



2/7/2022

AGENDA

PACKET



Blanchard Economic Trust Authority
BOARD OF TRUSTEES

Board of Trustees

Blanchard Economic Trust Authority

Terry Erhardt ~ Chairman

Greg Ray ~ Vice-Chair

Michael Scalf ~ Trustee

Eddie Odle ~ Trustee

Kim Green ~ Trustee

Jeff Heefner ~ Trustee

Charles 'Kent' Callahan ~ Trustee

Diana Daniels, City Clerk

Daniel Ofsthun, Treasurer

David L. Perryman, City Attorney

Robert L. Floyd, City Manager



AGENDA

**BOARD OF TRUSTEES
BLANCHARD ECONOMIC TRUST AUTHORITY
REGULAR MEETING
MONDAY, 7 FEBRUARY 2022
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 CITY'S BULLETIN BOARD AND ON THE CITY'S WEBSITE AT WWW.CITYOFBLANCHARD.US ON OR BEFORE 5:00 P.M., FRIDAY, FEBRUARY 4th, 2022, IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING ACT.

/s/ Diana Daniels
City Clerk

A. MEETING CONVENED:

- 1. Call to Order by Chairman.**
- 2. Roll Call:**
- 3. Determination of Quorum:**

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. ECONOMIC DEVELOPMENT.

A vote on a motion (if appropriate) regarding 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.

2. FARMERS MARKET.

A vote on a motion (if appropriate) re: the status of the Farmers Market; 2nd Season opening, operations, etc.

3. REQUEST FOR PROPOSALS.

A request by Terry Erhardt to discuss and vote on a motion (if appropriate) to recommend to the City Council for the sale and/or lease of the Industrial Park land (38 acres +/-) (**Provided at the meeting**).

4. ICSC CONFERENCE.

A vote on a motion (if appropriate) re: the increase in costs to attend the 2022 International Conference of Shopping Centers (ICSC) now rescheduled for March, Dallas Texas; and allocation of monies for said purpose.

5. 2022 APPOINTMENTS.

A vote on a motion (if appropriate) re: recommending the reappointment and/or appointment of members to the Board of Trustees.



Due to the increase in COVID 19 cases, we have rescheduled ICSC@RED RIVER to March 30 – April 1 at the Kay Bailey Hutchison Convention Center in Dallas, Texas.

All registrations as of January 10, 2022 for the March 2022 event, will automatically roll over to the rescheduled event date. Should there be conflicts with the new dates, all registrants are eligible for a credit toward a future ICSC meeting.

All hotel reservations will be canceled and will need to be rebooked through onPeak.

For more information, please contact the ICSC Membership team.

Create connections and catalyze deals with the innovators, dealmakers and changemakers driving the marketplaces industry forward in your region. Advance your business goals and experience the latest trends shaping the spaces where consumers shop, dine, work, play and gather.

Schedule At-a-Glance

Wednesday, March 30

11:30 am – 3:00 pm • Optional Events

2:00 – 6:30 pm • Badge Pickup & Registration

4:00 – 5:00 pm • Next Generation & Student Networking Reception

5:00 – 6:30 pm • Member-Hosted Reception

Thursday, March 31

7:00 am – 5:00 pm • Badge Pickup & Registration

8:00 – 9:00 am • Breakfast & Welcome Remarks

9:00 am – 5:00 pm • Deal Making & Retailer Central

9:00 am – 12:00 pm • Sessions

12:00 – 1:30 pm • Lunch & Keynote Speaker

Darren Woodson, Host of the Darren Woodson Podcast,
Former ESPN Analyst, Forever Dallas Cowboy, Entrepreneur

1:30 – 5:00 pm • Sessions

Friday, April 1

8:00 am – 12:00 pm • Badge Pickup & Registration

9:00 – 10:00 am • Breakfast & Retailer Runway

9:00 am – 12:00 pm • Deal Making & Retailer Central

Save Up to \$200 with the Advance rate!

Registration Fees*

Register at the Advance Rate (ends March 16, 2022)

Member • **\$450**

Non-member • **\$900**

Retailer Member • **\$0**

Student Member • **\$50**

Standard Rate (Registration closes March 25, 2022)

Member • **\$550**

Non-member • **\$1,100**

Retailer Member • **\$0**

Student Member • **\$50**

*All cancellations are subject to a \$100 cancellation fee for members and non-members; \$25 for student members. Refunds will not be given for cancellations received after **March 25, 2022**. All requests for refunds must be received by ICSC in writing.

Hotel Reservations

In partnership with onPeak, ICSC's official hotel provider, we are offering discounted rates at select hotels.

[Book Hotel](#)

Exhibitor Information

Direct all exhibitor inquiries to Carlos Baudett.

All live ICSC events will require proof of full vaccination or negative COVID-19 test within 48 hours of entry. Upon registration, attendees will receive instructions on how to submit proof of vaccination or test results prior to attendance. There will be no on-site registration for ICSC@REDRIVER.

ICSC is committed to bringing our event attendees together safely and with the proper health precautions in place. We continue to follow guidelines and recommendations by the Centers for Disease Control (CDC) and state and local governments on public events and gatherings.

Given the extremely contagious nature of COVID-19 and the fact that it is primarily transmitted by person-to-person contact, ICSC has put several preventative measures in place to help reduce its spread. However, ICSC cannot guarantee that event attendees, exhibitors, vendors, or other participants will not become infected with COVID-19, and by voluntarily attending an ICSC event, you accept and assume the risk of possible exposure or contraction of the same.

Read ICSC's Event Terms and Conditions for more information [here](#).

Follow us for the latest event news and updates.



About this event series

The ICSC@ event series is our signature regional two- to three-day gatherings of innovators and dealmakers, who are dedicated to strengthening communities and economies by bringing the spaces where consumers shop, dine, work, play and gather to life.

Details

Questions?

For more information, please call +1 844 728 ICSC or email info@icsc.com.

Event FAQs

[Add to calendar](#)

[View full schedule](#)

Additional Resources

Attendee List

[View](#)

Attendee List (pdf)

[Download](#)

Schedule

[View full schedule](#)

Exhibitor List

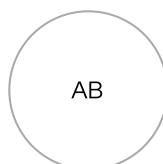
[View](#)

Floor Plan

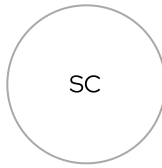
[View](#)

Attending

818 Registered



Andrew Bell
Regional Leasing
Director
Kimco Realty
Corporation



Sara Chaiken

Sr. Manager, Leasing
Subway Real Estate
Corp.



Ethan Quisenberry

Commercial Agent
McDougal Realtors

[View all attendees](#)

[Back To Top](#)

Dallas, Texas

650 S. Griffin St
Dallas, Texas, United States
+1 646 728 3800

Sponsors

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Featured events

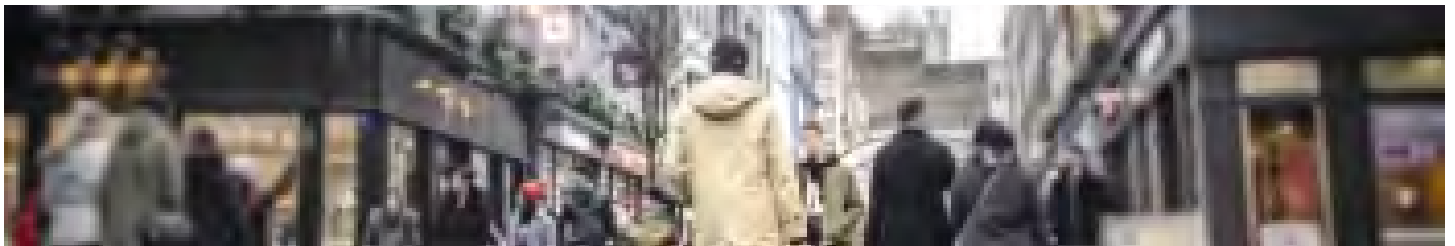


2022 Retail Forecast

Webinar

February 10, 2022

Virtual



Canadian Year-Ahead

Projections

February 17, 2022

Virtual



ICSC@MONTEREY

March 8-9, 2022

Monterey Conference
Center

Monterey, California,
United States

2021 BLANCHARD ETA ROSTER Updated 7-1-21

* = Chairman
** = Vice Chairman

NAME	ADDRESS	ZIP	H PHONE	C PHONE	APPT	TERM	EMAIL ADDRESS
ERHARDT, Terry *	3290 Pintail Circle	73010		405-206-4276	5-20	6-2024	terhardt@pldi.net
RAY, Grey **	2500 N. MacArthur	73010	485-4512	405-659-9250	6-18	6-2022	boxrranch@pldi.net
SCALF, Michael	617 North Main Street	73010	485-3838	405-815-7806	4-21	4-2023	michael@michaelscalf.com
ODLE, Eddie	1509 Willow Road	73010		806-535-9024	4-21	4-2023	eddieodle@aol.com
HEEFNER, Jeff	1621 Townsend Glen	73010	485-2151	918-409-9044	9-18	6-2022	jeffheefner45@gmail.com
CALLAHAN, Kent	1164 Stone Drive	73010	485-3778	405-990-7122	5-20	6-2024	callahangm2006@gmail.com
GREEN, Kim	1832 E Veterans Mem. Hwy	73010	485-9200	405-615-0128	5-20	6-2024	kim@countrysideok.com



MINUTES

BOARD OF TRUSTEES
BLANCHARD ECONOMIC TRUST AUTHORITY
REGULAR MEETING
MONDAY, 6 DECEMBER 2021
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 CITY'S BULLETIN BOARD AND ON THE CITY'S WEBSITE AT WWW.CITYOFBLANCHARD.US ON OR BEFORE 5:00 P.M., FRIDAY, DECEMBER 3rd, 2021, IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING ACT.

/s/Diana Daniels
City Clerk

A. MEETING CONVENED:

1. Call to Order by Chairman @ 6:03 p.m.
2. Roll Call: *Trustee Kim Green ~ Present*
Trustee Michael Scalf ~ Present
Vice Chairman Greg Ray ~ Present
Trustee Kent Callahan ~ Present
Trustee Jeff Heefner ~ Present
Trustee Eddie Odle ~ Present
Chairman Terry Erhardt ~ Present
3. Determination of Quorum: *7 ~ Present; 0 ~ Absent*

STAFF PRESENT: *Diana Daniels, City Clerk*
Robert L. Floyd, City Manager

MEDIA PRESENT: *None*

GUESTS PRESENT: *Toby Thompson*
Felix Hernandez

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. ECONOMIC DEVELOPMENT.

A vote on a motion (if appropriate) regarding 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;

Toby and Felix addressed the Trustees regarding their proposal to acquire five (5) acres in the 43-acre tract (northwest corner of Tyler Avenue and 280th Street.

The Board of Trustees encouraged the group to proceed forward with their plans.

- b. Commercial Businesses:
 - 1) expansion and/or relocation to Blanchard;
 - 2) businesses to target and how do we do it.

No Action Taken.

2. INCUBATOR PROGRAM.

A vote on a motion (if appropriate) re: the status of an Incubator Program.

No Action Taken.

3. FARMERS MARKET.

A vote on a motion (if appropriate) re: the status of the Farmers Market; 2nd Season opening, etc.

No Action Taken.

4. REQUEST FOR PROPOSALS.

A request by Terry Erhardt to discuss and vote on a motion (if appropriate) to recommend to the City Council for the sale and/or lease of the Industrial Park land (38 acres +/-).

Terry recommended that Request for Proposals be drafted exactly like the Main Street property for development of the 43 acres of land for the Industrial Park.

MOTION BY Trustee Callahan and SECOND BY Vice Chairman Ray ... to authorize the City Manager to draft preliminary proposals to be submitted back to the Board for recommendation to the BMIA Board of Trustees in February.

MOTION CARRIED:

7 ~ AYES: Green; Scalf; Callahan; Odle; Ray; Erhardt
0 ~ NAYS: None
0 ~ ABSENT: None

5. ICSC CONFERENCE.

A vote on a motion (if appropriate) re: the attendance of the 2022 International Conference of Shopping Centers (ICSC) in February 2022 to be held in Dallas Texas; and allocation of monies for said purpose.

MOTION BY Chairman Erhardt and SECOND BY Trustee Callahan ... to authorize up to \$1,000 for ICSC costs for Michael Scalf and Terry Erhardt to attend in February 2022 Conference.

MOTION CARRIED:

7 ~ AYES: Green; Scalf; Callahan; Odle; Ray; Erhardt
0 ~ NAYS: None
0 ~ ABSENT: None

6. 2022 MEETING SCHEDULE.

A vote on a motion (if appropriate) to accept the 2022 Meeting Schedule for the Board of Trustees.

MOTION BY Trustee Odle and SECOND BY Trustee Scalf ... to accept 2022 Meeting Schedule, as presented.

MOTION CARRIED:

7 ~ AYES: Green; Scalf; Callahan; Odle; Ray; Erhardt
0 ~ NAYS: None
0 ~ ABSENT: None

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 October 4, 2021.
- 2.*** Acknowledge claims for BETA General Fund ... \$-0-.
- 3.*** Acceptance of the November 2021 Financial Report.

MOTION BY Trustee Odle and SECOND BY Chairman Erhardt ... to accept Consent Agenda, as presented.

MOTION CARRIED:

7 ~ AYES: Green; Scalf; Callahan; Odle; Ray; Erhardt
0 ~ NAYS: None
0 ~ ABSENT: None

D. 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. Terry Erhardt asked if everyone reviewed the list of Trustees' roster information and thanked Robert for updating it.*
- 2. Michael Scalf asked who would be up for renewal in 2022.*
- 3. Jeff Heefner requested that we make a "good impression" at the ICSC Conference by providing a video of Blanchard, brochure on the Industrial Park, Handout about Blanchard, etc. all for the booth to hand out at the Conference.*

F. **FURTHER INFORMATION:**

1. REPORT ~ Attendance.

G. **ADJOURNMENT.**

Called @ 6:52 p.m.

Chairman

ATTEST: (BETA Seal)

City Clerk

- 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 December 6, 2021.
 2. Acknowledge claims for BETA General Fund ... \$-0-.
 3. Acceptance of the January 2022 Financial Report.
- D. Discussion, consideration and take appropriate action re: any item(s) removed from the Consent Docket.
- 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.
- F. **FURTHER INFORMATION:**
1. REPORT ~ Attendance.
- G. **ADJOURNMENT.**

SUMMARY

ECONOMIC TRUST AUTHORITY

AGENDA: 2/07/2022
ITEM: Consent C (2)

CLAIMS LIST

BLANCHARD ECONOMIC TRUST AUTHORITY

FUND	AMOUNT
General Operations	\$ -0-
TOTAL	\$ -0-

RECOMMENDATION:

Approve the claims as presented.

CITY OF BLANCHARD
BETA MONTHLY TREASURY REPORT
For the Month December 1, 2021 TO January 31, 2022

CODE	DESCRIPTION	BEGINNING BANK BALANCE	DEPOSITS	WITHDRAWALS	INTEREST PAID	SERVICE FEES	ENDING BANK BALANCE	Outstanding Checks	Deposits In Transit	Balance per General Ledger			Number of Checks Issued
15	BETA	\$ 53,114.24	-	-	-	-	53,114.24			53,114.24		\$ 53,114.24	0

BETA

2022

	10/04/21	Nov	12/06/21	Jan	02/07/22	Mar	04/04/22	May	06/06/22	July	08/01/22	Sep	10/03/22	Nov	12/05/22	4-mos	Overall
Erhardt, T	P	0	P	0												100%	0%
Heefner, J	P	0	P	0												100%	0%
Ray, G	P	0	P	0												100%	0%
Scaif, M	P	0	P	0												100%	0%
Odle, E	P	0	P	0												100%	0%
Green, K	P	0	P	0												100%	0%
Callahan, C	P	0	P	0												100%	0%

P=Present, A=Absent, O=No Meeting, @=No Quorum, *=Special Meeting, NA=Not Applicable

ADJOURNMENT

