

CEDA
Cache Economic Development Authority
Special Minutes Meeting
August 4 2022
1:00 PM County Times Building, Cache, OK

Type of Meeting: Regular
Facilitator: Venius Dobson

Members:

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

Visitors:

Call to order:

- I. Roll Call
- II. Approval of Minutes of June 15, 2022.
- III. Approval of Treasurers report. Checking \$ _____ Loan \$ _____
NA for special meeting
- IV. Agenda
 - a. Land across from Sonic- Dennis Johnson rendering. Motion by Martine/Elkins
CEDA (to act as borrower with Dennis issuing a personal guarantee) to pursue
financing with Dennis Johnson not to exceed 1.5 million. Subject to review of
contract and financing. CEDA will use a contract for deed method of securing
property. --APPROVED
 - b. Contract from Iron Horse Development- motion by Dabney/Martine to counter
offer the proposed contract. See the transcript that was sent to Iron Horse
Development.-APPROVED

*Greetings Anthony & Tim
Cache Economic Development held a special meeting August 5, 2022 to discuss your offer.
Here is our Counter Offer*

Lot C is not available as we have a contract with another for that space. However Lot A & B would be excellent choices. Eddie Dabney forwarded the Oklahoma State alcohol statutes to Tim earlier. We are happy to sell either lot A or B (1 Acre)- see below:

1. **Lot A** \$150,000 buyer must construct a solid fence along the north side of the property (similar to what has been done on Rogers Lane between Ft Sill and the residential area or around Ft Sill Federal Credit Union on 67th Street).
2. **Lot B** \$175,000 no fence required.
3. There must be shared parking between lot A and B and only one entrance between the two lots from 8th street (Hwy 115).
4. Must have 300 square feet of landscaped area in the front building or in the parking area. All landscaping must be irrigated, with decorative rock/boulders, grasses and trees.
5. Front of the building must have 100% aggregate and the seller has the right to approve the appearance of the front of the building.
6. Must have curb and gutter on the exterior(east side) of the lot on 8th St or on the south and east side of Lot B.
7. Must have the contract back to CEDA before August 15 so that it can be discussed at the next regular meeting.

Please direct any questions to me (beverlymartine@gmail.com or Eddie Dabney .

Sincerely
Beverly Martine
Secretary CEDA

V. Adjournment 1:50 pm Dabney/Elkins- Approved

VI. Next Meeting: August 17, 2022 at 1PM

Beverly Martine
Secretary CEDA