



MINUTES

BOARD OF TRUSTEES
BLANCHARD ECONOMIC TRUST AUTHORITY
REGULAR MEETING
MONDAY, 2 DECEMBER 2024
6:00 P.M.
Blanchard Municipal Court
300 N. Main
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE AGENDA OF BOARD OF TRUSTEES OF THE BLANCHARD ECONOMIC TRUST AUTHORITY, BLANCHARD, OKLAHOMA, WAS POSTED IN PROMINENT PUBLIC VIEW ON THE COURTHOUSE'S BULLETIN BOARD AND ON THE CITY'S WEBSITE AT WWW.CITYOFBLANCHARD.US ON OR BEFORE 5:00 P.M., WEDNESDAY, NOVEMBER 27th, 2024, IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING ACT.

Audra Scott

City Clerk

A. MEETING CONVENED

1. Call to Order by Chairman @ **6:05 p.m.**
2. Roll Call: **Kim Green ~ Present**
Chuck Kemper ~ Absent
Michael Scalf ~ Present
Jeff Lister ~ Present
Mary Beth McKane ~ Present
Jeff Heefner ~ Present (arrived @ 6:21 p.m.)
Terry Erhardt ~ Present
3. Determination of Quorum: **6 ~ Present; 1 ~ Absent**

STAFF PRESENT: **Robert L. Floyd, City Manager**
Dustin Downey, Projects Manager
Nate Ellis, Attorney

GUESTS: **Ben Whitt**
Carol Van Camp
Gale Gendron
Carla Whitt

B. BUSINESS AGENDA

The following item(s) are hereby designated for discussion, consideration and to take INDIVIDUAL action including, but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of:

1. **PUBLIC HEARING.**
Conduct a public hearing regarding the proposed amendment of Increment District No. 3 and the adoption of Amendment No. 1 to the Thorpe National Economic Development Project Plan.

Nate Ellis made presentation to the Trustees regarding the changes to the TIF No. 3 Project Plan.

Public Hearing Opened @ 6:26 p.m.

Carol Van Camp asked questions regarding fencing and sanitary sewer.

Kim Green asked questions regarding the proposed Admendment.

Public Hearing Closed @ 6:37 p.m.

No Action Taken.

2. ECONOMIC DEVELOPMENT.

Discuss and vote on a motion, if any, on the status of economic development activities and/or strategies to include but not limited to:

- a. Industrial Prospects:
 - 1) expansion and/or relocation to Blanchard;
 - 2) businesses to target and how do we do it;
- b. Commercial Businesses:
 - 1) expansion and/or relocation to Blanchard;
 - 2) businesses to target and how do we do it.
- c. Tax Increment Financing Districts Status:
 - 1) TIF No. 1 (Blanchard Crossing & surrounding area);
 - 2) TIF No. 2 (US-62 and H.E. Bailey Spur); and
 - 3) TIF No. 3 (Indian Ridge - US-62 and Morgan Road).

Vice Chairman Scalf addressed the TIF No. 2 regarding its status. No industrial prospects or commercial expansion and/or relocation.

3. FARMERS' MARKET.

Discuss and vote on a motion re: vendor requirements pertaining to the sale of products at the Market.

Discussion centered around vendors selling products Made in Oklahoma (MIO). Request to have the original rules and regulations adopted for the Farmers Market on the February agenda.

4. **RESOLUTION.**

Discuss and vote on a motion adopt Resolution No. 2024-01 approving the Calendar Year 2025 Meeting Schedule for the Trust.

MOTION BY Trustee Green and SECOND BY Trustee Heefner ... to adopt Resolution No. 2024-01, as presented.

MOTION CARRIED:

6 ~ Ayes: Green, Heefner, McKane, Lister, Scalf, Erhardt

0 ~ Nays: None

1 ~ Absent: Kemper

C. CONSENT AGENDA

The following item(s) are hereby designated for approval, acceptance or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order.

1. APPROVAL of the Minutes for Regular Meeting of 10 October 2024.
2. ACKNOWLEDGE claims for BETA General Fund in FYE25.
3. ACCEPTANCE of the October 2024 Financial Report.

MOTION BY Trustee Heefner and SECOND BY Trustee Lister ... to approve Consent Agenda, as presented.

MOTION CARRIED:

6 ~ Ayes: Green, Heefner, McKane, Lister, Scalf, Erhardt

0 ~ Nays: None

1 ~ Absent: Kemper

D. CONSENT DOCKET REMOVAL

Discussion, consideration and take appropriate action re: any item(s) removed from the Consent Docket.

None

E. TRUSTEE/STAFF COMMENTS

This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. NO ACTION will be taken.

- 1. Trustee McKane gave update to the Board of Trustees re: video. Final proposal will be presented in February 2025.**
- 2. Trustee Heefner mentioned to the Board they had plans to purchase more land for the Trust.**

F. FURTHER INFORMATION

- 1. REPORT - Attendance.**

G. ADJOURNMENT

Called @ 7:04 p.m.

ATTEST:



A handwritten signature in blue ink, appearing to be "Mike C.", written over a horizontal line.

Chairman

A handwritten signature in blue ink, appearing to be "Arlene Fort", written over a horizontal line.

City Clerk (Secretary)