

Cleveland County, OK
Cleveland County Office Building

201 South Jones
Norman, OK 73069
Suite 200

9:57:04 AM

FILED IN OFFICE
COUNTY CLERK
NORMAN, OK



Printed on 7/10/2026
Pamela Howlett,
County Clerk, Cleveland County

Pam Howlett

Public Facilities Authority
Regular Meeting Agenda - Final
Amended & Reposted @9:56AM

Monday, July 13, 2026
10:30 AM

Jacob McHughes - Chairman
Rod Cleveland - Vice-Chairman
Rusty Grissom - Member

<https://www.clevelandcountyyok.com/>

Pam Howlett, County Clerk

Meeting Called to Order**Roll Call**

Notice of the meeting was properly posted on July 10, 2026.

For purposes of this agenda “Action” means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, striking or postponing the item.

Approval of Minutes

1. Discussion and possible action regarding - Discussion and possible action regarding - Approve, Amend, or Modify the Minutes of the Regular Meeting of June 15, 2026 and the Special Meeting of July 1, 2026.

[06.15.2026 CCPFA Minutes](#)

[07.01.2026 CCPFA Special Minutes](#)

Items of Business

2. Discussion and possible action regarding - Discussion and possible action regarding - Accept the monthly deposit of \$100,000.00 from Public Safety Sales Tax to Cleveland County Authority Revenue Fund at BancFirst for future debt service payment on the Cleveland County Public Facilities Authority Sales Tax Revenue Bond Series 2021 (Alan J Couch Juvenile Service Center Project).
3. Discussion and possible action regarding - Discussion and possible action regarding - Payment of the following estimated monthly invoices that will come due prior to the next regular meeting:
 - 1)OG&E - \$10,000.00
 - 2)Northwest Control - \$1,000.00
 - 3)City of Norman - \$1,000.00
 - 4)American Elevator - \$700.00
 - 5)Cox (Phone) - \$300.00
 - 6)Cox (Internet) - \$300.00
 - 7)The Alarm Group - \$100.00.
4. Discussion and possible action regarding - Discussion and possible action regarding - Approve payment for the following Debt Service Payment to BancFirst in the amount of \$82,827.50 for the Sales Tax Revenue Bonds Series 2021 at the Alan J. Couch Center at 1650 W. Tecumseh.

5. Discussion and possible action regarding - Payment of Crossland Construction pay app #18 for \$4,340.50 for the Cleveland County Sheriff's Office.
[Crossland for 07.13.26](#)
6. Discussion and possible action regarding - Accept payments from the following:
 - 1)Charleston's Restaurant Group, Check #'s 25475 for \$833.33 and 25498 for \$833.33
 - 2)Oklahoma Indigent Defense System (OIDS), EFT for \$43,901.67
 - 3)Service Oklahoma, EFT for \$3,500.00
 - 4)Stockwell Law Group, PLLC, Check #18602 for \$3,800.00 and Check #18631 for \$1,150.00
 - 5)Tribal Government, Check # 6122 for \$2,400.00
 - 6)Tyler Broadcasting Corporation, Check #97157 for \$475.00 and Check #97262 for \$475.00
7. Discussion and possible action regarding - Payment of Don's Mobil Lock invoice #69103 for \$106.49 for work at the newly acquired Arvest building.
8. Discussion and possible action regarding - Discussing the purchase or appraisal of real property; specifically the Letter of Intent to purchase from Arvest Bank the property described as Norman OT Lots 17 through 22, Block 12, Cleveland County Assessor Account #23769, Parcel ID NC29AAAOT 12 17001 for \$952,742.00 and Norman OT Lots 23 and 24, Block 12, Cleveland County Assessor Account #23770, Parcel ID NC29AAAOT 12 23001 for \$47,258.00, for a total purchase price of \$1,000,000.00.

[PFA LOI](#)

Board Member Statements and Announcements

Adjourn

6:23:10 PM

Cleveland County, OK
Cleveland County Office Building

FILED IN OFFICE
COUNTY CLERK
NORMAN, OK

Printed on 7/7/2026
Pamela Howlett,
County Clerk, Cleveland County

201 South Jones
Norman, OK 73069
Suite 200

Pam Howlett



Public Facilities Authority
Meeting Minutes

Monday, June 15, 2026
10:30 AM

Rusty Grissom - Chairman
Rod Cleveland - Vice-Chairman
Jacob McHughes - Member

<https://www.clevelandcountyyok.com/>

Meeting Called to Order**Roll Call**

Present Commissioner Rusty Grissom, Commissioner Rod Cleveland, and Commissioner Jacob McHughes

Notice of the meeting was properly posted on June 12, 2026.

For purposes of this agenda “Action” means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, striking or postponing the item.

Approval of Minutes

1. Discussion and possible action regarding - Approve, Amend, or Modify the Minutes of the Regular Meeting of May 18, 2026.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, to approve minutes. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

2. Discussion and possible action regarding - Accept the monthly deposit of \$100,000.00 from Public Safety Sales Tax to Cleveland County Authority Revenue Fund at BancFirst for future debt service payment on the Cleveland County Public Facilities Authority Sales Tax Revenue Bond Series 2021 (Alan J Couch Juvenile Service Center Project).

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

3. Discussion and possible action regarding to receive the following:
Moore Norman Tech LBR 21 D/S Check No. 1108744 in the amount of \$10,505.00
Moore Norman Tech LRB 22 D/S Check No. 1108745 in the amount of \$4,405.00
Old Republic Title Co. of Ok Check No. 357222 in the amount of \$26,436.11 (Refund Escrow Overage)

A motion was made by Commissioner Grissom, seconded by Commissioner McHughes, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

4. Discussion and possible action regarding - Accept payments from the following:
CommunityWorks, LLC, Check #4238 for \$2,500.00
Old Republic Title Co. of Ok. Check #358395 for \$3,600.00
Oklahoma Indigent Defense System (OIDS), EFT for \$43,901.67
Service Oklahoma, EFT for \$3,500.00
Tribal Government, Check # 6102 for \$2,400.00
Tyler Broadcasting Corporation, Check #97010 for \$475.00

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

5. Discussion and possible action regarding Quote from Bob Usry & Sons INC. In the amount of \$600.00. Regarding 200 E. Main - the quote is to remove the WYE on the main sewer stack to be able to pump the water to the sewer line. Once the water has been pumped, we will put back the WYE.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

6. Discussion and possible action regarding - Payment of the following estimated monthly invoices that will come due prior to the next regular meeting: 1)OG&E - \$10,000.00 Northwest Control - \$1,000.00 3)City of Norman - \$1,000.00 4)American Elevator - \$700.00 5)Cox (Phone) - \$300.00 6)Cox (Internet) - \$300.00 7)The Alarm Group - \$100.00.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

7. Discussion and possible action regarding - Payment to Don's Mobil Lock Shop Inc. Invoice No. 068810, in the amount of \$387.97 for Arvest Locks.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

8. Discussion and possible action regarding - Payment to AE (American elevator Solutions, LLC) Invoice No. INV-68880-G8H4 in the amount of \$692.00 for Maintenance for the month of June.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

9. Discussion and possible action regarding Payment to VOSS Lighting, Invoice No. 30223176-00, in the amount of \$490.00, for the Vista Building for ten (10) six inch can lights.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve to receive.. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

10. Discussion and possible action regarding - Sage software renewal, to be split between all six Authorities, Public Facilities Authority share is \$780.84.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

11. Discussion and possible action regarding - Approve payment for the following Debt Service Payment to BancFirst in the amount of \$82,827.50 for the Sales Tax Revenue Bonds Series 2021 at the Alan J. Couch Center at 1650 W. Tecumseh.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, approve. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

12. Discussion and possible action regarding Lease Agreement between Cleveland County Public Facilities Authority (hereafter Landlord) and Stockwell Law Office (hereafter Tenant), property located at 111 North Peters Street, Norman. The term of this lease is from July 1, 2026, through December 30, 2026. This is a lease with the Tenant planned to occupy a space that is roughly 700 gross SF within a larger office building, with such floor plan(s) as shown attached Exhibit A.

A motion was made by Commissioner McHughes, seconded by Commissioner Grissom, approve. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

13. Discussion and possible action regarding Memorandum of Understanding between Public Facilities Authority and Cleveland County Building Maintenance Department. The MOU is an understanding to manage the day to day maintenance and operations of properties owned operated by the Public Facilities Authority.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, that this item be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

14. Discussion and possible action regarding purchase of sewage pump for the Arvest building for \$575.11.

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, that this item be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

No New Business

No Board Member Statements and Announcements

Adjourn

A motion was made by Commissioner Grissom, seconded by Commissioner McHughes, to adjourn.. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and Commissioner McHughes

**Public Facilities Authority
CLEVELAND COUNTY, OKLAHOMA**

Chairman

ATTEST:

Pam Howlett, County Clerk

Minutes Prepared by: _____
Deputy County Clerk

1:42:06 PM

Cleveland County, OK
Cleveland County Office Building

FILED IN OFFICE
COUNTY CLERK
NORMAN, OK

Printed on 7/8/2026
Pamela Howlett,
County Clerk, Cleveland County

201 South Jones
Norman, OK 73069
Suite 200

Pam Howlett



Public Facilities Authority
Meeting Minutes

Wednesday, July 1, 2026
1:30 PM

Rusty Grissom - Chairman
Rod Cleveland - Vice-Chairman
Jacob McHughes - Member

<https://www.clevelandcountyyok.com/>

Meeting Called to Order**Present**

Commissioner Rusty Grissom, Commissioner Rod Cleveland,
and Commissioner Jacob McHughes

Roll Call

Notice of the meeting was properly posted on Monday, June 29, 2026.

For purposes of this agenda “Action” means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, striking or postponing the item.

Public Comment: Comments from the public will be allowed on any item listed on the agenda. Public comments will be accepted on a first come, first serve basis and are limited to two (2) minutes per person, for a total of ten (10) minutes. Individuals who wish to participate in the public comment portion of the meeting should complete a "Request to Speak" form at the beginning of the meeting and specify the agenda item they want to discuss.

1. Discussion and possible action regarding Letter of agreement regarding use of land for parking at the Arvest building.

This item was approved.

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and
Commissioner McHughes

Items of Business**Board Member Statements and Announcements****Adjourn**

A motion was made by Commissioner McHughes, seconded by Commissioner Cleveland, that this item be adjourn. The motion carried by the following vote:

Aye: 3 - Commissioner Grissom, Commissioner Cleveland, and
Commissioner McHughes

**Public Facilities Authority
CLEVELAND COUNTY, OKLAHOMA**

Chairman

ATTEST:

Pam Howlett, County Clerk

Minutes Prepared by:

Deputy County Clerk

OWNER:

Cleveland County Board of Commissioners

PROJECT:

Cleveland County Sheriff's Department

APPLICATION NO:

18 Distribution to:

201 S Jones Ave

615 E Robinson

DATE:

6/20/2026

☒ OWNER

Suite 260, Norman, OK 73069

Norman, OK 73071

PERIOD TO:

6/25/2026

☒ ARCHITECT

OM CONTRACTOR: Crossland Construction

VIA ARCHITECT: AIP

PROJECT NOS: 25OK02

☐ CONTRACTOR

Columbus, KS

3220 Marshall Ave

CONTRACT DATE: 01/20/2025

☐

INTRACT FOR: Cleveland County New Sheriff's Department

CONTRACT DATE: 01/20/2025

☐

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	\$4,541,000.00
2. Net change by Change Orders	\$	\$92,967.26
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	\$4,633,967.26
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$	\$4,630,655.66

5. RETAINAGE:

a. 5.00 % of Completed Work (Column D + E on Continuation Sheet)	\$0.00
b. 5.00 % of Stored Material (Column F on Continuation Sheet)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of Continuation Sheet)	\$0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$3,311.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$29,198.06	
Total approved this Month	\$63,769.20	
TOTALS	\$92,967.26	
NET CHANGES by Change Order	\$92,967.26	

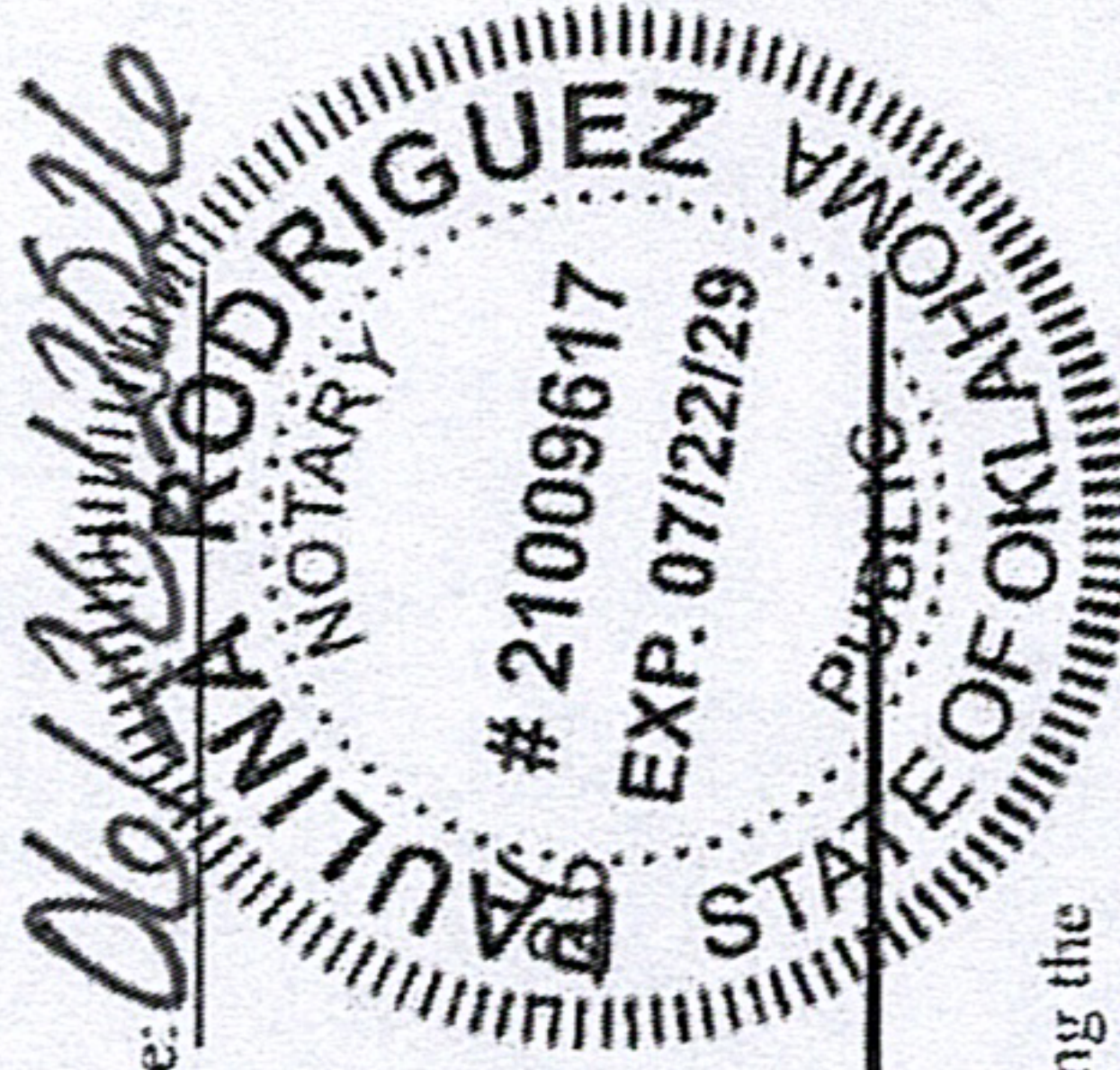
CERTIFICATION

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of Oklahoma
County of Oklahoma
Subscribed and sworn to before me this 29 day of June
Notary Public: Paulina Rodriguez
My Commission expires: 07/22/29



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

.....\$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 18
APPLICATION DATE: 20-Jun-26
PERIOD TO: 25-Jun-26
CONTRACTOR'S PROJECT NO: 250K02

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)	J BILLED THIS PERIOD MINUS RETAINAGE (E - 95)
1	Bonds/Insurance	\$21,608.65	\$21,608.65	\$0.00	\$0.00	\$21,608.65	100.00%	\$0.00	\$0.00	\$0.00
2	General Conditions	\$348,071.00	\$348,071.00	\$0.00	\$0.00	\$348,071.00	100.00%	\$0.00	\$0.00	\$0.00
3	Mobilization	\$29,960.00	\$29,960.00	\$0.00	\$0.00	\$29,960.00	100.00%	\$0.00	\$0.00	\$0.00
4	Concrete - Site	\$348,255.04	\$348,255.04	\$0.00	\$0.00	\$348,255.04	100.00%	\$0.00	\$0.00	\$0.00
5	Concrete	\$207,614.24	\$207,614.24	\$0.00	\$0.00	\$207,614.24	100.00%	\$0.00	\$0.00	\$0.00
6	Masonry	\$176,118.79	\$176,118.79	\$0.00	\$0.00	\$176,118.79	100.00%	\$0.00	\$0.00	\$0.00
7	Structural Steel - Supply	\$71,860.32	\$71,860.32	\$0.00	\$0.00	\$71,860.32	100.00%	\$0.00	\$0.00	\$0.00
8	Structural Steel - Erection	\$43,499.78	\$43,499.78	\$0.00	\$0.00	\$43,499.78	100.00%	\$0.00	\$0.00	\$0.00
9	Architectural Millwork	\$46,007.86	\$46,007.86	\$0.00	\$0.00	\$46,007.86	100.00%	\$0.00	\$0.00	\$0.00
10	Waterproofing/Joint Sealants	\$35,685.57	\$35,685.57	\$0.00	\$0.00	\$35,685.57	100.00%	\$0.00	\$0.00	\$0.00
11	TPO Roofing	\$189,965.66	\$189,965.66	\$0.00	\$0.00	\$189,965.66	100.00%	\$0.00	\$0.00	\$0.00
12	Doors & Frames - Supply	\$164,746.83	\$164,746.83	\$0.00	\$0.00	\$164,746.83	100.00%	\$0.00	\$0.00	\$0.00
13	Doors & Frames - Install	\$19,527.50	\$19,527.50	\$0.00	\$0.00	\$19,527.50	100.00%	\$0.00	\$0.00	\$0.00
14	Glass/Glazing	\$170,274.45	\$170,274.45	\$0.00	\$0.00	\$170,274.45	100.00%	\$0.00	\$0.00	\$0.00
15	Framing/Sheathing/Gyp. Assemblies/Ceilings	\$532,728.00	\$532,728.00	\$0.00	\$0.00	\$532,728.00	100.00%	\$0.00	\$0.00	\$0.00
16	EIFS	\$58,213.35	\$58,213.35	\$0.00	\$0.00	\$58,213.35	100.00%	\$0.00	\$0.00	\$0.00
17	Tape/Bed/Paint	\$63,665.00	\$63,665.00	\$0.00	\$0.00	\$63,665.00	100.00%	\$0.00	\$0.00	\$0.00
18	Flooring/Tile	\$93,588.62	\$93,588.62	\$0.00	\$0.00	\$93,588.62	100.00%	\$0.00	\$0.00	\$0.00
19	Access Flooring	\$21,801.25	\$21,801.25	\$0.00	\$0.00	\$21,801.25	100.00%	\$0.00	\$0.00	\$0.00
20	Signage	\$22,523.50	\$22,523.50	\$0.00	\$0.00	\$22,523.50	100.00%	\$0.00	\$0.00	\$0.00
21	Toilet Accessories/FE & FEC/Lockers/Flag Poles	\$41,359.78	\$41,359.78	\$0.00	\$0.00	\$41,359.78	100.00%	\$0.00	\$0.00	\$0.00
22	Roller Shades	\$19,454.74	\$19,454.74	\$0.00	\$0.00	\$19,454.74	100.00%	\$0.00	\$0.00	\$0.00
23	Fire Protection Suppression	\$41,997.50	\$41,997.50	\$0.00	\$0.00	\$41,997.50	100.00%	\$0.00	\$0.00	\$0.00
24	Plumbing	\$229,194.00	\$229,194.00	\$0.00	\$0.00	\$229,194.00	100.00%	\$0.00	\$0.00	\$0.00
25	HVAC	\$376,533.00	\$376,533.00	\$0.00	\$0.00	\$376,533.00	100.00%	\$0.00	\$0.00	\$0.00
26	Electrical	\$409,275.00	\$409,275.00	\$0.00	\$0.00	\$409,275.00	100.00%	\$0.00	\$0.00	\$0.00
27	Fire Alarm	\$15,391.95	\$15,391.95	\$0.00	\$0.00	\$15,391.95	100.00%	\$0.00	\$0.00	\$0.00
28	Earthwork	\$208,384.51	\$208,384.51	\$0.00	\$0.00	\$208,384.51	100.00%	\$0.00	\$0.00	\$0.00
29	Fencing	\$130,841.74	\$130,841.74	\$0.00	\$0.00	\$130,841.74	100.00%	\$0.00	\$0.00	\$0.00
30	Site Utilities	\$338,973.37	\$338,973.37	\$0.00	\$0.00	\$338,973.37	100.00%	\$0.00	\$0.00	\$0.00
31	Landscaping/Irrigation	\$63,879.00	\$63,879.00	\$0.00	\$0.00	\$63,879.00	100.00%	\$0.00	\$0.00	\$0.00
CHANGE ORDERS										
33	ASI 001 Building Permit Changes	\$2,750.00	\$2,750.00	\$0.00	\$0.00	\$2,750.00	100.00%	\$0.00	\$0.00	\$0.00
34	ASI 002 Owner Requested Changes	\$10,061.78	\$10,061.78	\$0.00	\$0.00	\$10,061.78	100.00%	\$0.00	\$0.00	\$0.00
35	ASI 003 and Added Bollards	\$7,283.66	\$7,283.66	\$0.00	\$0.00	\$7,283.66	100.00%	\$0.00	\$0.00	\$0.00
35	Stabilization and Tile Shower	\$4,181.58	\$4,181.58	\$0.00	\$0.00	\$4,181.58	100.00%	\$0.00	\$0.00	\$0.00
36	CO 05 - Cash Drawers, Blinds, New Door, Mirror	\$4,921.04	\$4,921.04	\$0.00	\$0.00	\$4,921.04	100.00%	\$0.00	\$0.00	\$0.00
37	CO 06 - General Conditions & Change Orders	\$63,769.20	\$56,117.10	\$4,340.50	\$0.00	\$60,457.60	94.81%	\$3,311.60	\$0.00	\$4,340.50
GRAND TOTALS		\$4,633,967.26	\$4,626,315.16	\$4,340.50	\$0.00	\$4,630,655.66	99.93%	\$3,311.60	\$0.00	\$4,340.50

AFFIDAVIT FOR CONTRACTS AND PAYMENTS

STATE OF OKLAHOMA)
) **SS**
COUNTY OF CLEVELAND)

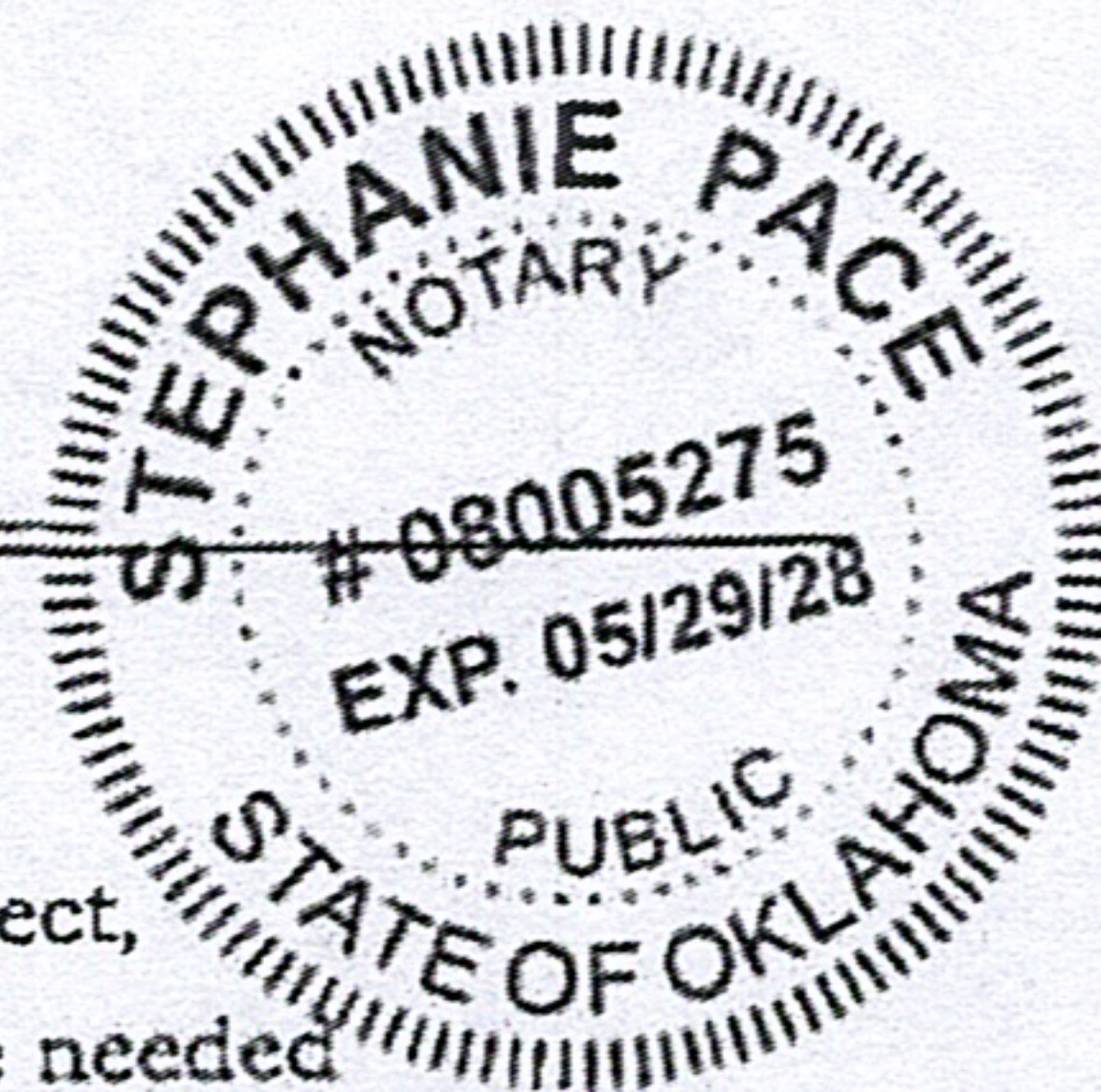
The undersigned (architect, contractor, supplier or engineer), of lawful age, being first duly sworn, on oath says that this contract is true and correct. Affiant further states that the (work, services or materials) will be (completed or supplied) in accordance with the plans, specifications, orders or requests furnished the affiant. Affiant further states that (s)he has made no payment directly or indirectly to any elected official, officer or employee of the State of Oklahoma, any county or local subdivision of the state, of money or other thing of value to obtain or procure the contract or purchase order.

Nathan Hatchel

(Contractor, architect, supplier or engineer)

Attested to before me this 25 day of June, 2026

Stephanie Pace
Notary Public (Or Clerk or Judge)



Note: Any county, municipality or school district executing a contract with any architect, contractor, supplier or engineer for construction work, services or materials which are needed on a continual basis from such architect, contractor, supplier or engineer under the terms of such contract, executing more than one contract during the fiscal year with such architect, contractor, supplier or engineer, may require that the architect, contractor, supplier or engineer complete a signed affidavit as provided for in Title 62 Sect. 310.9.A which shall apply to all work, services or materials completed or supplied under the terms of the contract or contracts.

Internal Use Only:

Business or individual name: _____

Address: _____

Contact: _____

Telephone Number: _____

Affidavit good thru: _____

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Cleveland County New Sheriff's Department

Job No. 25OK02

On receipt by the signer of this document of a check from Cleveland County Commissioners (maker of check) in the sum of \$4,340.50 Four thousand three hundred fifty dollars & fifty cents payable to Crossland Construction Company, Inc (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Cleveland County Commissioners (owner) located at 201 S Jones Avenue, Suite 260 Norman, Oklahoma 73069 (location) to the following extent: Cleveland County New Sheriff's Department (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Cleveland County Commissioners (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date: 25 June 2026

Crossland Construction Company, Inc (Company name)

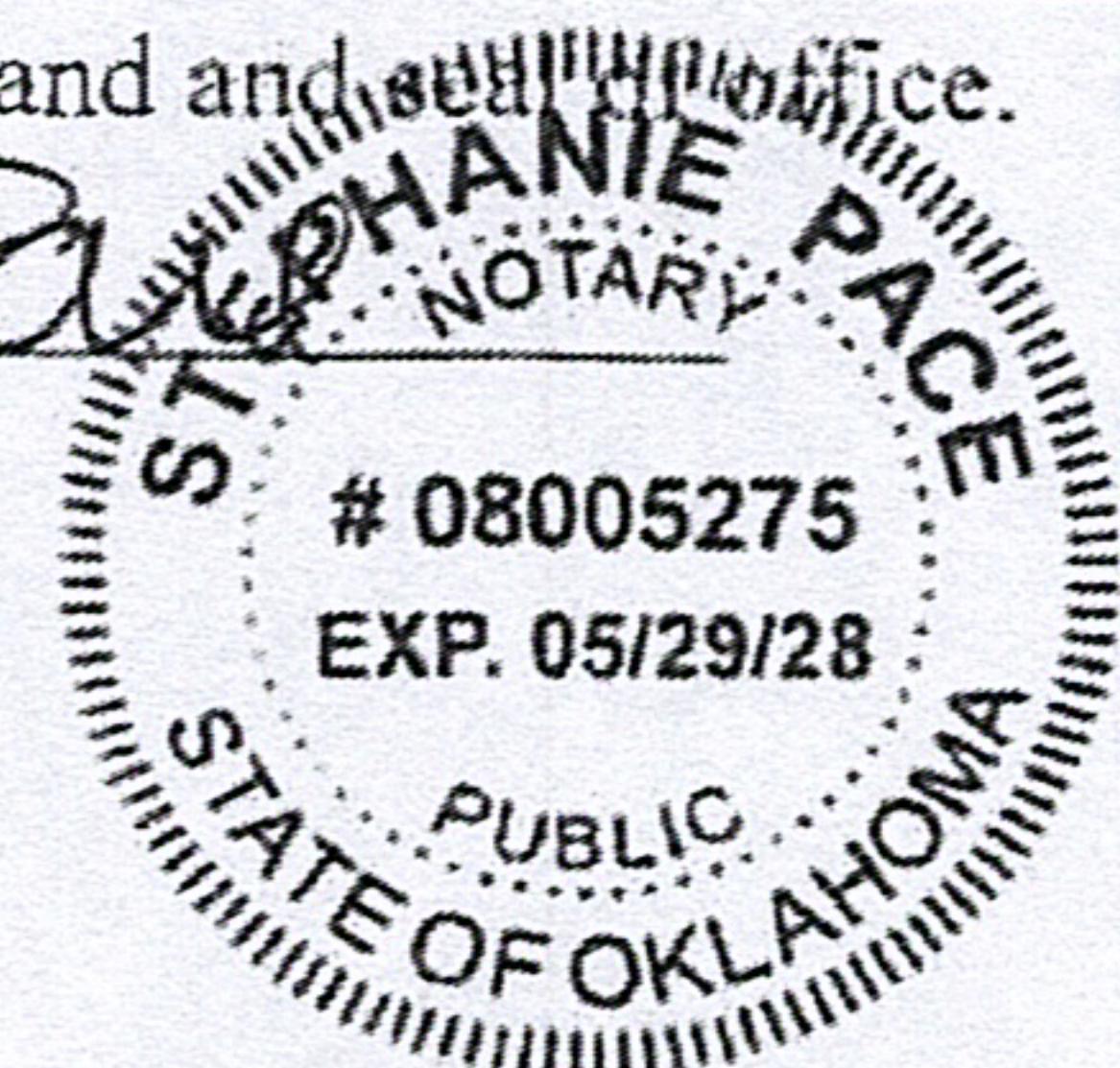
By Nathan Hatchel (Signature)

Project Manager (Title)

STATE OF OKLAHOMA §
§
COUNTY OF OKLAHOMA §

This instrument was acknowledged and subscribed and sworn to before me on the 25 day of June, 2026, by Nathan Hatchel, authorized agent for Crossland, to certify which witness my hand and seal this day.

Stephanie Pace
Notary Public in and for the
State of OK



Conditional Waiver and Release on Progress Payment

July __, 2026

VIA EMAIL

Sean Paul Rieger
Rieger Sadler Joyce LLC, Law Firm
Via Email sp@riegeerllc.com

Letter of Intent

To Purchase Real Property

RE: Letter of Intent
Parcels in Downtown Norman

Dear Mr. Rieger:

The Purpose of this Letter of Intent ("LOI") is to outline the general terms and conditions under which, the below referenced "Seller" is prepared to enter into a definitive purchase and sale agreement to acquire the real property referenced herein ("Transaction"). This LOI is non-binding and only a full mutually executed purchase contract shall constitute a binding agreement.

1. **Purchaser.** which is an undisclosed confidential charitable entity as represented by the law firm of Rieger Sadler Joyce LLC, to be approved by Seller, or assigns ("Purchaser"). Purchaser is not engaged in any marijuana related business and the Property will not be used for any marijuana related purpose.
2. **Seller.** Arvest Bank, an Arkansas banking corporation (Seller").
3. **Property.** See **EXHIBIT A** hereto ("Property").
4. **Purchase Price.** \$1,000,000 total cash amount ("Purchase Price"), with the Purchase Price to be allocated per parcel as determined ultimately by Seller at Closing, but with the Purchase Price proposed herein as follows:
 - A. **Purchase of Parcels as below for \$952,742**
 - i. Assessor #23769
 - B. **Purchase of Parcels as below for \$47,258**
 - i. Assessor #23770

The above amounts of Purchase Price have been determined through application of the Cleveland County Assessor's Market Value valuations as proportionally applied to the total of a \$1,000,000 Purchase Price cash amount. This analysis is shown on attached **EXHIBIT B.**

5. **Donation.** Purchaser agrees to give the Seller a Letter of Donation for the value between the cash amount Purchase Price above and the updated appraised value. Seller shall hire their own independent qualified appraiser and upon receipt of the appraisal and appropriate IRS forms, Purchaser shall execute all reasonable documents for the Seller and this donation, after review and approval of such forms in Purchaser's reasonable discretion.
6. **Financing.** This shall be an "all cash", and Donation as per Section 5, Transaction and terms herein are not contingent upon Purchaser obtaining debt reflective of specific terms, LTV, or interest rate.
7. **Purchase Contract.** Within ten (10) days (subject to extension for any holiday(s) following mutual execution of this LOI, Seller shall provide draft of purchase and sale agreement ("PSA") for Purchaser's review. Both parties agree to use good faith efforts to mutually execute PSA within reasonable time.
8. **Due Diligence Period.** Commencing upon mutual execution of the PSA, Purchaser shall have **60 days ("Due Diligence Period")** to review all materials relating to the Property and to complete their due diligence in their sole discretion. All site visits shall be coordinated through the Seller's broker representatives. Purchaser shall have the right to provide notice of termination of the PSA to Seller on or before the end of the Due Diligence Period, and in such event the earnest money Deposit shall be refunded to Purchaser and the parties shall not have any further obligations or rights under the PSA. Except for matters related to title, Purchaser acknowledges that Seller will be selling, and Purchaser will be purchasing, the property on an "as is with all faults" basis, and that Purchaser will not be relying on any representations or warranties of any kind whatsoever, express or implied, from Seller or its agents.
9. **Earnest Money Deposit.** Purchaser shall deposit **\$5,000 ("Deposit")** within 3 days following mutual execution of the PSA. Deposit shall become non-refundable at the expiration of the Due Diligence Period and applied to the Purchase Price at closing.

10. **Materials Provided by Seller.** Seller shall provide for Purchaser's review the following: (i) all lease related documents including any applicable amendments, (ii) Seller's existing redacted title insurance policy or title commitment showing all current title exceptions to the Property; (iii) all existing surveys in Seller's possession; (iv) all existing phase I environmental reports and all additional environmental reports in Seller's possession (if applicable); (v) all additional relevant Property information in Seller's possession, including but not limited to all drawings, plans, reports, insurance claims, property tax statements, maintenance records, contractor warranties, service contracts, engineering documents, architect documents, and other documents. Any additional 3rd party reports, including cost to update existing reports, shall be Purchaser's responsibility, including all associated costs.
11. **Closing Period and Costs.** Close of escrow shall occur within **30 days ("COE")** after expiration of the Due Diligence Period. All costs related to closing ("**Closing Costs**") shall be paid per local custom as indicated by a nationally recognized title company. Purchaser and Seller shall be responsible for their own respective attorney's fees, if any.
12. **Deed Restriction.** The Purchase Price takes into account and compensates for Seller's condition that the use of the Property is to be restricted by a restriction as a covenant running with the land contained in Seller's deed which in substance prohibits the use of the property as an office branch, or automatic teller machine of a bank, savings and loan, savings bank, thrift, credit union or other insured depository entity in the business of lending money; a mortgage company; or an office of any insurance or securities company or agency owned by a state or federal bank or savings and loan which operates one or more branch facilities in Cleveland County, OK, for so long as Seller, its successors or assigns, operates an office or branch for any such activities or purposes within Cleveland County, OK; such restriction shall run with the land as the deed restriction but shall be stated as such to automatically extinguish and become null and void without any action or filing needed following the expiration of five (5) years from the date of Closing in any event.
13. **Title.** Title will be good and marketable, free and clear of all liens and encumbrances, and insurable at reasonable rates by a nationally recognized title company to be designated in the PSA. Title company shall be Old Republic Title, Oklahoma City, OK with attention to Alison Nobs.
14. **1031 Exchange.** Seller and Purchaser agree to cooperate should either party elect to sell or purchase the Property under the provision of an Internal Revenue Service Section 1031 Tax Deferred Exchange. The party implementing the 1031 exchange shall bear all expenses related to such.
15. **Confidentiality.** Purchaser agrees to not disclose any Property related information with any outside party other than their respective officers, agents, lawyers, prospective lenders, accountants, staff, employees, financial advisors, or other advisors who may be engaged to assist with the Transaction described herein. **FURTHER, BOTH PARTIES AGREE THAT THIS TRANSACTION SHALL REMAIN ABSOLUTELY AND STRICTLY CONFIDENTIAL IN ALL RESPECTS AS TO ANY IDENTITY OF PROSPECTIVE PURCHASER(S) UNLESS AND ANY SUCH IDENTITIES ARE PUBLISHED PUBLICLY AS APPROVED BY THE PURCHASER.**
16. **Brokerage Services.** The parties acknowledge that Fleske Holding Company, LLC represents the Seller, and that Seller is responsible for all brokerage fees owed to such Broker, and as to all other brokers representing Seller. Purchaser represents that Purchaser has not engaged any brokers in this transaction.

THIS LETTER IS NON-BINDING and does not constitute a contract to purchase or sell, nor intending to be all inclusive. If mutually executed below, which may be in separate counterparts, this letter does express the mutual intention of the parties to enter into binding agreements incorporating the above-stated terms.

THE GENERAL TERMS OUTLINED HEREIN ARE AGREED TO BY:

PURCHASER:

Signature: _____

Name: (Print) Sean Rieger, as Atty on behalf of Confidential Purchaser _____

Date: July, __ 2026 _____

Company: Rieger Sadler Joyce, LLC _____

Phone Number: 405-226-8079 _____

Address: 136 Thompson Drive _____

Fax Number: _____

City/State/Zip Norman, OK 73069 _____

E-Mail Address: sp@riegerllc.com _____

This Letter is Non-Binding

SELLER:

Signature: _____

Name: (Print)

Shandy Belford, President & CEO

Date:

July ____, 2026

Arvest Bank – Central Oklahoma Region

Phone Number:

405-990-2509

Address:

c/o Fleske Holding Company, LLC

Fax Number:

Attn: Eric C. Fleske

600 NW 23rd, Suite 200

City/State/Zip

Oklahoma City, OK 73103

E-Mail Address:

eric@fleskeholding.com

This Letter is Non-Binding

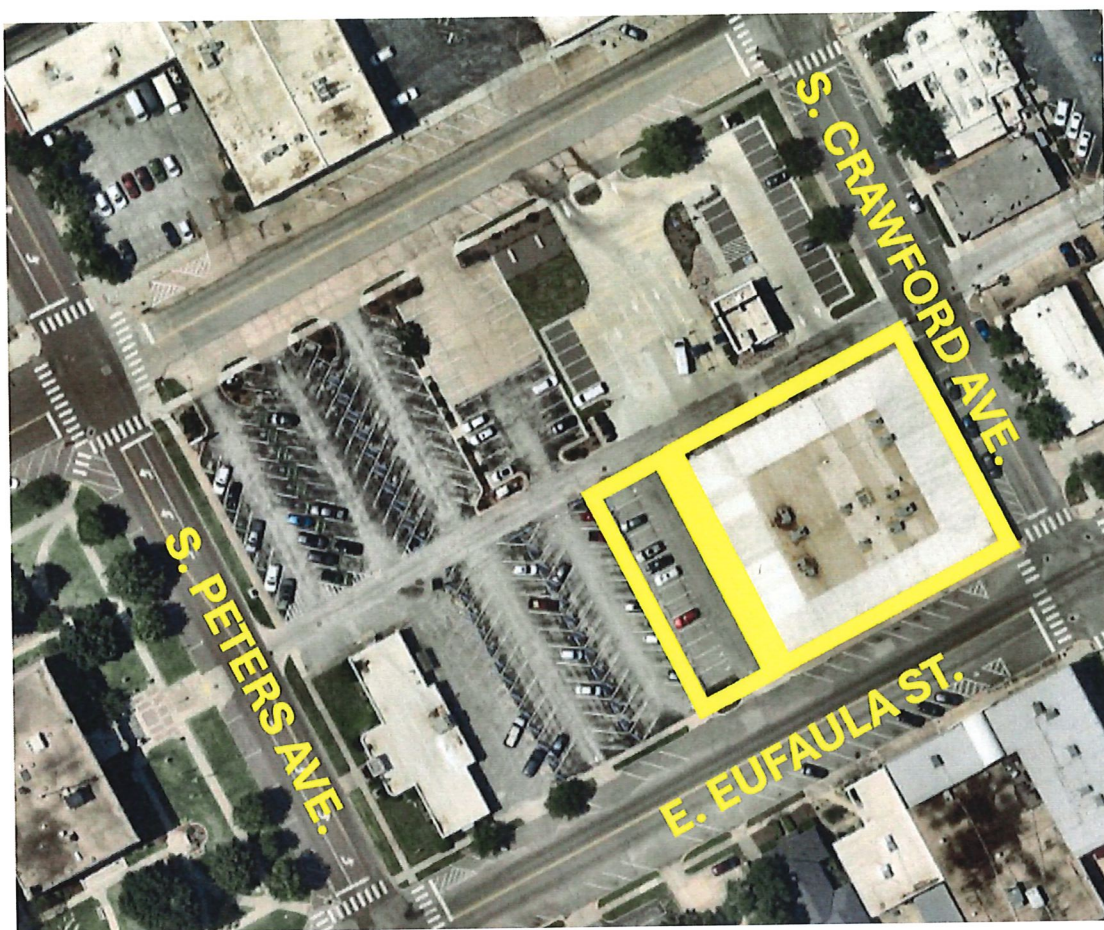
EXHIBIT A**"Property"****As further depicted below**

1. NORMAN OT LOTS 17 THRU 22 BLK 12, an addition to the City of Norman, Cleveland County, Oklahoma, according to recorded plat thereof.

Cleveland County Assessor Account #: 23769 / Parcel ID: NC29AAAOT 12 17001

2. NORMAN OT LOTS 23 AND 24 BLK 12, an addition to the City of Norman, Cleveland County, Oklahoma, according to recorded plat thereof.

Cleveland County Assessor Account #: 23770 / Parcel ID: NC29AAAOT 12 23001



This Letter is Non-Binding

EXHIBIT B**Purchase Price allocations**

<u>BUILDINGS</u>					
Acct #	Bldg SF	Assessor Market Value	% of Sum of purchased properties valuations	Total to add up to purchase cash amount	
23769	19,131	\$ 1,270,670	95.274%	\$ 952,742	Credit Center authority; Building on hard corner
<u>PARKING LOTS</u>					
Acct #	Land SF	Assessor Market Value			
23770	6,970	\$ 63,028	4.726%	\$ 47,258	Credit Center; Lot on south half; mid-block Lot abutting credit building
			\$ 1,333,698	\$ 1,000,000	
				\$ 1,000,000	total purchase price

This Letter is Non-Binding