

FISTA Development Trust Authority
Board Meeting
February 6, 2024 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 Special Trust meeting on December 20, 2023.
RECOMMENDED ACTION: Motion to approve/amend minutes.
 - B.** Consider approval of October 2023 and November 2023 financials.
RECOMMENDED ACTION: Motion to approve financials.
 - C.** Consider approval of a Partnership Agreement between U.S. Army Development Command Armament Center (DEVCOM AC) and the FISTA Trust for the purpose of promoting cooperative research and technology activities between DEVCOM AC and small businesses, public/private sector entities and educational institutions supported by the FISTA Trust, and authorize the President & CEO to execute the Agreement (Copies of the Agreement are on file in the Office of the City Clerk)
RECOMMENDED ACTION: Move to approve the Partnership Agreement between DEVCOM AC and the FISTA Trust for the purpose of promoting cooperative research and technology activities between DEVCOM AC and small businesses, public/private sector entities and educational institutions supported by the FISTA Trust, and authorize the President & CEO to execute the Agreement.
 - D.** Consider approval of a Lease Agreement between the FISTA Trust and Picogrid, Inc., for approximately 200 square feet within the FISTA, and authorize the Chair and Secretary to execute the Agreement (Copies of the Agreement are on file in the Office of the City Clerk)
RECOMMENDED ACTION: Move to approve a Lease Agreement between the FISTA Trust and Picogrid, Inc, for approximately 200 square feet within the FISTA, and authorize the Chair and Secretary to execute the Agreement.
 - 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)

RECOMMENDED ACTION: Move 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.

F. Consider approval of a Guaranteed Maximum Price Amendment to the Construction Contract with QAUD Build, Inc., for build out of Torch Technologies Innovation & Integration space in the FISTA, and authorize the Chair and Secretary to execute the Amendment (Copies of the Guaranteed Maximum Price Amendment are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the Guaranteed Maximum Price Amendment to the Construction Contract for build out of the Torch Technologies Innovation & Integration space, and authorize the Chair and Secretary to execute the Amendment.

G. Consider approval of a Funding Agreement between the Oklahoma Development Finance Authority, the City of Lawton, and the FISTA Development Trust Authority awarding to the City and FISTA Trust the amount of \$9,600,000 under a State of Oklahoma incentive program that targets job creation and retention together with infrastructure development, and authorize the Chair and Secretary to execute the Funding Agreement on behalf of the FISTA Trust (Copies of the Funding Agreement are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve the \$9,600,000 Funding Agreement awarded to the City of Lawton and FISTA Trust under a State of Oklahoma incentive program that targets job creation and retention together with infrastructure development, and authorize the Chair and Secretary to execute the Funding Agreement on behalf of the FISTA Trust.

H. Consider approval of a specific floor plan to be included in Exhibit A to the previously approved Lease Agreement with Blue Halo that specifically identifies the location of the 3,500 square feet leased, with an option to add 1,500 adjacent square feet, and direct the floor plan be included in Exhibit A (Copies of the proposed floor plan to be included in Exhibit A are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve a floor plan to be included in Exhibit A to the previously approved Lease Agreement with Blue Halo that specifically identifies the location of the 3,500 square feet leased, and direct the floor plan be included in Exhibit A.

I. Consider approval of a Request for Qualifications for Construction Manager at Risk services for the construction of various office and shell spaces within FISTA facilities at Central Plaza in Lawton, and direct the solicitation for qualifications be published and

advertised as required by applicable laws (Copies of the Request for Qualifications are on file in the Office of the City Clerk)

RECOMMENDED ACTION: Move to approve a Request for Qualifications for Construction Manager at Risk services for the construction of various office and shell spaces within FISTA facilities, and direct the solicitation for qualifications be published and advertised as required by applicable laws.

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 February 2, 2024 at 8:40am. 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.