may be so permitted or prescribed or as may be used in such allocation of allowable. Lessee shall file written unit designations in the county in which the leased premises are located unless the pooling or unitization results from governmental order or rule, in which case no such written designation shall be required. Operations upon and production from the unit shall be treated as if such operations were upon or such production were from the leased premises whether or not the well or wells are located thereon. The entire acreage within a unit shall be treated for all purposes as if it were covered by and included in this lease except that the royalty on production from the unit shall be as below provided, and except that in calculating the amount of any shut in gas royalties, only the part of the acreage originally leased and then actually embraced by this lease shall be counted. In respect to production from the unit, Lessee shall pay Lessor, in lieu of other royalties thereon, only such proportion of the royalties stipulated herein as the amount of his acreage placed in the unit, or his royalty interest therein on an acreage basis bears to the total acreage in the unit.

5. If said Lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided shall be paid to the Lessor only in the proportion which his interest bears to the whole and undivided fee.

6. Lessee shall have the right to use, free of cost, gas, oil, and produced on said land for its operations thereon, except water from the leased premises.

7. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

8. If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators,

successors or assigns. However, no change or division in ownership of the land or royalties shall enlarge the obligations or diminish the rights of Lessee. No change in the ownership of the land or royalties shall be binding on the Lessee until after the Lessee has been furnished with a written transfer or assignment or a true copy thereof. In case Lessee assigns this lease, in whole or in part, lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment.

9. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules and Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, if compliance is prevented by, or such failure is the result of any such Law, Order, Rule or Regulation, or operation of force majeure.

10. This lease shall be effective as to Lessor on execution hereof and shall be binding on those signing, notwithstanding some of the Lessors above named may not join in the execution hereof. The word "Lessor" as used in this lease means the party or parties who execute this lease as Lessor, although not named above.

11. Lessor does not guarantee or warrant title to the above described properties. In the event of failure of title, Lessor shall not be required to refund any bonuses, royalties, shut-in payments or other considerations paid to lessors.

12. Lessee may at any time and from time to time surrender this lease as to any part or parts of the leased premises by delivering or mailing a release thereof to lessor, or by placing a release of record in the proper County.

13. Lessee shall pay for all damages to land and crops caused by its operations. No well shall be drilled nearer than 200 feet to any house or barn now on said premises, without the written consent of the Lessor.

14. The Lessee's failure to comply with any covenant or obligation of this lease shall not result in the forfeiture of the lease unless and until lessor has provided lessee notice of such default and gives Lessee sixty (60) days in which to cure such default.

15. Before commencing any operations on lands where Lessor is the owner of the surface Lessee shall obtain from Lessor, by written agreement, permission to use that certain portion of said lands set out in the written agreement for drill site and to conduct mining and drilling operations or the production, storage, or removal of minerals therefrom.

16. This Lease is subject to and fully includes each and every provision as provided on Exhibit "A" attached hereto and made a part hereof.

IN TESTIMONY WHEREOF, we sign this 20th day of January, 2026.

ATTEST:

The City of Chickasha, Oklahoma,
a municipal Corporation of the State of Oklahoma

Before me, in and for said county and State, on this ____ day of _____, 2026, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the _____ of the _____, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of _____, for the uses and purposes therein set forth and that he has the legal authority to bind _____,

My Commission Expires: _____

Notary Public

Commission No.: _____

EXHIBIT "A"

Attached to and made a part of that certain Oil and Gas Lease dated the _____ day of _____, 2026, between the City of Chickasha, a municipal corporation, of the State of Oklahoma, as Lessor and Camino Natural Resources, with a mailing address of 1200 17th St, Suite 2200, Denver, CO 80202 as Lessee. Said addendum and additional provisions relate to the following tract of property:

1. Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, Grady County, containing 45.8341 acres, more or less

- 1) Notwithstanding anything herein above to the contrary, it is expressly provided that the provisions of the following paragraphs shall prevail in the event of the conflict with any provisions in the preceding printed form Oil and Gas Lease.
- 2) Notwithstanding anything to the contrary contained herein, upon expiration of the primary term of this lease, this lease shall automatically terminate and expire as to all leasehold rights below 100 feet below the stratigraphic equivalent of the deepest common source of supply penetrated in any well, spud after the date of this lease, on lands covered by this lease or on lands with which lands covered by this lease are spaced by order of the Oklahoma Corporation Commission or voluntarily unitized therewith. Provided, however, if within the primary term of this lease, lessee should commence operations to drill, deepen, or rework a well under the terms of this lease, the lessee shall have the right to drill such well to completion and/or continue deepening and/or complete reworking operations with reasonable diligence and dispatch, and if oil and gas be found in paying quantities, this lease shall terminate only to the depth provided in this clause.
- 3) Notwithstanding anything to the contrary contained herein, it is expressly agreed that the completion of a well capable of production in paying quantities on a drilling and spacing unit(s), established by any governmental authority or agency shall extend beyond the primary terms only that portion of the leased premises contained within said drilling and spacing unit(s), and that, subject to the provisions of this paragraph, the portion of the leased premises outside the said drilling and spacing unit(s) shall be released at the expiration of the primary term. Provided, however, that if within the primary term of this Lease, Lessee shall commence operations to drill or rework a well under the terms of this Lease, the Lessee shall have the right to drill such a well to completion and/or complete reworking operations with reasonable diligence and dispatch, and if oil or gas be found in paying quantities, this Lease shall terminate only to those lands lying outside of said drilling and spacing units(s). If a "unit" has not been established by any state regulatory agency of the State of Oklahoma, or under the pooling clause of this lease, "unit" shall be deemed for all purposes to comprise the governmental quarter/quarter/quarter section (10 Acres) upon which the borehole of any well drilled pursuant to this lease is actually located.
- 4) There shall be no salt water disposal on the above-described real property.
- 5) Lessee shall indemnify and hold Lessor harmless from any and all liability, liens, demands, judgments, suits, and claims of any kind or character arising out of, in connection with, or relating to Lessee's operations under the terms of this Lease, including, but not limited to, claims for injury to or death of any persons, or damage, loss or destruction of any property, real or personal, under any theory of tort, contract, or strict liability. Lessee's obligations under this paragraph shall survive termination, release or expiration of the Lease.

6) Lessee shall, at its sole cost and expense, promptly remediate, clean up, and restore any soil, surface, subsurface, groundwater, vegetation, or improvements that are impacted, contaminated, or damaged as a result of Lessee's operations under this Lease. Such remediation shall be conducted in compliance with all applicable federal, state, and local laws, rules, and regulations, and to the satisfaction of the Lessor. Lessee's obligations under this paragraph shall survive termination, release or expiration of the Lease, and shall not be limited by the Oklahoma Surface Damages Act or any monetary compensation paid thereunder.

7) Notwithstanding anything to the contrary contained herein, after the expiration of the primary term of this lease, shut-in royalty payments shall be restricted to maintain this lease in force for a maximum of two (2) years for each shut-in period. Notwithstanding the foregoing, in no event shall cumulative shut-in royalty payments, whether from one or multiple shut-in periods, maintain this Lease for more than three (3) years total.

8) The use of the above described property by Lessee is limited only to producing wells physically located on said premises. Tank batteries and other applicable equipment shall not be located hereon, except for wells actually located on the leased premises. Pipelines and roads across the leased premises are limited to those wells located on the leased premises and only after payment of damages as determined by the parties.

9) Notwithstanding anything herein to the contrary, Lessee shall pay royalty on the fair market value received at the point of sale, with an arms length transaction, without any post production expenses or costs being prorated back to Lessor. Such post production expenses/costs are to include, but are not limited to, the cost of producing, gathering, storing, separating, treating, dehydrating, compressing, processing, manufacturing, transporting, and marketing the oil and/or gas produced hereunder whether the point of sale is at or off the leased premises. Such royalty is to include all oil, gas; including all its constituents and any other by-products produced and saved from the leased premises.

10) It is specifically understood by Lessee that any operations of the Leased Premises by the Lessee shall be in accordance with the laws and statutes of the State of Oklahoma and the Ordinances of the City of Chickasha, the rules and regulations of any other state or Federal regulatory agency. It is further understood that if the Leased Premises are a part of the municipal airport of the City of Chickasha, then the rules and regulations of the Federal Aviation Administration and the Ordinances of the City of Chickasha shall govern the location of the drill site, and any drilling operations thereon.

11) Lessee agrees that substantiation and validation of this lease is at the sole discretion and obligation of the Lessee and if lease is rendered invalid for any reason, save typographical error, including names or descriptions, Lessor shall not be required to refund any rents, royalties, bonuses, shut-in payments or other considerations paid.

12) Surface damages arising from Lessee's operations shall be negotiated separately from this Lease. If the parties cannot agree upon an amount of surface damages, Lessee shall take such action as is necessary pursuant to the Oklahoma Surface Damages Act, 52 O.S. § 318.2 et seq.

Lessee's obligation to compensate Lessor for surface damages under this paragraph shall not relieve Lessee of any liability to any lawful surface tenant for actual crop loss or interference with surface use caused by Lessee's operations.

13) It is expressly understood and agreed that the City of Chickasha makes no guarantee, representation, or warranty, express or implied, as to the validity, sufficiency, or marketability of its title to any of the properties described herein. The City of Chickasha further disclaims any warranty that the mineral interests covered by this Lease are unencumbered or unleased. In the event any title defect is discovered, or if the mineral interests are determined to be subject to a pre-existing lease, encumbrance, or other adverse claim, the Lessee shall not be entitled to any refund, reimbursement, or other compensation from the City of Chickasha for any consideration paid, including but not limited to bonuses, rentals, royalties, shut-in payments, damages, or other sums.

14) No drilling locations, well sites, surface facilities, roads, tank batteries, compressors, pits, or other surface operations shall be permitted on the tract commonly known as Rose Hill Cemetery, including Blocks 307 and 318 of Section 33, Township 7 North, Range 7 West, Grady County, Oklahoma (the "Cemetery Tract"). Any subsurface development affecting the Cemetery Tract shall be conducted only from off-site locations and in a manner that does not disturb, impair, or interfere with the surface, subsurface integrity, burial sites, access, drainage, or use of the Cemetery Tract for cemetery purposes.

SIGNED FOR IDENTIFICATION:

LESSOR: The City of Chickasha, Oklahoma
a municipal Corporation of the State of Oklahoma

By: _____
Zachary Grayson, MAYOR

ATTEST:

Susan M. McDaniel, CMC - CITY CLERK

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:

Before me, in and for said county and State, on this ____ day of _____, 2026, personally appeared Zachary Grayson, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the Mayor of the City of Chickasha, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

Commission No.: _____

LESSEE:

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:

Before me, in and for said county and State, on this ____ day of _____, 2026, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the _____ of the _____, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of _____, for the uses and purposes therein set forth and that he has the legal authority to bind _____;

My Commission Expires: _____

Notary Public

Commission No.: _____

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.b.

AGENDA ITEM: Discussion, consideration and possible action to approve an oil and gas lease with Camino Natural Resources following a public auction pursuant to Title 64 Sections 1081 and 1082 for the following described property:

- 1. North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.0939 acres, more or less**
- 2. A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 0.0821 acres, more or less**
- 3. Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.433 acres, more or less**

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Approve an oil and gas lease with Camino Natural Resources following a public auction pursuant to Title 64 Sections 1081 and 1082 for the following described property:

1. North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.0939 acres, more or less
2. A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 0.0821 acres, more or less
3. Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.433 acres, more or less

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jim Crosby, City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

- 1-20-2026Camino City Lease

OIL AND GAS LEASE

(Paid-up)

AGREEMENT, made and entered into this 20th day of January, 2026, by and between the City of Chickasha, Oklahoma, a municipal Corporation of the State of Oklahoma, 117 N. 4th Street, Chickasha, OK 73018, party of the first part, hereinafter called Lessor (whether one or more), and Camino Natural Resources, with a mailing address of 1200 17th St, Suite 2200, Denver, CO 80202, party of the second part, hereinafter called Lessee.

WITNESSETH, that the said Lessor, for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and of the covenants and agreements hereinafter contained on the part of Lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said Lessee, for the sole and only purpose of exploring by geophysical and other methods, mining and operating for oil (including but not limited to distillate and condensate), gas (including casinghead gas and helium and all other constituents), and for laying pipelines, and building tanks, power stations and structures thereon, to produce, save and take care of said products, all that certain tract of land, together with any reversionary rights therein, situated in the County of Grady, State of Oklahoma, described as follows, to-wit:

1. North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.0939 acres, more or less
2. A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 0.0821 acres, more or less
3. Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.433 acres, more or less

1. It is agreed that this lease shall remain in force for a term of three (3) years from date (herein called primary term) and so long thereafter as oil or gas, or either of them, is produced from said land by the Lessee.

2. In consideration of the premises the said Lessee covenants and agrees:

A. To deliver to the credit of Lessor free of cost, in the pipeline to which it may connect its wells, a one-fifth (1/5) part of all oil and gas (including but not limited to condensate and distillate) produced and saved from the leased premises.

B. During any period (whether before or after expiration of the primary term hereof) when gas is not being so sold or used and the well or wells are shut in and there is no current production of oil or operations on said leased premises sufficient to keep this lease in force, Lessee shall pay or tender a royalty of One Dollar (\$1.00) per year per net royalty acre retained hereunder, such payment or tender to be made, on or before the later of ninety (90) days following the date of shut in or the anniversary date of this lease during the period such well is shut in, to the Lessor. When such payment or tender is made it will be considered that gas is being produced within the meaning of the entire lease.

3. If, at the expiration of the primary term, there is no production in paying quantities on the leased land or on lands pooled therewith but Lessee is conducting operations for drilling, completing or reworking a well, this lease nevertheless shall continue as long as such operations are prosecuted or additional operations are commenced and prosecuted (whether on the same or successive wells) with no cessation of more than ninety (90) days, and if production is discovered, this lease shall continue as long thereafter as oil or gas are produced. In addition, if at any time or times after the primary term, there is a total cessation of all production, for any cause (other than an event of force majeure), this lease shall not terminate if Lessee commences or resumes any drilling or reworking operations or production within ninety (90) days after such cessation. For purposes of extending this Lease beyond the primary term, 'operations' shall mean actual on-site drilling or reworking activities conducted with a drilling rig capable of reaching total depth. Preparatory activities, including but not limited to staking, surveying, grading, constructing roads or locations, mobilizing materials or equipment, or placing any item or structure on the premises shall not constitute operations for purposes of maintaining this Lease in force

4. Lessee is hereby granted the right at any time and from time to time to unitize the leased premises or any portion or portions thereof, as to all strata or any stratum or strata, with any other lands as to all strata or any stratum or strata, for the production primarily of oil or primarily of gas with or without distillate. However, no unit for the production primarily of oil shall embrace more than 160 acres, or for the production primarily of gas with or without distillate more than 640 acres; provided that if any governmental regulation shall permit or prescribe a spacing pattern for the development of the field or allocate a producing allowable based on acreage per well, then any such unit may embrace as much additional acreage as may be so permitted or prescribed or as may be used in such allocation of allowable. Lessee shall file written unit designations in the county in which the leased premises are located unless the pooling or unitization results from governmental order or rule, in which case no such written designation shall be required. Operations upon and production from the unit shall be treated as if such operations were upon or such production were from the leased premises whether or not the well or wells are located thereon. The entire acreage within a unit shall be treated for all purposes as if it were covered by and included in this lease except that the royalty on production from the unit shall be as below provided, and except that in

calculating the amount of any shut in gas royalties, only the part of the acreage originally leased and then actually embraced by this lease shall be counted. In respect to production from the unit, Lessee shall pay Lessor, in lieu of other royalties thereon, only such proportion of the royalties stipulated herein as the amount of his acreage placed in the unit, or his royalty interest therein on an acreage basis bears to the total acreage in the unit.

5. If said Lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided shall be paid to the Lessor only in the proportion which his interest bears to the whole and undivided fee.

6. Lessee shall have the right to use, free of cost, gas, oil, and produced on said land for its operations thereon, except water from the leased premises.

7. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

8. If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns. However, no change or division in ownership of the land or royalties shall enlarge the obligations or diminish the rights of Lessee. No change in the ownership of the land or royalties shall be binding on the Lessee until after the Lessee has been furnished with a written transfer or assignment or a true copy thereof. In case Lessee assigns this lease, in whole or in part, lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment.

9. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules and Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, if compliance is prevented by, or such failure is the result of any such Law, Order, Rule or Regulation, or operation of force majeure.

10. This lease shall be effective as to Lessor on execution hereof and shall be binding on those signing, notwithstanding some of the Lessors above named may not join in the execution hereof. The word "Lessor" as used in this lease means the party or parties who execute this lease as Lessor, although not named above.

11. Lessor does not guarantee or warrant title to the above described properties. In the event of failure of title, Lessor shall not be required to refund any bonuses, royalties, shut-in payments or other considerations paid to lessors.

12. Lessee may at any time and from time to time surrender this lease as to any part or parts of the leased premises by delivering or mailing a release thereof to lessor, or by placing a release of record in the proper County.

13. Lessee shall pay for all damages to land and crops caused by its operations. No well shall be drilled nearer than 200 feet to any house or barn now on said premises, without the written

consent of the Lessor.

14. The Lessee's failure to comply with any covenant or obligation of this lease shall not result in the forfeiture of the lease unless and until lessor has provided lessee notice of such default and gives Lessee sixty (60) days in which to cure such default.

15. Before commencing any operations on lands where Lessor is the owner of the surface Lessee shall obtain from Lessor, by written agreement, permission to use that certain portion of said lands set out in the written agreement for drill site and to conduct mining and drilling operations or the production, storage, or removal of minerals therefrom.

16. This Lease is subject to and fully includes each and every provision as provided on Exhibit "A" attached hereto and made a part hereof.

IN TESTIMONY WHEREOF, we sign this 20th day of January, 2026.

ATTEST:

The City of Chickasha, Oklahoma,
a municipal Corporation of the State of Oklahoma

Susan M. McDaniel, CMC - CITY CLERK

By: _____
Zachary Grayson, MAYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:

Before me, in and for said county and State, on this 20th day of January, 2026, personally appeared Zachary Grayson, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the Mayor of the City of Chickasha, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

Commission No.: _____

LESSEE:

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:

Before me, in and for said county and State, on this ____ day of _____, 2026, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the _____ of the _____, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of _____, for the uses and purposes therein set forth and that he has the legal authority to bind _____.”

My Commission Expires: _____

Notary Public

Commission No.: _____

EXHIBIT "A"

Attached to and made a part of that certain Oil and Gas Lease dated the 20th day of January, 2026, between the City of Chickasha, a municipal corporation, of the State of Oklahoma, as Lessor and Camino Natural Resources, with a mailing address of 1200 17th St, Suite 2200, Denver, CO 80202, as Lessee. Said addendum and additional provisions relate to the following tract of property:

1. North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.0939 acres, more or less
 2. A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 0.0821 acres, more or less
 3. Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, Grady County, containing 1.433 acres, more or less
- 1) Notwithstanding anything herein above to the contrary, it is expressly provided that the provisions of the following paragraphs shall prevail in the event of the conflict with any provisions in the preceding printed form Oil and Gas Lease.
- 2) Notwithstanding anything to the contrary contained herein, upon expiration of the primary term of this lease, this lease shall automatically terminate and expire as to all leasehold rights below 100 feet below the stratigraphic equivalent of the deepest common source of supply penetrated in any well, spud after the date of this lease, on lands covered by this lease or on lands with which

lands covered by this lease are spaced by order of the Oklahoma Corporation Commission or voluntarily unitized therewith. Provided, however, if within the primary term of this lease, lessee should commence operations to drill, deepen, or rework a well under the terms of this lease, the lessee shall have the right to drill such well to completion and/or continue deepening and/or complete reworking operations with reasonable diligence and dispatch, and if oil and gas be found in paying quantities, this lease shall terminate only to the depth provided in this clause.

3) Notwithstanding anything to the contrary contained herein, it is expressly agreed that the completion of a well capable of production in paying quantities on a drilling and spacing unit(s), established by any governmental authority or agency shall extend beyond the primary terms only that portion of the leased premises contained within said drilling and spacing unit(s), and that, subject to the provisions of this paragraph, the portion of the leased premises outside the said drilling and spacing unit(s) shall be released at the expiration of the primary term. Provided, however, that if within the primary term of this Lease, Lessee shall commence operations to drill or rework a well under the terms of this Lease, the Lessee shall have the right to drill such a well to completion and/or complete reworking operations with reasonable diligence and dispatch, and if oil or gas be found in paying quantities, this Lease shall terminate only to those lands lying outside of said drilling and spacing units(s). If a "unit" has not been established by any state regulatory agency of the State of Oklahoma, or under the pooling clause of this lease, "unit" shall be deemed for all purposes to comprise the governmental quarter/quarter/quarter section (10 Acres) upon which the borehole of any well drilled pursuant to this lease is actually located.

4) There shall be no salt water disposal on the above-described real property.

5) Lessee shall indemnify and hold Lessor harmless from any and all liability, liens, demands, judgments, suits, and claims of any kind or character arising out of, in connection with, or relating to Lessee's operations under the terms of this Lease, including, but not limited to, claims for injury to or death of any persons, or damage, loss or destruction of any property, real or personal, under any theory of tort, contract, or strict liability. Lessee's obligations under this paragraph shall survive termination, release or expiration of the Lease.

6) Lessee shall, at its sole cost and expense, promptly remediate, clean up, and restore any soil, surface, subsurface, groundwater, vegetation, or improvements that are impacted, contaminated, or damaged as a result of Lessee's operations under this Lease. Such remediation shall be conducted in compliance with all applicable federal, state, and local laws, rules, and regulations, and to the satisfaction of the Lessor. Lessee's obligations under this paragraph shall survive termination, release or expiration of the Lease, and shall not be limited by the Oklahoma Surface Damages Act or any monetary compensation paid thereunder.

7) Notwithstanding anything to the contrary contained herein, after the expiration of the primary

term of this lease, shut-in royalty payments shall be restricted to maintain this lease in force for a maximum of two (2) years for each shut-in period. Notwithstanding the foregoing, in no event shall cumulative shut-in royalty payments, whether from one or multiple shut-in periods, maintain this Lease for more than three (3) years total.

8) The use of the above described property by Lessee is limited only to producing wells physically located on said premises. Tank batteries and other applicable equipment shall not be located hereon, except for wells actually located on the leased premises. Pipelines and roads across the leased premises are limited to those wells located on the leased premises and only after payment of damages as determined by the parties.

9) Notwithstanding anything herein to the contrary, Lessee shall pay royalty on the fair market value received at the point of sale, with an arms length transaction, without any post production expenses or costs being prorated back to Lessor. Such post production expenses/costs are to include, but are not limited to, the cost of producing, gathering, storing, separating, treating, dehydrating, compressing, processing, manufacturing, transporting, and marketing the oil and/or gas produced hereunder whether the point of sale is at or off the leased premises. Such royalty is to include all oil, gas; including all its constituents and any other by-products produced and saved from the leased premises.

10) It is specifically understood by Lessee that any operations of the Leased Premises by the Lessee shall be in accordance with the laws and statutes of the State of Oklahoma and the Ordinances of the City of Chickasha, the rules and regulations of any other state or Federal regulatory agency. It is further understood that if the Leased Premises are a part of the municipal airport of the City of Chickasha, then the rules and regulations of the Federal Aviation Administration and the Ordinances of the City of Chickasha shall govern the location of the drill site, and any drilling operations thereon.

11) Lessee agrees that substantiation and validation of this lease is at the sole discretion and obligation of the Lessee and if lease is rendered invalid for any reason, save typographical error, including names or descriptions, Lessor shall not be required to refund any rents, royalties, bonuses, shut-in payments or other considerations paid.

12) Surface damages arising from Lessee's operations shall be negotiated separately from this Lease. If the parties cannot agree upon an amount of surface damages, Lessee shall take such action as is necessary pursuant to the Oklahoma Surface Damages Act, 52 O.S. § 318.2 et seq.

Lessee's obligation to compensate Lessor for surface damages under this paragraph shall not relieve Lessee of any liability to any lawful surface tenant for actual crop loss or interference with surface use caused by Lessee's operations.

13) It is expressly understood and agreed that the City of Chickasha makes no guarantee, representation, or warranty, express or implied, as to the validity, sufficiency, or marketability of its title to any of the properties described herein. The City of Chickasha further disclaims any warranty that the mineral interests covered by this Lease are unencumbered or unleased. In the event any title defect is discovered, or if the mineral interests are determined to be subject to a pre-existing lease, encumbrance, or other adverse claim, the Lessee shall not be entitled to any refund, reimbursement, or other compensation from the City of Chickasha for any consideration paid, including but not limited to bonuses, rentals, royalties, shut-in payments, damages, or other sums.

SIGNED FOR IDENTIFICATION:

LESSOR: The City of Chickasha, Oklahoma
a municipal Corporation of the State of Oklahoma

By: _____
Zachary Grayson, MAYOR

ATTEST:

Susan M. McDaniel, CMC - CITY CLERK

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:

Before me, in and for said county and State, on this 20th day of January, 2026, personally appeared Zachary Grayson, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the Mayor of the City of Chickasha, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and

voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

My Commission Expires: _____
Notary Public

Commission No.: _____

LESSEE:

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF GRADY) SS:

Before me, in and for said county and State, on this ____ day of _____, 2026, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the _____ of the _____, and acknowledged before me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of _____, for the uses and purposes therein set forth and that he has the legal authority to bind _____.

My Commission Expires: _____
Notary Public

Commission No.: _____

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.c.

AGENDA ITEM: Discussion, consideration, and possible action to approve Resolution 2026-04R — A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF CHICKASHA TO SUBMIT AN APPLICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS SET FORTH BY IJA FOR THE SHANNON SPRINGS BRIDGE PROJECT IN THE CITY OF CHICKASHA AND AUTHORIZING THE CITY OF CHICKASHA TO SIGN THIS APPLICATION.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Approve Resolution 2026-04R as presented and authorize the Mayor and City Clerk to execute the same..

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jim Crosby, City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. Res. 2026-04R - 8_Resolution_Chickasha_DRAFT

CITY OF CHICKASHA
RESOLUTION NO. 2026-04R

A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF CHICKASHA TO SUBMIT AN APPLICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS SET FORTH BY IIJA FOR THE SHANNON SPRINGS BRIDGE PROJECT IN THE CITY OF CHICKASHA AND AUTHORIZING THE CITY OF CHICKASHA TO SIGN THIS APPLICATION.

Whereas, the City of Chickasha, Oklahoma, is submitting an application to the Oklahoma Department of Transportation for transportation alternatives program funds in the amount of \$1,917,272 set forth by IIJA and as outlined in ODOT's transportation alternatives program guidance & application packet for 2022; and

Whereas, the City of Chickasha, Oklahoma, is participating as an eligible project sponsor in the Oklahoma Department of Transportation's transportation alternatives program set forth by IIJA; and

Whereas, federal monies are available under a transportation alternatives program set forth by IIJA, administered by the state of Oklahoma, Department of Transportation, for the purpose of creating and promoting the planning and development of active transportation facilities and programs in Oklahoma; and

Whereas, the City of Chickasha, Oklahoma, acknowledges availability of the required local match of no less than 20%; (\$479,318) and,

Whereas, after appropriate public input and due consideration, the governing body of City of Chickasha, Oklahoma, has recommended that an application be submitted to the state of Oklahoma for the Shannon Springs Bridge project.

Now, therefore, be it resolved by the governing body of the City of Chickasha, Oklahoma:

Section 1. That the City of Chickasha, Oklahoma, does hereby authorize the City of Chickasha to submit an application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IIJA on behalf of the citizens of City of Chickasha, Oklahoma.

Section 2. That the City of Chickasha, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the SHANNON SPRINGS BRIDGE project is available.

Section 3. That the City of Chickasha, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the operation and maintenance of the Shannon Springs Bridge project will be available for the life of the project.

Section 4. That the City of Chickasha, Oklahoma, hereby assures the Oklahoma Department of Transportation that the City of Chickasha, Oklahoma, will have title or permanent easement to the Shannon Springs Bridge project by the time of project letting, if necessary.

Section 5. That the chief project sponsor of City of Chickasha, Oklahoma, is authorized to sign the application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IIJA on behalf of the citizens of City of Chickasha, Oklahoma. The chief project sponsor is also authorized to submit additional information as may be required and act as the official representative of the City of Chickasha in this and subsequent related activities.

Adopted and passed by the governing body of the City of Chickasha, Oklahoma, this 20th day of January 2026.

Chief Project Sponsor: Mayor Zachary Grayson

Zachary Grayson, Mayor

ATTEST:

Susan M. McDaniel, CMC – City Clerk

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.d.

AGENDA ITEM: Discussion, consideration, and possible action to approve Task Order No. 10 to Master Agreement for Professional Services — Chickasha Municipal Airport - Construct 120' x 100' Box Hangar - and authorize the Mayor to execute the same.

I. BACKGROUND/DESCRIPTION:

The City will pay these costs out of pocket initially, but they will later be reimbursable under the FAA and ODAA grants for the project (which we apply for once construction bids are in hand). I anticipate obtaining bids in early summer, and receipt of the FAA grant in late summer or early fall, with construction starting in the last quarter of the year.

The ODAA will participate in 40% of all project costs. The City is required to have a minimum of a 5% share, so theoretically the FAA funds could be used on 55% of the project cost. However, we are projecting that 55% of the total project cost will exceed the \$723,000 of FAA funds available, which will increase the City's share. From the CIP, we are showing an overall funding breakdown of:

\$627,280 ODAA
\$723,000 FAA (via 2 grants)
\$217,920 City
\$1,568,200 Total Estimated Project Cost

II. RECOMMENDED ACTION:

Approve Task Order No. 10 to Master Agreement for Professional Services — Chickasha Municipal Airport - Construct 120' x 100' Box Hangar - and authorize the Mayor to execute the same.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
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Edward Perez, EM Director	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

- V. ATTACHMENTS:**
1. 20260114141845911

January 19, 2026

Zachary Grayson, Mayor
City of Chickasha
117 N. 4th St
Chickasha, Oklahoma 73018

Re: Task Order 10 to MASTER AGREEMENT for Professional Services
Chickasha Municipal Airport-Construct 120' x 100' Box Hangar

Dear Mr. Grayson:

As requested, we prepared Task Order 10 for Final Design, Bidding Phase, Geotechnical Investigation and Report, and Surveying services related to the Project. Parkhill understands the project scope to include the construction of a 100' x 120' box hangar. The project will include concrete apron pavement connecting to the existing taxiway. The hangar is not anticipated to have water and sewer service, and the hangar will be used for aircraft storage less than 12,000 SF, so no fire suppression system will be included in the design.

1. Parkhill to provide Engineering Design Services for the construction of 120'x 100' box hangar, including:
 - a. Commence with Predesign Meeting involving Parkhill and Owner. This meeting will discuss scope, Owner objectives, schedule, budget, and other pertinent information.
 - b. Perform design and prepare a plan set with the required sheets.
 - c. Prepare Technical Specifications per FAA AC 150/5370-10H, ODOT Specifications or other industry standards.
 - d. Prepare opinion of cost (OPC) to reflect final design.
 - e. Perform QC on Project deliverables.
 - f. Prepare and submit FAA Form 7460 for airspace review.
 - g. Host a final review meeting with Owner.
2. Parkhill to provide Bidding Services as further detailed in Exhibit A.
3. Parkhill to provide Geotechnical Investigation and Report for use in the design of 120'x 100' Box Hangar, as further detailed in Attachment 1 to Exhibit A.
4. Parkhill to provide Topographic Survey as further detailed in Attachment 2 to Exhibit A.

Fee for Proposed Task Order No. 10 services is defined in Exhibit B attached and summarized as follows:

Task 3FDS	Lump Sum Fee for Final Design Services	\$ 58,000.00
Task 4BID	Lump Sum Fee for Bid Phase Services	\$ 7,800.00
Task 8SSD	Lump Sum Fee for Geotechnical Investigation and Report	\$ 7,100.00
Task PSRV	Lump Sum Fee for Surveying Services	\$ 7,400.00
TOTAL TASK ORDER NO. 10		\$ 80,300.00

We propose to modify the City of Chickasha and Parkhill agreement dated January 3, 2023 and provide approved Task services under provisions of attached Exhibit B - Payments to the Engineer, Article B4.01 (Lump Sum Method). Any necessary additional services will be provided, according to Exhibit B - Payments to the Engineer, Article B4.02. Compensation for Tasks services shall not exceed the total noted without Owner's written approval.

EXHIBIT A ENGINEER'S SERVICES

Article 1 of the Master Agreement is amended and supplemented to include the following sample agreement of the parties. ENGINEER shall provide Basic and authorized Additional Services as set forth in Exhibit A of each Task Order to the Master Agreement.

PART 1 -- BASIC SERVICES

A 1.01 *Study and Report Phase* (Not Used)

A 1.02 *Preliminary Design Phase* (Tasks 8SSD and PSRV)

A. After acceptance by OWNER of Report, selection by OWNER of a recommended solution, and indication of any specific modifications or changes in scope, extent, character, or design requirements of Project desired by OWNER, and upon written authorization from OWNER, ENGINEER shall:

1. Based on noted acceptance, selection, and authorization, prepare Preliminary Design Phase documents consisting of final design criteria, preliminary drawings, outline specifications, and written descriptions of Project.

2. Provide necessary field surveys and topographic and utility mapping for design purposes. Utility mapping will be based upon information obtained from utility owners. Performance of field surveys is not a part of ENGINEER's basic services, and compensation therefore is not included in the Basic Fee. Surveys may be performed by ENGINEER, by agreement with OWNER, in which case compensation shall be determined by applicable portions of Exhibit B.

3. Establish scope and advise OWNER of any additional soils or foundation investigations which, in ENGINEER opinion, may be required for proper execution of Project; and arrange with OWNER for conduct of such investigations and tests. Performance of these investigations and tests is not part of the ENGINEER's Basic Services, and compensation therefor is not included in Basic Fee. Investigations and tests may be performed by ENGINEER, by agreement with OWNER, in which case compensation shall be determined by applicable portions of Exhibit B.

4. Advise OWNER if additional reports, data, information, or services are necessary and assist OWNER in obtaining such reports, data, information, or services.

5. Based on information contained in Preliminary Design Phase documents, submit a revised opinion of probable Construction Cost.

6. Furnish five review copies of Preliminary Design Phase documents to and review with OWNER.

B. ENGINEER's services under Preliminary Design Phase will be considered complete on the date when copies of Preliminary Design Phase documents have been delivered to OWNER.

A 1.03 *Final Design Phase* (Task 3FDS)

A. After acceptance by OWNER of Preliminary Design Phase documents and revised opinion of probable Construction Cost as determined in Preliminary Design Phase, but subject to any OWNER-directed modifications or changes in the scope, extent, character, or design requirements of or for Project, and upon written authorization from OWNER, ENGINEER shall:

1. Based on noted acceptance, direction, and authorization, prepare final Drawings and Specifications indicating scope, extent, and character of Work to be performed and furnished by

Contractor. Specifications will be prepared, where appropriate, in general conformance with most recent Industry-standard format of Construction Specifications Institute or in general conformance with standard specifications provided by funding agency.

2. Provide technical criteria, written descriptions, and design data for OWNER use in filing applications for permits from or approvals of governmental authorities having jurisdiction to review or approve final design of Project and assist OWNER in consultations with appropriate authorities.

3. Advise OWNER of any adjustments to opinion of probable Construction Cost.

4. Prepare and furnish five sets of Bidding Documents and a revised opinion of probable Construction Cost for review and approval by OWNER, its legal counsel and other advisors as appropriate, and assist OWNER in preparation of other related documents.

B. Number of prime contracts for Work designed or specified by ENGINEER upon which ENGINEER compensation has been established under this Master Agreement is one.

C. ENGINEER services under Final Design Phase will be considered complete on the date when final Bidding Documents are delivered to OWNER.

A 1.04 *Bidding or Negotiating Phase* (Task 4BID)

A. After acceptance by OWNER of Bidding Documents and most recent opinion of probable Construction Cost as determined in Final Design Phase, and upon written authorization by OWNER to proceed, ENGINEER shall:

1. Furnish number of copies of Bidding Documents as required by prospective bidders and furnishers of material and equipment. All sets of Bidding Documents are to be paid for separately under Exhibit B as an Additional Service.

2. Assist OWNER in advertising for and obtaining bids or negotiating proposals for Work and, where applicable, maintain a record of prospective bidders to whom Bidding Documents are issued, attend prebid conferences, if any, and receive and process Contractor deposits or charges for Bidding Documents.

3. Prepare and issue Addenda as appropriate to clarify, correct, or change Bidding Documents.

4. Consult with OWNER as to qualifications of subcontractors, suppliers, and other individuals and entities proposed by Contractor for those portions of Work as to which such acceptability is required by Bidding Documents.

5. Attend bid opening, prepare bid tabulation sheets, and assist OWNER in evaluating bids or proposals and in assembling and awarding contracts for Work.

B. Bidding or Negotiating Phase will be considered complete upon commencement of Construction Phase or upon cessation of negotiations with prospective Contractors.

A 1.05 *Construction Phase* (Not Used)

A 1.06 *Grant Administration Phase* (Not Used)

PART 2 -- ADDITIONAL SERVICES

A 2.01 *Additional Services Requiring OWNER's Authorization in Advance* (Not Used)



October 24, 2025

PROJECT SCOPE & FEE
Reference: Chickasha Hangar

Parkhill
Mr. Craig Boyer, P.E.
14101 Wireless Way, Suite 350
Oklahoma City, OK 73134
via Email: cboyer@parkhill.com

Re: Proposed Hangar & Apron
Chickasha Municipal Airport
Chickasha, Oklahoma

Project Information

We understand the project includes construction of a new hangar covering a footprint of 100'x120'. New apron pavements will also be included. The hangar is expected to be lightly-loaded, pre-engineered metal buildings. New apron pavements are expected to be Portland cement concrete over aggregate base.

Scope of Services

The following scope of services is suggested:

- Three borings will be advanced to 20 feet or auger refusal, whichever occurs first. One boring will be located on the existing concrete pad, which will be cored and patched.
- Four samples will be obtained in the top 10 feet using either a split-barrel or thin-walled tube sampler. Subsequent samples obtained at 5-foot intervals to the boring termination depth. One bulk composite sample will be obtained from the augers.
- The borings will be monitored for the presence of groundwater while drilling and immediately after boring completion. Borings will be backfilled or plugged per OWRB.
- Each sample will be evaluated for moisture. One sample from each boring will be classified per USCS; remaining samples visually classified. If sufficient recovery is obtained, samples obtained within thin-walled tubes will be evaluated for unconfined compressive strength. The bulk sample will be classified and evaluated for soluble sulfate content and bearing ratio strength.

Following the completion of subsurface exploration, the geotechnical engineer will prepare a report summarizing the drilling methods, test results, and will provide recommendations for earthwork and the design and construction of on-grade floor slabs, foundations and apron pavements. We expect to submit our report four weeks after completion of field work. Verbal recommendations can be provided as results are obtained.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark H. Hinderliter', is written over a white background.

Mark H. Hinderliter, P.E. – President
HINDERLITER GEOTECHNICAL ENGINEERING
Oklahoma Certificate of Authorization 5528 PE Expires 6-30-2027



October 29, 2025

Mr. Craig Boyer, PE
Project Manager | Civil | Senior Associate
Parkhill
14101 Wireless Way, Suite 350
Oklahoma City, OK 73134

RE: Proposal for Professional Services
Chickasha Airport 2026 Hangar Survey
2344 Beechcraft Road, Chickasha, OK 73018

Dear Mr. Boyer:

Parkhill is pleased to have the opportunity to provide this Proposal for Surveying Services for the referenced Project.

SCOPE OF SERVICES

Parkhill will provide Survey Services for airport improvements:

- Recover control and benchmarks from previous Survey (41040.23).
 - Establish two additional control points.
- Establish two additional benchmarks and run a differential level loop.
- Provide Topographic Survey Services to include the following existing surface features, roads, curbs, centerlines, drives, sidewalks, buildings, finished floor elevations, signs, fences, walls, decorative trees, flowerbeds, all visible drainage structures, visible and/or marked utilities, and any other features with Survey Limits including:
 - Minimal detail on existing concrete pad in middle of Survey Limits.
 - Cross sections will be at 50-foot density with applicable break lines.
 - Contours at 1-foot minimum density.
- Utility companies servicing the Project area will be contacted through "OKIE 811" at least 72 hours prior to Survey, excluding weekends/holidays. Private utilities that are not members of "OKIE 811" will not be researched and locates will not be requested for these non-members.
 - Private utilities will not be located by "OKIE 811" service. If desired to be shown on Survey, the Owner shall mark all known private utility lines prior to the commencement of Survey Services. Parkhill also requests the Owner provide private utility atlas maps for depiction on the Survey as "per atlas map."
 - Parkhill will plot atlas maps and as-built plans provided by the Owner and/or utility owners.
 - Parkhill is NOT responsible for unmarked or mismarked utilities.
 - Parkhill will notate on the Survey utility size/type if this information is provided from utility companies and/or other sources.
 - If utility information is critical, Parkhill recommends to have QL-B SUE (Subsurface Utility Engineering) locates completed by a SUE subconsultant. If requested, Parkhill can provide an additional fee for this service.
 - All utility information will be placed in the Civil 3D and/or AutoCAD Drawings.
- Storm sewer manholes, sanitary sewer manholes, water valves, and inverts will be measured for depth (to the connection outside of Survey Limits).

Services specifically excluded from our Scope of Services include, but are not limited to, the following:

- Subsurface Utility Engineering (SUE).
- Property Boundary and Easements.
- Joints or pavement markings.

DELIVERABLES

Deliverables are to include Civil 3D file. Any item not listed has not been considered for this fee estimate.

SCHEDULE

Expected delivery date for submitting our Work can be negotiated with the appropriate Project Manager upon receipt of Notice to Proceed.

COMPENSATION

Our fee for the Scope of Services described above will be based on a lump sum amount of \$7,400.00 and will be billed on a percentage complete method.

If this Proposal meets your expectations, you may indicate your acceptance by returning one signed copy to our office. Upon receipt of the executed Proposal, we will schedule and begin Work.

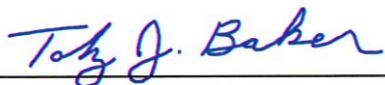
We appreciate the opportunity to provide Professional Services to you and look forward to the successful completion of your Project. If you have any questions, please do not hesitate to call us.

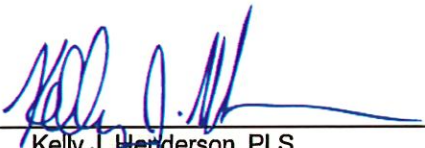
Sincerely,

PARKHILL

PARKHILL

By 
 Brian Bird, PLS
 Professional Land Surveyor | Associate

Signature: 
 Name: Toby Baker, PE
 Title: Oklahoma Aviation Lead | Partner
 Date: 12/02/2025

By 
 Kelly J. Henderson, PLS
 Director of Surveying | Partner

BB/mcj
Enclosures: Attachment 1 – Survey Limits

Survey Project Number:	46892.25	Architect or Civil Project Number:	
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ATTACHMENT 1 – SURVEY LIMITS



**EXHIBIT B
PAYMENTS TO ENGINEER
LUMP SUM METHOD**

Article 4 of the Master Agreement is amended and supplemented to include the sample agreement of the parties stating Engineer shall provide Basic and authorized Additional services as set forth in Exhibit B of each Task Order to the Master Agreement.

ARTICLE 4 -- PAYMENTS TO THE ENGINEER

B 4.01 Compensation for Basic Services - Lump Sum Method of Payment

A. OWNER shall pay ENGINEER for Basic Services set forth in Exhibit A-Part 1, as follows:

1. A Lump Sum amount of \$ 80,300.00 based on the following distribution of compensation:
 - a. Study and Report Phase \$ _____
 - b. Preliminary Design Phase \$ 14,500
 - c. Final Design Phase \$ 58,000
 - d. Bidding and Negotiating Phase \$ 7,800
 - e. Construction Phase \$ _____
 - f. Grant Administration Phase \$ _____

2. The Lump Sum includes compensation for ENGINEER's services and services of ENGINEER's Consultants, if any. Appropriate amounts have been incorporated in the Lump Sum to account for labor, overhead, profit, and Direct Expenses.

3. The portion of the Lump Sum amount billed for ENGINEER's services will be based upon ENGINEER's estimate of the proportion of the total services actually completed during the billing period to the Lump Sum.

4. The Lump Sum is conditioned on Construction Contract Times to complete the Work not exceeding ____*____ months. Should the Construction Contract Times to complete the Work be extended beyond this period, the total compensation to ENGINEER shall be appropriately adjusted.

*To be negotiated if required.

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.e.

AGENDA ITEM: Discussion, consideration and possible action to conduct a public auction pursuant to 64 O.S. Sections 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following real property:

Tract 1: An undivided 80 acres, more or less, in the SE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 2: An undivided 60 acres, more or less, in the N/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 3: An undivided 80 acres, more or less, in the S/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Hold Auction.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.f.

AGENDA ITEM: Conduct a public hearing regarding the proposed creation of an increment district and adoption of the Chickasha Airport Industrial Park Economic Development Project Plan.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Hold Public Hearing

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. Chickasha TIF C Public Hearing Notice
2. Chickasha TIF Hearing Presentation 01-20-2026

*Publish: The Express Star
Thursday, December 18, 2025 and Thursday, January 1, 2026*

NOTICE OF PUBLIC HEARINGS

**REGARDING THE ADOPTION OF TAX INCREMENT DISTRICT:
INCREMENT DISTRICT “C”, CITY OF CHICKASHA**

**CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT
IN CHICKASHA, OKLAHOMA**

**6:30 PM MONDAY, JANUARY 5, 2026
6:30 PM TUESDAY, JANUARY 20, 2026**

TO ALL INTERESTED INDIVIDUALS:

The City of Chickasha, Oklahoma (the “City”) invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, January 5, 2026, at 6:30 P.M. (during the regularly scheduled meeting of the Chickasha City Council), and Tuesday, January 20, 2026, at 6:30 P.M. (during the regularly scheduled meeting of the Chickasha City Council), both hearings to be held in the Council Chambers located at Chickasha City Hall, 117 N. 4th Street, Chickasha, Oklahoma 73018.

The purpose of the first hearing shall be for information and questions, and the second hearing shall be for persons to have an opportunity to be heard concerning the proposed creation of an Increment District within the City of Chickasha (referred to herein as the “Increment District”) on the following described tracts, and the Chickasha Airport Industrial Park Economic Development Project Plan (the “Project Plan”).

Increment District “C”

The boundaries of Increment District “C” contain an area generally described as the Chickasha Municipal Airport located along U.S. Highway 81 north of the Washita River, plus a portion of the Chickasha Airport Industrial Park property immediately west of the airport, bounded on the south by Airport Road (E 1330 Road) and on the north by one quarter mile north of E 1320 Road.

Tract	Parcel ID	Shorthand Legal Description
1	0000-07-07N-07W-4-001-00	07-07-07-00250 S/2 SE/4 LESS HWY & LESS TR BG SE/C SE/4 TH N 1320' TH W 400' TH S 1320' TH E 400' TO POB 66.81 Acres
2	0000-07-07N-07W-1-002-00	07-07N-07W LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK AND COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"e 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 215.50 Acres
3	0000-06-07N-07W-4-003-00	06-07N-07W COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"e 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 71.65 Acres
4	0000-06-07N-07W-4-002-00	06-07-07-00850 S/2 SE/4 LESS OFF COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"e 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 8.35 Acres
5	0000-07-07N-07W-1-001-00	07-07-07-00050 NE/4 & N/2 SE/4 LESS COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"e 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB 24.50 Acres

6	0000-07-07N-07W-4-002-00	07-07-07-00260 BG SE/C SE/4 TH N 1320' W 400' TH S 1320' TH E 400' TO POB 12.12 Acres
7	0000-05-07N-07W-3-003-00	05-07-07-00650 SW/4 SW/4 (19 & 23) & SE/4 SW/4 LESS 1.52 AC SEE FILE 78.48 Acres
8	0000-08-07N-07W-2-001-00	08-07-07-00150 W/2 LESS HWY & 3.98 AC (AIRPORT M.H.P.) LESS - COMM. AT SE/C SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT RD R/O/W TH S 90 00'00"W ALONG THE S LINE OF SW/4 & ALONG THE CENTERLINE OF AIRPORT RD R/O/W 240' TO A POINT, N 00 00'00"W 50' TO A POINT ON THE PRESENT N R/O/W LINE AIRPORT RD SAID POINT BEING THE PLACE OR POB. TH S 90 00' 00"W ALONG THE N R/O/W LINE 9 30', N 00 00'00"W 450', N 90 00'00"E 930', S 00 00'00"E 450' BACK TO THE PLACE OR POB. 305.94 Acres
9	0000-08-07N-07W-3-001-00	08-07N-07W COMM. AT SE/C SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT ROAD R/O/W TH S 90 00'00"W ALONG THE S LINE OF SAID S W/4 & ALONG THE CENTER- LINE OF AIRPORT ROAD R/O/W 240', N 00 00'00"W 50' TO A POINT ON THE PRESENT N R/O/W LINE OF AIRPORT ROAD, SAID POINT THE PLACE OR POB. TH S 90 00'00"W ALONG SAID N R/O/W LINE 930', N 00 00'00"W 450', N 90 00'00"E 930', S 00 0 0'00"E 450' BACK TO THE PLACE OR POB. 9.60 Acres

* The above Tracts 1-9 are subject to confirmation but are approximately representative of the Increment District "C" boundaries shown in the map below.

Project Area

The boundaries of the Project Area associated with the Increment Districts contain an area comprising all of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West, Grady County, Oklahoma. The Project Area is bordered on the south by Frisco Avenue, on the west by County Road 2810, on the north by County Road 1310 (4 Mile), and on the east by County Road 2840 (N. 4th Street).

The proposed Increment District is the area within which Ad Valorem Increment Revenues, construction related Sales Tax Increment Revenues, and Leverage Act Increment Revenues (collectively, the "TIF Revenues") may be captured and utilized for the payment of Project Costs as described in the Project Plan. The proposed Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place.

A draft of the Project Plan, which includes an analysis of the project eligibility and financial impacts, may be reviewed by any person interested, in the Office of the City Clerk at the Chickasha City Hall, 117 N. 4th Street, Chickasha, Oklahoma 73018, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: www.Chickasha.org.

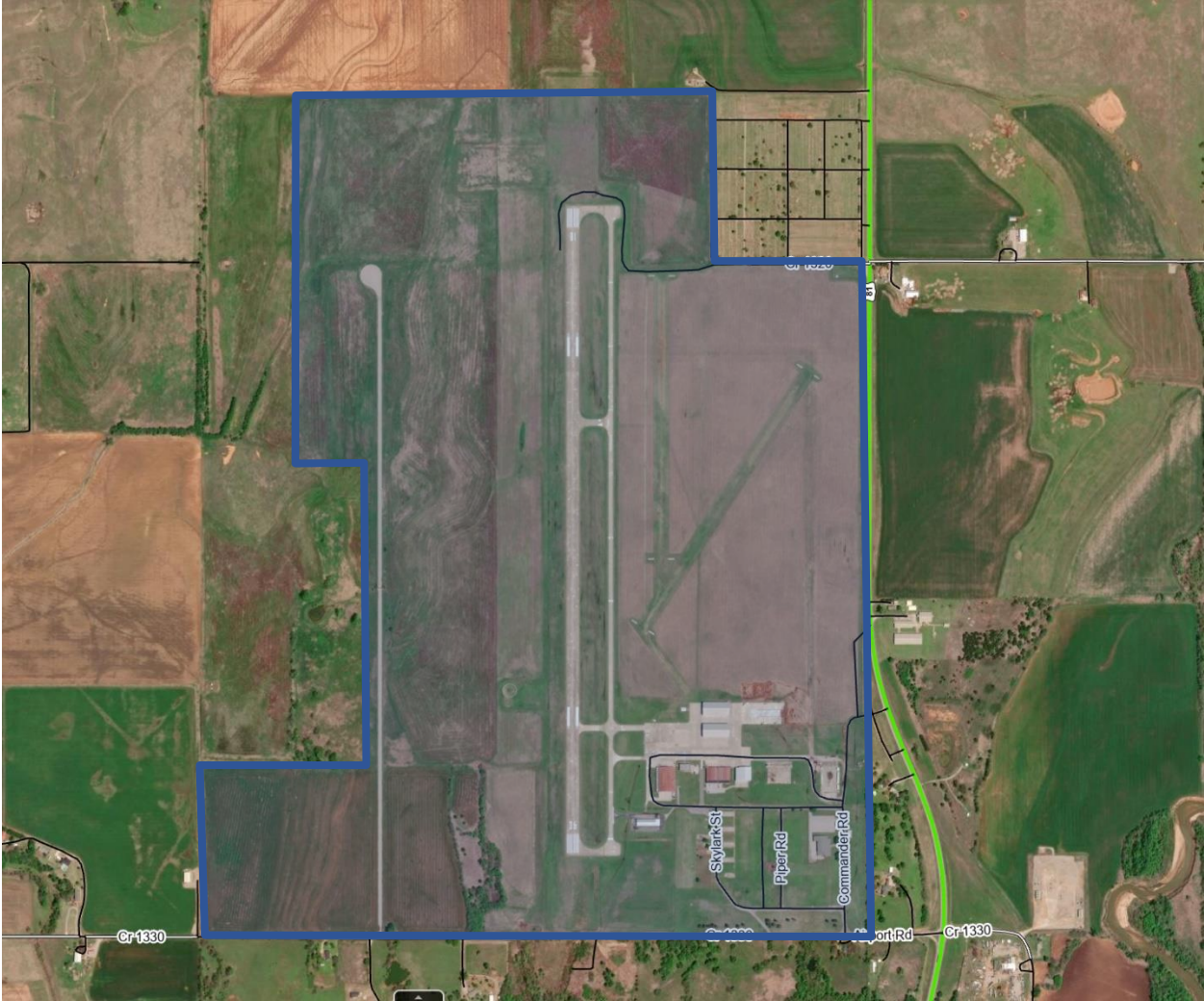
The Chickasha Airport Industrial Park Economic Development Project Plan contemplates the creation of a tax increment district that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The City has identified potential development interests that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area (referred to herein as "Project"). The proposed Project Costs (as described in the Project Plan) total approximately \$69.8 million, including necessary public infrastructure and economic incentives to fully develop the area within the Increment District. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends apply other available funds as appropriate to offset the costs of the Increment District. The City also expects to pay Organizational Costs in the amount of approximately \$150,000, interest and related financing costs, in amounts preliminarily determined to be \$23 million, along with annual administration costs associated with each increment district not in excess of \$10,000 per year, all to be paid from available TIF Revenues in addition to the specifically identified Project Costs. The total of all authorized Project Costs is \$93.1 million. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$475.2 million within the Increment District, it is anticipated that approximately \$97.18 million in ad valorem tax TIF Revenues will

be generated during the term of the Increment District, with approximately \$72.89 million available for the payment of Project Costs, and the balance of approximately \$24.29 million apportioned to the affected taxing entities. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 25.0% of such revenues will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately \$237.6 million in taxable construction related sales will generate approximately \$10.1 million in City sales tax revenues and \$1.78 million in County sales tax revenues, with all of such City sales tax apportioned to the payment of Project Costs. None of the County sales tax revenues will be captured by the proposed increment district. The apportionment of City construction sales and use tax is also reasonably expected to qualify for State of Oklahoma matching funds of approximately \$10.1 million, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, et seq. (the “Leverage Act”). The Increment District shall commence on a Commencement Date as established by the City Council, and continue for a term of 25 full fiscal years, or the payment of all Project Costs, which ever occurs first.

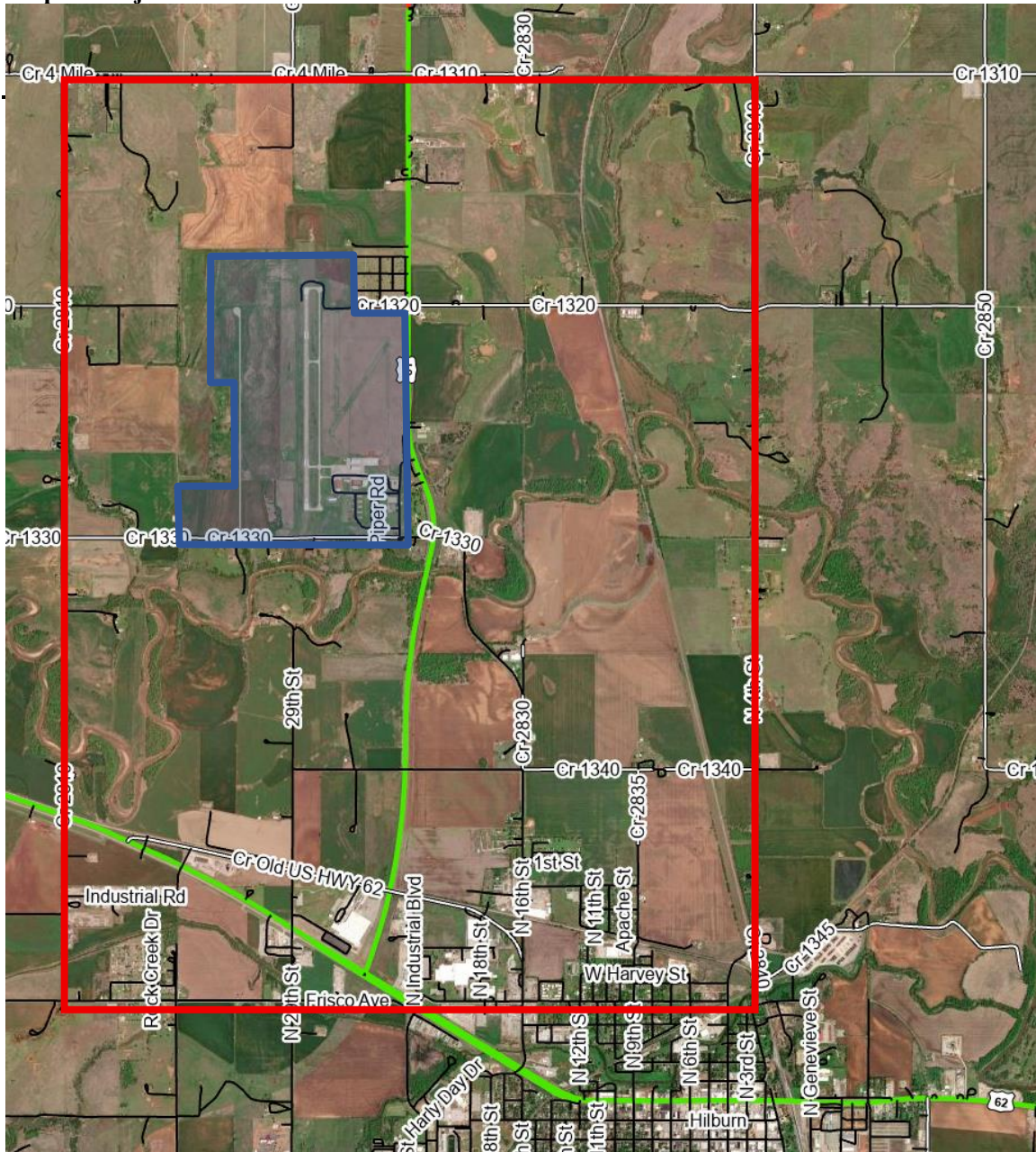
Incremental increases in ad valorem tax revenue and construction related sales and use tax revenue that are generated within the boundaries of the Increment Districts will serve as the revenue source for financing the proposed Project Costs, including interest and other costs associated with financing said Project Costs. Said revenues are the public revenues directly attributable to the Project resulting from establishment of the Increment Districts.

**Susan McDaniels, City Clerk
City of Chickasha, Oklahoma
117 N. 4th Street
Chickasha, Oklahoma 73018
Phone: (405) 222-6001**

Map of Increment District "C"



Map of Project Area



City of Chickasha

**PROPOSED
CHICKASHA AIRPORT INDUSTRIAL PARK
TAX INCREMENT FINANCE DISTRICT**

Presentation to City Council (TIF Hearing #1)
January 20, 2026

TAX INCREMENT FINANCE

Tax Increment District (TIF)

- Authorized under Oklahoma Constitution Art 10, Sec. 6C
- Established pursuant to Local Development Act, Title 62, Oklahoma Statutes
- Apportions the “increment” of new tax revenue generated within the district to finance certain identified project costs
- Up to 25 full fiscal years
- TIF is an economic development tool used to incentivize capital investment in undeveloped or underdeveloped property to enhance the tax base and increase employment opportunities within the City.
- Created by City ordinance following completion of the TIF process

TAX INCREMENT FINANCE

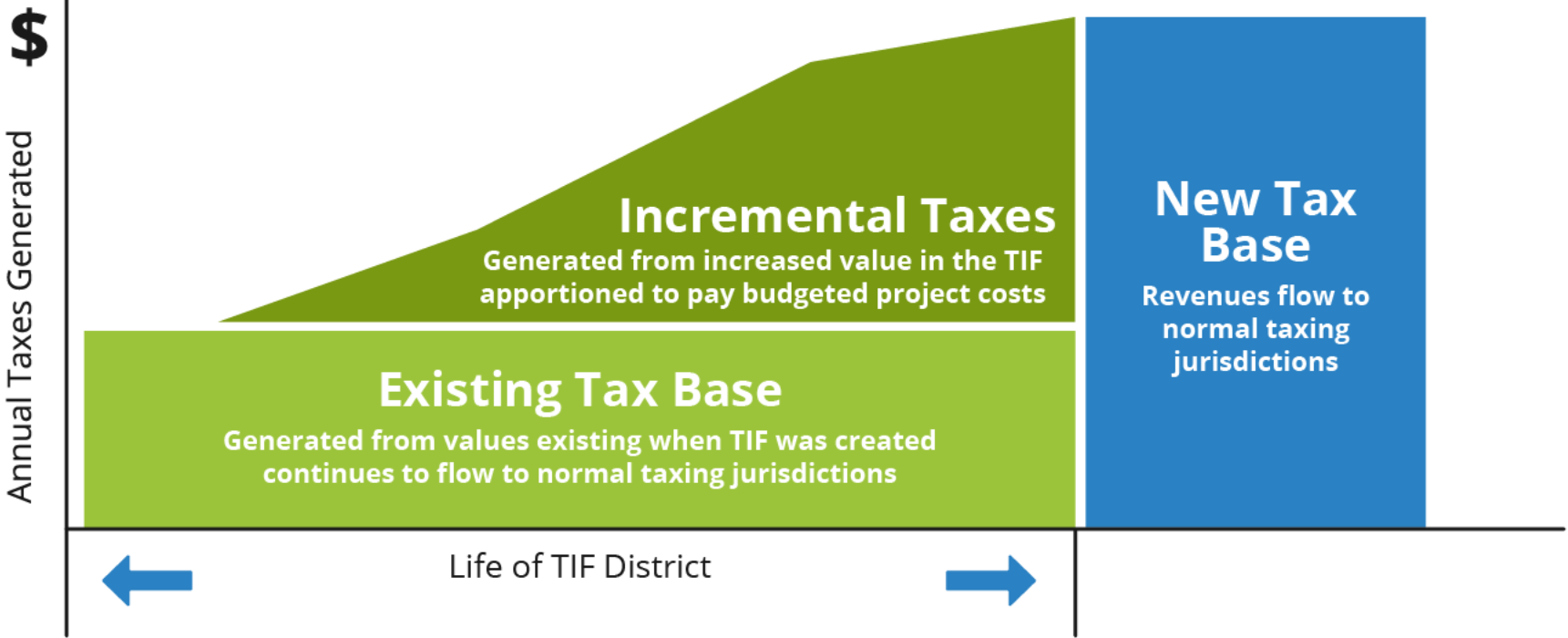
- TIF Districts can only be established in areas that are at least one of the following:
 - a **reinvestment area**: an area requiring public improvements to reverse economic stagnation or decline, to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, to preserve or enhance the tax base, or in which 50% or more of the structures are at least 35 years old;
 - an area that is blighted, as defined in the Urban Renewal Act;
 - a **historic preservation area**: an area or structure listed in or nominated to the National Register of Historic Places and subject to historic preservation zoning; or
 - an **enterprise area**: an area within a state or federal enterprise zone.

TAX INCREMENT FINANCE

- Ad valorem taxes from the base assessed value continues to go to taxing entities (school district, county, etc.)
- Increment is used to fund eligible project costs. These can include land acquisition, infrastructure, parking, financing and assistance in development finance.
- Can include property tax, sales tax and hotel tax
- Does not affect the tax rate; does not forgive the obligation to pay taxes

Basic TIF Model

Value Generation and Capture



TAX INCREMENT FINANCE

Reasons to Create a TIF District

- Attract Major Investment to the Area
- Serve as a Catalyst for creating new jobs and retain existing jobs
- Promote economic development to increase tax revenues, raise property values and improve economic stability
- Make possible investment and economic development and growth which would otherwise be difficult or impossible without the assistance provided by the TIF
- The “But For” Test – a litmus test for creating the TIF is whether the development would occur, to the same degree, in the same manner, without the creation of the TIF district.

TAX INCREMENT FINANCE

Process to Create a TIF District

- Creation of a TIF Review Committee
 - Representatives from each taxing jurisdiction
 - City Council Representative – serves as Chairperson
 - Planning Commission representative
 - 3 at large members; one must represent the business community
- Increment Area and Project Area
 - Increment Area is the area where the incremental increase in tax revenues are collected
 - Project Area is where the funds can be spent
- Preparation of a Project Plan
 - Project Plan is required by state statute
 - Must outline eligibility for creation of the TIF
 - Historic Preservation, Enterprise Area, Reinvestment area
 - Budget
 - Desired outcomes
 - Administration of the TIF
 - Financial impact from the creation of the TIF
 - Maps showing the Project Area and Increment Area

TAX INCREMENT FINANCE

Process to Create a TIF District - continued

- TIF Review Committee meets to consider the Project Plan and make a recommendation to the City Council.
- Planning Commission must review and vote on the Project Plan for conformance with the City's Comprehensive Plan
- Project Plan is approved by City Ordinance
 - Requires 2 public hearings by City Council

TAX INCREMENT FINANCE

Other Considerations:

- Structure the Project Plan to share some of the incremental revenues with the other taxing jurisdictions, especially the school district.
- Carefully develop the increment area to make sure it includes properties that will increase in value.
- Project Area can be larger than the increment area. The Project Area is where TIF revenues can be spent.
- The Project Plan can include more than one Increment Area. Each increment area can be initiated at different dates but must be activated within 10 years of adoption of the Project Plan.

TAX INCREMENT FINANCE

Other Considerations continued:

- Include incremental sales tax and/or hotel tax revenues:
 - Allows the use of the Leverage Act and demonstrates that the City is also willing to allocate revenues to support the project.
- Oklahoma Local Development and Enterprise Zone Incentive Leverage Act
 - Can only be used in a TIF District
 - Allows cities to capture a portion of the state sales tax to support a project
 - Project must prove a benefit to the state in increased taxes

Proposed Chickasha Airport Industrial Park Increment District

Development of Industrial Park at the Chickasha Municipal Airport

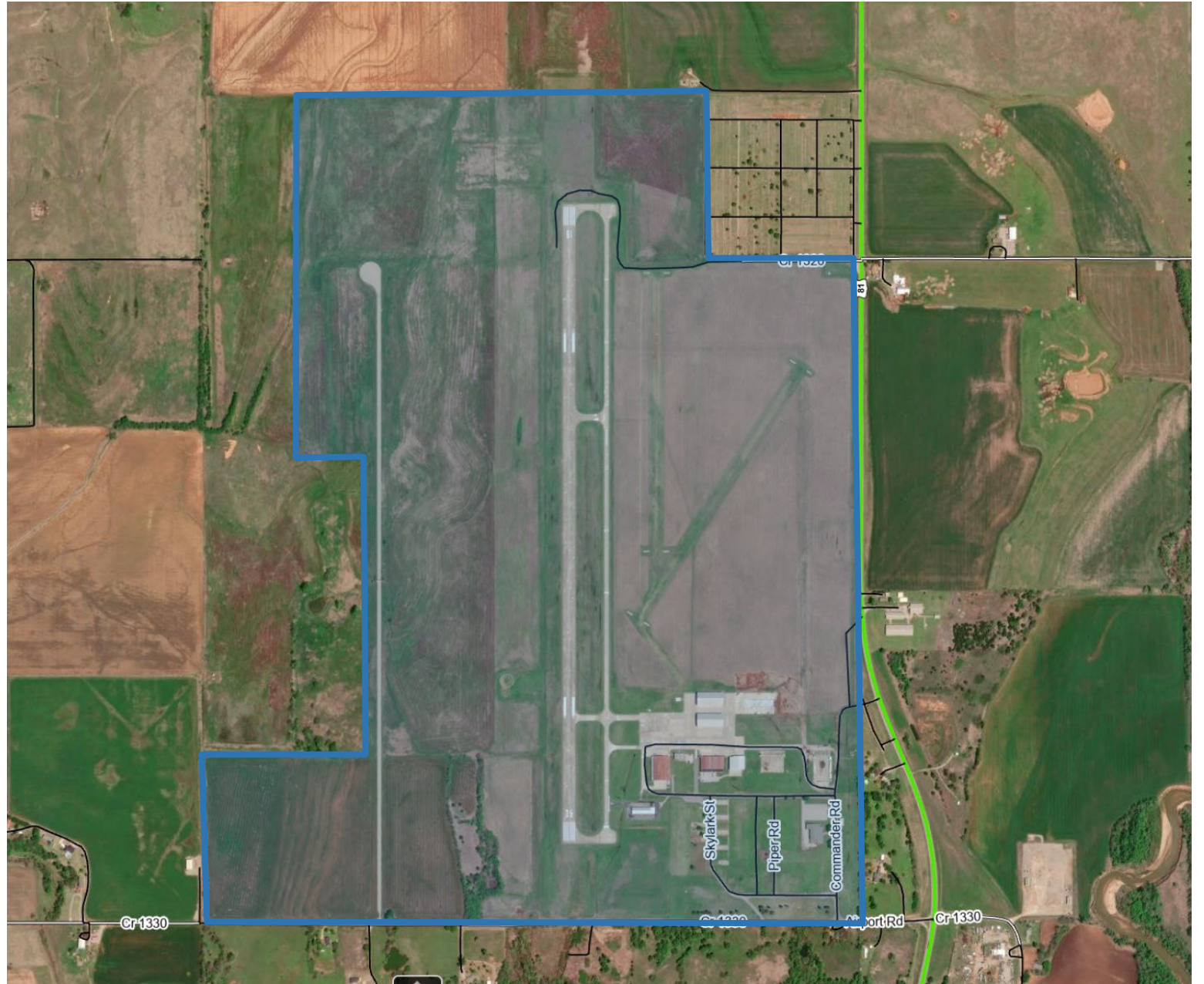
- Captures 75% of the ad valorem tax increment
 - Remaining 25% is allocated back to the affected taxing entities
- Captures 100% of construction related sales tax revenues equal to 4.25% levied by City
 - Retail sales tax (if any) not captured
- Will utilize 100% of the Leverage Act payments made by the State of Oklahoma
- Authorized Project Costs of \$93.1 million, primarily infrastructure and site development costs
- Estimated total increment revenues of \$93.1 million (including projected Leverage Act Revenues)

Proposed Chickasha Airport Industrial Park Increment District

Objectives :

- Create significant developments within the City that will act as a catalyst for additional development within the community
- Attract major investment in the area
- Serve as a catalyst for retaining and expanding employment in the area
- Promote economic development to increase tax revenues, raise property values, and improve economic stability
- Preserve and enhance the tax base
- Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and sales and use taxes from within the Increment District

Proposed Chickasha Airport Industrial Park Increment District



Proposed Chickasha Airport Industrial Park Increment District

What are the identified Project Costs?

- Infrastructure to support new development including design, planning, engineering, acquisition, site preparation and construction - \$26 million:
 - \$4 million for Water System Improvements
 - \$6 million for Sewer System Improvements
 - \$10 million for Airport Facility Improvements
 - \$6 million for ~30% Contingency
- Assistance in development finance as a reimbursement of project costs - \$43.8 million;
- Direct or administrative costs - \$300,000;
- Interest and financing costs and fees for debt issuance to fund project costs:
 - Not in excess of \$23 million.

Proposed Chickasha Airport Industrial Park Increment District

What are the projected TIF revenues?

- Estimated \$97.18 million in aggregate Ad Valorem TIF revenues
 - \$72.89 million allocated to TIF Project Costs
 - \$24.29 million allocated to affected taxing entities
- Estimated \$10.1 million in aggregate construction Sales and Use Tax revenues
 - \$10.1 million allocated to TIF Project Costs
- Leverage Act payments of a projected additional \$10.1 million for Project Costs.

Proposed Chickasha Airport Industrial Park Increment District

Oversight of TIF Revenues

- City will apportion TIF revenues pursuant to the respective Project Plan
 - City Manager listed as person in charge of implementation
 - City will approve public agreements with developers as appropriate
 - City will disburse other taxing entities allocation of Ad Valorem TIF Revenues
- Assistance in Development Financing for Developers
 - Direct Incentive representing reimbursement of public infrastructure costs incurred by developer(s) on behalf of City
 - Pursuant to a public development agreement approved by City and/or public trust on behalf of City
- Infrastructure Projects undertaken by City
 - Public construction contracts (subject to competitive bidding), approved by City, subject to City annual audit

Proposed Chickasha Airport Industrial Park Increment District

Expected Impacts of Projects

- Impacts on Taxing Entities
 - Increase in population/students and associated needs (capital infrastructure and service demands)
 - Taxing Entity Revenue allocation to other taxing entities provides enhanced funding
 - Estimated to \$24.29 million
- New business inside Increment District areas will create short-term and long-term employment opportunities
 - Short-term and long-term payroll will likely result in increased spending within the City benefitting local businesses
- Ancillary development outside of TIF districts may generate additional revenue for taxing

Proposed Chickasha Airport Industrial Park Increment District

Remaining Steps

- December 1, 2025 (M) – Final TIF Review Committee
 - Recommended approval of Chickasha Airport Industrial Park TIF District and Increment Area C
- December 9, 2025 (T) – Planning Commission Regular Meeting
 - Recommended approval of Chickasha Airport Industrial Park TIF District and Increment Area C
- January 5, 2026 (M) – City Council Meeting – Public Hearing #1
- January 20, 2026 (T 6:30pm) – City Council Meeting – Public Hearing #2
- January 20, 2026 (T 6:30pm) – City Council Meeting to consider adoption of TIF ordinance (Chickasha Airport Industrial Park TIF District and Increment Area C)

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.g.

AGENDA ITEM: Discussion, consideration and possible action to approve Ordinance No. 2026-05 an Ordinance of the City of Chickasha, Oklahoma (the “City”) approving utilization of apportioned tax revenues authorized by statewide vote adopting Article 10, Section 6C of the Oklahoma Constitution and implemented by the Local Development Act, 62 O.S. §850, et seq.; approving and adopting the Chickasha Airport Industrial Park Economic Development Project Plan and expressing intent to carry out the Project Plan; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Planning Commission; designating and adopting the increment district boundaries and the project area boundaries; deferring the naming and establishing the date for the creation of the increment district; adopting certain findings; reserving to the City the authority to make minor amendments to the Project Plan; authorizing the City Council of the City to carry out and administer the Project Plan; establishing a tax apportionment fund; authorizing directions for prospective apportionment of tax increments; establishing an allocation of use for tax increments; declaring apportionment funds to be funds of the City and limiting the pledge of apportioned increments to increments actually apportioned by the City; authorizing the City Council of the City, or a public trust designated thereby, to implement the Project Plan utilizing apportioned tax increments to pay or reimburse project costs directly and/or to issue bonds or notes, if feasible and desirable, to pay project costs and to retire said bonds or notes from apportioned tax increments; establishing an effective date; providing for severability; and containing other provisions related thereto.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Approve Ordinance 2026-05 as presented.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jim Crosby, City Manager	Fund	Account	Amount
	(To)		

	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. TIF Ordinance Exhibit A Chickasha TIF #C Project Plan (Revised Final)
2. TIF Ordinance Exhibit D Resolution 2025-31R- Passed by the Planning Commission on 12-9-2025
3. TIF Ordinance Exhibit E Resolution No. 2025-31R (TIF C 12-01-2025)
4. TIF Ordinance Exhibit F Chickasha TIF #C Project Plan (Revised Final Redline Draft to 11-26-2025)
5. Ord. 2026-05 TIF #C Ordinance 01-20-2026

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

Prepared by:

CITY OF CHICKASHA, OKLAHOMA

**MAYOR AND CITY COUNCIL
ZACHARY GRAYSON, MAYOR
GEORGIANNE HEBBLETHWAITE, VICE MAYOR, WARD 2
KEA GINN, WARD 1
CLARK SOUTHARD, WARD 1
CHARLIE BURRUSS, WARD 2
ERICA ALEXANDER, WARD 3
KIM IRVING, WARD 3
JOHN P. SMITH, WARD 4
LISA HATCHETT, WARD 4

JIM CROSBY, CITY MANAGER**

**THE PUBLIC FINANCE LAW GROUP PLLC
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(405) 235-3413**

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- EXHIBIT “G” EXISTING USES AND CONDITIONS OF REAL PROPERTY

CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN

I. DESCRIPTION OF PROJECT

This Chickasha Airport Industrial Park Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the City of Chickasha, Oklahoma (the “**City**”), that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The Project Plan contemplates the creation of a tax increment financing district pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment (collectively and as more thoroughly discussed herein, referred to as the “**Project**” or “**Airport Industrial Park Project**”).

The City has identified potential development interests (individually and collectively referred to as the “**Developers**”) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (collectively referred to herein as the “**TIF Projects**”). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment District (each as defined herein) are estimated to be \$26 million (collectively, the “**Infrastructure Costs**”). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (the “**Incentive Costs**”). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”, and total the aggregate amount of \$93,100,000. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF

Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the City based on potential development opportunities, the commercial development within the Increment District could result in a potential total capital investment in excess of \$550.3 million, with a potential total taxable capital investment of approximately \$475.2 million (net taxable value subject to ad valorem taxes) and generate approximately \$237.6 million in one-time taxable construction sales over the term of the Increment District. Please see Exhibit “E” for a more detailed description of projected development within the Increment District. Please see Exhibit “F” for a Preliminary Site Development Plan for certain development projects proposed as part of the Airport Industrial Park Project.

II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the “**Project Area**”). A map showing the Project Area is attached as Exhibit “A”. The legal description of the Project Area is set forth in Exhibit “B”. The Increment District is the specific geographic area within which the identified tax increments will be generated and utilized as set forth in this Project Plan (referred to herein as the “**Increment District**”). The Increment District is located entirely within the Project Area. Most of the contemplated project activities will occur within the boundaries of the Increment District, however certain project activities may occur outside the boundaries of the Increment District but within the Project Area. A Map showing the boundaries for the proposed Increment District is attached as Exhibit “C”. The legal description of the Increment District is set forth in Exhibit “D”. The increment district is labeled “C” in these Exhibits, and will be assigned a number (*i.e.*, “Increment District No. 3”) in the order by which it becomes effective by action of the Chickasha City Council as described in Section VI(B) herein, and as required by Section 856(B)(3) of the Local Development Act (as defined herein). Increment District “C” is associated with the Airport Industrial Park Project.

III. ELIGIBILITY OF PROJECT

The Increment District is undeveloped and/or underdeveloped within the meaning of and the Local Development Act. The Project Area (including the Increment District) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising Increment District “C” is contained within a designated enterprise zone (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act). Additionally, the Project, because it will be located within an enterprise zone, represents an eligible project as defined under the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “**Leverage Act**”), and therefore may qualify for certain

incentive matching payments made by the State of Oklahoma based on construction sales and use tax increments dedicated to the Increment District.

The Increment District comprises an area where investment, development and economic growth have not occurred, and which require significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

IV. OBJECTIVES

The purpose of the Project and the Increment District is to support the achievement of the economic development objectives of the City in order to:

- A. Create significant developments within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and construction sales and use taxes from within the Increment District.

V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment District, significant development within the Project Area would be unlikely and as a result, any significant increases in ad valorem taxes and construction sales and use taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Grady County, the Grady County Health Department, Independent School District No. 1 of Grady County (Chickasha Public Schools, and referred to herein as the “**School District**”), Canadian Valley Technology Center Vo-Tech District

No. 6, and Grady County EMS. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment District will allow the City to apportion the incremental increase in ad valorem tax revenues generated through construction and operation of the commercial and industrial developments within the Increment District for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment District. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment District, but will not affect the existing ad valorem tax base within the Increment District. During the term of the Increment District, the 25.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$24.3 million (ranging from \$170,000 to \$1,262,000 per year and based on the proposed development of the Project), and which will be apportioned directly to the affected taxing jurisdictions. Pursuant to the State of Oklahoma School Funding Formula (the “**Funding Formula**”), certain ad valorem taxes received by the School District would be considered chargeable obligations under the Funding Formula and would serve to reduce the amount of State Aid Revenue paid to the School District annually (herein, the “**Chargeables**”). Any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula. Based on the projections of Ad Valorem Increment Revenues, the School District is expected to receive approximately \$17.0 million in net new taxing revenues over the term of the Increment District. Upon expiration of the Increment District, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$4.88 million (based on an aggregate taxable capital investment of approximately \$475.2 million), although it is reasonably expected that the impact of Chargeables under the Funding Formula may reduce the net benefit of such aggregate net gain for the School District following expiration of the Increment District.

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment District will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the

Increment District (for example, successful development enhances the property values surrounding the Increment District), and by any increase in new housing outside the Increment District (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed Project will create an increase in demand for utility services from the City, however the City reasonably expects to have sufficient capacity to handle such demand, and the proposed development within the Increment District should generate significant increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

The formation of an Increment District should result in new, one-time construction sales and use tax collections to the City and the County, as the affected sales tax jurisdictions. One-hundred percent (100%) of the City's construction sales or use taxes will be captured pursuant to this Project Plan. As of the date of this Project Plan, the City levies a 4.25% sales and use tax, and the County levies a 0.75% sales tax. Assuming completion of the proposed Project and no change in the respective tax levies, the City expects to contribute approximately \$10.1 million to the payment of Project Costs, which contribution may be eligible for incentive matching payments from the State (i.e., Leverage Act Increment Revenues), and the County may reasonably expect to realize approximately \$1.78 million in new, one-time sales and use tax from the Project, based on the assumption that 50% of the cost of taxable capital investment represents construction materials subject to sales or use tax. Additionally, the City and the County may realize significant indirect sales and use tax gains outside the Increment District, due to short term construction and long-term employment opportunities. These impacts may be mitigated by any increased costs of providing City and/or County services to the development (police, fire, etc.).

VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of any of the following:

- A. Site preparation, planning and construction of public improvements necessary to support the development project;
- B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;
- C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;
- D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

VII. ESTABLISHMENT OF CITY OF CHICKASHA INCREMENT DISTRICT

This Project Plan, upon adoption by Ordinance of the City of Chickasha, Oklahoma, creates the new Increment District. The Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (the “**Commencement Date**”); provided however, such Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. The Increment District shall be comprised of the area shown and described in Exhibits “C” and “D”. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues (as defined herein, and collectively referred to as the “**TIF Revenues**”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (referred to as the “**Expiration Date**”), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**Ad Valorem Increment Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Grady County Assessor), shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act. Provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula; and

B. One hundred percent (100%) of the incremental sales and use tax revenue derived from the construction of the Project (representing an amount equivalent to a four and one-quarter percent (4.25%) sales and use tax based on a total of 4.25% sales and use tax levied by the City

as of the date of this Project Plan) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the “**Code of Ordinances**”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate (collectively, the “**Sales Tax Increment Revenues**”); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales; and

C. One hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on construction sales and use tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, and as more specifically defined in Section X herein, the “**Leverage Act Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City Council of the City approving this Project Plan, the City is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The City may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary and/or designate an alternate public trust with Grady County, Oklahoma, named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Jim Crosby, City Manager. Mr. Crosby, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICT

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$93,100,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the City, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of not-in excess of \$23 million.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$69,800,000 (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23,300,000. The estimated combined total of all eligible Project Costs is \$93,100,000.

X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

It is hereby determined that the proposed Project Costs, specifically including but not limited to the Infrastructure Costs, will generally benefit and support development throughout the Project Area, inclusive of the Increment District. It is further determined that (i) the TIF

Revenues derived from the Increment District may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the City) to pledge TIF Revenues from the Increment District to the repayment of TIF Bonds. Therefore, with respect to the Increment District:

A. Methods of Financing. It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer (including the Developers) or the City and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the City and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

B. Expected Sources of Revenues. The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

(i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
- (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Grady County Treasurer to a special fund to be known

as the “Increment District No. [] - Apportionment Fund” (hereinafter, the “**Apportionment Fund**”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and

(d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the City Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales. One hundred percent (100%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the “increment” subject to apportionment by this section. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Leverage Act Increment Revenues.* In accordance with the provisions of the Local Development Act, the Leverage Act Increment Revenues are to be apportioned and set aside from all other revenues generated within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Leverage Act Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of matching incentive funds pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the City or the Authority or pursuant to a development agreement

between the City and the Developers, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

C. Time When Costs Or Monetary Obligations Are To Be Incurred. It is estimated that the time frame for incurring most of the Project Costs will be within ten to twelve years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the City. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

D. Flow of Funds; Excess Revenues.

During the term of the Increment District, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, and (b) any remaining Sales Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue or sales and use tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$97.18 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment District, with approximately \$72.89 million available to be utilized for Project Costs and approximately \$24.29 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$475.2 million initial taxable capital investment, an 11% assessment rate for real property, an 11% assessment rate for business personal property, an approximately 10.202% millage levy within the Increment District (based on the 2025 levy rates), and assuming no annual appreciation in the taxable property values.

Based on the initial projections of Sales Tax Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$10.1 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment District, with the entire approximately \$10.1 million available for allocation to Project Costs. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment District from the levy of an aggregate total of four and one-quarter percent (4.25%) sales and use tax on new construction within the Increment District, and 50% of the total capital investment representing construction materials subject to sales and use tax.

Additional TIF Revenues may be realized through state matching incentive payments made pursuant to the Leverage Act, as set forth in Section X(B)(iv) above (i.e. the Leverage Act Increment Revenues). Based on the initial projections of revenue and the level of apportionment of construction sales and use tax to Project Costs, state matching payments could make available up to an additional \$10.1 million for Project Costs, although it is expected that only a portion of the taxable transactions may qualify for state matching incentive payments.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Grady County Assessor and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment District, and (iii) the timing of the development.

The realization of the TIF Revenues is directly dependent on the City's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment District during the term of the Increment District. The Airport Industrial Park Project assumptions represent the initial estimations of the City and the developing property owner of potential development opportunities. The anticipated development, including specifically the Airport Industrial Park Project, along with the necessary Infrastructure Costs, is more fully discussed in Exhibit "E". Preliminary site development plans for certain development projects proposed as part of the Airport Industrial Park Project are included as Exhibit "F". As appropriate, the Authority and/or the City may enter into economic development agreements with developers as required by the Local Development Act.

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to a third party developer(s) for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS

The Ad Valorem Increment Revenues and the Sales Tax Increment Revenues (estimated at a total of approximately \$82.99 million over the term of the Increment District based on the projected development of the Project, but not including potential Leverage Act matching incentive funds from the State), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment District.

Construction of the improvements and subsequent development should have a positive impact on total employment in the City's metropolitan area, including temporary construction jobs and permanent positions at the Project facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the City's metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

The publicly financed Project Costs in the amount of \$69.8 million, as authorized by this Project Plan, represent approximately 11.25% of the projected total public and private investment for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment District, could exceed \$620 million.

XIV. MISCELLANEOUS PROVISIONS

A. **Zoning Conditions.** The property within the boundaries of Increment District “C” is zoned general commercial (Chickasha Municipal Airport) and heavy industrial (area west of the airport). It is reasonably anticipated that minor zoning changes may be proposed in connection with the Airport Industrial Park Project. Other than zoning adjustments to accommodate the proposed Project, no changes in the ordinances of the City of Chickasha are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the City. The proposed project conforms to the comprehensive plan for the City of Chickasha, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

B. **Annual Reports.** In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the City shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within the Increment District. At the time of submitting the report, the City shall also publish a notice and summary of the report in a newspaper of general circulation.

XV. SEVERABILITY OF INVALID PROVISIONS

If any part, term, or provision of this Project Plan is held by a court of competent jurisdiction to be illegal, in conflict with any law or otherwise invalid, the remaining parts, terms, and/or provisions shall be considered severable and not be affected by such determination, and the rights and obligations of any parties to development agreements (as described herein and pursuant to the Local Development Act) shall be construed and enforced as if the Project Plan did not contain the particular part, term or provision held to be illegal or invalid.

EXHIBIT "B"

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

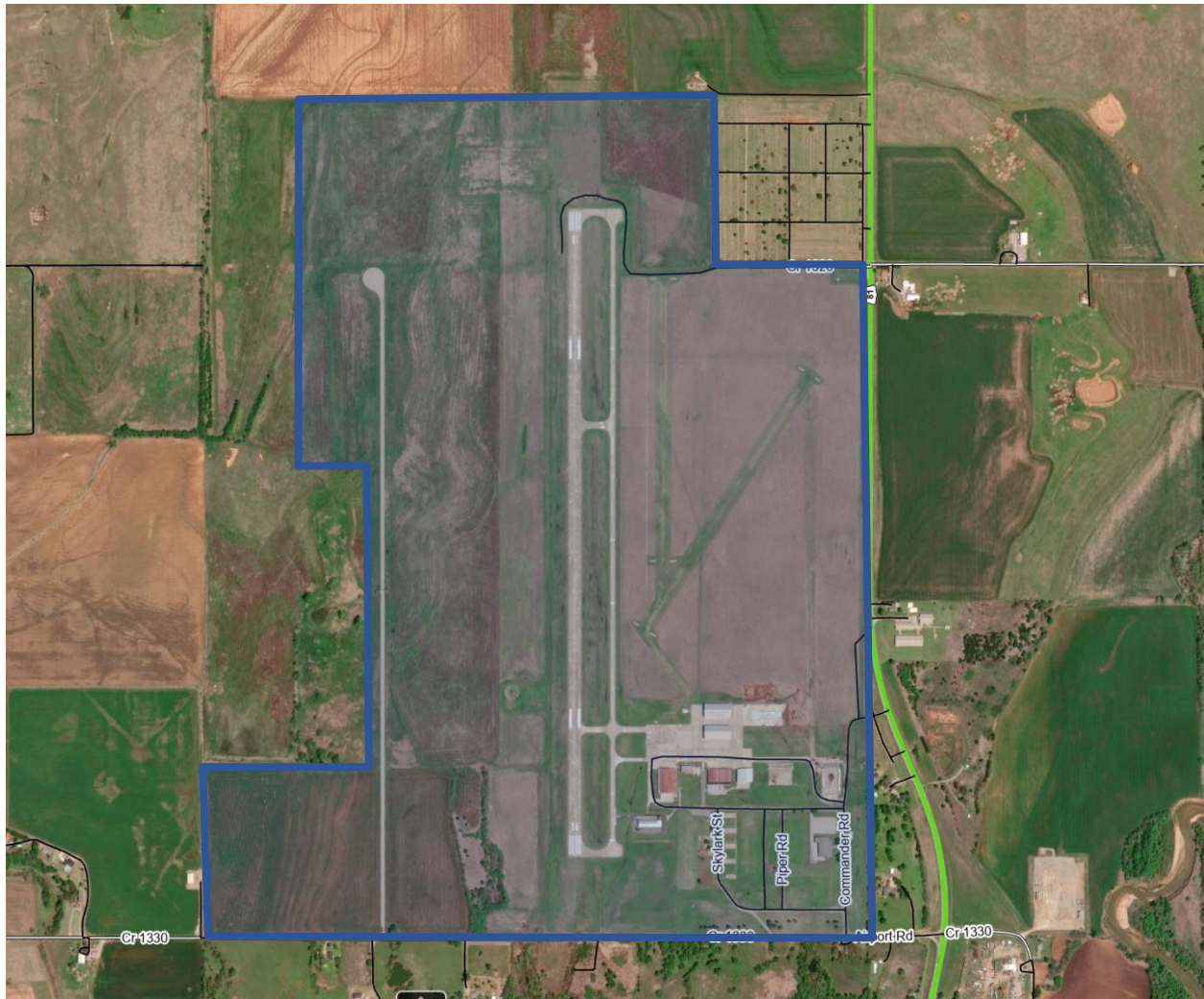
All of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West,
Grady County, Oklahoma.

EXHIBIT “C”

MAP OF INCREMENT DISTRICT

INCREMENT DISTRICT “C”

The boundaries of Increment District “C” contain an area generally described as the Chickasha Municipal Airport located along U.S. Highway 81 north of the Washita River, plus a portion of the Chickasha Airport Industrial Park property immediately west of the airport, bounded on the south by Airport Road (E 1330 Road) and on the north by one quarter mile north of E 1320 Road.



* Increment District “C” boundaries contained within the blue border.

EXHIBIT “D”

INCREMENT DISTRICT LEGAL DESCRIPTIONS

INCREMENT DISTRICT “C”

The composite legal description for Increment District “C” is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[To be provided]

The following Tracts 1-9 are approximately representative of the Increment District “C” boundaries shown on the map in Exhibit “C”.

[See following page]

INCREMENT DISTRICT AREA "C"

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

102.02 mills

Parcel ID	Shorthand Legal Description	Record Owner	Acres	Address	2025 Market Value	2025 Assessed Value	Estimated 2025 Taxes
1	0000-07-07N-07W-4-001-00 07-07-07-00250 S/2 SE/4 LESS HWY & LESS TR BG SE/C SE/4 TH N 1320' TH W 400' TH S 1320' TH E 400' TO POB. 66.81 Acres	SMITH, THAD III & MELINDA M SMITH TRUST	66.81		12,209	1,343	137
2	0000-07-07N-07W-1-002-00 07-07N-07W LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK AND COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH S 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 215.50 Acres	OH HITT CORP	215.50		98,936	10,883	1,110
3	0000-06-07N-07W-4-003-00 06-07N-07W COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 71.65 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	71.65		33,836	3,722	380
4	0000-06-07N-07W-4-002-00 06-07-07-00850 S/2 SE/4 LESS OFF COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 8.35 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	8.35		-	-	-
5	0000-07-07N-07W-1-001-00 07-07-07-00050 NE/4 & N/2 SE/4 LESS COMM SE/C SE/4 TH S 89DEG 53'56"W 690.10'; TH N 00DEG 02'27"W 1321.08' TO SW/C LOT 1 BLOCK 1 CHICKASHA AIRPORT INDUSTRIAL PARK BEING POB; TH N 00DEG 02'27"W 5281.93'; TH N 89DEG 54'59"E 391.05'; TH S 00DEG 01'19"E 5170.85'; TH S 41DEG 25'53"W 149.36'; TH S 89DEG 55'04"W 291.10' TO POB. 24.50 Acres	CHICKASHA MUNICIPAL AIRPORT AUTHORITY	24.50		-	-	-
6	0000-07-07N-07W-4-002-00 07-07-07-00260 BG SE/C SE/4 TH N 1320' W 400' TH S 1320' TH E 400' TO POB. 12.12 Acres	CITY OF CHICKASHA	12.12		-	-	-
7	0000-05-07N-07W-3-003-00 05-07-07-00650 SW/4 SW/4 (19 & 23) & SE/4 SW/4 LESS 1.52 AC SEE FILE 78.48 Acres	CITY OF CHICKASHA	78.48		-	-	-
8	0000-08-07N-07W-2-001-00 08-07-07-00150 W/2 LESS HWY & 3.98 AC (AIRPORT M.H.P.) LESS - COMM. AT SE/C SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT RD R/O/W TH S 90 00'00" ALONG THE S LINE OF SW/4 & ALONG THE CENTERLINE OF AIRPORT RD R/O/W 240' TO A POINT; N 00 00'00" W 50' TO A POINT ON THE PRESENT N R/O/W LINE AIRPORT RD SAID POINT BEING THE PLACE OR POB; TH S 90 00' 00" W ALONG THE N R/O/W LINE 9 30'; N 00 00'00" W 450'; N 90 00'00" E 930'; S 00 00'00" E 450' BACK TO THE PLACE OR POB. 305.94 Acres	CITY OF CHICKASHA	305.94		-	-	-
9	0000-08-07N-07W-3-001-00 08-07N-07W COMM. AT SE/C SW/4 SAID POINT BEING IN THE CENTERLINE OF AIRPORT ROAD R/O/W TH S 90 00'00" W ALONG THE S LINE OF SAID S W/4 & ALONG THE CENTER- LINE OF AIRPORT ROAD R/O/W 240'; N 00 00'00" W 50' TO A POINT ON THE PRESENT N R/O/W LINE OF AIRPORT ROAD, SAID POINT THE PLACE OR POB; TH S 90 00'00" W ALONG SAID N R/O/W LINE 930'; N 00 00'00" W 450'; N 90 00'00" E 930'; S 00 0 00'00" E 450' BACK TO THE PLACE OR POB. 9.60 Acres	CITY OF CHICKASHA MUNICIPAL CORPORATION	9.60		-	-	-

TOTALS:	792.95	144,982	15,948	1,627
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	NAV	TIF %
Chickasha Schools	148,834,209	
TIF A	3,386,703	2.275%
TIF B	656,888	0.441%
TIF C	15,948	0.011%
NAV	127,709,654	TIF %
City of Chickasha	3,386,703	2.652%
TIF A	656,888	0.514%
TIF B	15,948	0.012%
Acreage	14,383.00	TIF %
City of Chickasha	92.70	0.645%
TIF A	749.24	5.209%
TIF B	792.95	5.513%

EXHIBIT “E”

PROPOSED DEVELOPMENT IN THE PROJECT AREA AND INCREMENT DISTRICT

This Chickasha Airport Industrial Park Economic Development Project Plan describes an economic development project of the City of Chickasha, Oklahoma, that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment.

The City has identified potential development interests (i.e., the Developers) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (i.e., the TIF Projects). The costs of the infrastructure improvements to serve the Increment District (each as defined herein) are estimated to be \$26 million (i.e., the Infrastructure Costs). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (i.e., the Incentive Costs). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs, represent the Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

The following specific Infrastructure Costs have been identified by the City as necessary to support the full development of the Project. Project costs may include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges, drainage facilities, and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets within the Project Area and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal.

- A. **Water System Improvements:** Installation and extension of the City’s water distribution system within the Project Area to serve the various project features within the Airport Industrial Park Project. Project costs under this category include assistance in the financing of the actual material and labor costs

associated with the acquisition of land and the installation, relocation, reconstruction and/or removal of new or existing water lines, and distribution structures and fixtures, similar public improvements, related common utility or service facilities, related landscaping; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$4,000,000**

B. **Sanitary Sewer Improvements:** Relocation or modification of one or more sanitary sewer lines, lift stations, and wastewater treatment plan facilities within the Project Area. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sanitary sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$6,000,000**

C. **Airpark Improvements:** Installation of street and road infrastructure within the Project Area to accommodate the heavy traffic flows generated by this project along with airport security enhancements, taxiway construction, and runway extension. Project costs under this category may include assistance in the financing of the costs of these street and roadway improvements. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets and runways within the Project Area and any environmental remediation related thereto; utility relocation costs; stormwater drainage improvements, professional service costs, including those incurred for architectural, planning, engineering and legal . **\$10,000,000**

D. **Contingency:** Approximately thirty percent (30%) contingency to reflect probable inflationary costs for the above listed projects over the next decade. **\$6,000,000**

The Incentive Costs are estimated to be \$43.8 million and will be used for the purpose of providing assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) necessary to accomplish the Project. Said assistance in development financing will be approved by the City Council pursuant to an economic development agreement with the

prospective development that sets forth appropriate performance requirements to qualify for the incentive(s). Certain of the Infrastructure Costs, along with additional infrastructure improvements, may also be accomplished through the use of assistance in development financing.

Additional amounts will be financed by the apportionment of tax increments from the Increment District including the Organizational Costs and the Debt Service Costs, all related to Project Costs in excess of the amounts specifically identified as Incentive Costs and City Infrastructure Project Costs. The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year over the term of the Increment District. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be not in excess of approximately \$23 million.

The total estimate of Infrastructure Costs and Incentive Costs that may be made available for improvements and assistance in development financing from apportioned tax revenues shall be \$69.8 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of certain Project Costs in coordination with specific development projects. Apportioned tax revenues may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23.3 million. The estimated combined total of all Project Costs is \$93,100,000.

The estimated \$550.3 million capital investment (\$475.2 million in net taxable value) and \$237.6 million in total taxable construction sales over the term of the Increment District is based on the following preliminary assumptions:

- Airport Industrial Park Project (Increment District “C”)
 - Approximately 2,157,000 square foot of industrial and commercial office space at an average buildout cost of \$225 per square foot, with an estimated \$500.26 million in real property project investment (\$425.22 million taxable value), with initial building completion(s) by the end of 2027 and continuing through 2036
 - Approximately \$50.02 million in business personal property investment (based on an average factor of 10% of the real property investment for each building (\$50.02 million taxable value)
 - Taxable value of real property is estimated at 85% of project investment, with future value held steady
 - Taxable value of business personal property is estimated at 100% of project investment, depreciated over 10 years to an average residual value of 20%
 - Construction sales tax is estimated based on 50% of the combined real property and personal property investment.

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

Please see Exhibit “F” for a Preliminary Site Development Plans for certain development projects proposed as part of the Airport Industrial Park Project.

EXHIBIT “F”

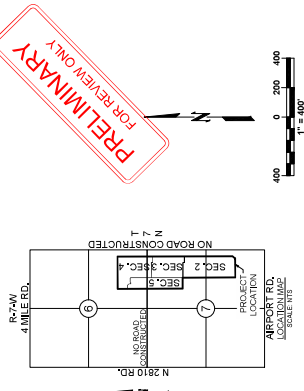
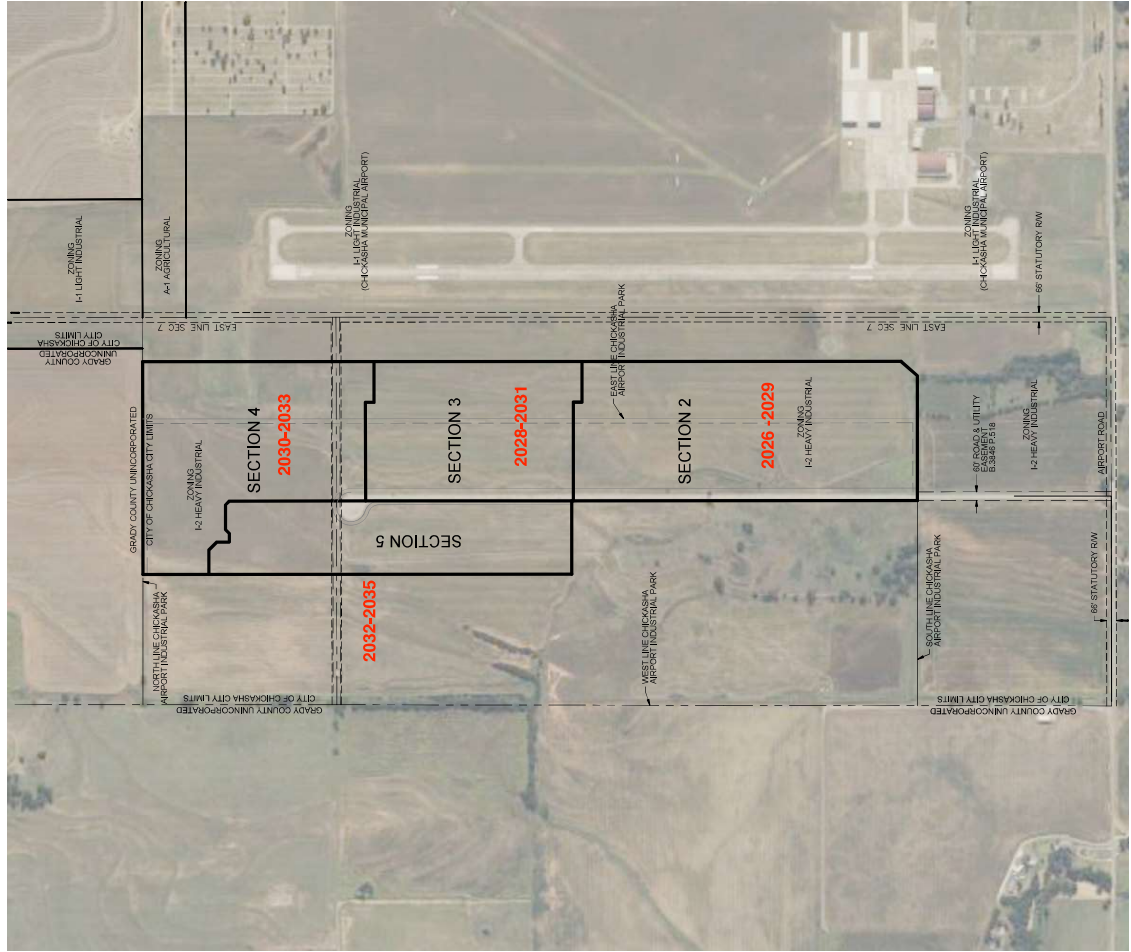
PRELIMINARY SITE DEVELOPMENT PLANS*

AIRPORT INDUSTRIAL PARK PROJECT

* See following pages for Preliminary Conceptual Layout, which is subject to change.

PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4 & 5

BEING A REPLAT OF A PORTION OF LOT ONE (1) BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK AND BEING A PART OF THE SEASIDE AND BEING A PART OF SEC. 7, 11, 17N., R. 7W., T. 10N. CITY OF CHICKASHA, OKLAHOMA, GRADY COUNTY, OKLAHOMA



SUBMISSION STATISTICS
 SECTION 2 (2) CONTAINS FORTY-FOUR (44) LOTS IN TWO (2) BLOCKS (1,462,300 SF (33.49 ACRES))
 SECTION 3 (3) CONTAINS TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS (1,462,300 SF (33.49 ACRES))
 SECTION 4 (4) CONTAINS TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS (1,462,300 SF (33.49 ACRES))
 SECTION 5 (5) CONTAINS TWENTY-THREE (23) LOTS IN TWO (2) BLOCKS (1,462,300 SF (33.49 ACRES))

UTILITY & SITE INFORMATION
 • ALL PROPOSED WATER MAINS TO BE 6" MIN. PVC
 • ALL PROPOSED SEWER MAINS TO BE 8" MIN. PVC
 • ALL PROPOSED STORM LINES TO BE 18" MIN. RCP
 • ALL PUBLIC SIDEWALKS PROPOSED
 • SUBJECT PROPERTY LIES WHOLLY WITHIN ZONE X AREAS
 • FLOODING INFORMATION FROM AEF 4020 COURSE, DATING AN EFFECTIVE DATE OF APRIL 3, 2023.
 • ROAD RIGHTS OF WAYS TO BE 80 FEET.
 • ROADWAY WIDTH TO BE 30 FEET BACK OF CURB TO BACK OF CURB MINIMUM. SEE SEPARATE EXHIBITS FOR INTERSECTION DETAILS AND WIDTHS.

OWNER/DEVELOPER
 CHICKASHA AIRPORT INDUSTRIAL PARK CORPORATION
 210 W. CHICKASHA AVE.
 CHICKASHA, OK 73018

ENGINEER/SURVEYOR:
 WALLACE DESIGN COLLECTIVE PC
 1000 N. W. CHICKASHA AVE., SUITE 100
 OKLAHOMA CITY, OK 73104
 PATRICK A. TEUCOFF, PE
 patrick.teucoff@wallacedesign.com
 LEE MARTIN, LS
 lee.martin@wallacedesign.com
 405-636-6518

PRELIMINARY PLAT CHICKASHA AIRPORT INDUSTRIAL PARK SECTIONS 2, 3, 4 & 5

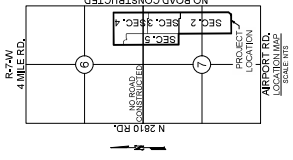
BEING A REPLAT OF A PORTION OF LOT ONE (1), BLOCK ONE (1), CHICKASHA AIRPORT INDUSTRIAL PARK AND BEING A PART OF THE SECTIONS AND BEING A PART OF SEC. 7, 17N., R. 7W., 10M. CITY OF CHICKASHA, GRADY COUNTY, OKLAHOMA

LINE #	DIRECTION	LENGTH
L1	N 44°59'19" E	35.34
L2	N 45°03'41" W	35.34
L3	N 44°59'19" E	35.37
L4	N 44°59'19" E	35.37
L5	N 44°59'19" E	35.37
L6	N 45°03'41" W	35.34
L7	N 44°59'19" E	35.37
L8	N 44°59'19" E	35.37

LINE #	DIRECTION	LENGTH
L9	N 45°03'41" W	35.34
L10	N 44°59'19" E	35.37
L11	N 44°59'19" E	35.37
L12	N 45°03'41" W	35.34
L13	N 44°59'19" E	35.37
L14	N 45°03'41" W	35.34
L15	N 44°59'19" E	35.37
L16	N 44°59'19" E	35.37

LEGEND

- BILL BUILDING LINE
- RWY RIGHT OF WAY
- UE UTILITY EASEMENT
- SE
- SS
- SD
- W
- MPA



PRELIMINARY
FOR REVIEW ONLY

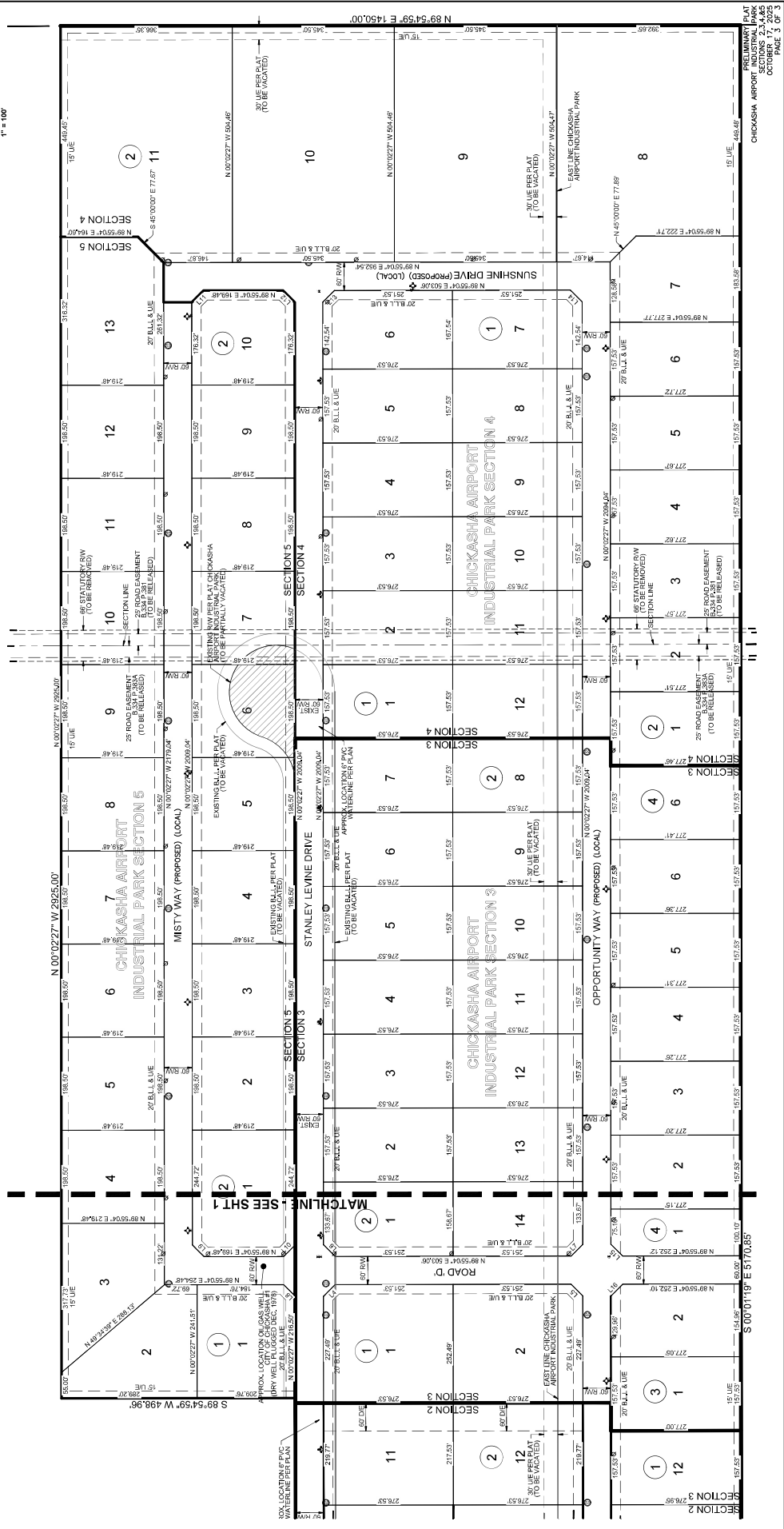
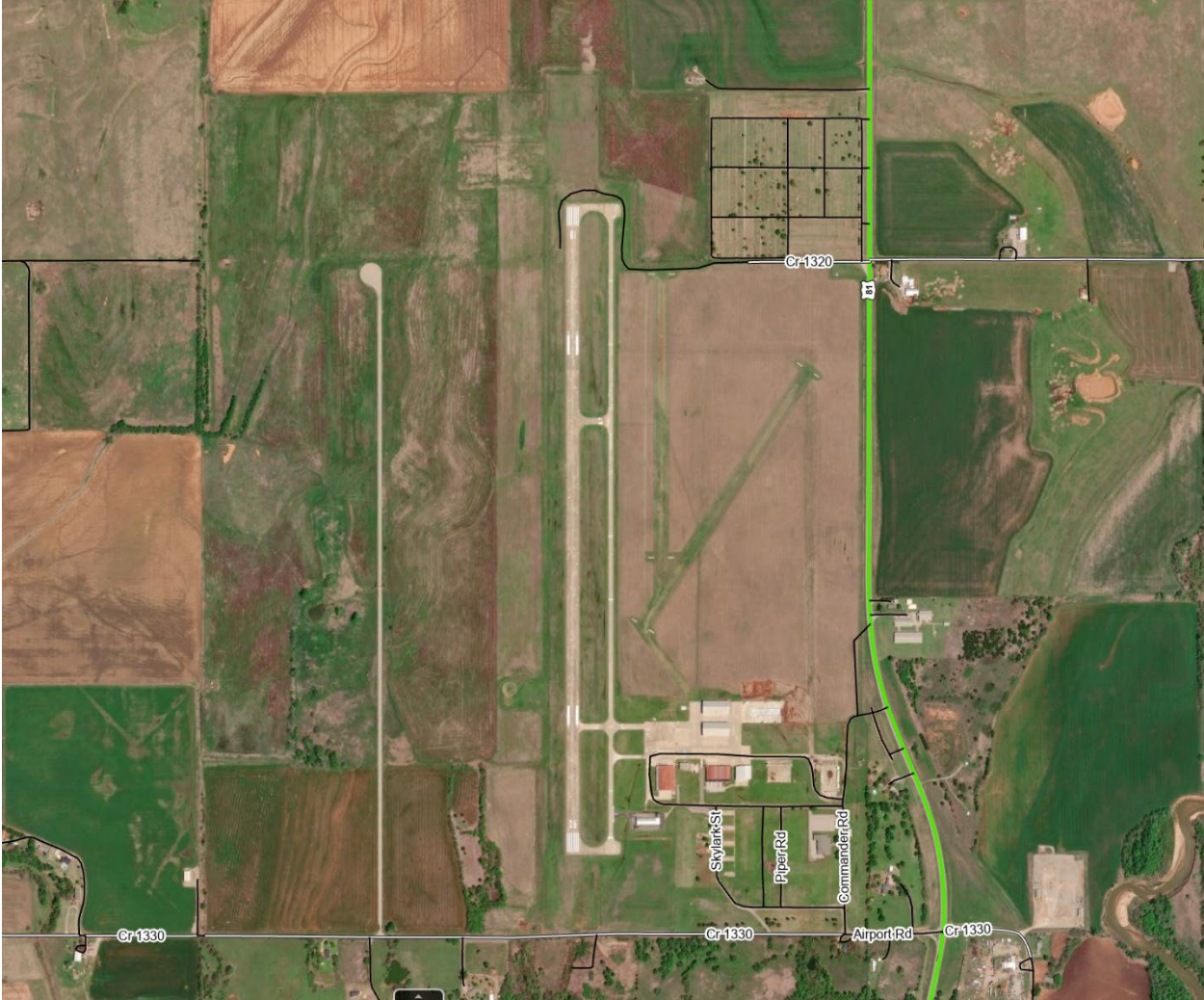


EXHIBIT “G”

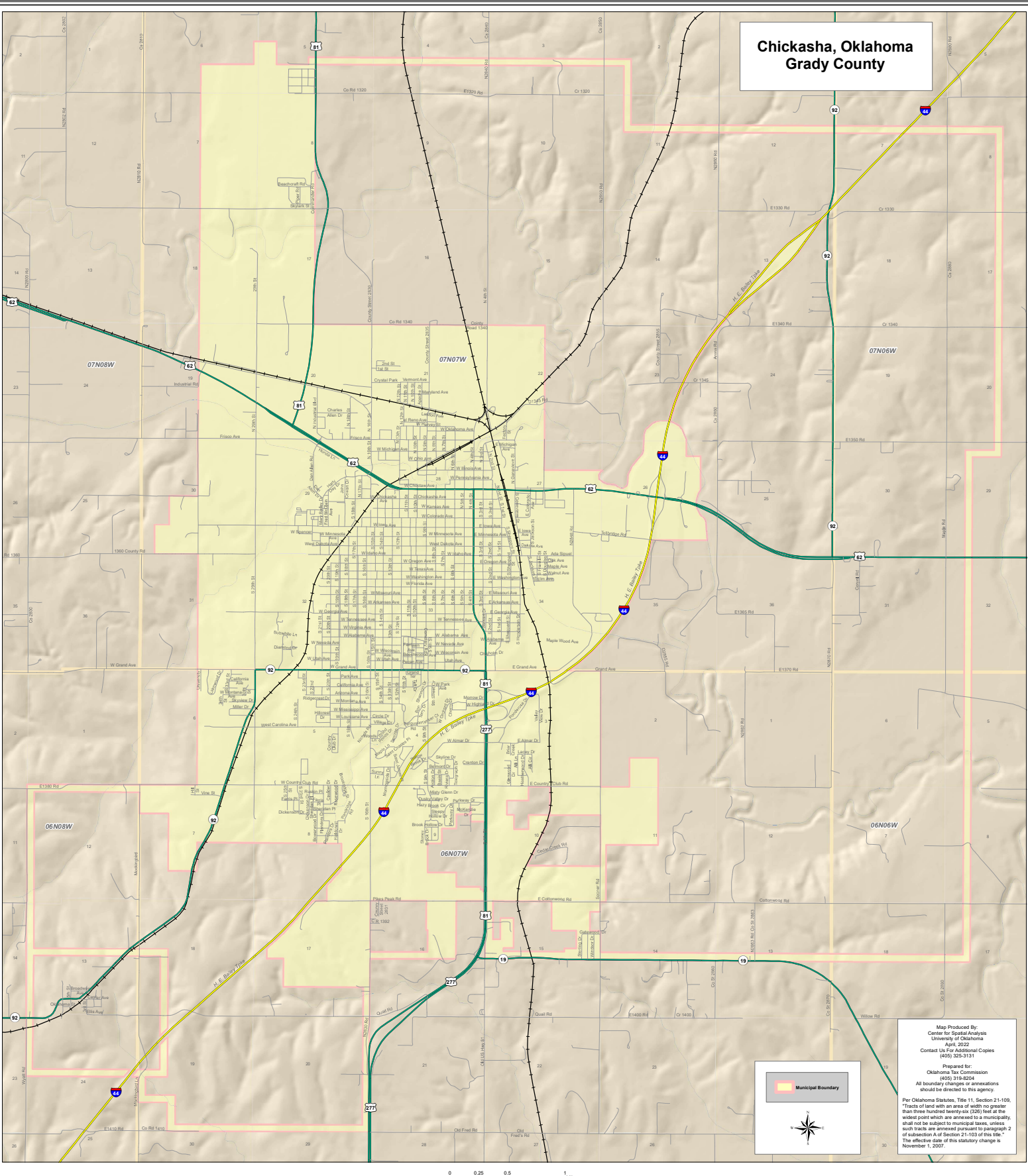
EXISTING USES AND CONDITIONS OF REAL PROPERTY

Aerial view of Increment District area:



The following pages include a municipal boundary map showing the corporate limits of the City, and the most recent city-wide zoning map.

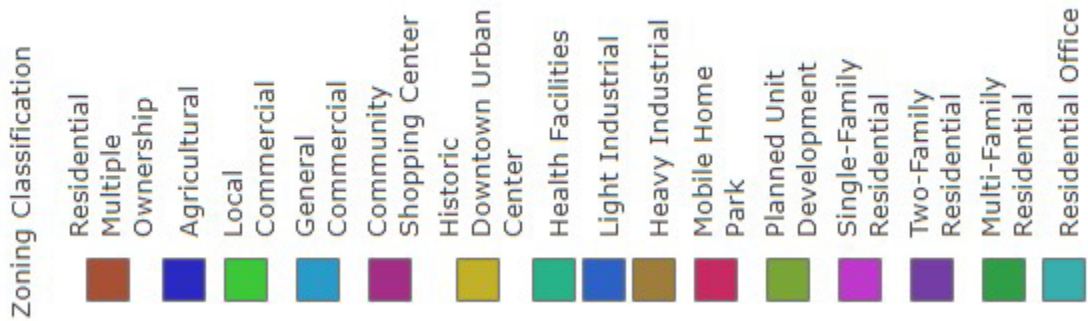
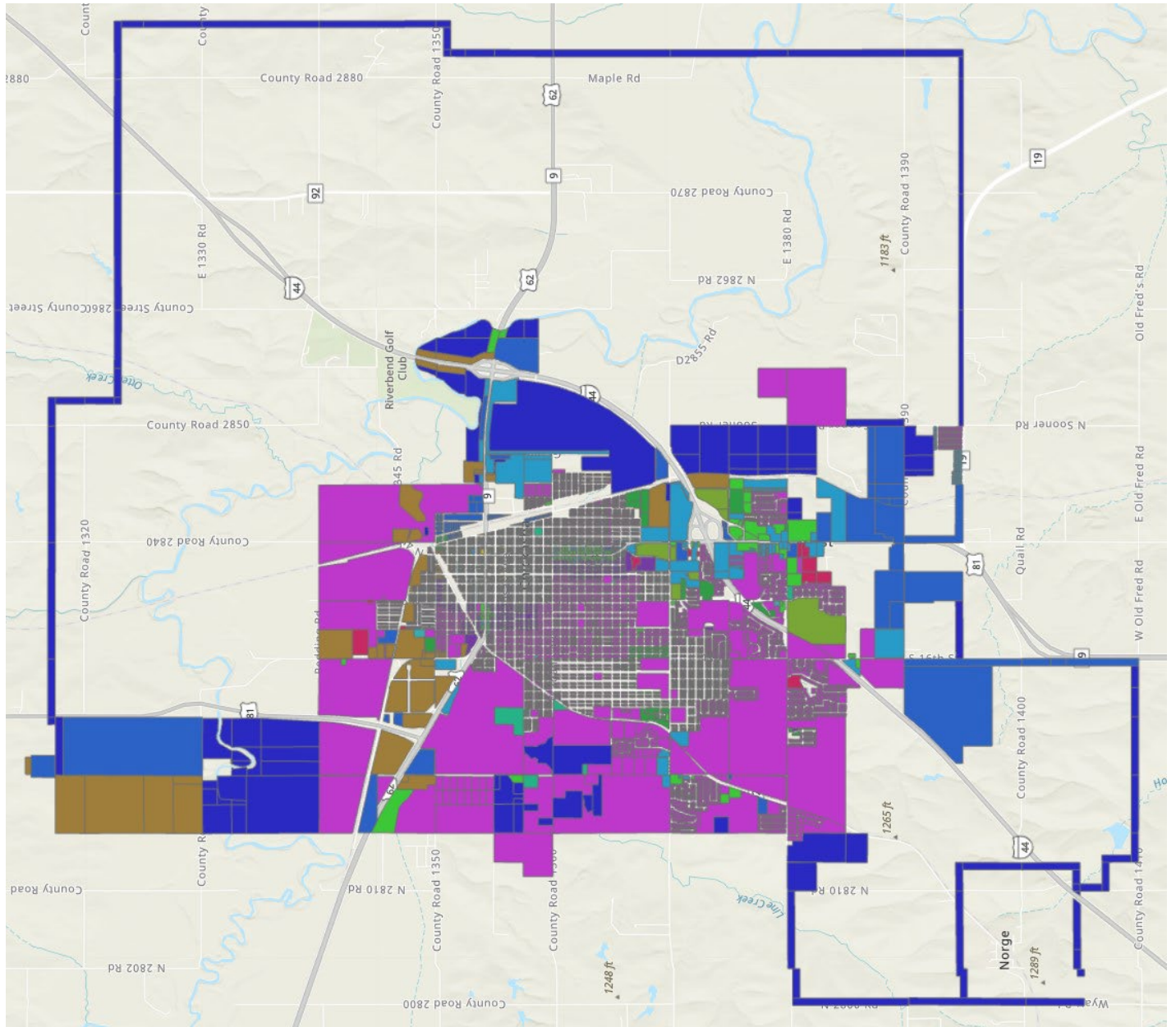
Chickasha, Oklahoma Grady County



Map Produced By:
Center for Spatial Analysis
University of Oklahoma
April 2022
Contact Us for Additional Copies
(405) 325-3131

Prepared for:
Oklahoma Tax Commission
(405) 318-8294
All boundary changes or amendments
should be directed to this agency.

Per Oklahoma Statutes, Title 11, Section 21-109,
"Tracts of land with an area of width no greater
than three hundred twenty-six (226) feet at the
widest point which are annexed to a municipality,
shall not be subject to municipal taxes, unless
such tracts are annexed pursuant to paragraph 2
of subsection A of Section 21-103 of this title."
The effective date of this statutory change is
November 1, 2007.



PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE PLANNING COMMISSION OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN REGULAR SESSION IN THE COUNCIL CHAMBERS AT CHICKASHA CITY HALL, 117 NORTH 4TH STREET, CHICKASHA, OKLAHOMA, 73018, ON THE 9TH DAY OF DECEMBER, 2025, AT 4:00 O’CLOCK P.M.

PRESENT: Chairman Mike Mosley, Eric Anderson, Tammy Watts, and Julie Allred.

ABSENT: Nita Ladd

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the City Clerk. Commissioner Anderson moved passage of the Resolution and Commissioner Watts seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE: Anderson, Watts, Allred, and Mosley

NAY: None.

The Resolution so approved is as follows:

RESOLUTION 2025-31R

A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN.

WHEREAS, the City of Chickasha, Oklahoma (the “City”) is working to promote economic development in the area, in order to provide increased opportunity for residents of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to attract and retain business interests with the potential to invest in commercial and industrial facilities at or near the Chickasha Airport Industrial Park within the City, subject to certain conditions including economic development incentives and financing; and

WHEREAS, the Local Development Act, Title 62, Oklahoma Statutes Section 850 *et seq.* (the “Local Development Act”), was passed by the Oklahoma Legislature to implement Section

towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, the proposed project depends upon the utilization of tax increment financing to help finance the project costs; and

WHEREAS, at the direction of the City Council of the City, this Planning Commission has reviewed the Chickasha Airport Industrial Park Economic Development Project Plan (the “Project Plan”); and

WHEREAS, the creation of new opportunities for investment in commercial and industrial facilities and the further development of the project area (all as described in the Project Plan) are in the best interests of the City; and

WHEREAS, this Planning Commission finds that the proposed Project Plan is consistent with the comprehensive plan of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICKASHA, OKLAHOMA:

Section 1. The Planning Commission recommends to the City Council of the City the creation of a tax increment district and approval of the Chickasha Airport Industrial Park Economic Development Project Plan.

PASSED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.



By: Mike Madley
Chairman

By: Juanita M. McDaniel
City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Planning Commission of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the "Open Meeting Law" was complied with for such meeting.

GIVEN UNDER MY HAND THIS 9TH DAY OF DECEMBER, 2025.



Susan M. McDaniel

City Clerk

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE TAX INCREMENT DISTRICT REVIEW COMMITTEE OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN SPECIAL SESSION IN THE CITY COUNCIL CHAMBERS AT CHICKASHA CITY HALL, 117 NORTH 4TH STREET, CHICKASHA, OKLAHOMA, 73018, ON THE 1ST DAY OF DECEMBER, 2025, AT 1:30 O’CLOCK P.M.

PRESENT: Chairman Zachary Grayson (City of Chickasha), Eric Anderson (Chickasha Planning Commission), Dr. Gayla Lutts (Canadian Valley Technology Center), Daryn Kirkpatrick (Grady County Health Department), Rick Croslin (Chickasha Public Schools), Chloe Berry (Grady County EMS), Cooper Mosley (At-Large), Brandi Winters (At-Large), and Christy Martin (At-Large)

ABSENT: Ruth Bingham (Grady County)

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by title by the City Clerk. Committee Member Daryn Kirkpatrick moved passage of the Resolution and Committee Member Brandi Winters seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE: Chairman Zachary Grayson, Eric Anderson, Dr. Gayla Lutts, Daryn Kirkpatrick, Rick Croslin, Chloe Berry, Cooper Mosley, Brandi Winters, and Christy Martin

NAY: None

The Resolution so approved is as follows:

[RESOLUTION ON FOLLOWING PAGE]

RESOLUTION NO. 2025-31R

A RESOLUTION RECOMMENDING THAT THE CITY OF CHICKASHA, OKLAHOMA THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN; AND MAKING CERTAIN FINDINGS IN REGARDS THERETO.

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2021, Section 851 *et seq.* (the “Local Development Act”), as amended, the City Council of the City of Chickasha, Oklahoma (the “City”) appointed the Tax Increment District Review Committee (the “Review Committee”) to review and make recommendations concerning proposed tax increment district(s) within the City; and

WHEREAS, the membership of this Review Committee is comprised of the following individuals: a representative of the City, a representative of the Planning Commission of the City, representatives of each taxing jurisdiction within the proposed district(s) whose taxes might be impacted by virtue of the adoption of a project plan, and three representatives of the public at large, all as required pursuant to Section 855(A) of the Local Development Act; and

WHEREAS, the Review Committee has the statutory duty to consider and make its findings and recommendations to the City with respect to the conditions establishing the eligibility of the proposed district(s) and the appropriateness of the approval of the proposed plan and project, as well as to report its findings to the City in regard to the financial impact on the taxing jurisdictions and business activities within the proposed district(s); and

WHEREAS, Article 10, Section 6C of the Oklahoma Constitution and its enabling legislation known as the Local Development Act provide that the City may use local taxes and local fees, in whole or in part, for specific public investments, assistance in development financing, or as a specific revenue source for other public entities in the area for which the improvements take place and may direct the apportionment of the taxes and fees for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

WHEREAS, the Review Committee has been presented with the “Chickasha Airport Industrial Park Economic Development Project Plan” (the “Project Plan”), providing for the creation of a tax increment district within the City of Chickasha, Oklahoma (the “Increment District”), wherein certain projects are contemplated to be financed from a combination of public and private sources, including apportionment of ad valorem taxes and construction sales and use taxes, along with qualifying Leverage Act revenues, all derived from the proposed Increment District, to be established in connection with the project; and

WHEREAS, the Project Plan contemplates the funding of essential public improvements and economic incentives; and

WHEREAS, it is more likely than not that the private investment referenced in the Project Plan would not occur within the proposed Increment District without the public improvements and economic incentives specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA, IN REGARD TO THE PROPOSED INCREMENT DISTRICT AND THE PROJECT PLAN:

SECTION 1. ELIGIBILITY AND CREATION OF INCREMENT DISTRICT. The Review Committee hereby finds that the boundaries of the proposed Increment District, as set forth in Exhibit “D” of the Project Plan, are within a reinvestment area (as defined in Section 853(17) of the Local Development Act), and therefore, meets the requirements of Section 856(B)(4)(a)(1) of the Local Development Act. Additionally, the area comprising proposed Increment District “C” is contained within designated enterprise zones (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act).

SECTION 2. APPROVAL AND RECOMMENDATIONS IN REGARD TO THE PROJECT PLAN.

(A) The Review Committee has considered the Project Plan, and hereby finds that the provisions of the Project Plan do meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

(1) Investment, development, and economic growth are difficult within the boundaries of the proposed Increment District, but possible if the tax increment financing provisions of the Local Development Act are available;

(2) That the proposed Increment District does not encompass an area where investment, development and economic growth would occur without the assistance of public funds;

(3) That the undertaking of the projects described in the Project Plan will not supplant or replace normal public functions and services;

(4) That the purpose set forth in the Project Plan for the proposed Increment District works in conjunction with the City’s locally implemented economic development plans;

(5) That the proposed Increment District does not have boundaries that dissect a similar area and does not create an unfair competitive advantage;

(6) That the project contemplates the need for residential and neighborhood treatments, and capital improvements to neighborhood public schools, as well as commercial/industrial development;

(7) That where possible, partial credits or credits that do not utilize the full time frame allowed have been incorporated into the Project Plan;

(8) That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan;

(9) That the Project Plan contemplates the conservation, preservation and rehabilitation of existing improvements within the proposed Increment District; that demolition, clearance and relocation is minimized except for structures necessary for the undertaking of the projects referenced in the Project Plan; and

(10) That the Project Plan, upon adoption by the City, develops and applies clear standards, criteria and threshold limits that are applicable to all similar property and areas that the Project Plan contains protection against nearby relocations to utilize incentives.

(B) The Review Committee further finds that contemplated private and public projects described in the Project Plan will likely enhance the value of other real property located within the proposed Increment District and the Project Area and will promote the general public interest.

(C) The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(d) of the Local Development Act, within the City does not exceed 35% of the total net assessed value of taxable property within the City.

(D) The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(f) of the Local Development Act, within the City does not exceed 25% of the total assessed net value of any affected school districts located within the City.

(E) The Review Committee further finds that the land area of all increment districts within the City does not exceed 25% of the total land area of the City.

(F) Based on the foregoing, the Review Committee finds that the Project Plan and the projects therein are appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the City is hereby recommended.

SECTION 3. REPORT OF FINANCIAL IMPACT.

(A) The Review Committee finds that the current ad valorem tax revenues collected within the proposed Increment District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating incremental ad valorem tax and construction sales and use tax revenues, along with qualifying Leverage Act revenues (the “TIF Revenues” as described in the Project Plan) to the Increment District apportionment fund beginning on a date determined by the City Council of the City, in accordance with Section 856(B)(2) of the Local Development Act (the “Commencement Date”) until such time as all project costs are paid or twenty-five (25) full fiscal years following the Commencement Date (referred to as the “Expiration Date”), whichever is less, is desirable to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, and to enhance the tax base. These investments will benefit the proposed Increment District and thereby eventually result in substantial increased ad valorem tax revenues and construction sales and use tax revenues to the taxing jurisdictions through implementation of the Project Plan. Furthermore, the Project Plan provides that excess ad valorem and sales and use revenues collected within the proposed Increment District that are not required for Project Costs and/or debt service on the TIF Bonds (as defined in the Project Plan) shall be returned to the respective taxing jurisdiction. As used herein, the phrase “payment of project costs” is deemed to

include any interest component of any reimbursement offered pursuant to a development agreement.

(B) The Project as represented to the Review Committee contemplates the creation of a tax increment district that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The City has identified potential development interests that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area (referred to herein as “Project”). The proposed Project Costs (as described in the Project Plan) total approximately \$69.8 million, including necessary public infrastructure and economic incentives to fully develop the area within the Increment District. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends apply other available funds as appropriate to offset the costs of the Increment District. The City also expects to pay Organizational Costs in the amount of approximately \$150,000, interest and related financing costs, in amounts preliminarily determined to be \$23 million, along with annual administration costs associated with each increment district not in excess of \$10,000 per year, all to be paid from available TIF Revenues in addition to the specifically identified Project Costs. Based on the preliminary development projections assuming an estimated total taxable capital investment of approximately \$475.2 million within the Increment District, it is anticipated that approximately \$97.18 million in ad valorem tax TIF Revenues will be generated during the term of the Increment District, with approximately \$72.89 million available for the payment of Project Costs, and the balance of approximately \$24.29 million apportioned to the affected taxing entities. With respect to the ad valorem tax TIF Revenues, the Project Plan contemplates the capture of 100% of such revenues during the term of the Increment District, but 25.0% of such revenues will be apportioned to the affected taxing jurisdictions. Additionally, it is projected that approximately \$237.6 million in taxable construction related sales will generate approximately \$10.1 million in City sales tax revenues and \$1.78 million in County sales tax revenues, with all of such City sales tax apportioned to the payment of Project Costs. None of the County sales tax revenues will be captured by the proposed increment district. The apportionment of City construction sales and use tax is also reasonably expected to qualify for State of Oklahoma matching funds of approximately \$10.1 million, pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “Leverage Act”). All revenue projections are based on an estimated \$550.3 million initial capital investment, an estimated \$457.2 million aggregate taxable capital investment, an 11.0% assessment rate for real property and a 11.0% assessment rate for personal property, an average 102.02 mill levy within the Increment District (based on 2025 tax rates), and a four and one-quarter percent (4.25%) City sales tax rate and three-quarters of one percent (0.75%) County sales tax rate.

(C) The Review Committee hereby finds that the likely financial impact on each of the taxing jurisdictions within the proposed Increment District to be as follows:

(1) CITY OF CHICKASHA. The City currently levies sales and use taxes equal to four and one-quarter percent (4.25%) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (referred to within this subsection as the “Sales Tax Revenue”). The stated purposes of the Sales Tax Revenue under the Chickasha Code of Ordinances are: (i) two (2.0%) is designated for general

municipal functions of the City (Ordinance No. 827, as amended by Ordinance No. 1137); (ii) one percent (1.0%) of is designated for transfer to the Chickasha Municipal Authority in support of the operation and maintenance of all facility and functions of the Authority (Ordinance No. 1671); and (iii) one and on-quarter percent (1.25%) is designated for funding of capital expenditures (Ordinance No. 2023-20). Furthermore, the City may levy ad valorem taxes (at varying rates from year to year) to pay principal and interest on the City's outstanding General Obligation indebtedness (if any) and/or judgment rolls (referred to within this subsection as the "Sinking Fund Revenue")

Sales Tax Revenue. There is currently no Sales Tax Revenue generated within the proposed Increment District. The City reasonably expects that the Project will result in significant, one-time construction related expenditures that are subject to the City's sales tax. With regard to future incremental Sales Tax Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the City's 4.25% sales and use tax levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "A" hereto. Because substantially all of the incremental Sales Tax Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the City's Sales Tax Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the City's legal obligation under its General Obligation Bonds and/or judgment rolls, and will likely not affect the City's ability to raise sufficient Sinking Fund Revenue to repay such obligations. Thus, no adverse financial impact to the City's Sinking Fund Revenue is expected.

(2) GRADY COUNTY. Grady County, Oklahoma (the "County") currently levies: (a) ad valorem taxes equal to 10.30 mills to support the general governmental activities of the County (referred to within this subsection as the "General Fund Revenue"), and (b) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the County's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently generated within the proposed Increment District will continue to accrue to the County, no diminishment of the County's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the County's 10.33 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed

in the Project Plan, no adverse financial impact to the County's General Fund Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the County's legal obligation under its General Obligation Bonds, and will likely not affect the County's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the County's Sinking Fund Revenue is expected.

Other Considerations. The apportionment of the County's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the County. Additionally, the County levies sales and use tax equal to 0.75%. The proposed development will result in a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the County.

(3) CANADIAN VALLEY TECHNOLOGY CENTER. Canadian Valley Technology Center Vo-Tech District No. 6 ("Technology Center") currently levies: (a) ad valorem taxes equal to 10.31 mills to support the educational activities of the Technology Center (referred to within this subsection as the "General Fund Revenue"), (b) ad valorem taxes equal to 5.15 mills to finance a portion of the capital needs of the Technology Center (referred to within this subsection as the "Building Fund Revenue"), and (c) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the Technology Center's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to Technology Center, no diminishment of Technology Center's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from the Technology Center's 10.31 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Technology Center's General Fund Revenue is expected.

Building Fund Revenue: As all of the existing Building Fund Revenue that is currently generated within the proposed Increment District will continue to accrue to Technology Center, no diminishment of Technology Center's Building Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental Building Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within

the proposed Increment District from the Technology Center's 5.15 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental Building Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Technology Center's Building Fund Revenue is expected.

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the Technology Center's legal obligation under its General Obligation Bonds, and will likely not affect the Technology Center's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the Technology Center's Sinking Fund Revenue is expected.

Other Considerations. The apportionment of the Technology Center's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the Technology Center.

(4) GRADY COUNTY HEALTH DEPARTMENT. The Grady County Health Department (the "Health Department") currently levies ad valorem taxes equal to 1.55 mills to support the operational activities of the Health Department (referred to within this subsection as the "General Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to the Health Department, no diminishment of the Health Department's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the Health Department's 1.55 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the Health Department's General Fund Revenue is expected.

Other Considerations. The apportionment of the Health Department's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the Health Department.

(5) GRADY COUNTY EMS DISTRICT. The Grady County Emergency Medical Services District (the "EMS District") currently levies ad valorem taxes equal to 3.10 mills to support the operational activities of the EMS District (referred to within this subsection as the "General Fund Revenue").

General Fund Revenue. As all of the existing General Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to EMS District, no diminishment of EMS District's General Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental General Fund Revenue, the maximum annual and total incremental revenues which are expected to be generated within the proposed Increment District from EMS District's 3.10 mill levy and apportioned under the Project Plan for (a) payment of project costs and/or debt service on the TIF Bonds or (b) allocated to the EMS District, are estimated as set forth on Exhibit "B" hereto. However, because substantially all of the incremental General Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the EMS District's General Fund Revenue is expected.

Other Considerations. The apportionment of the EMS District's portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that will also be available to offset any adverse financial impacts to the EMS District.

(6) CHICKASHA PUBLIC SCHOOLS. The Chickasha Independent School District #1 of Grady County, Oklahoma (the "School District") currently levies: (a) ad valorem taxes (at varying rates from year to year) to pay principal and interest on the School District's outstanding General Obligation indebtedness, if any (referred to within this subsection as the "Sinking Fund Revenue"); (b) ad valorem taxes equal to 35.78 mills to support the operational activities of the School District (referred to within this subsection as the "General Fund Revenue"); and (c) ad valorem taxes equal to 5.11 mills to finance a portion of the capital needs of the school district (referred to within this subsection as the "Building Fund Revenue"). Also, additional ad valorem taxes equal to 4.13 mills are levied county-wide to support the operational activities of all public schools within Grady County, and distributed on the basis of the legal average daily attendance for the preceding school year as certified by the State Board of Education (referred to within this subsection as the "County Levy Revenue").

Sinking Fund Revenue. The establishment of the proposed Increment District does not alter the School District's legal obligation under its General Obligation Bonds, and will likely not affect the School District's ability to raise sufficient Sinking Fund Revenue to repay such debt. Thus, no adverse financial impact to the School District's Sinking Fund Revenue is expected.

Building Fund Revenue. As all of the existing Building Fund Revenue that is currently being generated within the proposed Increment District will continue to accrue to the School District, no diminishment of the School District's Building Fund Revenue will likely result from the establishment of the proposed Increment District. With regard to future incremental Building Fund Revenue, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the School District's 5.11 mill levy and apportioned under the Project Plan for (a) payment of project costs and/or debt service on the TIF

Bonds or (b) allocated to the School District, are estimated as set forth on Exhibit “A” hereto. However, because substantially all of the incremental Building Fund Revenue which would be generated from new private investment would not have occurred without the construction of the projects listed in the Project Plan, no adverse financial impact to the School District’s Building Fund Revenue is expected.

General Fund Revenue and County Levy Revenue. As all of the existing General Fund Revenue and County Levy Revenue that are currently being generated within the proposed Increment District (and allocated to the School District) will continue to accrue to the School District, no significant diminishment of the School District’s General Fund Revenue or County Levy Revenue will likely occur. With regard to future incremental General Fund Revenue, these revenues are predominantly impacted by changes in funding from the State of Oklahoma’s “State Aid Fund”, as provided in Title 70, Sections 118-101 *et seq.* of the Oklahoma Statutes (such revenues being referred to herein as the “State Aid Revenue”). Under these provisions, increases in the net assessed valuation of a school district are offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the Increment District would not substantially increase or decrease the net amount of General Fund Revenue available to the School District. Furthermore, the apportionment of an allocable portion of the TIF Revenue, as described in Other Considerations below, will accrue for purpose of providing a specific revenue source for capital expenditures (and any related financing costs) for the benefit of the School District, and will not be considered an offset against State Aid Revenue. The impacts of State Aid Revenue notwithstanding, the maximum annual and total incremental revenues which may be generated within the proposed Increment District from the School District’s 35.78 mill levy and apportioned under the Project Plan for project costs and/or debt service on the TIF Bonds are estimated as set forth on Exhibit “A” hereto.

Moreover, under current provisions of Oklahoma law, if new students are attracted to the School District due to the construction of the projects described in the Project Plan, then the School District will likely receive additional State Aid Revenue and County Levy Revenue by virtue of those students. However, cost increases to service these new students are expected to be commensurate with any additional funding. Therefore, the net impact of these factors yields no adverse or beneficial financial impact on the General Fund Revenue or the County Levy Revenue by virtue of the implementation of the Project Plan.

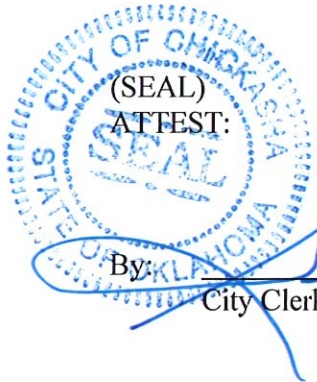
Other Considerations. The apportionment of the School District’s portion of the TIF Revenues not required for payment of the Project Costs, represents a significant source of revenue for the duration of the Increment District that, pursuant to the Project Plan, will be dedicated for the purpose of providing a specific revenue source for the benefit of the School District to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income

against the State Aid Revenue under the State of Oklahoma School Funding Formula.

(D) The Review Committee hereby finds that the creation of employment opportunities within the City, and the resulting increase in net population working and/or residing within the City, will likely attract new commercial traffic to Chickasha, which will have a net positive impact on existing businesses within the Increment District and surrounding businesses outside the proposed Increment District. It is acknowledged that certain new retail businesses may create additional competition for existing commercial traffic within the City.

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ADOPTED THIS 1ST DAY OF DECEMBER, 2025.



(SEAL)
ATTEST:

By: [Signature]
Chairman

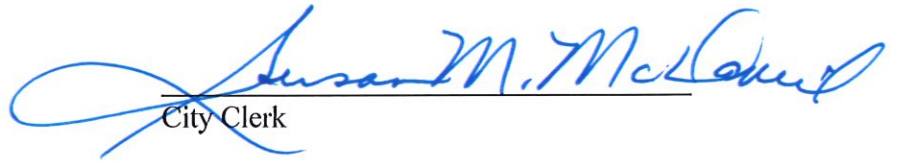
By: [Signature]
City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Tax Increment District Review Committee of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the "Open Meeting Law" was complied with for such meeting.

GIVEN UNDER MY HAND THIS 1ST DAY OF DECEMBER, 2025.





City Clerk

EXHIBIT A
Estimated Potential Impact on Certain Sales Tax Collections

Taxing Purpose	Tax Rate ⁽¹⁾	TIF Revenues Captured ⁽²⁾				Total Sales Tax Revenue
		Allocation to City ⁽³⁾	Allocation to Project Costs ⁽⁴⁾	Allocation to County ⁽³⁾	Allocation to State	
City of Chickasha Sales Tax	4.250%	0.00	10,099,049.22	0.00	0.00	10,099,049.22
Grady County Sales Tax	0.750%	0.00	0.00	1,782,185.16	0.00	1,782,185.16
State of Oklahoma Sales Tax	4.500%	0.00	0.00	0.00	10,693,110.94	10,693,110.94
TOTALS:	9.500%	0.00	10,099,049.22	1,782,185.16	10,693,110.94	22,574,345.31

(1) Assumes continued levy through expiration of Increment District (June 30, 2051)

(2) Based on estimated \$237.624 million in total taxable sales (construction only)

(3) 0% allocation of Sales Tax Increment Revenues allocated to City; 100% of County sales tax allocated to County

(4) 100% allocation of Sales Tax Increment Revenues; excess revenues not needed for Project Costs and related financing costs will be returned to the City

EXHIBIT B
Estimated Potential Impact on Certain Ad Valorem Collections (City of Chickasha TIF)

Ad Valorem Taxing Entity	Mill Levy ⁽¹⁾	TIF Revenues Captured ⁽²⁾		Allocation to Taxing Entities ⁽²⁾	
		Maximum Year	25 Year Total	Maximum Year	25 Year Total
Grady County - General Fund	10.330	511,508.55	9,840,378.42	127,877.14	2,460,094.61
Grady County - Sinking Fund	0.000	0.00	0.00	0.00	0.00
Grady County - 4 Mill School Levy	4.130	204,504.39	3,934,246.17	51,126.10	983,561.54
Grady County Health Dept. - General Fund	1.550	76,751.04	1,476,533.06	19,187.76	369,133.27
Chickasha ISD #6 - General Fund	35.780	1,771,711.13	34,084,098.74	442,927.78	8,521,024.69
Chickasha ISD #6 - Building Fund	5.110	253,030.85	4,867,796.10	63,257.71	1,216,949.03
Chickasha ISD #6 - Sinking Fund	26.560	1,315,166.23	25,301,108.51	328,791.56	6,325,277.13
Canadian Valley Technology Center #6 - General Fund	10.310	510,518.22	9,821,326.38	127,629.55	2,455,331.60
Canadian Valley Technology Center #6 - Building Fund	5.150	255,011.52	4,905,900.18	63,752.88	1,226,475.05
Canadian Valley Technology Center #6 - Sinking Fund	0.000	0.00	0.00	0.00	0.00
Grady County EMS - EMS Fund	3.100	153,502.08	2,953,066.13	38,375.52	738,266.53
Grady County EMS - Sinking Fund	0.000	0.00	0.00	0.00	0.00
City of Chickasha - Sinking Fund	0.000	0.00	0.00	0.00	0.00
TOTALS:	102.020	5,051,704.02	97,184,453.71	1,262,926.01	24,296,113.43

City of Chickasha Hotel Tax

TIF Projects	75.00%	3,788,778.02	72,888,340.28
Grady County	2.53%	127,877.14	2,460,094.61
Grady County Health Dept.	0.38%	19,187.76	369,133.27
Chickasha ISD #6	17.54%	886,103.15	17,046,812.38
Canadian Valley Technology Center #6	3.79%	191,382.44	3,681,806.64
Grady County EMS	0.76%	38,375.52	738,266.53
City of Chickasha	0.00%	0.00	0.00
TOTAL ALLOCATION	100.00%	5,051,704.02	97,184,453.71

(1) Based on 2025 millage rate (102.02 mills total)

(2) 75.0% of Ad Valorem Tax Increment Revenues allocated to Project Costs; 25.0% allocated to Taxing Entities; excess revenues not needed for Project Costs and related financing costs will be returned to the respective taxing jurisdiction

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

Prepared by:

CITY OF CHICKASHA, OKLAHOMA

**MAYOR AND CITY COUNCIL
ZACHARY GRAYSON, MAYOR
GEORGIANNE HEBBLETHWAITE, VICE MAYOR, WARD 2**

KEA GINN, WARD 1

CLARK SOUTHARD, WARD 1

CHARLIE BURRUSS, WARD 2

ERICA ALEXANDER, WARD 3

KIM IRVING, WARD 3

JOHN P. SMITH, WARD 4

LISA HATCHETT, WARD 4

JIM CROSBY, CITY MANAGER

**THE PUBLIC FINANCE LAW GROUP PLLC
5657 N. CLASSEN BOULEVARD, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73118
(405) 235-3413**

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CHICKASHA AIRPORT INDUSTRIAL PARK

ECONOMIC DEVELOPMENT PROJECT PLAN

I. DESCRIPTION OF PROJECT

This Chickasha Airport Industrial Park Economic Development Project Plan (the “**Project Plan**”) describes an economic development project of the City of Chickasha, Oklahoma (the “**City**”), that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The Project Plan contemplates the creation of a tax increment financing district pursuant to the Local Development Act, 62 O.S. §850, *et seq* (the “**Local Development Act**”), as authorized pursuant to Article 10, §6C of the Oklahoma Constitution. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment (collectively and as more thoroughly discussed herein, referred to as the “**Project**” or “**Airport Industrial Park Project**”).

The City has identified potential development interests (individually and collectively referred to as the “**Developers**”) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (collectively referred to herein as the “**TIF Projects**”). The costs of the infrastructure improvements to serve the entirety of the Project Area, inclusive of the Increment District (each as defined herein) are estimated to be \$26 million (collectively, the “**Infrastructure Costs**”). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (the “**Incentive Costs**”). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs (each as further defined herein) are collectively referred to herein as the “**Project Costs**”, and total the aggregate amount of \$93,100,000. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the Organizational Costs, and/or pay the Debt Service Costs on obligations issued to pay the same.

Based solely on the preliminary projections prepared by the City based on potential development opportunities, the commercial development within the Increment District could result in a potential total capital investment in excess of \$550.3 million, with a potential total taxable capital investment of approximately \$475.2 million (net taxable value subject to ad valorem taxes) and generate approximately \$237.6 million in one-time taxable construction sales over the term of the Increment District. Please see Exhibit “E” for a more detailed description of projected development within the Increment District. Please see Exhibit “F” for a Preliminary Site Development Plan for certain development projects proposed as part of the Airport Industrial Park Project.

II. PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES

The Project Area is the area within which all project activities, including construction of the supporting public improvements, will take place (referred to herein as the “**Project Area**”). A map showing the Project Area is attached as Exhibit “A”. The legal description of the Project Area is set forth in Exhibit “B”. The Increment District is the specific geographic area within which the identified tax increments will be generated and utilized as set forth in this Project Plan (referred to herein as the “**Increment District**”). The Increment District is located entirely within the Project Area. Most of the contemplated project activities will occur within the boundaries of the Increment District, however certain project activities may occur outside the boundaries of the Increment District but within the Project Area. A Map showing the boundaries for the proposed Increment District is attached as Exhibit “C”. The legal description of the Increment District is set forth in Exhibit “D”. The increment district is labeled “C” in these Exhibits, and will be assigned a number (*i.e.*, “Increment District No. 3”) in the order by which it becomes effective by action of the Chickasha City Council as described in Section VI(B) herein, and as required by Section 856(B)(3) of the Local Development Act (as defined herein). Increment District “C” is associated with the Airport Industrial Park Project.

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III. ELIGIBILITY OF PROJECT

The Increment District is undeveloped and/or underdeveloped within the meaning of and the Local Development Act. The Project Area (including the Increment District) is located in a reinvestment area (as defined in Section 853(17) of the Local Development Act) and is therefore eligible for assistance under the Local Development Act. Additionally, the area comprising Increment District “C” is contained within a designated enterprise zone (Tract 40051000802) and therefore constitutes an enterprise area (as defined in Section 853(5) of the Local Development Act). Additionally, the Project, because it will be located within an enterprise zone, represents an eligible project as defined under the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “**Leverage Act**”), and therefore may qualify for certain

incentive matching payments made by the State of Oklahoma based on construction sales and use tax increments dedicated to the Increment District.

The Increment District comprises an area where investment, development and economic growth have not occurred, and which require significant public infrastructure improvements to serve as a catalyst to expand employment opportunities, to attract major investment in the area, and to enhance the tax base.

IV. OBJECTIVES

The purpose of the Project and the Increment District is to support the achievement of the economic development objectives of the City in order to:

- A. Create significant developments within the City that will act as a catalyst for additional development within the community;
- B. Attract major investment in the area;
- C. Serve as a catalyst for retaining and expanding employment in the area;
- D. Promote economic development to increase tax revenues, raise property values, and improve economic stability;
- E. Preserve and enhance the tax base; and
- F. Make possible investment, development and economic growth which would otherwise be difficult or impossible without the TIF Projects and the apportionment of ad valorem taxes and construction sales and use taxes from within the Increment District.

V. FINANCIAL IMPACTS

The proposed private development will generate tax increments necessary to pay all or a portion of the authorized costs of the TIF Projects. Without the creation of the proposed Increment District, significant development within the Project Area would be unlikely and as a result, any significant increases in ad valorem taxes and construction sales and use taxes would be extremely improbable.

The proposed development project does not create a significant increase in demand for services or costs to the affected taxing entities other than the City, whose public sector costs will be offset by apportioned tax increments as provided in this Project Plan.

The affected ad valorem taxing jurisdictions are Grady County, the Grady County Health Department, Independent School District No. 1 of Grady County (Chickasha Public Schools, and referred to herein as the “**School District**”), Canadian Valley Technology Center Vo-Tech District

No. 6, and Grady County EMS. The general and intangible impacts on the affected taxing jurisdictions from implementation of this Project Plan are positive and include the achievement of the objectives set forth in Section IV of this Project Plan.

The creation of the Increment District will allow the City to apportion the incremental increase in ad valorem tax revenues generated through construction and operation of the commercial and industrial developments within the Increment District for the purpose of paying Project Costs, either through direct payment and/or reimbursement and/or paying debt service on tax apportionment bonds or notes (collectively, the “**TIF Bonds**”), which may be issued in one or more series by a public trust created under Title 60, Oklahoma Statutes 2021, Section 176 *et seq.*, and including any interest, capitalized interest and other related financing costs. The proceeds of any such TIF Bonds (if issued) shall be utilized for the Project Costs.

It is anticipated that a successful development will result in significant long-term benefits to the affected ad valorem taxing jurisdictions without causing significant (if any) negative impact on the existing tax base during the term of the Increment District. The formation of an Increment District should result in no net loss in existing ad valorem tax revenue to each of the affected ad valorem taxing jurisdictions. The formation of the Increment District will cause the affected ad valorem taxing jurisdictions to forgo any new incremental ad valorem tax revenue generated from real and personal property values during the term of the Increment District, but will not affect the existing ad valorem tax base within the Increment District. During the term of the Increment District, the 25.0% of Ad Valorem Increment Revenues (as defined herein) apportioned to the affected ad valorem taxing jurisdictions as a specific revenue source are estimated to be approximately \$24.3 million (ranging from \$170,000 to \$1,262,000 per year and based on the proposed development of the Project), and which will be apportioned directly to the affected taxing jurisdictions. Pursuant to the State of Oklahoma School Funding Formula (the “**Funding Formula**”), certain ad valorem taxes received by the School District would be considered chargeable obligations under the Funding Formula and would serve to reduce the amount of State Aid Revenue paid to the School District annually (herein, the “**Chargeables**”). Any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula. Based on the projections of Ad Valorem Increment Revenues, the School District is expected to receive approximately \$17.0 million in net new taxing revenues over the term of the Increment District. Upon expiration of the Increment District, the affected ad valorem taxing jurisdictions could see an aggregate net gain in annual ad valorem tax revenues of approximately \$4.88 million (based on an aggregate taxable capital investment of approximately \$475.2 million), although it is reasonably expected that the impact of Chargeables under the Funding Formula may reduce the net benefit of such aggregate net gain for the School District following expiration of the Increment District.

Potential impacts on the ad valorem taxing jurisdictions include population growth and the demand for services created thereby. The direct impact on each ad valorem taxing jurisdiction is the loss of a portion of the new ad valorem tax increment revenues during the period of apportionment. An additional impact on the School District is that the valuation of the Increment District will not count for, and will therefore limit, the bonding capacity of the School District. However, the School District does realize additional revenue from other sources on a per pupil basis. These impacts may be mitigated by any increase in valuation of property outside the

Increment District (for example, successful development enhances the property values surrounding the Increment District), and by any increase in new housing outside the Increment District (for example, successful development results in net population gain to the City creating demand for new housing).

The proposed Project will create an increase in demand for utility services from the City, however the City reasonably expects to have sufficient capacity to handle such demand, and the proposed development within the Increment District should generate significant increases in annual water and sewer utility revenues. Any increase in public sector costs should be more than offset by apportioned tax increments as provided in this Project Plan.

The formation of an Increment District should result in new, one-time construction sales and use tax collections to the City and the County, as the affected sales tax jurisdictions. One-hundred percent (100%) of the City's construction sales or use taxes will be captured pursuant to this Project Plan. As of the date of this Project Plan, the City levies a 4.25% sales and use tax, and the County levies a 0.75% sales tax. Assuming completion of the proposed Project and no change in the respective tax levies, the City expects to contribute approximately \$10.1 million to the payment of Project Costs, which contribution may be eligible for incentive matching payments from the State (i.e., Leverage Act Increment Revenues), and the County may reasonably expect to realize approximately \$1.78 million in new, one-time sales and use tax from the Project, based on the assumption that 50% of the cost of taxable capital investment represents construction materials subject to sales or use tax. Additionally, the City and the County may realize significant indirect sales and use tax gains outside the Increment District, due to short term construction and long-term employment opportunities. These impacts may be mitigated by any increased costs of providing City and/or County services to the development (police, fire, etc.).

VI. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist of any of the following:

- A. Site preparation, planning and construction of public improvements necessary to support the development project;
- B. Acquisition by private developers of any additional property interests necessary for the development project including connecting public easements;
- C. Negotiation, preparation, execution, and implementation of development agreements, including agreements for financing, demolition, and construction by private developers, as authorized by the Local Development Act. Such agreements may include the granting of incentives for private developers to complete certain improvements within the Project Area;
- D. Issuance of tax apportionment bonds or other debt issuance necessary to provide funds for Project Costs;

E. All other actions necessary and appropriate to carry out the development project as authorized by the Local Development Act.

VII. ESTABLISHMENT OF CITY OF CHICKASHA INCREMENT DISTRICT

This Project Plan, upon adoption by Ordinance of the City of Chickasha, Oklahoma, creates the new Increment District. The Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (the “**Commencement Date**”); provided however, such Commencement Date shall not be later than ten (10) years following adoption of this Project Plan. The Increment District shall be comprised of the area shown and described in Exhibits “C” and “D”. In accordance with the provisions of the Local Development Act, the following incremental revenues shall be apportioned and used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan. The apportionment of the Ad Valorem Increment Revenues (as defined herein, and collectively referred to as the “**TIF Revenues**”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (referred to as the “**Expiration Date**”), whichever is less:

A. One hundred percent (100.0%) of the total equalized assessed value of real and personal property within the boundaries of the Increment District. The base assessed value (as described in Section 862 of the Local Development Act) of the Increment District shall be calculated as an amount equal to one hundred percent (100.0%) of the initial equalized assessed value of real and personal property within the boundaries of the Increment District. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “**Ad Valorem Increment Revenues**”, and said amount representing one hundred percent (100.0%) of the total new ad valorem tax revenues generated within the boundaries of the Increment District, as determined annually by the Grady County Assessor), shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act. Provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula; and

B. One hundred percent (100%) of the incremental sales and use tax revenue derived from the construction of the Project (representing an amount equivalent to a four and one-quarter percent (4.25%) sales and use tax based on a total of 4.25% sales and use tax levied by the City

as of the date of this Project Plan) pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the “**Code of Ordinances**”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate (collectively, the “**Sales Tax Increment Revenues**”); provided that all such Sales Tax Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; provided, however, the Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales; and

C. One hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on construction sales and use tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, and as more specifically defined in Section X herein, the “**Leverage Act Increment Revenues**”); provided that all of the generated increment shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan.

VIII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. Upon adoption of an Ordinance of the City Council of the City approving this Project Plan, the City is hereby designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act.

B. The City may create a new public trust with the City named as its beneficiary, and/or designate an existing public trust with the City named as its beneficiary and/or designate an alternate public trust with Grady County, Oklahoma, named as its beneficiary (said public trust referred to herein as the “**Authority**”), and said Authority shall be the public entity designated by the City to assist in carrying out and administering the provisions of this Project Plan and authorized to exercise all powers necessary or appropriate thereto pursuant to Title 62, Section 854 of the Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City.

C. The person in charge of implementation of this Project Plan in accordance with the provisions, authorizations and respective delegations of responsibilities contained herein is Mr. Jim Crosby, City Manager. Mr. Crosby, or his successor as City Manager, is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

IX. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICT

Project Costs to be financed by the apportionment of tax increments from the Increment District include the planning, design, acquisition, site preparation and/or construction of the TIF Projects in an aggregate total amount of \$93,100,000. Certain Project Costs may be funded through the payment of assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) to a third party as reimbursement for the payment of such Project Costs. Additional amounts will be financed by the apportionment of tax increments from the Increment District including the following items related to Project Costs in excess of the amounts specifically identified for TIF Project Costs: (a) the direct or incidental administrative costs incurred or to be incurred by or on behalf of the City, the Authority, or other public entities (all as contemplated in Title 62, Section 853(14)(e) of the Local Development Act) in organizing, supervising, implementing and administering this Project Plan, including, but not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of this Project Plan, administrative costs, organizational costs, professional service costs, including those incurred for architectural, planning, engineering, legal and financial advisors and services, and costs for determining or re-determining the base assessed value of the Increment District (the “**Organizational Costs**”), and (b) interest and other financing costs and fees, including principal, interest (including capitalized interest), associated costs of issuance, reasonably required reserves, and prepayment premium paid on debt service and/or any reimbursement obligation (the “**Debt Service Costs**”). The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be on the order of not-in excess of \$23 million.

The total estimate of Project Costs that may be made available for improvements from apportioned tax revenues shall be \$69,800,000 (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects. Apportioned tax revenues in excess of the amounts needed for Project Costs may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23,300,000. The estimated combined total of all eligible Project Costs is \$93,100,000.

X. METHODS OF FINANCING PROJECT COSTS, EXPECTED SOURCES OF REVENUES, AND TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

It is hereby determined that the proposed Project Costs, specifically including but not limited to the Infrastructure Costs, will generally benefit and support development throughout the Project Area, inclusive of the Increment District. It is further determined that (i) the TIF

Revenues derived from the Increment District may properly be utilized to pay any and all Project Costs within the Project Area; and (ii) it is proper and may be appropriate (at the discretion of the City) to pledge TIF Revenues from the Increment District to the repayment of TIF Bonds. Therefore, with respect to the Increment District:

A. Methods of Financing. It is expected that the Project Costs will be paid from proceeds of the Authority's TIF Bonds. Payment of principal and interest due on the TIF Bonds will be paid from available TIF Revenues. Certain Project Costs may be directly paid by a third party developer (including the Developers) or the City and reimbursed from proceeds of the TIF Bonds. Alternately, certain Project Costs may also be directly paid by a third party developer or the City and reimbursed from TIF Revenues in excess of those needed for debt service on the TIF Bonds. Certain other costs of the Project may be paid from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated, including proceeds of certain debt obligations issued by the Authority and secured by a pledge of general sales tax, utility, or other available revenues.

B. Expected Sources of Revenues. The payment or reimbursement of Project Costs, including any interest component on reimbursed funds and any principal, interest, and premium on any TIF Bonds, will be made from one or more of the following sources of revenues:

- (i) *Ad Valorem Increment Revenues.* In accordance with the provisions of the Local Development Act, the Ad Valorem Increment Revenues are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:
 - (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
 - (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
 - (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
 - (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid; and
 - (e) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues apportioned hereunder shall be transferred by the Grady County Treasurer to a special fund to be known

as the “Increment District No. [] - Apportionment Fund” (hereinafter, the “**Apportionment Fund**”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) three-quarters (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) one-quarter (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the Funding Formula.

The apportionment of ad valorem taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all project costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(ii) *Sales Tax Increment Revenues.* In accordance with the provisions of the Local Development Act, the Sales Tax Increment Revenues are to be apportioned and set aside from all other sales and use taxes levied within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and

- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the City Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales. One hundred percent (100%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the "increment" subject to apportionment by this section. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Sales Tax Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of sales and use taxes pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement under a development agreement between the City and the Company, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(iii) *Leverage Act Increment Revenues.* In accordance with the provisions of the Local Development Act, the Leverage Act Increment Revenues are to be apportioned and set aside from all other revenues generated within the Increment District, to be used exclusively for:

- (a) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (b) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (c) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (d) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City. All Leverage Act Increment Revenues so collected shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

The apportionment of matching incentive funds pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in this Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

In the event that any Project Costs remain unpaid, or any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for reimbursement to the City or the Authority or pursuant to a development agreement

between the City and the Developers, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

C. Time When Costs Or Monetary Obligations Are To Be Incurred. It is estimated that the time frame for incurring most of the Project Costs will be within ten to twelve years from the date of approval of this Project Plan; however, certain Project Costs will not be incurred until appropriate development projects within the Increment District are identified by the City. It is anticipated that most Project Costs will be paid from proceeds of TIF Bonds issued by the Authority, provided however, certain Project Costs may be directly paid or reimbursed from apportioned TIF Revenues.

D. Flow of Funds; Excess Revenues.

During the term of the Increment District, TIF Revenues shall be utilized as follows:

- FIRST: The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- SECOND: If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- THIRD: The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);
- FOURTH: If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and
- FIFTH: Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, and (b) any remaining Sales Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue or sales and use tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

XI. FINANCING REVENUE SOURCES

The TIF Revenues are expected to finance all or a portion of the Project Costs authorized by Section IX. Based on the initial projections of Ad Valorem Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$97.18 million could be generated by the incremental increase in ad valorem tax revenue during the term of the Increment District, with approximately \$72.89 million available to be utilized for Project Costs and approximately \$24.29 million apportioned to the affected ad valorem taxing jurisdictions. The initial projections of Ad Valorem Increment Revenues are based upon an estimated \$475.2 million initial taxable capital investment, an 11% assessment rate for real property, an 11% assessment rate for business personal property, an approximately 10.202% millage levy within the Increment District (based on the 2025 levy rates), and assuming no annual appreciation in the taxable property values.

Based on the initial projections of Sales Tax Increment Revenues for the Airport Industrial Park Project, it is estimated that approximately \$10.1 million could be generated by the incremental increase in sales and use tax revenue during the term of the Increment District, with the entire approximately \$10.1 million available for allocation to Project Costs. The initial projections of incremental sales and use tax revenue are based upon the projected revenues generated within the Increment District from the levy of an aggregate total of four and one-quarter percent (4.25%) sales and use tax on new construction within the Increment District, and 50% of the total capital investment representing construction materials subject to sales and use tax.

Additional TIF Revenues may be realized through state matching incentive payments made pursuant to the Leverage Act, as set forth in Section X(B)(iv) above (i.e. the Leverage Act Increment Revenues). Based on the initial projections of revenue and the level of apportionment of construction sales and use tax to Project Costs, state matching payments could make available up to an additional \$10.1 million for Project Costs, although it is expected that only a portion of the taxable transactions may qualify for state matching incentive payments.

The calculation of projected TIF Revenues will be refined based upon (i) the actual effective ad valorem tax rate and base assessed valuation, as determined from time to time by the Grady County Assessor and subject to change by voters of the applicable taxing jurisdiction at an election(s) held for such purpose, (ii) the total net capital investment resulting from development within the Increment District, and (iii) the timing of the development.

The realization of the TIF Revenues is directly dependent on the City's ability to attract development proposals on a magnitude necessary to fully develop the area within the Increment District during the term of the Increment District. The Airport Industrial Park Project assumptions represent the initial estimations of the City and the developing property owner of potential development opportunities. The anticipated development, including specifically the Airport Industrial Park Project, along with the necessary Infrastructure Costs, is more fully discussed in Exhibit "E". Preliminary site development plans for certain development projects proposed as part of the Airport Industrial Park Project are included as Exhibit "F". As appropriate, the Authority and/or the City may enter into economic development agreements with developers as required by the Local Development Act.

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

Certain TIF Projects may be designed and/or constructed by the City. Authorized Project Costs, or the payment of debt service on TIF Bonds issued to pay Project Costs, will be paid from TIF Revenues by the City or the Authority, and may include (i) reimbursement of the City or the Authority for certain public improvements constructed from other available funds, and (ii) assistance in development financing (as authorized by the Local Development Act) to a third party developer(s) for certain public infrastructure and/or other site improvements constructed on behalf of the City in furtherance of the purposes of this Project Plan. The financing of the projected private development in the area may be provided by private equity and private mortgage financing, secured by the private developments.

XII. PUBLIC REVENUE ESTIMATED TO ACCRUE FROM THE PROJECT AND OTHER ECONOMIC IMPACTS

The Ad Valorem Increment Revenues and the Sales Tax Increment Revenues (estimated at a total of approximately \$82.99 million over the term of the Increment District based on the projected development of the Project, but not including potential Leverage Act matching incentive funds from the State), of which portions will serve as all or a portion of the revenue source for financing the Project Costs authorized by Section IX of this Project Plan, are the public revenues directly attributable to the project defined by establishment of the Increment District. Additionally, the various taxing jurisdictions may realize additional ad valorem tax and/or sales and use tax revenue from additional development outside the boundaries of the Increment District.

Construction of the improvements and subsequent development should have a positive impact on total employment in the City's metropolitan area, including temporary construction jobs and permanent positions at the Project facilities. Indirect impacts (associated with the employment and income which result from the provision of inputs in support of the primary activity), and induced impacts (associated with the wages and jobs resulting from changes in household expenditures which come about through direct and indirect employment) will also result in additional growth in the City's metropolitan area.

This Project Plan includes certain projections and estimates, which are based on the current expectations or beliefs of third party developer(s) and are subject to uncertainty and changes in circumstances. Actual results may vary materially from the expectations contained herein due to changes in economic conditions, market demand and other factors affecting the development of the Project.

XIII. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

The publicly financed Project Costs in the amount of \$69.8 million, as authorized by this Project Plan, represent approximately 11.25% of the projected total public and private investment for the Project, which including anticipated expenditures by or on behalf of commercial or governmental entities within the Increment District, could exceed \$620 million.

XIV. MISCELLANEOUS PROVISIONS

A. Zoning Conditions. The property within the boundaries of Increment District “C” is zoned general commercial (Chickasha Municipal Airport) and heavy industrial (area west of the airport). It is reasonably anticipated that minor zoning changes may be proposed in connection with the Airport Industrial Park Project. Other than zoning adjustments to accommodate the proposed Project, no changes in the ordinances of the City of Chickasha are contemplated under this Project Plan. Development is anticipated to occur in accordance with current zoning requirements, with appropriate adjustments as approved by the City. The proposed project conforms to the comprehensive plan for the City of Chickasha, as amended. A map showing the existing uses and conditions of the real property is included as Exhibit “G”.

B. Annual Reports. In accordance with Section 867 of the Local Development Act, following the end of each fiscal year, the City shall prepare and submit a report to the chief executive officer of each taxing entity that levies ad valorem taxes on property within the Increment District. At the time of submitting the report, the City shall also publish a notice and summary of the report in a newspaper of general circulation.

XV. SEVERABILITY OF INVALID PROVISIONS

If any part, term, or provision of this Project Plan is held by a court of competent jurisdiction to be illegal, in conflict with any law or otherwise invalid, the remaining parts, terms, and/or provisions shall be considered severable and not be affected by such determination, and the rights and obligations of any parties to development agreements (as described herein and pursuant to the Local Development Act) shall be construed and enforced as if the Project Plan did not contain the particular part, term or provision held to be illegal or invalid.

EXHIBIT "B"

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located entirely in Grady County, Oklahoma, more particularly described as follows:

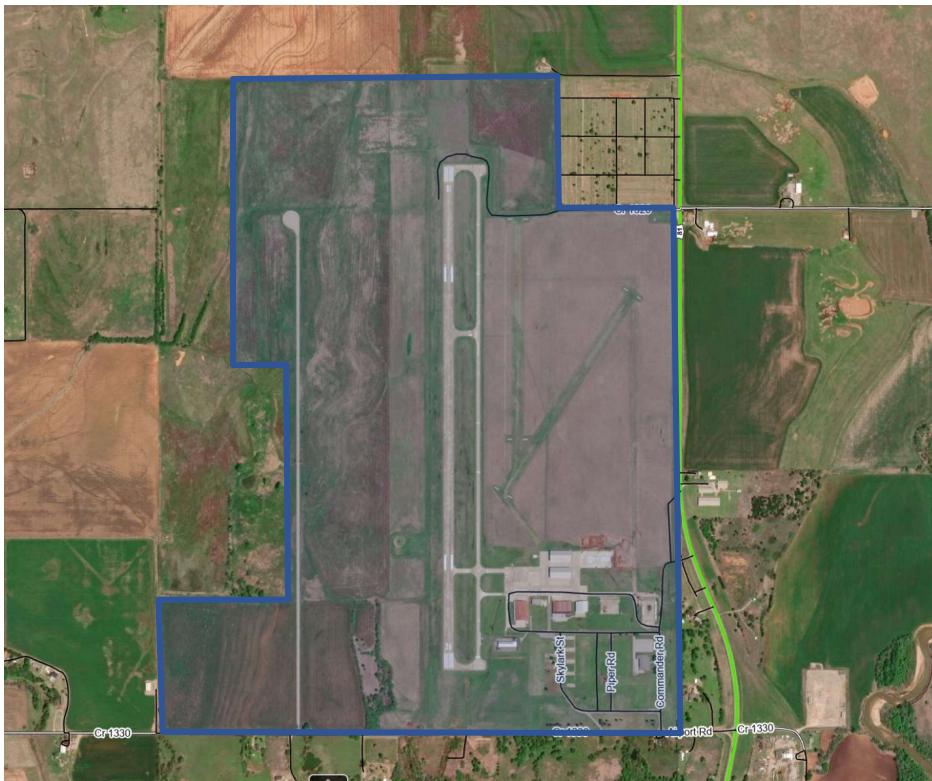
All of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West, Grady County, Oklahoma.

EXHIBIT “C”

MAP OF INCREMENT DISTRICT

INCREMENT DISTRICT “C”

The boundaries of Increment District “C” contain an area generally described as the Chickasha Municipal Airport located along U.S. Highway 81 north of the Washita River, plus a portion of the Chickasha Airport Industrial Park property immediately west of the airport, bounded on the south by Airport Road (E 1330 Road) and on the north by one quarter mile north of E 1320 Road.



* Increment District “C” boundaries contained within the blue border.

EXHIBIT “D”

INCREMENT DISTRICT LEGAL DESCRIPTIONS

INCREMENT DISTRICT “C”

The composite legal description for Increment District “C” is an area located entirely in Grady County, Oklahoma, more particularly described as follows:

[To be provided]

The following Tracts 1-9 are approximately representative of the Increment District “C” boundaries shown on the map in Exhibit “C”.

[See following page]

EXHIBIT “E”

**PROPOSED DEVELOPMENT IN THE PROJECT AREA
AND INCREMENT DISTRICT**

This Chickasha Airport Industrial Park Economic Development Project Plan describes an economic development project of the City of Chickasha, Oklahoma, that brings transformative industrial and commercial development to the undeveloped area located immediately west of the Chickasha Municipal Airport located along the west side of U.S. Highway 81 north of the Washita River. The purpose of the Increment District (as described herein) is to encourage economic development in the City by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development and/or redevelopment.

The City has identified potential development interests (i.e., the Developers) that propose to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area. The City recognizes the difficulty in development of the area due to significant costs necessary to correct current conditions at the planned Project site, including specifically the significant infrastructure and utility improvements necessary to support the development project. The goal of the Increment District (as defined herein) is to promote economic development in the City by incentivizing capital investment in undeveloped property in order to enhance the tax base and create employment opportunities within the City. The City has identified an aggregate total of \$69.8 million in costs associated with the infrastructure improvements and economic incentives (i.e., the TIF Projects). The costs of the infrastructure improvements to serve the Increment District (each as defined herein) are estimated to be \$26 million (i.e., the Infrastructure Costs). Certain economic incentives are proposed in the estimated amount of \$43.8 million in support of the Project (i.e., the Incentive Costs). The associated costs of the TIF Projects (inclusive of the Infrastructure Costs and the Incentive Costs), along with the Organizational Costs and the Debt Service Costs, represent the Project Costs. The City expects to phase the expenditure of Project Costs in coordination with specific development projects, and intends to apply other available funds as appropriate to offset the costs of the Increment District.

The following specific Infrastructure Costs have been identified by the City as necessary to support the full development of the Project. Project costs may include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges, drainage facilities, and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets within the Project Area and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal.

- A. **Water System Improvements:** Installation and extension of the City’s water distribution system within the Project Area to serve the various project features within the Airport Industrial Park Project. Project costs under this category include assistance in the financing of the actual material and labor costs

Deleted: Pursuant to the terms of one or more development agreements between the City and the Developers (as required by the Local Development Act defined herein), the TIF Revenues generated by virtue of the construction sales and use tax and ad valorem tax levies by the City and the County shall be utilized as a revenue source to fund the costs of the TIF Projects. The TIF Revenues (as defined herein) will be used to pay the costs of the TIF Projects, reimburse the ¶

associated with the acquisition of land and the installation, relocation, reconstruction and/or removal of new or existing water lines, and distribution structures and fixtures, similar public improvements, related common utility or service facilities, related landscaping; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$4,000,000**

B. **Sanitary Sewer Improvements:** Relocation or modification of one or more sanitary sewer lines, lift stations, and wastewater treatment plant facilities within the Project Area. Project costs under this category include the actual costs of the acquisition of land and the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including sanitary sewers, similar public improvements, related common utility or service facilities, related landscaping, clearing and grading of the project site and any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal. **\$6,000,000**

C. **Airpark Improvements:** Installation of street and road infrastructure within the Project Area to accommodate the heavy traffic flows generated by this project along with airport security enhancements, taxiway construction, and runway extension. Project costs under this category may include assistance in the financing of the costs of these street and roadway improvements. Project costs under this category include the actual costs of the acquisition, demolition, alteration, remodeling, repair, construction and/or reconstruction of new or existing structures and fixtures, including streets, bridges and any similar public improvements, common utility or service facilities, related landscaping; the actual cost of the clearing and grading of the streets and runways within the Project Area and any environmental remediation related thereto; utility relocation costs; stormwater drainage improvements, professional service costs, including those incurred for architectural, planning, engineering and legal . **\$10,000,000**

D. **Contingency:** Approximately thirty percent (30%) contingency to reflect probable inflationary costs for the above listed projects over the next decade. **\$6,000,000**

The Incentive Costs are estimated to be \$43.8 million and will be used for the purpose of providing assistance in development financing (as authorized by Section 853(14)(o) of the Local Development Act) necessary to accomplish the Project. Said assistance in development financing will be approved by the City Council pursuant to an economic development agreement with the

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

prospective development that sets forth appropriate performance requirements to qualify for the incentive(s). Certain of the Infrastructure Costs, along with additional infrastructure improvements, may also be accomplished through the use of assistance in development financing.

Additional amounts will be financed by the apportionment of tax increments from the Increment District including the Organizational Costs and the Debt Service Costs, all related to Project Costs in excess of the amounts specifically identified as Incentive Costs and City Infrastructure Project Costs. The Organizational Costs associated with the initial creation and implementation of the Increment District are preliminarily estimated to be approximately \$150,000, and the ongoing Organizational Costs are estimated to be \$10,000 per year over the term of the Increment District. The Debt Service Costs associated with the Project Costs are preliminarily estimated to be not in excess of approximately \$23 million.

The total estimate of Infrastructure Costs and Incentive Costs that may be made available for improvements and assistance in development financing from apportioned tax revenues shall be \$69.8 million (including all engineering, construction, planning, and contingency costs), which shall be a not-to-exceed amount. The City reserves the right to reallocate the costs described above to accommodate any cost differentials from the preliminary projections. The City anticipates that certain other funds may be available to supplement and/or offset all or a portion of certain Project Costs. The City expects to phase the expenditure of certain Project Costs in coordination with specific development projects. Apportioned tax revenues may be utilized as necessary to pay the Organizational Costs and the Debt Service Costs, and could total approximately \$23.3 million. The estimated combined total of all Project Costs is \$93,100,000.

The estimated \$550.3 million capital investment (\$475.2 million in net taxable value) and \$237.6 million in total taxable construction sales over the term of the Increment District is based on the following preliminary assumptions:

- Airport Industrial Park Project (Increment District “C”)
 - Approximately 2,157,000 square foot of industrial and commercial office space at an average buildout cost of \$225 per square foot, with an estimated \$500.26 million in real property project investment (\$425.22 million taxable value), with initial building completion(s) by the end of 2027 and continuing through 2036
 - Approximately \$50.02 million in business personal property investment (based on an average factor of 10% of the real property investment for each building (\$50.02 million taxable value)
 - Taxable value of real property is estimated at 85% of project investment, with future value held steady
 - Taxable value of business personal property is estimated at 100% of project investment, depreciated over 10 years to an average residual value of 20%
 - Construction sales tax is estimated based on 50% of the combined real property and personal property investment.

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

Please see Exhibit "F" for a Preliminary Site Development Plans for certain development projects proposed as part of the Airport Industrial Park Project.

Draft Project Plan Dated: 11/26/2025

Revised and Adopted: _____

EXHIBIT "F"

PRELIMINARY SITE DEVELOPMENT PLANS*

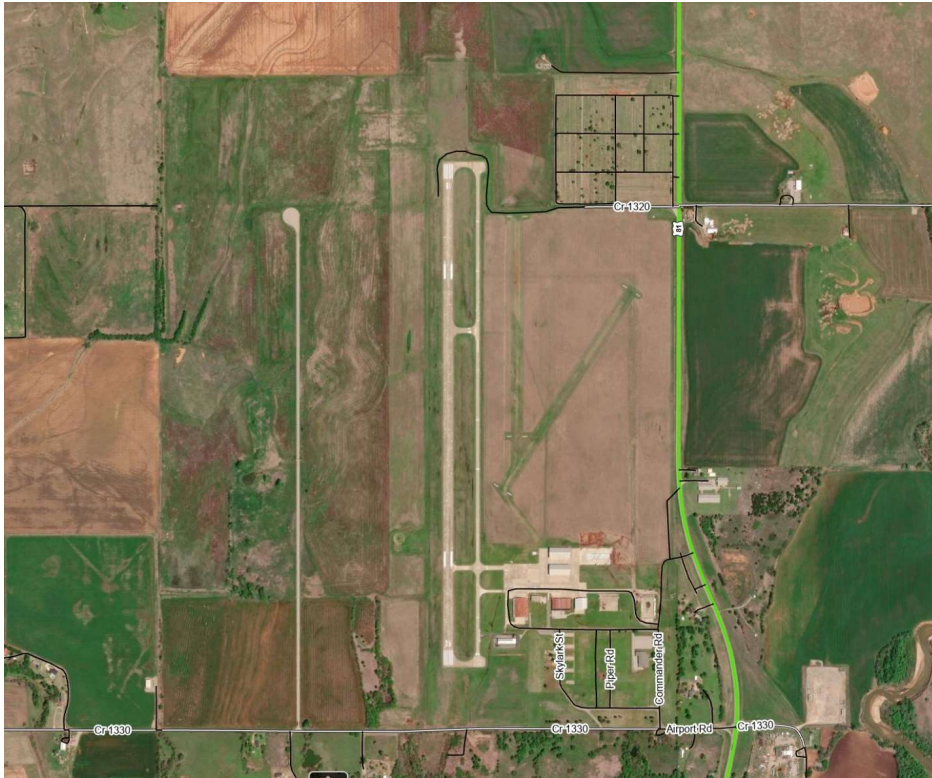
AIRPORT INDUSTRIAL PARK PROJECT

* See following pages for Preliminary Conceptual Layout, which is subject to change.

EXHIBIT "G"

EXISTING USES AND CONDITIONS OF REAL PROPERTY

Aerial view of Increment District area:



The following pages include a municipal boundary map showing the corporate limits of the City, and the most recent city-wide zoning map.

G-1

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN REGULAR SESSION ON THE 20TH DAY OF JANUARY, 2026, AT 6:30 O'CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following Ordinance was introduced and caused to be read by Title by the City Clerk. Council Member _____ moved passage of the Ordinance and Council Member _____ seconded the motion. The motion carrying with it the approval of said Ordinance was approved by the following vote:

AYE:

NAY:

The Ordinance so approved is as follows:

[Ordinance No. 2026-05 begins on following page]

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF CHICKASHA, OKLAHOMA (THE “CITY”) APPROVING UTILIZATION OF APPORTIONED TAX REVENUES AUTHORIZED BY STATEWIDE VOTE ADOPTING ARTICLE 10, SECTION 6C OF THE OKLAHOMA CONSTITUTION AND IMPLEMENTED BY THE LOCAL DEVELOPMENT ACT, 62 O.S. §850, ET SEQ.; APPROVING AND ADOPTING THE CHICKASHA AIRPORT INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN AND EXPRESSING INTENT TO CARRY OUT THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE PLANNING COMMISSION; DESIGNATING AND ADOPTING THE INCREMENT DISTRICT BOUNDARIES AND THE PROJECT AREA BOUNDARIES; DEFERRING THE NAMING AND ESTABLISHING THE DATE FOR THE CREATION OF THE INCREMENT DISTRICT; ADOPTING CERTAIN FINDINGS; RESERVING TO THE CITY THE AUTHORITY TO MAKE MINOR AMENDMENTS TO THE PROJECT PLAN; AUTHORIZING THE CITY COUNCIL OF THE CITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; ESTABLISHING A TAX APPORTIONMENT FUND; AUTHORIZING DIRECTIONS FOR PROSPECTIVE APPORTIONMENT OF TAX INCREMENTS; ESTABLISHING AN ALLOCATION OF USE FOR TAX INCREMENTS; DECLARING APPORTIONMENT FUNDS TO BE FUNDS OF THE CITY AND LIMITING THE PLEDGE OF APPORTIONED INCREMENTS TO INCREMENTS ACTUALLY APPORTIONED BY THE CITY; AUTHORIZING THE CITY COUNCIL OF THE CITY, OR A PUBLIC TRUST DESIGNATED THEREBY, TO IMPLEMENT THE PROJECT PLAN UTILIZING APPORTIONED TAX INCREMENTS TO PAY OR REIMBURSE PROJECT COSTS DIRECTLY AND/OR TO ISSUE BONDS OR NOTES, IF FEASIBLE AND DESIRABLE, TO PAY PROJECT COSTS AND TO RETIRE SAID BONDS OR NOTES FROM APPORTIONED TAX INCREMENTS; ESTABLISHING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, by statewide vote, the people of the State of Oklahoma adopted Article 10, §6C as an amendment to the Constitution of the State of Oklahoma to allow the Legislature to authorize cities, towns and counties to use local taxes for specific public investments, for assistance in development financing and as a revenue source for other public entities in the area, and to direct the apportionment of local taxes to plan, finance and carry out development of areas determined by the governing body of the city, town or county to be unproductive, undeveloped, underdeveloped or blighted; and

WHEREAS, the Legislature has enacted the Local Development Act, 62 Okla. Stat. §850, *et seq.* (the “Local Development Act”), for purpose of furthering the provisions of Article 10, §6C of the Oklahoma Constitution; and

WHEREAS, the Chickasha Airport Industrial Park Economic Development Project Plan (the “Project Plan”) supports the achievement of the economic development objectives of the City of Chickasha, Oklahoma (the “City”) in accordance with previously approved strategies and plans to incentivize capital investment in facilities to serve as a catalyst for expanding employment in the area, attract major investment in the area, preserve and enhance the tax base and make possible investment, development, and economic growth that would be difficult or impossible without the project and the apportionment of ad valorem taxes and sales and use taxes from within the Increment District; and

WHEREAS, the Project Plan calls for the creation of an Increment District, preliminarily entitled Increment District “C” (Airport Industrial Park Project) (the “Increment District”); and

WHEREAS, the Planning Commission of the City (the “Planning Commission”) has adopted its Resolution (attached hereto as Exhibit “D”) declaring that the Project Plan is in compliance with the Comprehensive Plan of the City and recommending the approval of the Project Plan to the City Council of the City; and

WHEREAS, the Tax Increment District Review Committee (the “Review Committee”), comprised of individuals representing each of the taxing jurisdictions in which the proposed increment district is located, as well as the public at large, has considered the financial impacts of the proposed Project Plan on each such taxing jurisdiction and has found that the proposed project will have a positive financial impact on the affected taxing entities and existing business activities within the Increment District; and

WHEREAS, the affected taxing entities comprising the Review Committee include the City; Grady County, Oklahoma (the “County”); Grady County Health Department; Chickasha Independent School District No. 1 of Grady County (the “School District”); Canadian Valley Technology Center Vo-Tech District No. 6; and Grady County EMS; and

WHEREAS, the Review Committee has reviewed the proposed Increment District in accordance with the criteria specified in the Local Development Act, and has found that the proposed Increment District is unproductive, undeveloped, and/or underdeveloped within the meaning of Article 10, §6C of the Oklahoma Constitution and the Local Development Act, and is located within a reinvestment area (as defined in Section 853(17) of the Act) and is therefore eligible for assistance under the Local Development Act; further, that the area comprising the Increment District is contained within a designated enterprise zone and therefore constitutes an enterprise area (as defined in Section 853(5) of the Act) and is therefore eligible for assistance under the Local Development Act; and

WHEREAS, the Review Committee has found that approval of the Project Plan is appropriate and has recommended its approval to the City Council of the City, evidenced by its Resolution (attached hereto as Exhibit “E”); and

WHEREAS, tax apportionment financing is a necessary component in generating economic development in the proposed project area and the Increment District; and

WHEREAS, investment, development and economic growth will be difficult within the proposed project area and proposed Increment District, but possible if the Project Plan is adopted; and

WHEREAS, the Project Plan will use the tools provided by the Local Development Act only in an area where investment, development and economic growth would not otherwise occur, and

WHEREAS, the Project Plan provides tools that will supplement and not supplant or replace nominal public functions and services; and

WHEREAS, the establishment of the Increment District will be used in conjunction with existing programs and other locally implemented economic development efforts in order to encourage economic development in the proposed project area; and

WHEREAS, the boundaries of the Increment District do not dissect any similar area or create an unfair competitive advantage; and

WHEREAS, the City Council of the City recognizes the need for residential and neighborhood treatment as well as commercial/industrial development; and

WHEREAS, maximum effort has been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the Project Plan, including creation of the Increment District; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed Project Plan, as prescribed in the Local Development Act, the Oklahoma Open Meeting Act, 25 Okla. Stat. §301 *et seq.*, and other applicable law; and

WHEREAS, implementation of the Project Plan will be facilitated by designation of a public trust with the City as its beneficiary (referred to herein as the “Authority”), to assist the City in carrying out and administering the Project Plan and exercising all powers necessary thereto except those powers reserved by the City herein; and

WHEREAS, implementation of the Project Plan will be facilitated by reserving to the City the authority to make minor amendments to the Project Plan, as provided in the Local Development Act; and

WHEREAS, implementation of the Project Plan will be facilitated by authorizing the Authority to pay or reimburse authorized Project Costs pursuant to Section IX of the Project Plan from apportioned tax increments, and/or issue its tax apportionment notes or bonds (referred to herein as the “TIF Bonds”) payable from apportioned tax increments; and

WHEREAS, it is in the best interests of the City and its citizens to approve the Project Plan, including the establishment of the Increment District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA:

Section 1. Utilization of Local Development Act. In order to undertake redevelopment of an undeveloped or underdeveloped area within the City, the City elects to utilize Article 10, §6C of the Constitution of the State of Oklahoma, adopted by statewide vote and implemented by the Local Development Act, which authorizes the use of local taxes for specific public investments, assistance in development financing and as a revenue source for other public entities in the area and which provides for the direction of apportionment of local taxes to plan, finance, and carry out development of unproductive, undeveloped, underdeveloped, or blighted areas as determined by the governing body of a city, town, or county.

Section 2. Project Plan Approval. The Project Plan is hereby approved and adopted as recommended by the Planning Commission and the Review Committee. As used in this Ordinance, “Chickasha Airport Industrial Park Economic Development Project Plan” or “Project Plan” shall mean the document entitled “Chickasha Airport Industrial Park Economic Development Project Plan” dated November 26, 2025, revised and adopted this January 20, 2026, and attached hereto as Exhibit “A”. It is the intent of the City to carry out the Project Plan as provided by this Ordinance. A markup of the original November 26, 2025, draft Project Plan is attached hereto as Exhibit “F”.

Section 3. Ratification of Actions. All actions, findings and recommendations made or taken in connection with the Project Plan by the Planning Commission and the Review Committee are hereby ratified and confirmed, including, but not limited to, the designation and selection of representatives to the Review Committee from the taxing jurisdictions and the public at large, recommendations for approval, and the findings of conformance with the Comprehensive Plan, eligibility of the Increment District and financial impact upon the taxing jurisdictions.

Section 4. Increment District Creation. There is hereby created a tax increment district pursuant to the Local Development Act. The Increment District shall commence as of the date determined by the City Council of the City in accordance with Section 856(B)(2) of the Local Development Act (the “Commencement Date”); provided however, the Commencement Date shall not be later than ten (10) years following adoption of the Project Plan and this Ordinance. The City Council will evidence the Commencement Date, designation, and naming of the Increment District by adoption of its Resolution at such time as shall be determined by the City Council of the City.

Section 5. Increment District and Project Area Boundaries. The boundaries of the Increment District encompass an area generally described as the Chickasha Municipal Airport located along U.S. Highway 81 north of the Washita River, plus a portion of the Chickasha Airport Industrial Park property immediately west of the airport, bounded on the south by Airport Road (E 1330 Road) and on the north by one quarter mile north of E 1320 Road. The specific Increment District legal description is hereby designated and adopted as described in Exhibit “B”. The boundaries of the Project Area (the area within which project activities will take place, including construction of the supporting public improvements) contain an area comprising all of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West., Grady County, Oklahoma. The Project Area is bordered on the south by Frisco Avenue, on the west by County Road 2810, on the north by County Road 1310 (4 Mile), and on the east by County Road 2840 (N. 4th Street), and the specific Project Area legal description is hereby designated and adopted as described in Exhibit “C”.

Section 6. Findings. The City Council hereby finds that:

- (a) The Increment District is located within an enterprise area as defined by the Local Development Act;
- (b) The proposed improvements and incentives (as set forth in the Project Plan) within the Increment District are likely to enhance the value of other real property in the area and to promote the general public interest;
- (c) The guidelines of paragraphs 1 and 2 of Section 852 of the Local Development Act shall be followed;
- (d) The aggregate net assessed value of the taxable property in all increment districts within the City, as determined pursuant to Section 862 of the Local Development Act, does not exceed 35% of the total net assessed value of taxable property within the City;
- (e) The aggregate net assessed value of the taxable property in all increment districts within the City, as determined pursuant to Section 862 of the Local Development Act, does not exceed 25% of the total assessed net value of any affected school districts located within the City;
- (f) The land area of all increment districts within the City does not exceed 25% of the total land area of the City; and
- (g) The Project Plan is feasible and conforms to the Comprehensive Plan of the City, as amended; and
- (h) The approval of the Project Plan is likely to significantly benefit contiguous or nearby enterprise zone census tracts, and therefore shall be eligible for the state local government matching payment authorized pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, *et seq.* (the “Leverage Act”), and the City is hereby authorized and directed to make application to the Oklahoma Department of Commerce pursuant to the Leverage Act.

Section 7. Right to Amend Project Plan. The City reserves to itself the authority to make minor amendments to the Project Plan in accordance with the definition provided in Section 858(D) of the Local Development Act. Notwithstanding the foregoing, the Review Committee may be reconvened at the direction of the City Council at any time following adoption of this Ordinance to consider and recommend any appropriate amendments to the Project Plan.

Section 8. City and Authority the Designated Public Entities. The City Council of the City is hereby designated and authorized as the public entity to carry out and administer the provisions of the Project Plan and to exercise all powers necessary or appropriate thereto, including, without limitation, those powers described in Section 854 of the Local Development Act. Upon designation by the City Council of the City, the Authority shall assist in carrying out and administering the provisions of the Project Plan and shall be authorized to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Local Development Act, except for

approval of the Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13, and 16 of that section, which powers shall be reserved to the City Council of the City.

Section 9. Tax Apportionment Fund. There is hereby created a fund called the “Increment District No. [] - Apportionment Fund” (referred to herein as the “Apportionment Fund”), which fund will be held by and be the property of the City (except that such fund may also be held by the Authority or a trustee acting on behalf of the Authority). All monies apportioned pursuant to Section 10 shall be deposited in the Apportionment Fund. No portion of the TIF Revenues described in Section 10 and no portion of the Apportionment Fund shall constitute a part of the general fund of the City.

Section 10. Apportionment of Tax Increments.

(a) The apportionment of the Ad Valorem Increment Revenues, the Sales Tax Increment Revenues, and the Leverage Act Increment Revenues (each as defined herein, and collectively referred to as the “TIF Revenues”) shall continue for that period required for the payment of the Project Costs, or a period not to exceed twenty-five (25) full fiscal years following the respective Commencement Date (each referred to as the “Expiration Date”), whichever is less..

(b) The apportionment of the TIF Revenues pursuant to this section shall terminate upon the final payment of, or reimbursement for, all Project Costs incurred in connection with the projects listed in the Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on the TIF Bonds; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond the Expiration Date.

(c) In the event that any portion of the principal of or interest on the TIF Bonds, issued in connection herewith, or any amount due and owing for payment or reimbursement under a development agreement entered into by the City, remains unpaid as of the Expiration Date, then the Increment District shall not terminate until the increment apportioned during the term of the Increment District is actually received by the Apportionment Fund, even if the receipt of such revenues occurs subsequent to the Expiration Date.

(d) *Ad Valorem Increment Revenues (TIF Revenues).* In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the increments of real and personal property ad valorem taxes generated within the Increment District, in excess of the real and personal property ad valorem taxes generated from the base assessed value of the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “Ad Valorem Increment Revenues”), are to be apportioned and set aside from all other ad valorem taxes levied within the Increment District, to be used exclusively for:

(i) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);

(ii) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;

- (iii) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects;
- (iv) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of third party developer, constitute an interest component on sums that were actually paid; and
- (v) the establishment and payment of a specific revenue source for affected taxing entities pursuant to Sections 853(9), 853(14)(i), and 854(4) of the Local Development Act.

Pursuant to the Local Development Act, the Ad Valorem Increment Revenues (as determined annually by the Grady County Assessor) apportioned hereunder and so collected shall be placed into the Apportionment Fund. All Ad Valorem Increment Revenues so collected shall be apportioned as follows: (i) seventy five percent (75.0%) of the Ad Valorem Increment Revenues shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of this Project Plan; and (ii) twenty five percent (25.0%) of the Ad Valorem Increment Revenues shall be apportioned to the affecting taxing jurisdictions in proportion to the allocation that the taxing jurisdictions would ordinarily receive from the increased assessed values, in the absence of the Increment District (as set forth in Sections 853(9), 853(14)(i) and 854(4) of the Local Development Act; provided that any portion of the TIF Revenues allocated to the School District shall be for the purpose of providing a specific revenue source to address the impacts of the Project on the School District, and shall be excluded in calculating chargeable income under the State of Oklahoma School Funding Formula (the “**Funding Formula**”).

(e) *Sales Tax Increment Revenues (TIF Revenues)*. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the incremental sales and use tax revenue derived from the construction of the Project (representing an amount equivalent to a total of 4.25% sales and use tax levied by the City as of the date of this Ordinance pursuant to Ordinance Nos. 827, 1137, 1671, and 2023-20, as codified in the Chickasha Code of Ordinances (the “Code of Ordinances”), as such Code of Ordinances may be amended, replaced, extended, superseded, terminated, or otherwise modified from time to time, including with regards to the total amount of applicable City sales and use tax rate) generated within the Increment District, as such increments are determined and defined pursuant to the Local Development Act (collectively, the “Sales Tax Increment Revenues”), are to be apportioned and set aside from all other sales and use taxes levied within the Increment District; provided, however, the Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales. The Sales Tax Increment Revenues are to be used exclusively for:

- (i) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (ii) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (iii) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (iv) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

For purposes of determining the incremental portion of the sales and use taxes generated within or sourced to the Increment District, the City Sales Tax Increment Revenues shall only pertain to construction and other capital investment related expenditures within the boundaries of the Increment District, and shall not include any sales and use tax derived from retail sales. One hundred percent (100%) of the sales and use tax generated within or sourced to the Increment District and received by the City which are in excess of such base amount, net of any Transfer Adjustment, shall be considered to be the “increment” subject to apportionment by this section. The City shall establish procedures related to the calculation and determination of construction related sales and use tax revenue qualifying as Sales Tax Increment Revenues. Such procedures shall stipulate that construction related Sales Tax Increment Revenues be derived only from new construction activities occurring within the Increment District. The City shall be entitled to rely on certifications of actual construction costs provided by a third party developer(s) or related parties in connection with determining any applicable Sales Tax Increment Revenues.

Pursuant to the Local Development Act, the Sales Tax Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund and shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of the Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

(f) *Leverage Act Increment Revenues (TIF Revenues)*. In accordance with the provisions of the Local Development Act, one hundred percent (100%) of the incentive matching payments made by the State of Oklahoma pursuant to the Leverage Act, based on construction sales and use tax increments dedicated to the Increment District, as such amounts are hereinafter determined and defined (collectively, the “Leverage Act Increment Revenues”), are to be apportioned and set aside from all other sales and use

taxes levied within the Increment District. The Leverage Act Increment Revenues are to be used exclusively for:

- (i) the payment of principal, interest and premium, if any, on any TIF Bonds issued pursuant to Section 863 of the Local Development Act (including pledging as security for such payments);
- (ii) the payment, if required, of amounts necessary to satisfy or replenish any reserve requirement established with respect to any TIF Bonds;
- (iii) the payment of Project Costs incurred in connection with the development, construction, or implementation of the TIF Projects; and
- (iv) the reimbursement of a third party developer (pursuant to a development agreement with the City or the Authority), including any interest component (pursuant to a development agreement with the City and/or the Authority), the City, or any agency thereof (including the Authority), which has paid Project Costs from funds which were not increments derived from the Increment District, but only to the extent that such sums were actually paid or, in the case of reimbursement of a third party developer, constitute an interest component on sums that were actually paid.

The City shall establish procedures related to application under the Leverage Act for sales and use tax matching funds. It is hereby recognized that any Leverage Act Increment Revenues represent a substantial economic benefit to the City and the development of the Project, and the City and the Authority shall take all reasonable actions necessary to maximize the Leverage Act Increment Revenues.

Pursuant to the Local Development Act, the Leverage Act Increment Revenues apportioned hereunder and so collected shall be placed into the Apportionment Fund and shall be pledged as security for the payment of the TIF Bonds or otherwise used to pay (or reimburse the payment of) Project Costs authorized pursuant to Section IX of the Project Plan, including any interest component (pursuant to a development agreement with the City and/or the Authority).

(g) *Use of TIF Revenues.* During the term of the Increment District, TIF Revenues (excluding such portions allocated to affected taxing entities) shall be utilized as follows:

- (i) The payment of principal, accrued interest, and premium, if any, due on the TIF Bonds;
- (ii) If applicable, transfers to any debt service reserve established in connection with the TIF Bonds in such amounts as may be necessary to restore the reserve to its prescribed levels;
- (iii) The payment and/or reimbursement of authorized Project Costs (including any interest component pursuant to a development agreement);

(iv) If applicable, the prepayment of principal on any TIF Bonds until such time as all TIF Bonds are retired; and

(v) Upon retirement of all TIF Bonds (if any) and payment of all Project Costs (including any interest component pursuant to a development agreement), (a) any remaining Ad Valorem Increment Revenues shall be transferred to the various ad valorem taxing jurisdictions, in the same percentages as originally collected, as determined by reference to the millage levied by each of the various ad valorem taxing jurisdictions for the related tax year, excluding sinking fund levies, and (b) any remaining Sales Tax Increment Revenues shall be transferred to the City for deposit into the General Fund or to the appropriate special fund, in each case consistent with the provisions of the Local Development Act. Any remaining Leverage Act Increment Revenues either shall be treated appropriately as ad valorem tax revenue or sales and use tax revenue, and shall be transferred as set forth in (a) and (b) herein, or, if required by the Leverage Act, shall be returned to the State of Oklahoma.

Section 11. Increments Constitute City Funds; Uses. From and after apportionment, the apportioned increments shall constitute funds of the City (except that such funds may also be held by the Authority or a trustee acting on behalf of the Authority). Apportioned increments may be used for the payment of Project Costs; provided, however, the pledge of apportioned increments toward payment of such Project Costs shall be limited to increments actually apportioned by the City and any security instruments shall provide that except as provided for in this Ordinance, the City has no legal obligation or promise to apportion additional increments in future years. The City and the Authority (as and when designated by the City) shall have the authorization to carry out certain provisions of the Project Plan, as authorized in Section VIII of the Project Plan, to incur and pay or reimburse Project Costs (including any interest, capitalized interest, and other related financing costs) pursuant to Section IX of the Project Plan and also, if feasible and desirable, to issue tax apportionment bonds or notes, incur the costs of issuance of such bonds, and accumulate appropriate reserves, if any, in connection with such bonds, and to retire said bonds or notes from apportioned tax increments, all in accordance with the provisions of the Project Plan. The Authority may (upon designation by the City) also be authorized to irrevocably pledge all or any part of the apportioned TIF Revenues and/or other available revenue for the payment of the TIF Bonds, or for the payment (or reimbursement) of Project Costs. In authorizing the irrevocable pledging of such TIF Revenues, it is the express intention of the City Council that the Increment District will remain in place until all of the outstanding principal, accrued interest and premium, if any, on any such TIF Bonds have been paid in full. Notwithstanding such intention, the City, by these provisions, does not waive any right which it has now or may have in the future, to repeal, modify or amend this Ordinance, by subsequent action of the City Council, as provided in Section 856(C) of the Local Development Act. In adopting this Ordinance, the City does not purport to create any contractual obligation extending beyond the City's current or any subsequent fiscal year with regard to the establishment or maintenance of the Increment District, or the apportionment of the TIF Revenues; provided, however, that the City may, on a year-to-year basis, agree to transfer to the Apportionment Fund, as appropriate, any apportioned increments which it receives. All TIF Bonds so issued shall state that such bond or note is not a debt, general or special, liability or obligation of the City, Grady County, or the State of Oklahoma or any other agency or authority of such entities, other than the Authority. The bond or note shall further state to the effect that:

(a) The issuance of such bond or note does not give rise to a charge against the general credit or taxing powers of the City, or a claim on the revenues or resources of the State of Oklahoma, and

(b) Such bond or note is a special, limited obligation of the Authority, payable solely from the income, revenues and receipts derived or to be derived from the proceeds of certain tax increments paid over to the Authority and the funds and accounts held pursuant to the terms of any indenture or agreement authorizing the issuance of such bonds or notes.

Section 12. Effective Date. This Ordinance shall become effective upon thirty (30) days after its passage and publication.

Section 13. Severability. If any term, section, subsection, sentence, clause, phrase or portion of this Ordinance or the Project Plan approved hereby is for any reason held invalid or unconstitutional, such term, section, subsection, sentence, clause, phrase or portion shall not affect the validity of the remaining portions of this Ordinance.

Section 14. Necessary Action. The Mayor or Vice Mayor and City Clerk or Deputy City Clerk be and hereby are authorized and empowered to execute and deliver for and on behalf of the City any and all other documents or instruments reasonably necessary to accomplish the implementation of the Project Plan.

[Remainder of Page Left Blank Intentionally]

PASSED AND APPROVED THIS 20TH DAY OF JANUARY, 2026.

CITY OF CHICKASHA, OKLAHOMA

(SEAL)

Zachary Grayson, Mayor

ATTEST:

Susan M. McDaniel, CMC - City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the City Council of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 20TH DAY OF JANUARY, 2026.

(SEAL)

Susan M. McDaniel, CMC - City Clerk

EXHIBIT “A”

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

[On file with the City Clerk of the City of Chickasha, Oklahoma]

EXHIBIT “B”

INCREMENT DISTRICT LEGAL DESCRIPTION

INCREMENT DISTRICT “C”

[To be provided]

EXHIBIT “C”

PROJECT AREA LEGAL DESCRIPTION

INCREMENT DISTRICT PROJECT AREA

An area located in Grady County, Oklahoma, more particularly described as follows:

All of Sections 4 through 9, and 16 through 21, Township 7 North, Range 7 West,
Grady County, Oklahoma.

EXHIBIT “D”

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CHICKASHA**

Resolution dated December 9, 2025

[Copy on file with the City Clerk of the City of Chickasha, Oklahoma]

EXHIBIT “E”

RESOLUTION OF THE TAX INCREMENT DISTRICT REVIEW COMMITTEE

Resolution dated December 1, 2025

[Copy on file with the City Clerk of the City of Chickasha, Oklahoma]

EXHIBIT “F”

**CHICKASHA AIRPORT INDUSTRIAL PARK
ECONOMIC DEVELOPMENT PROJECT PLAN**

Mark-up reflecting technical corrections to the November 26, 2025, draft Project Plan

[On file with the City Clerk of the City of Chickasha, Oklahoma]

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: Administration

Agenda Item No. 6.h.

AGENDA ITEM: Discussion, consideration and possible action to approve Resolution No. 2026-03R: a Resolution creating, naming, and establishing the commencement date for Increment District No. 3, City of Chickasha; ratifying and confirming Ordinance No. 2026-05 of the City Council of the City of Chickasha, Oklahoma, providing for severability; and containing other provisions related thereto.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Approve Resolution 2026-03R as presented.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Jim Crosby, City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

1. Res. 2026-03R TIF #3 Commencement Resolution 01-20-2026

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA, MET IN REGULAR SESSION ON THE 20TH DAY OF JANUARY, 2026, AT 6:30 O'CLOCK P.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following Resolution was introduced and caused to be read by title by the City Clerk. Councilmember _____ moved passage of the Resolution and Councilmember _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

[Resolution No. 2026-03R begins on following page]

RESOLUTION NO. 2026-03R

A RESOLUTION CREATING, NAMING, AND ESTABLISHING THE COMMENCEMENT DATE FOR INCREMENT DISTRICT NO. 3, CITY OF CHICKASHA; RATIFYING AND CONFIRMING ORDINANCE NO. 2026-05 OF THE CITY COUNCIL OF THE CITY OF CHICKASHA, OKLAHOMA, PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City Council of the City of Chickasha, Oklahoma (the “City”), has adopted the Chickasha Airport Industrial Park Economic Development Project Plan (the “Project Plan”), pursuant to Ordinance No. 2026-05 dated January 20, 2026 (the “TIF Ordinance”), all in accordance with the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (the “Act”); and

WHEREAS, the purpose of the Project Plan is to entice small and medium sized industrial and commercial businesses to relocate from outside the State of Oklahoma to the Chickasha Airport Industrial Park area by facilitating the payment of the costs of essential infrastructure improvements and remedial costs necessary to make certain property viable for development, all to enhance the tax base and create employment opportunities within the City (the “Project”); and

WHEREAS, the Project Plan supports the City’s efforts to achieve its development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base, thereby making possible investment that would be difficult without the adoption of the Project Plan and the apportionment of incremental tax revenues; and

WHEREAS, Section 856(B)(2) of the Act requires that the TIF Ordinance shall “create[s] the district as of a date provided in it or defer[s] determination of such date, provided such date must be no more than ten (10) years after the date of approval of the project plan” (62 O.S. §856(B)(2)); and

WHEREAS, Section 4 of the TIF Ordinance provided for the deferment of the official creation, designation, and naming of the Increment District, until such time as determined by the City Council, provided that such determination be made within ten (10) years of the effective date of the TIF Ordinance; and

WHEREAS, in order to comply with the requirements of the Act and to provide certainty as to the effective terms of the TIF Ordinance and the corresponding Increment District, the City finds that it is in the best interest of the overall success of the Project to establish the initiation, designation and official naming of Increment District No. 3, as described in the TIF Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chickasha, State of Oklahoma:

Section 1. Commencement Date. In accordance with the requirements of the Act and as contemplated by Section 4 of the TIF Ordinance, the City hereby determines that the Increment District referred to therein as Increment District “C” shall be named “Increment District No. 3, City of Chickasha” and said Increment District is hereby created with an effective date of July 1, 2026 (referred to as the “Commencement Date”), and a termination date of June 30, 2051 (referred

to as the “Expiration Date”), said Expiration Date representing a period not to exceed twenty-five (25) full fiscal years following the Commencement Date. All other provisions of the TIF Ordinance are hereby ratified and confirmed.

Section 2. Development Agreements. As provided in the Act, the City shall consider and take separate action with respect to such agreements and/or memoranda of understanding (collectively, the “Agreements”) as may be necessary and appropriate to implement the Project Plan, including but not limited to one or more Agreements with a public trust with the City as its beneficiary (referred to herein as the “Authority”), and a developer(s) (each acting through its duly designated corporate entity) governing allocations, accounting, disbursements, and other necessary procedures, all in accordance with the provisions of the Project Plan and the TIF Ordinance. Such Agreements may be adopted, supplemented, and/or amended as necessary prior to or following the Commencement Date.

Section 3. Severability. If any term, section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional, such term, section, subsection, sentence, clause, phrase or portion shall not affect the validity of the remaining portions of this Resolution.

Section 4. Necessary Action. The Mayor or Vice Mayor and City Clerk or Deputy City Clerk be and hereby are authorized and empowered to execute and deliver for and on behalf of the City any and all other documents or instruments reasonably necessary to accomplish the implementation of the Project Plan.

[Remainder of Page Left Blank Intentionally]

PASSED AND APPROVED THIS 20TH DAY OF JANUARY, 2026.

CITY OF CHICKASHA, OKLAHOMA

(SEAL)

Zachary Grayson, Mayor

ATTEST:

Susan M. McDaniel, CMC - City Clerk

STATE OF OKLAHOMA)
)SS
COUNTY OF GRADY)

I, the undersigned, City Clerk of the City of Chickasha, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the City Council of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 20TH DAY OF JANUARY, 2026.

(SEAL)

Susan M. McDaniel, CMC - City Clerk

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: City Clerk

Agenda Item No. 7.a.

AGENDA ITEM: Discussion, consideration and possible action to enter into executive session pursuant to Title 25 O.S. Section 307(B)(3) to discuss the sale, purchase, lease, acquisition or appraisal of real property, in order to advise Council regarding acceptance of bid(s) following notice by publication of public sale and public auction pursuant to 64 O.S. Section 1081 and 1082 for oil and gas mining lease(s) for oil and gas development covering the following described real properties:

Tract 1: An undivided 80 acres, more or less, in the SE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 2: An undivided 60 acres, more or less, in the N/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 3: An undivided 80 acres, more or less, in the S/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Enter into Executive Session.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: City Clerk

Agenda Item No. 7.b.

AGENDA ITEM: Vote to Reconvene Open Session

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 20, 2026	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Council Agenda 1-20-2026

Meeting Date: 1/20/2026

Department: City Clerk

Agenda Item No. 7.c.

AGENDA ITEM:

Discussion, consideration and possible action on any matter discussed in executive session pursuant to Title 25 O.S. Section 307(B)(3) regarding the sale, purchase, lease, acquisition or appraisal of real property, including possible acceptance or rejection of bids received for sale of oil and gas mining lease(s) covering the following described real properties:

Tract 1: An undivided 80 acres, more or less, in the SE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 2: An undivided 60 acres, more or less, in the N/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

Tract 3: An undivided 80 acres, more or less, in the S/2 NE/4 of Section 10, Township 8 North, Range 9 West, Caddo County, Oklahoma.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
Meeting Date: January 20, 2026	FUND	ACCOUNT	AMOUNT
	(From)		

V. ATTACHMENTS: