

# Lead-Impacted Communities Relocation Assistance Trust

POST OFFICE BOX 96 • PICHER, OKLAHOMA 74360 • 918.673.1000

Mark Osborn=chairman  
Tamara Smiley=vice-chair  
Jim Thompson=secretary  
Mike Sexton=treasurer

↑ trustees  
Virgil Jurgensmeyer  
John Lomax  
Kimberly Pace  
Janelle Trimble  
Bob Walker

## REVISED AGENDA **Public Meeting** September 22, 2009 at 5:00 PM Picher City Hall • City Council Chambers 101 North Connell • Picher, Oklahoma

*Notice of this meeting has been filed with the Secretary of State at least 48-hours in advance of said meeting. In addition, a copy of this advance notice of meeting and agenda has been posted in a prominent location at Picher City Hall at or before 5:00 PM on September 21, 2009.*

The Lead-Impacted Communities Relocation Assistance Trust (“Trust”) may vote to approve, disapprove, or take other action on any of the following agenda items. The Trust may vote to authorize public comment on any agenda item and, at its discretion, may impose time limitations on speakers.

- I. **Call to Order** –*Dr. Mark Osborn, Chairman*
  - a. Roll Call – *Jim Thompson, Secretary*
  - b. Welcome & Introductions
- II. **Consideration and Vote to Approve Minutes from August 25, 2009 Meeting**  
– *Jim Thompson, Secretary*
- III. **Consideration and Vote to Approve, Amend, or Take Other Action on Treasurer’s Report for August 2009** – *Mike Sexton, Treasurer*
- IV. **Consideration and Possible Vote to Approve, Amend, or Take Other Action on Revisions to Buyout Guidelines & Priorities** – *Dr. Mark Osborn, Chairman*
- V. **Consideration and Vote to Approve, Amend or Take Other Action on Grant Agreement with Oklahoma Department of Environmental Quality** – *Dr. Mark Osborn, Chairman*
- VI. **Status Report from Trust Operations Manager** – *Larry Roberts, Operations Manager*
- VII. **Status Report from Trust Contractors on Appraisals, Offers, Closings, and Other Activities** – *Cinnabar Service Company*
- VIII. **Status Report from Trust Contractor for Property Clearance and Structural Disposal** – *Twin Bridges Company, Inc.*

**IX. Consideration and Vote to Approve, Deny, or Take Other Action on Offers for the Buyout of Residents and Owners – Dr. Mark Osborn, Chairman**

*Pursuant to the Oklahoma Open Meetings Act, the Trust may enter into Executive Session via recorded vote of a majority of a quorum of Trustees for the purpose of holding confidential communications regarding real estate transactions.*

- A. Possible Executive Session to discuss pending real estate transactions for parcels listed hereunder.
  - 1. Vote on whether to enter Executive Session
  - 2. If Executive Session approved, designation of person to keep minutes
  - 3. Executive Session on appraisal values and real estate offers – vote or action taken on any item of business considered in Executive Session must be taken in public meeting
  
- B. Identification of properties that should be removed from Summary Disposition for Special Consideration or for any other reason (if any).
  
- C. SUMMARY DISPOSITION: Consideration and possible approval of new or revised offers based upon appraisal information, and authorization to proceed with acquisition on such parcels.
  - 1. Parcel P32-4L – Church of the Nazarene
  - 2. Parcel P32-8L – Meek
  - 3. Parcel P3G0001 – Wood
  - 4. Parcel P3G0004 – Harse & Vera Waters
  - 5. Parcel P3G0012 – Carthel Foster
  - 6. Parcel P3-3 – Hedges
  - 7. Parcel P3-53AB – Meek
  - 8. Parcel P3-57 – Burgess
  - 9. Parcel P3-58 – Carrier
  - 10. Parcel P3-58AB – Alsbury
  - 11. Parcel P3-60AB – Martin
  - 12. Parcel P3-63U – Freeman
  - 13. Parcel P3-63U – Cover
  - 14. Parcel P3-65AB – McGowen
  - 15. Parcel P3-66AB – Martin
  - 16. Parcel P3-67AB – Martin
  - 17. Parcel P3-70AB – Martin
  - 18. Parcel P3-39-7 – IBC Bank
  - 19. Parcel P3-39-8 – Cummings
  - 20. Parcel P39-1 – Arviatt
  - 21. Parcel P39-2 – Baker
  - 22. Parcel P39-3 – Gailey
  - 23. Parcel P39-4 – Smith
  - 24. Parcel P39-5 – Vaughan
  - 25. Parcel P39-6 – Hunter
  - 26. Parcel P39-9 – Breese
  - 27. Parcel P39-10 – Turner/Creason
  - 28. Parcel TV-16A – Vann
  - 29. Parcel TV-18 – Brock
  - 30. Parcel TV-82AB – Herd
  - 31. Parcel TV-87A – Henry
  - 32. Parcel TV-89U – Workman
  - 33. Parcel TV-105 – Trammell

34. Parcel TV-114LAB – Martin
35. Parcel P1G1027A – Kirk
36. Parcel P1G2110 – Wilson
37. Parcel P1G3004 – Potter
38. Parcel P1G3016A – Long
39. Parcel P1G3025 – Mary Sue Newton
40. Parcel P1G3130A – Trott
41. Parcel P1G3166L – Sargent
42. Parcel P1G3185A – Sharbutt
43. Parcel P1G3196A – Armstrong
44. Parcel P1G3209A – Gibbs
45. Parcel P1G3220A – Alsbury
46. Parcel P2-26L – Green
47. Parcel P2-27T – Wood
48. Parcel P2-51 – Michael Davis
49. Parcel P2-71 – Stephen Garrett
50. Parcel P2-79A – Murray
51. Parcel P2-79A – Dollison
52. Parcel P2-92 – Ward
53. Parcel P2-135 – Reeves
54. Parcel P1G3B20 – Oklahoma Flint Rock
55. Parcel P1G3B07 – Hart Trucking Company
56. Parcel P2-B1A – First Picher Bancshares
57. Parcel P2-B2A – Ole Miners Pharmacy
58. Parcel P2-B11L – Don's Rentals
59. Parcel P2-B13 – Don's Rentals
60. Parcel P2-B13A – Don's Rentals
61. Parcel P2-B13B – Don's Rentals
62. Parcel P2-B13C – Don's Rentals
63. Parcel P2-B13D – Don's Rentals
64. Parcel P2-B13E – Don's Rentals
65. Parcel P2-B13F – Don's Rentals
66. Parcel P2-B13G – Don's Rentals
67. Parcel P2-B13H – Don's Rentals
68. Parcel P2-B13I – Don's Rentals
69. Parcel P2-B13L – Don's Rentals
70. Parcel P2-B17 – Lion's Supply
71. Parcel P2-B25 – TPC International Corp.
72. Parcel P2-B28A – New Beginnings Fellowship Church
73. Parcel P2-B50 – Oripei World
74. Parcel P2-B52B – Brass Rail
75. Parcel P3-40 – Past Time Mining Military & Historical Museum
76. Parcel P3-B20 – Picher Floral & Gift
77. Parcel P3-B34 – Bob's Garage
78. Parcel P3-B35 – Garner
79. Parcel P3-B36 – Ellington Signs
80. Parcel P3-B37 – Horn
81. Parcel P3-B38 – Apostolic Evangelistic Center, Inc.
82. Parcel P3-B41 – Garner, Jr.
83. Parcel P3-B42AB – Troy's Swap Shop
84. Parcel P3-B43AB – Troy's Swap Shop
85. Parcel P3-46A – Garner-Workman
86. Parcel P3-47 – Freeman

87. Parcel P3-49 – United in Christ

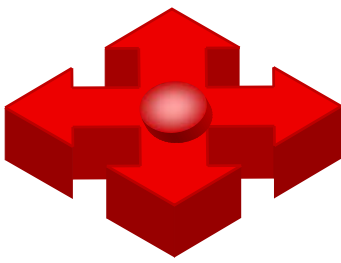
D. SPECIAL CONSIDERATION: Consideration and vote to approve, amend, or take other action on offers or revised offers for buyout assistance, including authorization to proceed with closing and acquisition on such parcels.

1. Parcel P2-113A – Wayne Grimes

2. Parcels transferred from Summary Disposition (if any)

X. **Consideration and Possible Vote to Take Action Regarding Future Meeting Dates, Locations, and Topics** – *Dr. Mark Osborn, Chairman*

XI. **Adjourn** – *Dr. Mark Osborn, Chairman*



# Lead-Impacted Communities Relocation Assistance Trust

POST OFFICE BOX 96 • PICHER, OKLAHOMA 74360 • 918.673.1000

Mark Osborn=chairman

Tamara Summerfield=vice-chair

Jim Thompson=secretary

Mike Sexton=treasurer

↑ trustees

Virgil Jurgensmeyer

John Lomax

Kimberly Pace

Janelle Trimble

↓ Bob Walker

## DRAFT MINUTES

### Public Meeting

August 25, 2009 at 5:00 PM

Picher City Hall • City Council Chambers  
101 North Connell • Picher, Oklahoma

*Notice of this meeting has been filed with the Secretary of State at least 48-hours in advance of said meeting. In addition, a copy of this advance notice of meeting and agenda has been posted in a prominent location at Picher City Hall at or before 5:00 PM on August 24, 2009.*

The Lead-Impacted Communities Relocation Assistance Trust (“Trust”) may vote to approve, disapprove, or take other action on any of the following agenda items. The Trust may vote to authorize public comment on any agenda item and, at its discretion, may impose time limitations on speakers.

I. **Call to Order** –*Dr. Mark Osborn, Chairman*

Time: 5:08 PM

a. Roll Call – *Jim Thompson, Secretary*

Present	Trustee Name	Absent	Tardy (time arrived)
	Virgil <b>Jurgensmeyer</b>	X	
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>	X	
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>	X	
	Bob <b>Walker</b>	X	
X	Chairman Mark <b>Osborn</b>		

b. Welcome & Introductions

*Chairman Osborn thanked everyone for their attendance. He also stated that time would be reserved at the end of the meeting to discuss any other issues/concerns from the public.*

**II. Consideration and Vote to Approve Minutes from July 14, 2009 Meeting –  
Jim Thompson, Secretary**

Motion: [waive reading and approve minutes as drafted and distributed](#)

Motion By:

[Thompson](#)

Seconded:

[Pace](#)

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

**III. Consideration and Vote to Approve, Amend, or Take Other Action on  
Treasurer’s Report for July 2009 – Mike Sexton, Treasurer**

Motion: [waive reading and approve report as drafted and distributed](#)

Motion By:

[Sexton](#)

Seconded:

[Lomax](#)

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

**IV. Consideration and Possible Vote to Approve, Amend, or Take Other Action  
on Revisions to Buyout Guidelines & Priorities – Dr. Mark Osborn, Chairman**

*No action was taken under this agenda item.*

- V. **Consideration and Possible Vote to Amend or Take Other Action on Contract with Twin Bridges for Property Clearance Services** – *Dr. Mark Osborn, Chairman*

*Johnny Seeling informed the Trust that he had provided Larry Roberts with a list of properties that Twin Bridges would like to clear for resale to replace those destroyed by the May 2008 tornado. Also, Mr. Seeling reported that Twin Bridges would complete demolition of its properties by December 31, 2009.*

Motion: *No action was taken under this agenda item.*

- VI. **Status Report from Trust Operations Manager** – *Larry Roberts, Operations Manager*

*No report was given under this agenda item.*

- VII. **Status Report from Trust Contractors on Appraisals, Offers, Closings, and Other Activities** – *Cinnabar Service Company*

*Bob Parmele from Cinnabar reported: 807 appraisal inspections completed, 145 rental reports, 787 appraisal review reports have been completed, 725 offers made, 687 offers accepted, 10 offers rejected (2 tornado victims reversed previous rejections), 0 offers expired, 11 opted out to accept insurance; 628 acquisitions closed, and 413 homes vacated (plus 111 tenants vacated). More details were provided in a handout to the Trust.*

- VIII. **Status Report from Trust Contractor for Property Clearance and Structural Disposal** – *Twin Bridges Company, Inc.*

*Johnny Seeling gave Twin Bridges' report on the status of property clearance activities. He reported that 275 properties had been released for clearance thus far. Of these, 80 have been demolished and 43 are pending demolition. For reuse, 80 structures have been removed and 1 was donated to a local church; 46 are pending reuse. 160 properties have been cleared and 113 lots have been restored. 269 total environmental surveys have been performed of which 33 abatements have been completed. There have been 91 AC system freon recoveries. More details were provided in a handout to the Trust.*

**IX. Consideration and Vote to Approve, Deny, or Take Other Action on Offers for the Buyout of Residents and Owners – Dr. Mark Osborn, Chairman**

*Pursuant to the Oklahoma Open Meetings Act, the Trust may enter into Executive Session via recorded vote of a majority of a quorum of Trustees for the purpose of holding confidential communications regarding real estate transactions.*

- A. Possible Executive Session to discuss pending real estate transactions for parcels listed hereunder.
  - 1. Vote on whether to enter Executive Session

Motion: to enter Executive Session

Motion By:

Sexton

Seconded:

Lomax

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

- 2. If Executive Session approved, designation of person to keep minutes

Person designated: Thompson

- 3. Executive Session on appraisal values and real estate offers – vote or action taken on any item of business considered in Executive Session must be taken in public meeting

- B. Identification of properties that should be removed from Summary Disposition for Special Consideration or for any other reason (if any).

Motion: to remove from Summary Disposition for further review Parcels P32-4L (Church of the Nazarene), P3G0004 (Waters), and P3G0012 (Foster)



Motion By:

Thompson

Seconded:

Lomax

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

C. SUMMARY DISPOSITION: Consideration and possible approval of new or revised offers based upon appraisal information, and authorization to proceed with acquisition on such parcels.

1. Parcel P1G3025 – Mary Sue and Joni G. Newton
2. Parcel P3-4 – Deborah L. Garrett
3. Parcel P3-64UL – Rick D. and Ethel B. Crockett
- ~~4. Parcel P32-4L – Church of the Nazarene~~
5. Parcel P2-B6 – Freedom From Addiction Through Christ
6. Parcel P2-B18 – My Hometown LLC
7. Parcel P2-B52B – Emerson J. Fitzgerald
8. Parcel P2-111 – Larry Linthicum
9. Parcel P2-97 – Billy Owens
10. Parcel P2-13L – Robert Garner
11. Parcel P2-71 – Steve Garrett
12. Parcel P2-26L – Ruth Shoemaker
13. Parcel P2-30L – Ivy Forbis
14. Parcel P3-4A – Tammie Cooper
15. Parcel P3-6 – Charles Searcy
16. Parcel P3-33L – Jim Woods Marketing, Inc.
17. Parcel P3-54U – Vernon Winton
18. Parcel P31-1 – Jo Truman
19. Parcel P32-1T – Norman Thomas
20. Parcel P37-1 – Lorena Brown
21. Parcel P37-2 – Antoinette Conder
22. Parcel P37-3 – Lonnie Garner
23. Parcel P37-4 – Willie Howard
24. Parcel P37-5 – Patty LaFalier
25. Parcel P37-6 – William O’Neal
26. Parcel P37-7 – John Smith
27. Parcel P37-8 – Herbert Mulvaney
28. Parcel P1G2057 – Wilburn Thomas, Jr.
29. Parcel P1G2086 – Jimmy Willis
30. Parcel P1G2109 – Tony Kuester, Jr.
31. Parcel P1G3093L – Julia Nelums
32. Parcel TV-62BU – Jerry James
33. Parcel TV-64 – Sammy Taber
34. Parcel TV-78 – Carl Tate
35. Parcel TV-113L – E. A. Freeman

- 36. Parcel P2-B5 – First Baptist Church
- 37. Parcel P2-B7 – Garner Radiator Shop
- 38. Parcel P2-B10 – Boys & Girls Club of Ottawa County
- 39. Parcel P2-B14 – First Freewill Baptist Church
- 40. Parcel P2-B19 – Elizabeth Burial Garment
- 41. Parcel P2-B21 – Trinity Worship Center
- 42. Parcel P2-B22A – Autoshine Detail & Paint
- 43. Parcel P2-B88 – Hatfield Body Shop
- 44. Parcel P3G0001 – Joanna Woods
- 45. Parcel P3G0003 – Clara Jean Marquiss
- ~~46. Parcel P3G0004 – Harse & Vera Waters~~
- 47. Parcel P3G0005 – Norma (Mott) Pathkiller
- 48. Parcel P3G0006 – Letha Striplin
- 49. Parcel P3G0011 – Lillian McCoy
- ~~50. Parcel P3G0012 – Carthel Foster~~
- 51. Parcel P3G0014 – Wanda Frossard
- 52. Parcel P3G0016 – Joyce Jackson
- 53. Parcel P3G0018 – Russlyn LaFalier
- 54. Parcel P3G0019 – Cole Creason
- 55. Parcel P3G0020 – Walter Jones
- 56. Parcel P3G0021 – Ralph Steward
- 57. Parcel TV-109L – Bob Nicholson
- 58. Parcel TV-111L – Bob Nicholson

Motion: [to approve all remaining parcels for offers and acquisition](#)

Motion By:

[Thompson](#)

Seconded:

[Sexton](#)

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

D. SPECIAL CONSIDERATION: Consideration and vote to approve, amend, or take other action on offers or revised offers for buyout assistance, including authorization to proceed with closing and acquisition on such parcels.

- 1. Parcel P2-113A – Wayne Grimes – added \$2200 for lots
- 2. Parcel P1G3B07 – Hart Trucking Co.
- 3. Other parcels transferred from Summary Disposition (if any)

Motion: [to approve P2-113A \(Grimes\) for offer and acquisition](#)

Motion By:

Thompson

Seconded:

Sexton

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
	Kim <b>Pace</b>		X
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

**X. Consideration and Possible Vote to Take Action Regarding Future Meeting Dates, Locations, and Topics – Dr. Mark Osborn, Chairman**

*Trust members unanimously consented to set the next meeting on Tuesday, September 22, at 5:00 PM at Picher City Hall.*

**PUBLIC COMMENT NOTES:**

Margaret Waters asked why her parcel was pulled from the agenda. Chairman Osborn explained that it had been pulled in order to be updated, which possibly could result in more money for her. Her son said they never got the appraisal report for this property, even though the appraiser told them they could have the report. Larry Roberts explained that appraisal reports are not given out until after the property closes, although they can be reviewed at the time the offer is made.

Doyle Alsbury inquired about a property at 612 S. Ella. Larry Roberts stated that it is scheduled to be appraised by the next meeting. Mr. Alsbury also stated his cousin Jerry Hix had accepted an offer on July 30<sup>th</sup> and hadn't heard more. Chairman Osborn stated that they were probably working on title issues since the property involved deceased owners but asked him to visit with Larry Roberts to be sure.

Mayor Reeves inquired about the status of his request for re-review due to errors he found in square footage, lots missing, and comparables. Larry Roberts stated that the appraisers were looking into it.

**XI. Adjourn – Dr. Mark Osborn, Chairman**

*Time: 6:43 PM*

Motion: to adjourn.

Motion By:

Thompson

Seconded:

Sexton

Aye	Trustee Name	Nay	Abstain
	Virgil <b>Jurgensmeyer</b>		<i>absent</i>
X	John <b>Lomax</b>		
X	Kim <b>Pace</b>		
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		<i>absent</i>
X	Jim <b>Thompson</b>		
	Janelle <b>Trimble</b>		<i>absent</i>
	Bob <b>Walker</b>		<i>absent</i>
X	Chairman Mark <b>Osborn</b>		

# First National Bank

## & Trust Company of Miami

P.O. Box 850 Miami, Oklahoma 74355  
 918.542.3371 www.fnbmiami.com Member FDIC

RATES EFFECTIVE JULY 1, 2009

	APY	APY
SAVINGS	1.26%	MMDA 1.21%
SUPER NOW	1.06%	NOW .90%

LEAD-IMPACTED COMMUNITIES  
 RELOCATION ASSISTANCE TRUST  
 C/O MIKE SEXTON  
 MIAMI, OK 74354

STATEMENT PERIOD  
 LAST ENDING  
 8/02/09 8/31/09

PAGE 1

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ACCOUNT NUMBER	PREVIOUS BALANCE	--- CREDITS COUNT	--- DEBITS COUNT	TOTAL FEE	PRESENT BALANCE
DDA 15299221	9101073.67	2	134	2021782.91	7079374.78

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TRANSACTIONS							
CHECK NUMBER	DATE	AMOUNT	CHECK NUMBER	DATE	AMOUNT	DATE	BALANCE

\*\*\*\*\*

CHECKING	15299221	DAYS IN THIS CYCLE	29
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\*\*\*\*\* CHECKS \*\*\*\*\*

3353	8/17	3000.00	3387*	8/05	4200.00	8/03	8825386.67
3388	8/05	1000.00	3632*	8/14	1000.00	8/04	8813544.96
3643*	8/28	1500.00	3644	8/31	1500.00	8/05	8493117.46
3711*	8/14	3000.00	3720*	8/31	3000.00	8/06	8456165.28
3759*	8/07	1000.00	3793*	8/21	3000.00	8/07	8453221.88
3816*	8/06	4500.00	3817	8/06	1000.00	8/10	8452510.96
3858*	8/14	3000.00	3870*	8/04	3000.00	8/11	8287981.59
3915*	8/03	4500.00	3916	8/03	1000.00	8/12	8242824.90
3929*	8/04	4500.00	3930	8/04	1000.00	8/13	8242816.90
3932*	8/14	3000.00	3981*	8/06	27993.00	8/14	8030591.72
3982	8/06	3000.00	4003*	8/03	213.51	8/17	8021870.61
4007*	8/05	28.00	4011*	8/05	11.00	8/18	8012882.93
4012	8/06	454.23	4013	8/04	2065.11	8/19	8011358.58
4014	8/03	131020.89	4015	8/03	1000.00	8/20	7957652.06
4017*	8/05	154.00	4021*	8/05	98.00	8/21	7809551.49
4022	8/03	42958.00	4023	8/03	1000.00	8/24	7736829.59
4024	8/27	3000.00	4025	8/05	42.00	8/25	7575034.13
4027*	8/03	41994.60	4029*	8/03	3000.00	8/26	7272985.22
4030	8/05	7.00	4031	8/03	47000.00	8/27	7096547.13
4033*	8/03	2000.00	4034	8/07	1998.40	8/28	7091559.13
4035	8/11	162520.34	4037*	8/11	2000.00	8/31	7079374.78
4038	8/05	312691.50	4040*	8/05	2000.00		
4041	8/04	1276.60	4042	8/05	196.00		
4043	8/06	4.95	4044	8/11	9.03		
4045	8/12	568.09	4046	8/12	43588.60		
4047	8/12	1000.00	4049*	8/18	466.40		
4050	8/20	4937.00	4051	8/13	8.00		
4052	8/10	710.92	4053	8/14	9762.89		

PLEASE SEE NEXT PAGE

# First National Bank

## & Trust Company of Miami

P.O. Box 850 Miami, Oklahoma 74355  
 918.542.3371 www.fnbmiami.com Member FDIC

RATES EFFECTIVE JULY 1, 2009

	APY	APY
SAVINGS	1.26%	MMDA 1.21%
SUPER NOW	1.06%	NOW .90%

LEAD-IMPACTED COMMUNITIES  
 RELOCATION ASSISTANCE TRUST  
 C/O MIKE SEXTON  
 MIAMI, OK 74354

STATEMENT PERIOD  
 LAST ENDING  
 8/02/09 8/31/09

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TRANSACTIONS							
CHECK	DATE	AMOUNT	CHECK	DATE	AMOUNT	DATE	BALANCE
NUMBER			NUMBER				
CHECKING		15299221					
4054	8/14	3000.00	4055	8/17	221.11		
4056	8/18	16.00	4059*	8/14	31000.00		
4060	8/14	3000.00	4061	8/14	33085.20		
4062	8/20	48769.52	4063	8/18	145.28		
4064	8/14	35620.81	4065	8/14	2000.00		
4066	8/21	3000.00	4067	8/24	379.19		
4068	8/31	5160.00	4069	8/27	1000.00		
4070	8/18	7200.00	4071	8/18	1000.00		
4072	8/14	67268.62	4073	8/14	1000.00		
4075*	8/18	160.00	4076	8/14	16487.66		
4078*	8/21	107188.01	4079	8/24	1000.00		
4080	8/24	3000.00	4081	8/25	172.64		
4082	8/17	4500.00	4083	8/17	1000.00		
4087*	8/25	2100.00	4088	8/24	2100.00		
4089	8/25	500.00	4090	8/24	500.00		
4091	8/25	4200.00	4092	8/25	1000.00		
4093	8/19	1524.35	4094	8/25	64800.00		
4095	8/24	20846.71	4096	8/24	1000.00		
4098*	8/26	47.00	4099	8/25	106.29		
4103*	8/26	14.00	4104	8/21	31941.58		
4105	8/21	3000.00	4106	8/26	23.00		
4107	8/25	35.42	4108	8/24	29522.24		
4109	8/24	1000.00	4111*	8/26	104.00		
4112	8/24	13373.76	4113	8/25	52977.11		
4114	8/25	1000.00	4116*	8/26	3.00		
4120*	8/27	55952.00	4122*	8/28	48.00		
4123	8/26	88210.91	4124	8/31	1000.00		
4126*	8/27	28636.09	4127	8/28	153.00		
4128	8/27	778.00	4129	8/25	30904.00		
4130	8/25	1000.00	4131	8/25	3000.00		
4132	8/28	96.00	4135*	8/26	9.00		
4136	8/27	4200.00	4137	8/27	1000.00		
4140*	8/26	95949.00	4141	8/26	1000.00		
4143*	8/28	15.00	4145*	8/26	43952.00		
4147*	8/28	48.00	4148	8/26	55000.00		
4149	8/26	3000.00	4150	8/27	79679.60		

PLEASE SEE NEXT PAGE

# First National Bank

## & Trust Company of Miami

P.O. Box 850 Miami, Oklahoma 74355  
 918.542.9371 www.fnbmiami.com Member FDIC

RATES EFFECTIVE JULY 1, 2009

	APY	APY
SAVINGS	1.26%	MMDA 1.21%
SUPER NOW	1.06%	NOW .90%

LEAD-IMPACTED COMMUNITIES  
 RELOCATION ASSISTANCE TRUST  
 C/O MIKE SEXTON  
 MIAMI, OK 74354

STATEMENT PERIOD  
 LAST ENDING  
 8/02/09 8/31/09

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TRANSACTIONS							
CHECK	DATE	AMOUNT	CHECK	DATE	AMOUNT	DATE	BALANCE
NUMBER			NUMBER				
CHECKING		15299221					
4151	8/27	1000.00	4153*	8/28	128.00		
4154	8/27	1192.40	4157*	8/26	14737.00		
4158	8/28	3000.00	4163*	8/31	1524.35		

\*\*\*\*\* DEPOSITS \*\*\*\*\*

8/07	55.00 DP	8/21	29.02 DP
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# Reconciliation Report

## Reconciliation Summary

### BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			9,101,073.67
Checks and Payments	134	Items	-2,021,782.91
Deposits and Other Credits	5	Items	84.02
Service Charge	0	Items	0.00
Interest Earned	0	Items	0.00
Ending Balance of Bank Statement:			7,079,374.78

### YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			7,079,374.78
Checks and Payments	74	Items	-437,534.21
Deposits and Other Credits	1	Item	0.00
Register Balance as of 9/1/2009:			6,641,840.57
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			6,641,840.57



# Reconciliation Report

LICRA TRUST  
9/1/2009

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## Uncleared Transaction Detail up to 9/1/2009

Date	Num	Payee	Memo	Category	Clr	Amount
<b>Uncleared Checks and Payments</b>						
7/15/2008	2650	JOE & BETTY TYREE	P1G3170	Security Deposit		-3,000.00
2/14/2009	3384	RICHARD & KAY HENRY	P2-15	Security Deposit		-3,000.00
2/24/2009	3418	RICK & DANA HUFFMAN	P2-17	Security Deposit		-3,000.00
2/27/2009	3453	TERRY & MARGIE TYREE	P2N-15	Security Deposit		-3,000.00
2/27/2009	3457	VICKI C. DALTON	P2N-23	Security Deposit		-3,000.00
3/4/2009	3473	STEVEN E. BUNCE, SR.	P2-14	Security Deposit		-3,000.00
3/11/2009	3496	ROBERT GAGNON	P2N-1	Security Deposit		-3,000.00
3/13/2009	3522	CLIFTON & LINDA REDD...	P2N-17	Security Deposit		-3,000.00
4/7/2009	3574	ANTHONY & PIPER MOR...	P2-49	Security Deposit		-3,000.00
4/9/2009	3593	MARIAN HART	P2-36T - 56900 E. 20Rd	Rent Assistance		-4,200.00
4/9/2009	3594	MARIAN HART	P2-36T	Moving Expense		-1,000.00
4/9/2009	3616	THOMAS EUGENE CARR...	P2N-1A	Security Deposit		-3,000.00
4/23/2009	3633	JOHN M. BECK	P2N-6	Security Deposit		-3,000.00
5/26/2009	3702	RONALD G. & OPAL F. B...	P2-32	Security Deposit		-3,000.00
5/26/2009	3715	EUGENE & JACQUELYN ...	P2-65	Security Deposit		-3,000.00
6/4/2009	3740	JACQUELINE MILLER	P2-62	Security Deposit		-3,000.00
6/4/2009	3747	LORI CARRIER	P2-80	Security Deposit		-3,000.00
6/4/2009	3750	STEVEN BUNCE, SR.	P2-16L	Security Deposit		-3,000.00
6/4/2009	3755	BETTY J. & STEVEN M. C...	P2-48	Security Deposit		-3,000.00
6/4/2009	3760	JESS P. & CINDY L. SKA...	P2-50	Security Deposit		-3,000.00
6/5/2009	3774	DALE & DEBORAH BRYAN	P2-67	Security Deposit		-3,000.00
6/5/2009	3789	ROBERT E. WILLIAMS	P2-28	Security Deposit		-3,000.00
6/8/2009	3798	BUFFY J. BLACKBURN P/...	P2-42	Security Deposit		-3,000.00
6/8/2009	3804	JUANITA L. RED	P2-56	Security Deposit		-3,000.00
6/8/2009	3809	GEORGE & BUFFY J. BL...	P2-64	Security Deposit		-3,000.00
6/21/2009	3853	STEVEN R. & TAMMIE TU...	P2-107	Security Deposit		-3,000.00
7/1/2009	3884	RICHARD WAYNE BARR...	P2-70	Security Deposit		-3,000.00
7/1/2009	3894	TIMOTHY MARK KIRK	P2-118	Security Deposit		-3,000.00
7/3/2009	3913	DEBRA HAMBY	P2-94T	Rent Assistance		-4,500.00
7/3/2009	3914	DEBRA HAMBY	P2-94T	Moving Expense		-1,000.00
7/10/2009	3942	ALAN F. & ELLEN FANNI...	P2-86	Security Deposit		-3,000.00
7/13/2009	3951	PAULA A. DAVIS	P2-21	Security Deposit		-3,000.00
7/13/2009	3957	LONNIE GARNER, JR. & A...	P2-126L	Security Deposit		-3,000.00
7/13/2009	3967	JEFFREY SCOTT & SHEL...	P2N-9	Security Deposit		-3,000.00
7/29/2009	4006	JULIE TURNER	TV-107L	Security Deposit		-3,000.00
7/29/2009	4010	RANDY & ROSA FLEMING	P2-27A	Security Deposit		-3,000.00
7/29/2009	4016	MAX MANTLE, JR. & JANI...	P2-101	Security Deposit		-3,000.00
7/29/2009	4019	FNB OF MIAMI & LARRY ...	P2-111	Security Deposit		-3,000.00
7/30/2009	4032	NEW BEGINNINGS FELL...	P2-B28	Security Deposit		-3,000.00
8/3/2009	4036	HWY. TABERNACLE PEN...	P2-B24	Security Deposit		-3,000.00
8/3/2009	4039	TRI-STATE FAITH CENTE...	P2-B26	Security Deposit		-3,000.00
8/6/2009	4048	MARK E. & LOLA B. MAY	P2-68	Security Deposit		-3,000.00
8/10/2009	4057	GEORGE FORBIS	92-30T	Rent Assistance		-6,600.00
8/10/2009	4058	GEORGE FORBIS	92-30T	Moving Expense		-1,000.00
8/14/2009	4074	RONALD L. WILLIAMS	P2-96	Security Deposit		-3,000.00
8/14/2009	4077	WORKS & LENTZ, INC.	P2-96	Judgement		-3,083.72
8/14/2009	4084	FIRST FREE WILL BAPTI...	TV-125L - 715 College	Property Purchase		-48,074.99
8/14/2009	4085	FIRST FREE WILL BAPTI...	TV-125L	Security Deposit		-3,000.00
8/14/2009	4086	BUREAU OF INDIAN AFF...	TV-125L	Lot Rent		-725.01
8/20/2009	4097	CLELL & LORETTA WARE	P1G1005	Security Deposit		-3,000.00
8/20/2009	4100	EVELYN COOKE	P1G1037 - 404 N. Netta	Property Purchase		-18,586.00
8/20/2009	4101	EVELYN COOKE	P1G1037	Moving Expense		-1,000.00
8/20/2009	4102	EVELYN COOKE	P1G1037	Security Deposit		-3,000.00
8/20/2009	4110	RACHAEL HART	P2-132	Security Deposit		-3,000.00
8/20/2009	4115	PHYLLIS COVER	P2-84	Security Deposit		-3,000.00
8/20/2009	4117	BUREAU OF INDIAN AFF...	P2-84	Lot Rent		-19.89
8/20/2009	4118	SANDRA JEAN DEATON	P3-8T	Rent Assistance		-4,500.00
8/20/2009	4119	SANDRA JEAN DEATON	P3-8T	Moving Expense		-1,000.00
8/21/2009	4121	STEVEN M. & DENISE A...	P1G3192L	Security Deposit		-3,000.00
8/21/2009	4125	DARRELL & ELIZABETH ...	P2-72	Security Deposit		-3,000.00

## Reconciliation Report

LICRA TRUST  
9/1/2009

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### Uncleared Transaction Detail up to 9/1/2009

Date	Num	Payee	Memo	Category	Clr	Amount
8/21/2009	4133	RAYMOND L. & LINDA J. ...	P2-144L - 526 S.COLLE...	Property Purchase		-66,991.00
8/21/2009	4134	RAYMOND L. & LINDA J. ...	P2-144L	Security Deposit		-3,000.00
8/21/2009	4138	VIRGIL E. & DONNA S. S...	P3-7T	Rent Assistance		-4,800.00
8/21/2009	4139	VIRGIL E. & DONNA S. S...	P3-7T	Moving Expense		-1,000.00
8/22/2009	4142	ROGER & BEVERLY STE...	P2-143	Security Deposit		-3,000.00
8/22/2009	4144	BUREAU OF INDIAN AFF...	P2-143	Lot Rent		-1,036.00
8/22/2009	4146	ROGER & BEVERLY STE...	P2-136	Security Deposit		-3,000.00
8/25/2009	4152	JEFFREY D. DIAL	P2-122	Security Deposit		-3,000.00
8/25/2009	4155	FIRST BAPTIST CHURCH...	P2-131L - 116 S.Emily	Property Purchase		-77,000.00
8/25/2009	4156	FIRST BAPTIST CHURCH...	P2-131L	Security Deposit		-3,000.00
8/25/2009	4159	BANK OF QUAPAW	P3-56UL	Mortgage Payoff		-10,263.00
8/27/2009	4160	VAN TUYL & ASSOCIATES	Appraisal Reviews-Inv.2...	Appraisal Services		-27,870.00
8/27/2009	4161	LAKELAND OFFICE SYS...	Copier Lease	Office Supplies		-152.55
8/27/2009	4162	AT&T		Telephone		-132.05
<b>Total Uncleared Checks and Payments</b>					74 Items	<b>-437,534.21</b>
<b>Uncleared Deposits and Other Credits</b>						
11/13/2007	1772	VAN TUYL *STOP PAY 12...	Appraisal Reviews	Appraisal Services		0.00
<b>Total Uncleared Deposits and Other Credits</b>					1 Item	<b>0.00</b>
<b>Total Uncleared Transactions</b>					75 Items	<b>-437,534.21</b>

Itemized Income Report by Category - Last month:

8/1/2009 through 8/31/2009

9/1/2009

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Date	Account	Num	Description	Memo	Category	Tag	Clr	Amount
<b>INCOME</b>								<b>29.02</b>
<b>Other Inc</b>								<b>29.02</b>
8/21/2009	LICRA TRUST DEP		Refunds(U... Other Inc				R	29.02
<b>EXPENSES</b>								<b>55.00</b>
<b>Trust Committee Expenses</b>								<b>55.00</b>
8/7/2009	LICRA TRUST DEP		Refund- Cit... Trust Commi...				R	55.00
<b>OVERALL TOTAL</b>								<b>84.02</b>

# Itemized Expense Report by Category - Last month

8/1/2009 through 8/31/2009

9/1/2009

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
<b>EXPENSES</b>						<b>-1,986,879.38</b>
<b>941 Withholding</b>						<b>-1,276.60</b>
8/3/2009	4041	INTERNAL Revenue S...	July '09	941 Withholding	R	-1,276.60
<b>AdValorem Taxes</b>						<b>-2,745.14</b>
8/6/2009	4051	OTTAWA COUNTY T...	P2-68	AdValorem Taxes	R	-8.00
8/10/2009	4055	OTTAWA COUNTY T...	TV-12B - Deliq. Tax	AdValorem Taxes	R	-221.11
8/10/2009	4056	OTTAWA COUNTY T...	TV-12B - '09 Tax	AdValorem Taxes	R	-16.00
8/10/2009	4063	OTTAWA COUNTY T...	P2N-6	AdValorem Taxes	R	-145.28
8/14/2009	4075	OTTAWA COUNTY T...	P2-96	AdValorem Taxes	R	-160.00
8/14/2009	4081	OTTAWA COUNTY T...	P1G3150	AdValorem Taxes	R	-172.64
8/20/2009	4098	OTTAWA COUNTY T...	P1G1005 - '09 Tax	AdValorem Taxes	R	-47.00
8/20/2009	4099	OTTAWA COUNTY T...	P1G1005 - Deliq. Tax	AdValorem Taxes	R	-106.29
8/20/2009	4103	OTTAWA COUNTY T...	P1G1037	AdValorem Taxes	R	-14.00
8/20/2009	4106	OTTAWA COUNTY T...	TV-117L - '09 Tax	AdValorem Taxes	R	-23.00
8/20/2009	4107	OTTAWA COUNTY T...	TV-117L - Deliq. Tax	AdValorem Taxes	R	-35.42
8/20/2009	4111	OTTAWA COUNTY T...	P2-132	AdValorem Taxes	R	-104.00
8/20/2009	4116	OTTAWA COUNTY T...	P2-84	AdValorem Taxes	R	-3.00
8/21/2009	4122	OTTAWA COUNTY T...	P1G3192L	AdValorem Taxes	R	-48.00
8/21/2009	4127	OTTAWA COUNTY T...	P2-72	AdValorem Taxes	R	-153.00
8/21/2009	4132	OTTAWA COUNTY T...	P2-130	AdValorem Taxes	R	-96.00
8/21/2009	4135	OTTAWA COUNTY T...	P2-144L	AdValorem Taxes	R	-9.00
8/22/2009	4143	OTTAWA COUNTY T...	P2-143	AdValorem Taxes	R	-15.00
8/22/2009	4147	OTTAWA COUNTY T...	P2-136	AdValorem Taxes	R	-48.00
8/25/2009	4153	OTTAWA COUNTY T...	P2-122 - '09 Tax	AdValorem Taxes	R	-128.00
8/25/2009	4154	OTTAWA COUNTY T...	P2-122 - Deliq. Tax	AdValorem Taxes	R	-1,192.40
<b>Appraisal Services</b>						<b>-92,670.00</b>
8/20/2009	4094	CINNABAR SERVICE...	Inv.11317	Appraisal Services	R	-64,800.00
8/27/2009	4160	VAN TUYL & ASSOCI...	Appraisal Reviews-In...	Appraisal Services		-27,870.00
<b>Judgement</b>						<b>-3,550.12</b>
8/6/2009	4049	DEPARTMENT OF HU...	P2-68	Judgement	R	-466.40
8/14/2009	4077	WORKS & LENTZ, INC.	P2-96	Judgement		-3,083.72
<b>Lot Rent</b>						<b>-2,160.09</b>
8/12/2009	4067	BUREAU OF INDIAN ...	B2-B4	Lot Rent	R	-379.19
8/14/2009	4086	BUREAU OF INDIAN ...	TV-125L	Lot Rent		-725.01
8/20/2009	4117	BUREAU OF INDIAN ...	P2-84	Lot Rent		-19.89
8/22/2009	4144	BUREAU OF INDIAN ...	P2-143	Lot Rent		-1,036.00
<b>Mortgage Payoff</b>						<b>-117,530.03</b>
8/10/2009	4062	VANDERBILT MORTG...	P2N-6	Mortgage Payoff	R	-48,769.52
8/14/2009	4076	FNB OF MIAMI (Purch...	P2-96	Mortgage Payoff	R	-16,487.66
8/20/2009	4112	FNB OF MIAMI	P2-132	Mortgage Payoff	R	-13,373.76
8/21/2009	4126	WELCH STATE BANK	P2-72	Mortgage Payoff	R	-28,636.09
8/25/2009	4159	BANK OF QUAPAW	P3-56UL	Mortgage Payoff		-10,263.00
<b>Moving Expense</b>						<b>-26,000.00</b>
8/3/2009	4037	HWY.TABERNACLE P...	P2-B24	Moving Expense	R	-2,000.00
8/3/2009	4040	TRI-STATE FAITH CE...	P2-B26	Moving Expense	R	-2,000.00
8/6/2009	4047	MARK E. & LOLA B. M...	P2-68	Moving Expense	R	-1,000.00
8/10/2009	4058	GEORGE FORBIS	92-30T	Moving Expense		-1,000.00
8/12/2009	4065	FAITH CHURCH OF G...	P2-B4	Moving Expense	R	-2,000.00
8/12/2009	4069	TODD RYAN & TYSO...	P2-142T	Moving Expense	R	-1,000.00
8/12/2009	4071	CASEY DEAN & CYNT...	P32-4T	Moving Expense	R	-1,000.00
8/14/2009	4073	RONALD L. WILLIAMS	P2-96	Moving Expense	R	-1,000.00

## Itemized Expense Report by Category - Last month

8/1/2009 through 8/31/2009

9/1/2009

Page 2

Date	Num	Description	Memo	Category	Clr	Amount
8/14/2009	4079	JOHNNY L. & PATTY ...	P1G3150	Moving Expense	R	-1,000.00
8/14/2009	4083	RHONDA D. KROKRO...	TV-117T	Moving Expense	R	-1,000.00
8/14/2009	4089	ANGELA KAY BRAND...	P32-1T/2T	Moving Expense	R	-500.00
8/14/2009	4090	GREGORY NEIL McGL...	P32-1T/2T	Moving Expense	R	-500.00
8/14/2009	4092	KATHY & TERRY R. H...	P32-3T	Moving Expense	R	-1,000.00
8/20/2009	4096	CLELL & LORETTA W...	P1G1005	Moving Expense	R	-1,000.00
8/20/2009	4101	EVELYN COOKE	P1G1037	Moving Expense		-1,000.00
8/20/2009	4109	RACHAEL HART	P2-132	Moving Expense	R	-1,000.00
8/20/2009	4114	PHYLLIS COVER	P2-84	Moving Expense	R	-1,000.00
8/20/2009	4119	SANDRA JEAN DEAT...	P3-8T	Moving Expense		-1,000.00
8/21/2009	4124	DARRELL & ELIZABE...	P2-72	Moving Expense	R	-1,000.00
8/21/2009	4130	GARY D. McMACKIN	P2-130	Moving Expense	R	-1,000.00
8/21/2009	4137	VELVA SUE TALLENT	P32-5T	Moving Expense	R	-1,000.00
8/21/2009	4139	VIRGIL E. & DONNA S...	P3-7T	Moving Expense		-1,000.00
8/22/2009	4141	ROGER & BEVERLY ...	P2-143	Moving Expense	R	-1,000.00
8/25/2009	4151	JEFFREY D. DIAL	P2-122	Moving Expense	R	-1,000.00
<b>Office Supplies</b>						<b>-166.53</b>
8/6/2009	4043	LARRY ROBERTS	Reimburse for Office ...	Office Supplies	R	-4.95
8/6/2009	4044	SOONER PRINTING	Inv.#66611 & 66561	Office Supplies	R	-9.03
8/27/2009	4161	LAKELAND OFFICE S...	Copier Lease	Office Supplies		-152.55
<b>Payroll Expense</b>						<b>-3,048.70</b>
8/14/2009	4093	LARRY ROBERTS		Payroll Expense	R	-1,524.35
8/28/2009	4163	LARRY ROBERTS		Payroll Expense	R	-1,524.35
<b>Property Purchase</b>						<b>-1,613,828.11</b>
8/3/2009	4035	HWY.TABERNACLE P...	P2-B24 - 617 1st Street	Property Purchase	R	-162,520.34
8/3/2009	4038	TRI-STATE FAITH CE...	P2-B26 - 47 1st Street	Property Purchase	R	-312,691.50
8/6/2009	4046	MARK E. & LOLA B. M...	P2-68 - 183 Tar River	Property Purchase	R	-43,588.60
8/10/2009	4053	JEFFREY N. REEVES	TV-12B - 212 E. 10th	Property Purchase	R	-9,762.89
8/10/2009	4059	JACK J. & CHRISTINE...	P2-66L - 202 N. River	Property Purchase	R	-31,000.00
8/10/2009	4061	JOHN M. BECK	P2N-6 - 1301 S. 592 ...	Property Purchase	R	-33,085.20
8/12/2009	4064	FAITH CHURCH OF G...	P2-B4 - 100 E. "A" St.	Property Purchase	R	-35,620.81
8/14/2009	4072	RONALD L. WILLIAMS	P2-96 - 109 N. Ethel	Property Purchase	R	-67,268.62
8/14/2009	4078	JOHNNY L. & PATTY ...	P1G3150 - 501 S. E...	Property Purchase	R	-107,188.01
8/14/2009	4084	FIRST FREE WILL BA...	TV-125L - 715 College	Property Purchase		-48,074.99
8/20/2009	4095	CLELL & LORETTA W...	P1G1005 - 125 Tar R...	Property Purchase	R	-20,846.71
8/20/2009	4100	EVELYN COOKE	P1G1037 - 404 N. Ne...	Property Purchase		-18,586.00
8/20/2009	4104	HAROLD G. FREEMAN	TV-117L - 629 S.Otta...	Property Purchase	R	-31,941.58
8/20/2009	4108	RACHAEL HART	P2-132 - 214 S.Frisco	Property Purchase	R	-29,522.24
8/20/2009	4113	PHYLLIS COVER	P2-84 - 501 1st St.	Property Purchase	R	-52,977.11
8/21/2009	4120	STEVEN M. & DENISE...	P1G3192L - 102 S. M...	Property Purchase	R	-55,952.00
8/21/2009	4123	DARRELL & ELIZABE...	P2-72 - 55800 E.30Rd	Property Purchase	R	-88,210.91
8/21/2009	4128	EDWIN O. & PATRICI...	P2-87L - Revised Lot	Property Purchase	R	-778.00
8/21/2009	4129	GARY D. McMACKIN	P2-130 - 506 W.2nd	Property Purchase	R	-30,904.00
8/21/2009	4133	RAYMOND L. & LINDA...	P2-144L - 526 S.COL...	Property Purchase		-66,991.00
8/22/2009	4140	ROGER & BEVERLY ...	P2-143 - 320 S.Picher	Property Purchase	R	-95,949.00
8/22/2009	4145	ROGER & BEVERLY ...	P2-136	Property Purchase	R	-43,952.00
8/25/2009	4148	E.A.FREEMAN,Sr.A/K/...	TV-115L - 534 S.Coll...	Property Purchase	R	-55,000.00
8/25/2009	4150	JEFFREY D. DIAL	P2-122 - 200 S.Emily	Property Purchase	R	-79,679.60
8/25/2009	4155	FIRST BAPTIST CHU...	P2-131L - 116 S.Emily	Property Purchase		-77,000.00
8/25/2009	4157	MELBA J. WASHBURN	P3-56UL - 228 Mcghee	Property Purchase	R	-14,737.00
<b>Rent Assistance</b>						<b>-45,360.00</b>
8/10/2009	4057	GEORGE FORBIS	92-30T	Rent Assistance		-6,600.00

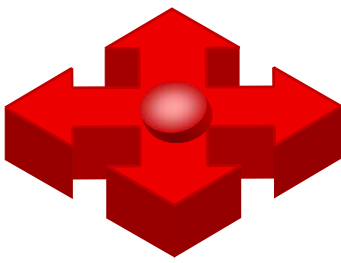
# Itemized Expense Report by Category - Last month

8/1/2009 through 8/31/2009

9/1/2009

Page 3

Date	Num	Description	Memo	Category	Ctr	Amount
8/12/2009	4068	TODD RYAN & TYSO... P2-142T		Rent Assistance	R	-5,160.00
8/12/2009	4070	CASEY DEAN & CYNT...P32-4T		Rent Assistance	R	-7,200.00
8/14/2009	4082	RHONDA D. KROKRO... TV-117T		Rent Assistance	R	-4,500.00
8/14/2009	4087	ANGELA KAY BRAND... P32-1T/2T		Rent Assistance	R	-2,100.00
8/14/2009	4088	GREGORY NEIL McGI... P32-1T/2T		Rent Assistance	R	-2,100.00
8/14/2009	4091	KATHY & TERRY R. H... P32-3T		Rent Assistance	R	-4,200.00
8/20/2009	4118	SANDRA JEAN DEAT... P3-8T		Rent Assistance		-4,500.00
8/21/2009	4136	VELVA SUE TALLENT P32-5T		Rent Assistance	R	-4,200.00
8/21/2009	4138	VIRGIL E. & DONNA S...P3-7T		Rent Assistance		-4,800.00
<b>Security Deposit</b>						<b>-72,000.00</b>
8/3/2009	4036	HWY.TABERNACLE P... P2-B24		Security Deposit		-3,000.00
8/3/2009	4039	TRI-STATE FAITH CE... P2-B26		Security Deposit		-3,000.00
8/6/2009	4048	MARK E. & LOLA B. M... P2-68		Security Deposit		-3,000.00
8/10/2009	4054	JEFFREY N. REEVES TV-12B		Security Deposit	R	-3,000.00
8/10/2009	4060	JACK J. & CHRISTINE...P2-66L		Security Deposit	R	-3,000.00
8/12/2009	4066	FAITH CHURCH OF G... P2-B4		Security Deposit	R	-3,000.00
8/14/2009	4074	RONALD L. WILLIAMS P2-96		Security Deposit		-3,000.00
8/14/2009	4080	JOHNNY L. & PATTY ... P1G3150		Security Deposit	R	-3,000.00
8/14/2009	4085	FIRST FREE WILL BA... TV-125L		Security Deposit		-3,000.00
8/20/2009	4097	CLELL & LORETTA W... P1G1005		Security Deposit		-3,000.00
8/20/2009	4102	EVELYN COOKE P1G1037		Security Deposit		-3,000.00
8/20/2009	4105	HAROLD G. FREEMAN TV-117L		Security Deposit	R	-3,000.00
8/20/2009	4110	RACHAEL HART P2-132		Security Deposit		-3,000.00
8/20/2009	4115	PHYLLIS COVER P2-84		Security Deposit		-3,000.00
8/21/2009	4121	STEVEN M. & DENISE...P1G3192L		Security Deposit		-3,000.00
8/21/2009	4125	DARRELL & ELIZABE... P2-72		Security Deposit		-3,000.00
8/21/2009	4131	GARY D. McMACKIN P2-130		Security Deposit	R	-3,000.00
8/21/2009	4134	RAYMOND L. & LINDA...P2-144L		Security Deposit		-3,000.00
8/22/2009	4142	ROGER & BEVERLY ... P2-143		Security Deposit		-3,000.00
8/22/2009	4146	ROGER & BEVERLY ... P2-136		Security Deposit		-3,000.00
8/25/2009	4149	E.A.FREEMAN,Sr.A/K/... TV-115L		Security Deposit	R	-3,000.00
8/25/2009	4152	JEFFREY D. DIAL P2-122		Security Deposit		-3,000.00
8/25/2009	4156	FIRST BAPTIST CHU... P2-131L		Security Deposit		-3,000.00
8/25/2009	4158	MELBA J. WASHBURN P3-56UL		Security Deposit	R	-3,000.00
<b>State Withholding</b>						<b>-196.00</b>
8/3/2009	4042	OKLA. TAX COMMISS... July ' 09 Withholding		State Withholding	R	-196.00
<b>Tax Warrant</b>						<b>-4,937.00</b>
8/6/2009	4050	Oklahoma Tax Commi... P2-68		Tax Warrant	R	-4,937.00
<b>Telephone</b>						<b>-700.14</b>
8/6/2009	4045	AT&T		Telephone	R	-568.09
8/27/2009	4162	AT&T		Telephone		-132.05
<b>Trash Disposal</b>						<b>-710.92</b>
8/7/2009	4052	COLLINS CONSTRUC... Inv. #5082 & 5086		Trash Disposal	R	-710.92
<b>OVERALL TOTAL</b>						<b>-1,986,879.38</b>



# Lead-Impacted Communities Relocation Assistance Trust

POST OFFICE BOX 96 • PICHER, OKLAHOMA 74360 • 918.673.1000

Mark Osborn=chairman  
Tamara Summerfield=vice-chair  
Jim Thompson=secretary  
Mike Sexton=treasurer

↑ trustees  
Virgil Jurgensmeyer  
John Lomax  
Kimberly Pace  
Janelle Trimble  
↓ Bob Walker

Revision G  
June 22, 2009

## Buyout Guidelines

### Application Guidelines

1. Any issues or concerns raised regarding another applicant will be handled appropriately by the Trust, but resolution of such issues will not be addressed to the complainant.
2. Any applicant who wishes to be moved to a lower priority or be taken out of the buyout must submit a written request to the Operations Manager.
3. Groups of applicants who wish to be bought out together, such as families or caregivers and those in their care, will be bought out based on the lowest priority assigned to any applicant in that group. Such a request must be submitted in writing to the Operations Manager by all applicants within said group.
4. Qualifying Residential and Non-Residential Applications received after the October 14, 2006 deadline will be placed in Priority 3. Extraordinary Hardship Applications received to accompany a Residential Application that was submitted by the October 14, 2006 deadline will be accepted, if approved, until such date that randomization of Priority 1 Group 3 has been completed. **May 15, 2009 will be the last day the Trust will accept applications for buyout assistance.**

### Applicant Qualifications and Priority

5. Special circumstances that require investigation will be addressed by the Operations Manager. If the matter is not resolved by that investigation, the Operations Manager will refer the application to the Prioritization Subcommittee for review. The Prioritization Subcommittee will review the situation and present its findings to the Trust for approval or rejection. The Trust or its designees may require additional proof of occupancy or ownership of structures beyond that submitted with the buyout application.
6. In order to qualify for the buyout, a church must provide a federal tax exemption certificate, tax return for 2005 demonstrating its status as an organized church, or other proof of organization as a church. Churches must also be able to provide clear, marketable title for the property if applicable.
7. A home-based business will be appraised as a business only if that is the predominant use of the structure.
8. If the owner of an occupied residence to be bought out both lives in the residence and rents space within the same residence to another, the renter will not necessarily

- receive buyout assistance. Exceptions will be brought to the attention of the Operations Manager. Eligibility will be reviewed on a case-by-case basis.
9. Qualified applicants that continually resided in their home through June 6, 2006, yet have since deceased, will be lowered to Priority 3. However, the appraisal will be expedited for the deceased regardless of priority to preserve value in the event of property damage.
  10. Qualified applicants seeking buyout of secondary residences (e.g., vacation or weekend homes) will be lowered to Priority 3.
  11. Listings of priorities are contained in Attachment 1 of this document.

**Appraisal/Acquisition/Closing Guidelines**

12. Declining businesses that have been moved into Priority 1 will be appraised at the earliest opportunity to allow the owners to close the businesses.
13. Mobile homes older than five years will be appraised and bought out as fixed structures. Owners of moveable mobile homes newer than five years will be paid moving expenses to relocate to another suitable site. If it is determined by the Trust or its appraisal contractor that a mobile home newer than five years cannot be moved, it may be considered a fixed structure.
14. Homeowners who choose to move their home to a new location in lieu of accepting a cash buyout must notify the Trust in writing with at least two quotes for said move, including associated costs to prepare the new site. The Trust may seek verification of moving and site preparation costs from an independent contractor. Those choosing this option will be paid at closing an amount equal to the value of a typical residential lot elsewhere in the county in exchange for marketable title to the existing home site, if owned, in addition to reasonable moving and site preparation costs. In no event shall those choosing this option receive more than the appraised value established for the buyout of their property, and all properties must be cleared within 90 days of offer acceptance unless extended by the Trust.
15. All trash, debris, non-operating automobiles, boats and abandoned/dilapidated structures not factored into the appraisal must be removed from properties being bought out prior to vacating and final inspection. Further, all properties must be mowed prior to vacating and final inspection.
16. All pets and other animals must be removed from the property prior to vacating and final inspection.
17. WITHOUT EXCEPTION, following appraisal of a residence or business, no built in appliances, built in air conditioners, carports, sheds, fences, fixtures or other structures may be removed by the owner or renter without the express written



- permission of the Trust. Applicants may have the opportunity to purchase such items at public auction pursuant to the Structural Disposal Guidelines adopted by the Trust.
18. Moving expenses will be paid as outlined in S.B. No. 1463.
  19. The Trust's contractors will call each applicant to schedule a time at the applicant's convenience to review the appraisal report and present the Trust's offer. Offers will be made at the applicant's home or in the Trust office. Offers are non-negotiable, although applicants will be able to seek answers to questions or concerns they may have about their appraisal during the offer meeting. Appraisal reports will not be released to the applicants in order to protect the confidentiality of appraisal value determinations. Applicants will be given 15 days to accept or reject the offer given by the Appraisal Firm, unless they have notified the Trust in writing of their desire to delay their decision pending a subsequent offer for other property for which they have applied for buyout assistance. Once an applicant accepts an offer, the Trust's contractors will call applicants to schedule closing on the acquisition at a time that is convenient to both the applicant and the contractor, but in no event later than 90 days after offer acceptance unless a later closing date is authorized by the Trust. Please allow up to 30 days for processing and preparation for closing. Checks will be given to applicants at closing, less a \$3,000 security deposit (as explained below) and any other property liens or encumbrances.
  20. The time allowed for occupants of residences/businesses/public use structures to vacate their properties will be 90 days after offer acceptance. Renters will have no more than 10 days to vacate after payment. Rental properties must be legally vacant prior to closing with the owner. Any time required beyond 90 days must be authorized by the Trust. The preference of the Trust is to vacate structures as soon as practicable. Depending on the time required to vacate, the Trust may require rental payments and/or a liability waiver.
  21. The Trust will establish a program to resell purchased structures as described in the Structural Disposal Guidelines. The structures to be resold must be structurally capable of being removed from the Relocation Assistance Zone or demolished onsite and salvageable materials removed. Structures to be removed must first be deemed safe for occupation by authorized inspectors. Inspections shall include, but not necessarily be limited to, heavy metals and asbestos.
  22. Where application for relocation assistance is made by one of multiple owners or lessees of a particular property or rental unit, the sum of all payments for acquisition of such property shall not exceed the amount that would have been paid had the property belonged to a single owner, and the sum of all rental assistance shall not exceed the amount that would have been paid had the unit been rented by a single lessee.

23. Applicants need to ensure that they are current on all land rent charges/fees, as overdue land rent may be collected at closing.
24. As discussed in guideline #19, a \$3,000 security deposit will be withheld at closing, which will be paid to the applicant upon final inspection of the property once vacated by the applicant and once keys to the property have been secured. Failure to comply with Trust guidelines for closure, or failure to provide keys to the Trust, will result in the forfeiture of this deposit in an amount equal to the costs incurred by the Trust to comply with the guidelines.
25. As a general matter, the Trust will acquire up to five acres of a home site where such land is both contiguous with the house being acquired and forms an integral part of the home site.
26. Prior to closing on homes that were insured on the date of the tornado, homeowners must apply for and receive all insurance to which they are entitled so that such insurance proceeds can be deducted from the Trust's offer.
27. Those receiving offers who refuse to comply with the Trust's requirement to sign indemnification forms have 15 days from the date of the offer to fully comply or forfeit their offer; those who have already received offers have 5 business days from July 7, 2008 to fully comply or forfeit their offer.

**PRIORITY 1 \* PRIORITY 2 \* PRIORITY 3**  
**BUYOUT PROCESS**

**PRIORITY 1**

- Occupied residences/businesses/public use structures located above areas of potential collapse and/or within the 150 ft. buffer zones.
- Occupied residences with family members who are physically and/or mentally challenged, seriously ill and/or elderly (> 70 years of age).
- Occupied businesses significantly impacted by declining population in the study area.

**Groups within Priority 1**

**Group 1**

Occupied residences as listed on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence” containing residents with disabilities and/or 70 years of age or greater.

**Group 2**

Remaining occupied residences as listed on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.

**Group 3**

- Occupied residences within the relocation assistance zone containing residents with disabilities and/or 70 years of age or greater.
- Occupied public use structures on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.
- Occupied business structures on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.

**Group 4**

- Business structures impacted by declining population.
- Rental properties where renters have been relocated by the Trust, including those receiving expedited buyout as tornado victims.

**PRIORITY 2**

- Occupied residences/businesses/public use structures where access requires travel over streets or highways overlying areas of potential subsidence and/or buffer zones.
- Occupied residences/businesses/public use structures connected to Picher or Cardin water or sewer systems.

**Groups within Priority 2**

**Group 1 – Special Situations**

- Occupied structures isolated by May 10, 2008 tornado
- Occupied structures of residents with disabilities and/or over 70 years of age or greater
- Occupied structures located in Hockerville

**Group 2 – Northeast Picher Quadrant\***

- Occupied residences/businesses/public use structures within this quadrant

**Group 3 – Northwest Picher Quadrant\***

- Occupied residences/businesses/public use structures within this quadrant

**Group 4 – Town of Cardin**

- Occupied residences/businesses/public use structures within the town of Cardin

**Group 5 – Southeast Picher Quadrant\***

- Occupied residences/businesses/public use structures within this quadrant

**Group 6 – Southwest Picher Quadrant\***

- Occupied residences/businesses/public use structures within this quadrant

\*Quadrants for Priority 2 were defined by the Trust at its September 15, 2008 meeting as the location of the structure relative to the intersection of A Street and Connell Avenue in Picher, Oklahoma.

**PRIORITY 3**

- Occupied residences/businesses/public use facilities outside the high risk area, but within the relocation assistance zone.
- Structures of those deceased.
- Secondary residences (e.g. vacation/weekend homes).
- Qualifying residential and non-residential applications received after October 14, 2006.
- Unoccupied structures and vacant lots (no funding committed for these types of properties at this time)

**Groups within Priority 3**

**Group 1 – Occupied homeowners' residences**

**Group 2 – Occupied rental properties (tenant and homeowner)**

**Group 3 – Rejected/expired offers (no reappraisal; just second chance to take initial offer)**

**Group 4 – Active commercial structures**

**Group 5 – Livable secondary homes**

**Group 6 – Deceased qualifying estates**

**Group 7 – Abandoned, livable structures**

**Group 8 – Contiguous structures part of the homestead (garage, shop, etc.)**

**Group 9 – Abandoned, non-livable structures and inactive commercial**

The actual buyout process will begin by selecting candidates in Priority 1, Group 1 by lottery to establish a numerical order for the buyout. The lottery process will continue with Priority 1, Group 2 and so on. The number of structures selected to be appraised each month will be determined by the contract. The appraisal process will continue in numerical order until the last structure in Group 4 under Priority 1 has been bought out. The same process will be followed in Priority 2 and Priority 3.

Rental properties will be appraised at the time the renters are bought out in order to protect the owner of the property.

## **TORNADO VICTIM BUYOUT PRIORITIZATION** *(revised June 30, 2008)*

1. Complete offers and acquisitions on ALL Priority 1 properties through the end of Group 3, including following through on offers and closings already approved by the Trust regardless of tornado damage.
2. Temporarily delay Priority 1, Group 4 properties (landlords whose tenants were already bought out and 8 reprioritized businesses) until after tornado victims are assisted.
3. Expedite appraisal and acquisition of all buyout applicants that lost their place of residence in the May 10 tornado, with a goal of approving offers to renters in 2 weeks and homeowners in 4-5 weeks. Additionally, expedite appraisal and acquisition of buyout applicants living in isolation in the path of the tornado with a goal of approving offers at the July 31, 2008 Trust meeting.
4. Allow those tornado victims losing homes that previously declined offers (estimated to be 4 homeowners) to reconsider the Trust's buyout offer; if interested, please contact Larry Roberts.
5. Tornado victims may opt out of the buyout if insurance proceeds for the structure exceed the Trust's offer for the home. Otherwise, insurance proceeds for the value of damaged structures will be deducted from the Trust's offer. Proceeds used to repair damaged structures and proceeds for the contents of the house will not be deducted from the Trust's offer.
6. Those electing to keep insurance proceeds in lieu of buyout assistance will be given the opportunity to sell the lots comprising their homesite to the Trust for an amount equal to comparable lots elsewhere in the county.