

Tri-County Indian Nations Community Development Corporation

*Chairman – Kevin Flowers, Vice Chairman – Cecil Carter, Secretary/ Treasurer – Lona Barrick
Members – Johnny Jump, Billie Floyd, Johnny Ward, and Lona Barrick – Chickasaw Nation, Bradley Erwin - Choctaw Nation*

08/07/2024

FILED
PONTOTOC COUNTY

AUG 07 2024

PUBLIC NOTICE

TAMMY BROWN, County Clerk
By  Deputy

RE: Tri-County Indian Nations Community Development Corporation Regular meeting of the Board of Directors

Location: Irving Community Center
530 W 5th St.
Ada, OK 74820

Date: Tuesday, August 13, 2024

Time: 9:30 a.m.

If you have questions, or need additional information,
please call (580) 310-9300, or write to:

Tri-County Indian Nations Community Development Corporation
Attn: Carolyn Hill
122 E. Main Street
Ada, Oklahoma 74820

Tri-County Indian Nations Community Development Corporation

*Chairman – Kevin Flowers, Vice Chairman – Cecil Carter, Secretary/Treasurer – Lona Barrick
Members – Billie Floyd, Johnny Ward, Johnny Jump, Lona Barrick – Chickasaw Nation and Bradley Erwin - Choctaw Nation*

BOARD MEETING
Tuesday, August 13, 2024
9:30 a.m.
Irving Community Center
530 W 5th St.
Ada, OK 74820

FILED
PONTOTOC COUNTY

AUG 07 2024

AGENDA

TAMMY BROWN, County Clerk
By 8 Deputy

1. CALL MEETING TO ORDER
2. COMPLIANCE WITH OPEN MEETING ACT
3. PUBLIC COMMENT, VISITORS & GUESTS
4. READING AND APPROVAL OF MINUTES
 - a. Discussion and Action on Minutes from Board meeting held on July 9, 2024
5. TREASURER'S REPORT OF CURRENT FINANCIAL STATUS, EXPENDITURES, RECEIPTS
 - a. Discussion and Action on Treasurer's Report
 - b. Outstanding Expenditures
6. INFORMATION ITEMS
 - a. Self-Help Housing update
7. NEW OR UNFORESEEN BUSINESS
8. ADJOURN



Tri-County Indian Nations
Community Development Corporation
122 E. Main Street
Ada, OK 74820

July 9, 2024

BOARD MEETING MINUTES

A regular meeting of the Board of Directors of the Tri-County Indian Nations Community Development Corporation was held on Tuesday, July 9, 2024 in Mill Creek, Oklahoma.

OFFICERS PRESENT: Kevin Flowers – Chairman, Cecil Carter – Vice Chairman, Lona Barrick – Secretary/Treasurer

MEMBERS PRESENT: Johnny Ward, John Redman, John Jump, Bradley Erwin and Billie Floyd

STAFF PRESENT: Carolyn Hill - Housing Director, Shawna Graves – Account Specialist

GUESTS PRESENT: Mayor Scott Clark of Mill Creek, Oklahoma.

Chairman Flowers called the meeting to order at 9:36 A.M.

Chairman Flowers asked Shawna Graves if we were in compliance with the Open Meeting Act. Shawna Graves confirmed that the meeting notice had been posted, published, and filed.

The minutes from the Board Meeting of May 14, 2024, were presented for approval. Cecil Carter then made a motion to accept the minutes from the May 14, 2024 meeting. John Redman seconded the motion. With no further discussion, the motion passed unanimously.

TREASURERS REPORT:

- A. Discussion and Action on Treasurers Report – Shawna presented the Balance Sheet and Statement of Activities to the board for review. Johnny Jump made a motion to approve the treasurer's report as presented, the motion was seconded by Lona Barrick. With no further discussion, the motion passed unanimously.
- B. Discussion and Action on Outstanding Expenditures – Shawna Graves presented for board approval the list of expenditures that had occurred since the previous board meeting. Johnny Ward made a motion to approve the outstanding expenditures as presented. Johnny Jump seconded the motion. With no further discussion, the motion passed unanimously.

ACTION ITEMS:

- A. Discussion and Action to accept John Redman's resignation as representative for ex officio member, Chief Gary Batton, of the Choctaw Nation. Mr. Redman expressed that he has many fond memories of serving on the Tri-County Indian Nations board of directors but is not longer available to do so. Johnny Ward made a motion to accept the resignation of John Redman as representative for ex officio member, Chief Gary Batton, of the Choctaw Nation. Cecil Carter seconded the motion. With no further discussion the motion passes unanimously.
- B. Discussion and Action to accept Bradley Erwin, of Coal County, as the newly appointed representative of ex officio, Chief Gary Batton. Mr. Erwin is a resident of Coal County and currently serves as Small Business Development Advisor, Division of Strategic Development for Choctaw Nation of Oklahoma. He serves on the board for the Atoka Chamber of Commerce and is a baseball coach for the Coalgate Rangers 8 and under team. Loan Barrick made a motion to accept Bradley Erwin as the newly appointed representative of ex officio member, Chief Gary Batton. The motion was seconded by Cecil Carter. With no further discussion the motion passed unanimously.

INFORMATION ITEMS:

- A. Self-Help Housing Update – Kevin Flowers asked Carolyn Hill to discuss Self-Help. Carolyn advised that there are currently two houses under construction and one family awaiting approval of a building packet. The house in Happyland was close to being finished with only the septic, clean-up and gutters to complete. The house in Connerville still needed to have trees removed to allow for the water well to be dug. Carolyn also advised that Tri-County had received the go ahead to start submitting applications. Furthermore, Tri-County will be required to have four applications submitted and under review no later than August 8, 2024 per the letter of conditions for the newest Mutual Self-Help Grant.
- B. By-Laws overview – Shawna Graves informed the board that updates on the Tri-County Indian Nations, CDC by-laws are still in progress.

ADJOURN

With no further business to discuss, Johnny Jump moved to adjourn the meeting, seconded by Billie Floyd. With no further discussion the motion passed unanimously. The meeting was adjourned at 10:43 a.m.

The next meeting will be held on Tuesday, August 13, 2024 in Ada, Oklahoma.

Chairman of the Board

Recorder

Tri County Indian Nations CDC

8/7/2024 2:41 PM

Register: 1. SHH Checking Citizens

From 07/01/2024 through 07/31/2024

Sorted by: Date and Order Entered

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2024	aw	Sparklight	Telephone Expense	103236378 Tel...	282.81	X		6,867.15
07/02/2024	aw	Oklahoma Employm...	Payroll Liabilities	73-1453539	100.47	X		6,766.68
07/05/2024	5655	Retail Merchants Ass...	Accounts Payable		90.30	X		6,676.38
07/05/2024	aw	Comp Risk	Insurance Expense	Policy KWC12...	118.00	X		6,558.38
07/10/2024	5653	Gary Guinn	Accounts Payable		181.50	X		6,376.88
07/10/2024	5654	Downtown Holdco, ...	Accounts Payable	August Rent	880.00	X		5,496.88
07/12/2024	Transfer	Tri County	2. SHH Savings Citize...			X	3,000.00	8,496.88
07/15/2024	5655	Carolyn J Hill	-split-		1,671.07	X		6,825.81
07/15/2024	5656	Gary J Guinn	-split-		1,713.04	X		5,112.77
07/15/2024	5657	Shawna K Graves	-split-		1,225.05	X		3,887.72
07/15/2024	5657	United States Treasury	-split-	73-1453539	1,458.68	X		2,429.04
07/17/2024	36	USDA Grant	Grants Receivable	July 2024 #69		X	15,740.40	18,169.44
07/17/2024	Transfer	Tri County	2. SHH Savings Citize...		3,000.00			15,169.44
07/19/2024	aw	Oklahoma Tax Com...	Payroll Liabilities	WTH-1007942...	426.00	X		14,743.44
07/24/2024	aw	U.S. Cellular	Telephone Expense	account 85302...	253.77	X		14,489.67
07/25/2024			Credit Report Fee	Deposit		X	200.00	14,689.67
07/26/2024	aw	Central Insurance	Insurance Expense	CLP 8372248	144.50	X		14,545.17
07/26/2024	aw	Home Depot Credit S...	Tools & Equipment	# 5525135	125.47	X		14,419.70
07/29/2024	aw	Credit Reporting Ser...	Program Expense	Account Verifi...	0.01	X		14,419.69
07/29/2024	aw	Tri County	Program Expense	Account Verifi...		X	0.01	14,419.70
07/30/2024	aw	Credit Reporting Ser...	Accounts Payable		225.00	X		14,194.70
07/31/2024	5658	Carolyn J Hill	-split-		1,671.09	X		12,523.61
07/31/2024	5659	Gary J Guinn	-split-		1,713.03			10,810.58
07/31/2024	5660	Shawna K Graves	-split-		1,225.06	X		9,585.52
07/31/2024	5658	United States Treasury	-split-	73-1453539	1,458.64	X		8,126.88
07/31/2024	aw	Sparklight	Telephone Expense	103236378 Tel...	282.81	X		7,844.07
07/31/2024			Interest Earned	Interest		X	0.53	7,844.60

Tri County Indian Nations CDC

8/7/2024 2:42 PM

Register: 2. SHH Savings Citizens
 From 07/01/2024 through 07/31/2024
 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/12/2024	Transfer	Tri County	1. SHH Checking Citiz...		3,000.00	X		8,428.04
07/17/2024	Transfer	Tri County	1. SHH Checking Citiz...	Reverse Emerg...			3,000.00	11,428.04
07/31/2024			Interest Earned	Interest		X	0.40	11,428.44

Tri County Indian Nations CDC

8/7/2024 2:42 PM

Register: 5. OHFA Checking
 From 07/01/2024 through 07/31/2024
 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/19/2024	1170	United States Treasury	-split-	73-1453539	40.60	X		2,692.26
07/20/2024	1169	Shawna K Graves	-split-		164.70	X		2,527.56
07/31/2024			Interest Earned	Interest		X	0.11	2,527.67

Tri County Indian Nations CDC

8/7/2024 2:42 PM

Register: 4. Tri County Vision Account
 From 07/01/2024 through 07/31/2024
 Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/25/2024			911 Sales	Deposit		X	160.00	3,452.98
07/31/2024			Interest Earned	Interest		X	0.71	3,453.69

9:00 AM

08/05/24

Accrual Basis

Tri County Indian Nations CDC
Profit & Loss YTD Comparison
July 2024

	<u>Jul 24</u>	<u>Jan - Jul 24</u>
Ordinary Income/Expense		
Income		
911 Sales	160.00	260.00
Credit Report Fee	200.00	425.00
Interest Earned	1.75	13.38
Total Income	<u>361.75</u>	<u>698.38</u>
Gross Profit	361.75	698.38
Expense		
Accounting Expenses	0.00	4,000.00
Accounts Payable Exp	0.00	0.00
Computer & Software Expense	0.00	1,643.37
Dues & Memberships	11.00	77.00
Insurance Expense	262.50	4,826.50
Meals and Entertainment	0.00	276.01
Meeting Expense	0.00	100.31
Office Equipment	0.00	1,191.48
Office Supplies	0.00	319.11
Other Expense	0.00	29.51
Payroll Expenses	12,791.13	89,635.88
Program Expense	304.30	1,030.72
Rent Expense	880.00	6,960.00
Telephone Expense	819.39	5,246.09
Tools & Equipment	125.47	125.47
Travel	259.05	1,073.05
Total Expense	<u>15,452.84</u>	<u>116,534.50</u>
Net Ordinary Income	-15,091.09	-115,836.12
Other Income/Expense		
Other Expense		
Ask My Accountant	0.00	-42.00
Total Other Expense	<u>0.00</u>	<u>-42.00</u>
Net Other Income	0.00	42.00
Net Income	<u><u>-15,091.09</u></u>	<u><u>-115,794.12</u></u>

9:00 AM

08/05/24

Accrual Basis

Tri County Indian Nations CDC

Balance Sheet

As of July 31, 2024

	<u>Jul 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1. SHH Checking Citizens 100390	7,844.60
2. SHH Savings Citizens 122520	11,428.44
3. Petty Cash	40.56
4. Tri County Vision Account	3,453.69
5. OHFA Checking	2,527.67
Total Checking/Savings	<u>25,294.96</u>
Accounts Receivable	
Accounts Receivable	2,650.00
Grants Receivable	37,274.40
Total Accounts Receivable	<u>39,924.40</u>
Other Current Assets	
Acc Rec Clearing Acct	464.20
Forgivable Home Loan Receivable	432,321.11
Payroll Asset	-9,000.00
Prepaid insurance	2,063.33
Total Other Current Assets	<u>425,848.64</u>
Total Current Assets	<u>491,068.00</u>
Fixed Assets	
Accumulated Depreciation	-40,507.28
Furniture and Office Equipment	36,325.72
Tools and Construction Equip	6,074.36
Total Fixed Assets	<u>1,892.80</u>
TOTAL ASSETS	<u><u>492,960.80</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,517.55
Total Accounts Payable	<u>6,517.55</u>
Other Current Liabilities	
Payroll Liabilities	450.14
Total Other Current Liabilities	<u>450.14</u>
Total Current Liabilities	<u>6,967.69</u>
Total Liabilities	6,967.69
Equity	
Unrestricted Net Assets	601,787.23
Net Income	-115,794.12
Total Equity	<u>485,993.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>492,960.80</u></u>

Tri-County Bills / Expenses 2024

Bill	\$ Jan	\$ Feb	\$ Mar	\$ April	\$ May	\$ June	\$ July	\$ Aug	\$ Sept	\$ Oct	\$ Nov	\$ Dec	\$ YTD
Vision Credit	\$84.41	\$1,533.98	\$374.02	\$361.44	\$2,220.55	\$367.88	\$212.00						\$5,154.28
VISION ARC					-\$231.84								-\$231.84
Credit Bureau	\$23.20	\$35.40	\$47.60	\$11.00	\$11.00	\$11.00	\$90.30						\$229.50
Downtown Holding	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00						\$6,160.00
Home Depot	\$0.00	\$0.00	\$21.32	\$0.00	\$0.00	\$0.00	\$125.47						\$146.79
Home Depot ARC													\$0.00
Johnston Co.													\$0.00
Kershaw CPA	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00						\$2,000.00
Sparklight*	\$282.81	\$282.81	\$282.81	\$282.81	\$282.81	\$282.81	\$282.81						\$1,979.67
Telecom													\$0.00
US Cellular*	\$257.17	\$257.23	\$253.95	\$253.95	\$253.77	\$253.77	\$253.77						\$1,783.61
Adobe Sign													
Bitdefender													
Intuit (pd with BB)													
GoDaddy													
TOTAL													
Central* (\$1193.26)	\$144.00	\$144.50	\$144.50	\$144.50	\$144.50	\$144.50	\$144.50						\$1,722.01
Comp Risk*	\$184.00	\$118.00	\$118.00	\$118.00	\$118.00	\$118.00	\$118.00						\$1,011.00
Phil (\$3587)*	\$982.00	\$982.00	\$982.00	\$982.00	\$982.00	\$982.00	\$982.00						\$892.00
Nautilus (Moon Bake)	X	X	X	X	X	X	X	X	X	X	X	X	\$2,946.00
TOTAL INSURANCE													\$0.00
Standard Payroll	\$9,258.34	\$9,258.31	\$9,258.31	\$9,258.31	\$9,218.36	\$9,218.36	\$9,218.36						\$4,849.00
OHFA Bonus (tax)	\$205.30	\$205.30	\$205.30	\$205.30	\$205.30	\$205.30	\$205.30						\$64,688.35
Christmas Bonus	X	X	X	X	X	X	X	X	X	X	X	X	\$1,437.10
Mileage	\$187.00	\$125.95	\$130.90	\$201.85	\$52.80	\$53.35	\$181.50						\$0.00
Payroll Taxes	\$3,303.32	\$3,303.38	\$3,303.38	\$3,443.84	\$3,343.32	\$3,343.34	\$3,343.32						\$933.35
TOTAL PAYROLL													\$23,383.90
Network Maint.													\$90,442.70
Building Maint.													\$0.00
Southern Design						\$642.82							\$0.00
MISC. EXPENSES													\$642.82
Total Expenses	\$15,791.55	\$17,126.86	\$16,644.91	\$17,161.00	\$16,498.57	\$14,878.31	\$15,055.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$642.82
Revenue/Grants													\$113,156.53

USDA - RD*	\$15,740.40	\$15,740.00	\$15,740.40	\$15,740.40	\$15,740.40	\$15,740.40	\$15,740.40						\$110,182.40
OHFA*	X	X	X	X	X	X	X	X	X	X	X	X	\$0.00
House Plans Purch	X	X	X	X	X	X	X	X	X	X	X	X	\$0.00
Simmons Bank	X	X	X	X	X	X	X	X	X	X	X	X	\$0.00
Other	\$100.00	\$785.00	X	X	\$1,103.80	\$105.00	\$360.00						\$2,453.80
TOTAL	\$15,840.40	\$16,525.00	\$15,740.40	\$15,740.40	\$16,844.20	\$15,845.40	\$16,100.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112,636.20

	Date App to RD	Applicant Name	Date Certified	Closing @ Home Title	Final Inspection	County	%	OHFA	Race
1	3/1/2018	Ashleigh Cole	8/20/2015	10/29/2018	3/6/2020	Johnston	100	x	Caucasian
2	5/23/2017	Zac Chaney	6/22/2017	9/6/2018	11/15/2019	Pontotoc	100		Chickasaw
3	11/18/2017	Ahndria Ablett	11/30/2017	6/20/2018	7/23/2019	Pontotoc	100	x	Caucasian
4	12/8/2016	Zach & Francesca Martin	12/19/2017	4/19/2018	9/16/2019	Garvin	100	x	Seminole
5	7/2/2018	Rashonda Ramsey	7/27/2018	4/18/2019	8/6/2020	Pontotoc	100	x	African-American
6	7/31/2018	Caycie Specht	8/7/2018	5/13/2019	7/28/2020	Pontotoc	100	x	Caucasian
7	11/15/2018	Stephanie Callen	12/10/2018	4/20/2020	11/22/2021	Johnston	100	x	Caucasian
8	11/20/2018	Lorraine Williams	12/10/2018	4/6/2020	9/30/2021	Pontotoc	100	x	Chickasaw
9	12/12/2018	Taleshia Cherry	2/6/2019	8/8/2019	8/6/2020	Pontotoc	100		African-American
10	11/15/2018	Shaina Teel	2/4/2019	5/9/2019	9/3/2020	Pontotoc	100	x	Chickasaw
11	4/15/2019	Emma Sotelo	5/7/2019	8/27/2020	8/8/2022	Pontotoc	100	x	Hispanic
12	7/17/2019	Karen Harp	9/18/2019	4/6/2020	9/30/2021	Pontotoc	100	x	Asian
13	8/27/2019	Tressie Davis	11/7/2019	5/7/2020	12/4/2021	Pontotoc	100	x	Caucasian
14	5/10/2020	Brittney Monroe	8/15/2020	4/13/2021	7/13/2022	Pontotoc	100	x	Cauc/African Am
15	9/17/2020	Morgan Cheek	11/18/2020	9/1/2021	9/22/2022	Pontotoc	100	x	Caucasian
16	4/28/2021	Zachary Frizzell	6/30/2021	3/10/2022	10/19/2023	Pontotoc	100		Caucasian
17	4/28/2021	Holly and Jesse James	8/4/2021	6/23/2022		Pontotoc	99	x	Caucasian
18	4/27/2021	Daniel Columbus	6/30/2021	9/21/2022		Johnston	88	x	Native American
19	8/10/2022	Zenaida Griffin	11/7/2022	8/19/2024		Pontotoc	0		Asian
20									
1									
2									
3									
4									

At RD to be Certified					
8/1/2024	Tayra Baker				Pontotoc
8/1/2024	Sydney Summers				Pontotoc
8/1/2024	Alexanda Zapata				Pontotoc
8/1/2024	Rhonda Vesley				Pontotoc
Certified and Dropped					
7/2/2018	Lani Matthews	7/27/2018			Coal
	Michaela Suanders	9/19/2019			Murray
7/7/2021	Christie Boyd	10/30/2021			Pontotoc
	Lynze Ratchford	8/12/2020			Murray
3/2/2020	Sarah Noble	4/27/2020			Murray
4/27/2021	Gabriella Cruz	6/9/2021			Pontotoc
4/28/2021	Shawna Walls	6/30/2021			Pontotoc
4/13/2022	Elizabeth Winfrey	11/1/2023			Pontotoc
9/1/2022	Sydney Ropollo	11/7/2022			Pontotoc
6/6/2022	Ashlyn McCullar	7/19/2022			Murray
WORKING APP IN OFFICE					

Changed mind
 Wanted Ardmore area
 Moved out of area
 Got married didn't qualify
 Changed mind
 Income over limit
 Never Responded
 RD dropped
 RD dropped
 RD dropped

#	Month		Amount	\$ 376,050.00	Awarded
1	11/1/18-10/31/20		\$ 376,050.00	\$ -	2018
	Grant Extension 18-20			\$ 188,885.00	2020
12	11/1/20-10/31/21		\$ 188,885.00	\$ -	
	Grant Extension 18-20			\$ 188,885.00	2021
12	11/1/2021 - 10/31/2022		\$ 188,885.00	\$ -	
	Grant Extension 18-20			\$ 188,885.00	2022
12	11/1/2022 - 10/31/2023		\$ 188,885.00	\$ -	
				\$ 178,938.00	2023
1	November 2023		\$ 15,740.40	\$ 163,197.60	
2	December 2023		\$ 15,740.40	\$ 147,457.20	
3	January 2024		\$ 15,740.40	\$ 131,716.80	
4	February 2024		\$ 15,740.40	\$ 115,976.40	
5	March 2024		\$ 15,740.40	\$ 100,236.00	
6	April 2024		\$ 15,740.40	\$ 84,495.60	
7	May 2024		\$ 15,740.40	\$ 68,755.20	
8	June 2024		\$ 15,740.40	\$ 53,014.80	
9	July 2024		\$ 15,740.40	\$ 37,274.40	
10	August 2024		\$ 15,740.40	\$ 21,534.00	
11	September 2024		\$ 15,740.40	\$ 5,793.60	
12	October 2024		\$ -	\$ 5,793.60	