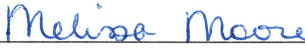


**NOTICE OF REGULAR MEETING AND AGENDA
OF THE MIAMI DOWNTOWN REDEVELOPMENT AUTHORITY (MDRA)
MONDAY, JUNE 15, 2026
4:00 PM
MIAMI CIVIC CENTER
129 5TH Ave NW, Miami, Oklahoma 74354**

Filed in the Office of the City Clerk and displayed in the main lobby of the Miami Civic Center and by posting on www.miamiokla.net starting at 8:45 AM/PM on June 12, 2026, pursuant to 25 O.S. § 311(9) (a) and (b).



Melissa Moore, City Clerk

THE TRUST MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER AND VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ANY ITEM LISTED IN THIS AGENDA:

- | | |
|---|------------------------|
| 1. Call to Order | Chairman Forkum |
| 2. Public Input and Unscheduled Personal Appearances
Each person will be limited to three minutes. The purpose of this agenda item is to provide an opportunity for citizens' comments and public announcements. In keeping with the principles of the Oklahoma Open Meeting Act, Trust Authority members and city staff will not engage in discussion or take any action under this agenda item. If you seek discussion or further inquiry, please contact the Chairman or the office of the city manager. Responses to citizen comments, if any, will occur under an applicable Agenda item at this or a future public meeting, or a response may be given by a phone call, personal meeting or a posting on the city website: www.miamiokla.net . | Chairman Forkum |
| 3. Consent Agenda
By unanimous consent the public body may designate noncontroversial items to be considered in one motion and one vote. The public body may add items from the regular agenda and approve. Posted agenda items not added to the consent docket will be considered separately in their regular order. Staff recommends items 4 and 5 be placed on the consent agenda. | Trustees |
| 4. Minutes: MAY 18, 2026 | Trustees |
| 5. Claims JUNE 2026 | Trustees |
| 6. Financial Report | Sherry White |
| 7. Discussion and Possible Action on Artist Engagement With Michael Martin Murphy | Danny Dillion |
| 8. Coleman Manager Report | Danny Dillon |
| 9. Main Street Update | Jesse Black |
| 10. Other New Business, if Any, Which Has Arisen Since the Posting of the Agenda And could Not Have Been Anticipated Prior to the Time of Posting (25 O.S. § 311(9)) | Trustees |
| 11. Trustee Community Announcements | Trustees |
| 12. Adjournment | Trustees |

The MDRA is committed to making this meeting accessible to all citizens and if special assistance or accommodations are required, please submit your request to the MDRA at the office of the Trust Manager. Manager We also ask that those in attendance place all electronic devices on silent. Thank you.

THE MIAMI DOWNTOWN REDEVELOPMENT AUTHORITY (MDRA) MET IN REGULAR MEETING MONDAY, MAY 18, 2026, IN THE MIAMI CIVIC CENTER COUNCIL CHAMBERS AT 4:00 PM WITH THE FOLLOWING MEMBERS PRESENT:

Lynn Forkum, Chairman
Kyla Jones, Trustee
Cori Stotts, Trustee
Joe Morgan, Trustee
Brian Estep, Trustee
Bo Reese, Trustee (Absent)
Jordan Boyd, Trustee (Absent)

The agenda was filed in the office of the City Clerk and posted in the main hallway and the north outside entryway of the Civic Center at 9:00 AM on May 15, 2026.

THE TRUST MAY DISCUSS, CONSIDER, AND VOTE ON ANY ITEM LISTED IN THIS AGENDA:

Call to Order

Chairman Forkum called the meeting to order at 4:00 PM.

Public Input and Unscheduled Personal Appearances

None.

Consent Agenda

By unanimous consent the public body may designate noncontroversial items to be considered in one motion and one vote. The public body may add items from the regular agenda and approve. Posted agenda items not added to the consent docket will be considered separately in their regular order. Staff recommends items 4 and 5 be placed on the consent agenda.

Trustee Stotts moved to approve Item #4 (Minutes: April, 2026) and Item #5 (Claims: May 2026). Trustee Jones made the second. The Trust was polled with the following results:

Stotts: Aye, Jones: Aye, Morgan: Aye, Forkum: Aye, Estep: Absent, Reese: Absent, Boyd: Absent

Chairman Forkum declared the motion carried.

Minutes: March 16, 2026

Moved to the consent agenda.

Claims: April 2026

Moved to the consent agenda.

Trustee Estep entered the meeting at this point 4:06

Discussion and Approval of Fiscal Year (FY) 2026-2027 Budget

Jill Fitzgibbon presented the 2026-2027 budget for MDRA. There are two budgets, one for Main Street, and one for The Coleman Theatre. The Budget for the Coleman will be affected by the ballroom being paid off this year. The budget is projected to the end of next year. There is estimated 12,900 dollars in carryover. About 3 months of expenses in carryover is recommended.

Trustee Jones moved to approve the 2026-2027 budget. Trustee Morgan made the second. The Trust was polled with the following results:

Jones: Aye, Morgan: Aye, Stotts: Aye, Estep: Aye, Forkum: Aye, Reese: Absent, Boyd: Absent

Chairman Forkum declared the motion carried.

Discussion and Possible Action on Scheduling Interviews for the Current Applicants for the Vacant Coleman Shop Located at 101 N Main

Chairman Forkum began discussion on setting up interviews for the applicants of the Coleman Shop. There is already a committee formed. They will need to set a date, and move forward. The previous process worked well and will continue to be used.

Trustee Stotts moved to approve scheduling interviews for the Coleman Shop at 101 N Main. Trustee Jones made the second. The Trust was polled with the following results:

Stotts: Aye, Jones: Aye, Morgan: Aye, Estep: Aye, Forkum: Aye, Reese: Absent, Boyd: Absent

Chairman Forkum declared the motion carried.

Coleman Manager Report

Danny Dillon updated the board on the recent events held at the Coleman Theater and Ballroom, It was a busy month. 5 Bus tours, 4 lunches on stage, and 4 other groups. 9 nights of ticketed events, two events in the Ballroom, and 2 school events. Work has started on the windows at the Coleman Shops. Dillon gave the floor to Zeb Mingori to speak on that. The work started on the 11th, and what was found was what was expected with the lumber in bad shape. They are ready for tile, and OK Glass is using the frames. Pruitt Brothers did a good job with the frame. Too good, the frames are very firm. The time frame depends on what they find at the other stores.

Main Street Update

Jesse Black gave an update on Miami Main Street. Jesse and Trinda Crow attended the Main Street National Conference in Tulsa on April 12-15, with Miami hosting their mobile workshop on Sunday April

12. They also attended Route 66 Day at the State Capital on April 21, followed by Main Street Day at the Capital on May 4th joined by Gretchen Frazier. There was a Sip and Shop on May 5th, and a group of Board members and Volunteers planted flowers on Main May 6th. Looking ahead Black has a director training workshop in Ardmore June 2-4, and the Heart of Main Street Dinner will be June 4th. Tickets are 50 Dollars and a table of six are 250 Dollars. The Main 66 Venue has 18 bookings in May.

Other New Business, if any, Which has Arisen since the Posting of the Agenda and Could Not Have Been Anticipated Prior to the Time of Posting

Trustee Stotts announced that Miami Towers are now leasing the shops, and a grand opening is coming soon.

Trustee Community Announcements

None.

Adjournment

Trustee Stotts made a motion to adjourn. Trustee Estep made the second. The Trust was polled with the following results:

Stotts: Aye, Estep: Aye, Jones: Aye, Morgan: Aye, Chairman Forkum: Aye, Reese: Absent, Boyd: Absent

Chairman Forkum declared the motion carried. Adjourned at 4:31 P.M.

Trustee Estep

Trustee Morgan

Trustee Jones

Trustee Stotts

Trustee Reese

Chairman Forkum

Trustee Boyd

Attest:

MDRA
DATE 5.18.26

VENDOR	DESCRIPTION		
COLEMAN THEATRE EXPENSES			
FRIENDS OF THE COLEMAN	FOC MERCH - APRIL	\$	51.10
DEPT OF PUBLIC UTILITIES	POSTAGE - APRIL	\$	2.96
KONE	ELEVATOR MAINTENANCE - MAY	\$	371.00
HOMETOWN DEALS	AD - MAY	\$	85.00
QUANNAH OWENS	MINI PIES	\$	50.00
JESSI MAPLE	CATERING	\$	375.00
INTEGRIS MIAMI HOSPITAL	BOXED LUNCHES	\$	360.00
CHARLIE RARICK	SOUND & SET UP	\$	450.00
AUTHORIZE.NET	CC FEES - APRIL	\$	86.10
FIRST AMERICAN	CC FEES - APRIL - PO #26-01215	\$	656.06
BRAVO ARTS	BRAVO BASE TICKETING - APRIL - PO #26-01216	\$	636.35
RED RIVER PIPE ORGAN	TUNING & TRAVEL - PO #26-01223	\$	1,557.50
SODEXO	CATERING - PO #26-01219	\$	673.04
TOTAL		\$	5,354.11
OFF-CYCLE CHECKS/DRAFTS			
FIRST NATIONAL BANK	MONTHLY FEES - FEBRUARY	\$	29.95
FIRST NATIONAL BANK	DEBIT FEES - FEBRUARY	\$	2.00
FIRST NATIONAL BANK	MONTHLY FEES - FEBRUARY	\$	29.95
FIRST NATIONAL BANK	DEBIT FEES - FEBRUARY	\$	9.18
FIRST NATIONAL BANK	MONTHLY FEES - MARCH	\$	29.95
FIRST NATIONAL BANK	MONTHLY FEES - MARCH	\$	29.95
FIRST NATIONAL BANK	DEBIT FEES - MARCH	\$	60.36
FIRST NATIONAL BANK	MONTHLY FEES - APRIL	\$	29.95
FIRST NATIONAL BANK	DEBIT FEES - APRIL	\$	6.88
FIRST NATIONAL BANK	MONTHLY FEES - APRIL	\$	29.95
FIRST NATIONAL BANK	DEBIT FEES - APRIL	\$	73.67
TOTAL		\$	331.79
CITY OF MIAMI	SALARIES & BENEFITS - 4.28.26	\$	8,081.07
	TOTAL COLEMAN & MAIN STREET FUND	\$	13,766.97

MDRA
DATE 6.15.26

VENDOR	DESCRIPTION		
COLEMAN THEATRE EXPENSES			
DEPT OF PUBLIC UTILITIES	POSTAGE - MAY	\$	2.96
LAKELAND OFFICE	COLOR COPIER OVERAGE - QUARTERLY	\$	3.18
KONE	ELEVATOR MAINTENANCE - AMAY	\$	252.28
AUTHORIZE.NET	CC FEES - MAY	\$	56.65
FIRST AMERICAN	CC FEES - MAY	\$	364.29
BRAVO ARTS	BRAVO BASE TICKETING - MAY	\$	380.60
HOMETOWN DEALS	MAY ISSUE	\$	85.00
HUGO'S INDUSTRIAL SUPPLY	TOWELS & TOILET PAPER	\$	186.58
INTEGRIS MIAMI HOSPITAL	BOX LUNCHES	\$	228.00
INTEGRIS MIAMI HOSPITAL	BOX LUNCHES	\$	204.00
INTEGRIS MIAMI HOSPITAL	BOX LUNCHES	\$	432.00
QUANNAH OWENS	PIES	\$	75.00
AMERICAN MEDIA	ADS	\$	300.00
SODEXO	DINNER BUFFET - PO #26-01383	\$	1,270.12
SODEXO	DINNER BUFFET - PO #26-01384	\$	517.28
SODEXO	DINNER BUFFET - PO #26-01357	\$	706.82
PRUITT BROTHERS	STORE FRONT CONSTRUCTION - PO #26-00873	\$	45,580.00
PEPSI	SODA - PO #26-01078	\$	1,016.85
JESSI MAPLE	FRY BREAD TACOS - PO #26-01356	\$	510.00
INTEGRIS MIAMI HOSPITAL	BOX LUNCHES - PO #26-01355	\$	516.00
GROVE CHAMBER OF COMMERCE	AD - PO #26-01322	\$	895.00
MIAMI LITTLE THEATRE	RT 66 SHOW PAYOUT - PO #26-01192	\$	11,682.00
MIAMI LITTLE THEATRE	JUNIE B JONES PAYOUT - PO #26-01366	\$	6,290.00
ERICK RODRIQUEZ	WHITNEY EXPERIENCE - PO #26-01367	\$	5,000.00
TOTAL		\$	72,713.95
COLEMAN CREDIT CARD CHARGES - 3.16.26 - 4.1.26			
FACEBOOK	ADS - FLEEDWOOD	\$	60.22
FACEBOOK	AD - BRYAN WHITE	\$	53.99
FACEBOOK	ADS - JOHNNY CASH	\$	69.94
TOTAL		\$	184.15
COLEMAN CREDIT CARD CHARGES - 4.2.26 - 4.15.26			
SAM'S	SOAP & TOILET CLEANER	\$	23.86
SAM'S	CHIPS & WATER	\$	182.10
TOTAL		\$	205.96
COLEMAN CREDIT CARD CHARGES - 4.16.26 - 5.1.26			

LOCKE SUPPLY	LIGHT BULBS	\$	39.00
FACEBOOK	AD FLEETWOOD	\$	9.12
FACEBOOK	AD - BRYAN WHITE	\$	15.96
SWANK MOTION PICTURES	FROZEN	\$	550.00
TOTAL		\$	614.08

COLEMAN CREDIT CARD CHARGES - 5.2.26 - 5.15.26

SAM'S	WATER	\$	68.48
MIA BELLAS	FOOD FOR PERFORMER	\$	72.05
WALMART	PERFORMER SUPPLIES	\$	211.26
HARP'S	PERFORMER SUPPLIES	\$	49.99
WALGREENS	PERFORMER SUPPLIES	\$	7.18
TOTAL		\$	408.96

MAIN STREET EXPENSES

DEPT OF PUBLIC UTILITIES	POSTAGE - MAY	\$	5.18
TOTAL		\$	5.18

MAIN STREET CREDIT CARD CHARGES - 3.16.26 - 4.1.26

SOONER PRINTING	MMS, CARDS-HOLIDAY MARKET	\$	607.00
TOTAL		\$	607.00

MAIN STREET CREDIT CARD CHARGES - 4.2.26 - 4.15.26

RACETOP PRINT	MMS BAGS	\$	268.58
TOTAL		\$	268.58

MAIN STREET CREDIT CARD CHARGES - 4.16.26 - 5.1.26

TULRT	ROOM	\$	618.78
WALMART	TRASH BAGS	\$	29.04
TOTAL		\$	647.82

MAIN STREET CREDIT CARD CHARGES - 5.2.26 - 5.15.26

EMBASSY SUITES	ROOM	\$	169.00
AMAZON	TABLE CLOTH	\$	62.56
TOTAL		\$	231.56

CITY OF MIAMI	SALARIES & BENEFITS - 5.14.26	\$	8,249.49
CITY OF MIAMI	SALARIES & BENEFITS - 5.28.26	\$	8,409.71

TOTAL COLEMAN & MAIN STREET FUND		\$	92,137.48
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MDRA
INCOME STATEMENT
APRIL 30TH, 2026

REVENUE	COLEMAN	BUDGET	APRIL 30TH, 2026	Year-to-Date
	LICENSES AND FEES	\$ 27,000.00	\$ 2,036.00	\$ 21,246.00
	BALLROOM RENTAL	\$ 21,434.00	\$ 5,829.76	\$ 18,316.08
	COMMERCIAL RENTAL	\$ 15,000.00	\$ 1,342.50	\$ 12,402.50
	THEATRE RENTAL	\$ 17,515.00	\$ 3,114.44	\$ 24,415.44
	CONCESSIONS	\$ 19,000.00	\$ 1,665.21	\$ 23,559.19
	INTEREST EARNINGS	\$ -	\$ 1,684.86	\$ 14,797.47
	REVENUE/DONATIONS/COLEMAN	\$ 19,000.00	\$ 2,317.29	\$ 14,744.08
	REVENUE/OTHER - COLEMAN	\$ -	\$ -	\$ 1,962.83
	REVENUE/THEATER	\$ 106,495.00	\$ 13,141.03	\$ 70,207.95
	TRANSFERS/FROM GENERAL FUND	\$ 28,727.00	\$ 2,393.90	\$ 23,939.00
	TRANSFERS/FROM OTHER FUNDS	\$ -	\$ -	\$ -
	TRANSFERS/FROM MSUA	\$ -	\$ -	\$ -
	REVENUE/GRANTS - COLEMAN	\$ -	\$ -	\$ -
	GRANTS - COLEMAN	\$ -	\$ 68,151.96	\$ 68,151.96
	TOTAL REVENUE	\$ 254,171.00	\$ 101,676.95	\$ 293,742.50
EXPENSES	COLEMAN			
	PERSONNEL EXPENSES/CITY G & A	\$ 144,666.00	\$ 16,486.08	\$ 119,929.76
	OFFICE EXPENSE	\$ 1,500.00	\$ -	\$ 397.43
	JANITORIAL SUPPLIES	\$ 6,600.00	\$ 406.16	\$ 2,275.96
	REPAIR/MAINT. SUPPLIIES	\$ 81,000.00	\$ -	\$ 25,416.91
	CONCESSION GOODS	\$ 6,063.00	\$ 1,230.40	\$ 7,463.91
	POSTAGE/FREIGHT	\$ 150.00	\$ 3.70	\$ 24.42
	NATURAL GAS	\$ -	\$ -	\$ -
	BALLROOM EXPENSES	\$ 9,500.00	\$ -	\$ 5,551.84
	EDUCATION & TRAVEL	\$ 2,205.00	\$ -	\$ -
	DUES AND SUBSCRIPTIONS	\$ 1,157.00	\$ 525.00	\$ 1,978.87
	ADVERTISING & PRINTING	\$ 23,152.00	\$ 269.15	\$ 3,249.51
	PROFESSIONAL SERVICES	\$ 4,051.00	\$ 3,700.00	\$ 3,700.00
	SPECIAL CONTRACTS	\$ 130,000.00	\$ 450.00	\$ 46,239.38
	MAINT/SERVICE CONTRACTS	\$ 13,000.00	\$ 371.00	\$ 5,469.90
	MISC. SERVICES/CHARGES	\$ 19,000.00	\$ 2,543.58	\$ 16,589.15
	BUILDINGS	\$ -	\$ -	\$ 14,165.00
	CC SERVICE CHARGE	\$ -	\$ -	\$ -
	TRANSFERS/TO RAINY DAY FUND	\$ 7,490.00	\$ 624.17	\$ 6,241.70
	ENCUMBERANCES	\$ -	\$ -	\$ -
	TOTAL EXPENSES	\$ 449,534.00	\$ 26,609.24	\$ 258,693.74
NET PROFIT			\$ 75,067.71	\$ 35,048.76
	FREE SERVICES MSUA UTILITY SERVICES	\$	7,465.18	\$ 67,598.58