

Minutes of the Atoka City Industrial Development Authority Meeting of **March 20, 2023**, 6:00 p.m., Atoka City Hall, 353 East A Street, Atoka, Oklahoma. Original Agenda Posted **March 17, 2023**, at 4:00 p.m.; Atoka City Hall, 353 East A Street, Atoka, Oklahoma

I. Convene Meeting

- A. Meeting Called to Order- 6:21 PM
- B. Welcome- Chairman Brian Cathey
- C. Roll Call- Trustee Coby Sherrill, Trustee Erica Pogue, Trustee Pat Turner, Trustee Diane McGee, Chairman Brian Cathey
- D. Public Recognition- Miranda Donihoo, Carol Ervin, Cindy Wallis, Kevin Rohus

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

III. Business Agenda

- A. Public Hearing
None.

B. Chairman/Trustees Agenda Items

1. Discussion and/or action regarding approving or rejecting the minutes of the meeting of February 21, 2023 (Attachment #1)

A motion was made by Trustee McGee and seconded by Trustee Pogue to approve the minutes of the meeting of February 21, 2023. Voting aye, Pogue, Turner, McGee, Sherrill, and Chairman Cathey. Voting nay, none. Motion carried.

2. Discussion and/or action regarding approving or rejecting the minutes of the meeting of March 6, 2023 (Attachment #1)

A motion was made by Trustee Pogue and seconded by Trustee McGee to approve the minutes of the meeting of March 6, 2023. Voting aye, Turner, McGee, Sherrill, Pogue, and Chairman Cathey. Voting nay, none. Motion carried.

Trustee Pogue asked why the board was approving two sets of minutes this evening, at which the City Clerk answered that there was a typo on the previously approved minutes of February 21, 2023.

3. Discussion and/or action regarding accepting or rejecting the Economic Development Director Report

Economic Development Director, Carol Ervin, gave a verbal report to the board of trustees. Ms. Ervin stated that it has been a busy month for the downtown TIF district, and discussed having a letter of intent for the Heavy Industrial Park. There are three active projects as well as tourism manager projects currently taking place. Ms. Ervin and Tourism Manager, Cindy Wallis, have been meeting with other towns with tourism positions and working to glean knowledge on how others are operating. Ms. Ervin is working with the billboard company

regarding the designs for the previously approved billboards. There has been a marked increase in business pertaining to both sales and visitors on Sunday's. Ms. Ervin discussed other events coming up outside of Atoka in which she will attend as a networking opportunity. Chairman Cathey added to the report by stating that Carol is given the opportunity to meet with these site selectors at these events. Ms. Ervin added that she has been involved in approximately fifteen meetings per week.

A motion was made by Trustee Pogue and seconded by Trustee Sherrill to accept the Economic Development Director Report. Voting aye, McGee, Sherrill, Pogue, Turner, and Chairman Cathey. Voting nay, none. Motion carried.

4. Discussion and/or action on approving or rejecting the payment of purchase orders for the Atoka City Industrial Development Authority for the month of February 2023. (Attachment #4)

A motion was made by Trustee McGee and seconded by Trustee Pogue to approve the payment of purchase orders for the Atoka City Industrial Development Authority for the month of February 2023. Voting aye, Sherrill, Pogue, Turner, McGee, and Chairman Cathey. Voting nay, none. Motion carried.

5. Discussion and/or action regarding approving or denying the payment of Application No. 6 to Miller-Tippens Construction, LLC (MTC Tulsa, LLC) in the amount of \$2,975.54 for the Atoka Block 25 Project. (Attachment #5)

It was stated by Chairman Cathey, that the items for the Council to approve were change orders and credits, while the ACIDA items are payments to be made to MTC.

A motion was made by Trustee Pogue and seconded by Trustee McGee to approve the payment of Application No. 6 to Miller-Tippens Construction, LLC (MTC Tulsa, LLC) in the amount of \$2,975.54 for the Atoka Block 25 Project. Voting aye, Pogue, Turner, McGee, Sherrill, and Chairman Cathey. Voting nay, none. Motion carried.

6. Discussion and/or action regarding approving or denying the payment of Application No. 8 to Miller-Tippens Construction, LLC (MTC Tulsa, LLC) in the amount of \$112,173.96 for the Atoka Block 26-Phase 1 Project. (Attachment #6)

A motion was made by Trustee McGee and seconded by Trustee Pogue to approve the payment of Application No. 8 to Miller-Tippens Construction, LLC (MTC Tulsa, LLC) in the amount of \$112,173.96 for the Atoka Block 26-Phase 1 Project. Voting aye, Turner, McGee, Sherrill, Pogue, and Chairman Cathey. Voting nay, none. Motion carried.

7. Discussion and/or action regarding the authorized signers for the Atoka City Industrial Development Authority on all accounts held by FirstBank or AmeriState Bank.

A motion was made by Trustee McGee and seconded by Trustee Pogue to remove Amber Crabtree and add Rhonda Givens to all accounts. Voting aye, McGee, Sherrill, Pogue, Turner, and Chairman Cathey. Voting nay, none. Motion carried.

C. Public Requested Agenda Items

IV. Consent Agenda Items

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 6:30 PM and enter into executive session. Voting aye, Sherrill, Pogue, Turner, McGee, and Chairman Cathey. Voting nay, none. Motion carried.

Recessed- 6:30 PM

A motion as made by Trustee McGee and seconded by Trustee Pogue to reconvene from executive session and enter into regular session at 6:44 PM. Voting aye Pogue, Turner, McGee, Sherrill, and Chairman Cathey. Voting nay, none. Motion carried.

Reconvened- 6:44 PM

VI. Return from Executive Session

1. Acknowledgement of the minutes taken during executive session.

See exhibit A for minutes of the executive session.

2. Discussion and/or action regarding entering into contract and redevelopment agreement on property located on North Ohio owned by the Atoka City Industrial Development Authority. Specifically, property described as: The South 25 feet of Lot 1, the South 25 feet of the East 16 feet of Lot 2, and the North 40 feet of the East 80 feet of Lot 5, all in Block 26 of the original townsite of Atoka, Oklahoma, according to the recorded plat thereof.

A motion was made by Trustee Pogue and seconded by Trustee McGee to approve the Economic Development Director to enter into contract and redevelopment agreement on property located on North Ohio owned by the Atoka City Industrial Development Authority. Specifically, property described as: The South 25 feet of Lot 1, the South 25 feet of the East 16 feet of Lot 2, and the North 40 feet of the East 80 feet of Lot 5, all in Block 26 of the original townsite of Atoka, Oklahoma, according to the recorded plat thereof. Voting aye, Turner, McGee, Sherrill, Pogue, and Chairman Cathey. Voting nay, none. Motion carried.

VII. New Business

VIII. Trustee Comments

IX. Adjournment

A motion was made by Trustee McGee and seconded by Trustee Pogue to adjourn this meeting

at 6:46 PM. Voting aye, McGee, Sherrill, Pogue, Turner, and Chairman Cathey. Voting nay, none.
Motion carried.

Adjourned: 6:46 PM

Attest:
(seal)

ACIDA

Kayle Wallis, Secretary

Brian Cathey, Chairman