

AGENDA

Special Meeting of the Trustees of Oklahoma Industries Authority (the “Authority”) Thursday, April 29, 2021 at 3:00 PM

During the COVID-19 pandemic, no physical location will be provided for this meeting. The meeting will instead be live streamed from remote locations as allowed by SB 1031, 25 O.S. 2020 Supp. §307.1(C).

Members of the public wishing to participate in this meeting may do so by videoconference or via teleconference accessed as follows:

Online Link: <https://us02web.zoom.us/j/8801864415088018644150>

Meeting ID: 880 1864 4150

Passcode: 1

Dial In Phone Number: +1 253 215 8782

Trustees of the Authority will participate in the meeting as follows:

Clayton I. Bennett, Chair (via videoconference)

Kirk Humphreys (via videoconference)

J. W. Mashburn (via videoconference)

Ronald J. Norick (via videoconference)

Roy H. Williams (via videoconference)

Written materials for this meeting are available to the public at:

<https://www.theallianceokc.org/2020-meetings>

Presiding: Clayton I. Bennett, Chair

NOTICE: This meeting is to be live streamed from remote locations. The Chair will announce at the beginning of the meeting that if connections are lost, the Authority will attempt to restore communications for a maximum of 30 minutes and if communications cannot be restored, the meeting will be reconvened at a date and time to be announced.

The following agenda items may include discussion, actions, approvals, disapprovals and voting as desired by the Trustees:

2316 Determination of Quorum

- 2317 Consider and approve Minutes for Authority meeting held on November 13, 2020
- 2318 Approval of Engagement Letter with HSPG & Associates, P.C. for independent audit of the Authority for Fiscal Year ending June 30, 2021
- 2319 Consider and Receive Quarterly Financial Statements for Oklahoma Industries Authority for the periods through March 31, 2021
- 2320 Consider and approve Economic Development Services Agreement with The Alliance for Economic Development of Oklahoma City, Inc., an Oklahoma not-for-profit corporation
- 2321 Consider and take action with respect to a Resolution regarding the possible sale and/or lease of property owned by the Authority located at 4600 SE 59th Street, Oklahoma City (formerly Unit Parts Facility)
- 2322 Consider and take action with respect to a Resolution regarding the sale of Authority property located at 711 Stanton L. Young Blvd, Oklahoma City
- 2323 Consider and take action with respect to a Resolution regarding the acquisition, sale and exchange of real property interests and actions related to the ownership and use of same in the vicinity of Interstate 240 and Eastern Avenue
- 2324 Consider and take action with respect to a Resolution regarding the acquisition, sale and exchange of real property interests and actions related to the ownership and use of same in the vicinity of Tinker AFB
- 2325 Report and Receive Financial Statements and Report of Independent Certified Public Accountants, Oklahoma Industries Authority, Oklahoma County – June 30, 2020
- 2326 Receive and discuss report of General Manager
- 2327 Adjournment

**MINUTES OF SPECIAL MEETING
OF THE
OKLAHOMA INDUSTRIES AUTHORITY
FRIDAY, NOVEMBER 13, 2020 - 11:00 A.M.
VIA TELCONFERENCE**

PRESENT: Clayton Bennett, Chairman
Roy Williams
Kirk Humphreys

ABSENT: Ronald Norick
JW Mashburn

ALSO: John Williams; Williams, Box, Forshee & Bullard; Cathy O'Connor, Geri Kenfield-Harlan, Keith Kuhlman and Pam Lunnon, The Alliance for Economic Development of OK

PRESIDING: Chairman, Clayton Bennett

The Trustees of Oklahoma Industries Authority met via teleconference, Oklahoma pursuant to public notice thereof in writing, delivered to the County Clerk of Oklahoma Country. The notice/agenda was posted at the Authority's Principal Office at 105 N. Hudson, Suite 101 on Tuesday, November 10, 2020.

2307 *The Chairman determined there was a quorum and called the meeting to order at 11:07 p.m. Cathy O'Connor called roll.*

2308 *Consider and approve Minutes for meetings held on February 27, 2020 and April 3, 2020*

Mr. Williams moved the approval of the minutes, and upon second by Mr. Humphreys, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes; and Mr. Humphreys, yes.

Minutes Approved

2309 *Consider and take action with respect to a Resolution authorizing the Authority to enter into a contract(s) with the Board of County Commissioners of Oklahoma County to administer the expenditure of Coronavirus Aid, Relief, and Economic Security Act (U.S. CARES Act) funds received by Oklahoma County from the United States of America, and authorizing actions related thereto and in furtherance thereof*

Discussion: Ms. O'Connor stated this resolutions authorizes the Authority to enter into a contract with the Board of County Commissioners of Oklahoma County to administer the expenditures of Coronavirus Aid, Relief, and Economic Security Act funds received

by the County from the United States of America. OIA has been requested by Oklahoma County to consider the establishment of programs to support economic development, medical issue and educational functions in conformance with the Trust Indenture of the Oklahoma Industries Authority in the amount of \$15,000,000 on behalf of Oklahoma County. The Board of County Commissioners will consider a resolution to this effect at their meeting on Monday morning at 9:00 a.m. A copy of that resolution was email to Trustees for their review.

Ms. O'Connor and Mr. Williams made a presentation to the Budget Board of Oklahoma County on Tuesday at their request to outline the kind of programs that OIA might be able to undertake for them if the Board of County Commissioners approves this resolution. What we proposed was a Small Business Continuity Program similar to what The Alliance helped manage with The City of Oklahoma City. There are a lot steps that needs to be taken and things that the County will need to agree to in order to implement that program very quickly and get the money expended by December 30th. OIA has already talked to the bank that worked with Oklahoma City on their program and they are willing to help and we think we can provide this money for small business assistance within the deadline. The County has asked us to put together a program for them and they really can't direct us to what that looks like. We will have to do that within our own powers and authority, so that we may be able to support some of the medical efforts that are underway related to the coronavirus and other kinds of programs as well.

Roy Williams asked do we have any limitations such as geography, money etc. that goes along with this program or does OIA determine the conditions? Mr. John Williams replied first the amount of money in respect to this grant program is \$15,000,000. OIA will determine the limits etc. and will probably adopt the Oklahoma City program with their rules and guidelines. Any business receiving money must show that their needs has not been met by another federal agency which is part of the Cares Act requirements. Ms. O'Connor believes we can distribute this money by the end of December and if not the remaining amount will be returned to the County.

Mr. John Williams stated today OIA needs to authorize a contract with Board of County Commissioners to administer this program. It further authorizes the Chair, Vice-Chair and General Manger to take all kinds of actions in pursuit of that. The details of how we carry this out can be resolved in another meeting. This is a contract still being negotiated. This resolution is recommended for approval.

Mr. Humphreys moved to approve this resolution, and upon second by **Mr. Williams**, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes and Mr. Humphreys, yes.

Resolution Approved

- 2310 *Consider and take action with respect to a Resolution authorizing the Authority to enter into a contract(s) with the Board of County Commissioners of Oklahoma County to administer a Property Assessed Clean Energy Program (C-PACE) for Oklahoma County, and authorizing actions related thereto and in furtherance thereof*

Discussion: Ms. O'Connor stated this is a resolutions with the Board of County Commissioners asking Oklahoma Industries Authority to administer the Property Assessed Clean Energy Program (C-PACE) for Oklahoma County. This is a financing tool that has begun to be used all around the county to help finance commercial construction projects, both renovation and new construction. The Oklahoma State Statutes were modified last year to make it easier to use in the State of Oklahoma. Ms. O'Connor stated it seems like a perfect fit for the Oklahoma Industries Authority to help with the administration and financing of these kinds of programs. The program works based on an assessment that is placed against the property and that assessment retires bonds that are issued to support clean energy improvements associated with a specific construction project. We have a pilot project that we would like to start on which is the redevelopment of the Armory building off of NE 23rd. This resolution is recommended for approval.

Mr. Williams moved to approve this resolution, and upon second by Mr. Humphreys, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes and Mr. Humphreys, yes.

Resolution Approved

- 2011 *Consider and take action with respect to a Resolution regarding the acquisition, sale and exchange of real property interests and actions related to the ownership and use of same in the vicinity of Interstate 240 and Eastern Avenue*

Discussion: Ms. O'Connor stated this resolution regarding the acquisition sale and exchange of real property related to a piece of property located in the vicinity of I-240 & Eastern Avenue. For several years now Ms. O'Connor and the OKC Chamber of Commerce have been working to acquire some sites for large scale industrial development and job creation projects. This site was identified in a study conducted by the City of Oklahoma City as being one of the highest priority sites to acquire. It is 577 acres at I-240 and Eastern. It is owned by the Commissioners of Land Office. We would enter into an exchange agreement with the CLO. They would purchase a piece of property and then OIA would then exchange it for the property at I-240 & Eastern. We have begun the process of getting an allocation of funding for this purchase for the acquisition from the City of Oklahoma. We have made presentation to the OCEDT and it was introduced at City Council Meeting this week to receive up to \$13,000,000 to go towards the acquisition of this property. This is a great opportunity for OIA to have the resources for these kinds of large scale job creation projects. This resolution is recommended for approval.

Mr. Humphreys moved to approve this resolution, and upon second by Mr. Williams, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes and Mr. Humphreys, yes.

Resolution Approved

- 2312 ***Consider and take action with respect to a Resolution regarding the acquisition, sale and exchange of real property interests and actions related to the ownership and use of same in the vicinity of Tinker AFB***

Discussion: Mr. Williams stated earlier that OIA approved a resolution that authorized the acquisition of real property in the vicinity of Tinker AFB, which OIA has acted on and utilized to acquire property. This resolution does everything the prior resolution does except it expands the authority of the Chair, Vice-Chair or General Manager to take other actions besides mere acquisitions of property. It includes making application for government approvals etc. This resolution is recommended for approval.

Mr. Williams moved to approve this resolution, and upon second by Mr. Humphreys, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes and Mr. Humphreys, yes.

Resolution Approved

- 2313 ***Consider and take action with respect to a Resolution regarding the election of Authority officers and their duties and authority***

Discussion: Mr. Williams stated this resolution appoints the same officers and further to facilitate Authority operations between meetings of the Trustees, the Chair, the Vice-Chairs in the absence of the Chair, the General Manager, or any one of them, are authorized to take actions for and on behalf of the Authority as necessary to conduct the operations and management of the Authority, to include matters related to the pursuit of economic development prospects, and to authorize necessary funding for same; the General Counsel is authorized to conduct the legal affairs of the Authority; and, the Secretary and Assistant Secretaries are authorized to act on behalf of the Authority consistent with their offices; all to be in accordance with best practices and laws applicable to Oklahoma public trusts. The authority granted by this resolution only applies to the above name individual persons. This resolution is recommended for approval.

Clayton I. Bennett – Chair
Kirk Humphreys – Vice-Chair

J.W. Mashburn – Vice-Chair
Ronald J. Norick – Vice-Chair
Roy H. Williams – Vice-Chair and Secretary
Catherine R. O’Connor – General Manager and Assistant Secretary
Gary M. Bush – Assistant Secretary
John Michael Williams – General Counsel and Assistant Secretary

Mr. Williams moved to approve this resolution, and upon second by Mr. Humphreys, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes and Mr. Humphreys, yes.

Resolution Approved

2314 *Receive and discuss report of General Manager, with related actions as desired by the Trustees*

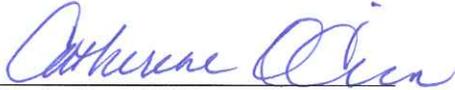
Discussion: Ms. O’Connor introduced Keith Kuhlman to the Board. He has joined the Alliance staff as a consultant and is helping us with the land acquisition activities at Tinker and I-240 & Eastern.

2315 There being no further business to come before the Board, the meeting was adjourned at 11:47 a.m.

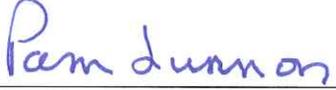
Mr. Williams moved to approve to adjournment, and upon second by Mr. Humphreys, the vote was as follows:

Upon a vote of the Trustees, the motion carried unanimously to wit: Mr. Bennett, yes; Mr. Williams, yes and Mr. Humphreys, yes.

Respectfully submitted:


Catherine O’Connor
General Manager

Recorded by:


Pam Lunnon
Executive Assistant



April 7, 2021

To the Board of Trustees and Management
Oklahoma Industries Authority

We are pleased to confirm our understanding of the services we are to provide Oklahoma Industries Authority (“OIA”) for the year ended June 30, 2021. We will audit the financial statements of OIA, which comprise the statement of net position as of June 30, 2021, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the basic financial statements.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement OIA’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to OIA’s RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management’s Discussion and Analysis.

We have also been engaged to report on supplementary information other than RSI that accompanies OIA’s financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor’s report on the financial statements:

1. Schedule of expenditures of federal awards.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on—

HSPG & ASSOCIATES, PC

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Board of Trustees of OIA. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, an unavoidable risk exists that some material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, Government Auditing Standards, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of OIA's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of OIA's major programs.

For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on OIA's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of OIA in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including identification of all related parties and all related-party relationships and transactions, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants.

Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to OIA; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of HSPG & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the U.S. Department of the Treasury or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of HSPG & Associate personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by an outside regulator or pass-through entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit as soon as possible. Patrick Hollingsworth is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be \$50,000. This includes our miscellaneous charges, such as travel, meals, and postage. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to OIA and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

HSPG & Associates, P.C.

HSPG & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of Oklahoma Industries Authority.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

Financial Statements
of
Oklahoma Industries Authority
For the Period Ended March 31, 2021

Oklahoma Industries Authority
Statement of Net Position
March 31, 2021

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

Assets

Current Assets

Cash	\$	3,348,093	
Cash - Cares Act Grant		2,703,245	
Accounts Receivable		-	
Accrued Int. Receivable		15,185	
Prepaid Insurance		74,663	
Deposits		12,159	
Note Receivable - Progress OKC, net of allowance		-	
Total Current Assets			\$ 6,153,344

Investments-Fixed Income			1,778,460
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Fixed Assets

Industrial Land - Unit Parts		139,081	
Industrial Property		605,577	
Property - 4725 SE 59th		160,820	
Thomas Estell Land		401,263	
Unit Parts - Office Renovations		1,969,986	
MROTC - Land		697,000	
MROTC - Building & Tow-way		28,482,739	
SW 49th-Symes-FY21		303,630	
Boeing Land-FY15		1,362,845	
SE 44th-CLO-40A-FY21		830,741	
9400 SE 49th Delp-FY21		403,961	
Accumulated Depreciation		(9,073,570)	
Total Fixed Assets			26,284,075

Total Assets			<u>34,215,878</u>
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Deferred Outflows of Resources			<u>597,601</u>
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Total Assets and Deferred Outflows of Resources			<u><u>\$ 34,813,479</u></u>
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LIABILITIES AND NET POSITION

Liabilities

Accounts Payable	\$	22,500	
Unearned Rent		2,000	
Deferred Grant Revenue		2,600,000	
Deferred Grant Revenue - Tinker		125,000	
Note Payable - MROTC		7,245,382	
Total Liabilities			\$ 9,994,882

Net Position

Project Fund - Begin Balance		23,660,677	
Change in Net Position		1,157,920	
Total Net Position			<u>24,818,597</u>

Total Liabilities and Net Position			<u><u>\$ 34,813,479</u></u>
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Oklahoma Industries Authority
Income Statement
For the Three Months and Nine Months Ending March 31, 2021

	Current Period		Year to Date	
Revenues				
Lease Revenue	\$ 6,000	(0.52)	\$ 129,600	0.63
Administrative Fees	3,544	(0.31)	18,018	0.09
Interest Income	19,218	(1.68)	61,789	0.30
Asset Change in Value	(10,558)	0.92	(37,176)	(0.18)
MROTC Revenue	912,823	(79.62)	2,061,800	10.01
Grant Revenue - Tinker	22,559	(1.97)	405,154	1.97
CARES Act Income (County)	(2,600,000)	226.80	17,450,000	84.75
Other Income	500,006	(43.62)	500,668	2.43
Total Revenues	<u>(1,146,407)</u>	100.00	<u>20,589,852</u>	100.00
Operating Expenses				
Contract Services	69,167	(6.03)	214,167	1.04
Bank Trustee Fees - PF	1,250	(0.11)	2,500	0.01
Legal Expense	49,411	(4.31)	157,461	0.76
Closing Fees	804	(0.07)	804	0.00
Professional Services	32,265	(2.81)	94,869	0.46
Advertising	600	(0.05)	11,607	0.06
Insurance - PF	28,602	(2.49)	87,447	0.42
Office Expense - PF	254	(0.02)	632	0.00
Dues & Subscriptions	-	0.00	2,318	0.01
Depreciation Expense	11,630	(1.01)	34,889	0.17
Depreciation Expense - MROTC	142,414	(12.42)	427,241	2.08
Interest Expense	72,281	(6.31)	230,535	1.12
Grant Expense - CARES Act	2,448,551	(213.58)	17,296,278	84.00
Grant Expense - Tinker	22,559	(1.97)	405,154	1.97
Unit Parts Building Expense	31,495	(2.75)	40,945	0.20
63rd Property Expenses	314	(0.03)	314	0.00
MROTC Facility Expense	76,723	(6.69)	233,543	1.13
Total Operating Expenses	<u>2,988,320</u>	(260.67)	<u>19,240,703</u>	93.45
Other Revenues/Expenses				
Amortization of Deferred Outflows of Resources	56,030	(4.89)	167,229	0.81
Chamber of Commerce	4,000	(0.35)	24,000	0.12
Total Other Revenues/Expenses	<u>60,030</u>	(5.24)	<u>191,229</u>	0.93
Change in Net Assets	<u>\$ (4,194,758)</u>	365.90	<u>\$ 1,157,920</u>	5.62

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Cash - BOK Admin 7078	1/1/21	Beginning Balance			4,040.54
Cash - BOK Admin 7078	2/1/21	72 ABW/CER	228,025.25		
Cash - BOK Admin 7078	2/2/21	Transfer from DDA Acct. to OIA Master Series		456,499.67	
Cash - BOK Admin 7078	2/2/21	72 ABW/CER	228,025.25		
Cash - BOK Admin 7078	2/2/21	Interest Penalty that DFAS paid	449.17		
Cash - BOK Admin 7078	2/4/21	72 ABW/CER	228,025.25		
Cash - BOK Admin 7078	2/4/21	72 ABW/CER	228,025.25		
Cash - BOK Admin 7078	2/4/21	72 ABW/CER	256.57		
Cash - BOK Admin 7078	2/4/21	72 ABW/CER	16.63		
Cash - BOK Admin 7078	2/26/21	72 ABW/CER	228,025.25		
Cash - BOK Admin 7078	3/22/21	72 ABW/CER	228,025.25		
Cash - BOK Admin 7078		Change	1,368,873.87	456,499.67	912,374.20
	3/31/21	Ending Balance			916,414.74
Principal Cash - Rev Fund 1017	1/1/21	Beginning Balance			-1,392,509.22
Principal Cash - Rev Fund 1017	1/4/21	The Alliance for Economic Dev.		22,500.00	
Principal Cash - Rev Fund 1017	1/4/21	Allied Universal Security Serv		6,887.84	
Principal Cash - Rev Fund 1017	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	29,387.84		
Principal Cash - Rev Fund 1017	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		81.44	
Principal Cash - Rev Fund 1017	1/5/21	Ledet's Welding	2,000.00		
Principal Cash - Rev Fund 1017	1/5/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		38,028.65	
Principal Cash - Rev Fund 1017	1/7/21	Deposited in Wrong Acct., transferred from OIA Master Acct. to Cares Grant Acct.		5,050,000.00	
Principal Cash - Rev Fund 1017	1/7/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	5,050,000.00		
Principal Cash - Rev Fund 1017	1/8/21	Cole, Paine & Carlin Insurance		58,560.76	
Principal Cash - Rev Fund 1017	1/8/21	Anglin Public Relations, Inc.		600.00	
Principal Cash - Rev Fund 1017	1/8/21	Allied Universal Security Serv		6,858.86	
Principal Cash - Rev Fund 1017	1/8/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	66,019.62		
Principal Cash - Rev Fund 1017	1/11/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	38,028.65		
Principal Cash - Rev Fund 1017	1/11/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		2,000.00	
Principal Cash - Rev Fund 1017	1/12/21	Johnson & Associates, Inc.		8,325.00	
Principal Cash - Rev Fund 1017	1/12/21	Allied Universal Security Serv		6,493.60	
Principal Cash - Rev Fund 1017	1/12/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	14,818.60		
Principal Cash - Rev Fund 1017	1/14/21	Chicago Title Oklahoma Co.		403,961.22	
Principal Cash - Rev Fund 1017	1/14/21	Transferred money from Summit to OIA Master Series for property purchase	500,000.00		
Principal Cash - Rev Fund 1017	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	403,961.22		
Principal Cash - Rev Fund 1017	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		500,000.00	
Principal Cash - Rev Fund 1017	1/15/21	Transfer funds from Tinker Acct. to OIA Master Series to cover OIA Reqs. #13,713; #13,714; #13,730 & #13,739	304,803.83		
Principal Cash - Rev Fund 1017	1/15/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		304,803.83	
Principal Cash - Rev Fund 1017	1/20/21	BancFirst		154,427.13	
Principal Cash - Rev Fund 1017	1/20/21	Oklahoma Natural Gas		686.05	
Principal Cash - Rev Fund 1017	1/20/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	155,113.18		
Principal Cash - Rev Fund 1017	1/21/21	Metro Technology Centers	3,543.75		
Principal Cash - Rev Fund 1017	1/21/21	Allied Universal Security Serv		7,759.53	
Principal Cash - Rev Fund 1017	1/21/21	Allied Universal Security Serv		6,832.90	
Principal Cash - Rev Fund 1017	1/21/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	11,048.68		
Principal Cash - Rev Fund 1017	1/25/21	Cox Communications, Inc.		63.96	
Principal Cash - Rev Fund 1017	1/25/21	O G & E		13,131.55	
Principal Cash - Rev Fund 1017	1/25/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	13,195.51		
Principal Cash - Rev Fund 1017	1/26/21	O G & E		464.58	
Principal Cash - Rev Fund 1017	1/26/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	464.58		
Principal Cash - Rev Fund 1017	1/28/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	920.89		
Principal Cash - Rev Fund 1017	1/28/21	Service Charge		1,250.00	
Principal Cash - Rev Fund 1017	2/1/21	GardaWorld Security Services		1,250.40	

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Principal Cash - Rev Fund 1017	2/1/21	GardaWorld Security Services		3,469.86	
Principal Cash - Rev Fund 1017	2/1/21	The Alliance for Economic Dev.		22,500.00	
Principal Cash - Rev Fund 1017	2/2/21	Transfer from DDA Acct. to OIA Master Series	456,499.67		
Principal Cash - Rev Fund 1017	2/3/21	Allied Universal Security Serv		6,937.13	
Principal Cash - Rev Fund 1017	2/4/21	Ledet's Welding	2,000.00		
Principal Cash - Rev Fund 1017	2/9/21	Williams, Box, Forshee & Bulla		1,140.00	
Principal Cash - Rev Fund 1017	2/9/21	Williams, Box, Forshee & Bulla		9,818.00	
Principal Cash - Rev Fund 1017	2/9/21	Williams, Box, Forshee & Bulla		1,110.00	
Principal Cash - Rev Fund 1017	2/9/21	NinjaTech Consulting, LLC		62.50	
Principal Cash - Rev Fund 1017	2/9/21	Summit Holdings Inc.		2,900.00	
Principal Cash - Rev Fund 1017	2/9/21	Kimley-Horn and Associates, In		21,040.00	
Principal Cash - Rev Fund 1017	2/9/21	Williams, Box, Forshee & Bulla		4,515.50	
Principal Cash - Rev Fund 1017	2/11/21	Ledet's Welding	2,000.00		
Principal Cash - Rev Fund 1017	2/12/21	Allied Universal Security Serv		7,110.04	
Principal Cash - Rev Fund 1017	2/23/21	GardaWorld Security Services		3,501.12	
Principal Cash - Rev Fund 1017	2/23/21	City of Oklahoma City		763.32	
Principal Cash - Rev Fund 1017	2/23/21	Oklahoma Natural Gas		2,051.69	
Principal Cash - Rev Fund 1017	2/23/21	O G & E		3,539.90	
Principal Cash - Rev Fund 1017	2/23/21	Matrix Mechanical Contracting		236.00	
Principal Cash - Rev Fund 1017	2/23/21	BancFirst		154,427.13	
Principal Cash - Rev Fund 1017	2/24/21	Chicago Title Oklahoma Co.		303,629.77	
Principal Cash - Rev Fund 1017	2/24/21	Correct 1/15/21 transfer		37,847.93	
Principal Cash - Rev Fund 1017	2/25/21	Allied Universal Security Serv		6,911.04	
Principal Cash - Rev Fund 1017	2/25/21	O G & E		164.20	
Principal Cash - Rev Fund 1017	2/25/21	Cox Communications, Inc.		63.96	
Principal Cash - Rev Fund 1017	2/25/21	Ray's Sewer Service, Inc.		170.00	
Principal Cash - Rev Fund 1017	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	134,637.71		
Principal Cash - Rev Fund 1017	3/1/21	GardaWorld Security Services		3,480.28	
Principal Cash - Rev Fund 1017	3/1/21	The Alliance for Economic Dev.		22,500.00	
Principal Cash - Rev Fund 1017	3/8/21	Ledet's Welding	2,000.00		
Principal Cash - Rev Fund 1017	3/8/21	SW Restoration & Waterproofing		7,750.00	
Principal Cash - Rev Fund 1017	3/10/21	Allied Universal Security Serv		6,911.04	
Principal Cash - Rev Fund 1017	3/10/21	Cole, Paine & Carlin Insurance		5,573.48	
Principal Cash - Rev Fund 1017	3/10/21	Matrix Mechanical Contracting		198.00	
Principal Cash - Rev Fund 1017	3/10/21	Iconic Construction, LLC		1,292.63	
Principal Cash - Rev Fund 1017	3/10/21	Iconic Construction, LLC		23,267.48	
Principal Cash - Rev Fund 1017	3/10/21	First American Title Insurance		6.00	
Principal Cash - Rev Fund 1017	3/11/21	First American Title Insurance	499,195.75		
Principal Cash - Rev Fund 1017	3/17/21	GardaWorld Security Services		3,501.12	
Principal Cash - Rev Fund 1017	3/17/21	City of Oklahoma City		368.32	
Principal Cash - Rev Fund 1017	3/17/21	Allied Universal Security Serv		7,110.04	
Principal Cash - Rev Fund 1017	3/17/21	BancFirst		154,427.13	
Principal Cash - Rev Fund 1017	3/24/21	BRAVO! Building Services, Inc.		575.00	
Principal Cash - Rev Fund 1017	3/24/21	Allied Universal Security Serv		6,911.04	
Principal Cash - Rev Fund 1017	3/24/21	Southwestern Roofing & Metal,		32,450.00	
Principal Cash - Rev Fund 1017	3/24/21	Williams, Box, Forshee & Bulla		3,920.00	
Principal Cash - Rev Fund 1017	3/24/21	Williams, Box, Forshee & Bulla		930.00	
Principal Cash - Rev Fund 1017	3/24/21	Williams, Box, Forshee & Bulla		4,677.50	
Principal Cash - Rev Fund 1017	3/24/21	Williams, Box, Forshee & Bulla		1,950.00	
Principal Cash - Rev Fund 1017	3/24/21	Oklahoma Natural Gas		2,618.64	
Principal Cash - Rev Fund 1017	3/24/21	O G & E		164.19	
Principal Cash - Rev Fund 1017	3/24/21	O G & E		3,469.88	

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Principal Cash - Rev Fund 1017	3/24/21	Cox Business		63.96	
Principal Cash - Rev Fund 1017	3/24/21	OG&E Duplicate payment-to be credited by BOK		164.19	
Principal Cash - Rev Fund 1017	3/31/21	Iconic Construction, LLC		8,897.38	
Principal Cash - Rev Fund 1017	3/31/21	Ledet's Welding	2,000.00		
Principal Cash - Rev Fund 1017	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		202,683.74	
Principal Cash - Rev Fund 1017		Change	7,691,645.48	7,694,731.43	-3,085.95
	3/31/21	Ending Balance			-1,395,595.17
Principal Cash - Summit Mach.	1/1/21	Beginning Balance			-852.74
Principal Cash - Summit Mach.	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3		14.38	
Principal Cash - Summit Mach.	1/5/21	Transferto/from princ&income 81-4051-03-3	867.12		
Principal Cash - Summit Mach.	1/14/21	Transferred money from Summit to OIA Master Series for property purchase		500,000.00	
Principal Cash - Summit Mach.	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3	500,000.00		
Principal Cash - Summit Mach.	1/20/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3		541.44	
Principal Cash - Summit Mach.	1/28/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3		339.73	
Principal Cash - Summit Mach.	2/1/21	Morgan Stanley PVT Bank	250,000.00		
Principal Cash - Summit Mach.	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3		256,364.31	
Principal Cash - Summit Mach.	2/28/21	Transferto/from princ&income 81-4051-03-3	888.63		
Principal Cash - Summit Mach.	3/22/21	Maturity-Citibank NA CD 250,000 @ 2.55% due 3/22/21	250,000.00		
Principal Cash - Summit Mach.	3/22/21	MaturityUnivest B&T CD 250,000 @ 2.55% due 3/22/21	250,000.00		
Principal Cash - Summit Mach.	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3		506,388.00	
Principal Cash - Summit Mach.	3/31/21	Transferto/from princ&income 81-4051-03-3	8,717.80		
Principal Cash - Summit Mach.		Change	1,260,473.55	1,263,647.86	-3,174.31
	3/31/21	Ending Balance			-4,027.05
Principal Cash-CARES Grants	1/1/21	Beginning Balance			
Principal Cash-CARES Grants	1/4/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		12.85	
Principal Cash-CARES Grants	1/7/21	Deposited in Wrong Acct., transferred from OIA Master Acct. to Cares Grant Acct.	5,050,000.00		
Principal Cash-CARES Grants	1/7/21	First Fidelity Bank		1,817,032.08	
Principal Cash-CARES Grants	1/7/21	First Fidelity Bank		18,170.45	
Principal Cash-CARES Grants	1/7/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	123,061.29		
Principal Cash-CARES Grants	1/7/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		3,337,858.76	
Principal Cash-CARES Grants	1/8/21	Oklahoma City-County Health De		50,000.00	
Principal Cash-CARES Grants	1/8/21	Williams, Box, Forshee & Bulla		12,390.00	
Principal Cash-CARES Grants	1/8/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	50,000.00		
Principal Cash-CARES Grants	1/8/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	12,390.00		
Principal Cash-CARES Grants	2/9/21	Williams, Box, Forshee & Bulla		8,171.50	
Principal Cash-CARES Grants	2/23/21	First Fidelity Bank		442,536.55	
Principal Cash-CARES Grants	2/28/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	450,667.48		
Principal Cash-CARES Grants	3/10/21	First Fidelity Bank		120,812.16	
Principal Cash-CARES Grants	3/24/21	Williams, Box, Forshee & Bulla		788.00	
Principal Cash-CARES Grants	3/31/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	121,556.72		
Principal Cash-CARES Grants		Change	5,807,675.49	5,807,772.35	-96.86
	3/31/21	Ending Balance			-96.86
Principal Cash - Sp Projects	1/1/21	Beginning Balance			
Principal Cash - Sp Projects	1/4/21	Record purchases/sales between principal cash and short-term cash - Special Projects		0.01	
Principal Cash - Sp Projects	1/5/21	Inc to Prin Transfer 1/5/21	0.01		
Principal Cash - Sp Projects	2/5/21	Inc to Prin Transfer 2/5/21	0.02		
Principal Cash - Sp Projects	2/28/21	Record purchases/sales between principal cash and short-term cash - Special Projects		0.02	
Principal Cash - Sp Projects	3/5/21	Inc to Prin Transfer 3/5/21	0.01		
Principal Cash - Sp Projects	3/31/21	Record purchases/sales between principal cash and short-term cash - Special Projects		0.01	
Principal Cash - Sp Projects		Change	0.04	0.04	
Income Cash - Revenue Fund	1/1/21	Beginning Balance			1,392,509.22
Income Cash - Revenue Fund	1/4/21	Interest Income	81.44		

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Income Cash - Revenue Fund	1/28/21	Enerbank USA	329.11		
Income Cash - Revenue Fund	2/1/21	Interest Income	22.11		
Income Cash - Revenue Fund	3/1/21	Cathay Bank	2,016.44		
Income Cash - Revenue Fund	3/1/21	Enerbank USA	329.11		
Income Cash - Revenue Fund	3/29/21	Enerbank USA	297.26		
Income Cash - Revenue Fund	3/31/21	Interest to 2/28/21	10.48		
Income Cash - Revenue Fund		Change	3,085.95		3,085.95
	3/31/21	Ending Balance			1,395,595.17
Income Cash - Summit Machine	1/1/21	Beginning Balance			852.74
Income Cash - Summit Machine	1/4/21	Interest Income	14.38		
Income Cash - Summit Machine	1/5/21	Transferto/from princ&income 81-4051-03-3		867.12	
Income Cash - Summit Machine	1/20/21	Univest Bank & Trust Co. CD	541.44		
Income Cash - Summit Machine	1/28/21	Merrick Bank	339.73		
Income Cash - Summit Machine	2/1/21	Interest Income	7.46		
Income Cash - Summit Machine	2/20/21	Univest Bank & Trust Co. CD	541.44		
Income Cash - Summit Machine	2/21/21	Goldman Sachs Bank USA CD	2,457.53		
Income Cash - Summit Machine	2/21/21	Morgan Stanley Bank, NA CD	3,357.88		
Income Cash - Summit Machine	2/28/21	Transferto/from princ&income 81-4051-03-3		888.63	
Income Cash - Summit Machine	3/1/21	BMW Bank North America	2,016.44		
Income Cash - Summit Machine	3/1/21	Merrick Bank	339.73		
Income Cash - Summit Machine	3/22/21	Citibank NA CD	3,196.23		
Income Cash - Summit Machine	3/22/21	Univest Bank & Trust Co. CD	523.97		
Income Cash - Summit Machine	3/29/21	Merrick Bank	306.85		
Income Cash - Summit Machine	3/31/21	Interest to 2/28/21	4.78		
Income Cash - Summit Machine	3/31/21	Transferto/from princ&income 81-4051-03-3		8,717.80	
Income Cash - Summit Machine		Change	13,647.86	10,473.55	3,174.31
	3/31/21	Ending Balance			4,027.05
Income Cash - CARES Grants	1/1/21	Beginning Balance			
Income Cash - CARES Grants	1/4/21	Record Interest Income 1/21	12.85		
Income Cash - CARES Grants	2/1/21	Record Interest Income 2/21	40.57		
Income Cash - CARES Grants	3/31/21	Record Interest Income 3/21	43.44		
Income Cash - CARES Grants		Change	96.86		96.86
	3/31/21	Ending Balance			96.86
Income Cash - Special Projects	1/1/21	Beginning Balance			
Income Cash - Special Projects	1/4/21	Record interest income to Sp Projects	0.01		
Income Cash - Special Projects	1/5/21	Inc to Prin Transfer 1/5/21		0.01	
Income Cash - Special Projects	2/1/21	Interest Income	0.02		
Income Cash - Special Projects	2/5/21	Inc to Prin Transfer 2/5/21		0.02	
Income Cash - Special Projects	3/1/21	Interest to 2/28/21	0.01		
Income Cash - Special Projects	3/5/21	Inc to Prin Transfer 3/5/21		0.01	
Income Cash - Special Projects		Change	0.04	0.04	
Short Term Cash - Summit Machi	1/1/21	Beginning Balance			780,855.66
Short Term Cash - Summit Machi	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3	14.38		
Short Term Cash - Summit Machi	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3		500,000.00	
Short Term Cash - Summit Machi	1/20/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3	541.44		
Short Term Cash - Summit Machi	1/28/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3	339.73		
Short Term Cash - Summit Machi	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3	256,364.31		
Short Term Cash - Summit Machi	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-03-3	506,388.00		
Short Term Cash - Summit Machi		Change	763,647.86	500,000.00	263,647.86
	3/31/21	Ending Balance			1,044,503.52
Short Term Cash-CARES Grant	1/1/21	Beginning Balance			123,048.44
Short Term Cash-CARES Grant	1/4/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	12.85		

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Short Term Cash-CARES Grant	1/7/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		123,061.29	
Short Term Cash-CARES Grant	1/7/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I	3,337,858.76		
Short Term Cash-CARES Grant	1/8/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		50,000.00	
Short Term Cash-CARES Grant	1/8/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		12,390.00	
Short Term Cash-CARES Grant	2/28/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		450,667.48	
Short Term Cash-CARES Grant	3/31/21	Record principal cash purchase/sale of BOK Short-Term Cash Fund I		121,556.72	
Short Term Cash-CARES Grant		Change	3,337,871.61	757,675.49	2,580,196.12
	3/31/21	Ending Balance			2,703,244.56
Short-Term Cash - Special Proj	1/1/21	Beginning Balance			1,000.00
Short-Term Cash - Special Proj	1/4/21	Record purchases/sales between principal cash and short-term cash - Special Projects	0.01		
Short-Term Cash - Special Proj	2/28/21	Record purchases/sales between principal cash and short-term cash - Special Projects	0.02		
Short-Term Cash - Special Proj	3/31/21	Record purchases/sales between principal cash and short-term cash - Special Projects	0.01		
Short-Term Cash - Special Proj		Change	0.04		0.04
	3/31/21	Ending Balance			1,000.04
Fixed Income - Revenue Fund	1/1/21	Beginning Balance			506,905.00
Fixed Income - Revenue Fund	1/31/21	Adjust market value of fixed income investments 81-4051-01-7		565.00	
Fixed Income - Revenue Fund	2/28/21	Adjust market value of fixed income investments 81-4051-01-7		610.00	
Fixed Income - Revenue Fund	3/31/21	Adjust market value of fixed income investments 81-4051-01-7		752.50	
Fixed Income - Revenue Fund		Change		1,927.50	-1,927.50
	3/31/21	Ending Balance			504,977.50
Fixed Income - Summit Mac Prin	1/1/21	Beginning Balance			1,774,430.00
Fixed Income - Summit Mac Prin	1/31/21	Adjust market value of fixed income investments 81-4051-03-3		2,525.00	
Fixed Income - Summit Mac Prin	2/1/21	Morgan Stanley PVT Bank - Invoice: CUSIP #61760AWJ4		250,000.00	
Fixed Income - Summit Mac Prin	2/28/21	Adjust market value of fixed income investments 81-4051-03-3		2,692.50	
Fixed Income - Summit Mac Prin	3/22/21	Maturity-Citibank NA CD 250,000 @ 2.55% due 3/22/21		250,000.00	
Fixed Income - Summit Mac Prin	3/22/21	MaturityUnivest B&T CD 250,000 @ 2.55% due 3/22/21		250,000.00	
Fixed Income - Summit Mac Prin	3/31/21	Adjust market value of fixed income investments 81-4051-03-3		2,150.00	
Fixed Income - Summit Mac Prin		Change		757,367.50	-757,367.50
	3/31/21	Ending Balance			1,017,062.50
Short Term Cash - Revenue Fund	1/1/21	Beginning Balance			5,428,424.61
Short Term Cash - Revenue Fund	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		29,387.84	
Short Term Cash - Revenue Fund	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	81.44		
Short Term Cash - Revenue Fund	1/5/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	38,028.65		
Short Term Cash - Revenue Fund	1/7/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		5,050,000.00	
Short Term Cash - Revenue Fund	1/8/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		66,019.62	
Short Term Cash - Revenue Fund	1/11/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		38,028.65	
Short Term Cash - Revenue Fund	1/11/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	2,000.00		
Short Term Cash - Revenue Fund	1/12/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		14,818.60	
Short Term Cash - Revenue Fund	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		403,961.22	
Short Term Cash - Revenue Fund	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	500,000.00		
Short Term Cash - Revenue Fund	1/15/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	304,803.83		
Short Term Cash - Revenue Fund	1/20/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		155,113.18	
Short Term Cash - Revenue Fund	1/21/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		11,048.68	
Short Term Cash - Revenue Fund	1/25/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		13,195.51	
Short Term Cash - Revenue Fund	1/26/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		464.58	
Short Term Cash - Revenue Fund	1/28/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		920.89	
Short Term Cash - Revenue Fund	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7		134,637.71	
Short Term Cash - Revenue Fund	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-01-7	202,683.74		
Short Term Cash - Revenue Fund		Change	1,047,597.66	5,917,596.48	-4,869,998.82
	3/31/21	Ending Balance			558,425.79
Accrued Int. Receivable-PF	1/1/21	Beginning Balance			13,517.86
Accrued Int. Receivable-PF	1/4/21	Interest Income		81.44	

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Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Accrued Int. Receivable-PF	1/4/21	Interest Income		14.38	
Accrued Int. Receivable-PF	1/31/21	Accrue Master Rev Interest Income 81-4051-01-7	22.11		
Accrued Int. Receivable-PF	1/31/21	Accrue Summit Machine Interest Income 81-4051-03-3	7.46		
Accrued Int. Receivable-PF	2/1/21	Interest Income		22.11	
Accrued Int. Receivable-PF	2/1/21	Interest Income		7.46	
Accrued Int. Receivable-PF		Change	29.57	125.39	-95.82
	3/31/21	Ending Balance			13,422.04
Accounts Receivable	1/1/21	Beginning Balance			456,050.50
Accounts Receivable	1/1/21	72 ABW/CER	228,025.25		
Accounts Receivable	1/5/21	Metro Techology Centers	3,543.75		
Accounts Receivable	1/21/21	Metro Techology Centers - Invoice: #1-2021		3,543.75	
Accounts Receivable	2/1/21	72 ABW/CER	228,025.25		
Accounts Receivable	2/2/21	72 ABW/CER - Invoice: 101		228,025.25	
Accounts Receivable	2/4/21	72 ABW/CER - Invoice: 102		228,025.25	
Accounts Receivable	2/4/21	72 ABW/CER - Invoice: 103		228,025.25	
Accounts Receivable	2/26/21	72 ABW/CER - Invoice: 104		228,025.25	
Accounts Receivable		Change	459,594.25	915,644.75	-456,050.50
Prepaid Insurance	1/1/21	Beginning Balance			39,130.06
Prepaid Insurance	1/8/21	Cole, Paine & Carlin Insurance - Prepaid Insurance	58,560.76		
Prepaid Insurance	1/31/21	Expense monthly portion of pre-paid insurance		9,782.87	
Prepaid Insurance	2/28/21	Expense monthly portion of pre-paid insurance		9,782.87	
Prepaid Insurance	3/10/21	Cole, Paine & Carlin Insurance - Prepaid Insurance	5,573.48		
Prepaid Insurance	3/31/21	Expense monthly portion of pre-paid insurance		9,035.84	
Prepaid Insurance		Change	64,134.24	28,601.58	35,532.66
	3/31/21	Ending Balance			74,662.72
Note Receivable - Progress OKC	1/1/21	Beginning Balance			179,356.20
	3/31/21	Ending Balance			179,356.20
ALL-POKC NR	1/1/21	Beginning Balance			-179,356.20
	3/31/21	Ending Balance			-179,356.20
Deposits	1/1/21	Beginning Balance			
Deposits	1/25/21	O G & E - Deposits	11,350.00		
Deposits	1/26/21	O G & E - Deposits	360.00		
Deposits	2/23/21	City of Oklahoma City - Deposits	25.00		
Deposits	2/23/21	City of Oklahoma City - Deposits	423.89		
Deposits		Change	12,158.89		12,158.89
	3/31/21	Ending Balance			12,158.89
Industrial Land - Unit Parts	1/1/21	Beginning Balance			139,080.88
	3/31/21	Ending Balance			139,080.88
Industrial Property	1/1/21	Beginning Balance			605,577.19
	3/31/21	Ending Balance			605,577.19
Accumulated Depreciation	1/1/21	Beginning Balance			-1,446,461.35
Accumulated Depreciation	1/31/21	Record monthly depreciation-Unit Parts Building		3,876.55	
Accumulated Depreciation	2/28/21	Record monthly depreciation-Unit Parts Building		3,876.55	
Accumulated Depreciation	3/31/21	Record monthly depreciation-Unit Parts Building		3,876.55	
Accumulated Depreciation		Change		11,629.65	-11,629.65
	3/31/21	Ending Balance			-1,458,091.00
Acumulated Depreciation - MROT	1/1/21	Beginning Balance			-7,473,064.83
Acumulated Depreciation - MROT	1/31/21	Record monthly depreciation-MROTC		47,471.23	
Acumulated Depreciation - MROT	2/28/21	Record monthly depreciation-MROTC		47,471.23	
Acumulated Depreciation - MROT	3/31/21	Record monthly depreciation-MROTC		47,471.23	
Acumulated Depreciation - MROT		Change		142,413.69	-142,413.69
	3/31/21	Ending Balance			-7,615,478.52

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Property - 4725 SE 59th, Ledet	1/1/21	Beginning Balance			160,820.00
	3/31/21	Ending Balance			160,820.00
Thomas Estell Land	1/1/21	Beginning Balance			401,263.00
	3/31/21	Ending Balance			401,263.00
Unit Parts Office Renovation	1/1/21	Beginning Balance			815,056.75
	3/31/21	Ending Balance			815,056.75
Unit Parts 2nd Renovation	1/1/21	Beginning Balance			1,081,272.14
	3/31/21	Ending Balance			1,081,272.14
Unit Parts-Cap Repairs FY21	1/1/21	Beginning Balance			
Unit Parts-Cap Repairs FY21	3/8/21	SW Restoration & Waterproofing - Unit Parts-Cap Repairs FY21	7,750.00		
Unit Parts-Cap Repairs FY21	3/10/21	Iconic Construction, LLC - Unit Parts-Cap Repairs FY21	1,292.63		
Unit Parts-Cap Repairs FY21	3/10/21	Iconic Construction, LLC - Unit Parts-Cap Repairs FY21	23,267.48		
Unit Parts-Cap Repairs FY21	3/24/21	Southwestern Roofing & Metal, - Unit Parts-Cap Repairs FY21	32,450.00		
Unit Parts-Cap Repairs FY21	3/31/21	Iconic Construction, LLC - Unit Parts-Cap Repairs FY21	8,897.38		
Unit Parts-Cap Repairs FY21		Change	73,657.49		73,657.49
	3/31/21	Ending Balance			73,657.49
MROTC - Land	1/1/21	Beginning Balance			697,000.00
	3/31/21	Ending Balance			697,000.00
MROTC - Building & Tow-way	1/1/21	Beginning Balance			28,482,739.31
	3/31/21	Ending Balance			28,482,739.31
SE 49th-Symes-FY21	1/1/21	Beginning Balance			
SE 49th-Symes-FY21	2/24/21	Chicago Title Oklahoma Co. - SE 49th-Symes-FY21	303,629.77		
SE 49th-Symes-FY21		Change	303,629.77		303,629.77
	3/31/21	Ending Balance			303,629.77
Boeing Land-FY15	1/1/21	Beginning Balance			1,362,845.36
	3/31/21	Ending Balance			1,362,845.36
SE 44th-CLO-40A-FY21	1/1/21	Beginning Balance			830,741.00
	3/31/21	Ending Balance			830,741.00
9400 SE 49th Delp-FY21	1/1/21	Beginning Balance			
9400 SE 49th Delp-FY21	1/14/21	Chicago Title Oklahoma Co. - 9400 SE 49th Delp-FY21	403,961.22		
9400 SE 49th Delp-FY21		Change	403,961.22		403,961.22
	3/31/21	Ending Balance			403,961.22
Principal Cash - Appropriated	1/1/21	Beginning Balance			-142,416.19
Principal Cash - Appropriated	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5		11.43	
Principal Cash - Appropriated	1/25/21	Oklahoma City Chamber of Comme		4,000.00	
Principal Cash - Appropriated	1/25/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5	4,000.00		
Principal Cash - Appropriated	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5		2,468.13	
Principal Cash - Appropriated	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5		9.49	
Principal Cash - Appropriated		Change	4,000.00	6,489.05	-2,489.05
	3/31/21	Ending Balance			-144,905.24
Income Cash - Appropriated Fd	1/1/21	Beginning Balance			142,416.19
Income Cash - Appropriated Fd	1/4/21	Interest Income	11.43		
Income Cash - Appropriated Fd	2/1/21	Interest Income	10.60		
Income Cash - Appropriated Fd	2/23/21	CIT Bank NA	2,457.53		
Income Cash - Appropriated Fd	3/31/21	Interest to 2/28/21	9.49		
Income Cash - Appropriated Fd		Change	2,489.05		2,489.05
	3/31/21	Ending Balance			144,905.24
Princ Cash Tinker Project Fund	1/1/21	Beginning Balance			-13,886.42
Princ Cash Tinker Project Fund	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6		7.43	
Princ Cash Tinker Project Fund	1/14/21	Oklahoma County Hwy District 2		22,559.48	
Princ Cash Tinker Project Fund	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6	22,559.48		
Princ Cash Tinker Project Fund	1/15/21	Transfer funds from Tinker Acct. to OIA Master Series to cover OIA Reqs. #13,713; #13,714; #13,730 & #13,739.		304,803.83	

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Princ Cash Tinker Project Fund	1/15/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6	304,803.83		
Princ Cash Tinker Project Fund	2/24/21	Correct 1/15/21 transfer	37,847.93		
Princ Cash Tinker Project Fund	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6		37,851.61	
Princ Cash Tinker Project Fund	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6		1.40	
Princ Cash Tinker Project Fund		Change	365,211.24	365,223.75	-12.51
	3/31/21	Ending Balance			-13,898.93
Income Cash - Tinker Proj Fund	1/1/21	Beginning Balance			13,886.42
Income Cash - Tinker Proj Fund	1/31/21	Interest Income	7.43		
Income Cash - Tinker Proj Fund	2/1/21	Interest Income	3.68		
Income Cash - Tinker Proj Fund	3/1/21	Interest to 2/28/21	1.40		
Income Cash - Tinker Proj Fund		Change	12.51		12.51
	3/31/21	Ending Balance			13,898.93
Shttrm Cash Tinker Project Fd	1/1/21	Beginning Balance			422,818.37
Shttrm Cash Tinker Project Fd	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6	7.43		
Shttrm Cash Tinker Project Fd	1/14/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6		22,559.48	
Shttrm Cash Tinker Project Fd	1/15/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6		304,803.83	
Shttrm Cash Tinker Project Fd	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6	37,851.61		
Shttrm Cash Tinker Project Fd	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-06-6	1.40		
Shttrm Cash Tinker Project Fd		Change	37,860.44	327,363.31	-289,502.87
	3/31/21	Ending Balance			133,315.50
Short Term Cash Spec. Res. AF	1/1/21	Beginning Balance			695,943.88
Short Term Cash Spec. Res. AF	1/4/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5	11.43		
Short Term Cash Spec. Res. AF	1/25/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5		4,000.00	
Short Term Cash Spec. Res. AF	2/28/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5	2,468.13		
Short Term Cash Spec. Res. AF	3/31/21	Purchase/Sell BOK Cash Fund I 81-4051-02-5	9.49		
Short Term Cash Spec. Res. AF		Change	2,489.05	4,000.00	-1,510.95
	3/31/21	Ending Balance			694,432.93
Fixed Inc-Special Reserve FdAF	1/1/21	Beginning Balance			257,682.50
Fixed Inc-Special Reserve FdAF	1/31/21	Adjust market value of fixed income investments 81-4051-02-5		380.00	
Fixed Inc-Special Reserve FdAF	2/28/21	Adjust market value of fixed income investments 81-4051-02-5		392.50	
Fixed Inc-Special Reserve FdAF	3/31/21	Adjust market value of fixed income investments 81-4051-02-5		490.00	
Fixed Inc-Special Reserve FdAF		Change		1,262.50	-1,262.50
	3/31/21	Ending Balance			256,420.00
Accrued Int. Receivable - AF	1/1/21	Beginning Balance			1,781.81
Accrued Int. Receivable - AF	1/4/21	Interest Income		11.43	
Accrued Int. Receivable - AF	1/31/21	Interest Income		7.43	
Accrued Int. Receivable - AF	1/31/21	Accrue Interest Income 81-4051-06-6	3.68		
Accrued Int. Receivable - AF	1/31/21	Accrue Special Reserve Interest Income 81-4051-02-5	10.60		
Accrued Int. Receivable - AF	2/1/21	Interest Income		10.60	
Accrued Int. Receivable - AF	2/1/21	Interest Income		3.68	
Accrued Int. Receivable - AF		Change	14.28	33.14	-18.86
	3/31/21	Ending Balance			1,762.95
Deferred Outflow of Res-MROTC	1/1/21	Beginning Balance			653,630.90
Deferred Outflow of Res-MROTC	1/29/21	Amortize deferred outflows related to MROTC refinancing 6/20		18,651.69	
Deferred Outflow of Res-MROTC	2/28/21	Amortize deferred outflows related to MROTC refinancing 6/20		18,658.73	
Deferred Outflow of Res-MROTC	3/29/21	Amortize deferred outflows related to MROTC refinancing 6/20		18,719.83	
Deferred Outflow of Res-MROTC		Change		56,030.25	-56,030.25
	3/31/21	Ending Balance			597,600.65
Accounts Payable	1/1/21	Beginning Balance			-20,833.42
Accounts Payable	1/4/21	The Alliance for Economic Dev. - Accounts Payable	22,500.00		
Accounts Payable	1/7/21	First Fidelity Bank		1,835,202.53	
Accounts Payable	1/7/21	First Fidelity Bank - Invoice: 010721CARES	1,817,032.08		

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Accounts Payable	1/7/21	First Fidelity Bank - Invoice: 010721CARES	18,170.45		
Accounts Payable	1/31/21	Accrue Monthly Management Fee due to AED		22,500.00	
Accounts Payable	2/1/21	The Alliance for Economic Dev. - Accounts Payable	22,500.00		
Accounts Payable	2/28/21	Accrue Monthly Management Fee due to AED partial miseed from 02/20		1,666.58	
Accounts Payable	2/28/21	Accrue Monthly Management Fee due to AED		22,500.00	
Accounts Payable	3/1/21	The Alliance for Economic Dev. - Accounts Payable	22,500.00		
Accounts Payable	3/31/21	Accrue Monthly Management Fee due to AED		22,500.00	
Accounts Payable		Change	1,902,702.53	1,904,369.11	-1,666.58
	3/31/21	Ending Balance			-22,500.00
Unearned Rent	1/1/21	Beginning Balance			2,000.00
Unearned Rent	1/1/21	Ledet's Welding	2,000.00		
Unearned Rent	1/5/21	Ledet's Welding - Invoice: #122		2,000.00	
Unearned Rent	2/1/21	Ledet's Welding	2,000.00		
Unearned Rent	2/4/21	Ledet's Welding - Invoice: #124		2,000.00	
Unearned Rent	2/11/21	Ledet's Welding - Invoice: #123		2,000.00	
Unearned Rent	3/1/21	Ledet's Welding	2,000.00		
Unearned Rent	3/1/21	72 ABW/CER	228,025.25		
Unearned Rent	3/8/21	Ledet's Welding - Invoice: #125		2,000.00	
Unearned Rent	3/22/21	72 ABW/CER - Invoice: 127		228,025.25	
Unearned Rent	3/31/21	Ledet's Welding - Invoice: #126		2,000.00	
Unearned Rent		Change	234,025.25	238,025.25	-4,000.00
	3/31/21	Ending Balance			-2,000.00
N/P BancFirst - current	1/1/21	Beginning Balance			-1,555,852.04
	3/31/21	Ending Balance			-1,555,852.04
N/P BancFirst-2900	1/1/21	Beginning Balance			-6,080,530.15
N/P BancFirst-2900	1/20/21	BancFirst - N/P BancFirst-2900	129,110.40		
N/P BancFirst-2900	2/23/21	BancFirst - N/P BancFirst-2900	130,341.30		
N/P BancFirst-2900	3/17/21	BancFirst - N/P BancFirst-2900 - Principal	131,548.40		
N/P BancFirst-2900		Change	391,000.10		391,000.10
	3/31/21	Ending Balance			-5,689,530.05
Deferred Grant Revenue	1/1/21	Beginning Balance			
Deferred Grant Revenue	3/31/21	Defer remaining CARES Act funds to return to County upon final reconciliation		2,600,000.00	
Deferred Grant Revenue		Change		2,600,000.00	-2,600,000.00
	3/31/21	Ending Balance			-2,600,000.00
Deferred Grant Rev. - Tinker	1/1/21	Beginning Balance			-147,559.28
Deferred Grant Rev. - Tinker	1/14/21	Recognize grant revenue for Tinker grant activity	22,559.48		
Deferred Grant Rev. - Tinker		Change	22,559.48		22,559.48
	3/31/21	Ending Balance			-124,999.80
Project Fund - Begin Balance	1/1/21	Beginning Balance			-22,153,949.03
	3/31/21	Ending Balance			-22,153,949.03
Appropriated FD - Begin Balanc	1/1/21	Beginning Balance			-1,506,728.33
	3/31/21	Ending Balance			-1,506,728.33
Lease Payment	1/1/21	Beginning Balance			-123,600.00
Lease Payment	1/1/21	Ledet's Welding - Lease payment for the building at 1725 SE 59th Street: 1/10/21 - 2/10/21		2,000.00	
Lease Payment	2/1/21	Ledet's Welding - Lease payment for the buildng at 1725 SE 59th Street: 2/10/21 to 3/10/21		2,000.00	
Lease Payment	3/1/21	Ledet's Welding - Lease payment for the building at 1725 SE 59th Street: 3/10/21 to 4/10/21		2,000.00	
Lease Payment		Change		6,000.00	-6,000.00
	3/31/21	Ending Balance			-129,600.00
Admin. Rentals - 1/8 of 1%	1/1/21	Beginning Balance			-14,474.29
Admin. Rentals - 1/8 of 1%	1/5/21	Metro Technology Centers - \$8,875,000 Oklahoma Industries Authority Lease Revenue Note, Series 2017		3,543.75	
Admin. Rentals - 1/8 of 1%		Change		3,543.75	-3,543.75
	3/31/21	Ending Balance			-18,018.04

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Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Other-PF	1/1/21	Beginning Balance			-661.95
Other-PF	3/10/21	First American Title Insurance - Refund - excess recording fees		6.00	
Other-PF	3/11/21	First American Title Insurance - Settlement for 711 Stanton Young Blvd.		500,000.00	
Other-PF		Change		500,006.00	-500,006.00
	3/31/21	Ending Balance			-500,667.95
Interest Income - PF	1/1/21	Beginning Balance			-28,508.27
Interest Income - PF	1/4/21	Record Interest Income 1/21		12.85	
Interest Income - PF	1/4/21	Record interest income to Sp Projects		0.01	
Interest Income - PF	1/20/21	Univest Bank & Trust Co. CD - Interest to 1/20/21 on 250,000 Univest Bank & Trust Co. CD @ 2.550% due 3/22/21		541.44	
Interest Income - PF	1/31/21	Accrue Master Rev Interest Income 81-4051-01-7		22.11	
Interest Income - PF	1/31/21	Accrue Summit Machine Interest Income 81-4051-03-3		7.46	
Interest Income - PF	2/1/21	Record Interest Income 2/21		40.57	
Interest Income - PF	2/1/21	Interest Income		0.02	
Interest Income - PF	2/20/21	Univest Bank & Trust Co. CD - UNIVEST BANK & TRUST CO cd Int to 2/20/21 on 250,000 @ 2.55% Due 3/22/21		541.44	
Interest Income - PF	2/21/21	Goldman Sachs Bank USA CD - GOLDMAN SACHS BANK USA CD Int to 2/21/21 on 250,000 @ 1.95% Due 8/22/22		2,457.53	
Interest Income - PF	2/21/21	Morgan Stanley Bank, NA CD - MORGAN STANLEY PVT BANK CD Int to 2/21/21 on 250,000 @ 2.65% Due 2/22/21		3,357.88	
Interest Income - PF	3/1/21	Cathay Bank - Interest to 2/28/21 on 250,000 Cathay Bank CD @ 1.600% due 8/30/21		2,016.44	
Interest Income - PF	3/1/21	Enerbank USA - Interest to 02/28/21 on 250,000 Enerbank USA CD @ 1.550% due 2/28/22		329.11	
Interest Income - PF	3/1/21	BMW Bank North America - Int to 2/28/21-BMW Bank NA 250,000 @ 1.6% due 2/28/22		2,016.44	
Interest Income - PF	3/1/21	Merrick Bank - Int to 2/28/21-Merrick Bank CD 250,000 @ 1.6% due 2/28/23		339.73	
Interest Income - PF	3/1/21	Interest to 2/28/21		1.40	
Interest Income - PF	3/1/21	Interest to 2/28/21		0.01	
Interest Income - PF	3/22/21	Citibank NA CD - Int to 3/20/21-Citibank NA CD 250,000 @ 2.55% due 3/22/21		3,196.23	
Interest Income - PF	3/22/21	Univest Bank & Trust Co. CD - Int to 3/20/21-Univest B&T CD 250,000 @ 2.55% due 3/22/22		523.97	
Interest Income - PF	3/29/21	Enerbank USA - Interest to 3/28/21 on 250,000 Enerbank USA CD @ 1.550% due 2/28/22		297.26	
Interest Income - PF	3/29/21	Merrick Bank - Int to 3/28/21Merrick Bank CD 250,000 @ 1.6% due 2/28/23		306.85	
Interest Income - PF	3/31/21	Interest to 2/28/21		10.48	
Interest Income - PF	3/31/21	Interest to 2/28/21		9.49	
Interest Income - PF	3/31/21	Interest to 2/28/21		4.78	
Interest Income - PF	3/31/21	Record Interest Income 3/21		43.44	
Interest Income - PF		Change		16,076.94	-16,076.94
	3/31/21	Ending Balance			-44,585.21
Interest Income - AF	1/1/21	Beginning Balance			-14,062.71
Interest Income - AF	1/28/21	Merrick Bank - Interest to 1/28/21 on 250,000 Merrick Bank CD @ 1.600% due 2/28/23		339.73	
Interest Income - AF	1/28/21	Enerbank USA - Interest to 1/28/21 on 250,000 Enerbank USA CD @ 1.55% due 02/28/22		329.11	
Interest Income - AF	1/31/21	Accrue Interest Income 81-4051-06-6		3.68	
Interest Income - AF	1/31/21	Accrue Special Reserve Interest Income 81-4051-02-5		10.60	
Interest Income - AF	2/23/21	CIT Bank NA - CIT BANK NA-Int to 2/23/21 on 250,000 CIT Bank NA CD @ 1.95% due 8/23/22		2,457.53	
Interest Income - AF		Change		3,140.65	-3,140.65
	3/31/21	Ending Balance			-17,203.36
Asset Change in Value	1/1/21	Beginning Balance			26,618.50
Asset Change in Value	1/31/21	Adjust market value of fixed income investments 81-4051-01-7	565.00		
Asset Change in Value	1/31/21	Adjust market value of fixed income investments 81-4051-02-5	380.00		
Asset Change in Value	1/31/21	Adjust market value of fixed income investments 81-4051-03-3	2,525.00		
Asset Change in Value	2/28/21	Adjust market value of fixed income investments 81-4051-01-7	610.00		
Asset Change in Value	2/28/21	Adjust market value of fixed income investments 81-4051-02-5	392.50		
Asset Change in Value	2/28/21	Adjust market value of fixed income investments 81-4051-03-3	2,692.50		
Asset Change in Value	3/31/21	Adjust market value of fixed income investments 81-4051-01-7	752.50		
Asset Change in Value	3/31/21	Adjust market value of fixed income investments 81-4051-02-5	490.00		
Asset Change in Value	3/31/21	Adjust market value of fixed income investments 81-4051-03-3	2,150.00		
Asset Change in Value		Change	10,557.50		10,557.50
	3/31/21	Ending Balance			37,176.00

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
MROTC Revenue	1/1/21	Beginning Balance			-1,148,976.23
MROTC Revenue	1/1/21	72 ABW/CER - Monthly Rent (1-31 January, 2021)		198,025.25	
MROTC Revenue	1/1/21	72 ABW/CER - Security Services (1-31 January, 2021)		30,000.00	
MROTC Revenue	2/1/21	72 ABW/CER - Monthly Rent (1-28, February, 2021)		198,025.25	
MROTC Revenue	2/1/21	72 ABW/CER - Security Services (1-28, February, 2021)		30,000.00	
MROTC Revenue	2/1/21	72 ABW/CER - OCtober 2020 MORTC Rent and security - Air Force		228,025.25	
MROTC Revenue	2/2/21	Interest Penalty that DFAS paid		449.17	
MROTC Revenue	2/4/21	72 ABW/CER - Penalty Interest for Nov. 2020		256.57	
MROTC Revenue	2/4/21	72 ABW/CER - Penalty Interest for Dec. 2020		16.63	
MROTC Revenue	3/1/21	72 ABW/CER - Monthly Rent (1-31, March, 2021)		198,025.25	
MROTC Revenue	3/1/21	72 ABW/CER - Security Services (1-31, March, 2021)		30,000.00	
MROTC Revenue		Change		912,823.37	-912,823.37
	3/31/21	Ending Balance			-2,061,799.60
Grant Revenue - Tinker	1/1/21	Beginning Balance			-382,594.35
Grant Revenue - Tinker	1/14/21	Recognize grant revenue for Tinker grant activity		22,559.48	
Grant Revenue - Tinker		Change		22,559.48	-22,559.48
	3/31/21	Ending Balance			-405,153.83
CARES Act Income (County)	1/1/21	Beginning Balance			-20,050,000.00
CARES Act Income (County)	3/31/21	Defer remaining CARES Act funds to return to County upon final reconciliation	2,600,000.00		
CARES Act Income (County)		Change	2,600,000.00		2,600,000.00
	3/31/21	Ending Balance			-17,450,000.00
Contract Services	1/1/21	Beginning Balance			145,000.00
Contract Services	1/31/21	Accrue Monthly Management Fee due to AED	22,500.00		
Contract Services	2/28/21	Accrue Monthly Management Fee due to AED	22,500.00		
Contract Services	2/28/21	Accrue Monthly Management Fee due to AED partial misced from 02/20	1,666.58		
Contract Services	3/31/21	Accrue Monthly Management Fee due to AED	22,500.00		
Contract Services		Change	69,166.58		69,166.58
	3/31/21	Ending Balance			214,166.58
Bank Trustee Fees - PF	1/1/21	Beginning Balance			1,250.00
Bank Trustee Fees - PF	1/28/21	Service Charge	1,250.00		
Bank Trustee Fees - PF		Change	1,250.00		1,250.00
	3/31/21	Ending Balance			2,500.00
Legal Expenses	1/1/21	Beginning Balance			108,050.50
Legal Expenses	1/8/21	Williams, Box, Forshee & Bulla - Legal Expenses	12,390.00		
Legal Expenses	2/9/21	Williams, Box, Forshee & Bulla - Legal Expenses	1,140.00		
Legal Expenses	2/9/21	Williams, Box, Forshee & Bulla - Legal Expenses	9,818.00		
Legal Expenses	2/9/21	Williams, Box, Forshee & Bulla - Legal Expenses	1,110.00		
Legal Expenses	2/9/21	Williams, Box, Forshee & Bulla - Legal Expenses	4,515.50		
Legal Expenses	2/9/21	Williams, Box, Forshee & Bulla - Legal Expenses	8,171.50		
Legal Expenses	3/24/21	Williams, Box, Forshee & Bulla - Legal Expenses	788.00		
Legal Expenses	3/24/21	Williams, Box, Forshee & Bulla - Legal Expenses	3,920.00		
Legal Expenses	3/24/21	Williams, Box, Forshee & Bulla - Legal Expenses	930.00		
Legal Expenses	3/24/21	Williams, Box, Forshee & Bulla - Legal Expenses	4,677.50		
Legal Expenses	3/24/21	Williams, Box, Forshee & Bulla - Legal Expenses	1,950.00		
Legal Expenses		Change	49,410.50		49,410.50
	3/31/21	Ending Balance			157,461.00
Closing Fees	1/1/21	Beginning Balance			
Closing Fees	3/11/21	First American Title Insurance - Closing Costs - 711 Stanton Young Blvd.	804.25		
Closing Fees		Change	804.25		804.25
	3/31/21	Ending Balance			804.25
Prof. Srvs-AE, Acct	1/1/21	Beginning Balance			30,930.79
Prof. Srvs-AE, Acct	1/12/21	Johnson & Associates, Inc. - Prof. Srvs-AE, Acct	8,325.00		

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Prof. Svcs-AE, Acct	2/9/21	Summit Holdings Inc. - Prof. Svcs-AE, Acct	2,900.00		
Prof. Svcs-AE, Acct	2/9/21	Kimley-Horn and Associates, In - Prof. Svcs-AE, Acct	21,040.00		
Prof. Svcs-AE, Acct		Change	32,265.00		32,265.00
	3/31/21	Ending Balance			63,195.79
Prof Svcs - Audit - PF	1/1/21	Beginning Balance			31,672.76
	3/31/21	Ending Balance			31,672.76
Advertising	1/1/21	Beginning Balance			11,007.09
Advertising	1/8/21	Anglin Public Relations, Inc. - Advertising	600.00		
Advertising		Change	600.00		600.00
	3/31/21	Ending Balance			11,607.09
Insurance - PF	1/1/21	Beginning Balance			58,845.62
Insurance - PF	1/31/21	Expense monthly portion of pre-paid insurance	9,782.87		
Insurance - PF	2/28/21	Expense monthly portion of pre-paid insurance	9,782.87		
Insurance - PF	3/31/21	Expense monthly portion of pre-paid insurance	9,035.84		
Insurance - PF		Change	28,601.58		28,601.58
	3/31/21	Ending Balance			87,447.20
Office Expense - PF	1/1/21	Beginning Balance			377.95
Office Expense - PF	1/25/21	Cox Communications, Inc. - Office Expense - PF	63.96		
Office Expense - PF	2/9/21	NinjaTech Consulting, LLC - Office Expense - PF	62.50		
Office Expense - PF	2/25/21	Cox Communications, Inc. - Office Expense - PF	63.96		
Office Expense - PF	3/24/21	Cox Business - Office Expense - PF	63.96		
Office Expense - PF		Change	254.38		254.38
	3/31/21	Ending Balance			632.33
Dues & Subscriptions	1/1/21	Beginning Balance			2,318.00
	3/31/21	Ending Balance			2,318.00
Depreciation Expense	1/1/21	Beginning Balance			23,259.30
Depreciation Expense	1/31/21	Record monthly depreciation-Unit Parts Building	3,876.55		
Depreciation Expense	2/28/21	Record monthly depreciation-Unit Parts Building	3,876.55		
Depreciation Expense	3/31/21	Record monthly depreciation-Unit Parts Building	3,876.55		
Depreciation Expense		Change	11,629.65		11,629.65
	3/31/21	Ending Balance			34,888.95
Depreciation Expense - MROTC	1/1/21	Beginning Balance			284,827.38
Depreciation Expense - MROTC	1/31/21	Record monthly depreciation-MROTC	47,471.23		
Depreciation Expense - MROTC	2/28/21	Record monthly depreciation-MROTC	47,471.23		
Depreciation Expense - MROTC	3/31/21	Record monthly depreciation-MROTC	47,471.23		
Depreciation Expense - MROTC		Change	142,413.69		142,413.69
	3/31/21	Ending Balance			427,241.07
Interest Expense	1/1/21	Beginning Balance			158,253.49
Interest Expense	1/20/21	BancFirst - Interest Expense	25,316.73		
Interest Expense	2/23/21	BancFirst - Interest Expense	24,085.83		
Interest Expense	3/17/21	BancFirst - Interest Expense	22,878.73		
Interest Expense		Change	72,281.29		72,281.29
	3/31/21	Ending Balance			230,534.78
Grant Expense	1/1/21	Beginning Balance			14,847,726.47
Grant Expense	1/7/21	First Fidelity Bank - Final review correction - R Phillis MD		50,234.00	
Grant Expense	1/7/21	First Fidelity Bank - FFB-mngmt fee correction - R Phillips MD		502.34	
Grant Expense	1/7/21	First Fidelity Bank - FFB-mngmt fee correction - MDM3 Fitness, Coe Plumbing, Jenson & Co, Miles Millwork		1,265.39	
Grant Expense	1/7/21	First Fidelity Bank - Ok County Small Business & Nonprofit Grants	1,955,056.08		
Grant Expense	1/7/21	First Fidelity Bank - FFB-mngmt fee	19,550.56		
Grant Expense	1/7/21	First Fidelity Bank - Final review correction - Greg Burns Constr.		14,014.00	
Grant Expense	1/7/21	First Fidelity Bank - Final review correction - 12/10 invoice		55,819.00	
Grant Expense	1/7/21	First Fidelity Bank - FFB-mngmt fee correction 12/10 invoice		558.19	

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
Grant Expense	1/7/21	First Fidelity Bank - Ok County Small Business & Nonprofit Grants	108,582.00		
Grant Expense	1/7/21	First Fidelity Bank - FFB-mngmt fee	1,085.82		
Grant Expense	1/7/21	First Fidelity Bank - Final review correction - MDM3 Fitness, Coe Plumbing, Jenson & Co, Miles Millwork		126,539.00	
Grant Expense	1/7/21	First Fidelity Bank - FFB-mngmt fee correction - Greg Burns Constr		140.01	
Grant Expense	1/8/21	Oklahoma City-County Health De - Grant Expense	50,000.00		
Grant Expense	2/23/21	First Fidelity Bank - OK Count Small Business + Nonprofit Grant	438,155.00		
Grant Expense	2/23/21	First Fidelity Bank - Management Fee of 1%	4,381.55		
Grant Expense	3/10/21	First Fidelity Bank - Management Fee of 1% per agreement based on current draw	1,196.16		
Grant Expense	3/10/21	First Fidelity Bank - OK County Small Business+Nonprofit Grant approved by OK County Commissioners	119,616.00		
Grant Expense		Change	2,697,623.17	249,071.93	2,448,551.24
	3/31/21	Ending Balance			17,296,277.71
Grant Expense - Tinker	1/1/21	Beginning Balance			382,594.35
Grant Expense - Tinker	1/14/21	Oklahoma County Hwy District 2 - Grant Expense - Tinker	22,559.48		
Grant Expense - Tinker		Change	22,559.48		22,559.48
	3/31/21	Ending Balance			405,153.83
Unit Parts Building Expense	1/1/21	Beginning Balance			9,450.00
Unit Parts Building Expense	1/20/21	Oklahoma Natural Gas - Unit Parts Building Expense	686.05		
Unit Parts Building Expense	1/25/21	O G & E - Unit Parts Building Expense	1,759.05		
Unit Parts Building Expense	1/25/21	O G & E - Service Initiation Fee	22.50		
Unit Parts Building Expense	1/26/21	O G & E - Unit Parts Building Expense	82.08		
Unit Parts Building Expense	1/26/21	O G & E - Unit Parts Building Expense	22.50		
Unit Parts Building Expense	2/1/21	GardaWorld Security Services - Unit Parts Building Expense	1,250.40		
Unit Parts Building Expense	2/1/21	GardaWorld Security Services - Unit Parts Building Expense	3,469.86		
Unit Parts Building Expense	2/23/21	GardaWorld Security Services - Unit Parts Building Expense	3,501.12		
Unit Parts Building Expense	2/23/21	Oklahoma Natural Gas - Unit Parts Building Expense	2,051.69		
Unit Parts Building Expense	2/23/21	O G & E - Unit Parts Building Expense	3,539.90		
Unit Parts Building Expense	2/23/21	Matrix Mechanical Contracting - Unit Parts Building Expense	236.00		
Unit Parts Building Expense	2/25/21	O G & E - Unit Parts Building Expense	164.20		
Unit Parts Building Expense	2/25/21	Ray's Sewer Service, Inc. - Unit Parts Building Expense	170.00		
Unit Parts Building Expense	3/1/21	GardaWorld Security Services - Unit Parts Building Expense	3,480.28		
Unit Parts Building Expense	3/10/21	Matrix Mechanical Contracting - Unit Parts Building Expense	198.00		
Unit Parts Building Expense	3/17/21	GardaWorld Security Services - Unit Parts Building Expense	3,501.12		
Unit Parts Building Expense	3/17/21	City of Oklahoma City - Unit Parts Building Expense	368.32		
Unit Parts Building Expense	3/24/21	BRAVO! Building Services, Inc. - Unit Parts Building Expense	575.00		
Unit Parts Building Expense	3/24/21	Oklahoma Natural Gas - Unit Parts Building Expense	2,618.64		
Unit Parts Building Expense	3/24/21	O G & E - Unit Parts Building Expense	164.19		
Unit Parts Building Expense	3/24/21	O G & E - Unit Parts Building Expense	3,469.88		
Unit Parts Building Expense	3/24/21	OG&E Duplicate payment-to be credited by BOK	164.19		
Unit Parts Building Expense		Change	31,494.97		31,494.97
	3/31/21	Ending Balance			40,944.97
63rd Property Expenses	1/1/21	Beginning Balance			
63rd Property Expenses	2/23/21	City of Oklahoma City - 63rd Property Expenses	314.43		
63rd Property Expenses		Change	314.43		314.43
	3/31/21	Ending Balance			314.43
Amort of Def Outflow-MROTC	1/1/21	Beginning Balance			111,198.81
Amort of Def Outflow-MROTC	1/29/21	Amortize deferred outflows related to MROTC refinancing 6/20	18,651.69		
Amort of Def Outflow-MROTC	2/28/21	Amortize deferred outflows related to MROTC refinancing 6/20	18,658.73		
Amort of Def Outflow-MROTC	3/29/21	Amortize deferred outflows related to MROTC refinancing 6/20	18,719.83		
Amort of Def Outflow-MROTC		Change	56,030.25		56,030.25
	3/31/21	Ending Balance			167,229.06
MROTC Facility Expense	1/1/21	Beginning Balance			156,819.46
MROTC Facility Expense	1/4/21	Allied Universal Security Serv - MROTC Facility Expense	6,887.84		

Oklahoma Industries Authority

General Ledger

Jan 1, 2021 to Mar 31, 2021

Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
MROTC Facility Expense	1/8/21	Allied Universal Security Serv - MROTC Facility Expense	6,858.86		
MROTC Facility Expense	1/12/21	Allied Universal Security Serv - MROTC Facility Expense	6,493.60		
MROTC Facility Expense	1/21/21	Allied Universal Security Serv - MROTC Facility Expense	7,759.53		
MROTC Facility Expense	1/21/21	Allied Universal Security Serv - MROTC Facility Expense	6,832.90		
MROTC Facility Expense	2/3/21	Allied Universal Security Serv - MROTC Facility Expense	6,937.13		
MROTC Facility Expense	2/12/21	Allied Universal Security Serv - MROTC Facility Expense	7,110.04		
MROTC Facility Expense	2/25/21	Allied Universal Security Serv - MROTC Facility Expense	6,911.04		
MROTC Facility Expense	3/10/21	Allied Universal Security Serv - MROTC Facility Expense	6,911.04		
MROTC Facility Expense	3/17/21	Allied Universal Security Serv - MROTC Facility Expense	7,110.04		
MROTC Facility Expense	3/24/21	Allied Universal Security Serv - MROTC Facility Expense	6,911.04		
MROTC Facility Expense		Change	76,723.06		76,723.06
	3/31/21	Ending Balance			233,542.52
Dist-benefit other gov. - Cham	1/1/21	Beginning Balance			20,000.00
Dist-benefit other gov. - Cham	1/25/21	Oklahoma City Chamber of Comme - Dist-benefit other gov. - Cham	4,000.00		
Dist-benefit other gov. - Cham		Change	4,000.00		4,000.00
	3/31/21	Ending Balance			24,000.00

Economic Development Services Agreement

This Economic Development Services Agreement (this “Agreement”) is entered into this ___ day of April, 2021 between The Alliance for Economic Development of Oklahoma City, Inc., an Oklahoma not-for-profit corporation, (“The Alliance”) and the Oklahoma Industries Authority, an Oklahoma statutory public trust with Oklahoma County, Oklahoma as its beneficiary, (“OIA”).”

Recitals

- A. Pursuant to Title 60 of the Oklahoma Statutes, Sections 176, *et seq.*, OIA is a public body corporate and politic created for the purposes of developing and promoting trade, commerce, industry, and employment opportunities for the public good and promoting the general welfare of the State of Oklahoma.
- B. OIA desires to promote, foster, and develop economic growth in Oklahoma County, Oklahoma.
- C. The Alliance was created to foster economic development through private and public collaborations, to create new job opportunities, and to bring about urban redevelopment by means of consolidated public agency economic development functions.
- D. Having determined that contracting with The Alliance to provide economic development services will greatly enhance OIA’s governmental effectiveness and coordination, OIA desires to engage The Alliance to provide professional economic development expertise and services, and to serve as OIA’s General Manager for the implementation, management, and administration of OIA’s economic development activities and programs.
- E. The Alliance desires to provide OIA with the professional services requested in this Agreement.

Agreement

1. The Engagement; Description of the Services; Standard of Care; Resources Provided by OIA.

1.1 The Engagement. OIA engages The Alliance to provide OIA professional services and resources, including managerial services, administrative services, professional economic development services, and other contract professional services and resources (collectively, the “Services”), as more fully described in subsection 1.2, all as needed to carry out the economic development programs undertaken or supported by OIA. The Alliance accepts such engagement and agrees to provide the Services. In providing the Services, the parties agree that The Alliance will not make public policy decisions regarding economic development, but that OIA’s Trustees and other public bodies will make such public policy decisions. The Services require communication between The Alliance’s President and OIA’s Chairman, as detailed in this Agreement. All references to “OIA’s Chairman” include OIA’s Vice-Chairman if the Chairman is absent or unavailable.

1.2 Description of the Services. The Services include providing the services of The Alliance's designated President, who will serve as OIA's General Manager and who will implement, manage, administer, and advance OIA's economic development and other programs and functions; who will oversee and provide management and direction to a professional staff; and who will secure, retain, coordinate, and implement other related resources and professional services necessary for accomplishment of the successful economic development, and other OIA operations, including the advancement of public/private partnerships for ongoing economic development. The Services also include: (1) submission of periodic updates and progress reports to OIA; (2) submission of documentation (within the control of The Alliance or its President) requested by OIA or its Chairman; (3) responsiveness to requests for information and documentation made by OIA's Chairman related to any aspect of the Services. The Services may be refined and amended from time to time by the parties' mutual agreement. The Alliance will be responsible for OIA's day-to-day operations.

1.3 Standard of Care. The Alliance agrees to devote its best efforts and resources to OIA's interests and to endeavor in every way to successfully carry out the Services and to promote OIA's economic development plans and programs. The Alliance will provide the Services in accordance with this Agreement and will act in its professional capacity, in OIA's best interests, exercising the care, skill, prudence, and diligence normally provided by competent professionals practicing in The Alliance's profession providing similar services on projects similar in scope contemplated by this Agreement and in compliance with applicable laws. The Alliance will remedy any defect in the Services promptly upon discovery or receipt of Notice from OIA of such defect. The Alliance's execution of this Agreement is a representation that the Alliance and its management employees are familiar with Federal, State, and local laws, ordinances, and regulations applicable to the Services.

1.4 Resources Provided by OIA. Prior to the commencement of the Term, OIA provided and paid for certain personnel and other costs of its operations. OIA will continue to provide such resources and other resources, which resources may be altered or adjusted from time to time, all as determined by OIA's Chairman.

2. Compensation for the Services and Payment.

2.1 OIA will pay The Alliance an annual professional services fee (the "Annual Fee") to be paid periodically throughout each fiscal year, starting on July 1 and ending on June 30. In addition, the parties recognize that there may be initial and transitional expenses that The Alliance may incur in undertaking the obligations set out in this Agreement. For the first fiscal year of this Agreement (beginning on July 1, 2021), the Annual Fee will be Three Hundred Thousand Dollars (\$300,000.00). The Alliance may increase the Annual Fee on an annual basis, such increase not to exceed 3% each fiscal year. In that event, The Alliance will send Notice to OIA of the increase. Thereafter, the Annual Fee will be as mutually agreed to by the parties in writing. The Annual Fee will be paid in a lump sum or periodically, based on invoices properly submitted to OIA by The Alliance.

2.2 Revenue. Except as may otherwise be provided in this Agreement, all revenue

generated by The Alliance, if any, will be retained by The Alliance consistent with its not-for-profit status and its mission of supporting economic development.

3. Term, Renewal, and Termination.

3.1 Term and Termination. The term of this Agreement (the “Term”) commences on July 1, 2021 (the “Effective Date”) and, unless earlier terminated, will continue for a period of ten years, ending on June 30, 2031.

3.2 Renewal. OIA may renew and extend the Term for additional periods of ten years each (each a “Renewal Term”) on terms mutually-agreeable to the parties. OIA may exercise such renewal option by delivering Notice to The Alliance not less than 60 calendar days prior to the expiration of the Term or the then-current Renewal Term. The Alliance must give Notice of its intent not to renew this Agreement to OIA at least 90 calendar days prior to the end of the Term or the then-current Renewal Term.

4. Periodic Performance and Compensation Review. OIA will periodically review the progress and performance of the Services, and The Alliance’s President and OIA’s Chairman will meet to discuss such progress and performance, and any necessary or desirable revisions to the Services or the Annual Fee. The Alliance will provide OIA with reports and any other issues or topics relevant to the accomplishments of the objectives set out in this Agreement. On an annual basis and in a timely manner to allow for recommended funding levels to be included in OIA’s fiscal year budgets, the Alliance’s President and OIA’s Chairman will meet to establish the Annual Fee for the next ensuing fiscal year.

5. Indemnity. To the fullest extent permitted by law, The Alliance will indemnify, release, and hold OIA and its trustees, officers, employees, and agents harmless from and against any and all claims, losses, damages, demands, causes of action, suits, judgments, and liabilities of every kind and character, litigation, court costs, expert fees, reasonable attorneys’ fees recoverable under applicable law, and any other recoverable costs of defense or resolution (each a “Claim”) incurred by or asserted against OIA to the extent any Claim is caused by The Alliance’s negligent acts, errors or omissions, or willful misconduct in performing the Services. Nothing in this Agreement will cause The Alliance to assume liability or indemnity for any Claim to the extent such Claim is caused by OIA’s negligence or willful misconduct.

6. Insurance.

6.1 The Alliance’s Policies. The Alliance will obtain, pay for, and at all times during the Term and each Renewal Term maintain insurance policies (“The Alliance’s Policies”) of the types and with the minimum limits set out on Exhibit A. The Alliance’s Policies must be issued by solvent and reputable insurance companies that are authorized or eligible to do business in the State of Oklahoma and that are satisfactory to OIA. The Alliance’s Policies must require 30 calendar days’ (10 days if premium is unpaid) prior notice to OIA before The Alliance’s Policies are cancelled by the Insurer or the limit of liability is reduced by endorsement. In that event, The Alliance must take all reasonable efforts to have the full amount of the required limits reinstated. Further, all liability policies must contain the following “Severability of Interest” provision:

With respect to claims involving any insured hereunder, except with respect to limits of insurance, each such interest will be deemed separate from any and all other interest herein, and coverage will apply as though each such interest was separately insured.

The insurance must be evidenced by properly executed certificate(s) of insurance on forms acceptable to OIA and signed by the authorized representative of the insurance company(s). The Alliance must deliver to OIA an industry-standard certificate(s) of insurance evidencing the insurance in effect at that time upon request.

6.2 No Work Without Insurance. No work may commence under this Agreement unless and until The Alliance's Policies are in effect.

6.3 The Alliance's Insurance Program. The insurance required by this Section is designed to meet OIA's minimum requirements. Such coverage and limits are not designed as a recommended insurance program for The Alliance which is solely responsible for the sufficiency of its own insurance program.

7. Assignment and Binding Effect. The parties acknowledge that The Alliance may contract with one or more third parties to provide some or all of the Services. Otherwise, The Alliance may not assign this Agreement, in whole or in part, by assignment or operation of law, and may not assign any of its rights or delegate any of its obligations under this Agreement without OIA's consent, such consent not to be unreasonably withheld. To the extent that there are successors or assigns permitted under this Section, this Agreement will be binding on and benefit the parties and their respective successors and assigns.

8. Contractors and Consultants. The Alliance will require its contractors, subcontractors, and consultants (if any) providing Services under this Agreement to provide the Services at the same standard of care required of The Alliance. The Alliance will provide OIA with the names of any contractors, subcontractors or consultants so engaged by The Alliance and if any the Services are directly funded by OIA pursuant to this Agreement, OIA reserves the right for its Chairman to meet with The Alliance's President to discuss the status and continued need of such contractor, subcontractor or consultant.

9. The Alliance's Books and Records; Audit.

9.1 Audited Financials Required. At its expense, The Alliance will cause its financial statements to be audited on an annual basis by an auditing firm selected by The Alliance and approved by OIA's Chairman, which approval will not be unreasonably withheld. The Alliance will provide three copies of the audited financial statements to OIA. The audit report must contain an opinion expressed by the auditor concerning the fair representation, in all material respects, of The Alliance's financial position and the accuracy of the financial records maintained by The Alliance. The audit must also include a statement prepared in accordance with generally accepted accounting principles by a certified public accountant reporting whether any payments made by The Alliance on OIA's behalf during the audit period were made in compliance with this Agreement.

9.2 Records to be Maintained. During the Term and each Renewal Term, The Alliance will maintain and retain for not less than five years from the date of final payment on each contract, complete and accurate records (the “Records”) of all of The Alliance’s expenditures and revenues associated with any funding provided by OIA. The Records include: (a) payroll records; (b) invoices for purchases, receiving and issuing documents, and other unit inventory records for The Alliance’s supplies, equipment, stocks or capital items; and (c) paid invoices and cancelled checks for materials and services (including professional services) purchased and for subcontractors’ and any other third parties’ charges.

9.3 Audit Procedure. OIA will have the right, at any reasonable time during regular business hours, to inspect and audit the Records, and to interview any current or former employee of The Alliance regarding the Records and this Agreement. Such inspection, audit, and interviews will be done by OIA’s authorized representative or by a public accounting firm selected by OIA (in either case, (“OIA’s Representative”). The Alliance must provide OIA’s Representative with adequate workspace and unrestricted access to inspect The Alliance’s books and records, and any and all information, materials, and data of any kind and character that may, in the judgment of OIA’s Representative, reasonably relate to, any matters, rights, duties or obligations under this Agreement, all to the extent necessary to adequately permit evaluation and verification of The Alliance’s compliance with this Agreement. Any such inspection and other actions must be conducted in a manner and time and place to not unreasonably interfere with the Alliance’s business and activities. OIA must keep all of the Alliance’s proprietary, non-public information confidential and no copies of the Records may be made without The Alliance’s prior written consent, such consent not to be unreasonably withheld. OIA’s right to such an audit of any fiscal year will expire five years after the end of the fiscal year, or longer, if required by law, but may not be conducted more often than once every fiscal year without just cause.

10. Disclosure of Documents. The parties acknowledge that a purpose of this Agreement is to allow OIA to participate in the most effective manner possible in the national and international competition for local economic development and job creation, with the further recognition that premature disclosure of economic development prospects may lead to OIA’s elimination from economic development competitions. As stated in subsection 1.1, the parties agree that The Alliance will not make public policy decisions regarding economic development, but that OIA’s Trustees and other public bodies will make such public policy decisions. Accordingly, documents and records coming into the possession of these public bodies (or their employees or representatives) will be subject to public inspection. It is also recognized that the citizens have a legitimate interest in having the opportunity to inspect documents associated with economic development.

In an effort to give balance to these factors, the parties agree as follows:

A. Certain professional services to be rendered by The Alliance in providing the Services have previously been performed by OIA employees. All documents and records that come into the possession of OIA’s employees, including those assigned to assist The Alliance, will be available for public inspection to the extent required by the Oklahoma Open Records Act.

B. All documents and records of The Alliance directly related to Scope of Services

will be available for public inspection, except as otherwise provided by this Section.

C. All final studies or reports procured by The Alliance will be subject to public inspection regardless of the funding source. Any preliminary or interim study or report received by The Alliance, funded directly or indirectly with public funds received from OIA or any public trust or entity, will be subject to public inspection if the study or report is abandoned or terminated for any reason.

D. The Alliance is not obligated to make available for public inspection the following:

1. Business plans, feasibility studies, financing proposals, marketing plans, financial statements or trade secrets submitted by a person or entity seeking economic advice, business development or customized training from The Alliance. However, those documents may not be kept confidential when and to the extent the person or entity submitting the information consents to disclosure.

2. Proprietary information of a business submitted to The Alliance for the purpose of business development or customized training, and related confidentiality agreements detailing the information or records designated as confidential.

3. Except as provided in subsection (C) above, preliminary and working drafts of documents and records.

4. Documents and records that disclose a prospective economic development prospect or location and related financial data and other information in The Alliance's possession, are for the purpose of evaluating and advancing an economic development prospect. Documents and records exempt from public disclosure by this subsection (4) will nonetheless be made available for public inspection one year after The Alliance's work terminates with respect to an economic development prospect.

5. Those materials that would not be subject to the Oklahoma Open Records Act if The Alliance were a governmental entity subject to the Oklahoma Open Records Act.

E. The receipt of any request by OIA's Secretary for public inspection of documents in The Alliance's possession will be promptly forwarded to The Alliance, which will respond to such request in a timely manner.

F. Nothing in this Section is intended to alter or impact otherwise legally required compliance by any person or entity with the Oklahoma Open Records Act.

11. Force Majeure. Neither party will be liable or responsible to the other party nor be deemed to have materially breached this Agreement for failure or delay in fulfilling or performing any term of this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including, but not limited to, fire, floods, earthquakes, natural disasters, embargoes, war, acts of war (whether war be declared or not), acts of terrorism,

insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, other acts of God or acts, omissions or delays in acting by any governmental authority or the other party.

12. Notices. All notices and other communications required, permitted, or contemplated by this Agreement (“Notices” and each a “Notice”) must be in writing, signed by the party giving the Notice, and sent using the contact information below. Notices must be sent by: (1) hand-delivery in return for a receipt; (2) United States mail with postage prepaid; (3) nationally recognized overnight courier service; or (4) email, so long as the intended recipient acknowledges by email or other writing as having received the Notice (with an automatic “read receipt” not constituting acknowledgment). A Notice is effective on the earlier of: (1) the date of actual delivery; or (2) for mailed Notices (without a return receipt), three business days after the date of mailing. However, if the receipt of Notice is refused, the Notice is effective upon attempted delivery. Either party may change its contact information by notifying the other party as required by this Section.

Notices to The Alliance will be addressed as follows:

The Alliance for Economic Development of Oklahoma City
Attn: Catherine O’Connor, Executive Director
105 North Hudson Avenue, Suite 101
Oklahoma City, Oklahoma 73102
Email Address: cathy.oconnor@theallianceokc.org

Notices to OIA will be addressed as follows:

Oklahoma Industries Authority
Attn: Chairman of the Board
105 North Hudson Avenue, Suite 101
Oklahoma City, Oklahoma 73102

13. Termination. Either party may terminate this Agreement (or any portion of it), with or without cause, upon Notice delivered to the other party. If termination is for cause, which includes any impropriety, default, or breach of contract on the part of the non-terminating party, then the terminating party must provide 30 calendar days’ Notice to the other party. If OIA wishes to terminate this Agreement without cause and for its own convenience, then OIA must give Notice to The Alliance at least 90 calendar days prior to the termination. If The Alliance wishes to terminate this Agreement without cause and for its own convenience, then The Alliance must give Notice to OIA at least 120 calendar days prior to the termination. In the event of any termination, The Alliance must stop all Services as of the date of termination, and return any work product under development (whether complete or incomplete) to OIA. OIA will pay The Alliance for all Services properly performed up to the date of termination.

14. Miscellaneous Provisions.

Independent Contractor. The Alliance is and will remain an independent contractor in all respects and not OIA’s agent, representative or employee.

14.1 Relationship of the Parties. This Agreement does not create and will not be construed as creating an agency, partnership, joint venture or employment relationship between the parties. No other person or entity is entitled to rely on this Agreement, receive any benefit from it, or enforce any provision of it against either party.

14.2 Rights and Remedies Cumulative. The rights and remedies granted to the parties in this Agreement are cumulative of every other right or remedy that such party might otherwise have at law or in equity, and the exercise of one or more rights or remedies will not prejudice the concurrent or subsequent exercise of other rights or remedies.

14.3 Conflict of Interests; Representatives Not Individually Liable. No member, official, or employee of either party will have any personal interest, direct or indirect, in this Agreement, nor will any such member, official, or employee participate in any decision relating to this Agreement that affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is interested, directly or indirectly. No member, official, or employee of either party will be personally liable to the other party with respect to this Agreement.

14.4 Choice of Law; Jurisdiction and Venue. The laws of the State of Oklahoma (excluding its conflict of laws rules that would apply the laws of another jurisdiction) exclusively apply to this Agreement. Any claim arising directly or indirectly from or relating to this Agreement must be filed and maintained exclusively in a court of competent jurisdiction in the state or federal courts located in Oklahoma County, Oklahoma. The parties submit to that jurisdiction and venue for all purposes.

14.5 Entire Agreement; Modification. This Agreement constitutes the entire agreement between the parties pertaining to its subject matter. All prior and contemporaneous written or oral agreements and communications between the parties are superseded by this Agreement. This Agreement may not be supplemented or modified except in a written agreement properly executed by the parties. The Exhibit and documents referenced in this Agreement are incorporated into this Agreement by reference and are an integral part of this Agreement.

14.6 Waiver. The terms of this Agreement may be waived only by a written document executed and delivered by the waiving party to the other party. No course of dealing between the parties, delay in the exercise of any rights under this Agreement, or failure to object to any action or omission constitutes a waiver of any terms of this Agreement. A waiver of any term of this Agreement will not constitute a continuing waiver of that term.

14.7 Severability. If any provision of this Agreement is determined to be to any extent invalid, illegal, or unenforceable, it will be deemed stricken from this Agreement. All other provisions of this Agreement will remain in full force and effect. The stricken provision will then be deemed replaced with one that is valid and enforceable and that comes closest to expressing the parties' original intent.

14.8 No Presumption as to Drafter. In the construction and interpretation of this Agreement, the rule that a document is to be construed most strictly against the party who prepared

it does not apply because both parties participated in its preparation.

14.9 Headings. The headings in this Agreement are for convenience of reference only and do not constitute a part of it or affect its interpretation.

14.10 Counterpart Execution. This Agreement may be signed in counterparts, each one of which is considered an original, but all of which constitute one and the same instrument.

14.11 Survival. The following Sections of this Agreement will survive termination of it: subsection titled *Standard of Care*, Section titled *Indemnity*, subsection titled *Independent Contractor*; and any other Section or subsection that by its nature is intended to survive termination.

14.12 Authority. Each party represents and warrants to the other that: (1) it has full authority and power to enter into and perform its obligations under this Agreement; (2) the person executing this Agreement is fully empowered to do so; and (3) no consent or authorization is necessary from any third party.

[Balance of Page Intentionally Left Blank – Signature Page and Exhibit follow]

Signature Page to Economic Development Services Agreement

The Alliance for Economic Development of Oklahoma City, Inc.,
an Oklahoma not-for-profit corporation

By: _____

Printed Name: Catherine O'Connor

Title: President

Date Executed: _____

Oklahoma Industries Authority,
an Oklahoma statutory public trust

By: _____

Printed Name: Clayton I. Bennett

Title: Chairman

Date Executed: _____

Exhibit A to Agreement
The Alliance's Insurance Requirements

- Workers' compensation to meet the statutory requirements of the laws of the State of Oklahoma.
- Commercial general liability insurance with bodily injury limits and property damage limits in amounts not less than OIA's maximum liability under the Governmental Tort Claims Act, 51 Okla. Stat. § 151 *et seq.*, as amended from time to time and that currently are:
 - Property damage limit in an amount not less than \$25,000.00 per claimant for loss, damage to or destruction of property, including consequential damages arising out of a single accident or occurrence
 - All other liability in an amount not less than \$175,000.00 per claimant for claims including death, personal injury, and all other claims arising out of a single accident or occurrence
 - Single occurrence or accident liability in an amount not less than \$1,000,000.00 for any number of claims arising out of a single accident or occurrence
- Automobile liability insurance covering owned, hired, and non-owned vehicles used by The Alliance, with bodily injury limits and property damage limits as follows:
 - Bodily injury liability: \$175,000.00 limit per person; \$1,000,000.00 limit each accident
 - Property damage liability: \$25,000.00 limit each accident
 - Bodily injury and property damage liability: \$1,000,000.00 combined single limit each accident

RESOLUTION NUMBER 2321

WHEREAS, Oklahoma Industries Authority (the "Authority") has been duly created and is existing and operating as a public body corporate and politic under Title 60, Oklahoma Statutes 2011, Section 176 et seq., for the purpose of developing and promoting trade, commerce, industry, and employment opportunities for the public good and the general welfare and promoting the general welfare of the State of Oklahoma.

WHEREAS, the Authority is the owner of improved property located at 4600 SE 59th Street in Oklahoma City (formerly the Unit Parts Facility) as depicted by the attachment hereto ("Property"); and, the lease of the Property to GE Oil and Gas/ Baker Hughes expired on December 31, 2020, and the Property is not currently leased.

WHEREAS, on February 27, 2020, the Authority approved Resolution Number 2297 which stated with respect the Property and other property owned by the Authority in proximity thereto:

That the Authority authorizes the Chair, a Vice-chair and the General Manager, or any one of them, to negotiate and enter into leases and/or sales of the property covered by the Leases, along with other property owned by the Authority in the vicinity thereof, to include property located on the north side of SE 59th Street, and as necessary to enter into brokerage agreements for the marketing of same, all for and on behalf of the Authority.

WHEREAS, pursuant to Resolution Number 2297, the General Manager has pursued the sale and/or lease of the Property, and prospects have been identified for such sale and/or lease.

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY that the Authority authorizes the Chair, a Vice-chair and the General Manager, or any one of them, to negotiate, finalize and close sale and/or lease of the Property, and to take all necessary actions to accomplish same, all for and on behalf of the Authority.

ADOPTED on April 29, 2021.

OKLAHOMA INDUSTRIES AUTHORITY

Chair

ATTEST:

Secretary



INDUSTRIAL PROPERTY | FOR SALE OR LEASE

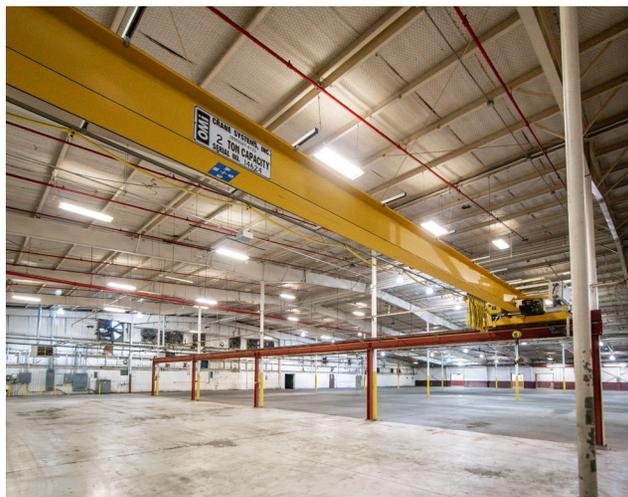
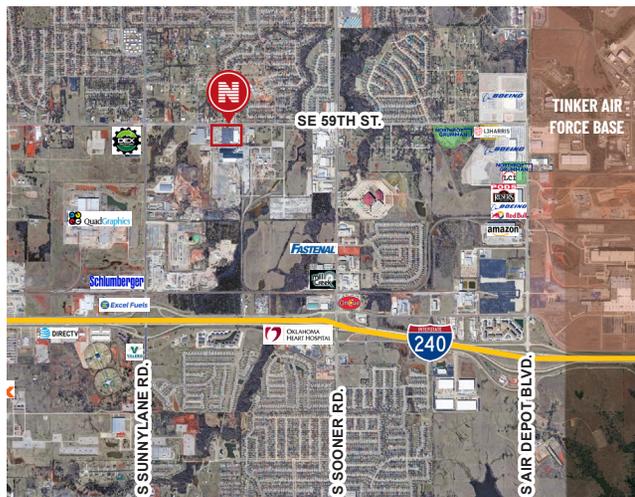
4600 SE 59TH ST., OKLAHOMA CITY, OK

BRETT PRICE, CCIM, SIOR
bprice@newmarkrp.com
C: 405.613.8380

KRIS DAVIS, SIOR
kgdavis@newmarkrp.com
C: 405.202.9525

NEWMARK
ROBINSON PARK

4600 SE 59TH ST. | FOR SALE OR LEASE

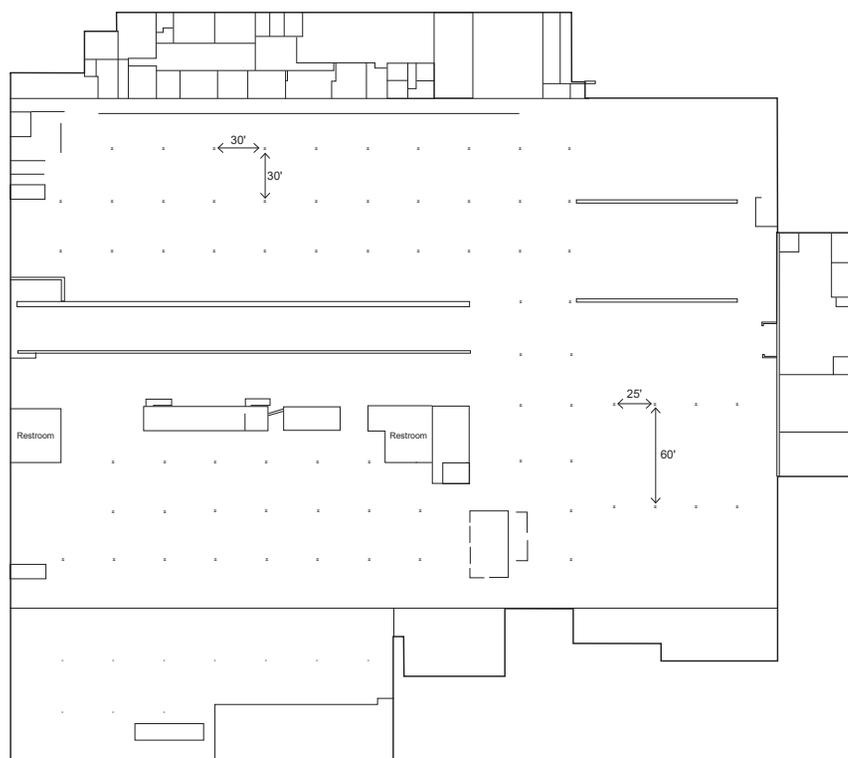


PROPERTY DETAILS

Building Size	182,835 SF
Sale Price	Call for Price
Lease Rate	\$2.75/SF/YR (NNN)
Lot Size	9.9 Acres
Zoning	I-3, Heavy Industrial
Cross Streets	SE 59th & S Sunnylane

PROPERTY OVERVIEW

This property is located in the southeast submarket of Oklahoma just 1 mile north of I-240, 3 miles south of I-40, and approximately 3 1/2 miles east of I-35. It is also less than 3 miles west of Tinker Air Force Base, which is Oklahoma's largest single-site employer. Tenants in the area are well-served by the FedEx freight facility in addition to one of BNSF's four logistic centers throughout the country. Major tenants in the area include Amazon, Boeing, Northrop Grumman, Bunzl, and Anheuser-Busch.



Floor Plan



HIGHLIGHTS

- 156,908 SF manufacturing/warehouse space
- 25,927 SF office space
- 8 dock high doors | 6 grade level doors
- (2) 2-ton cranes
- 30' x 30' and 25' x 60' column spacing
- 14' - 25' clear height
- 4,000 amps, 3-phase power
- Over 2 acres of fenced, outside storage





RESOLUTION NUMBER 2322

WHEREAS, Oklahoma Industries Authority, to include its Trustees (the "Authority" or "OIA"), has been duly created and is existing and operating as a public body corporate and politic under Title 60, Oklahoma Statutes 2011, Section 176 et seq., for the purpose of developing and promoting trade, commerce, industry, and employment opportunities for the public good and the general welfare and promoting the general welfare of the State of Oklahoma.

WHEREAS, OIA is the record owner of property at 711 Stanton L. Young Blvd. in Oklahoma City, Oklahoma known as the Presbyterian Professional Building, development of which was financed by OIA in 1975 ("Presbyterian Project").

WHEREAS, heretofore, HCA Health Service of Oklahoma, Inc., then the operator of the Presbyterian Project, requested that OIA release it rights to the property associated with the Presbyterian Project.

WHEREAS, on September 26, 2017 the Authority adopted a Resolution ("Resolution of September 26, 2017") which states in pertinent part:

Based on the forgoing advice and recommendation of John Michael Williams, OIA General Counsel, the Chairman, Vice-Chairmen, General Manager, and the General Counsel, or any one of them (collectively "Officers of OIA"), are authorized to offer to sell, release, and transfer OIA's rights in the property associated with the Presbyterian Project to HCA Health Service of Oklahoma, Inc., or a related or other entity, in compromise and settlement of a disputed claim, for and in consideration of the payment of \$500,000 in cash to OIA ("Settlement"), which settlement is hereby approved, and the Officers of OIA are authorized to take all actions necessary to effectuate the Settlement including approval and execution of agreements, instruments of conveyance, certificates and other documents, all for and on behalf of OIA.

WHEREAS, OU Medicine, Inc. then became the operator of the Presbyterian Project, and it requested that OIA release it rights to the property associated with the Presbyterian Project, substituting OU Medicine, Inc., for HCA Health Service of Oklahoma, Inc.

WHEREAS, on February 27, 2020, the Authority approved Resolution Number 2299, which stated in pertinent part:

The Resolution of September 26, 2017 is hereby affirmed and approved, except that the following language is amended to provide as follows, with replaced language underscored:

Based on the forgoing advice and recommendation of John Michael Williams, OIA General Counsel, the Chairman, Vice-Chairmen, General Manager, and the General Counsel, or any one of them (collectively "Officers of OIA"), are authorized to offer to sell, release, and transfer OIA's rights in the property associated with the Presbyterian Project to OU Medicine, Inc., or a related or other entity, in compromise and settlement of a disputed claim, for and in consideration of the payment of \$500,000 in

cash to OIA ("Settlement"), which settlement is hereby approved, and the Officers of OIA are authorized to take all actions necessary to effectuate the Settlement including approval and execution of agreements, instruments of conveyance, certificates and other documents, all for and on behalf of OIA.

WHEREAS, OIA has consummated the sale, release, and transfer of OIA's rights in the property associated with the Presbyterian Project ("Sale") in accordance with Resolution Number 2299.

NOW, THEREFORE, BE IT RESOLVED by OIA and its Trustees that the consummation of the Sale is acknowledged and approved.

ADOPTED on April 29, 2021.

OKLAHOMA INDUSTRIES AUTHORITY

Chair

ATTEST:

Secretary

RESOLUTION NUMBER 2323

REGARDING THE ACQUISITION, SALE AND EXCHANGE OF REAL PROPERTY INTERESTS AND ACTIONS RELATED TO THE OWNERSHIP AND USE OF SAME IN THE VICINITY OF INTERSTATE 240 AND EASTERN AVENUE

WHEREAS, pursuant to a Trust Indenture, as amended, for the use and benefit of Oklahoma County, Oklahoma, under the authority and pursuant to the provisions of Title 60, Oklahoma Statutes 2011, Sections 176 et seq., as amended (the "Act"), the Oklahoma Industries Authority ("Authority") has been duly established as a public trust and an agency of the State of Oklahoma (the "State") for public purposes as therein provided; and

WHEREAS, the Authority is authorized under said Trust Indenture and the Act to provide funds to encourage economic development activities in Oklahoma County and promote the economic welfare of the County and inhabitants thereof; and

WHEREAS, new economic development opportunities are contemplated to be generated by the authorizations provided herein below; and

WHEREAS, on November 13, 2020 the Authority approved Resolution Number 2311 which stated:

The Chair, a Vice-chair and the General Manager, or any one of them, are authorized to take action regarding the acquisition, sale and exchange of real property interests and actions related to the ownership and use of same in the vicinity of Interstate 240 and Eastern Avenue in Oklahoma City, Oklahoma, and in connection therewith, to enter into related agreements, to pursue and make application for governmental approvals, to engage consultants, to expend Authority funds, and to take other actions in furtherance thereof, all for and on behalf of the Authority.

; and

WHEREAS, pursuant to Resolution Number 2311, the General Manager is in negotiations with the City of Oklahoma City, Oklahoma, and the Oklahoma City Economic Development Trust (collectively, "City") and the Commissioners of the Land Office, State of Oklahoma ("CLO") for acquisition of property owned by CLO, located at Interstate 240 and Eastern Avenue, Oklahoma City ("Property"), for the purpose of consummating a sale/exchange of the Property with CLO, with the purchase price funded by City, and with the Authority to facilitate this transaction by, among other things, serving as a conduit purchaser of the Property ("CLO Transaction").

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY that:

1. The CLO Transaction is authorized and approved, and in furtherance thereof, the Chair, a Vice-chair and the General Manager, or any one of them, are authorized to enter into agreements and to take necessary actions to finalize the CLO Transaction, all for and on behalf of the Authority.

2. Resolution Number 2311 is ratified and renewed, and the Chair, a Vice-chair and the General Manager, or any one of them, are authorized to take action regarding the acquisition, sale and exchange of real property interests and actions related to the ownership and use of same in the vicinity of Interstate 240 and Eastern Avenue in Oklahoma City, Oklahoma, and in connection therewith, to enter into related agreements, to pursue and make application for governmental approvals, to engage consultants, to expend Authority funds, and to take other actions in furtherance thereof, all for and on behalf of the Authority.

ADOPTED on April 29, 2021.

OKLAHOMA INDUSTRIES AUTHORITY

Chair

ATTEST:

Secretary



I-240

Eastern Avenue

Bryant Avenue

SE 89th Street

1: 18,056



RESOLUTION NUMBER 2324

REGARDING THE ACQUISITION, SALE AND EXCHANGE OF REAL
PROPERTY INTERESTS AND ACTIONS RELATED TO THE OWNERSHIP
AND USE OF SAME IN THE VICINITY OF TINKER AFB

WHEREAS, pursuant to a Trust Indenture, as amended, for the use and benefit of Oklahoma County, Oklahoma, under the authority and pursuant to the provisions of Title 60, Oklahoma Statutes 2011, Sections 176 et seq., as amended (the "Act"), the Oklahoma Industries Authority ("Authority") has been duly established as a public trust and an agency of the State of Oklahoma (the "State") for public purposes as therein provided; and

WHEREAS, the Authority is authorized under said Trust Indenture and the Act to provide funds to encourage economic development activities in Oklahoma County and promote the economic welfare of the County and inhabitants thereof; and

WHEREAS, Tinker AFB is a major Oklahoma County employer, and the Authority has a long history of assisting Tinker AFB in providing real property and facilities for Tinker AFB in furtherance of its job creation and the promotion of economic development initiatives, and in connection therewith, new economic development opportunities are contemplated to be generated by the authorizations provided herein below; and

WHEREAS, on November 13, 2020, the Authority approved Resolution Number 2312 which stated:

The Chair, a Vice-chair and the General Manager, or any one of them, are authorized to acquire, sell and exchange real property interests and to take actions related to the ownership and use of same in the vicinity of Tinker AFB, and in connection therewith, to enter into related agreements, to pursue and make application for governmental approvals, to engage consultants, to expend Authority funds, and to take other actions in furtherance thereof, all for and on behalf of the Authority.

; and

WHEREAS, pursuant to Resolution Number 2312, the General Manager finalized the purchase of the following properties for and on behalf of the Authority:

1. Property purchased from Delp Family Revocable Living Trust located at 9400 SE 49th Street closed on January 14, 2021, at a purchase price of \$400,000, plus closing and transaction costs ("Delp Property").
2. Property purchased from Symes Trust, located on SE 49th Street east of Douglas Blvd., closed on February 25, 2021, at a purchase price of \$300,000, plus closing and transaction costs ("Symes Property").

; and

WHEREAS, pursuant to Resolution Number 2312, the General Manger is in negotiations with Oklahoma County to purchase properties located east of Douglas Blvd., between SE 44th Street and SE 59th Street (“County Properties”).

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY that:

1. Purchases of the Delp Property and the Symes Property are ratified and approved.
2. Purchase of the County Properties is authorized and approved, and in furtherance thereof, the Chair, a Vice-chair and the General Manager, or any one of them, are authorized to enter into agreement(s) with the Board of County Commissioners of Oklahoma County, to take necessary actions to finalize the purchase(s), and to pay for same with Authority funds, all for and on behalf of the Authority.
3. Resolution Number 2312 is ratified and renewed, and the Chair, a Vice-chair and the General Manager, or any one of them, are authorized to acquire, sell and exchange real property interests and to take actions related to the ownership and use of same in the vicinity of Tinker AFB, and in connection therewith, to enter into related agreements, to pursue and make application for governmental approvals, to engage consultants, to expend Authority funds, and to take other actions in furtherance thereof, all for and on behalf of the Authority.

ADOPTED on April 29, 2021

OKLAHOMA INDUSTRIES AUTHORITY

Chair

ATTEST:

Secretary

40

Tinker Diagonal

Legend

- Tinker AFB

Tinker AFB



SE 59th St

S Westminster Rd

S Air Depot Blvd

S Douglas Blvd

S Wood Dr

3

Google Earth

SE 74th St



1 mi

© 2021 Google

13-T11N-R2W

SE 44th St

SE 44th St

SE 44th St

S Douglas Blvd

S Berryman Rd

S Oakwood Ln

S Post Rd

SE 48th St

OKLAHOMA

24-T11N-R2W

SE 51st St

Warehouse Rd

S Douglas Blvd

S Berryman Rd

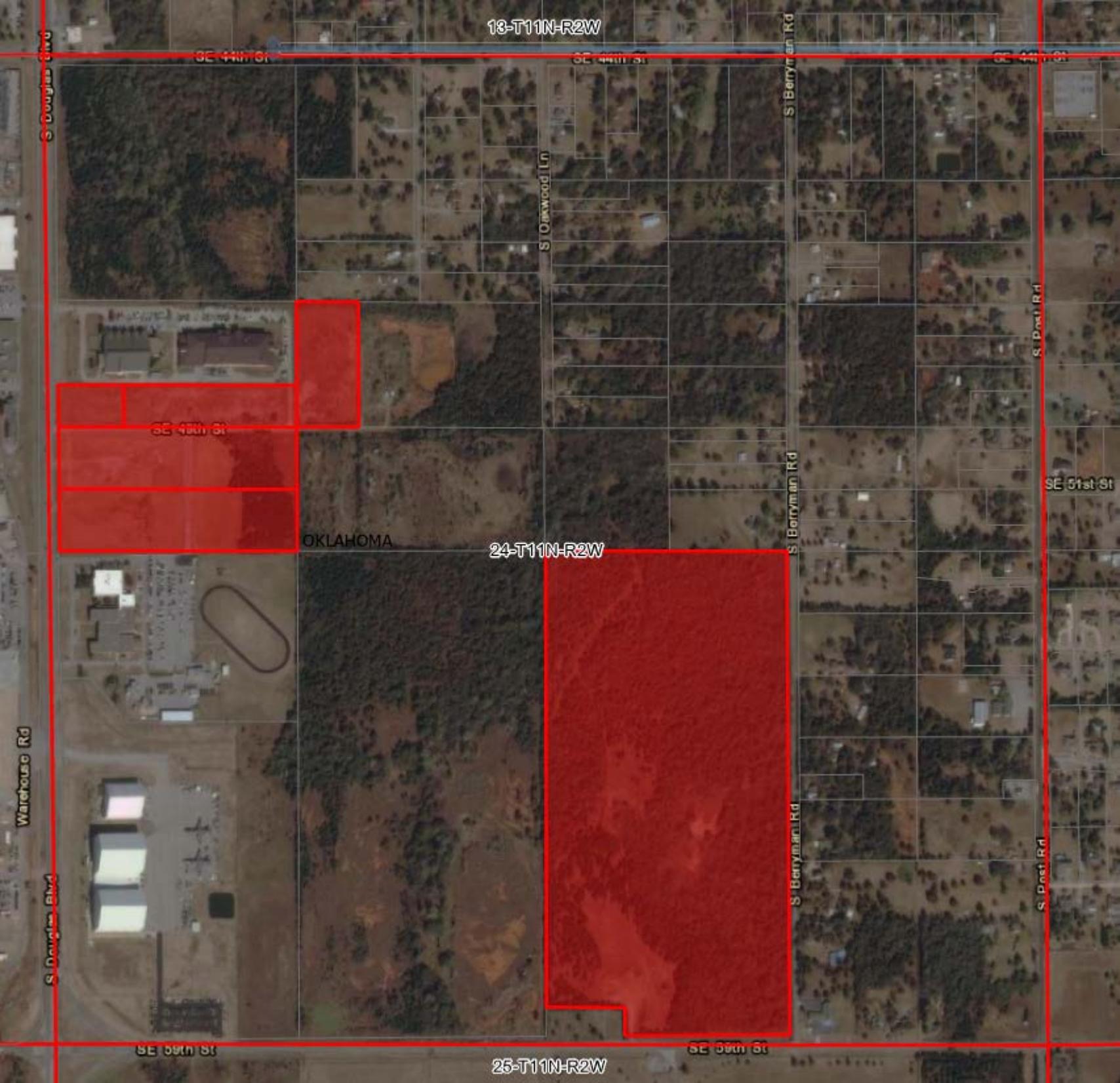
S Berryman Rd

S Post Rd

SE 59th St

SE 59th St

25-T11N-R2W



Oklahoma Industries Authority

Independent Auditor's Report and Financial Statements

June 30, 2020



Oklahoma Industries Authority
June 30, 2020

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Independent Auditor's Report

Board of Trustees
Oklahoma Industries Authority
Oklahoma City, Oklahoma

We have audited the accompanying financial statements of the Oklahoma Industries Authority (the Authority), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statement as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of June 30, 2020, and the changes in its financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The 2019 financial statements, before they were restated for the matters discussed in *Note 2*, were audited by other auditors, and their report thereon, dated October 30, 2019, expressed an unmodified opinion. Our opinion is not modified with respect to these matters.

Other Matters

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we also have issued our report dated December 30, 2020, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

BKD, LLP

Oklahoma City, Oklahoma
December 30, 2020

Oklahoma Industries Authority
Statement of Net Position
June 30, 2020

Assets and Deferred Outflows of Resources

Current Assets

Cash and cash equivalents	\$ 2,589,791
Investments	4,090,637
Prepaid insurance	97,827
Accounts receivable	35,542
Accrued interest receivable	1,761
	6,815,558
Total current assets	6,815,558

Capital Assets

Land	2,461,108
Building – MROTC	28,482,739
Industrial property	2,801,807
	33,745,654
Less accumulated depreciation	(8,611,439)
	25,134,215
Total capital assets, net	25,134,215
Total assets	31,949,773

Deferred Outflows of Resources

Deferred loss on debt refunding	764,830
	764,830
Total assets and deferred outflows of resources	32,714,603

Liabilities and Net Position

Current Liabilities

Accounts payable and accrued liabilities	117,830
Unearned revenues	531,403
Current portion of loan payable – MROTC project	1,555,852
	2,205,085
Total current liabilities	2,205,085

Noncurrent Liabilities

Loan payable – MROTC project	6,848,839
	6,848,839
Total liabilities	9,053,924

Net Position

Net investment in capital assets	17,494,354
Unrestricted	6,166,325
	\$ 23,660,679
Total net position	\$ 23,660,679

Oklahoma Industries Authority
Statement of Revenues, Expenses, and Changes in Net Position, as Restated
(See Note 2)
Year Ended June 30, 2020

Operating Revenues	
Lease rentals	\$ 247,201
Administrative fees	57,264
MROTC revenue	2,639,264
Other revenue	<u>40,881</u>
Total operating revenues	<u>2,984,610</u>
Operating Expenses	
Depreciation	616,173
Insurance	8,982
Professional services	505,074
Management and trustee fees	83,627
Printing and office supplies	715
Interest	575,608
Other	2,612
Grant expense	37,848
Repair and maintenance – unit parts	<u>8,353</u>
Total operating expenses	<u>1,838,992</u>
Operating Income	<u>1,145,618</u>
Nonoperating Revenues (Expenses)	
Investment interest income	132,097
Unrealized gain on investments	46,308
Bad debt expense	(49,356)
Amortization of deferred outflows	(1,231,390)
Equity in earnings of investee	309,214
Distributions for the benefit of other government	<u>(48,000)</u>
Total nonoperating revenues (expenses)	<u>(841,127)</u>
Change in Net Position	304,491
Net Position, Beginning of Year, as Restated (Note 2)	<u>23,356,188</u>
Net Position, End of Year	<u><u>\$ 23,660,679</u></u>

Oklahoma Industries Authority
Statement of Cash Flows, as Restated (See Note 2)
Year Ended June 30, 2020

Operating Activities	
Lease rental payment received	\$ 247,201
Administrative fees received	57,264
Grant, MROTC, and other revenue received	2,748,897
Operating expenses paid	<u>(1,157,254)</u>
Net cash provided by operating activities	<u>1,896,108</u>
Noncapital Financing Activities	
Distributions and return of funds due to other trusts	<u>(48,000)</u>
Net cash used in noncapital financing activities	<u>(48,000)</u>
Capital and Related Financing Activities	
MROTC loan payments	(2,067,647)
Purchase of capital assets	(2,070,000)
Proceeds on disposition of capital assets	<u>2,070,000</u>
Net cash used in capital and related financing activities	<u>(2,067,647)</u>
Investing Activities	
Proceeds from sales of investments	2,000,000
Purchases of investments	(1,750,000)
Distribution received from equity investee	549,605
Interest received on investments	<u>133,064</u>
Net cash provided by investing activities	<u>932,669</u>
Increase in Cash and Cash Equivalents	713,130
Cash and Cash Equivalents, Beginning of Year, as Restated (Note 2)	<u>1,876,661</u>
Cash and Cash Equivalents, End of Year	<u><u>\$ 2,589,791</u></u>

**Reconciliation of Operating Income to Net Cash Provided by
Operating Activities**

Operating income	\$ 1,145,618
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation	616,173
Expenses incurred in loan refinancing	87,150
Increase in prepaid insurance	(90,403)
Increase in accounts receivable and other	(18,400)
Increase in accounts payable and accrued liabilities	68,818
Increase in unearned revenue	87,152
	<hr/>
Net cash provided by operating activities	<u><u>\$ 1,896,108</u></u>

Noncash Transactions

Unrealized gain on investments	\$ 46,308
Equity in earnings of investee	\$ 309,214
Bad debt expense	\$ (49,356)
Amortization of deferred outflows – debt defeasance	\$ (1,231,390)
Land acquired in exchange	\$ 2,070,000
Land disposed in exchange	\$ (2,070,000)

Oklahoma Industries Authority

Notes to Financial Statements

June 30, 2020

Note 1: Nature of Operations and Summary of Significant Accounting Policies

The Oklahoma Industries Authority (the Authority) is an Oklahoma public trust and an agency of the State of Oklahoma. It was created on December 15, 1966, to promote and encourage the general development of Oklahoma County under the provisions of Title 60, Section 176 of the Oklahoma Statutes, and other applicable statutes and laws. Oklahoma County, Oklahoma (the County) is the beneficiary of this trust and will receive all residual trust funds and assets upon termination of the trust.

The Authority established Next Generation Oklahoma Aeronautics LLC (NextGen) as a wholly owned subsidiary in 2018 to purchase a 100% equity interest in MROTC Holdings, LLC (Holdings) which owns a 100% interest in MROTC Development Partners, LLC (MDP). NextGen holds no assets other than its ownership of Holdings units, and Holdings holds no assets other than its ownership of MDP units. In preparing the financial statements, all significant transactions and balances between the Authority and NextGen are eliminated. As discussed in *Note 9*, in June 2020, all balances of NextGen were contributed toward a restructuring of the MROTC project activities. As such, the Authority's equity interest in NextGen is \$0 at June 30, 2020, in the accompanying statement of net position.

The following is a summary of the more significant accounting policies consistently followed in the preparation of the Authority's financial statements.

Operations

The Authority arranges bond and loan financing with the participation of trustee banks to industrial, manufacturing, medical, civic, cultural, and educational enterprises located principally in the County for the purpose of constructing, purchasing, expanding, or otherwise improving the facilities required by such enterprises and also provides economic development services and facilities to support economic development in the County.

Basis of Presentation

The Authority accounts for its operations as an enterprise fund. Enterprise funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting, similar to private business enterprises. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when incurred.

Income Taxes

The Authority is exempt from federal income taxes under Section 115 of the Internal Revenue Code; accordingly, no provision has been made for income taxes.

Capital Assets

Capital assets are valued at historical cost or estimated historical cost. The Authority has chosen the straight-line depreciation method for its capital assets based on the estimated useful lives of the capital assets, which vary between 20 and 50 years.

Oklahoma Industries Authority

Notes to Financial Statements

June 30, 2020

Cash and Cash Equivalents

The Authority considers all liquid debt instruments purchased with a maturity of three months or less and money market mutual funds to be cash equivalents. At June 30, 2020, cash equivalents consisted primarily of money market accounts with brokers.

Investments and investment income

Investments in negotiable certificates of deposit and municipal obligations are carried at fair value. Fair value is determined from quoted market prices. Investment income consists of interest income and the net change for the year in the fair value of the investments carried at fair value.

The Authority's historical investment in NextGen was accounted for in accordance with GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. This investment was valued using the equity method and changes in the equity valuation are reported as equity in earnings of investee in the accompanying statement of revenues, expenses, and changes in net position. As of June 30, 2020, in accordance with the MROTC transaction discussed in *Note 9*, the investment in NextGen is zero.

Unearned Revenue

The Authority maintains cash provided by the Oklahoma Strategic Military Planning Commission, State of Oklahoma Department of Commerce for future maintenance and other projects related to the Maintenance, Repair, and Overhaul Technology Center (MROTC). Such amounts are reported as unearned revenue until such time that funds are expended resulting in grant revenue in the period in which all eligibility requirements associated for recognition of these funds are met. During the current year, the Authority received \$125,000, which is included in unearned revenue and recognized \$37,848 as grant revenue in the accompanying financial statements.

Deferred Outflows of Resources

The Authority reports the consumption of net position that is applicable to a future reporting period as deferred outflows of resources in a separate section of its statement of net position. At June 30, 2020, deferred outflows of resources consisted of deferred loss on debt refunding.

Accounting for Long-Lived Assets

The Authority reviews long-lived assets for impairment whenever indicators of impairment are present to determine if the carrying amounts exceed the estimated future net cash flows to be realized. Impairment losses are recognized based on the estimated fair value of the asset. No long-lived asset impairments were recorded in 2020.

Oklahoma Industries Authority

Notes to Financial Statements

June 30, 2020

Net Position

The net position of the Authority is classified in three components:

- **Net Investments in Capital Assets** – Represents capital assets net of accumulated depreciation and reduced by the outstanding balance of debt used to finance the acquisition or construction of those assets.
- **Restricted** – Represents net position that has been restricted by sources external to the Authority. For the year ended June 30, 2020, there was no restricted portion of net position.
- **Unrestricted** – Residual amount of net position that does not meet the definition of net investment in capital assets or restricted net position. Included within unrestricted net position at June 30, 2020, are funds designated by the board for projects and activities benefiting the State of Oklahoma and the County of \$975,325. For the year ended June 30, 2020, approximately \$48,000 of the designated assets and their investment earnings were contributed to an organization that benefits the County and have been reported as distributions.

Classification of Revenues

The Authority has classified its revenues as either operating or nonoperating according to the characteristics of exchange vs. nonexchange transactions.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes; accordingly, actual results could differ from those estimates.

Note 2: Restatement of Prior Year Financial Statements

The 2020 beginning balance of net position has been restated by \$2,106,661 to correct an error in the recognition of revenue related to federal grant funds received in prior years for which eligible expenditures were also incurred in prior years. This restatement reduced previously reported 2019 change in net position by \$54,017. Additionally, the 2020 beginning of year cash and cash equivalents on the accompanying statement of cash flows has been restated by \$658,690 to correct an error in excluding balances of cash and cash equivalents in the prior year, which had no impact on previously reported 2019 change in net position.

Oklahoma Industries Authority
Notes to Financial Statements
June 30, 2020

The following financial statement line items for fiscal year 2019 were affected by this correction:

	As Restated	As Previously Reported	Effect of Change
Total net position, beginning of year	<u>\$ 23,356,188</u>	<u>\$ 21,249,527</u>	<u>\$ 2,106,661</u>
Cash and cash equivalents, beginning of year	<u>\$ 1,876,661</u>	<u>\$ 1,217,971</u>	<u>\$ 658,690</u>

Note 3: Cash and Cash Equivalents and Investments

Cash and Cash Equivalents

Custodial credit risk is the risk that in the event of the failure of a counterparty the Authority will not be able to recover the value of its investments. Deposits are exposed to custodial credit risk if they are uninsured and uncollateralized. Investment securities are exposed to custodial credit risk if they are uninsured, are not registered in the name of the Authority, or are held by a counterparty or the counterparty's trust department but not in the name of the Authority.

The policy of the Authority is to require all deposits be maintained in accounts that are fully insured or collateralized. As of June 30, 2020, the Authority had no uninsured or uncollateralized deposits. At June 30, 2020, all deposits are held in trust with a financial institution in which all balances are collateralized by the pledging financial institution's trust department in the name of the financial institution.

Deposits of the Authority were \$2,589,791 at June 30, 2020.

Investments

The Authority has adopted the provisions of Oklahoma State Statute Title 62, which limits the types of investment vehicles permitted with a long-term investment discipline. Investments permitted include direct obligations of the U.S. federal government; county, municipal, or school district direct debt obligations; collateralized or insured certificates of deposit; savings accounts; or certificates and other limited investment vehicles as permitted by state law.

Oklahoma Industries Authority
Notes to Financial Statements
June 30, 2020

At June 30, 2020, the Authority had the following investments:

	Fair Value	Fiscal Year Maturity Date		
		2021	2022	2023
Certificates of deposit	\$ 3,815,047	\$ 2,021,390	\$ 765,615	\$ 1,028,042
Municipal obligations	275,590	-	275,590	-
		<u>\$ 2,021,390</u>	<u>\$ 1,041,205</u>	<u>\$ 1,028,042</u>
Total investments	<u>\$ 4,090,637</u>			

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment that are in the possession of an outside party. Investment securities are exposed to custodial credit risk if they are uninsured, are not registered in the name of the Authority and are held by counterparty or the counterpart's trust department but not in the name of the Authority. At June 30, 2020, the Authority does not have any securities that are not registered in the name of the Authority.

Note 4: Note Receivable

During 2017, the Authority entered into a loan agreement with Progress OKC to finance the audiovisual and stage equipment for a historical auditorium and related facilities. Interest on the note receivable (effective rate of 3.00% at June 30, 2017) was payable monthly and principal was due upon maturity on February 7, 2019. Having previously determined the note receivable to be partially uncollectible, the balance was reduced to \$49,356 at June 30, 2019. During 2020, the Authority determined the remaining balance of the note receivable was uncollectible and wrote off the remaining balance. There was a net of write-off of \$49,356 at June 30, 2020, charged to bad debt expense.

Note 5: Fair Value Measurements

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices for identical assets or liabilities in active markets that can be accessed at the measurement date; Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for an asset or liability, either directly or indirectly; Level 3 inputs are unobservable inputs for an asset or liability.

Oklahoma Industries Authority
Notes to Financial Statements
June 30, 2020

The Authority has the following recurring fair value measurements as of June 30, 2020:

	Fair Value	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Municipal obligations	\$ 275,590	\$ -	\$ 275,590	\$ -
Certificates of deposit	3,815,047	-	3,815,047	-
Total investments	\$ 4,090,637	\$ -	\$ 4,090,637	\$ -

Municipal obligations and certificates of deposit are valued on the basis of evaluated prices provided by independent pricing services when such processes are believed to reflect the fair market value of such securities and are classified within Level 2 of the fair value hierarchy.

Note 6: Capital Assets

Capital assets at June 30 consisted of the following:

	Beginning Balance	Additions	Disposals	Ending Balance
Land	\$ 2,461,108	\$ 2,070,000	\$ (2,070,000)	\$ 2,461,108
Industrial property	2,801,807	-	-	2,801,807
Building – MROTC	28,482,739	-	-	28,482,739
	31,284,546	-	-	31,284,546
Less accumulated depreciation	(7,995,266)	(616,173)	-	(8,611,439)
Depreciable capital assets, net	23,289,280	(616,173)	-	22,673,107
Total capital assets, net	\$ 25,750,388	\$ 1,453,827	\$ (2,070,000)	\$ 25,134,215

During the year ended June 30, 2020, the Authority purchased land within the County for the purpose of exchanging with an agency of the State of Oklahoma. The land was purchased for \$2,070,000 and was exchanged for a separate land parcel appraised for the same value and held by the agency of the State of Oklahoma. Once the land exchange was complete, the Authority sold the property to the City of Oklahoma City for \$2,070,000. These transactions are included within the accompanying statement of cash flows as both cash and noncash transactions for the current year.

Oklahoma Industries Authority
Notes to Financial Statements
June 30, 2020

Note 7: Conduit Debt Obligations

From time to time, the Authority has issued revenue bonds to provide financial assistance to private and public sector entities for the acquisition and construction of facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on underlying mortgage loans or leasing arrangements. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private/public sector entity. The Authority is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of June 30, 2020, there were eight series of industrial revenue bonds outstanding with an aggregate principal amount payable of \$63,697,250.

Note 8: Long-Term Obligations

The following is a summary of long-term debt for the year ended June 30, 2020:

	<u>Balance, July 1, 2019</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance, June 30, 2020</u>	<u>Amounts Due/ Amortization Within One Year</u>
MROTC loan payable	\$ 10,152,872	\$ -	\$ (10,152,872)	\$ -	\$ -
Loan payable – MROTC project	<u>-</u>	<u>8,404,691</u>	<u>-</u>	<u>8,404,691</u>	<u>1,555,852</u>
Total	<u>\$ 10,152,872</u>	<u>\$ 8,404,691</u>	<u>\$ (10,152,872)</u>	<u>\$ 8,404,691</u>	<u>\$ 1,555,852</u>

MROTC Loan Payable

Upon completion of the construction of the MROTC facility in 2009, the construction loan used during the construction period was converted to a long-term loan payable in the form of a lease-back mortgage. The loan carried an interest rate of 6.04% with monthly payments of \$218,688 and a final payment of \$438,689 due at maturity on October 14, 2023. The loan was repaid with the restructuring described in *Note 9*.

Loan Payable – MROTC Project

On June 29, 2020, the Authority entered into a long-term loan payable of \$8,404,691, which retired the remaining principal from the construction of the MROTC facility. At the time of the transaction, the remaining principal was \$8,085,225. The loan carries an interest rate of 3.85% and requires principal and interest payments of \$154,427 occurring monthly until maturity on June 29, 2025.

Oklahoma Industries Authority
Notes to Financial Statements
June 30, 2020

Future minimum debt service requirements for the loan payable are as follows at June 30, 2020:

	Principal	Interest	Total
2021	\$ 1,555,852	\$ 296,300	\$ 1,852,152
2022	1,617,833	235,293	1,853,126
2023	1,681,230	171,895	1,853,125
2024	1,747,112	106,014	1,853,126
2025	1,802,664	37,550	1,840,214
	<u>\$ 8,404,691</u>	<u>\$ 847,052</u>	<u>\$ 9,251,743</u>

Deferred Loss on Debt Refunding

The current refunding of the MROTC loan payable resulted in a difference between the payoff and the net carrying amount of \$764,830. This difference, reported in the accompanying financial statements as a deferred outflow of resources, will be charged to nonoperating expense, interest expense, using the effective-interest method with amortization beginning in 2021. The Authority completed the current refunding to reduce its annual debt service payments. The refunding results in an increase in total debt service payments over the next five years by \$284,235. The current refunding resulted in an increase between the present value of the old and new debt service payments of \$130,139 over the next five years.

Note 9: Acquisition of MDP and MROTC Project Transactions

In 2005, the Authority entered into an agreement with Boeing Company (Boeing) and MROTC Development Partners LLC (MDP) to provide for the construction of a 156,254-square-foot MROTC facility near Tinker Air Force Base for maintenance and repair of airplanes, which was completed in 2009. The total project cost approximately \$28 million. Initial financing for the project was provided by a bank construction loan and two Federal EDI-Special Project Grants.

In 2018, the Authority acquired a 100% equity interest in MDP through its wholly owned subsidiary NextGen. The acquisition was accounted for as an equity method investment and resulted in a deferred outflow of resources for the future benefit of lease revenue. The Authority paid \$2,031,914 for the equity of MDP and recorded an equity investment of \$462,494 and a deferred outflow of \$1,569,420 at the date of acquisition.

In 2020, in an effort to streamline processes and accounting related to these matters, the Authority renegotiated the lease agreements in the Authority's name concurrent with the completion of the retirement of the MROTC loan payable and entrance into a new debt agreement as outlined in *Note 8*. The Authority terminated all lease agreements between NextGen and Boeing and Tinker Air Force Base in addition to terminating the original 2005 agreement between the Authority and MDP, which was operating as NextGen throughout the current fiscal year.

As a result of the termination of the agreements between NextGen and others, the balance of the equity interest at the completion of these new agreements, \$532,513, and all assets of NextGen

Oklahoma Industries Authority

Notes to Financial Statements

June 30, 2020

were utilized toward entrance into the Authority's new debt agreement, which reduced the Authority's equity investment to zero. Additionally, the remaining unamortized balance of the deferred outflow of \$941,650 was reduced to zero. Total amortization expense of \$1,231,390 related to the deferred outflows stemming from the 2018 acquisition of MDP is reported as a nonoperating expense in the accompanying statement of revenues, expenses, and changes in net position.

Note 10: Leases

In May 2015, the Authority entered into a real estate purchase contract with the County, a related party, to purchase the land located at Southeast 59th Street and Air Depot Road in Oklahoma City, Oklahoma, at a cost of \$1,348,135. The Authority purchased the land with the intent to lease the property to Boeing for the purpose of expanding Boeing's operations. A lease agreement with Boeing was entered into on June 1, 2015, for a 15-year term and base rent of \$1 per year with the option for Boeing to extend the lease or to purchase the property at the end of the lease term for a base price of \$630,000, which increases by 2% each year during the lease term.

The Authority entered into an agreement as the lessor to lease a building for five years, beginning in March 2011, for \$16,958 per month. An amendment was created to extend the lease for a period of five years, commencing on December 20, 2015, and increasing rent payments to \$18,600 per month. Future minimum lease payments related to this agreement are \$111,600. Subsequent to year-end, it was determined the lease would not be renewed following its termination in December 2020.

The MROTC facility has been leased by NextGen and is subleased to the U.S. Air Force. The lease term began August 14, 2008 and ends on October 14, 2058. The amount of the MDP lease includes an amount equal to the debt service plus an annual administrative fee. As discussed in *Note 9*, as of June 2020, this lease agreement has been terminated.

Effective June 30, 2020, the new lease agreement between the Authority and Boeing commenced. The lease term is for one year, terminating on June 29, 2021, with four additional one-year renewal periods available by providing notice within 30 days' advance notice. Included in the lease is an option for the lessee to acquire the leased premises at the fair market valuation of the premises as determined by an appraisal. Payments of \$198,025 are required monthly for a total of \$2,376,303 to be paid annually. In addition, the Authority agrees to provide security for the premises for an additional \$30,000 per month for a total of \$360,000 per year.

Note 11: Related-Party Transactions

The Authority distributes \$48,000 annually to an organization that benefits the County, which have been reported as distributions.

Management services for the Authority are provided by the Alliance for the Economic Development of Oklahoma City, Inc., a related party. Total compensation provided under this arrangement was \$270,000 for the year ended June 30, 2020, and is included in professional services in the accompanying statement of revenues, expenses, and changes in net position.

Oklahoma Industries Authority
Notes to Financial Statements
June 30, 2020

Note 12: Commitments and Contingencies

From time to time, the Authority is engaged in lawsuits either as plaintiff or defendant that arise in the conduct of its business, which, in the opinion of management and based upon advice of counsel, would not have a material effect on the Authority's financial position or results of operations.

Note 13: Subsequent Events

In October and November 2020, the Authority entered into agreements to purchase the following real property in the vicinity of Tinker Air Force Base: October 2020, Delp Family Revocable Living Trust Property for \$400,000 and November 2020, Symes Property for \$300,000.

In December 2020, the Authority entered into an agreement to sell a building, land, and surrounding parking lot for \$500,000 to OU Medicine, Inc., an Oklahoma nonprofit corporation.

In December 2020, the County authorized and provided \$20,050,000 in funding originally received by the County under the *Coronavirus Aid, Relief, and Economic Security Act* to the Authority for the purpose of administering programs designed to provide assistance to small businesses, not-for-profits, and other entities within the County.

In December 2020, the Authority signed a letter of intent with the Office of Land Commission, an agency of the State of Oklahoma, to exchange property for the purpose of developing a 600-acre industrial park within the County. The total value of the intended property exchange is \$13 million with funding to be provided by the City of Oklahoma City toward the purchase of land and other real estate valued commensurate with the value of the land to be received in exchange.

Subsequent events have been evaluated through December 30, 2020, which is the date the financial statements were available to be issued.

**Report on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of
Financial Statements Performed in Accordance with
Government Auditing Standards**

Independent Auditor's Report

Board of Trustees
Oklahoma Industries Authority
Oklahoma City, Oklahoma

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Oklahoma Industries Authority (the Authority), which comprise the statement of net position as of June 30, 2020, and the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 30, 2020, which contained an *Emphasis of Matter* paragraph regarding a restatement of previously issued financial statements and an *Other Matter* paragraph regarding omission of required supplementary information.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2020-001, that we consider to be a material weakness.

Board of Trustees
Oklahoma Industries Authority

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Authority's Response to the Finding

The Authority's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

BKD, LLP

Oklahoma City, Oklahoma
December 30, 2020

Oklahoma Industries Authority
Schedule of Findings and Responses
Year Ended June 30, 2020

Findings Required to be Reported by *Government Auditing Standards*

Reference Number	Finding
2020-001	<p>Criteria or Specific Requirement – Management is responsible for establishing and maintaining effective internal control over financial reporting.</p> <p>Condition – During the current year, a restatement of the beginning of the year net position and beginning of the year cash and cash equivalents on the statement of cash flows was necessary to conform to accounting principles generally accepted in the United States of America (GAAP).</p> <p>Context – Timely and accurate financial statements are critical to managing operations and communicating financial position and results of operations to interested parties.</p> <p>Effect – Previously issued financial statements contained material misstatements that were not prevented or detected in a timely manner.</p> <p>Cause – Based on guidance previously provided to the Authority, federal grant funding received and expended in prior years was incorrectly deferred for revenue recognition resulting in revenues not being recognized in the appropriate period. Additionally, a portion of cash and cash equivalents were excluded from the balances reported in the statement of cash flows.</p> <p>Recommendation – We recommend management develop and implement processes and procedures to periodically assess whether GAAP is being appropriately applied to the annual financial statements.</p> <p>Views of Responsible Officials and Planned Corrective Actions – Management agrees with the entries made to adjust opening balances associated with 2006 unearned grant revenues and reporting of cash and cash equivalents, which as adjusted decreases the Authority’s liabilities and increases its net position. This adjustment arose from the reclassification of grant income from a transaction recorded in 2006 based on guidance received from prior Authority auditors, which pre-dates the Authority’s current management. In addition, certain cash and cash equivalents were not included in the statement of cash flows based on the approach of prior Authority auditors. In future transactions, the Authority will apply the guidance associated with this adjustment and, moreover, will vigorously review and apply GAAP in non-routine transactions. In our view, this adjustment results in a positive operating indicator for the Authority; consequently, users of the Authority’s financial statements were unlikely to have been negatively impacted by prior accounting treatment.</p>

Board of Trustees
Oklahoma Industries Authority
Oklahoma City, Oklahoma

As part of our audit of the financial statements of the Oklahoma Industries Authority (the Authority) as of and for the year ended June 30, 2020, we wish to communicate the following to you.

AUDIT SCOPE AND RESULTS

Auditor's Responsibility Under Auditing Standards Generally Accepted in the United States of America and the Standards Applicable to Financial Audits Contained in *Government Auditing Standards*, Issued by the Comptroller General of the United States

An audit performed in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, is designed to obtain reasonable, rather than absolute, assurance about the financial statements. In performing auditing procedures, we establish scopes of audit tests in relation to the financial statements taken as a whole. Our engagement does not include a detailed audit of every transaction. Our engagement letter more specifically describes our responsibilities.

These standards require communication of significant matters related to the financial statement audit that are relevant to the responsibilities of those charged with governance in overseeing the financial reporting process. Such matters are communicated in the remainder of this letter or have previously been communicated during other phases of the audit. The standards do not require the auditor to design procedures for the purpose of identifying other matters to be communicated with those charged with governance.

An audit of the financial statements does not relieve management or those charged with governance of their responsibilities. Our engagement letter more specifically describes your responsibilities.

Qualitative Aspects of Significant Accounting Policies and Practices

Significant Accounting Policies

The Authority's significant accounting policies are described in Note 1 of the audited financial statements.

Alternative Accounting Treatments

No matters are reportable.

Management Judgments and Accounting Estimates

Accounting estimates are an integral part of financial statement preparation by management, based on its judgments. The following areas involve significant areas of such estimates for which we are prepared to discuss management's estimation process and our procedures for testing the reasonableness of those estimates:

- Notes receivable valuation
- Depreciable lives of capital assets

Financial Statement Disclosures

The following areas involve particularly sensitive financial statement disclosures for which we are prepared to discuss the issues involved and related judgments made in formulating those disclosures:

- Restatement of prior year financial statements
- Conduit debt obligations
- Long-term debt
- Acquisition of MDP and MROTC project transactions
- Leases
- Subsequent events

Audit Adjustments

During the course of any audit, an auditor may propose adjustments to financial statement amounts. Management evaluates our proposals and records those adjustments which, in its judgment, are required to prevent the financial statements from being materially misstated. A misstatement is a difference between the amount, classification, presentation, or disclosure of a reported financial statement item and that which is required for the item to be presented fairly in accordance with the applicable financial reporting framework.

The area in which adjustments were proposed and recorded includes:

- Recording of deferred loss on refunding (deferred outflow) associated with retirement of debt

Auditor's Judgments About the Quality of the Authority's Accounting Principles

No matters are reportable.

Significant Issues Discussed with Management

Prior to Retention

During our discussion with management prior to our engagement, the following issue regarding application of accounting principles or auditing standards was discussed:

- Debt financing and MROTC project leasing arrangements

Other Material Communication

Listed below is another material communication between management and us related to the audit:

- Management representation letter (attached)

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements of the Authority as of and for the year ended June 30, 2020, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis.

A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

We observed the following matters that we consider to be deficiencies or a material weakness.

Material Weakness

Refer to the Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* – Independent Auditor's Report.

Deficiencies

Due to the limited number of individuals involved in the finance department of the Alliance for the Economic Development of Oklahoma City, Inc., manager of the Authority, many of the critical accounting and related administrative duties are combined and assigned to available employees. Presently, individuals, including the CFO and staff within the accounting department, perform a large amount of the upper level accounting functions. To the extent possible, the Authority should continue to identify and implement control and review processes, including review of journal entries, to ensure appropriate levels of review are present to control any segregation of duties issues.

We observed matters that we consider to be deficiencies that we communicated to management orally.

NEW ACCOUNTING PRONOUNCEMENTS

Governmental Accounting Standards Board (GASB) Statement No. 95

In response to the challenges arising from COVID-19, on May 7, 2020, GASB approved Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. GASB approved an 18-month postponement for GASB Statement No. 87, *Leases*. All statements and implementation guides with a current effective date of reporting periods beginning after June 15, 2018, and later have a one-year postponement. This change is effective immediately. Early application is still encouraged.

The new effective dates are listed below:

- GASB Statement No. 83 – Reporting periods beginning after June 15, 2019
- GASB Statement No. 84 and Implementation Guide 2019-2 – Reporting periods beginning after December 15, 2019
- GASB Statement No. 87 and Implementation Guide 2019-3 – Fiscal years beginning after June 15, 2021, and all reporting periods thereafter
- GASB Statement No. 88 – Reporting periods beginning after June 15, 2019
- GASB Statement No. 89 – Reporting periods beginning after December 15, 2020
- GASB Statement No. 90 – Reporting periods beginning after December 15, 2019
- GASB Statement No. 91 – Reporting periods beginning after December 15, 2021
- GASB Statement No. 92, paragraphs 6 and 7 – Fiscal years beginning after June 15, 2021
- GASB Statement No. 92, paragraphs 8, 9, and 12 – Reporting periods beginning after June 15, 2021
- GASB Statement No. 92, paragraph 10 – Government acquisitions occurring in reporting periods beginning after June 15, 2021
- GASB Statement No. 93, paragraphs 13 and 14 – Fiscal years beginning after June 15, 2021, and all reporting periods thereafter
- Implementation Guide 2018-1 – Reporting periods beginning after June 15, 2019
- Implementation Guide 2019-1 – Reporting periods beginning after June 15, 2020

GASB Statement No. 87

In June 2017, GASB published Statement No. 87, *Leases*, which was the result of a multi-year project to re-examine the accounting and financial reporting for leases. GASB 87 establishes a single model for lease accounting based on the principle that leases represent the financing of the right to use an underlying asset. Specifically, GASB 87 includes the following accounting guidance for lessees and lessors:

Lessee Accounting

A lessee will recognize a liability measured at the present value of payments expected to be made for the lease term and an intangible asset measured at the amount of the initial lease liability plus any payments made to the lessor at or before the beginning of the lease and certain indirect costs. A lessee will reduce the liability as payments are made and recognize an outflow of resources for interest on the liability. The asset will be amortized by the lessee over the shorter of the lease term or the useful life of the asset.

Lessor Accounting

A lessor will recognize a receivable measured at the present value of the lease payments expected for the lease term and a deferred inflow of resources measured at the value of the lease receivable plus any payments received at or prior to the beginning of the lease that relate to future periods. The lessor will reduce the receivable as payments are received and recognize an inflow of resources from the deferred inflow of resources in a systematic and rational manner over the term of the lease. A lessor will not derecognize the asset underlying the lease. There is an exception for regulated leases for which certain criteria are met, such as airport-aeronautical agreements.

The lease term used to measure the asset or liability is based on the period in which the lessee has the noncancelable right to use the underlying asset. The lease term also contemplates any lease extension or termination option that is reasonably certain of being exercised.

GASB 87 does not apply to leases for intangible assets, biological assets (*i.e.*, timber and living plants and animals), service concession agreements, or leases in which the underlying asset is financed with conduit debt that is reported by the lessor. Additionally, leases with a maximum possible term of 12 months or less are excluded.

GASB 87 is effective for fiscal years beginning after June 15, 2021. Early application is encouraged. It is anticipated that leases would be recognized using the facts and circumstances in effect at the beginning of the period of implementation.

This communication is intended solely for the information and use of management, the Board of Trustees, and others within the Authority and is not intended to be and should not be used by anyone other than these specified parties.

BKD, LLP

Oklahoma City, Oklahoma
December 30, 2020

OKLAHOMA INDUSTRIES AUTHORITY



105 N. HUDSON AVENUE, SUITE 101 • OKLAHOMA CITY, OKLAHOMA 73102 • 405-232-9921 • FAX 405-232-8317

December 30, 2020

BKD, LLP

Certified Public Accountants

Two Leadership Square
211 N. Robinson Avenue, Ste. 600
Oklahoma City, OK 73102

TRUSTEES

CLAYTON I. BENNETT, CHAIRMAN
KIRK HUMPHREYS, VICE CHAIRMAN
J.W. MASHBURN, VICE CHAIRMAN
RONALD J. NORICK, VICE CHAIRMAN
ROY H. WILLIAMS, SECRETARY

We are providing this letter in connection with your audit of the Oklahoma Industries Authority's (the Authority), financial statements as of and for the year ended June 30, 2020. We confirm that we are responsible for the fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining effective internal control over financial reporting, operations and compliance, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, the following:

1. We have fulfilled our responsibilities, as set out in the terms of our engagement letter dated October 7, 2020, for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America.
2. We acknowledge our responsibility for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation and maintenance of internal control to prevent and detect fraud.
4. We have reviewed and approved a draft of the financial statements and related notes referred to above, which you prepared in connection with your audit of our financial statements. We acknowledge that we are responsible for the fair presentation of the financial statements and related notes.

5. We have provided you with:
 - (a) Access to all information of which we are aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters.
 - (b) Additional information that you have requested from us for the purpose of the audit.
 - (c) Unrestricted access to persons within the Authority from whom you determined it necessary to obtain audit evidence.
 - (d) All minutes of meetings of the Board of Trustees held through the date of this letter.
 - (e) All significant contracts and grants.
6. All transactions have been recorded in the accounting records and are reflected in the financial statements.
7. We have informed you of all current risks of a material amount that are not adequately prevented or detected by entity procedures with respect to:
 - (a) Misappropriation of assets.
 - (b) Misrepresented or misstated assets, liabilities or net position.
8. We have no knowledge of any known or suspected:
 - (a) Fraudulent financial reporting or misappropriation of assets involving management or employees who have significant roles in internal control.
 - (b) Fraudulent financial reporting or misappropriation of assets involving others that could have a material effect on the financial statements.
9. We have no knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, customers, regulators, suppliers or others.
10. We have disclosed to you the identity of the Authority's related parties and all the related party relationships and transactions of which we are aware. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with accounting principles generally accepted in the United States of America. We understand that the term related party refers to an affiliate; management, and members of their immediate families, component units; and any other party with which the Authority may deal if it can significantly

influence, or be influenced by, the management or operating policies of the other. The term affiliate refers to a party that directly or indirectly controls, or is controlled by, or is under common control with us.

11. Except as reflected in the financial statements, there are no:
 - (a) Plans or intentions that may materially affect carrying values or classifications of assets and liabilities.
 - (b) Material transactions omitted or improperly recorded in the financial statements.
 - (c) Material gain/loss contingencies requiring accrual or disclosure, including those arising from environmental remediation obligations.
 - (d) Events occurring subsequent to the statement of net position date through the date of this letter requiring adjustment or disclosure in the financial statements.
 - (e) Agreements to purchase assets previously sold.
 - (f) Restrictions on cash balances or compensating balance agreements.
 - (g) Guarantees, whether written or oral, under which the Authority is contingently liable.
12. We have disclosed to you all known instances of noncompliance or suspected noncompliance with laws and regulations whose effects should be considered when preparing financial statements.
13. We have identified and disclosed to you all known issuances of debt in which the Authority has acted as the conduit issuer
14. We are not aware of any pending or threatened litigation or claims whose effects should be considered when preparing the consolidated financial statements. We have not sought or received attorney's services related to pending or threatened litigation or claims during or subsequent to the audit period. Also, we are not aware of any litigation or claims, pending or threatened, for which legal counsel should be sought.
15. Adequate provisions and allowances have been accrued for any material losses from:
 - (a) Uncollectible receivables.

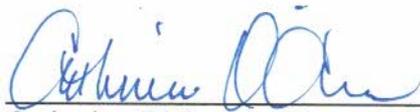
- (b) Lease commitments, including those unable to be fulfilled.
 - (c) Purchase commitments in excess of normal requirements or above prevailing market prices.
16. Except as disclosed in the financial statements, we have:
- (a) Satisfactory title to all recorded assets, and they are not subject to any liens, pledges or other encumbrances.
 - (b) Complied with all aspects of contractual and grant agreements, for which noncompliance would materially affect the financial statements.
17. We have not been designated as a potentially responsible party (PRP or equivalent status) by the Environmental Protection Agency (EPA) or other cognizant regulatory agency with authority to enforce environmental laws and regulations.
18. With regard to deposit and investment activities:
- (a) All deposit and investment transactions have been made in accordance with legal and contractual requirements.
 - (b) Disclosures of deposit and investment balances and risks in the financial statements are consistent with our understanding of the applicable laws regarding enforceability of any pledges of collateral.
 - (c) We understand that your audit does not represent an opinion regarding the enforceability of any collateral pledges.
19. With respect to any nonattest services you have provided us during the year, including assistance in financial statement preparation:
- (a) We have designated a qualified management-level individual to be responsible and accountable for overseeing the nonattest services.
 - (b) We have established and monitored the performance of the nonattest services to ensure that they meet our objectives.
 - (c) We have made any and all decisions involving management functions with respect to the nonattest services and accept full responsibility for such decisions.
 - (d) We have evaluated the adequacy of the services performed and any findings that resulted.

20. We acknowledge that we are responsible for compliance with applicable laws, regulations and provisions of contracts and grant agreements.
21. We have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that have a direct and material effect on the determination of amounts in our financial statements or other financial data significant to the audit objectives.
22. We have identified and disclosed to you any violations or possible violations of laws, regulations and provisions of contracts and grant agreements whose effects should be considered for recognition and/or disclosure in the financial statements or for your reporting on noncompliance.
23. We have taken or will take timely and appropriate steps to remedy any fraud, abuse, illegal acts or violations of provisions of contracts or grant agreements that you or other auditors report.
24. We have a process to track the status of audit findings and recommendations.
25. We have identified to you any previous financial audits, attestation engagements, performance audits or other studies related to the objectives of your audit and the corrective actions taken to address any significant findings and recommendations made in such audits, attestation engagements or other studies.
26. We have provided our views on any findings, conclusions and recommendations, as well as our planned corrective actions with respect thereto, to you for inclusion in the findings and recommendations referred to in your report on internal control over financial reporting and on compliance and other matters based on your audit of the financial statements performed in accordance with *Government Auditing Standards*.
27. The financial statements disclose all significant estimates and material concentrations known to us. Significant estimates are estimates at the statement of net position date which could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets for which events could occur which would significantly disrupt normal finances within the next year. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
28. The fair values of financial and nonfinancial assets and liabilities, if any, recognized in the financial statements or disclosed in the notes thereto are reasonable estimates based on the methods and assumptions used. The methods and significant assumptions used result in measurements of fair value appropriate for financial statement recognition and disclosure purposes and have been applied consistently from period to period, taking into account any changes in

circumstances. The significant assumptions appropriately reflect market participant assumptions.

29. The Authority has restated the 2019 financial statements to conform with accounting principles generally accepted in the United States of America. Management has provided you with all relevant information regarding the restatement. We are not aware of any other known matters that require correction in the financial statements.

30. We acknowledge the current protracted economic volatility related to COVID-19 continues to present difficult circumstances and challenges for the governmental industry. We understand the values of the assets and liabilities recorded in the financial statements could change rapidly, resulting in material future adjustments to asset values - that could negatively impact the Authority's ability to meet debt covenants or maintain sufficient liquidity. We acknowledge that you have no responsibility for future changes caused by the current economic environment and the resulting impact on the Authority's financial statements. Further, management and the Board are solely responsible for all aspects of managing the Authority, including questioning the quality and valuation of investments, and other assets, reviewing allowances for uncollectible amounts and evaluating capital needs and liquidity plans.



Catherine O'Connor, Executive Director



Geri Harlan, Chief Financial Officer