



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

**AGENDA - SPECIAL MEETING
COWETA INDUSTRIAL DEVELOPMENT AUTHORITY
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, JANUARY 6, 2026 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. ROLL CALL

Naomi Hogue ____ Jeremy Barnett ____ Daniel Beatie ____ Joshua Wilburn ____
Donald Vieth ____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from consent by request.)

1. MINUTES OF REGULAR MEETING

Approval of the minutes of the Coweta Industrial Development Authority Meeting held on December 1, 2025. *Marcy Kilgore, City Clerk/Treasurer*

IV. CONSIDER, DISCUSS AND TAKE ACTION ON ITEMS REMOVED FROM CONSENT

V. ADMINISTRATION

1. RESOLUTION 2025-42 BANK SIGNATORIES

Discuss and consider possible action related to the adoption of Resolution 2025-42, a resolution of the Coweta Industrial Authority approving Naomi Hogue, Chairman; Julie Casteen, Trust Manager; McKay Hale, Assistant Trust Manager; and Marcy Kilgore, City Clerk as the authorized signatories on certain accounts held by the First National Bank of Coweta. *Julie A. Casteen, Trust Manager*

2. AUTHORIZATION TO PURSUE A QUIET TITLE ACTION IN DISTRICT COURT RELATED TO CIDA-OWNED PROPERTY

Authorization for Trust Attorney Patrick Boulden and the employment of attorney Gentra Sorem and Conner & Winters, LLP to file a Quiet Title action in Wagoner County District Court against Markham-Redbird Gas in order to remove a cloud on the following property owned by the Coweta Industrial Development Authority: The Southeast Quarter of the Northwest Quarter of Section 30, Township 17 North, Range 16 East, Wagoner County,

Oklahoma.

Julie A. Casteen, Trust Manager

VI. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT,
PLEASE NOTIFY CITY HALL AT LEAST 24 HOURS BEFORE THE MEETING.

**MINUTES OF THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 1, 2025, 7:05 P.M.**

The agenda for this meeting was posted at least 24 hours prior to the start of this meeting at the entrance of City Hall, 310 S Broadway, Coweta, OK.

The Trustees of the Coweta Industrial Development Authority met in regular session on Monday, December 1, 2025, at 7:05 p.m. following the meeting of the Coweta Public Works Authority at the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

TRUSTEES PRESENT: Naomi Hogue, Jeremy Barnett, Joshua Wilburn, Donald Vieth

TRUSTEES ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Chairman Hogue.

II. ROLL CALL

Roll call taken. Trustees were present as shown above.

III. PRESENTATIONS

1. PRESENTATION FROM RETAIL STRATEGIES

Community Development Director Jessica Zwirtz covered a presentation from Retail Strategies to go over progress, potential, and future focus on economic development.

No action was taken on by Trustees.

IV. CONSENT

Motion by Naomi Hogue, second by Jeremy Barnett to approve the consent calendar items:

1. Minutes of the Coweta Industrial Development Authority Regular meeting held on November 3, 2025.

Aye: Naomi Hogue
Jeremy Barnett
Joshua Wilburn
Donald Vieth

V. CONSIDER ITEMS REMOVED FROM CONSENT

No items removed.

**MINUTES OF THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 1, 2025, 7:05 P.M.**

VI. ADMINISTRATION

1. RESOLUTION 2025-42 BANK SIGNATORIES

Discussion and requested possible action related to adoption of Resolution 2025-42, a resolution of the Coweta Industrial Development Authority approving Discuss and consider approval of an Authorized Representatives Certificate listing Naomi Hogue, Chairman; Julie Casteen, Trust Manager; McKay Hale, Assistant Trust Manager; and Marcy Kilgore as authorized to execute requisition for funds from the loans issued by Oklahoma Water Resources Board on October 1, 2019, and September 1, 2022.

The authorized signatories on certain accounts held by the First National Bank of Coweta.

This item was tabled until the next regular Coweta Industrial Development Authority meeting to be held on January 5, 2026.

VII. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

No new business.

VIII. ADJOURNMENT

Chairman Hogue adjourned the meeting at 7:22 p.m.

Naomi Hogue, Chairman

Jeremy Barnett, Trust Secretary



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable CIDA Chairman and Trustees
From: Julie A. Casteen, Trust Manager
Re: **RESOLUTION 2025-42 BANK SIGNATORIES**
Date: January 6, 2026

BACKGROUND

To comply with our authors' request for statements on the CIDA'S bank accounts, the list of authorized bank signatories must be updated. Each account requires two signatures for transactions. McKay Hale, Assistant Trust Manager, is being added as a signatory on all accounts to ensure access to statements and the ability to complete transactions when the Trust Manager is unavailable.

STAFF RECOMMENDATION

Staff recommends adoption of Resolution 2025-42 — Bank Signatories—CIDA

ATTACHMENTS

1. 260105-Resolution 2025-42- Bank Signatories-CIDA

RESOLUTION NO. 2025-42

A RESOLUTION OF THE TRUSTEES OF THE COWETA INDUSTRIAL DEVELOPMENT AUTHORITY APPROVING THE AUTHORIZED SIGNATORIES ON CERTAIN ACCOUNTS HELD BY FIRST NATIONAL BANK OF COWETA.

WHEREAS, the Coweta Industrial Development Authority has established banking account(s) with First National Bank of Coweta; and

WHEREAS, from time to time it is necessary to change signatories on those account(s).

NOW THEREFORE, BE IT RESOLVED by the Trustees for the Coweta Public Works Authority for Coweta, Oklahoma, that:

SECTION 1. The following persons shall be authorized signatories on all First National Bank accounts established for the Coweta Industrial Development Authority:

- Naomi Hogue
- Julie Casteen
- McKay Hale
- Marcy Kilgore

This Resolution is approved in an open meeting by the Trustees of the Coweta Industrial Development Authority and signed by the Chairman this 5th Day of January, 2026.

Naomi Hogue, Chairman

ATTEST:

Jeremy Barnett, CIDA Secretary

APPROVED:

Patrick Boulden, City Attorney



P.O. BOX 850
COWETA, OK 74429
PH. (918) 486-2189
FAX (918) 486-5366
www.cityofcoweta-ok.gov

Memorandum

To: Honorable CIDA Chairman and Trustees

From: Julie A. Casteen, Trust Manager

Re: **AUTHORIZATION TO PURSUE A QUIET TITLE ACTION IN DISTRICT COURT
RELATED TO CIDA-OWNED PROPERTY**

Date: January 6, 2026

BACKGROUND

Trust Attorney Patrick Boulden has been working with Ms. Gentra Sorem, Conner & Winters, LLP, to clear the Coweta Industrial Development Authority's (CIDA's) title to the following property owned by CIDA:

The Southeast Quarter of the Northwest Quarter of Section 30, Township 17 North, Range 16 East, Wagoner County, Oklahoma.

This property is generally located east of State Highway 72; south of section line right-of-way approximating the future location of East 161st Street South; west of State Highway 51B and South 305th East Avenue; and north of East 164th Street South in Wagoner County.

One cloud on CIDA's title is a Right of Way Easement granted on November 11, 1993, in favor of Markham-Redbird Gas, L.L.C. Evidence leaves us to believe that the easement has been abandoned for over 15 years, and no pipeline has ever been constructed by Markham-Redbird Gas on it.

Ideally, this cloud on title would be remedied by obtaining a release from the easement holder. Unfortunately, we have been unsuccessful in locating and obtaining such a release, which necessitates the filing of a Quiet Title action in Wagoner County District Court in an effort to extinguish this easement and clear the title to CIDA's property.

To pursue this quiet title action, the City Attorney asks that CIDA authorize the filing of this action and the employment of Ms. Gentra Sorem and Conner & Winters, LLP, under the supervision of the Trust Attorney, to represent CIDA at no cost to CIDA.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1. Quiet Title Petition

claiming title thereto as against the whole world under deeds of conveyance and chain of title originating with the deed of patent issued to the Creek Tribe of Indians. Said possession has existed for more than fifteen (15) years and has ripened into perfect, legal and valid title by prescription, and Plaintiff is the owner of the legal and equitable title to the Subject Property as against all persons whomsoever, including the Defendant herein.

5. Plaintiff also is the owner of the fee-simple title in and to the Subject Property by good and perfect chain of record title, originating with the Government of the United States of America. All recorded deeds and instruments of transfer are hereby referred to and incorporated herein by reference as fully as though set out herein in full.

6. Plaintiff acquired its fee interest to the Subject Property (and other lands) by Correction Quit-Claim Deed dated the October 6, 2025, from the City of Coweta, Oklahoma, an Oklahoma municipal corporation, which is recorded in Book 3117 at Page 491 of the records of the County Clerk of Wagoner County, Oklahoma, and incorporated herein by reference as if the same were attached hereto.

7. Markham-Redbird Gas, L.L.C., as assignee, may claim some interest in and to the Subject Property by reason of the following right-of-way (hereinafter referred to as the “Gas Line Easement”):

(a) Right of Way Easement dated June 20, 1983, in favor of J. L. Natural Gas Unlimited, Inc. (“JLN”), recorded in Book 639 at Page 273 of the records of the County Clerk of Wagoner County, Oklahoma, and incorporated herein by reference as if the same were attached hereto covering all of the Subject Property. The Gas Line Easement was conveyed to Defendant pursuant to Receiver’s Deed and Bill of Sale dated November 11, 1993, which deed is recorded in

Book 862 at Page 225 of the records of the County Clerk of Wagoner County, Oklahoma, and incorporated herein by reference as if the same were attached hereto.

8. Based upon Plaintiffs' knowledge and belief, the Gas Line Easement has been abandoned for over 15 years. No pipeline has been constructed by or in favor of JLN or Defendant on the Subject Property. Plaintiff and its predecessors have been in actual, open, exclusive, visible, notorious, adverse, hostile and continuous possession of the Subject Property including any areas covered by the Gas Line Easement for the past 40 years. The Gas Line Easement constitutes a cloud upon the title of Plaintiff to the Subject Property, and Defendant has no right, title, lien, estate, encumbrance, claim, assessment or interest, either in law or in equity, in and to the Subject Property.

9. Due to the abandonment by Defendant and its predecessors of the Gas Line Easement, as set forth in the allegations of Paragraph 8, neither Defendant nor JLN have any interest in the Subject Property. To the knowledge and belief of Plaintiff, neither JLN nor Defendant has taken any step to construct a pipeline within the Gas Line Easement. The Gas Line Easement and any other claims by Defendant, constitute a cloud upon the title of Plaintiff to the Subject Property, and Defendant has no right, title, lien, estate, encumbrance, claim, assessment or interest, either in law or in equity, in and to the Subject Property.

WHEREFORE, Plaintiff prays that it have judgment against Defendant, decreeing that Plaintiff is the owner of good and perfect title to the Subject Property as previously set forth in paragraphs 4 and 5 of this petition; adjudging that the Defendant has no right, title, interest or estate in or to the Subject Property; barring and enjoining the Defendant from setting up or asserting any right, title, interest or estate in the Subject Property adverse to the title of Plaintiff and quieting the title of Plaintiff to the Subject Property as against the Defendant and all persons claiming or to claim, by,

through or under them; and granting Plaintiff such other and further relief as may be just and proper.

Gentra Abbey Sorem, OBA No. 10476
CONNER & WINTERS, LLP
4100 First Place Tower
15 E. 5th St.
Tulsa, Oklahoma 74103
(918) 586-5711

Attorneys for Plaintiff

VERIFICATION

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) SS.

Gentra Abbey Sorem, of lawful age, being first duly sworn, upon oath says that she is attorney for the Plaintiff herein; and that she has read the above and foregoing Petition and that the matters and things therein set forth are true and correct, to the best of her knowledge and belief.

Gentra Abbey Sorem

SUBSCRIBED AND SWORN TO before me this ____ day of December 2025.

Notary Public

My Commission Expires:

[SEAL]