



City of Lawton

City Council

Minutes

Lawton City Hall
212 SW 9th Street
Lawton, Oklahoma
73501-3944

Monday, March 30, 2026

6:30 PM

Lawton City Hall
Wayne Gilley Auditorium

Meeting Called to Order with Invocation and Pledge of Allegiance

"Official action can be taken only on items which appear on the agenda. The Council may adopt, approve, ratify, deny, defer, recommend, or continue any agenda item. The Council may also propose and enact floor amendments to any matter presented before them. When more information is needed to act on an item, the Council may refer the matter to the City Manager or the City Attorney. The Council may also refer items to standing committees of the Council or a board, commission, or authority for additional study. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely."

Meeting called to order by Mayor Stanley Booker with invocation led by Councilman Allan Hampton followed by the Pledge of Allegiance.

Roll Call

Present:

Councilman - Ward 1 Lane Hooton
Councilman - Ward 2 Taron Epps
Councilman - Ward 3 Kirby Brown
Councilwoman - Ward 4 Tiffiney Dimery
Councilman - Ward 5 Allan Hampton
Councilwoman - Ward 7 Sherene L Williams
Councilman - Ward 8 Randy Warren

Absent:

Councilman - Ward 6 Bob Weger

Also Present:

Stanley Booker, Mayor
John Ratliff, City Manager
Jari Askins, Interim City Attorney
Donalynn Blazek-Scherler, City Clerk

Business Items

1. Consideration and action upon a resolution of the City of Lawton, Oklahoma, (the "City") approving and authorizing the incurring of indebtedness by the

trustees of the Lawton Industrial Development Authority (the “Authority”) to be accomplished by the issuance of its Note, or other evidences of indebtedness, to be loaned to Lawton Economic Development Authority (“LEDA”) in one or more series either in series names or others determined as needed on a tax-exempt or taxable basis, at a premium or discount, in the aggregate principal par amount of not to exceed Eight Million and No/100 Dollars (\$8,000,000.00) (the “Note”) to provide for the financing all or a portion of the costs of acquisition, development, construction, of a completed and functioning industrial manufacturing facility for Firehawk Aerospace, Inc. (“Firehawk”) development project (the “Project”) and to address potential timing differences for LEDA in project construction payments and receipt of grant funds for the Project, all for the benefit of the City; and pay costs of issuance related thereto; approving the award of the sale of said Note on a negotiated basis, waiving competitive bidding in regard to the sale of said Note; approving and authorizing execution and delivery of documents in connection therewith; and the taking of other action with respect thereto.

Askins stated that the City Attorney's Office would like agenda item number one to be stricken from the agenda and for the Council to consider items two and three.

2. Consider a Resolution approving a Real Estate Purchase and Sale Agreement by and among the Comanche County Industrial Development Authority, the Lawton Economic Development Authority, and the City of Lawton for the acquisition of approximately 320 acres of real property for the development of the Firehawk Aerospace Project; authorizing the financing of a portion of the purchase price through the issuance of obligations by the Lawton Economic Development Authority pursuant to 60 O.S. §176; waiving competitive bidding for such obligations; and authorizing the Mayor or Mayor Pro Tem to approve, finalize, execute, modify and deliver necessary and appropriate documents.

Timothy Wilson, Deputy City Attorney, explained that the item related to the Firehawk Aerospace project and involved a real estate purchase between the Comanche County Industrial Development Authority (CCIDA) and the Lawton Economic Development Authority (LEDA). He stated that because the transaction creates a debt-type obligation, the City Council, as beneficiary of LEDA, must authorize the indebtedness.

Rogalski provided background on the Firehawk Aerospace project, explaining that Firehawk is an energetics manufacturer that has selected Lawton for its first major manufacturing facility. He described the project site as approximately 320 acres located north of Goodyear and West of Goodyear Boulevard, generally aligned with the future extension of Gore Boulevard, and noted that the property is currently owned by CCIDA. He explained that, rather than entering into a traditional development agreement,

CCIDA elected to sell the land directly to LEDA.

Rogalski stated that the project is expected to create approximately 100 jobs with an average wage of \$93,500 and emphasized that the work being done is critical to United States defense. He further explained that the Oklahoma Development Finance Authority has awarded a \$22 million grant to LEDA, which had previously been approved by the Council. Those funds will be used to construct approximately two-thirds of the facility, with Firehawk responsible for funding the remaining portion as outlined in a separate term sheet.

Rogalski then detailed the land acquisition structure, explaining that LEDA must purchase the property from CCIDA to move the project forward. The negotiated terms include a \$500,000 upfront payment, followed by \$1.1 million financed over a four-year period, with payments beginning two years after closing. He explained that the initial payment would be made from available cash, while the subsequent annual payments of \$275,000 would be paid from Tax Increment Financing (TIF) revenue generated by the project. He noted that the delayed payment schedule aligns with the anticipated timing of TIF revenue generation and that the financed portion would represent approximately one-third of the TIF revenue produced by the project.

Rogalski clarified that the Council's action would approve LEDA's ability to incur this debt, noting that while there is no interest, the structure functions as a loan from CCIDA. He further explained that CCIDA has the funds available for the initial transaction and that repayment would occur through TIF revenues. Rogalski confirmed that the two-year delay before repayment begins is intended to allow TIF revenues to start accumulating and added that even the initial down payment would ultimately be reimbursed through those revenues.

Williams requested an explanation of TIF for the benefit of the public. Rogalski explained that Tax Increment Financing allows the City to capture the increase in property tax revenue generated within a designated increment district. He noted that the City established multiple TIF districts as part of the STEDI project plan and that this particular district has not yet been activated. Once the property transaction is complete, a resolution will be brought forward to activate the district, at which point the City will begin capturing the incremental property tax revenue for a period of 25 years. He further explained that because the property is currently owned by a tax-exempt entity, the base value is effectively zero, meaning all property taxes generated by Firehawk during that period would be captured by the TIF district.

Wilson added that, in typical situations, TIF captures only the increase above an existing base value, but in this case, the absence of a taxable base results in the full value being captured. Rogalski agreed and provided an example of how TIF typically functions in other developments, noting that only the incremental increase above the base value would normally be captured.

Motion by Randy Warren, Second by Allan Hampton, to approve Resolution 26-98.

Ratliff noted that since this item is a measure of indebtedness, it takes six (6) affirmative votes to pass.

VOTE ON MOTION: AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Sherene L Williams, Randy Warren. NAY: None. Motion Passed.

3. Consider a Resolution approving a Term Sheet by and among the City of Lawton, the Lawton Economic Development Authority, and Firehawk Aerospace, Inc. for the development of an industrial manufacturing facility; authorizing the preparation, negotiation, and execution of definitive agreements consistent with the Term Sheet; authorizing the issuance of obligations by the Lawton Economic Development Authority pursuant to 60 O.S. §176; and waiving competitive bidding for such obligations.

Timothy Wilson, Deputy City Attorney, explained that the item involved approval of a term sheet between the City, LEDA, and Firehawk Aerospace and noted that a floor amendment was necessary to correct a scrivener's error, changing references from Section 24 to Section 23 in several locations. He further explained that the project structure again involves indebtedness, with the Lawton Industrial Development Authority (LIDA) borrowing funds from a local bank and loaning those funds to LEDA. He emphasized that this financing would function as a bridge loan to allow construction to proceed while awaiting reimbursement from state funds and clarified that the collateral for the loan is the state funding, not City funds, ensuring that City funds are not at risk.

Richard Rogalski, LEDA Executive Director, then provided additional detail regarding the term sheet, stating that the project represents a significant investment for the community, with the State of Oklahoma contributing \$22 million. He explained that Firehawk is required to match that investment with an additional \$22 million prior to construction, resulting in an initial investment of approximately \$44 million, and that the company anticipates a total investment of approximately \$65 million. He further stated that the project is expected to generate approximately \$18 million in TIF revenue over a 25-year period while maintaining the projected 100 jobs.

Rogalski also described the lease structure included in the agreement, explaining that it totals approximately \$3.5 million and increases incrementally over time. He stated that the lease is tied to employment levels, with an annual obligation calculated at \$4,000 per employee. If Firehawk maintains 100 employees, the annual lease obligation is forgiven; however, if employment levels fall below that threshold, the company is required to pay the difference. He further explained that if the company ceases operations during the early years of the agreement, it would be required to pay the remaining balance of the lease.

Rogalski additionally noted that the agreement includes options for lease extensions and the potential purchase of the property. He explained that if Firehawk invests

additional funds into the physical facilities beyond the City's investment, the company may receive credit toward the purchase price for those improvements, including design costs. He concluded that the structure of the agreement provides mutual benefit to the City, the State, and the company.

Motion by Lane Hooton, Second by Randy Warren, to approve Resolution 26-99 approving a term sheet by and among the City of Lawton, the Lawton Economic Development Authority, and Firehawk Aerospace for the development of an industrial manufacturing facility, authorizing the preparation, negotiation, and execution of definitive agreements consistent with the term sheet; authorizing the issuance of obligations by the Lawton Economic Development Authority pursuant to 60 O.S. §176; and waiving competitive bidding for such obligations; including a floor amendment to correct a scrivener's error by changing all incorrect references to "Section 24" to "Section 23" in the following locations: Section 9, Paragraph 1; Section 11, Paragraph 2; Section 14, Paragraph 3, Section 14.1, Paragraphs 3 and 8; and Section 16, Paragraph 1. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Sherene L Williams, Randy Warren. NAY: None. Motion Passed.

Adjournment

The City of Lawton encourages participation from all of its 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 City may waive the 48 hour rule if interpreters for the deaf (signing) is not the necessary accommodation."

Motion by Randy Warren, Second by Allan Hampton, to adjourn. AYE: Lane Hooton, Taron Epps, Kirby Brown, Tiffiney Dimery, Allan Hampton, Sherene L Williams, Randy Warren. NAY: None. Motion Passed.

There being no further business, the meeting adjourned at 6:55PM.