

**TOWN OF CARLTON LANDING
SPECIAL MEETING OF THE BOARD OF CARLTON LANDING ECONOMIC
DEVELOPMENT TRUST**

Location: 10B Boulevard, Carlton Landing, Oklahoma also known as
the Carlton Landing Academy Cafeteria
Saturday; August 17, 2019
Immediately following the Regular Meeting of the Pittsburg County RW & SD #20

MINUTES

1. Call to Order

The meeting was called to order at 8:45 a.m. with Mayor Chinnici presiding.

2. Roll Call.

Present: A roll call reflected that Trustees Chinnici, Myrick, Brule, Mai, Chapman, Clerk-Treasurer Summers, Town Finance Manager Norman, Town Attorney Kay Wall and Town Administrator Greg Buckley were present

Not Present: None

3. Discussion of Town goals, projects, finances, future planning, and vision with representatives from various town partners and vendors, including presentations as listed in the posted agenda.

A. Understanding the Dynamics of the Town of Carlton Landing: Greg Buckley

Mr. Buckley reviewed the Town's formation under the Township Trust Title 60. He presented a short overview of the finances of the Town. Carlton Landing has several sources of income. General operating expenses are derived from taxes including Sales Tax. The town also collects Ad Valorem taxes. In addition, the town derives income from its TIF district. The Town has purchased two Revenue Notes which are being supported by TIF funds from property taxes collected from the TIF District. In addition, we have sold two GO Bonds based on a vote of the Citizens approving GO Bond purchases.

GO bonds must be used for projects identified in the election propositions and may be used only to improve property owned by the Town.

TIF funds may be used for projects identified in the priorities list and approved by the Note buyer at the time of purchase.

Going forward, it is important that the town identify new sources of revenue to be used for the operating budget. TIF funds may be used for projects, but cannot be used for general operating expenses nor maintenance.

B. How the TIF works: Leslie Batchelor, Esq. Center for Economic Development Law

Leslie Batchelor described the development of the TIF and the need to comply with the Project Plan and the Master Development Agreement. The purpose of TIF is to drive economic development of the Town

C. The TIF Committee and the Trust. Where do they fit? Jim Hasenbeck

The TIF Committee consists of the Developer and representatives from the Planning Commission, the HOA, and the Town. The Committee sets priorities for use of TIF funds and makes recommendations to the Carlton Landing Economic Development Trust regarding use of those funds. It is an advisory board only.

D. Why do we have Bonds: G.O. Bonds and Revenue Notes: Chris Gander, BOK

Chris Gander explained the complexities of the relationships of the G.O. Bonds to the Revenue Notes supported by the TIF funds collected as property taxes from the TIF district in Carlton Landing.

E. Planning Commission: Jim Hasenbeck

The planning commission assures that the overall development of the town meets the standards set forth by the Town Architect, the Developer, and other designers of the Town of Carlton Landing as put forth in the Living Tradition (Design Code) as well as in the Declaration of Covenants, Conditions and Restrictions for Carlton Landing.

F. What is the role of the Developer relative to the Town? Grant Humphreys

Grant made several remarks relative to the development of the Town and the interaction of the Entities of the Town. He shared a dropbox folder he created with documents related to the current topic.
www.tinyurl.com/y4kjp9wc

G. What are the responsibilities of the HOA? Austin Tunnell

As the Town has jurisdiction and responsibility for the property owned by the Town, the HOA has jurisdiction and responsibility for properties owned by the HOA. The Town owns only the Entrance/Exit road and the Town Green and Beach. All other property including the pools are owned by the HOA. The Town has a Town Green Park Management Agreement with Carlton Landing Enterprises, LLC.

The HOA consists of Grant Humphreys, Kirk Humphreys, Blair Humphreys, David Auld, Austin Tunnell, and a third Citizen of Carlton Landing the position of which is vacant at this time.

H. Understanding the Rural Water District: Daryl Nieto

The Rural Water District is an entity separate from the Town of Carlton Landing. The District supplies water to the Citizens of Carlton Landing. The District is in the process of upgrading its equipment with the installation of a new water treatment plant. When all approval is obtained from the DEQ, installation of the plant will begin.

I. Understanding the United States Army Corps of Engineers: Mike Kerney

The USACE has jurisdiction over Lake Eufaula and its shoreline. Any projects involving building, clearing, or general use of the shoreline must be approved by the Corps. The rules of the Corps are strict and unbendable. Incorporation of Carlton Landing as a Town made leasing Corps land and interaction with the USACE easier.

J. Other groups providing services within the Town of Carlton Landing:

1. Carlton Landing Academy: No presentation
2. Carlton Landing Home Rental Program: Kayla Burris

Kayla described the operation of the Home Rental Program which allows homeowners a hassle-free way to rent their homes. Homes are cleaned and inspected to provide renters with an ideal way to visit and stay at Carlton Landing while providing peace of mind to homeowners.

3. Carlton Landing Boat Club: David Kimmel

The Boat Club is an ideal way to enjoy the beauty of Lake Eufaula without the concerns of owning a boat. Club Members pay a fee to join. Boats are available by reservation.

4. Carlton Landing Foundation: Sarah Tunnell

The Foundation seeks to provide for the cultural aspects of the Town. They sponsor movies and other community activities for adults and children.

5. Builders Guild of Carlton Landing: Grant Humphreys

Grant gave a short history of the Builders Guild. The goal is to maintain an appropriate number of builders who will keep construction at a steady pace which will provide homes for sale without overbuilding.

Mayor

Attest:

Town Clerk