City of Lawton

Lawton Economic Development Authority

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

Agenda

Thursday, July 16, 2026	**2:00 PM**	**Lawton City Hall** **3rd Floor Conference Room**

Meeting Called to Order and Roll Call

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

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Business Items

1. Consider and take action to approve the minutes of the June 18, 2026, meeting.
2. Consider and take action to approve the May 2026 Financial Report from Hatch, Croke and Associates.
3. Consider and take action to approve the granting of a Temporary Utility Easement and a Permanent Utility Easement to the City of Lawton for the Lawton Industrial Sewer Line Project, and authorize the Chairman to execute all necessary documents.

Reports

1. Receive a report from Herring Construction on the Firehawk Aerospace Construction Project.
2. Receive a report from the LEDA Executive Director.

Executive Session

1. Pursuant to Section 307(C)(11), Title 25, Oklahoma Statutes, consider and take action to convene in executive session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business with commercial or retail interest to locate within our jurisdiction, as public disclosure of the matter discussed would interfere with the development of

products or services and/or violate the confidentiality of the business, and if necessary, take appropriate action in open session.

2. Pursuant to Section 307(B)(3), Title 25, Oklahoma Statutes, consider and take action to convene in executive session for the purpose of discussing the purchase or appraisal of real property, and in open session, take action as necessary.

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."

Item Title:
Consider and take action to approve the minutes of the June 18, 2026, meeting.

Initiator: Tammy Branstetter, Senior Deputy City Clerk

Information Source: Tammy Branstetter, Senior Deputy City Clerk

Background:
Minutes from the June 18, 2026, meeting have been drafted and are awaiting approval.

Correlation to the True North Statement:
Transparency and Trust

Exhibit:
LEDA Draft Minutes 06.18.2026

Key Issues:
N/A

Funding Source:
N/A

Recommended Action:
Approve the minutes of the June 18, 2026, meeting as presented.

ATTACHMENTS:
1. LEDA Draft Minutes 06.18.2026

City of Lawton

Lawton Economic Development Authority

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

Minutes

Thursday, June 18, 2026 | **2:00 PM** | **Lawton City Hall 3rd Floor Conference Room**

Meeting Called to Order and Roll Call

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

Chairman Madigan called the meeting to order at 2:00 PM in the 3rd Floor Conference Room of City Hall.

ROLL CALL:

PRESENT: David Madigan, Rick Walker, Larry Neal, Kirby Brown, Mark Brace, Jason Hensley, *Brandie Page **Randy Warren

ABSENT: Ron Nance (excused)

OTHERS PRESENT: Richard Rogalski, LEDA Executive Director; John Ratliff, City Manager; Tammy Branstetter, Deputy City Clerk / LEDA Support Specialist; Larry Parks, Community Enrichment Director; Matthew Modeste, Hatch, Croke & Associates; Stephanie Bolton, Herring Construction; Molly Frye, Herring Construction; Levi Griggs, Herring Construction; Andrew Turnipseed, Herring Construction; Mike Ray, The Lawton Constitution; KSWO 7 News

*Arrived at 2:04 P.M.
**Arrived at 2:12 P.M.

Chairman Madigan said just as a reminder, this meeting is being conducted in compliance with the notice and public posting provisions of the Oklahoma Open Meeting Act.

Statement of Compliance with Oklahoma Open Meeting Act, 25 O.S. 301-314

Chairman Madigan confirmed with Tammy Branstetter, Deputy City Clerk / LEDA Support Specialist, that the meeting notice and agenda were posted in accordance with the Oklahoma Open Meetings Act.

Business Items

1. Consider and take action to approve the minutes of the May 21, 2026, meeting.

A copy of the minutes from the May 21, 2026, meeting may be obtained from the City Clerk's Office upon request.

Motion by Walker, **Second** by Neal, to approve the minutes from the May 21, 2026, meeting as presented. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker. **NAY:** None. **MOTION PASSED**.

2. Consider and take action to approve the April 2026 Financial Report from Hatch, Croke and Associates.

Matthew Modeste, Hatch, Croke & Associates, presented the April 2026 Financial Report. A copy of the report may be obtained from the City Clerk's Office upon request.

Modeste said the financials will start on page 16 of your agenda packets with your Statement of Net Position. Modeste said under your current assets, we have seven bank balances which total $7.03 million, sales and use tax receivable of $74,437.10, property tax receivable of $82,102.22 for TIF 1 and $738.00 for TIF 3, and the AR state matching for the current year of $763,222.41, so total current assets are $7,947,121.30. There was no change your fixed assets and no change in your other assets, so total assets at the bottom of the page are $12.4 million.

Modeste discussed page 17, the Liabilities and Net Position. Modeste said total current liabilities were $109,851.13. There was no change in any of your long-term liabilities, so total liabilities and net position at the bottom of the page is $12.4 million.

Modeste discussed page 18, the Combined Statement of Revenue and Expenses. Modeste said total revenues were $279,152.39, total operating expenses were $494,711.40, and interest income was $12,078.11, so the change in net position is negative ($203,480.90).

Modeste discussed page 19, the Statement of Cash Flows. Modeste said if you look at the bottom of the page, there was a net decrease in cash for the period of $42,047.40. If we add cash at the beginning of the period of $7.1 million, that gives us cash on April 30th of $7.03 million.

Modeste said pages 20 through 25 of the agenda packet are the details of the combined expenses shown on page 18.

Motion by Hensley, **Second** by Brace, to approve the April 2026 Financial Report as presented. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker, Page. **NAY:** None. **MOTION PASSED**.

3. Receive a report from Ryan Herring Construction, Inc., LEDA's Construction Manager (CM) for the Firehawk Aerospace construction project, and consider and take action to award Bid Packages #3 – Building Pad Earthwork and Concrete, #4 – Structural Steel, #5 – Pre-Engineered Metal Building (PEMB), #6 – General Trades, #7 – Roofing and Pre-Finished Panels, #9 – Flooring, #11 – Framing, Insulation and Sheetrock, #12 – Fire Protection, #13 – Plumbing, and #15 – Electrical and Data Communication for Buildings 4, 5, and 6 to the lowest responsive bidders meeting the requirements of the bid documents, in accordance with the recommendation of the CM.

Stephanie Bolton, Herring Construction, provided background information on this item. A copy of the CM's recommendation letter pertaining to this item may be obtained from the City Clerk's Office upon request.

Ms. Bolton said this is our third bid package. This one had 13 total in it. We were lacking bids on two trades. I believe you have a handout that has all of the low bidders on it. These are our recommendations. The lowest bidder for the earthwork and concrete was Structurcrete at $2,994,000. The low bidder on Bid Package 4, structural steel, was HK&S Iron Company at $707,850. The pre-engineered metal building, Bid Package 5, Larrence Steel was the low bid for $468,986. The general trades package, WW Builders was the low bid at $549,000. Bid Package 7, roofing and pre-finished panels, Clayco Industries (Ford Roofing) at $887,000. Bid Package 9 was flooring, and Breegle Building Products was the low bidder with $6,800. Bid Package 11, framing, insulation and Sheetrock, HutchCo Construction was your low bidder at $108,306. Bid Package 12, fire protection, Marmic Fire and Safety was the low bidder at $536,369. Bid Package 15, electrical and data communications, was Southern Plains Electric at $4,174,580. We did have a low bidder on the roofing and pre-finished panel, which was WW Builders. When I verified their bid, they pulled it. They had missed part of the scope. They had missed the metal panel. So that bid was pulled. You'll see that on your sheet. So those are our recommendations.

John Ratliff, City Manager, said did you verify Structurcrete's bid because they're significantly lower, almost $1 million lower, than the next lowest.

Ms. Bolton said yes. I verify with each and every one of these. I send an email, and I also have those records. I also check references to make sure that they have not missed anything and that we do not have any hiccups as we go through, and he said his bid was good.

Chairman Madigan said where are they from?

Ms. Bolton said they're from Tulsa.

Rogalski said were you surprised by the range of bids on that package?

Ms. Bolton said I was. Now, I will say that the higher ones I got—I have had conversations with some of those contractors, and they are used to GC work where they can come in and say, "I'm going to do this, and I'm going to do this, but I'm not going to do this." And that can't happen under construction management. It's a full scope or not at all. So I believe some of them aren't used to bidding a full scope like that, and possibly that's where the higher numbers came from. I'm very confident with Structurcrete and Nooma, those two numbers, and PWE. I have worked with those contractors, and I am confident in their numbers. WW Builders, I work with occasionally, and Rangels, not at all. But I have had conversations with Rangels since, and they are going to try to bid, I think, on Building 16 that is out now. They're still very interested. But yes, it was a large range, and so we made sure to verify that full scopes were covered, and I have written verification from each one.

Chairman Madigan referred to Table 2 of the CM's recommendation letter. Madigan said so when we're looking at these bid packages like the flooring, the plumbing and HVAC, we only got one bid on all of these?

Ms. Bolton said we did. I think part of the issue may have been, because of the accelerated nature of this project, they are bidding on 90% drawings and not 100%. Those 100% are coming out as they're permitting. There are very few changes. Those are being caught up in an ASI. Because Firehawk wanted the accelerated start on this, we've had to kind of push to get things permitted and bid. They've also given us a shorter bid window. Typically, to hit Title 61, you have to have 21 days to bid. Typically, we like 28. We like to have an extra week in there where they ask questions and have plenty of time to get the answers they need. That was pushed because Firehawk wanted the 21 days, and so it gave people a little less time to look at those. So it is your option if you'd like to rebid. We can absolutely do that. It is your bid. These are our recommendations.

Rogalski said I would offer that Bid Package #14, the one that's so high, they're not recommending you award that one.

Ms. Bolton said we have asked for a breakdown on that one, and we have pulled that bid package because the HVAC on those three buildings is extensive. And so we're talking with Firehawk's design team to get that kind of clarified on the equipment. There's a very large amount of equipment. I've had suppliers call me during the bid process to verify that all this equipment is what was needed.

Ratliff said the state has a program called BidSync, or something like that. Did we push out our RFP though that?

Ms. Bolton said I'm not sure that we hit BidSync. We hit trade magazines and the Dodge system. There's trade magazines and the Dodge system, and then it's advertised in the local newspaper twice. Then, every time Herring Construction is contacted by a contractor—not just for this project, but period—we put them on a big list, and when we have packages like this, we mass email every one of them. So we probably sent out, I would say, an average of at least 50 to 60 emails per trade on here. I had an enormous amount of questions from this bid package, especially on the electrical. But the electrical was bid, and it had a good bid on it. I think what's tripping a lot of people up is the acceleration of this schedule, and they're having to put so much labor force onto this project to get it completed within that time frame.

Ratliff said that's scaring people away?

Ms. Bolton said I think it's scaring people away, the speed of it.

Ratliff said and they would probably have to pull people off other projects.

Ms. Bolton said yes, and what we're finding is, even after award, that Integrity Construction Services who pulled their bid from the utilities, they reached out to the company that won the bid, and they will be working hand in hand with them. They're going to come in as a subcontractor. We also require a referral for three projects that are similar in size and speed, and a lot of people cannot hit that mark. So it does wind down the bids we have, but it narrows them down to the companies that can do what Firehawk and LEDA are asking them to do.

Ratliff said that's great that we require the referrals.

Ms. Bolton said we also require in the bid process that they acknowledge and sign the schedule so that they know the timeframe they have to adhere to.

Ms. Bolton discussed Table 3 of the CM's recommendation letter. Ms. Bolton said this gives you a rundown of the money and how it's been allocated to this point. Your total budget was $22 million.

Rogalski said what we did is we had $22 million. For the cost to get the note, interest, and that sort of thing, we reserved $500,000 and kind of held that back, so we created an actual construction budget of $21.5 million.

Ms. Bolton said your mass grading award was $4,388,288. The site utilities were awarded at $3,288,000. If you approve and award these bid packages as we've laid out for you today, that's $11,218,891, which gives you a bid total of $18,895,179. Your general conditions (GC) are $1,292,207. The total GC fees are $1,143,837. So that total brings you to $21,331,223.34. That leaves $168,776. We believe that the painting and the floor coating - it's a specialized electrically conductive flooring that they're having put in there—we believe that we'll be able to get quotes to cover those within that amount. But I'm not entirely sure, so I don't want to commit to that at this time. I have quotes coming in, and we will discuss that with you when we get them.

Rogalski said what Stephanie is illuding to is that if you award what we have today, you only have $168,000 left on the table to spend on the project, which is an odd little number. And so we're going to have to find something that spends that money. And there might be a little bit of the initial $500,000 reserve left over at some point, too. But basically, more or less, this is your last big bid package. Your next one is going to be something that's less than $168,000.

Page said so there's a big piece that hasn't been awarded yet, the Bid Package 14 for trade mechanical, right? Is that going to be less than $168,000?

Ms. Bolton said that will be taken up by Firehawk. Because of the extent of the HVAC, I believe Firehawk is looking into that. It won't be awarded through LEDA.

Rogalski said all we did is we got the site work done, and we got Buildings 4, 5, and 6 here, and not even the mechanical, and we're kind of done. I mean, there's a little bit of money, but we're kind of done. Firehawk is aware of the situation. They're ready to take over from here. So Building Package 16 is really going to be their award. All of our agreements contemplate all of this. Now, again, awarding the project doesn't mean we're done. We've got to go through the whole construction process and pay the notes and pay the bids, and all that stuff. But as far as the awards are concerned, it ended up being real fast. I thought that we would be doing this for a longer period of time.

Ms. Bolton said I think, like I said before, what ate up that money really fast was the acceleration of the project. Your funds would have lasted longer had the project been spread out over a little more time. But due to the commissioning of the equipment that they need to do in order to get their contracts in to start making that money, they had to do this fast.

Chairman Madigan said can you give us an update on the dirt work and mass grading?

Ms. Bolton said absolutely. We have some pictures for you. You guys would not even recognize this site if you saw it. We have building pads at the very back. They have rolled and pushed a lot of dirt. Levi is out there everyday. Here are your storm drains that are going in. They've already got that going.

Levi Griggs, Herring Construction, said those are going through the main road that goes through the whole property. The road will be there. Those are the cut-throughs for the runoff.

Ms. Bolton said I bet they're probably testing three or four times a day, and then if they're compacting and lifting, they're doing even more than that. So all the testing that is required, we have that. It's being done by standard testing. We have all those reports, and we're making sure it complies with what is needed by the protors to do the dirt work.

Ms. Bolton said we've just gotten some really big equipment out there. They've done all the demo. They're making the entryway road and the road all the way through. There's building pads — starting at the back, Buildings 5, 6, and 16 — those are the first three at the very west end. Coming forward, Building 4 is ready to go.

Mr. Griggs said as far as building pads, they're all the way down at the front end where the shipping and receiving buildings go, and the administration building will eventually go. Those are the pads they're working on now. The pads all the way back have been built except for the undercut they've got to do, and do their lift of four foot with rock and then final stabilization. They'll go back and get those as soon as they get all the way done with the front.

Ms. Bolton said they did it that way so that, as our Buildings 4, 5, and 6 are awarded, those people can come in to start the dirt work for the foundations. The lime stabilization, the aggregate, and the compaction are happening, and then our concrete and earthwork people are coming in right after them, so there's no delay.

Ms. Bolton said there's more drainage structure coming in. They have some really big equipment out there. Like I said, it's moving a lot of dirt. I wish I had an amount of dirt that it was moving because it is unbelievable. If anybody wants to visit, I think Tammy has our information and Richard has our information, and you are welcome to contact us. We can meet you out there so that we can get you onto the site safely, because there's a lot of equipment that can't see the smaller vehicles. If you would like to view it, you're more than welcome. There's a lot of drainage and a lot of dirt. Site utilities are starting as well, and they should be moving along.

Ms. Bolton said they've come out with a little bit of an updated drawing for the mass grading where they have the building set exact, so they kind of held off cutting through roads and stuff until they have the IFC, the Issue for Construction set.

Ratliff noted that we may need the drainage — we're going to get some heavy rainfall tonight.

Ms. Bolton said I will say that with the BMPs they have in place, and the drainage, the way they have cut their drainage and got it going, it is staying inside. So the fact that we're cutting through the dirt like that, they're able to take care of that and make sure that we're complying. They're doing a lot of compaction around those drainage pipes.

Rogalski noted that those are very big pipes.

Ms. Bolton said they are very big. I think we have 60 inches. We have everything from 60 down to 18 on this side, and that's all the pictures we have.

Chairman Madigan said are we on schedule?

Ms. Bolton said we're actually on schedule at this time. The utilities should have started Friday. They are, like I said, working through an ASI from the architect, but they have started ordering pipe, and they are bringing equipment to expose that water line on the east side of the road so they can start that, and bring the gas line in as well. So, so far, we're on time.

Ratliff said is there a day that would work better for people to come out and look if they wanted? Is there a light day, or is any day fine as long as we let you know?

Ms. Bolton said I think any day would be fine.

Mr. Griggs said I can meet you out there. I've got a side-by-side.

Ms. Bolton said Firehawk was out and took some drone footage last Friday, and George and Josh were very happy with what they were seeing. We'll see if we can get them to share that footage too.

Motion by Walker, **Second** by Warren, to approve Business Item #3. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker, Page, Warren. **NAY:** None. **MOTION PASSED**.

4. Consider and take action regarding the disposition of the bid bond submitted by Integrity Construction Services in connection with Firehawk Aerospace Bid Package #2 – Site Utilities.

Rogalski provided background information on this item.

Rogalski said so, as you recall, the last bid package that you all awarded, the lowest bidder, which was Integrity, couldn't get a big bond and had to withdraw its bid. We discussed the nature of the bid bond, whether the bid bond would be forfeited, and how that goes about. I believe the discussion we had there was that, if it's an obvious error—a million dollars off—you really can't enforce that bidder's bid bond. We talked to Tim about that a little bit, and he actually wanted you all to take specific action as to whether or not you were going to enforce his bid bond.

Rogalski said we included the state statute that states, "Nothing contained herein shall be construed so as to prevent the awarding public agency or the courts from exonerating the bidder and other parties to the bid security document from liability upon a timely showing that the bidder committed what the courts have determined under the common law to be an excusable bidding error and for that reason it would not be equitable to enforce the bid security." So we feel it met that. That's what we discussed last time. But Tim wanted you all to take actual action on it.

Brown said how much was it?

Ms. Bolton said it was close to $100,000. If I remember correctly, I think his bid was about $2 million. It would have been 5%.

Rogalski said and I mean, it's not like it's something you wouldn't do normally if it was a closed bid, and he just said, "No, I don't want to do it." But even then, what the courts basically say is that if it's an egregious error, you can't get it. Also, you're only allowed to collect what your actual harm was. So, let's just say the actual cost is $3.2 million, and that's what you paid. You have no actual harm. If we had to re-bid the job, then our cost to re-bid the job would have been actual harm. We could have actually enforced that easily, right? Again, Ryan's more the expert on this, but the research I saw followed that if it's a clear error, the courts just don't allow you to enforce the bond. In fact, I actually read a case that was very similar. They decided they wanted to enforce it, the bonding company filed suit, and the municipality lost. They didn't pay court costs. So it actually went the wrong way.

<u>Motion</u> by Page, **<u>Second</u>** by Warren, that the bid bond submitted by Integrity Construction Services be released. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker, Page, Warren. **NAY:** None. **MOTION PASSED**.

Reports

1. Receive a report from the LEDA Executive Director

Rogalski said there's a lot going on, obviously. Probably the most important thing I have to report is that we actually did receive Pay Application No. 1 from Herring Construction. It was just under a million dollars. We sent it over to the Oklahoma Development Finance Authority, and they paid just like they were supposed to. It hit the bank, and then we paid Ryan Herring just like we were supposed to. Just like that. It wasn't even difficult. I mean, the first time you do stuff, normally you're always worried about some snag or something, but it worked really well. So I foresee that, in the future, our system with what's been set up is going to work pretty well, I think. Up until, at some point, if this gets going fast enough, the Finance Authority is going to say, "Well, you don't have that amount earned up," and that's when we have to go to the note. So, this first one worked very smoothly.

Rogalski said we actually did submit the other request for state matching funds recently that ended in September, so that's out there, and we were expecting the first one to get paid. We did get some correspondence on it, and I thought it might be in the bank by now. We'll check when we get back downstairs, but I think that's rolling along pretty well as well.

Rogalski said we're working on a couple of projects, a lot of projects going on, and probably a couple of project plans that we're thinking about creating, doing some modifications in the downtown area, possibly creating a project plan for the FISTA and some other stuff like that. But that's all going to be coming up in the future.

Executive Session

<u>Motion</u> by Walker, **<u>Second</u>** by Hensley, to convene in executive session. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker, Page, Warren. **NAY:** None. **MOTION PASSED**.

The Authority convened in Executive Session at 2:34 P.M.

Motion by Brown, **Second** by Warren, to return to open session. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker, Page, Warren. **NAY:** None. **MOTION PASSED**.

The Authority returned to open session at 3:07 P.M.

1. Pursuant to Section 307(C)(11), Title 25, Oklahoma Statutes, consider and take action to convene in executive session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business with commercial or retail interest to locate within our jurisdiction, as public disclosure of the matter discussed would interfere with the development of products or services and/or violate the confidentiality of the business, and if necessary, take appropriate action in open session.

No action was taken on this item.

2. Pursuant to Section 307(B)(3), Title 25, Oklahoma Statutes, consider and take action to convene in executive session for the purpose of discussing the purchase or appraisal of real property, and in open session, take action as necessary.

No action was taken on this item.

Adjournment

Motion by Warren, **Second** by Page, to adjourn the June 18, 2026, meeting. **AYE:** Brown, Madigan, Brace, Neal, Hensley, Walker, Page, Warren. **NAY:** None. **MOTION PASSED**.

The meeting was adjourned at 3:07 P.M.

Item Title:
Consider and take action to approve the May 2026 Financial Report from Hatch, Croke and Associates.

Initiator: Matthew Modeste - Hatch, Croke and Associates

Information Source: Matthew Modeste - Hatch, Croke and Associates

Background:
Matthew Modeste of Hatch, Croke & Associates has prepared the Authority's financial statements for May 2026, and they are now awaiting the Authority's review and approval.

Correlation to the True North Statement:
Transparency and Trust

Exhibit:
LEDA Financials May 2026

Key Issues:
N/A

Funding Source:
LEDA

Recommended Action:
Approve the May 2026 Financial Report as presented.

ATTACHMENTS:
1. LEDA Financials May 2026

Financial Statements

of

LAWTON ECONOMIC DEVELOPMENT AUTHORITY

For the Periods Ended May 31, 2026 and 2025

See Accountant's Compilation Report

Hatch, Croke & Associates, P.C.

417 SW C Avenue
Lawton, OK 73501

Certified Public Accountants
(580) 353-2122
Fax: (580) 353-2178

To Board of Directors
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Lawton, Oklahoma

Management is responsible for the accompanying financial statements of LAWTON ECONOMIC DEVELOPMENT AUTHORITY (an Oklahoma Public Trust), component unit of the City of Lawton, Oklahoma, which comprise the statement of net position as of May 31, 2026, and May 31, 2025, and the related statement of revenue and expenses for the 1 month and 11 months ended May 31, 2026, and May 31, 2025, and the related statement of cash flows for the 1 month and 11 months ended May 31, 2026 in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures, management discussion and analysis (MD&A), statement of changes in net assets, and required supplementary information required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statements were included in the financial statements, they might influence the user's conclusions about the Organization's net position, changes in net assets, and cash flows. Accordingly, the financials statements are not designed for those who are not informed about such matters.

Supplementary Information

The supplementary information contained in the departmental statements of revenue and expenses for the 1 month and 11 months ended May 31, 2026 and May 31, 2025, is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

Other Matters

While the financial statements are compiled in accordance with accounting principles generally accepted in the United States of America, their presentation is not.

We are not independent with respect to LAWTON ECONOMIC DEVELOPMENT AUTHORITY.

Hatch, Croke & Associates, P.C.

Hatch, Croke & Associates, P.C.
Lawton, Oklahoma
June 25, 2026

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Net Position
May 31, 2026 and 2025

ASSETS

		As of May 31, 2026		As of May 31, 2025		Change	Pct
Current Assets							
Cash-IBC Downtown TIF #5500	$	308,919.45	$	455,875.35	$	(146,955.90)	(32)
Cash-IBC TIF 2 #0944		2,576,579.22		1,643,642.89		932,936.33	57
Cash-CNB STEDI TIF #7680		249,000.13		3,248,457.53		(2,999,457.40)	(92)
Cash-BOK TIF2 #58-1 Restricted		516,397.32		260,224.69		256,172.63	98
Cash - CNB STEM #769		455,917.45		507,746.64		(51,829.19)	(10)
Cash-BOK 2019 Interest #58.2		156.49		0.00		156.49	0
Cash - CNB IntraFi		2,639,903.20		0.00		2,639,903.20	0
Interest Receivable - BOK		1,150.23		850.14		300.09	35
Sales & Use Tax Receivable		0.00		126,076.31		(126,076.31)	(100)
Property Tax Receivable TIF 1		51,721.78		41,277.00		10,444.78	25
Property Tax Receivable TIF 2		0.00		3,231.50		(3,231.50)	(100)
A/R-State Matching Curr Yr		859,592.62		801,938.31		57,654.31	7
A/R-State Matching Pr Yrs		0.00		557,212.41		(557,212.41)	(100)
Total Current Assets	$	7,659,337.89	$	7,646,532.77	$	12,805.12	0
Fixed Assets							
Land - Town Center Lot 3 & 8		1,391,760.65		1,376,188.00		15,572.65	1
Land - SW Bishop Rd 40 Acres		405,500.00		405,500.00		0.00	0
Land - Firehawk 320 Acres		1,607,578.00		0.00		1,607,578.00	0
Total Fixed Assets		3,404,838.65		1,781,688.00		1,623,150.65	91
Other Assets							
N/R - Westwin Elements		2,700,000.00		2,700,000.00		0.00	0
Total Other Assets		2,700,000.00		2,700,000.00		0.00	0
Total Assets	$	13,764,176.54	$	12,128,220.77	$	1,635,955.77	13

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Net Position
May 31, 2026 and 2025

LIABILITIES AND NET POSITION

		As of May 31, 2026		As of May 31, 2025		Change	Pct
Current Liabilities							
Accounts Payable	$	46,148.00	$	45,509.00	$	639.00	1
Accrued Interest Payable		128,100.44		139,246.26		(11,145.82)	(8)
Total Current Liabilities	$	174,248.44	$	184,755.26	$	(10,506.82)	(6)
Long Term Liabilities							
N/P - CCIDA Westwin Project		2,000,000.00		2,000,000.00		0.00	0
N/P - CCIDA Firehawk 320 Acres		1,100,000.00		0.00		1,100,000.00	0
N/P - Truist Financial		20,745,000.00		22,550,000.00		(1,805,000.00)	(8)
Payable to Repulic Paperboard		4,104,228.00		0.00		4,104,228.00	0
Payable to LEDC-TIF5 Incentive		243,535.00		243,535.00		0.00	0
Payable to LEDC-TIF4 Incentive		160,000.00		160,000.00		0.00	0
Payable to COL-TIF4 Incentives		325,543.33		325,543.33		0.00	0
Payable to COL - downtown plan		0.00		414,322.00		(414,322.00)	(100)
Payable to COL-Westwin Project		1,000,000.00		1,000,000.00		0.00	0
Payable to COL-Fisher59(TIF 5)		1,770,310.30		1,770,310.30		0.00	0
Total Long Term Liabilitie		31,448,616.63		28,463,710.63		2,984,906.00	10
Net Position							
Invested in Capital Assets		1,797,260.65		1,781,688.00		15,572.65	1
Net Position-Rest(BOK Cash)		516,553.81		260,224.69		256,329.12	99
Net Position-Restr(TIF 4 STEM)		17,766.60		33,455.06		(15,688.46)	(47)
Net Position-Restr(TIF 3 STEM)		396,476.53		313,059.66		83,416.87	27
Net Position-Restr(TIF 5 STEM)		315.60		0.00		315.60	0
Net Position-Restr(TIF 6 STEM)		15,751.90		0.00		15,751.90	0
Net Position - Unrestricted		(18,242,263.64)		(20,722,739.94)		2,480,476.30	(12)
Change in Net Position		(2,360,549.98)		1,814,067.41		(4,174,617.39)	(230)
Total Net Position		(17,858,688.53)		(16,520,245.12)		(1,338,443.41)	8
Total Liabilities & Net	$	13,764,176.54	$	12,128,220.77	$	1,635,955.77	13

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses - Combined
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Hotel/Motel Tax	$ 27,157.00	10.94	$ 0.00	0.00	$ 254,651.00	6.46	$ 230,473.00	7.14
State of OK Matching Funds	96,370.21	38.83	172,748.52	50.34	859,592.61	21.82	801,938.31	24.85
Property Tax Income	51,721.78	20.84	44,508.50	12.97	2,193,376.41	55.67	1,623,083.62	50.30
Sales and Use Tax	72,927.21	29.39	125,879.52	36.68	632,098.62	16.04	571,375.31	17.71
Total Revenue	248,176.20	100.00	343,136.54	100.00	3,939,718.64	100.00	3,226,870.24	100.00
Operating Expenses								
Advertising & Marketing	0.00	0.00	0.00	0.00	784.44	0.02	642.32	0.02
Bank Charges	95.33	0.04	0.00	0.00	2,749.32	0.07	2,595.00	0.08
Development Assistance	0.00	0.00	0.00	0.00	5,241,095.01	133.03	562,188.03	17.42
Interest Expense	42,700.13	17.21	46,415.42	13.53	584,966.31	14.85	517,814.94	16.05
License Fee - Lawton Lodging	18,104.67	7.30	0.00	0.00	192,133.34	4.88	134,129.34	4.16
Mowing/Debris Removal	1,200.00	0.48	1,920.00	0.56	4,240.00	0.11	3,200.00	0.10
Office Expense	0.00	0.00	140.61	0.04	0.00	0.00	281.22	0.01
Professional Fees - Accountin	1,475.00	0.59	2,200.00	0.64	14,070.00	0.36	16,416.38	0.51
Professional Fees - Legal	0.00	0.00	3,240.00	0.94	163,255.16	4.14	122,878.41	3.81
Professional Fees - Other	6,649.00	2.68	6,649.00	1.94	73,139.00	1.86	71,307.00	2.21
STEM Community Events	32,850.00	13.24	31,500.00	9.18	63,945.15	1.62	35,250.69	1.09
TIF-Cache Public Schools	0.00	0.00	0.00	0.00	28,051.47	0.71	17,644.88	0.55
TIF-Comanche Cty Commissio	0.00	0.00	0.00	0.00	23,754.25	0.60	20,877.11	0.65
TIF-Comanche County Hlth De	0.00	0.00	0.00	0.00	5,944.37	0.15	5,224.38	0.16
TIF-Great Plains Tech Center	0.00	0.00	0.00	0.00	35,410.77	0.90	31,121.81	0.96
TIF - Lawton Public Schools	0.00	0.00	0.00	0.00	6,110.57	0.16	5,780.00	0.18
Total Operating Expens	103,074.13	41.53	92,065.03	26.83	6,439,649.16	163.45	1,547,351.51	47.95
Operating Income	145,102.07	58.47	251,071.51	73.17	(2,499,930.52)	(63.45)	1,679,518.73	52.05
Interest Income	10,295.21	4.15	12,939.07	3.77	139,380.54	3.54	134,548.68	4.17
Total Other Income	10,295.21	4.15	12,939.07	3.77	139,380.54	3.54	134,548.68	4.17
Change in Net Positi	$ 155,397.28	62.62	$ 264,010.58	76.94	$ (2,360,549.98)	(59.92)	$ 1,814,067.41	56.22

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Cash Flows
For the Period Ended May 31, 2026
INCREASE (DECREASE) IN CASH OR CASH EQUIVALENTS

	1 Month Ended May 31, 2026	11 Months Ended May 31, 2026
Cash Flow from Operating Activities		
Net Income (Loss)	$ 155,397.28	$ (2,360,549.98)
Adjustments to Reconcile Cash Flow		
Decrease (Increase) in Current Assets		
Interest Receivable - BOK	(236.24)	77.58
A/R COL - Hotel/Motel Tax	0.00	33,549.00
Sales & Use Tax Receivable	74,437.10	199,573.01
Property Tax Receivable TIF 1	30,380.44	(28,429.95)
Property Tax Receivable TIF 3	738.00	0.00
A/R-State Matching Curr Yr	(96,370.21)	356,305.39
A/R-State Matching Pr Yrs	0.00	557,212.41
Increase (Decrease) in Current Liabilities		
Accounts Payable	21,697.18	26,774.24
Accrued Interest Payable	42,700.13	(57,561.24)
TIF 3 Distributions Payable	0.00	(32,598.02)
Total Adjustments	73,346.40	1,054,902.42
Cash Provided (Used) by Operations	228,743.68	(1,305,647.56)
Cash Flow From Investing Activities		
Sales (Purchases) of Assets		
Land - Firehawk 320 Acres	(1,607,578.00)	(1,607,578.00)
Cash Provided (Used) by Investing	(1,607,578.00)	(1,607,578.00)
Cash Flow From Financing Activities		
Cash (Used) or provided by:		
N/P - CCIDA Firehawk 320 Acres	1,100,000.00	1,100,000.00
N/P - Truist Financial	0.00	(1,805,000.00)
Payable to Repulic Paperboard	0.00	4,104,228.00
Payable to COL - downtown plan	0.00	(414,322.00)
Cash Provided (Used) by Financing	1,100,000.00	2,984,906.00
Net Increase (Decrease) in Cash	(278,834.32)	71,680.44
Cash at Beginning of Period	7,025,707.58	6,675,192.82
Cash at End of Period	$ 6,746,873.26	$ 6,746,873.26

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses - Operations
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Operating Expenses								
Advertising & Marketing	0.00	0.00	0.00	0.00	784.44	0.00	642.32	0.00
Bank Charges	95.33	0.00	0.00	0.00	2,749.32	0.00	2,560.00	0.00
Interest Expense	42,700.13	0.00	46,415.42	0.00	584,966.31	0.00	517,814.94	0.00
Mowing/Debris Removal	1,200.00	0.00	1,920.00	0.00	4,240.00	0.00	1,920.00	0.00
Office Expense	0.00	0.00	140.61	0.00	0.00	0.00	281.22	0.00
Professional Fees - Accountin	1,475.00	0.00	2,200.00	0.00	14,070.00	0.00	16,416.38	0.00
Professional Fees - Legal	0.00	0.00	3,240.00	0.00	163,255.16	0.00	122,878.41	0.00
Professional Fees - Other	6,649.00	0.00	6,649.00	0.00	73,139.00	0.00	71,307.00	0.00
STEM Community Events	32,850.00	0.00	31,500.00	0.00	63,945.15	0.00	35,250.69	0.00
Total Operating Expens	84,969.46	0.00	92,065.03	0.00	907,149.38	0.00	769,070.96	0.00
Operating Income	(84,969.46)	0.00	(92,065.03)	0.00	(907,149.38)	0.00	(769,070.96)	0.00
Interest Income	10,295.21	0.00	12,939.07	0.00	139,380.54	0.00	134,548.68	0.00
Total Other Income	10,295.21	0.00	12,939.07	0.00	139,380.54	0.00	134,548.68	0.00
Change in Net Positi	$ (74,674.25)	0.00	$ (79,125.96)	0.00	$ (767,768.84)	0.00	$ (634,522.28)	0.00

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 1
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Property Tax Income	$ 51,721.78	100.00	$ 41,277.00	100.00	$ 437,949.36	100.00	$ 382,532.03	100.00
Total Revenue	51,721.78	100.00	41,277.00	100.00	437,949.36	100.00	382,532.03	100.00
Operating Expenses								
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.01
Total Operating Expens	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.01
Operating Income	51,721.78	100.00	41,277.00	100.00	437,949.36	100.00	382,497.03	99.99
Change in Net Positi	$ 51,721.78	100.00	$ 41,277.00	100.00	$ 437,949.36	100.00	$ 382,497.03	99.99

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 2
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Hotel/Motel Tax	$ 27,157.00	13.82	$ 0.00	0.00	$ 254,651.00	10.97	$ 230,473.00	10.58
State of OK Matching Funds	96,370.21	49.05	172,748.52	57.23	859,592.61	37.04	801,938.31	36.82
Property Tax Income	0.00	0.00	3,231.50	1.07	574,540.71	24.76	574,191.83	26.36
Sales and Use Tax	72,927.21	37.12	125,879.52	41.70	632,098.62	27.24	571,375.31	26.23
Total Revenue	196,454.42	100.00	301,859.54	100.00	2,320,882.94	100.00	2,177,978.45	100.00
Operating Expenses								
License Fee - Lawton Lodging	18,104.67	9.22	0.00	0.00	192,133.34	8.28	134,129.34	6.16
Mowing/Debris Removal	0.00	0.00	0.00	0.00	0.00	0.00	1,280.00	0.06
Total Operating Expens	18,104.67	9.22	0.00	0.00	192,133.34	8.28	135,409.34	6.22
Operating Income	178,349.75	90.78	301,859.54	100.00	2,128,749.60	91.72	2,042,569.11	93.78
Change in Net Positi	$ 178,349.75	90.78	$ 301,859.54	100.00	$ 2,128,749.60	91.72	$ 2,042,569.11	93.78

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 3
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Property Tax Income	$ 0.00	0.00	$ 0.00	0.00	$ 842,545.34	100.00	$ 496,309.76	100.00
Total Revenue	0.00	0.00	0.00	0.00	842,545.34	100.00	496,309.76	100.00
Operating Expenses								
Development Assistance	0.00	0.00	0.00	0.00	4,320,240.00	512.76	0.00	0.00
TIF-Cache Public Schools	0.00	0.00	0.00	0.00	25,941.27	3.08	17,644.88	3.56
TIF-Comanche Cty Commissio	0.00	0.00	0.00	0.00	18,038.01	2.14	16,858.05	3.40
TIF-Comanche County Hlth De	0.00	0.00	0.00	0.00	4,513.91	0.54	4,218.63	0.85
TIF-Great Plains Tech Center	0.00	0.00	0.00	0.00	26,889.51	3.19	25,130.53	5.06
Total Operating Expens	0.00	0.00	0.00	0.00	4,395,622.70	521.71	63,852.09	12.87
Operating Income	0.00	0.00	0.00	0.00	(3,553,077.36)	(421.71)	432,457.67	87.13
Change in Net Positi	$ 0.00	0.00	$ 0.00	0.00	$ (3,553,077.36)	(421.71)	$ 432,457.67	87.13

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 4
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Property Tax Income	$ 0.00	0.00	$ 0.00	0.00	$ 177,666.00	100.00	$ 170,050.00	100.00
Total Revenue	0.00	0.00	0.00	0.00	177,666.00	100.00	170,050.00	100.00
Operating Expenses								
TIF-Comanche Cty Commissio	0.00	0.00	0.00	0.00	4,211.52	2.37	4,019.06	2.36
TIF-Comanche County Hlth De	0.00	0.00	0.00	0.00	1,053.91	0.59	1,005.75	0.59
TIF-Great Plains Tech Center	0.00	0.00	0.00	0.00	6,278.17	3.53	5,991.28	3.52
TIF - Lawton Public Schools	0.00	0.00	0.00	0.00	6,056.77	3.41	5,780.00	3.40
Total Operating Expens	0.00	0.00	0.00	0.00	17,600.37	9.91	16,796.09	9.88
Operating Income	0.00	0.00	0.00	0.00	160,065.63	90.09	153,253.91	90.12
Change in Net Positi	$ 0.00	0.00	$ 0.00	0.00	$ 160,065.63	90.09	$ 153,253.91	90.12

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 5
For the Periods Ended May 31, 2026 and 2025

	1 Month Ended May 31, 2026	Pct	1 Month Ended May 31, 2025	Pct	11 Months Ended May 31, 2026	Pct	11 Months Ended May 31, 2025	Pct
Revenue								
Property Tax Income	$ 0.00	0.00	$ 0.00	0.00	$ 3,156.00	100.00	$ 0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00	3,156.00	100.00	0.00	0.00
Operating Expenses								
Development Assistance	0.00	0.00	0.00	0.00	920,855.01	999.00	562,188.03	0.00
TIF-Comanche Cty Commissio	0.00	0.00	0.00	0.00	37.41	1.19	0.00	0.00
TIF-Comanche County Hlth De	0.00	0.00	0.00	0.00	9.36	0.30	0.00	0.00
TIF - Great Plains Tech Center	0.00	0.00	0.00	0.00	2,243.09	71.07	0.00	0.00
TIF - Lawton Public Schools	0.00	0.00	0.00	0.00	53.80	1.70	0.00	0.00
Total Operating Expens	0.00	0.00	0.00	0.00	923,198.67	999.00	562,188.03	0.00
Operating Income	0.00	0.00	0.00	0.00	(920,042.67)	(999.00)	(562,188.03)	0.00
Change in Net Positi	$ 0.00	0.00	$ 0.00	0.00	$ (920,042.67)	(999.00)	$ (562,188.03)	0.00

See Accountant's Compilation Report

Item Title:
Consider and take action to approve the granting of a Temporary Utility Easement and a Permanent Utility Easement to the City of Lawton for the Lawton Industrial Sewer Line Project, and authorize the Chairman to execute all necessary documents.

Initiator: Cynthia Augustine, Real Property Coordinator

Information Source: Cynthia Augustine, Real Property Coordinator

Background:
The City of Lawton has requested that the Lawton Economic Development Authority grant a Temporary Utility Easement and a Permanent Utility Easement across Authority-owned property for the Lawton Industrial Sewer Line Project. The temporary easement will provide the City, its employees, agents, and contractors access to the property for construction activities associated with the installation of the sewer line and will terminate upon completion and acceptance of the project. The permanent easement will provide the City with the perpetual right to install, construct, operate, inspect, maintain, repair, replace, relocate, and remove sewer lines, water lines, public utilities, and associated appurtenances within the easement area. The easement documents include the legal descriptions and exhibits depicting the easement locations.

Correlation to the True North Statement:
This item reinforces the City's commitment to being Open for Business by enabling infrastructure improvements that support industrial development and future economic investment.

Exhibit:
LEDA - Industrial Sewer Easements - FireHawk

Key Issues:
N/A

Funding Source:
N/A

Recommended Action:
Approve the granting of a Temporary Utility Easement and a Permanent Utility Easement to the City of Lawton for the Lawton Industrial Sewer Line Project and authorize the Chairman to execute all necessary documents.

ATTACHMENTS:
1. LEDA - Industrial Sewer Easements - FireHawk

TEMPORARY UTILITY EASEMENT
(Sewer Main)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Lawton Economic Development Authority, an Oklahoma public trust,** of Comanche County, State of Oklahoma, hereinafter referred to as "Grantor", in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, on behalf of the Grantor and said Grantor's executors, administrators, successors and assigns, hereby Grant, Bargain, Sell and Convey unto **City of Lawton, a Municipal Corporation, 212 SW 9th Street, Lawton, Oklahoma, 73501,** of Comanche County, Oklahoma, hereinafter referred to as "Grantee", its administrators, successors and assigns, a Permanent Easement and right-of-way in, over, across and along, and upon the following described real property and premises situated in Comanche County, State of Oklahoma to-wit:

See Attached Exhibit's A and Exhibit's B

Grantor claimed title by Warranty Deed, recorded in Book 10191, Page 80.

with the right of ingress and egress to and from the same for the purpose of installing, constructing, operating, maintaining, repairing and replacing in, over, under, through, and upon the real property adjacent to the said property as described a sewer line along with the further right to operate, maintain, repair or replace the same.

This easement will be used for various construction purposes that the Grantee, its employees, agents and contractors may determine are necessary for the execution of such work, including but not limited to storage and operation of construction equipment, stockpiling of materials, and for any other purposes associated with the construction work. All of the rights of the Grantee in and to this easement shall terminate upon acceptance of the completed construction of the Lawton Industrial Sewer Line Project.

TO HAVE AND TO HOLD such easement for the purposes herein stated, unto the said City of Lawton, a Municipal Corporation, its successors and assign.

Signed and delivered this ____ day of _______________, 2026.

LAWTON ECONOMIC DEVELOPMENT AUTHORITY, an Oklahoma public trust

____
By: David Madigan, Chairman

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS
COUNTY OF COMANCHE)

Before me, the undersigned, a Notary Public in and for said County and State on this _______ day of _______________, 2026, personally appeared, **David Madigan, Chairman, Lawton Economic Development Authority,** to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

____
Notary Public

My commission expires:

____
My commission number:

____

ACCEPTANCE

Accepted by Lawton City Council for and on behalf of the City of Lawton, Oklahoma, this ____ day of ________________, 2026.

CITY OF LAWTON, OKLAHOMA
a municipal corporation

____
Stanley Booker, Mayor

ATTEST:

____
Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality on behalf of the City of Lawton this ____ day of ________________, 2026.

____
Jari Askins, Interim City Attorney

EXHIBIT "A"
0.037 ACRE TRACT
SE 1/4, Section 25, Township 2 North, Range 13 West,
Indian Meridian, Comanche County, Oklahoma

Being a 0.037 acre (1,590 square foot) tract situated in the southeast 1/4 of Section 25, Township 2 North, Range 13 West, Comanche County, Oklahoma, said 0.037 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at mag nail with shiner stamped "AAB CA 8318" found at the southeast corner of the said Section 25;

THENCE, North 00 degrees 20 minutes 57 seconds East, along the east line of said Section 25, a distance of 1,790.67 feet to a point for corner;

THENCE, North 89 degrees 39 minutes 03 seconds West, departing said west line, a distance of 33.00 feet to a point for corner in the west right-of-way line of Goodyear Boulevard (a 66-foot wide statutory right-of-way) and the **POINT OF BEGINNING**;

THENCE, departing said west right-of-way line, over and across said Section 25, the following three (3) courses and distances;

> North 89 degrees 39 minutes 03 seconds West, a distance of 64.52 feet to a point for corner;
>
> North 00 degrees 20 minutes 57 seconds West, a distance of 50.00 feet to a point for corner;
>
> South 89 degrees 39 minutes 03 seconds East, a distance of 64.52 feet to a point for corner in the said west right-of way line of Goodyear Boulevard;

THENCE, South 00 degrees 20 minutes 57 seconds West, along said west right-of-way line, a distance of 10.00 feet to a point for corner;

THENCE, departing said west right-of-way line, over and across said Section 25, the following three (3) courses and distances;

> North 89 degrees 39 minutes 03 seconds West, a distance of 54.52 feet to a point for corner;
>
> South 00 degrees 20 minutes 57 seconds West, a distance of 30.00 feet to a point for corner;
>
> South 89 degrees 39 minutes 03 seconds East, a distance of 54.52 feet to a point for corner in the said west right-of way line of Goodyear Boulevard;

EXHIBIT "A"
0.037 ACRE TRACT
SE 1/4, Section 25, Township 2 North, Range 13 West,
Indian Meridian, Comanche County, Oklahoma

THENCE, South 00 degrees 20 minutes 57 seconds West, along said west right-of-way line, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 1,590 square feet or (0.037 acres) of land.

Bearing Basis being Grid North, Oklahoma Coordinate System, South Zone (3502), NAD83 (NAD83 (2011 adjustment) epoch 2010).

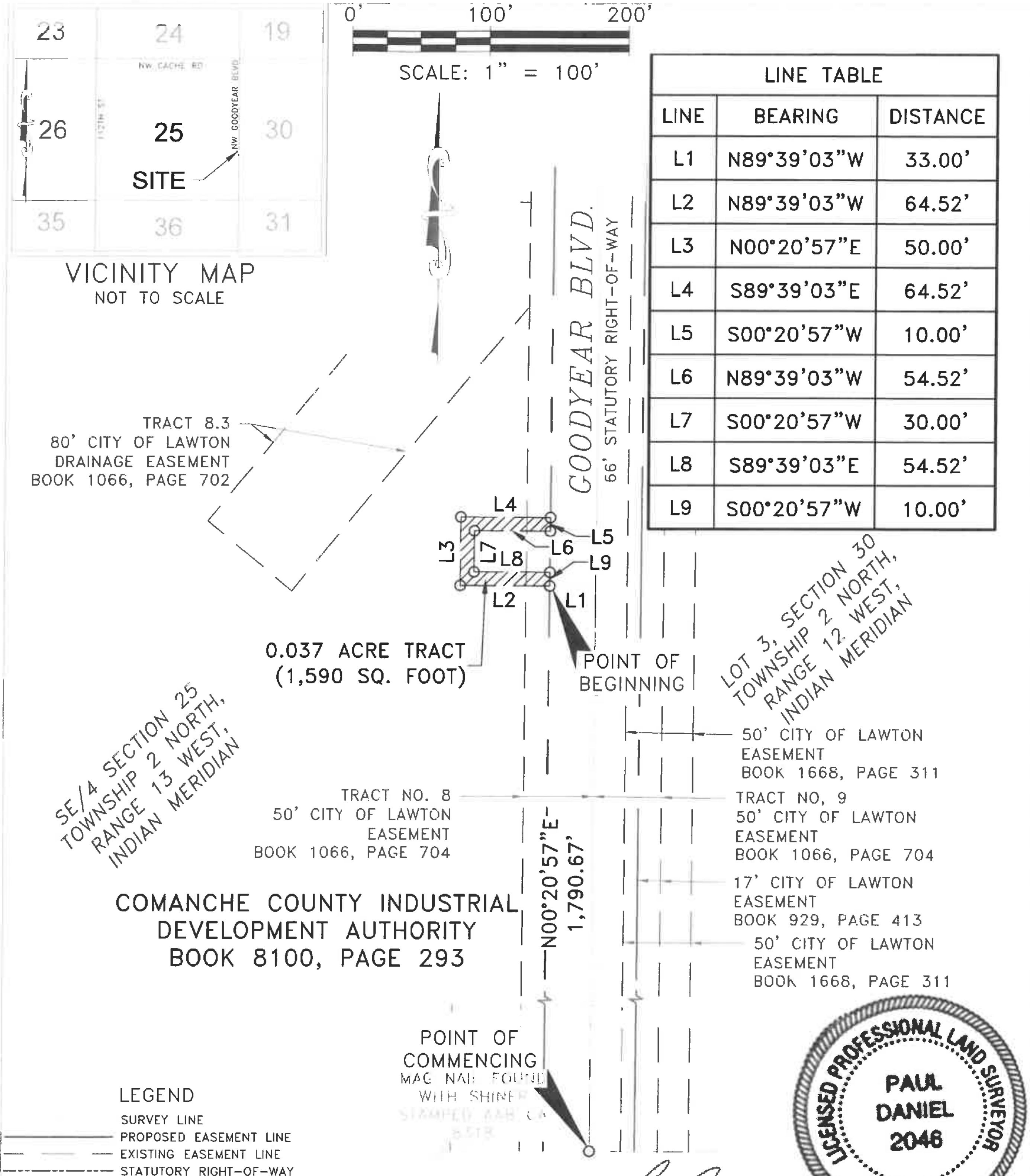
SURVEYOR'S CERTIFICATE

This easement exhibit meets the minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Professional Engineers and Land Surveyors.

05/01/2026

Paul Daniel
PLS No. 2046
Jacobs
777 Main Street
Fort Worth, Texas 76102
Phone (817)735-6000
Fax (817)735-6148
C.O.A. No. 1435

LICENSED PROFESSIONAL LAND SURVEYOR
PAUL DANIEL 2046
OKLAHOMA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°39'03"W	33.00'
L2	N89°39'03"W	64.52'
L3	N00°20'57"E	50.00'
L4	S89°39'03"E	64.52'
L5	S00°20'57"W	10.00'
L6	N89°39'03"W	54.52'
L7	S00°20'57"W	30.00'
L8	S89°39'03"E	54.52'
L9	S00°20'57"W	10.00'

LEGEND

SURVEY LINE

PROPOSED EASEMENT LINE

EXISTING EASEMENT LINE

STATUTORY RIGHT-OF-WAY

○ POINT FOR CORNER UNLESS OTHERWISE NOTED

BEARING BASIS BEING GRID NORTH, OKLAHOMA COORDINATE SYSTEM, SOUTH ZONE (3502), NAD83 (NAD83 (2011 ADJUSTMENT) EPOCH 2010).

SHEET 3 OF 3	DATE: 05/01/2026 SCALE: 1" = 100' DRAWN BY: QEW CHECKED BY: FMD	EXHIBIT B 0.037 ACRE TRACT SE 1/4, SECTION 25, TOWNSHIP 02 NORTH, RANGE 13 WEST, INDIAN MERIDIAN, CITY OF LAWTON, COMANCHE COUNTY, OKLAHOMA	Jacobs 777 MAIN STREET, FORT WORTH, TEXAS 76102 PHONE (817)735-6000 FAX (817)735-6148 C.O.A. 1435

PERMANENT UTILITY EASEMENT
(Sewer Main)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Lawton Economic Development Authority, an Oklahoma public trust,** of Comanche County, State of Oklahoma, hereinafter referred to as "Grantor", in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, on behalf of the Grantor and said Grantor's executors, administrators, successors and assigns, hereby Grant, Bargain, Sell and Convey unto **City of Lawton, a Municipal Corporation, 212 SW 9th Street, Lawton, Oklahoma, 73501,** of Comanche County, Oklahoma, hereinafter referred to as "Grantee", its administrators, successors and assigns, a Permanent Easement and right-of-way in, over, across and along, and upon the following described real property and premises situated in Comanche County, State of Oklahoma to-wit:

See Attached Exhibit's A and Exhibit's B

Grantor claimed title by Warranty Deed, recorded in Book 10191, Page 80.

Together with the perpetual right of ingress and egress for the installation, construction, operation, inspection, maintenance, repair, replacement, relocation, and removal of sewer lines, water lines, public utilities, and all associated appurtenances within the described area.

The City of Lawton, its officers, employees, agents, and contractors, shall have the right to enter upon the described area as reasonably necessary to exercise the rights granted herein and to perform all activities related thereto.

TO HAVE AND TO HOLD such easement for the purposes herein stated, unto the said City of Lawton, a Municipal Corporation, its successors and assign.

Signed and delivered this ____ day of _______________, 2026.

LAWTON ECONOMIC DEVELOPMENT
AUTHORITY, an Oklahoma public trust

____
By: David Madigan, Chairman

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS
COUNTY OF COMANCHE)

Before me, the undersigned, a Notary Public in and for said County and State on this _______ day of _______________, 2026, personally appeared, **David Madigan, Chairman, of Lawton Economic Development Authority,** to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

____
Notary Public

My commission expires:

____
My commission number:

____

ACCEPTANCE

Accepted by Lawton City Council for and on behalf of the City of Lawton, Oklahoma, this ____ day of ________________, 2026.

CITY OF LAWTON, OKLAHOMA
a municipal corporation

____
Stanley Booker, Mayor

ATTEST:

____
Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality on behalf of the City of Lawton this ____ day of ________________, 2026.

____
Jari Askins, Interim City Attorney

EXHIBIT "A"
0.038 ACRE TRACT
SE 1/4, Section 25, Township 2 North, Range 13 West,
Indian Meridian, Comanche County, Oklahoma

Being a 0.038 acre (1,636 square foot) tract situated in the southeast 1/4 of Section 25, Township 2 North, Range 13 West, Comanche County, Oklahoma, said 0.038 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at mag nail with shiner stamped "AAB CA 8318" found at the southeast corner of the said Section 25;

THENCE, North 00 degrees 20 minutes 57 seconds East, along the east line of said Section 25, a distance of 1,800.67 feet to a point for corner;

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>
> North 00 degrees 20 minutes 57 seconds East , a distance of 30.00 feet to a point for corner;
>
> South 89 degrees 39 minutes 03 seconds East, a distance of 54.52 feet to a point for corner in the said west right-of way line of Goodyear Boulevard;

THENCE, South 00 degrees 20 minutes 57 seconds West, along said west right-of-way line, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 1,636 square feet or (0.038 acres) of land.

EXHIBIT "A"
0.038 ACRE TRACT
SE 1/4, Section 25, Township 2 North, Range 13 West,
Indian Meridian, Comanche County, Oklahoma

Bearing Basis being Grid North, Oklahoma Coordinate System, South Zone (3502), NAD83 (NAD83 (2011 adjustment) epoch 2010).

SURVEYOR'S CERTIFICATE

This easement exhibit meets the minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Professional Engineers and Land Surveyors.

05/01/2026

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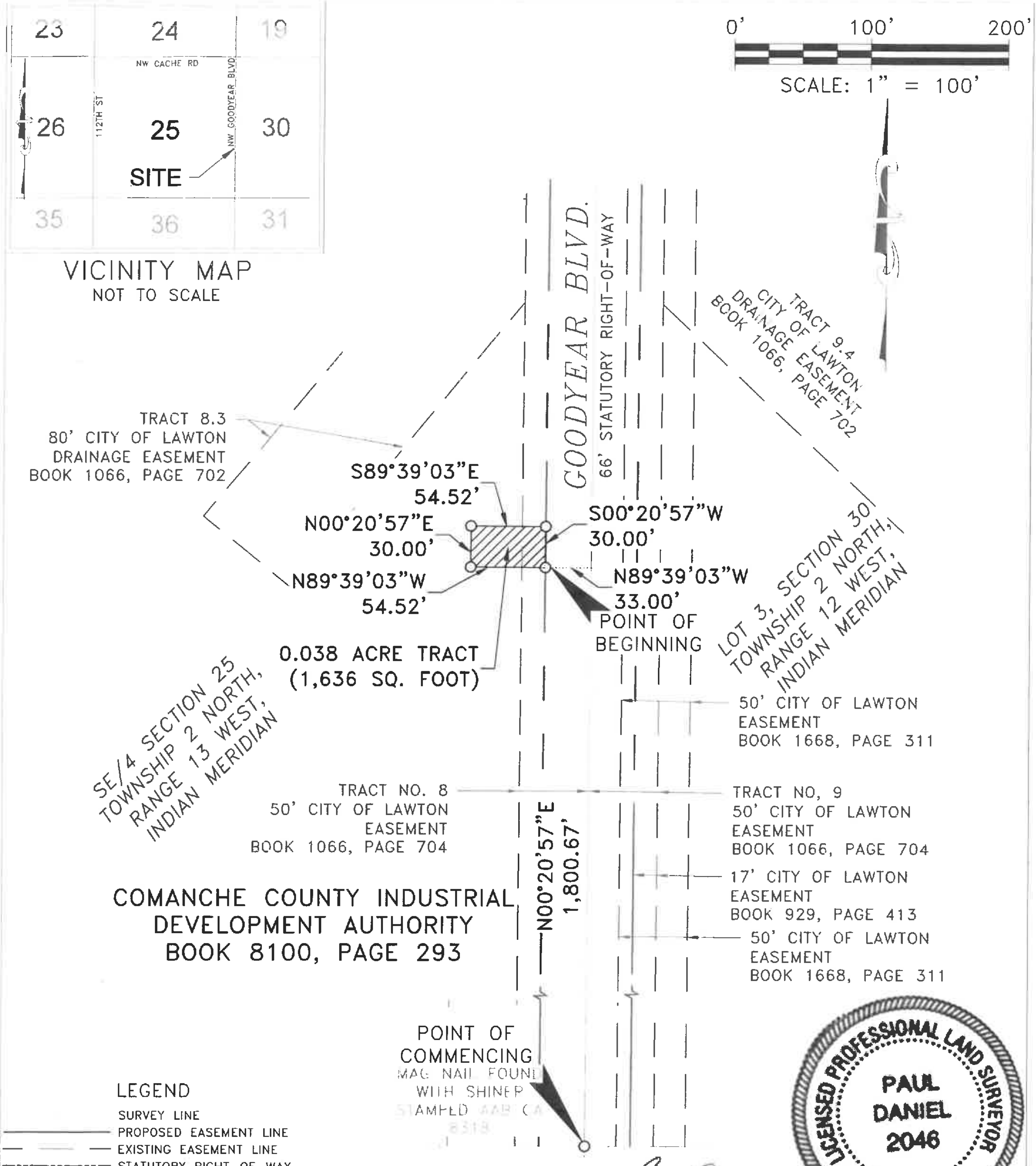
PAUL
DANIEL
2046
OKLAHOMA

J:\JOB\WFXS0711-Lawton Industrial Sewer Main\700 CADD\713 Survey\713.5 Easement\Legals\WFXS0711EX01.docx

Sheet 2 of 3



LEGEND

SURVEY LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
STATUTORY RIGHT-OF-WAY
○ POINT FOR CORNER UNLESS OTHERWISE NOTED

BEARING BASIS BEING GRID NORTH, OKLAHOMA COORDINATE SYSTEM, SOUTH ZONE (3502), NAD83 (NAD83 (2011 ADJUSTMENT) EPOCH 2010).

LICENSED PROFESSIONAL LAND SURVEYOR
PAUL DANIEL
2046
OKLAHOMA

SHEET 3 OF 3	DATE: 05/01/2026	
	SCALE: 1" = 100'	
	DRAWN BY: QEW	
	CHECKED BY: PMD	

EXHIBIT B
0.038 ACRE TRACT

SE 1/4, SECTION 25, TOWNSHIP 02 NORTH, RANGE 13 WEST, INDIAN MERIDIAN, CITY OF LAWTON, COMANCHE COUNTY, OKLAHOMA

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