

FISTA Development Trust Authority
Board Meeting
December 5, 2023 at 3:15 p.m.
FISTA Innovation Park, Conference Room
200 SW C Avenue, Lawton, Oklahoma

The meeting will be conducted in person for all trustees and members of the public to attend.

AGENDA

- I. Call to Order/Roll Call**
- II. Introduction of Guests**
- III. Business**
 - A.** Consider approval of minutes of the Trust meeting on November 7, 2023.
RECOMMENDED ACTION: Motion to approve/amend minutes.
 - B.** Consider approval of September 2023 financials.
RECOMMENDED ACTION: Motion to approve financials.
 - C.** Consider approval of a Lease Agreement with BlueHalo, LLC, for approximately 250 square feet within the FISTA Business Integration Center at Central Plaza pending notice of long-term lease space becoming available in the FISTA Innovation Park, and authorize the Chair and Secretary to execute the Agreement (Copies of the Lease Agreement are on file in the Office of the City Clerk)
RECOMMENDED ACTION: Move to approve the Lease Agreement with BlueHalo, LLC, within the FISTA Business Integration Center, and authorize the Chair and Secretary to execute the Agreement.
 - D.** Consider approval of a Professional Services Agreement with TDRS, LLC, of Lawton, OK for the FISTA non-governmental Unmanned Aerial Systems (UAS) and Counter-Unmanned Aerial Systems (C-UAS) Academy to be held within FISTA facilities, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement and Scope of Work are on file in the Office of the City Clerk)
RECOMMENDED ACTION: Move to approve the Professional Services Agreement with TDRS, LLC, of Lawton, OK for the FISTA non-governmental UAS and C-UAS Academy, and authorize the Chair and Secretary to execute the Agreement.
 - E.** Consider approving closure of Bank of Oklahoma account # 82-4362-03-1 used for deposit and retention of FISTA construction funds and transfer any remaining funds into Bank of Oklahoma account #82-4362-02-4 used for payment of the Note on the purchase

of Central Plaza and upon approval, direct that FISTA staff take action to close the construction account and make the transfer of any remaining funds

RECOMMENDED ACTION: Move to approve closure of the BOK construction fund account with transfer of any remaining funds to the BOK account for the Note, and direct that FISTA staff take action to close the construction account and make the transfer of any remaining funds.

F. Consider approving creation of a new account with Liberty National Bank for the limited purpose of depositing and retention of economic development incentive funds designated exclusively for specific incentives, including the r4 Technologies Job Creation Program Agreement and Lease incentive and other earmarked incentives, and direct funds in the account be used only for the specific incentives and in the specific amounts to which they have been designated

RECOMMENDED ACTION: Move to approve creation of a new account with Liberty National Bank for the limited purpose of depositing and retention of economic development incentive funds designated exclusively for specific incentives, and direct funds in the account be used only for the specific incentives and in the specific amounts to which they have been designated.

G. Consider approval of an Amended Lease and Work Letter with Torch Technologies, Inc., adding 4,831 square feet for Soldier Touchpoint Research Center Lab space to Torch Technologies existing suite space in FISTA 1, and authorize the Chair and Secretary to execute the Amended Lease and Work Letter (Copies of the Amended Lease/Work Letter and Exhibits are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve an Amended Lease and Work Letter with Torch Technologies, Inc., adding 4,831 square feet to Torch Technologies existing suite space, and authorize the Chair and Secretary to execute the Amended Lease and Work Letter.

H. Under the provisions of the previously approved Construction Manager as Constructor Agreement with QUAD Construction, consider approval of the Guaranteed Maximum Price Proposals submitted by QUAD Construction for construction of the FISTA 1B Restrooms and CEMA TI space to be subsequently incorporated into a Guaranteed Maximum Price Amendment to the Agreement to be approved and executed by the parties (Copies of proposals for FISTA 1B Restrooms and CEMA TI space are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Approve the Guaranteed Maximum Price Proposals submitted by QUAD Construction for construction of the FISTA 1B Restrooms and CEMA TI space to be subsequently incorporated into a Guaranteed Maximum Price Amendment to the Agreement to be approved and executed by the parties.

I. Consider approval of an Agreement with TRADESMAN Architectural Studios for professional services in designing, bidding, and construction administration for the Phase

II Conference Center in FISTA facilities, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file of the Office of the City Clerk)

RECOMMENDED ACTION: Approve the Agreement with TRADESMAN Architectural Studios for the Phase II Conference Center in FISTA facilities, and authorize the Chair and Secretary to execute the Agreement.

J. Consider approval of an Agreement with TRADESMAN Architectural Studios for professional services in designing, bidding, and construction administration for the Phase II STEM Maker Space and Incubator Space in FISTA facilities, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file of the Office of the City Clerk)

RECOMMENDED ACTION: Approve the Agreement with TRADESMAN Architectural Studios for the Phase II STEM Maker Space and Incubator Space in FISTA facilities, and authorize the Chair and Secretary to execute the Agreement.

K. Consider approval of an Agreement with TRADESMAN Architectural Studios for professional services in designing, bidding, and construction administration for the Phase II Suites in FISTA facilities, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file of the Office of the City Clerk)

RECOMMENDED ACTION: Approve the Agreement with TRADESMAN Architectural Studios for the Phase II Suites in FISTA facilities, and authorize the Chair and Secretary to execute the Agreement.

IV. Reports

Chairman's Update
President/CEO Update
InTouch/Insight Property Manager
Consultants
Trustees/Committees
Construction

V. Adjourn

This Notice of Meeting and Agenda was sent via email on December _____, 2023 at _____m. to the following locations:

Lawton City Hall
Agenda Email Distribution List
thefista.com
FISTA, 200 SW C Ave, Lawton, OK 73501

The FISTA Development Trust Authority encourages participation by all City of Lawton citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at (580) 581-3305 at least 48 hours prior to the scheduled meeting is encouraged to make

the necessary accommodations. The 48-hour time period may be waived if an interpreter for the deaf (signing) is not the necessary accommodation.