

CEDA
Cache Economic Development Authority
Minutes
October 28, 2021
5:30 pm City Hall, Cache Ok

Type of Meeting: Regular

Facilitator: Venius Dobson

Members:

Randy Batt	A
Venius Dobson	P
Beverly Martine	P
Eddie Dabney	P
Joe Elkins	P
Gary Seigler	P
Dennis Woohmavoah	P
Don Hawthorne	P

Visitors: Reesie Marlow, Misty Rollins, Ernie Dobson, Bread Seaton

Call to order:

- I. Roll Call 5:33 Pm
- II. Approval of Minutes of September 30, 2021. Motion by Hawthorn/Woohmavoah to approve, passed.
- III. Approval of Treasurers report-- \$59,742.49 checking, \$59870.59 loan balance: motion to approve Hawthorn/Dabney- passed.
- IV. Agenda
 - a. Engineering report on land hwy 115 & C Ave – Cost -see attached – motion by Hawthorn/Woohmavoah to approve engineering cost not to exceed \$25,000.00- Dabney to contact Young and inform. -Passed.
 - b. Appraisal -discuss and take action to development of Mansel Property hwy 115 & C Ave-Tabled pending Engineering report. No Action
- V. New Business
 - a. Contract from Curt Francois on development of land across from Sonic (trailer park). See attached PDF- motion by Martine/Elkins to request surety bond on work for the cost of the project, and deed restrictions on property that 75% of space leases/used will be sales tax generating. -passed (Martine to contact Francois)
- VI. New Business:
 - a. Offer from Cargill to purchase west section of land (10 acres) off of Hwy 115 & C Ave. Upfront of \$70,000. And then an additional payment when lots sold of \$2000.00. Motion by Dobson/ Dabney to counter offer at \$200,000.- Dabney to present to Cargill. Motion passed.

- b. Land Purchase from Sharon Redman (location 5th street between C Ave and B Ave. Motion by Dabney/Siegler to request first right of refusal from Ms. Redmond on purchase of land. Dobson to contact Redmond. Passed.

VII. Adjournment 6:40

VIII. Next Meeting _as needed pending contract with Cargill (will be special meeting)_@ 5:30 City Hall.

Beverly Martine
Secretary, CEDA

Email Traffic (10 acres of Land)



Beverly Martine <beverlymartine@gmail.com>

Sale of Land

19 messages

Beverly Martine <beverlymartine@gmail.com>

Wed, Nov 3, 2021 at 10:27 AM

To: veniusdobson@gmail.com, Dennis Woohmavoha <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, "Eddie Dabney (Bank of The Wichitas)" <edabney@allamericabank.com>, Gary Siegler <gpseigler@gmail.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>, Beverly Martine <beverlymartine@gmail.com>

We have received a counter offer from Mr. Cargill on the 10 acres of land. It is \$150,000.00 all up front.

I need each of you to vote
YES to accept the counter offer
or
NO to reject the counteroffer
Please respond to all...

NEXT:

Do you wish to impose any restrictions on the development of the land? Such as patio homes, how many lots? (we had an estimate of 39 patio home lots) Do you want an entrance gate? HOA? What the homes look like?

If you have ideas please include them in your response. These need to be added into the contract for sale. Thanks Beverly Martine CEDA Secretary

gary seigler <gpseigler@gmail.com>

Thu, Nov 4, 2021 at 6:38 AM

To: Beverly Martine <beverlymartine@gmail.com>

Cc: veniusdobson@gmail.com, Dennis Woohmavoha <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, "Eddie Dabney (Bank of The Wichitas)" <edabney@allamericabank.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

I vote no. I suggest a counter offer of 170,000 - 175,000.

[Quoted text hidden]

Eddie Dabney, Jr. <edabney@allamerica.bank>

Sat, Nov 6, 2021 at
6:21 AM

To: gary seigler <gpseigler@gmail.com>, Beverly Martine <beverlymartine@gmail.com>
Cc: "veniusdobson@gmail.com" <veniusdobson@gmail.com>, Dennis Woohmavoha <ccache22@yahoo.com>, Don Hawthorne <donal dhaw@aol.com>, "Eddie Dabney, Jr." <edabney@allamerica.bank>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

Hello and Good Morning All,

I feel we should accept Mr. Cargill's offer. There is a substantial risk involved and a major investment in this project. We should take the fruits of this investment and move forward.

However, I feel we should include an agreeable time table and course of action. With efforts to protect the quality of life, the value of the property owners and ensure diversification of type of residency offered in the Cache community.

An agreeable vision of this development should be thought out and planned to ensure our community knows, we are trying to grow in a positive direction and trying to set a standard of living that benefits all. And we will continue be proud of being from "The Gate Way to the Wichitas" . Yes, we are a bedroom community. But, we have a needed sales tax generating vision to take care of ours and our growth.

My two cents, have a great weekend. I look forward to your input and appreciation each one of you!

Eddie

Sent via the Samsung Galaxy Note10, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

From: gary seigler <gpseigler@gmail.com>
Sent: Thursday, November 4, 2021 6:38:11 AM
To: Beverly Martine <beverlymartine@gmail.com>
Cc: veniusdobson@gmail.com <veniusdobson@gmail.com>; Dennis Woohmavoha <ccache22@yahoo.com>; Don Hawthorne <donal dhaw@aol.com>; Eddie Dabney (Bank of The Wichitas) <edabney@allamericabank.com>; Joe Elkins <ouelk@yahoo.com>; Randy Batt <randybatt1@yahoo.com>; Venius <veniusm@countytimes.org>
Subject: Re: Sale of Land

This is an EXTERNAL email. STOP. THINK before you CLICK links or OPEN attachments.

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This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law if the

reader of this message is not the intended recipient. You are hereby notified that any retention, use, dissemination, copying, distribution or the taking of any action in reliance on the contents of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by telephone and immediately and permanently delete the message and any attachments.

Joe Elkins <ouelk@yahoo.com>

Sat, Nov 6, 2021 at 4:03 PM

Reply-To: Joe Elkins <ouelk@yahoo.com>

To: edabney@allamerica.bank, gary seigler <gpseigler@gmail.com>, Beverly Martine <beverlymartine@gmail.com>

Cc: "veniusdobson@gmail.com" <veniusdobson@gmail.com>, Dennis Woommavoha <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, "Eddie Dabney, Jr." <edabney@allamerica.bank>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

Good afternoon All,

I agree we should accept the offer and have an agreeable time table .

I also agree we should have agreeable restrictions on the development which I believe we have talked about in our meetings. I believe it is on the drawings that we have looked at discussed.

Thanks

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[Sent from Yahoo Mail on Android](#)

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Dennis Woommavovah <ccache22@yahoo.com>

Sat, Nov 6, 2021 at 4:09 PM

To: gary seigler <gpseigler@gmail.com>, Beverly Martine <beverlymartine@gmail.com>, "Eddie Dabney, Jr." <edabney@allamerica.bank>

Cc: "veniusdobson@gmail.com" <veniusdobson@gmail.com>, Don Hawthorne <donalddhaw@aol.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

The original offer was \$120,000 plus \$2,000 per lot when the lot(s) sell. I don't remember if there were going to be 15 lots, more or less.

And if so, that equals to \$150,000, the \$120,000 up front and the \$30,000 in \$2,000 increments beginning in 2 or 3 years So his counter

of \$150,000 is not offering us more its the same amount but all of it up front.

I say NO to his counter and another YES to Venius suggestion of \$200,000. And we could take \$150,000 at Closing and \$2,000 per lot when sold.

OR \$175,000 and considered it SOLD.

I agree that there is a substantial risk involved and a major investment in this project and I think that for us the mandate the type of housing increases that "substantial risk".

At the time he is ready to build on the lots, there may or may not be a market for patio homes in Cache, but he will have that choice.

And that my input

Thanks

Dennis Woommavovah

Real Estate Associate

William Nelson & Co.

1305 W. Gore Blvd.

Office: 580-713-2500

Cell: 580-647-1232

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Eddie Dabney, Jr. <edabney@allamerica.bank>

Sun, Nov 7, 2021 at 9:43 AM

To: Dennis Woommavovah <ccache22@yahoo.com>, gary seigler <gpseigler@gmail.com>, Beverly Martine <beverlymartine@gmail.com>

Cc: "veniusdobson@gmail.com" <veniusdobson@gmail.com>, Don Hawthorne <donal dhaw@aol.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

Hello All,

For clarification below are the written offers from Mr. Cargill. After the 10-8-21 offer "...for the sum of 130,000..." , I then asked if he would be will to pay \$150,000 up front and he said yes. If there were any other offer discussed in our meetings, it was just discussions in an effort to be creative in maximizing our return.

If there was confusion, I apologize. Eddie

Received 10-08-2021

Proposal for purchase of adjoining property of Carlin Estates owned by CEDA.

I propose to purchase for the sum of 130,000 and a payment of 70,000 upon closing and when lots are developed and sold, I will pay 2000 per lot till paid off or make a 60,000 payment to close out the purchase. Please let me know if this is acceptable.

Alvin Cargill

Received 11-02-2021

With the price of materials and fuel going up that would diminish the profit margin, with the cost to install the infrastructure you would have close to 400,000 invested. I would counter your offer with 150,000.

Alvin Cargill

Eddie Dabney, Jr.

Executive Vice President

Individual NMLS #1164395

All America Bank®

Cache Branch

Office: (580) 429-0063

Fax: (580) 429-0097

Email: edabney@allamerica.bank

Website: www.allamerica.bank

Corporate NMLS# 1286989

[Quoted text hidden]
[Quoted text hidden]

Eddie Dabney, Jr. <edabney@allamerica.bank>

Sun, Nov 7, 2021 at 9:44 AM

To: Dennis Woommavovah <ccache22@yahoo.com>, gary seigler <gpseigler@gmail.com>, Beverly Martine <beverlymartine@gmail.com>

Cc: "veniusdobson@gmail.com" <veniusdobson@gmail.com>, Don Hawthorne <donalddhaw@aol.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

Please find the attached, 37 lots.

Eddie Dabney, Jr.

Executive Vice President

Individual NMLS #1164395

All America Bank®

Cache Branch

Office: (580) 429-0063

Fax: (580) 429-0097

Email: edabney@allamerica.bank

Website: www.allamerica.bank

Corporate NMLS# 1286989

From: Dennis Woommavovah <ccache22@yahoo.com>

Sent: Saturday, November 6, 2021 4:09 PM

To: gary seigler <gpseigler@gmail.com>; Beverly Martine <beverlymartine@gmail.com>; Eddie Dabney, Jr. <edabney@allamerica.bank>

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Mansel proerty Layout #1 09-07-21.pdf

154K

Venius Dobson <veniusdobson@gmail.com>

Sun, Nov 7, 2021 at 9:48 AM

To: "Eddie Dabney, Jr." <edabney@allamerica.bank>

Cc: Dennis Woommavovah <ccache22@yahoo.com>, gary seigler <gpseigler@gmail.com>, Beverly Martine <beverlymartine@gmail.com>, Don Hawthorne <donal dhaw@aol.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>

Good morning all,

We need to hear from Randy, Don & Beverly please.

Because we now have 8 members on our board, I won't be casting a vote.

Thank you.

[Quoted text hidden]

2 attachments

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37K

Beverly Martine <beverlymartine@gmail.com>
To: Venius Dobson <veniusdobson@gmail.com>

Sun, Nov 7, 2021 at 10:33 AM

I vote we accept the \$150000.00

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Beverly Martine <beverlymartine@gmail.com>
To: Dennis Woommavovah <ccache22@yahoo.com>

Sun, Nov 7, 2021 at 7:10 PM

I believe the original was 70,000 upfront not 120,000

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Beverly Martine <beverlymartine@gmail.com>

Sun, Nov 7, 2021 at 7:18 PM

To: Beverly Martine <beverlymartine@gmail.com>, Dennis Woommavovah <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, "Eddie Dabney (Bank of The Wichitas)" <edabney@allamericabank.com>, Gary Siegler <gpseigler@gmail.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>, veniusdobson@gmail.com

Ok what I have so far is 2- no's Gary and Dennis. 3- yeses Eddie Beverly and joe. No information from don or Randy. Venius not voting — did I get that correct? With Five voting we have a quorum and it looks like the yeses have it.

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Beverly Martine <beverlymartine@gmail.com>

Mon, Nov 8, 2021 at 6:30 AM

To: Beverly Martine <beverlymartine@gmail.com>, Dennis Woommavovah <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, "Eddie Dabney (Bank of The Wichitas)" <edabney@allamericabank.com>, Gary Siegler <gpseigler@gmail.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, Venius <veniusm@countytimes.org>, veniusdobson@gmail.com

Update. Randy voted yes. So there are 4 yeses and 2 no's. The yeses have it. Eddie can you reach out to mr Cargill please.

Do we need to have a meeting to discuss and restrictions on the contract. I did not see anything in your comments. Please respond ago all so that everyone see the comments. Thanks so much

[Quoted text hidden]

veniusm@countytimes.org <veniusm@countytimes.org>

Mon, Nov 8, 2021 at
10:03 AM

To: Beverly Martine <beverlymartine@gmail.com>, Dennis Woommavovah <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, "Eddie Dabney (Bank of The Wichitas)" <edabney@allamericabank.com>, Gary Siegler <gpseigler@gmail.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, veniusdobson@gmail.com

Good morning,

I believe it might be easier to meet to work out details for the contract.

I am available the next two weeks.

Please reply all to when you are available.

Venius Dobson

The County Times

580-429-8200

From: Beverly Martine <beverlymartine@gmail.com>

Sent: Monday, November 8, 2021 6:31 AM

To: Beverly Martine <beverlymartine@gmail.com>; Dennis Woohmavoha <ccache22@yahoo.com>; Don Hawthorne <donalddhaw@aol.com>; Eddie Dabney (Bank of The Wichitas) <edabney@allamericabank.com>; Gary Siegler <gpseigler@gmail.com>; Joe Elkins <ouelk@yahoo.com>; Randy Batt <randybatt1@yahoo.com>; Venius <veniusm@countytimes.org>; veniusdobson@gmail.com

Subject: Re: Sale of Land

Update. Randy voted yes. So there are 4 yeses and 2 no's. The yeses have it. Eddie can you reach out to mr Cargill please.

[Quoted text hidden]

Beverly Martine <beverlymartine@gmail.com>

Mon, Nov 8, 2021 at 10:37 AM

To: Venius <veniusm@countytimes.org>

I am also available and I agree. How about this Thursday or next Thursday. I have to post agenda 48 hours in advance.

[Quoted text hidden]

Eddie Dabney, Jr. <edabney@allamerica.bank>

Mon, Nov 8, 2021 at 10:50 AM

To: "veniusm@countytimes.org" <veniusm@countytimes.org>, Beverly Martine <beverlymartine@gmail.com>, Dennis Woohmavoha <ccache22@yahoo.com>, Don Hawthorne <donalddhaw@aol.com>, Gary Siegler <gpseigler@gmail.com>, Joe Elkins <ouelk@yahoo.com>, Randy Batt <randybatt1@yahoo.com>, "veniusdobson@gmail.com" <veniusdobson@gmail.com>

Hello all,

I'm available to meet until Wednesday and plan to be off/unavailable next week.

Best of the week to you!

Eddie Dabney, Jr.

Executive Vice President

Individual NMLS #1164395

All America Bank®

Cache Branch

Office: (580) 429-0063

Fax: (580) 429-0097

Email: edabney@allamerica.bank

Website: www.allamerica.bank

Corporate NMLS# 1286989

From: veniusm@countytimes.org <veniusm@countytimes.org>

Sent: Monday, November 8, 2021 10:03 AM

To: 'Beverly Martine' <beverlymartine@gmail.com>; 'Dennis Woohmavoha' <ccache22@yahoo.com>; 'Don Hawthorne' <donaldhaw@aol.com>; Eddie Dabney, Jr. <edabney@allamerica.bank>; 'Gary Siegler' <gpseigler@gmail.com>; 'Joe Elkins' <ouelk@yahoo.com>; 'Randy Batt'

<randybatt1@yahoo.com>; veniusdobson@gmail.com

Subject: RE: Sale of Land

This is an EXTERNAL email. STOP. THINK before you CLICK links or OPEN attachments.

Good morning,

[Quoted text hidden]

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Joe Elkins <ouelk@yahoo.com>

Mon, Nov 8, 2021 at 11:27 AM

Reply-To: Joe Elkins <ouelk@yahoo.com>

To: edabney@allamerica.bank, "veniusm@countytimes.org" <veniusm@countytimes.org>, Beverly Martine <beverlymartine@gmail.com>, Dennis Woohmavoha <ccache22@yahoo.com>, Don Hawthorne <donaldhaw@aol.com>, Gary Siegler <gpseigler@gmail.com>, Randy Batt <randybatt1@yahoo.com>, "veniusdobson@gmail.com" <veniusdobson@gmail.com>

I can meet anytime

Sent from Yahoo Mail on Android

[Quoted text hidden]

gary seigler <gpseigler@gmail.com>

Mon, Nov 8, 2021 at 12:13 PM

To: Joe Elkins <ouelk@yahoo.com>

Cc: edabney@allamerica.bank, Venius <veniusm@countytimes.org>, Beverly Martine <beverlymartine@gmail.com>, Dennis Woohmavoha <ccache22@yahoo.com>, Don Hawthorne <donaldhaw@aol.com>, Randy Batt <randybatt1@yahoo.com>, veniusdobson@gmail.com

I am out of town until next week.

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2 attachments

image001.jpg

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image001.jpg

37K

Don Hawthorne <donaldhaw@aol.com>

Mon, Nov 8, 2021 at 1:24 PM

Reply-To: Don Hawthorne <donaldhaw@aol.com>

To: "veniusm@countytimes.org" <veniusm@countytimes.org>, "beverlymartine@gmail.com" <beverlymartine@gmail.com>, "ccache22@yahoo.com" <ccache22@yahoo.com>, "edabney@allamericabank.com" <edabney@allamericabank.com>, "gpseigler@gmail.com" <gpseigler@gmail.com>, "ouelk@yahoo.com" <ouelk@yahoo.com>, "randybatt1@yahoo.com" <randybatt1@yahoo.com>, "veniusdobson@gmail.com" <veniusdobson@gmail.com>

I'm available this week except for Tuesday.

Don Hawthorne

-----Original Message-----

From: veniusm@countytimes.org

To: 'Beverly Martine' <beverlymartine@gmail.com>; 'Dennis Woohmavoha' <ccache22@yahoo.com>; 'Don Hawthorne' <donal dhaw@aol.com>; 'Eddie Dabney (Bank of The Wichitas)' <edabney@allamericabank.com>; 'Gary Siegler' <gpseigler@gmail.com>; 'Joe Elkins' <ouelk@yahoo.com>; 'Randy Batt' <randybatt1@yahoo.com>; veniusdobson@gmail.com
Sent: Mon, Nov 8, 2021 10:03 am
Subject: RE: Sale of Land

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Don Hawthorne <donal dhaw@aol.com> Mon, Nov 8, 2021 at 1:34 PM
Reply-To: Don Hawthorne <donal dhaw@aol.com>
To: "beverlymartine@gmail.com" <beverlymartine@gmail.com>, "ccache22@yahoo.com" <ccache22@yahoo.com>, "edabney@allamericabank.com" <edabney@allamericabank.com>, "gpseigler@gmail.com" <gpseigler@gmail.com>, "ouelk@yahoo.com" <ouelk@yahoo.com>, "randybatt1@yahoo.com" <randybatt1@yahoo.com>, "veniusm@countytimes.org" <veniusm@countytimes.org>, "veniusdobson@gmail.com" <veniusdobson@gmail.com>
For the record I vote yes, but I am not comfortable not knowing the details of what I am voting for.
Don Hawthorne

-----Original Message-----

From: Beverly Martine <beverlymartine@gmail.com>
To: Beverly Martine <beverlymartine@gmail.com>; Dennis Woohmavoha <ccache22@yahoo.com>; Don Hawthorne <donal dhaw@aol.com>; Eddie Dabney (Bank of The Wichitas) <edabney@allamericabank.com>; Gary Siegler <gpseigler@gmail.com>; Joe Elkins <ouelk@yahoo.com>; Randy Batt <randybatt1@yahoo.com>; Venius <veniusm@countytimes.org>; veniusdobson@gmail.com
Sent: Mon, Nov 8, 2021 6:30 am
Subject: Re: Sale of Land

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Cost of Engineering Land

It is my understanding that you want me to provide detailed site development plans and specs for both the residential lots and the commercial lots shown on the attached preliminary layout. You plan to construct the project in phases with the two commercial lots along N. 8th Street being the 1st phase. My fee proposal for your project is broken down as follows:

- Topo survey - \$4,000
- Rezoning application - \$1,000
- Stormwater detention pond calculations and plans - \$4,000
- Preliminary Plat for entire site including residential & commercial lots - \$4,000
- Construction plat, plans & specs for entire site including residential & commercial lots - \$20,000
- ODEQ water & sewer permit application - \$1,000
- SWPPP & NOI - \$1,000
- First phase record plat including pinning lots (two commercial lots along N. 8th Street) - \$4,000

Here's how I will invoice for work as it is being accomplished:

- Completion of topo survey - \$4,000
- Submission of preliminary plat, detention pond calcs & rezoning application to City - \$9,000
- Submission of construction plat & plans to the City of Cache - \$20,000
- Completion of SWPPP, NOI & ODEQ permit application - \$2,000
- Completion of first phase record plat (two commercial lots along N. 8th Street) - \$4,000

My fee & scope of work does not include:

- Permit & filing fees (ODEQ, City, etc.)
- Assistance with construction bidding, inspections, etc.
- Construction staking

My surveyor, Brent, and I are both very busy currently but can have the topo survey completed by the end of November. After that I would have the prel plat and rezoning application submitted to the City of Cache by the end of December. If this proposal is acceptable, please let me know and I'll schedule the work. The first thing I want to do is review your abstract. I need to determine what easements might exist on the property. Thanks!

Alvin R. Jung, P.E.
 Jung Engineering
 3 NW Eagle Road
 Lawton, OK 73507

(580)429-8675 ofc
(580)351-8675 cell