TOWN OF CARLTON LANDING REGULAR MEETING OF THE CARLTON LANDING ECONOMIC DEVELOPMENT TRUST

This meeting shall be by videoconference/teleconference participation:

Saturday; March 20, 2021; 8:00 a.m.

Members attending remotely (videoconference/teleconference) shall be:

Mary Myrick (video/teleconference)

Clay Chapman (video/teleconference)

Chuck Mai (video/teleconference)

Kris Brule (video/teleconference)

Joanne Chinnici (video/teleconference)

Members attending physically shall be:

Members of the Public who would like to participate via video/teleconference:

Join Zoom Meeting

https://zoom.us/j/7712678360?pwd=UjZVdUhpWENBdEw2Zi83cG95amZGUT09

Meeting ID - 771 367 8360

Password - Carlton

or

1 346-248-7799 or 1 669-900-6833 Meeting ID#: 771 267 8360#

Participant ID #: 236541

To sign up to speak on an agenda item or "Citizens wishing to comment," or ask questions about the meeting, email City Clerk at jansummers@me.com or call (918)707-5005 at least thirty (30) minutes prior to beginning of the meeting. Request to speak shall include speakers name, address, phone number and agenda item or topic to discuss.

Participants who wish to speak will be placed on mute until the Mayor recognizes the caller to speak.

Citizens will be limited to three (3) minutes to speak.

You may also use the "Raise Hand" feature during the item you wish to comment on.

NOTICE AND AGENDA

- 1. Call to Order
- 2. Roll Call

Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Trust member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- 3. Approval of Minutes:
 - a. Regular Meeting of the CL Economic Development Trust of February 20, 2021

- 4. Acknowledge receipt of Claims and Purchase Orders Report
- 5. Items Removed from Consent Agenda.
- 6. Consider, discuss TIF Revenue and Project Analysis to 2040, or take any other appropriate

Exhibit: TIF Revenue and Project Analysis

- 7. Reports
 - a. Financial Reports- Statement of Revenue and Expenditures CLEDT February 2021
 - b. Town Administrator Report
 - c. Legal Reports, Comments, and Recommendations to the Governing Body
- 8. Recognize Citizens wishing to comment on non-Agenda Items Under Oklahoma Law, the Board of Trustees are prohibited from discussing or taking any action on items not on today's agenda. Citizens wishing to address the Board may email City Clerk at jansummers@me.com or call (918)707-5005 at least thirty (30) minutes prior to beginning of the meeting. Request to speak shall include speakers name, address, phone number and topic to discuss. Participants who wish to speak will be placed on mute until the Mayor recognizes the caller to speak. You may also use the "Raise Hand" feature and speak when recognized by the Mayor. Citizens will be limited to three (3) minutes to speak.
- 9. Comments and questions by Governing Body members regarding items for future consideration.
- 10. Adjournment

I cer	tify that the foregoi	ng Notice and Age	nda was posted	in promine	nt view at	
	Boulevard, Carl	Ο,	,		v	
at	M on th	eth day of Ma	rch2021, being	at least 24	hours prior to	the Regular
Meet	ting described abov	/ e.				
				Jan Su	<u>ımmers</u>	
Signa	ature of Person Pos	ting the Agenda	Printed Na	me of Perso	on Posting the A	Agenda

Agenda Regular Meeting of the CLEDT

Page 1 of 2

TOWN OF CARLTON LANDING REGULAR MEETING OF THE CARLTON LANDING ECONOMIC DEVELOPMENT TRUST

This meeting was by videoconference/teleconference participation: Saturday; February 20, 2021; 8:00 a.m.

MINUTES

1. Call to Order

The meeting was called to order at 8:00 a.m. by Mayor Chinnici.

2. Roll Call

PRESENT: Joanne Chinnici

Mary Myrick Kris Brule Chuck Mai Clay Chapman

ABSENT: None

Consent Items

- 3. Approval of Minutes:
 - a. Regular Meeting of the CL Economic Development Trust of January 16, 2021
- 4. Acknowledge receipt of Claims and Purchase Orders Report

MOTION: A motion was made by Mai and seconded by Brule to accept the consent agenda as presented.

AYE: Myrick, Chinnici, Brule, Chapman, Mai

NAY: None

- 5. Items Removed from Consent Agenda.
- 6. Consider, discuss and provide direction to Staff related to the Ridgeline Trail/Hiking/Walking Path project, or take any other appropriate action Exhibit: Ridgeline Trail Map

Trustee Myrick discussed the possibility of delaying the Ridgeline Trail and redirecting funds to a walking/hiking path with the extension of Water Street to the Marina. She also urged the need for a general funding priority plan that always includes real costs to include engineering, maintenance, etc.

MOTION: A motion was made by Mai and seconded by Brule to ask the town administrator to proceed with survey and design for the Ridgeline Trail so that a cost estimate can be obtained.

AYE: Myrick, Chinnici, Brule, Chapman, Mai

NAY: None

- 7. Reports
 - a. Financial Reports (see attachment)
 - b. Town Administrator Report (see attachment)
 - c. Legal Reports, Comments, and Recommendations to the Governing Body None
- 8. Recognize Citizens wishing to comment on non-Agenda Items
 None
- 9. Comments and questions by Governing Body members regarding items for future consideration.
- 10. Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting at 9:08 a.m., February 20, 2021

Mayor	
Attest:	
Town Clerk	



Bank Register 7/1/2020 to 6/30/2021

Trans. Date	Trans. Number	Dep # Name / Description	Receipts & Credits	Checks & Payments	Balance
	rannoei	# Name / Description	& Credits	rayments	ранапсе
DT					
BOK - Rev Bo	nd 2019				
		Beginning Balance			497,159.99
7/1/2020	R-00026	BOK Financial	0.01		497,160.00
7/6/2020	0000	Humphreys Partners 2009		454,160.83	42,999.17
9/1/2020	R-00027	BOK Financial	0.68		42,999.85
10/1/2020	R-00023	BOK Financial	1.52		43,001.37
10/1/2020	R-00028	BOK Financial	1.52		43,002.89
11/2/2020	R-00024	BOK Financial	1.62		43,004.51
12/1/2020	R-00025	BOK Financial	1.24		43,005.75
		BOK - Rev Bond 2019 Totals	\$6.59	\$454,160.83	\$43,005.75
BOK 3649 TIF	Increment				
		Beginning Balance			461,638.36
7/29/2020		Town of Carlton Landing		78,285.49	383,352.87
8/11/2020	0119	Town of Carlton Landing		10,973.62	372,379.25
8/11/2020	0120	Town of Carlton Landing		7,996.76	364,382.49
8/28/2020	0121	Town of Carlton Landing		8,293.97	356,088.52
9/4/2020	R-00014	Pittsburg County Clerk	19,691.00		375,779.52
9/24/2020	R-00015	Pittsburg County Clerk	13,695.00		389,474.52
9/30/2020	0123	Town of Carlton Landing		8,268.57	381,205.95
10/30/2020	0124	Town of Carlton Landing		9,996.43	371,209.52
11/30/2020	0122	Town of Carlton Landing		7,111.69	364,097.83
12/1/2020	EFT	BOK Financial		23,575.00	340,522.83
12/1/2020	EFT	BOK Financial		39,962.50	300,560.33
12/1/2020	EFT	BOK Financial		38,093.75	262,466.58
12/30/2020	0125	Town of Carlton Landing		7,314.22	255,152.36
1/29/2021	R-00029	Pittsburg County Clerk	412,358.98		667,511.34
2/5/2021	EFT	BOK Financial		1,500.00	666,011.34
		BOK 3649 TIF Increment Totals	\$445,744.98	\$241,372.00	\$666,011.34
BOK 4042 - R	ev Bond 2018	BB			
		Beginning Balance			124,770.98
7/23/2020	EFT	Humphreys Partners 2009		123,600.00	1,170.98
12/1/2020	R-00021	BOK Financial	0.03		1,171.01
		BOK 4042 - Rev Bond 2018B Totals	\$0.03	\$123,600.00	\$1,171.01
BOK 6147 - R	ev Bond 2018				
		Beginning Balance			417,305.84

Statement of Revenue and Expenditures

Acct		Current Period Jan 2021 Feb 2021 Actual	Year-To-Date Jul 2020 Feb 2021 Actual	Annual Budget Jul 2020 Jun 2021	Annual Budget Jul 2020 Jun 2021 Variance	Jul 2020 Jun 2021 Percent of Budget
Povonuo & Evn	ndituros					
Revenue & Expe	enatures					
Revenue						
Non-Depa 3999	rtmental Revenues	0.00	0.00	1 020 046 01	1 020 046 01	0.0%
3999 4015	Fund Balance Carryover	0.00	0.00	1,039,846.81	1,039,846.81	0.0%
4015	Pittsburgh County Sinking Fund Tax Increment from County		445,744.98	793,000.00 0.00	793,000.00 (445,744.98)	0.0%
4350	Revenue Bond (TIF)	412,358.98 0.00	0.00	670,000.00	670,000.00	0.0%
4450	Investment Income	0.00	55.89	0.00	(55.89)	0.0%
	Departmental Revenues Totals		\$445,800.87	\$2,502,846.81	\$2,057,045.94	0.070
	•	\$412,336.96	\$ 44 5,600.67	\$2,502,640.61	\$2,037,043.94	
TIF Project		0.00	1 072 40	0.00	(1.072.40)	0.0%
9000	Transfer IN from General Fund TIF Projects Totals	0.00 \$0.00	1,873.48 \$1,873.48	0.00 \$0.00	(1,873.48) (\$1,873.48)	0.0%
	•	\$412,358.98	\$447,674.35	\$2,502,846.81	\$2,055,172.46	
		\$412,358.98	\$447,674.35	\$2,502,846.81	\$2,055,172.46	
_	Gross Profit	\$412,356.96	\$447,074.33	\$2,502,646.61	\$0.00	
Expenses						
	rtmental Revenues					
9500	Transfer OUT to General Fund	0.00	48,981.64	0.00	(48,981.64)	0.0%
	Departmental Revenues Totals	\$0.00	\$48,981.64	\$0.00	(\$48,981.64)	
	overnment					
8100	2018 Revenue Bond	0.00	0.00	211,187.50	211,187.50	0.0%
8101	2018B Revenue Bond	0.00	0.00	123,012.50	123,012.50	0.0%
8102	2019 Revenue Bond	1,500.00	1,500.00	184,925.00	183,425.00	0.8%
8103	2020 Revenue Bond	0.00	0.00	55,000.00	55,000.00	0.0%
8500	Interest Expense	0.00	101,631.25	0.00	(101,631.25)	0.0%
9500	Transfer OUT to General Fund	0.00	0.00	105,364.55	105,364.55	0.0%
	General Government Totals	\$1,500.00	\$103,131.25	\$679,489.55	\$576,358.30	
TIF Project						
7100	2018 Rev Bond Alley Improv	0.00	153,620.01	316,859.99	163,239.98	48.5%
7101	2018 Rev Bond - Playground	0.00	0.00	10,000.00	10,000.00	0.0%
7102	2018 Rev Bond Pavilion	0.00	1,000.00	160,300.00	159,300.00	0.6%
7103	2018 Rev Bond - Mailboxes	0.00	1,354.69	10,000.00	8,645.31	13.5%
7121	2018B Rev Bond-Camp Bus Inc	0.00	0.00	1,170.98	1,170.98	0.0%
7122	2018B Rev Bond- Schl Building	0.00	0.00	123,600.00	123,600.00	0.0%
7131	2019 Rev Bond- Comm Cntr	0.00	0.00	350,000.00	350,000.00	0.0%
7132	2019 Rev Bond-Camp Bus Ince	0.00	0.00	67,305.84	67,305.84	0.0%
7150	2020 Bond - Pavilion	0.00	0.00	339,700.00	339,700.00	0.0%
7151	2020 Rev Bond- Rdgline Trail	0.00	0.00	125,000.00	125,000.00	0.0%
7152	2020 Rev Bond- Camp Bus Ince	0.00	0.00	6,523.18	6,523.18	0.0%
7153	2020 Rev Bond- Alley Improv	0.00	0.00	76,750.01	76,750.01	0.0%
7154	2020 Rev Bond- Park Lot 10	0.00	0.00	20,000.00	20,000.00	0.0%
7155 8100	2020 Rev Bond- Future Projects	0.00	0.00	17,146.81	17,146.81	0.0%
8100	2018 Revenue Bond	0.00	1,873.48	0.00	(1,873.48)	0.0%
	TIF Projects Totals	\$0.00	\$157,848.18	\$1,624,356.81	\$1,466,508.63 \$1,993,885.29	
	Expenses Revenue Less Expenditures	\$1,500.00 \$410,858.98	\$309,961.07 \$137,713.28	\$2,303,846.36 \$199,000.45	· · ·	
	Net Change in Fund Balance	<u> </u>	\$137,713.28 \$137,713.28	\$199,000.45	\$0.00 \$0.00	
	Net Change in Fund Balance	à+10,030.98	ψ13/,/13.28	\$133,000.45	\$U.UU	
Fund Balances						
	Beginning Fund Balance	305,688.86	578,834.56	0.00	0.00	0.0%
	Net Change in Fund Balance	410,858.98	137,713.28	199,000.45	0.00	0.0%
	• • • • •		,	-,		

Town Administrator's Report – February 20, 2021

	Snow and Roads – We partnered with the HOA on clearing snow from the roads during the past two
	weeks. A big thank you to David Kimmel for helping coordinate and monitoring the clearing of the
	roads. We will share in the costs of the road clearing and pay our proportional cost related to the
	Entrance Road. Also, Pittsburg County District 1 brought their clearing crew on Wednesday, February
	17, to clear the Entrance Road. Big Thank You to Pittsburg County District 1 Commissioner Rogers for
	sending his crew out.
	Office Trailer – When I went to the office on Monday, February 8, I discovered the water pipe had
	frozen. I have been working from home with the weather so cold and water pipe not thawing out. I
	went to the office on Tuesday, February 16, to print and scan some documents, the water was still not
	working. School Superintendent Mrs. Lokey was checking on the schools and indicated the school
	buildings also did not have water. At this time, there has not been any damage or busted pipe – keep
	you fingers crossed as the weather warms back up.
	Financial -TIF Analysis – I met with Crawford and Center for Economic Development related to financial
	analysis recommended by the Auditor. I have sent a copy of my files for them to begin their work.
	They did not provide a time frame for completion of their work and recommendations.
	Ad valorem Tax Analysis – I submitted information to the County Assessor and she is reviewing and will
·	hopefully plans to have information updated within their system the next month.
	Thank you.

3/17/2021 CLEDT Page 1 of 1 1:17 PM

Bank Register

2/1/2021 to 2/28/2021

	Trans.	Trans.	Dep		Receipts	Checks &	
	Date	Number	#	Name / Description	& Credits	Payments	Balance
CLED	ŊΤ						
		- 1 0010					
В	BOK - Rev Boi	10/2019		Denienien Palance			42 005 75
				Beginning Balance			43,005.75
				BOK - Rev Bond 2019 Totals			\$43,005.75
В	3649 TIF	Increment					
				Beginning Balance			667,511.34
	2/1/2021	0126		BOK Financial		1,500.00	666,011.34
	2/5/2021	EFT		BOK Financial		1,500.00	664,511.34
	2/5/2021	R-00032		Pittsburg County Clerk	152,716.00		817,227.34
			В	OK 3649 TIF Increment Totals	\$152,716.00	\$3,000.00	\$817,227.34
В	OK 4042 - R	ev Bond 201	8B				
				Beginning Balance			1,171.01
			BOK -	4042 - Rev Bond 2018B Totals	ı		\$1,171.01
В	OK 6147 - R	ev Bond 201	8				
	OK OT TO	ev Bona zon	O	Beginning Balance			199,969.97
	2/11/2021			SWH Construction		35,501.46	164,468.51
	2/11/2021	0004		SWH Construction		49,100.89	115,367.62
	2/11/2021	0457587		New Town Development		8,089.36	107,278.26
	2/11/2021	0437367	P∩k	6147 - Rev Bond 2018 Totals		\$92,691.71	\$107,278.26
			DUN	_ CLEDT Totals	¢1E2 714 00	\$95,691.71	
					\$152,716.00 \$152,716.00	\$95,691.71	\$968,682.36
				Report Totals	Φ152,/10.UU	φ Υ Ο,ΟΥΙ./Ι	\$968,682.36
				Records included in total = 10			

Date: March 20, 2021

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, discuss TIF Revenue and Project Analysis to 2040, or take any other appropriate action.

INITIATOR: Greg Buckley, Town Administrator

STAFF INFORMATION SOURCE: Greg Buckley, Town Administrator

BACKGROUND: There has been discussion related to looking beyond just the next few years. I have developed an analysis of projected TIF Revenues through the life of the TIF, 2040, which is tab one. The revenue projections are conservative in projected growth. Tab two lists the projects broken out into the TIF Categories, I have included several projects that have been talked about and or mentioned but not really acted upon. I didn't put any budget or cost numbers to those projects which have been added. Initially I would like to get the laundry list of projects – then we can work to develop "budget" or "concept" costs.

I view this spreadsheet being a working living document that gets updated yearly with actual growth for TIF Revenues and reprioritization of projects, if needed.

FUNDING: None

EXHIBITS: TIF Revenue and Projects Analysis

RECOMMENDED ACTION: None.

SINKING FUND MILL LEVY ANALYSIS

	HISTORICAL	PROJECTED	PROJECTED	PROJECTED	HISTORICAL & PROJECTED	HISTORICAL & PROJECTED	PROJECTED
F.Y. Beg. July 1,	Sinking Fund Mill Levy	Sinking Fund Mill Levy	Sinking Fund Mill Levy with 2020 Bonds	Sinking Fund Mill Levy Variance	TIF NAV	Growth Rate	Additional Revenue Generated in TIF
0040	1	ı	1		ф 4 474 700	1	1
2016	44.00				\$ 1,174,733	4040/	
2017	14.62				2,714,442	131%	
2018	17.22				4,218,162 6,617,317	55%	
2019	13.55	4440	40.00	F 77		57%	ф 47.704
2020		14.16	19.93	5.77	8,271,646	25%	\$ 47,761
2021		13.29	18.17	4.89	9,925,976	20%	48,508
2022		12.46	17.07	4.62	11,414,872	15%	52,711
2023		11.66	16.02	4.36	13,127,103	15%	57,234
2024		10.90	15.02	4.11	14,439,813	10%	59,397
2025		10.18	14.06	3.88	15,883,794	10%	61,589
2026		2.30	5.95	3.65	16,677,984	5%	60,904
2027		0.00	2.34	2.34	17,511,883	5%	41,001
2028		0.00	2.17	2.17	18,387,477	5%	39,843
2029		0.00	0.00	0.00			
2030		0.00	0.00	0.00			
2031		0.00	0.00	0.00			
2032		0.00	0.00	0.00			
2033		0.00	0.00	0.00			
AVG.	2017-2025	13.11	16.18				
AVG.	2020-2025	12.11	16.71				



TIF REVENUE PROJECTIONS

					TIF REVENUE PRO	DECTIONS																					
																			-	Interest Rate							
	Curr	ent/Projected	Current/Projected	Projected	ProjectedRevenue														L	5.50%							
																				m							
FY Year	Asse	essd Value 2.00	Growth Rate	Mill Levy			FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31		FY 32/33	FY 33/34	FY 34/35					FY 39/40
2018 2019		7.00	57%	89.93	\$595,095.32	Revenue 2019	\$595,095 \$443,353	\$685,237 \$518,263	\$874,501 \$515,150	\$1,080,359 \$516,175	\$1,228,380 \$516,050	\$1,397,217 \$514,775	\$1,589,860 \$517,650	\$1,786,568 \$518,488	\$1,965,225 \$518,188	\$2,161,747 \$311,450	\$2,269,835 \$185,063	\$2,383,326	\$2,502,493	\$2,627,617.42	\$2,758,998.29	\$2,896,948.21	\$3,041,795.62	53,193,885.40	\$3,353,579.67	53,521,258.65	53,697,321.58
2019		5.04	7.90%	95.97			\$443,353									\$84,300		6405 500									
2020	-	0.56			\$685,236.88	2020		\$50,559	\$79,925	\$82,450	\$79,700	\$81,980	\$78,925	\$80,900	\$77,600		\$100,450										
2021	-	0.00	30% 25%	94.21 93.11	\$874,500.67 \$1,080,358.62	2021 2022			\$165,360	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$165,360 \$175,457	\$175,457								
2022		*************	15%	92.06	\$1,228,379.68	2023				3173,437	\$131,589	\$173,437	\$173,437	\$131.589	\$173,437	\$173,437	\$173,437		\$131,589	\$131,589							
2023		**********	15%	91.06	\$1,397,216.80	2023					3131,303	\$145.810	\$145,810	\$145,810	\$145,810	\$145,810	\$145,810	\$145,810	\$145,810	\$145,810	\$145,810						
2025		***********	15%	90.10	\$1,589,859.65	2025						2143,010	\$167,696	\$167,696	\$167,696	\$167,696	\$167,696	\$167,696	\$167,696	\$167,696	\$167,696	\$167,696					
2026		**********	10%	92.04	\$1,786,568.06	2026							2207,030	\$168,238	\$168,238	\$168.238	\$168,238		\$168,238	\$168,238	\$168.238	\$168,238	\$168.238				
2027		************	10%	92.04	\$1,965,224,87	2027								4-10,200	\$158,954	\$158,954	\$158,954	\$158,954	\$158,954	\$158,954	\$158,954	\$158,954	\$158,954	\$158,954			
2028		**********	10%	92.04	\$2,161,747.36	2028										\$370,927	\$370,927	\$370,927	\$370,927	\$370,927	\$370,927	\$370,927	\$370,927	\$370,927	\$370,927		
2029		**********	5%	92.04	\$2,269,834.72	2029											\$204,227	\$204,227	\$204,227	\$204,227	\$204,227	\$204,227	\$204,227	\$204,227	\$204,227	\$204,227	
2030		***************************************	5%	92.04	\$2,383,326.46	2030												\$278,701	\$278,701	\$278,701	\$278,701	\$278,701	\$278,701	\$278,701	\$278,701		\$278,701
2031		***************************************	5%	92.04	\$2,502,492.78	2031																					
2032		************	5%	92.04	\$2,627,617.42	2032																					
2033		***************************************	5%	92.04	\$2,758,998.29	2033																					
2034		***************************************	5%	92.04	\$2,896,948.21	2034																					
2035		***************************************	5%	92.04	\$3,041,795.62	2035																					
2036		***********	5%	92.04	\$3,193,885.40	2036																					
2037	_	***************************************	5%	92.04	\$3,353,579.67	2037																					
2038		**********	5%	92.04	\$3,521,258.65	2038																					
2039		**********	5%	92.04 92.04	\$3,697,321.58	2039 2040																					
2040			576	92.04	\$3,882,187.66	2040																					
						Total	\$443,353	\$568,821	\$760,435	\$939,442	\$1,068,156	\$1 214 971	\$1,382,487	\$1 553 537	\$1,708,891	\$1,879,780	\$1 973 769	\$2,072,458	\$1.801.597	\$1,626,141	\$1,494,552	\$1,348,742	\$1,181,046	\$1,012,808	\$853.854	\$482.927	\$278,701
	School	Pit Cnty	Tech Cntr CL	Total			,	40.00,022	4.00,.00	4444,112	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	**,== ,,	42,002,00	+-,,	4-9.00,000	44,010,100	4-,0,	42,012,100	4-,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	4-910 9002	¥ =,= .=,=	4-,,-	, .,,	,,	¥ .02,52.	4-1-0,1-1-
	42.53	21.11	12.4 19.93			Difference	\$151,742	\$116,415	\$114,065	\$140,916	\$160,223	\$182,246	\$207,373	\$233,031	\$256,334	\$281,967	\$296,065	\$310,869	\$700,895	\$1,001,477	\$1,264,447	\$1,548,207	\$1,860,749	\$2,181,078	\$2,499,726	\$3,038,331	\$3,418,621
2021	42.53	21.11	12.4 18.17	7 94.21																							
	42.53	21.11	12.4 17.07			Coverage Key	1.34	1.15	1.15	1.15	1.15	1.15	1.15		1.15	1.15	1.15		1.15	1.15	1.15		1.15	1.15		1.15	
	42.53	21.11	12.4 16.02			Actual Coverag	1.34	1.20	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.39	1.62	1.85	2.15	2.58	3.15	3.93	7.29	13.27
	42.53	21.11	12.4 15.02																								
	42.53	21.11	12.4 14.06			Rev Note	\$1,455,000	\$649,842	\$1,246,425	\$1,322,529	\$991,868	\$1,099,060	\$1,264,026	\$1,268,117	\$1,198,134	\$2,795,906	\$1,539,383	\$2,100,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	42.53	21.11	12.4 16.00																								
	42.53 42.53	21.11 21.11	12.4 16.00 12.4 16.00																								
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																								
2035	42.53	21.11	12.4 16.00	92.04																							
2036	42.53	21.11	12.4 16.00	92.04																							
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																								
	42.53	21.11	12.4 16.00																-	Interest Rate							
2040	42.53	21.11	12.4 16.00	92.04															L	5.50%							



		Issu Net Una Una Tot Pro	v Note Jance cost t Available allocated Prop Tax allocated Carryforwar cal Available ojects Allocated ance	FY 19/20 \$1,455,000.00 \$55,000.00 \$1,400,000.00 \$151,742.19 d \$1,551,742.19 \$349,103.80 \$1,202,638.39
<u>Project</u>	Catergory		Budget/Cost	
TIF Category Allocation		\$	1,000,000.00	
Administration	Adminstration			
Formation Costs	Adminstration	\$	35,083.41	
Remaining TIF Category Allocation		\$	964,916.59	
TIF Category Allocation	Civile Characterists	\$	32,550,000.00	
Academy Building - A & B	Civic Structures	\$	577,760.83	
Academy Building -c	Civic Structures	\$	448,058.27	
Community Center	Civic Structures	\$	900,000.00	
Fire Station	Civic Structures			
Library Building	Civic Structures	۲	F00 000 00	ć 100 000 00
Pavilion	Civic Structures	\$	500,000.00	\$ 160,000.00
Post Office - Mail Boxes	Civic Structures Civic Structures	\$	22,622.82	\$ 9,103.80
Post Office Building Town Hall	Civic Structures Civic Structures			
Remaining TIF Category Allocation	Civic Structures	\$	30,101,558.08	
Remaining Tir Category Anocation		Ą	30,101,338.08	
TIF Category Allocation		\$	6,600,000.00	
Camping Sites - Business Incentive	Econ Development	\$	75,000.00	
Comm/Retail Bld	Econ Development			
Remaining TIF Category Allocation		\$	6,525,000.00	
TIE Catagoria Allocation			20 500 000 00	
TIF Category Allocation	Infra atm. at	\$	20,500,000.00	ć 100 000 00
Alley Improvement Phase 1A/B,2	Infrastructure	\$	393,000.00	\$ 180,000.00
Alley Improvement Phase 3	Infrastructure	\$	138,029.39	
Alley Improvement Phase 4	Infrastructure Infrastructure	\$	111,225.26	
Developer Infrast - Phase 3	Infrastructure	\$	337,482.82	
Developer. Infrast - Phase 5a Developer. Infrast - Phase 6	Infrastructure	\$	706,829.00 1,000,000.00	
Marina - Road Phase 1	Infrastructure	Ş	1,000,000.00	
Marina Road - Phase 2	Infrastructure			
Park Street Lake Approach	Infrastructure	\$	161,469.00	
Parking Lot 10 - Trees	Infrastructure	\$	10,000.00	
Stephens Road	Infrastructure	۶ \$	756,000.00	
Street Lights	Infrastructure	ڔ	, 30,000.00	
Street Lights	mm astracture			

Water Street ROW Improv	Infrastructure	\$ 144,778.00
Remaining TIF Category Allocation		\$ 16,741,186.53
TIF Category Allocation		\$ 10,000,000.00
Block 10 - Parking	Public Amenities	\$ 35,380.67
Expand Nature Center Playground	Public Amenities	\$ 10,000.00
Future Courtesy Docks -	Public Amenities	\$ 139,419.09
Marina Road - Dock	Public Amenities	\$ 950,000.00
Nature Center Facilities	Public Amenities	\$ 83,375.99
Nature Center Trails -	Public Amenities	\$ 80,233.20
Remaining TIF Category Allocation		\$ (28,930,373.48)
Ridgeline Road Path/Trail	Public Amenities	\$ 125,000.00
Temp Marina Center	Public Amenities	\$ 8,250.56
Town Green Park	Public Amenities	\$ 131,622.00
Town Square -	Public Amenities	\$ 30,621.00
Trail Development/Expansion	Public Amenities	\$ 25,000.00
Walking Trail - Sports Field	Public Amenities	
Future Project Plan/Costs		\$ 18,653.01
TIF Category Contigency		\$ 9,000,000.00

completed project

FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
\$649,841.81	\$1,246,424.55	\$1,322,528.56	\$991,868.38	\$1,099,060.36	\$1,264,026.10	\$1,268,117.33
\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00	\$56,000.00	\$56,500.00	\$57,000.00
\$594,841.81	\$1,191,424.55	\$1,267,528.56	\$936,868.38	\$1,043,060.36	\$1,207,526.10	\$1,211,117.33
\$116,415.49	\$114,065.30	\$140,916.34	\$160,223.44	\$182,245.67	\$207,373.00	\$233,030.62
\$566,533.01						
\$1,277,790.31	\$1,305,489.86	\$1,408,444.90	\$1,097,091.81	\$1,225,306.03	\$1,414,899.10	\$1,444,147.95
\$1,151,653.01	\$1,363,100.00	\$1,192,500.00	\$450,000.00	\$0.00	\$0.00	\$0.00
\$126,137.30	-\$57,610.14	\$215,944.90	\$647,091.81	\$1,225,306.03	\$1,414,899.10	\$1,444,147.95

\$ 350,000.00 \$ 550,000.00

\$ 340,000.00

\$ 75,000.00

\$ 213,000.00

\$ 138,100.00

\$ 111,500.00

\$ 200,000.00 \$ 300,000.00

\$ 20,000.00

\$ 275,000.00 \$ 481,000.00

\$ 10,000.00

\$ 200,000.00 \$ 300,000.00 \$ 450,000.00

\$ 125,000.00

\$ 18,653.01

FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33	FY 33/34
\$1,198,133.85	\$2,795,906.06	\$1,539,383.06	\$2,100,743.60			
\$57,500.00	\$58,000.00	\$58,500.00	\$59,000.00			
\$1,140,633.85	\$2,737,906.06	\$1,480,883.06	\$2,041,743.60			
\$256,333.68	\$281,967.05	\$296,065.40	\$310,868.67	\$700,895.36	\$1,001,476.91	\$1,264,446.74
\$1,396,967.53	\$3,019,873.11	\$1,776,948.46	\$2,352,612.27	\$700,895.36	\$1,001,476.91	\$1,264,446.74
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$1,396,967.53	\$3,019,873.11	\$1,776,948.46	\$2,352,612.27	\$700,895.36	\$1,001,476.91	\$1,264,446.74

FY 34/35	FY 35/36	FY 36/37	FY 37/38	FY 38/39	FY 39/40
\$1,548,206.54	\$1,860,749.48	\$2,181,077.55	\$2,499,725.57	\$3,038,331.17	\$3,418,620.62
\$0.00	\$1,860,749.48 \$0.00 \$1,860,749.48	\$0.00	\$0.00	\$0.00	\$0.00

			<u>Available</u>	FY 20/21		FY 21/22	FY 22/23	FY 23/24	FY 24/25	Total
Projected TIF REV				\$649,841.81	٩	\$1,246,424.55	\$1,322,528.56	\$991,868.38	\$1,099,060.36	\$ 5,309,723.65
Possible Projects	Proj	ect Budget								
Pavilion	\$	500,000.00	\$ 160,300.00	\$ 350,000.00						\$ 510,300.00
Community Center	\$	900,000.00		\$ -	\$	-				\$ -
Marina Relocation	\$	950,000.00			\$	200,000.00	\$ 200,000.00			\$ 400,000.00
Stephens Road	\$	750,000.00		\$ -	\$	475,000.00				\$ 475,000.00
Alley Improvement				\$ 213,000.00	\$	138,100.00	\$ 111,500.00			\$ 462,600.00
Dev. Reimburse					\$	250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,000,000.00
Trail Extension/Development										
Business Development										
Sub-total	\$	3,100,000.00		\$ 563,000.00	\$	1,063,100.00	\$ 561,500.00	\$ 250,000.00	\$ 250,000.00	
Unallocated Balance				\$86,841.81		\$183,324.55	\$761,028.56	\$741,868.38	\$849,060.36	
r										
TIF Revenue - Unallocated										
<u>2018</u>	\$	90,169.00								
<u>2019</u>	\$	50,403.00								
Nature Center Elements										
Lot Clearing, Grading,	\$	15,000.00								
Utilities	\$	45,000.00								
Parking Lot Clearing, Grading, Gr		50,000.00								
Building 1 Design, Construction	\$	800,000.00								
Building 2 Lot leveling, grass	\$	15,000.00								
Building FFE	\$	75,000.00								
Parking Lot paving	\$	60,000.00								
Landscaping	\$	10,000.00								
Contingency	\$	107,000.00								
Project Management	\$	41,195.00								
Total	\$	1,218,195.00								
		, -,								
Ridgeline Road Extension										
Engineering	\$	25,000.00								
Road base grade construction	\$	275,000.00								
Road Paving	\$	75,000.00								
Contingency	\$	37,500.00								
Total	\$	412,500.00								
Marina Dalacation										
Marina Relocation										
Engineering Road Extension - Gravel										
Road Paving										
Gangway/Public Dock Area										
Contingency										
Total										
1000										
Stephens Road										
Engineering	\$	25,000.00								
Road Extension - Gravel										
Road Paving										
Contingency										
Project Management										
Total										

-																				
TIF PROJECT PLANNING WORKSH	EET																			
		Proj Growth Rate	7.90%	30%	25%	15%														
		Available	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31								Total
Projected TIF REV			\$649,841.81	\$1,246,424.55	\$1,322,528.56	\$991,868.38	\$1,099,060.36	\$1,264,026.10	\$1,268,117.33	\$1,198,133.85	\$2,795,906.06	\$1,539,383.06	\$2,100,743.60	\$0.00	\$0.00	\$0.00			\$ 5,31	309,723.65
			\$ 566,470.00																	
			\$1,216,311.81																	
Possible Projects	Project Budget																			
Pavilion	\$ 500,000.00	\$ 160,000.00	\$ 340,000.00																\$ 50	500,000.00
Community Center	\$ 900,000.00		\$ 400,000.00	\$ 500,000.00															\$ 91	900,000.00
Marina Relocation	\$ 950,000.00			\$ 250,000.00	\$ 250,000.00	\$ 250,000.00													\$ 7	750,000.00
Stephens Road	\$ 756,000.00		\$ -	\$ 275,000.00	\$ 481,000.00														\$ 7	756,000.00
Alley Improvement	\$ 462,600.00		\$ 213,000.00	\$ 138,100.00	\$ 111,500.00														\$ 41	462,600.00
Ridgeline Road Path/Trail	\$ 125,000.00		\$ 125,000.00																\$ 13	125,000.00
Parking Lot 10 - Trees	\$ 10,000.00																		\$	-
Expand Nature Center Playgroun	\$ 10,000.00		\$ 10,000.00																\$	10,000.00
Trail Extension/Development	\$ 25,000.00		\$ 25,000.00																\$:	25,000.00
Dev. Reimburse	\$ 1,000,000.00			\$ 200,000.00	\$ 300,000.00	\$ 250,000.00	\$ 250,000.00												\$ 1,00	000,000.00
Business Development																			\$	-
Sub-total	\$ 4,738,600.00		\$ 1,113,000.00	\$ 1,363,100.00	\$ 1,142,500.00	\$ 500,000.00	\$ 250,000.00													
Unallocated Balance			\$103,311.81	(\$116,675.45)	\$180,028.56	\$491,868.38	\$849,060.36													
TIF Revenue - Unallocated																				
2018	\$ 148,000.00																			
20188	S 1.170.00																			
2019	\$ 417,300,00																			
	\$ 566,470.00																			
		Proi Growth Rate	7.9%	20%	20%	15%	10%													
Low Projection		Available	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25												1	Total
Projected TIF REV			\$584.887.03	\$823,068,64	\$976,311.37	\$823,068,64													\$ 3.20	207,335.67
-			\$ 566,470.00																	
			\$1.151.357.03																	
Possible Projects	Project Budget																			
Pavilion	\$ 500,000,00	\$ 160,000,00	\$ 340,000,00																\$ 50	500.000.00
Community Center	\$ 900,000,00		\$ 400,000,00	\$ 500,000,00															\$ 9	900.000.00
Marina Relocation	\$ 950,000.00			\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 200,000.00												\$ 9	950,000.00
Stephens Road	\$ 756,000.00		\$ -	\$ 475,000.00															\$ 4	475,000.00
Alley Improvement	\$ 462,600,00		\$ 213,000,00	\$ 138,100,00	\$ 111,500.00														S 4	462.600.00
Ridgeline Road Path/Trail	\$ 125,000,00		S 125,000,00																S 1	125,000.00
Parking Lot 10 - Trees	S 10.000.00																		s	-
Expand Nature Center Playgroun			\$ 10,000.00							İ		İ			i	i			\$	10,000.00
Trail Extension/Development	\$ 25,000.00		\$ 25,000.00																	25,000.00
Dev. Reimburse	\$ 1.000.000.00			\$ 250,000,00	\$ 250,000,00	\$ 250,000.00	\$ 250,000,00													00,000,000
Business Development	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			, , , , , , , , , , , , , , , , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,										i	i	\$	
																			,	
Sub-total	\$ 4,738,600,00		\$ 1 113 000 00	\$ 1.613.100.00	\$ 611.500.00	\$ 500,000,00	\$ 450,000,00													
Unallocated Balance	.,		\$38,357,03	(\$790.031.36)	\$364.811.37	\$323,068,64											1	i –		
a			,	(27,50,051.30)	7307,011.37	JJLJ,000.04	WYNLOL:											 		-

Statement of Revenue and Expenditures

Acct	Current Period Feb 2021 Feb 2021 Actual	Year-To-Date Jul 2020 Feb 2021 Actual	Annual Budget Jul 2020 Jun 2021	Annual Budget Jul 2020 Jun 2021 Variance	Jul 2020 Jun 2021 Percent of Budget
Revenue & Expenditures					
Revenue					
Non-Departmental Revenues					
3999 Fund Balance Carryover	0.00	0.00	1,039,846.81	1,039,846.81	0.0%
4015 Pittsburgh County Sinking Fun	d 0.00	0.00	793,000.00	793,000.00	0.0%
4050 Tax Increment from County	152,716.00	598,460.98	0.00	(598,460.98)	0.0%
4350 Revenue Bond (TIF)	0.00	0.00	670,000.00	670,000.00	0.0%
4450 Investment Income	0.00	55.89	0.00	(55.89)	0.0%
Non-Departmental Revenues Tota	ls \$152,716.00	\$598,516.87	\$2,502,846.81	\$1,904,329.94	
TIF Projects					
9000 Transfer IN from General Fund	0.00 b	1,873.48	0.00	(1,873.48)	0.0%
TIF Projects Tota	ls \$0.00	\$1,873.48	\$0.00	(\$1,873.48)	
Revenu	ue \$152,716.00	\$600,390.35	\$2,502,846.81	\$1,902,456.46	
Gross Prof	fit \$152,716.00	\$600,390.35	\$2,502,846.81	\$0.00	
Expenses					
General Government					
8100 2018 Revenue Bond	0.00	0.00	211,187.50	211,187.50	0.0%
8101 2018B Revenue Bond	0.00	0.00	123,012.50	123,012.50	0.0%
8102 2019 Revenue Bond	3,000.00	3,000.00	184,925.00	181,925.00	1.6%
8103 2020 Revenue Bond	0.00	0.00	55,000.00	55,000.00	0.0%
8500 Interest Expense	0.00	101,631.25	0.00	(101,631.25)	0.0%
9500 Transfer OUT to General Fund	7,523.01	63,716.22	105,364.55	41,648.33	60.5%
General Government Tota	ls \$10,523.01	\$168,347.47	\$679,489.55	\$511,142.08	
TIF Projects					
7100 2018 Rev Bond Alley Improv	92,691.71	246,311.72	316,859.99	70,548.27	77.7%
7101 2018 Rev Bond - Playground	0.00	0.00	10,000.00	10,000.00	0.0%
7102 2018 Rev Bond Pavilion	0.00	1,000.00	160,300.00	159,300.00	0.6%
7103 2018 Rev Bond - Mailboxes	0.00	1,354.69	10,000.00	8,645.31	13.5%
7121 2018B Rev Bond-Camp Bus In	c 0.00	0.00	1,170.98	1,170.98	0.0%
7122 2018B Rev Bond- Schl Building		0.00	123,600.00	123,600.00	0.0%
7131 2019 Rev Bond- Comm Cntr	0.00	0.00	350,000.00	350,000.00	0.0%
7132 2019 Rev Bond-Camp Bus Inc	e 0.00	0.00	67,305.84	67,305.84	0.0%
7150 2020 Bond - Pavilion	0.00	0.00	339,700.00	339,700.00	0.0%
7151 2020 Rev Bond- Rdgline Trail	0.00	0.00	125,000.00	125,000.00	0.0%
7152 2020 Rev Bond- Camp Bus Inc		0.00	6,523.18	6,523.18	0.0%
7153 2020 Rev Bond- Alley Improv	0.00	0.00	76,750.01	76,750.01	0.0%
7154 2020 Rev Bond- Park Lot 10	0.00	0.00	20,000.00	20,000.00	0.0%
7155 2020 Rev Bond- Future Project	ts 0.00	0.00	17,146.81	17,146.81	0.0%
8100 2018 Revenue Bond	0.00	1,873.48	0.00	(1,873.48)	0.0%
TIF Projects Tota		\$250,539.89	\$1,624,356.81	\$1,373,816.92	
	es \$103,214.72	\$418,887.36	\$2,303,846.36	\$1,884,959.00	
Revenue Less Expenditure		\$181,502.99	\$199,000.45	\$0.00	
Net Change in Fund Baland		\$181,502.99	\$199,000.45	\$0.00	
			. ,		
Fund Balances					
Beginning Fund Balance	710,836.27	578,834.56	0.00	0.00	0.0%
Net Change in Fund Balance	49,501.28	181,502.99	199,000.45	0.00	0.0%
Ending Fund Balance	760,337.55	760,337.55	0.00	0.00	0.0%