

Minutes of the Atoka City Industrial Development Authority Meeting of July 18, 2022, 6:00 p.m., Atoka City Hall, 353 East A Street, Atoka, Oklahoma. Original Agenda Posted July 15, 2022, at 4:00 p.m.; Atoka City Hall, 353 East A Street, Atoka, Oklahoma

I. Convene Meeting

- A. Meeting Called to Order- 6:42 PM
- B. Welcome- Chairman Brian Cathey
- C. Roll Call- Coby Sherrill, Erica Pogue, Pat Turner, Diane McGee, and Chairman Brian Cathey
- D. Public Recognition- Carol Ervin, Miranda Donihoo, Melissa Fergueson, Adam Fergueson, Wanda Jones-Keeton

II. Public Comments - (limited to 3 minutes per speaker)

III. Business Agenda

A. Public Hearing

B. Chairman/ Trustee Agenda Items

1. Discussion and action regarding approving or rejecting the minutes of the meeting of June 21, 2022 (Attachment #1)

A motion was made by Trustee McGee and seconded by Trustee Pogue to approve the minutes of the meeting of June 21, 2022. Voting aye, Pogue, Turner, McGee, Sherrill, and Chairman Cathey. Voting nay, none. Motion carried.

2. Discussion and action regarding approving or rejecting the minutes of the special called meeting of July 7, 2022. (Attachment #2)

A motion was made by Trustee McGee and seconded by Trustee Pogue to approve the minutes of the special meeting of July 7, 2022. Voting aye, Turner, McGee, Sherrill, Pogue, and Chairman Cathey. Voting nay, none. Motion carried.

3. Economic Development Director Report

Economic Development Director, Carol Ervin, updated the board of trustees regarding the activities of the Atoka City Industrial Development Authority. Ms. Ervin stated that is has been another busy month; and the property south of the substation has submitted plans for the permit requirements as well as discussing a site visit that took place earlier today, July 18, 2022. During the site visit, it was mentioned that the driving force of Atoka is the cohesiveness of the people of the city of Atoka and the same shared goal.

A motion was made by Trustee McGee and seconded by Trustee Pogue to approve Economic Development Director's report. Voting aye, McGee, Sherrill, Pogue, Turner, and Chairman Cathey. Voting nay, none. Motion carried.

4. Discussion and action on approving or rejecting the payment of purchase orders for the Atoka City Industrial Development Authority for the month of June 2022. (Attachment #4)

A motion was made by Trustee Pogue and seconded by Trustee McGee to approve payment of purchase orders for the Atoka City Industrial Development Authority for the month of June 2022. Voting aye, Sherrill, Pogue, Turner, McGee, and Chairman Cathey. Voting nay, none. Motion carried.

5. Discussion and or Action on conveying the following described real property from the Atoka City Industrial Development Authority to the City of Atoka for development of a public alleyway through Block 25, Original Townsite of Atoka: The South Thirty (30) feet of the North Sixty (60) feet of Lots Four (4), Five (5), and Six (6), Block Twenty-five (25) Original Townsite of Atoka, according to the recorded plat thereof.

There was Trustee discussion regarding the location of this property and the purpose of the 30-foot alley.

A motion was made by Trustee McGee and seconded by Trustee Sherrill to approve of the following described real property from the Atoka City Industrial Development Authority to the City of Atoka for development of a public alleyway through Block 25, Original Townsite of Atoka: The South Thirty (30) feet of the North Sixty (60) feet of Lots Four (4), Five (5), and Six (6), Block Twenty-five (25) Original Townsite of Atoka, according to the recorded plat thereof. . Voting aye, Pogue, Turner, McGee, Sherrill, and Chairman Cathey. Voting nay, none. Motion carried.

6. Discussion and or Action to accept or reject a Warranty Deed dated July 8, 2022, from Steve Mansell and Gayla Mansell to the Atoka City Industrial Development Authority for the following described property: The South 10 feet of the East 80 feet of Lot 5 and the North 15 feet of the East 80 feet of Lot 6, all in Block 26, Atoka City, Atoka County, Oklahoma.

Per the City Attorney, the Warranty Deed dated July 8, 2022 for the property purchased from Steve and Gayla Mansell allowing for the 30-foot alley must be accepted by the City due to a group being the purchaser rather than an individual purchasing, as a formality.

A motion was made by Trustee Pogue and seconded by Trustee McGee to accept a Warranty Deed dated July 8, 2022, from Steve Mansell and Gayla Mansell to the Atoka City Industrial Development Authority for the following described property: The South 10 feet of the East 80 feet of Lot 5 and the North 15 feet of the East 80 feet of Lot 6, all in Block 26, Atoka City, Atoka County, Oklahoma. Voting aye, Turner, McGee, Sherrill, Pogue, and Chairman Cathey. Voting nay, none. Motion carried.

#### C. Public Requested Agenda Items

- IV. Consent Agenda Items  
None.

#### V. Executive Session

An executive session as authorized by Title 25 O.S. Section 307 (C)(11), All nonprofit foundations, boards, bureaus, commissions, agencies, trusteeships, authorities, councils, committees, public trusts, task forces or study groups supported in whole or part by public funds or entrusted with the expenditure of public funds for purposes of conferring on matters pertaining to economic development, including the transfer of property, financing, or the

creation of a proposal to entice a business to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business, specifically an update to the Atoka City Industrial Development Authority Board on economic development projects and for possible real estate transactions that cannot be publicly disclosed due to the confidential nature of the business relocation.

A motion was made by Trustee McGee and seconded by Trustee Pogue to recess this meeting at 6:48 PM and enter into executive session. Voting aye, McGee, Sherrill, Pogue, Turner, and Chairman Cathey. Voting nay, none. Motion carried.

**Recessed- 6:48 PM**

A motion as made by Trustee McGee and seconded by Trustee Pogue to reconvene from executive session by entering into regular session at 7:24 PM. Voting aye, Sherrill, Pogue, Turner, McGee, and Chairman Cathey. Voting nay, none. Motion carried.

**Reconvened- 7:24 PM**

VI. Return from Executive Session

Chairman Cathey declared that minutes were taken during executive session and are attached as Exhibit A of the minutes of July 18, 2022.

1. Discussion and possible action to approve, or deny a Contract for Sale of Land and Redevelopment Agreement by and between the Atoka City Industrial Development Authority and Project Fly Over Club for property consisting of 22 acres located on 6th Street for a housing development.

A motion was made by Trustee Pogue and seconded by Trustee McGee to approve a Contract for Sale of Land and Redevelopment Agreement by and between the Atoka City Industrial Development Authority and Project Fly Over Club for property consisting of 22 acres located on 6th Street for a housing development. Voting aye, Pogue, McGee, Sherrill, and Chairman Cathey. Abstained, Turner. Voting nay, none. Motion carried.

2. Discussion and possible action to grant the Atoka City Industrial Development Director to negotiate terms as directed by the Board regarding possible property purchase inside the Downtown Atoka Tax Increment Finance District #1.

Trustee discussion took place regarding the contract and negotiable terms.

The item died from lack of motion.

VII. New Business

VIII. Trustee Comments

IX. Adjournment

A motion was made by Trustee Sherrill and seconded by Trustee McGee to adjourn this meeting at 7:27 PM. Voting aye, McGee, Sherrill, Pogue, Turner, and Chairman Cathey. Voting nay, none.

Motion carried.

**Adjourned:7:27 PM**

Attest:  
(seal)

ACIDA

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**Kayle Wallis, Secretary**

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**Brian Cathey, Chairman**