

FISTA Development Trust Authority Board Meeting Minutes

January 7, 2025 at 3:15 p.m.

FISTA

200 SW C Avenue, Lawton, Oklahoma

Trustees Present: Mark Brace, Barry Ezerski, Clarence Fortney, Brian Henry, Albert Johnson, Jr., Phil Kennedy, David Madigan, Liz Tomichen, and Randy Warren

Ex-Officio Present: Assistant Treasurer Dani Blackburn and Dewayne Burk

Trustees Absent: Amber Woomavovah, and Allan Hampton

Ex-Officio Absent: n/a

Staff Present: Dr. Krista Ratliff, Charli Hall, Ariana Sirokman, Nena Hardy, Stephen Skinner, and Maggie Rodriguez

Guests: Eric Swanson, Kim McConnell, and Matina Davis

I. Call to Order/Roll Call

II. Introduction of Guests

III. Business

- A.** Consider approval of the minutes of the Trust meeting on December 3, 2024.

ACTION: Mr. Kennedy moved to approve the minutes of the Trust meeting on December 3, 2024; Mr. Madigan seconded the motion. The motion passed unanimously. A copy of the minutes is on file in the Office of the City Clerk.

- B.** Consider approval of October 2024 financials.

ACTION: Assistant Treasurer Dani Blackburn presented. Mr. Fortney moved to approve the October 2024 financials; Mr. Johnson seconded the motion. The motion passed unanimously. A copy of the financials is on file in the Office of the City Clerk.

- C.** Consider approval of an Agreement with Tradesman Architectural Studios for professional services in designing, bidding, and construction administration of FISTA Tenant Suites (Copies of the Agreement are on file in the Office of the City Clerk)

ACTION: Dr. Ratliff presented; Mr. Warren moved to approve the agreement with Tradesman Architectural Studios for the FISTA Tenant Suites and authorize the Chair and Secretary to execute the Agreement.; Mr. Ezerski seconded the motion. The motion passed unanimously. A Copy of the Agreement is on file in the Office of the City Clerk.

- D.** Consider approval of an Amended Lease Agreement between the FISTA Trust and Epirus Inc., for approximately 2,107 square feet, as their First Right of Refusal Space, and authorize the Chair and Secretary to execute the agreement (Copies of the Agreement are on file in the Office of the City Clerk)
ACTION: Dr. Ratliff presented. Mr. Madigan moved to approve an Amended Lease Agreement between the FISTA Trust and Epirus Inc., for approximately 2,107 square feet as their First Right of Refusal Space, and authorize the Chair and Secretary to execute the Agreement; Mr. Henry seconded the motion. The motion passed unanimously. A copy of the Agreement is on file in the Office of the City Clerk.
- E.** Consider approval of a Lease Agreement between the FISTA Trust and The Innovation Foundation at Oklahoma State University for approximately 250 square feet in the Business Integration Center (BIC) at Central Plaza, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file in the Office of the City Clerk)
ACTION: Dr. Ratliff presented. Mr. Johnson moved to approve a Lease Agreement between the FISTA Trust and the Innovation Foundation at Oklahoma State University for approximately 250 square feet in the BIC at Central Plaza, and authorize the Chair and Secretary to execute the agreement; Mr. Fortney seconded the motion. The motion passed unanimously. A copy of the Agreement is on file in the Office of the City Clerk.
- F.** Consider approval of a Request for Proposals for Architectural and Engineering Services for the Design of an Anechoic Chamber at FISTA and direct the solicitation for proposals be published and advertised as required by applicable laws (Copies of the Request for Proposals are on file in the Office of the City Clerk)
ACTION: Dr. Ratliff presented. Mr. Kennedy moved to approve a Request for Proposals for Architectural and Engineering Services for the Design of an Anechoic Chamber at FISTA, and direct the solicitation for proposals be published and advertised as required by applicable laws; Mrs. Tomichen seconded the motion. The motion passed unanimously. A copy of the Request for Proposals is on file in the Office of the City Clerk.
- G.** Consider approval of a Request for Proposals for Additive Manufacturing Equipment for the FISTA STEM Center and direct the solicitation for proposals be published and advertised as required by applicable laws (Copies of the Request for Proposals are on file in the Office of the City Clerk)
ACTION: Dr. Ratliff presented. Mr. Warren moved to approve a Request for Proposals for Additive Manufacturing for the FISTA STEM Center and direct the solicitation for proposals be published and advertised as required by applicable laws; Mr. Henry seconded the motion. The motion passed unanimously. A copy of the Request for Proposals is on file in the Office of the City Clerk.
- H.** Consider entering into negotiations with Tradesman Architectural Studios for the provision of architectural and engineering services related to the design and development of the FISTA Anechoic Chamber. This recommendation is based on their proposal in response to the recently issued RFP and their demonstrated

qualifications (Copies of the Response to RFP are on file in the Office of the City Clerk)

ACTION: Dr. Ratliff presented. Mr. Fortney moved to Authorize the President & CEO to enter into negotiations with Tradesman Architectural Studios for contractual terms, scope of work, and budget related to the FISTA Anechoic Chamber project; Mr. Ezerski seconded the motion. The motion passed unanimously. A copy of the Response to RFP is on file in the Office of the City Clerk.

- I.** Consider approval of a five (5) year Lease Agreement between the FISTA Trust and SBIR Advisors for approximately 100 square feet in the Business Integration Center (BIC) at Central Plaza, and authorize the Chair and Secretary to execute the Agreement. (Copies of the Agreement are on file in the Office of the City Clerk)

ACTION: Dr. Ratliff presented. Mr. Ezerski moved to approve a five (5) year Lease Agreement between the FISTA Trust and SBIR Advisors for approximately 100 square feet in the BIC at Central Plaza, and authorize the Chair and Secretary to execute the agreement; Mr. Johnson seconded the motion. The motion passed unanimously. A copy of the Agreement is on file in the Office of the City Clerk.

- J.** Consider approval of a five (5) year Lease Agreement between the FISTA Trust and ANPC for approximately 100 square feet in the Business Integration Center (BIC) at Central Plaza, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file in the Office of the City Clerk)

ACTION: Dr. Ratliff presented. Mr. Fortney moved to approve a five (5) year Lease Agreement between the FISTA Trust and ANPC for approximately 100 square feet in the BIC at Central Plaza, and authorize the Chair and Secretary to execute the agreement; Mr. Kennedy seconded the motion. The motion passed unanimously. A copy of the Agreement is on file in the Office of the City Clerk.

IV. Reports

Chairman Update- Mr. Brace discussed the FYSI. He emphasized that the space where FYSI could potentially be located is currently up for discussion. He discussed the financial contributions from grants and possible contributions from the City of Lawton; Mr. Brace passed the floor to Dr. Ratliff.

President/CEO Update- Dr. Ratliff discussed the following: Introducing our two new employees at FISTA, Stephen Skinner and Maggie Rodriguez. Discussed a brief overview of their jobs and the contributions they will be making to FISTA. There are 11 current relationships in the works. Firehawk wants to get a test site between 60-70 acres of land. Currently looking at options for where they can get that space. Epirus is looking to potentially moving manufacturing to FISTA. We are in discussions of how that could be accomplished. Angel UAS is interested in coming to FISTA. They are looking for about 10,000 sqft of space. Leidos wants to expand, as they have already maxed out their recently completed suite and need more space. Booz Allen Hamilton has a lease in front of them. Fortum has a lease in front of them. Leonardo DRS has a lease in front of them. Following up with Athero later this month to discuss their coming to FISTA. They are looking for 10,000 sqft of space. The Plaza transition is complete, and we had a smooth transition with the employees. Plaza updates: Maurices

renewed their lease. Gamestop is due to renew its lease. Recruiters are relocating out of the Plaza and over onto 2nd Street. Casa Janella is extending their current lease. Quick thank you to Mr. Randy Warren for his generous donation of two beautiful canvas prints showcasing Fort Sill. They will be proudly displayed in FISTA. Construction Update: Incubator/Accelerator suites are complete, waiting on C/O now. The Convention Center and Café have been fully roughed in. Epirus construction is on schedule, with estimated completion in mid-April. Camgian is on schedule, with estimated completion in mid-April. STEM lab demolition has started. The STEM lab will fill out the former Old Navy, UPS store, Gold Exchange, and Common Area in the Plaza. Mrs. Martin-Teakell, our STEM Coordinator, has been working on the curriculum for the STEM lab but is also working to establish Professional Development for teachers, especially teachers from rural Districts, so they can bring STEM into their schools and communities. We may not be able to get every single student from the rural schools into the lab, but we can give tools to the teachers at those schools and get STEM thriving all over. The TPO on the roof is all complete, final touches are almost complete. Parking lot lights are being assessed, and we are working to get all lights operational. We are upgrading our security process. We installed monitors in the back for more visibility. FYSI visits to other science museums start at the end of January. Raegan will be visiting a lot of different establishments to get feedback, inspiration, and connections to develop FYSI to its fullest potential. The Lawton Constitution published a great Op-Ed piece on FISTA, and I encourage everyone to go read it. MG Mancino visited this morning, and we had a great discussion about the needs of the Oklahoma National Guard. The FIRES Roundtable breakfast is coming up in a few weeks. If you haven't registered, please make sure to do so. We will be hosting a FISTA Foundation Grant Ceremony at the end of the month. We will be honoring Aeon Industrial and Firehawk for their generous donations to the FISTA Foundation. Those donations will be utilized for scholarships in the coming years for students who wish to pursue a future in the STEM fields. We can't wait to be able to give back to the future of STEM. The FIRES Symposium is coming up in April and we are excited for the opportunity to host it here at FISTA. Dr. Ratliff ended her discussion with a personal health update.

V. Adjourn

This Notice of Meeting and Agenda was sent via email on January 6th, 2025, at 3:10 p.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.