City of Lawton

Lawton Economic Development Authority

Special Meeting Agenda

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

Thursday, July 31, 2025	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 approving the minutes of the May 15, 2025, and July 15, 2025, meetings.

2. Consider approving the May 2025 Financial Report from Hatch, Croke & Associates, PC.

3. Consider authorizing the Executive Director to submit an application for a Commercial/Industrial Short-Term Lease to the Oklahoma Commissioners of the Land Office for the 78.79-acre parcel being that portion of the Northeast ¼ of Section 36, Township 2 North, Range 13 West, lying northerly of the northerly right-of-way line of the Stillwater Central Railroad.

Reports

1. Receive a report from the LEDA Executive Director

Executive Session

1. Pursuant to Section 307C.11, Title 25, Oklahoma Statutes, consider convening in executive session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, and the creation of a proposal to entice a business to locate within their jurisdiction if the public disclosure of which would violate the confidentiality of prospective business entities.

Adjournment

City of Lawton

Lawton Economic Development Authority

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

Minutes

Thursday, May 15, 2025	2:00 PM	Lawton City Hall 3rd Floor Conference Room

Meeting Called to Order and Roll Call

Chairman Fitch called the meeting to order at 2:00 PM. in the 3rd floor conference room of City Hall.

ROLL CALL:

PRESENT: Fred Fitch, Jason Hensley, Randy Warren, Ron Nance, David Madigan, Brandie Page

ABSENT: Larry Neal, George Gill, David Means

OTHERS PRESENT: Richard Rogalski, LEDA Executive Director; Timothy Wilson, Interim City Attorney; Tammy Branstetter, City Clerk's Office; Matthew Modeste, Hatch, Croke & Associates; Kim McConnell, Lawton Constitution; Matina Davis, Citizen of the Community

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

Chairman Fitch confirmed with Branstetter that the meeting notice and agenda were posted by the City Clerk's Office as required by State Law.

Business Items

1. Consider approving the minutes of the April 17, 2025, meeting.

A copy of the minutes from the April 17, 2025, meeting may be obtained from the City Clerk's Office upon request.

Motion by Warren, **Second** by Madigan, to approve the minutes from the April 17, 2025, meeting as presented. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

2. Receive the March 2025 Financial Report from Hatch Croke & Associates, P.C., and take action as deemed necessary.

Matthew Modeste, Hatch, Croke & Associates, presented the March 2025 financial report.

Modeste said we will start on page 3 of the financial statements, which is the Statement of Net Position. With regard to the current assets — the bank accounts — we had four bank accounts with balances as of March 31st, 2025, totaling $6,575,482.36. A check in the amount of $72,417.29 was written during March to pay out the remaining balance in the Bricktown Brewery escrow account. That payment was approved at the meeting, so the account is no longer on the books, and its balance is zero. Modeste discussed the AR state matching for prior years. During the month, we received two payments from the Oklahoma Tax Commission, totaling $1,060,318.82. This leaves a remaining balance of $557,212.41 for matching funds from prior years. Staff and the Department of Commerce have been working extremely hard to secure these funds, as Richard has been updating you. Two payments have finally come in, and hopefully, the remaining funds won’t take as long to arrive.

Chairman Fitch said so we've got the payment from 2023.

Rogalski said that there were actually two payments, but they were both paid at the same time. So, we're sort of caught up on 2023, and then we have two prior to that. We've submitted the two payments that are showing — one for the current year and one for the prior year — both have been submitted. So, we have another million dollars that we've already submitted to them. I've been keeping tabs with them. She said that she's received it and is checking to see if anything is missing or if they need anything else. So, we should see that payment forthcoming. Rogalski said that technically, the second half of 2024 is current year funding because we don't even bill that until March or so, so it's really not its current year.

Chairman Fitch thanked Rogalski for all the work he's done in securing the state matching funds.

Rogalski said the letter that I got from the Department of Commerce said our net benefit rate is now 27.5%, which it should have always been. It kind of quieted all that other stuff, because we don’t have a tax rate that even approaches 27%.

Modeste said there were no changes in the fixed assets or other assets. Total assets, shown at the bottom of the page, are $12,396,430.95.

Modeste said on the next page under liabilities, the total current liabilities are $64,396.92, which includes accounts payable and the interest payable on the Truist note. For long-term liabilities, there were two changes. First, an amount of $6,420 owing to the City of Lawton was repaid. Second, the escrow funds, as mentioned earlier, were also repaid. Next month, the payable to LURA should show as zero because a check was written in April to refund them for the amount they paid on the downtown plan. So, total long-term liabilities as of March were $28,930,102.88. When you subtract all liabilities from total assets, your net position is a negative $16,598,068.85. The total liabilities and net position match your assets on the previous page.

Modeste said moving to the next page — the Statement of Revenue and Expenses — hotel-motel tax revenue was $25,783 and property tax revenue was $151,942.53. These figures make up the total revenue for the month of March.

Total operating expenses for the month were $459,463.61. Interest income received was $13,545.57. The resulting change in net position for the month was a negative $268,192.51. Details for all amounts and the combined financial statements can be found on pages 7 through 12.

As far as the things we're receiving Ad Valorem from, Chairman Fitch asked if we have any clue if any of these are outstanding or past due.

Rogalski said with the STEDI TIF Districts, you have individual payers, more or less. There are several accounts at times, but they are still individual payers. These are actually fairly easy to keep track of. They're also located in industrial centers, and they generally stay current. We can see that with TIF 2 — they generally keep current. The issues arise in TIF 1, where there are hundreds of properties, and there's really no way for us to track them individually. However, we do receive a report from the County, and a lot of those are in arrears. That's why some of them end up on the sheriff's sales list. Rogalski said we really haven't tried to track TIF 1 very much, but we do keep tabs on TIF 2, which includes our retail centers and the industrial projects. With those, I can actually go in and see the tax bills that are sent out early in the year. Of course, they're not going to get paid until sometime later in the year, but I kind of know where they're at.

Chairman Fitch said I noticed that they print that in the newspaper, and they've changed the ink they use — now everything is one pale color, and it's very difficult to read and distinguish between this account and that account. He asked if there is there any way they could print it like they used to. He said I bet they've got a tremendous amount of dollars passed due.

Rogalski said I remember one time I was looking at the taxes that should have been paid — we were about a million dollars down on taxes that should have been paid and weren't paid. These properties typically go to the sheriff's sale. A lot of times people don't bid enough to cover the taxes, so we just never get it. It's also very hard to track because on the TIF 1 bill, it's just a mishmash of taxes, back taxes, and everything else. I know where everything is from TIF 2 and the other TIF Districts in the STEDI project plan — they tell me what year the taxes are from because I have to apply the millage rates when we do distributions. For TIF 1, it's just a complete conglomeration. But that's not specific to us — the whole city, or probably every city, is in that same situation.

Modeste said the next page is the Statement of Cash Flows. If I could direct your attention to the bottom of the page: for the month of March, there was a net increase in cash of $881,463.26. We began the period with $5,694,019.10, and we ended with cash at the end of the period, as I mentioned earlier, of $6,575,482.36. Pages 7 through 12 contain the details of the expenditures that we reviewed on the combined Statement of

Revenue and Expenses.

Motion by Hensley, **Second** by Warren, to approve the March 2025 financial report as presented. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

3. Consider approving an agreement with the Center for Economic Development Law for legal services, professional assistance, and advice concerning economic development objectives and strategies, to include legal support associated with the implementation, modification, and development of Project Plans and tax increment financing programs and other related activities.

Rogalski provided background information on this item. Rogalski said this is your retainer agreement with Dan and Lisa, Center for Economic Development Law, which we've had for some time. However, Tim Wilson, Interim City Attorney, has advised that the City is looking at rates with all of their attorneys, so I would ask that you table this until the next meeting, just in case we get a discount.

Motion by Warren, **Second** by Page, to **table** this item until the next meeting. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

4. Consider approval of an amendment to the current mowing and debris removal contract between The Lawn Wizards and the Lawton Economic Development Authority (LEDA), authorizing an extension through FY 2025–2026 for services on LEDA-owned properties.

Rogalski provided background information on this item. He said this is another contract you’ve had for a while. We do have another extension that’s allowed — it was originally put out for bid in 2024. It was awarded with the potential for two board-approved extensions, and this gives us another extension here. I think they’re doing a good job for us, and I’ve never had any issues. They also handle the LURA property.

Motion by Madigan, **Second** by Warren, to approve the amendment to the current mowing and debris removal contract between The Lawn Wizards and the Lawton Economic Development Authority (LEDA), authorizing an extension through FY 2025–2026 for services on LEDA-owned properties. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

5. Consider approving a request from QUEST of Oklahoma, Inc, for LEDA to use STEM funding to purchase certain materials included in the contract with QUEST for the I AM STEM Summer Camp program, rather than QUEST purchasing those same materials and requesting reimbursement from LEDA.

Rogalski provided background information on this item. He said your STEM funding has a separate account — we moved the funding to its own separate account with City National Bank. That way, checks can be issued directly for it. In this case, rather than put the money out and ask for reimbursement, Quest has asked if LEDA would pay for it directly. It is in their budget, which is why we approved the agreement. If you look at their budget — it's on the very last page — they have I AM STEM summer camps listed at $68,000. This invoice is for materials related to that, and the total is $31,500. The company is called I AM STEM, so this ties in with the contract, and it's in accordance with the approved agreement. The question is whether you want to fund this directly or not. If STEM purchased it themselves, we would reimburse them anyway — this just takes out that middle step. Rogalski noted that there are five sites in which they'll be doing the summer camp.

Chairman Fitch asked if this is continuing the way we had it setup at the very beginning.

Rogalski said this is still the very beginning — it's only the third set. We did discuss the possibility that, for some items, they may request that we purchase them directly, so they don't have to float the amount themselves. I would say that this cost is in accordance with their agreement - for certain. So, if she bought this and submitted a request for reimbursement, we'd process the reimbursement. While it's in accordance with their agreement, the only question is whether or not you want to pay it up front.

Madigan said it's always better practice if we just pay direct, you know - it's more efficient than having two steps. He said you're paying the direct source that's providing the materials, correct?

Rogalski said yes.

Warren asked if the contract gives us the option of paying both ways.

Page asked what kind of contract it is (e.g. cost reimbursable or firm fixed price).

Rogalski said this would come out of her budget — she would no longer get this money. She doesn't get any kind of markup on the direct costs. The remainder of that $68,000 would go toward her expenses — staff, and whatever other costs there are. This is just the quote for the I AM STEM materials for the summer camps.

Madigan said so, QUEST is okay with this process.

Rogalski said yes - they requested it. She came in and requested that, rather than her paying the money and then asking for a reimbursement, LEDA consider paying it up front. Again, it would come out of her budget — it doesn't cost us anything extra. It's the same $31,500 either way. The only difference is that it saves the time involved in processing a reimbursement check.

Warren asked Wilson if he's okay with this.

Wilson said it doesn't expressly say that's how we're going to do it in her contract - that's the only concern I have. Also, we'd have to make sure we don't double pay her somehow.

Madigan asked if we should just get an addendum or some sort of acknowledgment that we're doing it, and then she could sign it, and we could sign it.

Rogalski said we can write an acknowledgment that she would sign that says that this is the amount reduced from her contract.

Nance asked if these are the STEM funds that come from the TIF funding.

Rogalski said yes, and in fact, like I said, there's a separate account now that's set up at the bank, so the checks now come from that separate account. The STEM funding for the year, which we more or less set aside, was based on the budget we created. If you recall, that was a little over $206,000 per year that we could do for ten years. The City has their resolution to frontload STEM funding a bit in order to get the program going more robustly. Based on current revenue, we would only have had about $150,000 a year, so we're frontloading a little bit. This contract is only $177,500, so that leaves about $28,000 on the table for something else that might come in this year.

Warren said my only concern is that eventually, someday, we're going to be dealing with much larger numbers, so we need to have a set way we're going to do that. We either need to reimburse or not reimburse.

With regard to the $31,000 invoice, Wilson said one thing too, is that we usually bid stuff out, but if the invoice is to her, then she's getting it.

Rogalski asked what the threshold is that we would have to get bids. If it's over, then we definitely can't do it.

Wilson said I didn't bring the purchasing policy with me, but it may be because I think it's like $12,000.

Rogalski said I thought it was $75,000 or something like that.

Wilson said well, but quotes and things like that start, I think, after $12,000.

Page noted that it's a part of her proposal, and the proposal was accepted, and I AM STEM is a part of the quote.

Rogalski said the reason we do these things as a reimbursable is because we're public funds, and they're not. We're hiring them to do a STEM project.

Wilson said I think, for that reason, we need to be leery about going this route and just let them do it and then do the reimbursement. That is my recommendation. The money is there - if she spends the money and submits for reimbursement, they'll get reimbursed.

Warren said we also need to be able to track this easily.

Chairman Fitch said I agree.

Wilson said so this would be a motion to deny then.

Motion by Warren, **Second** by Page, to deny the request for LEDA to pay the cost upfront, but to approve the reimbursement of the funds. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

6. Discuss the possible purchase of residential properties at the Comanche County Tax sale for the purpose of residential redevelopment, and take action as deemed necessary.

Rogalski provided background information on this item. Rogalski said you'll recall that a few meetings back, the City Manager came in and discussed the possibility of this kind of program. It relates to the Residential Redevelopment Fund that was approved through the CIP. The expectation was that the City would provide funding to LEDA, or the City would purchase the properties directly, and LEDA would then hold those properties for redevelopment within the community. This sheriff's sale is happening soon. There are probably some properties we would have considered purchasing, or at least thought it would be a good idea to purchase. So the basic concept is: if we go to a sheriff's sale, especially in cases where the City has liens on a property, we can approach it the way a bank would — we go in to protect our liens. So, for example, if our lien is $5,000 and the opening bid is $1,000, we might bid $5,000. If no one else outbids us, we buy the property. But if someone bids $5,001, we let them have it. We're not trying to outbid somebody - we're just trying to protect something. There's also the scenario where a property comes up and no one bids on it. In that case, we might consider bidding, or we might wait for a later opportunity, since they often lower the price if no bids come in initially. The goal would be to build a portfolio of "developable" properties so we can work with builders in the community to construct new homes. That's really the idea behind all of this. But again, it's coming up very soon, and we haven't identified any CIP dollars in next year's budget to buy properties. So, as it stands, if you directed me to purchase properties right now, we'd be using LEDA funds. Maybe that's not a bad idea anyway, but it just sort of snuck up on us. Mainly, this was meant for discussion.

Madigan asked if this is in reference to what John Ratliff proposed to us to consider?

Rogalski said yes.

Madigan said so if we buy, we also have to be prepared to maintain and mow all the properties.

Rogalski said Ratliff discussed that potentially the City would mow the properties, but again, all of that hasn't been worked out yet. He said this is just a discussion, because I wanted to talk to you about it before the tax sale. I didn't want it to happen and then have you ask what happened and why we didn't act. We just didn't get it worked out in time. We don't know who's going to mow the properties, and we haven't identified funding yet, unfortunately. So I think with this sale, we're just going to have to watch for now. LURA is looking at certain properties in urban renewal plan areas, but that's only a few. We did discuss some areas where it would be important that we might consider doing this, but we're probably looking at next year. Unless, like I mentioned, if certain properties don't sell, and we have time to get our ducks in a row, I might come back to you in maybe a month from now or whenever the sheriff's office puts out that sort of secondary list for this year's tax sale.

Chairman Fitch said I want to see this fully laid out so we know exactly where we stand. I don't want us to end up a year, two years, or three years from now with a large amount of money sitting somewhere that we can't touch because it's tied up in a bunch of junk property that we don't need for anything.

Nance noted that the cost of mowing and maintaining the properties is going to add up, and these might be long-term.

Chairman Fitch said what we were, I think, trying to avoid was having the property sold to someone else, and then it's in an area we want to develop, and then we have to go and differ with them over the price of the property, and it could become a $30,000 lot instead of $5,000.

Warren said that's why I think it's a good idea. I think you determine the probable areas where you're going to have developers that want to be investing in it - that way you can give them the property or make a deal on the property.

Rogalski said normally you do a forgivable loan, or something like that. Now, we would love it to be a low-interest or zero-interest loan, so then the revolving fund revolves.

Warren said I have had no less than three people in the last two months want to give us property because they can't afford to keep it mowed and they can't afford to demolish it. The City can't just take the property - we could, but we'd have to jump through all the hoops to foreclose on it or whatever the rules are. Whereas, it can be gifted to any of the Trusts. He said that's something to think about too.

Rogalski said I think the program has potential, but it's just not ready.

Chairman Fitch said we're going to miss out on one, or two or three, but I want to see a more complete program.

Warren said I think we need to look at putting together a plan.

Rogalski said you'll be working with the City through me to put a plan together.

Wilson said we had a meeting last week with the Mayor, the City Manager, Richard, Cindy Augustine and I, and the City Manager said let's wade into this - let's not just jump into it.

No action was taken on this item.

Reports

1. Receive a report from the LEDA Executive Director

Rogalski said we're doing really well now with the State of Oklahoma regarding the state matching funds. He said he thinks we're on the same page now with the Oklahoma Tax Commission (OTC). We've gotten the older stuff done, and what we have now are current requests - they aren't late, but they're currently getting processed. Rogalski said we'll complete another six-month period at the end of June. He said we'll submit another request approximately three months after that, and we'll try to get back on track in submitting these matching funds requests.

Rogalski said the Authority has about $1.8 million sitting in the IBC and BOK accounts. This is in preparation for the Authority's note payment that's due in September. Rogalski said the September note payment is $2 million. He said we're doing very well on the note payments now.

Chairman Fitch said it helped with the state paying us what they owed us.

Rogalski said this will help, and he thinks the issue with the state has been resolved. Now, it's just a matter of finalizing the formatting that the OTC requires for state matching fund requests.

Rogalski said we'll talk in executive session about some renewed interest in LEDA-owned property regarding potential development. He said there's lots of industrial activity going on, and we'll talk about a couple of those during executive session as well.

Rogalski said we're looking at updates to the Downtown Project Plan, and LURA is looking at a potential update to the Urban Renewal Plan.

Rogalski said we've made a lot of plans, and the plans are working. He noted that the FISTA is moving along very well now. Rogalski said we keep getting interest from projects related to the FISTA.

Chairman Fitch said we're working on a lot of different projects that are going to require money, and I don't want to be working on a lot of projects, and then we go to the city, and we don't have any money. He said he's concerned that we're having a hard time finding out how much money is in the CIP that's not allocated to go to a specific project.

Chairman Fitch said we spend a lot of time, effort and money putting these things together, and I'd like to know that we've got a source of money that is there - some of the projects could just go away because we don't have any money. He said he doesn't want to get into a situation where we really want a particular project, and it's going to cost us more than what it's worth to us - we've seen some of those projects. Chairman Fitch said he thinks one of the ones that we've seen has kind of gone away because of their prior record with where they were located before and things of that nature, and it sounds like a good deal, but then why do we want to become part of their problem that they had with another community. He asked for input from Wilson.

Wilson said he knows Dewayne Burk, Deputy City Manager, has been working hard in his office - he's got a whiteboard where he's been tracking the CIP and all the different projects and resources and who has all the wants. Wilson said we're looking at having to do a loan to get some of this money available up front so we can start doing some of these projects. He said he could check with Finance to see, but from the City Manager's Office, he thinks Dewayne Burk would be the guy who knows the most where things are at with the CIP.

Chairman Fitch said he knows that you can go on the webpage to view this information. He said some of the money is classified as different things, such as a loan, but nothing's really a specific project or anything. He noted that he's had difficulty understanding the information on the webpage.

Wilson said Richard and I can pass this request on to see if there's a way to determine what monies in the CIP are available for economic development.

Chairman Fitch said we've got a situation that's going to break loose here pretty quick, and we're going to have to have some money.

Rogalski said just to be clear, I think we all know what's in the CIP - it really is about the cash flow part. He said the whole thing doesn't come dropping in your hands - there's only a certain amount earned per year, and how you prioritize and spend that is what the trick is.

Warren said it also depends on what the money will be used for, whether it be capital or for operations, because you can't borrow operations money - you can only borrow capital money.

Rogalski said there are a whole lot of moving pieces to it, and it can be a little tricky, but there's a lot of prioritization. He said priorities themselves are difficult to pin down, because it's really hard to decide what project is more important than the other. Rogalski said it's a difficult process, but it is important for us to know where the LEDA and the LEDC stand in terms of more economic development funding and how we can make deals.

Warren said we've got to determine what the money is going to be used for, because some money we can borrow from the Oklahoma Water Resources Board (OWRB). The City of Lawton has to have a planned document and know what we're going to use the money for ahead of time.

Rogalski said as LEDA takes on more obligations, the Authority will need more staff time. He said he sees additional employees down the road, and there's just no way around it, because if we have any success on any of these projects, it's more than he can manage at 55%. He said we're charging forward like never before. He said he's been the LEDA Executive Director even while he was a City of Lawton employee, and there's never been this much activity.

Executive Session

1. Pursuant to Section 307C.11, Title 25, Oklahoma Statutes, consider convening in executive session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, and the creation of a proposal to entice a business to locate within their jurisdiction if the public disclosure of which would violate the confidentiality of prospective business entities, and if necessary, take appropriate action in open session, to include providing direction to the Executive Director, to either pursue or not to pursue further negotiations with any economic development prospects so discussed, and/or authorization to apply for grant funding in support of the project.

Motion by Warren, **Second** by Nance, to convene in executive session. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

The Authority convened in executive session at 2:51 PM and remained in executive session until 3:35 PM.

Motion by Nance, **Second** by Hensley, to return to open session. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

No action was taken on this item.

Adjournment

Motion by Warren, **Second** by Page, to adjourn the May 15, 2025, meeting. **AYE:** Hensley, Fitch, Page, Nance, Madigan, Warren. **NAY:** None. **MOTION PASSED**.

There being no further business, the meeting adjourned at 3:36 P.M.

City of Lawton

Lawton Economic Development Authority

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

Minutes

Tuesday, July 15, 2025 | **3:00 PM** | **Lawton City Hall 3rd Floor Conference Room**

Meeting Called to Order and Roll Call

Chairman Fitch called the special meeting to order at 3:00 PM in the 3rd floor conference room of City Hall.

ROLL CALL:

PRESENT: Fred Fitch, Jason Hensley, *Randy Warren, David Means, Larry Neal, George Gill

ABSENT: David Madigan, Ron Nance, Brandie Page

OTHERS PRESENT: Richard Rogalski, LEDA Executive Director; Garrett Lam, Assistant City Attorney; Tammy Branstetter, City Clerk's Office; Kim McConnell, Lawton Constitution; Matina Davis, Citizen of the Community; Kaysa Whitley, Citizen of the Community; David Reeves, Citizen of the Community

*Arrived at 3:09 PM

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

Chairman Fitch confirmed with Branstetter that the meeting notice and agenda were posted by the City Clerk's Office as required by State Law.

Executive Session

Motion by Means, **Second** by Gill, to convene in executive session. **AYE:** Gill, Means, Neal, Hensley, Fitch. **NAY:** None. **Motion Passed**.

The Authority convened in executive session at 3:06 PM and remained in executive session until 3:41 PM.

Motion by Warren, **Second** by Gill, to return to open session. **AYE:** Gill, Means, Neal, Hensley, Fitch, Warren. **NAY:** None. **Motion Passed**.

1. Pursuant to Section 307C.11, Title 25, Oklahoma Statutes, consider convening

in executive session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, and the creation of a proposal to entice a business to locate within their jurisdiction if the public disclosure of which would violate the confidentiality of prospective business entities.

No action was taken on this item.

2. Pursuant to Section 307B.4, Title 25, Oklahoma Statutes, consider convening in executive session to discuss the status of an ongoing investigation concerning a fraudulent wire transfer and other related matters, and if necessary, take appropriate action in open session.

No action was taken on this item.

Business Items

1. Consider approving a Purchase and Sale Agreement for Lot Eight (8) of Block One (1), Lawton Downtown Center, Part 2.

Richard Rogalski, LEDA Executive Director, provided background information on this item. He said you have the purchase sale agreement in your packet. This starts a due diligence period of 120 days. The purchase price is $2 per square foot of that property. It would be adjusted after a final survey, but it's approximately going to be $947,682.65, and it is with JAA Armada Acquisitions, LLC, a Texas limited liability company. So again, this is for lot 8 in the Lawton Town Center at 2nd and Ferris.

Motion by Hensley, **Second** by Gill, to approve the Purchase and Sale Agreement by and between the Lawton Economic Development Authority and JAA Armada Acquisitions, LLC, for Lot Eight (8), Block One (1), Lawton Downtown Center, Part 2; to authorize the Chairman to execute all documents necessary or appropriate to effectuate the transaction; and to authorize the Center for Economic Development Law to prepare the Redevelopment Agreement and any other documents contemplated under the Purchase and Sale Agreement. **AYE:** Gill, Means, Neal, Hensley, Fitch, Warren. **NAY:** None. **Motion Passed**.

Adjournment

Motion by Gill, **Second** by Warren, to adjourn the July 15, 2025, special meeting. **AYE:** Gill, Means, Neal, Hensley, Fitch, Warren. **NAY:** None. **Motion Passed**.

There being no further business, the meeting adjourned at 3:41 PM.

Financial Statements

of
LAWTON ECONOMIC DEVELOPMENT AUTHORITY
For the Periods Ended May 31, 2025 and 2024

See Accountant's Compilation Report

Hatch, Croke & Associates, P.C.

417 SW C Avenue
Lawton, OK 73501

Certified Public Accountants
(580) 353-2122
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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, 2025, and the related statement of revenue and expenses for the 1 month and 11 months ended May 31, 2025, and May 31, 2024, and the related statement of cash flows for the 1 month and 11 months ended May 31, 2025 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, 2025 and May 31, 2024, 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
July 16, 2025

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

ASSETS

Current Assets				
Cash-IBC Downtown TIF #5500	$	455,875.35		
Cash-IBC TIF 2 #0944		1,643,642.89		
Cash-CNB STEDI TIF #7680		3,248,457.53		
Cash-BOK TIF2 #58-1 Restricted		260,224.69		
Cash - CNB STEM #769		507,746.64		
Interest Receivable - BOK		850.14		
Sales & Use Tax Receivable		126,076.31		
Property Tax Receivable TIF 1		41,277.00		
Property Tax Receivable TIF 2		3,231.50		
A/R-State Matching Curr Yr		801,938.31		
A/R-State Matching Pr Yrs		557,212.41		
Total Current Assets			$	7,646,532.77
Fixed Assets				
Land - Town Center Lot 3 & 8		1,376,188.00		
Land - SW Bishop Rd 40 Acres		405,500.00		
Total Fixed Assets				1,781,688.00
Other Assets				
N/R - Westwin Elements		2,700,000.00		
Total Other Assets				2,700,000.00
Total Assets			$	12,128,220.77

See Accountant's Compilation Report

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

LIABILITIES AND NET POSITION

Current Liabilities		
Accounts Payable	$ 45,509.00	
Accrued Interest Payable	139,246.26	
Total Current Liabilities		$ 184,755.26
Long Term Liabilities		
N/P - CCIDA Westwin Project	2,000,000.00	
N/P - Truist Financial	22,550,000.00	
Payable to LEDC-TIF5 Incentive	243,535.00	
Payable to LEDC-TIF4 Incentive	160,000.00	
Payable to COL-TIF4 Incentives	325,543.33	
Payable to COL - downtown plan	414,322.00	
Payable to COL-Westwin Project	1,000,000.00	
Payable to COL-Fisher59(TIF 5)	1,770,310.30	
Total Long Term Liabilities		28,463,710.63
Net Position		
Invested in Capital Assets	1,781,688.00	
Net Position-Rest(BOK Cash)	260,224.69	
Net Position-Restr(TIF 4 STEM)	33,455.06	
Net Position-Restr(TIF 3 STEM)	313,059.66	
Net Position - Unrestricted	(20,722,739.94)	
Change in Net Position	1,814,067.41	
Total Net Position		(16,520,245.12)
Total Liabilities & Net Position		$ 12,128,220.77

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses - Combined
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
Hotel/Motel Tax	$ 0.00	0.00	$ 0.00	0.00	$ 230,473.00	7.14	$ 0.00	0.00
State of OK Matching Funds	172,748.52	50.34	189,956.87	45.33	801,938.31	24.85	917,628.01	20.61
Property Tax Income	44,508.50	12.97	90,049.27	21.49	1,623,083.62	50.30	1,885,778.45	42.36
Sales and Use Tax	125,879.52	36.68	139,077.87	33.19	571,375.31	17.71	648,899.01	14.57
CCIDA Contribution - Land	0.00	0.00	0.00	0.00	0.00	0.00	1,000,000.00	22.46
Total Revenue	343,136.54	100.00	419,084.01	100.00	3,226,870.24	100.00	4,452,305.47	100.00
Operating Expenses								
Advertising & Marketing	0.00	0.00	0.00	0.00	642.32	0.02	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00	2,595.00	0.08	8,955.00	0.20
Development Assistance	0.00	0.00	0.00	0.00	562,188.03	17.42	0.00	0.00
Interest Expense	46,415.42	13.53	50,038.08	11.94	517,814.94	16.05	609,162.87	13.68
License Fee - Lawton Lodging	0.00	0.00	0.00	0.00	134,129.34	4.16	0.00	0.00
Mowing/Debris Removal	1,920.00	0.56	0.00	0.00	3,200.00	0.10	3,180.00	0.07
Office Expense	140.61	0.04	0.00	0.00	281.22	0.01	128.31	0.00
Professional Fees - Accountin	2,200.00	0.64	2,750.00	0.66	16,416.38	0.51	3,700.00	0.08
Professional Fees - Legal	3,240.00	0.94	0.00	0.00	122,878.41	3.81	11,897.50	0.27
Professional Fees - Other	6,649.00	1.94	6,420.00	1.53	71,307.00	2.21	23,401.94	0.53
Rent, Publication, & Printing	0.00	0.00	0.00	0.00	0.00	0.00	677.54	0.02
STEM Community Events	31,500.00	9.18	0.00	0.00	35,250.69	1.09	0.00	0.00
TIF-Cache Public Schools	0.00	0.00	1,258.77	0.30	17,644.88	0.55	34,299.61	0.77
TIF-Comanche Cty Commissio	0.00	0.00	1,225.79	0.29	20,877.11	0.65	33,521.20	0.75
TIF-Comanche County Hlth De	0.00	0.00	306.75	0.07	5,224.38	0.16	8,384.75	0.19
TIF-Great Plains Tech Center	0.00	0.00	1,827.30	0.44	31,121.81	0.96	49,973.21	1.12
TIF - Lawton Public Schools	0.00	0.00	0.00	0.00	5,780.00	0.18	0.00	0.00
Total Operating Expens	92,065.03	26.83	63,826.69	15.23	1,547,351.51	47.95	787,281.93	17.68
Operating Income	251,071.51	73.17	355,257.32	84.77	1,679,518.73	52.05	3,665,023.54	82.32
Interest Income	12,939.07	3.77	7,311.55	1.74	134,548.68	4.17	66,470.89	1.49
Total Other Income	12,939.07	3.77	7,311.55	1.74	134,548.68	4.17	66,470.89	1.49
Change in Net Positi	$ 264,010.58	76.94	$ 362,568.87	86.51	$ 1,814,067.41	56.22	$ 3,731,494.43	83.81

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Cash Flows
For the Period Ended May 31, 2025
INCREASE (DECREASE) IN CASH OR CASH EQUIVALENTS

	1 Month Ended May 31, 2025	11 Months Ended May 31, 2025
Cash Flow from Operating Activities		
Net Income (Loss)	$ 264,010.58	$ 1,814,067.41
Adjustments to Reconcile Cash Flow		
Decrease (Increase) in Current Assets		
Interest Receivable - BOK	(22.00)	3,872.71
A/R COL - Hotel/Motel Tax	0.00	94,211.00
Sales & Use Tax Receivable	(125,879.52)	135,827.89
Property Tax Receivable TIF 1	53,283.50	(85.50)
Property Tax Receivable TIF 2	(2,623.00)	(3,231.50)
Property Tax Receivable TIF 3	0.00	284,896.78
A/R-State Matching Curr Yr	(172,748.52)	302,820.03
A/R-State Matching Pr Yrs	0.00	(44,439.52)
Increase (Decrease) in Current Liabilities		
Accounts Payable	21,664.31	37,199.00
Accrued Interest Payable	46,415.42	(60,906.06)
TIF 3 Distributions Payable	0.00	(90,110.03)
TIF 4 Distributions Payable	0.00	(14,579.97)
Total Adjustments	(179,909.81)	645,474.83
Cash Provided (Used) by Operations	84,100.77	2,459,542.24
Cash Flow From Investing Activities		
Sales (Purchases) of Assets		
N/R - Westwin Elements	0.00	(1,508,900.97)
Cash Provided (Used) by Investing	0.00	(1,508,900.97)
Cash Flow From Financing Activities		
Cash (Used) or provided by:		
N/P - Truist Financial	0.00	(1,760,000.00)
Payable to LURA-downtown plan	0.00	(466,392.25)
Payable to LEDC-TIF5 Incentive	0.00	243,535.00
Payable to COL-TIF4 Incentives	0.00	(244,796.65)
Payable to COL - STEDI Expense	0.00	(421,851.35)
Payable to COL - Prof Fees	0.00	(6,420.00)
Payable to COL-Fisher59(TIF 5)	0.00	1,770,310.30
TIF2 Bricktown Brewery Escrow	0.00	(85,507.03)
Cash Provided (Used) by Financing	0.00	(971,121.98)
Net Increase (Decrease) in Cash	84,100.77	(20,480.71)
Cash at Beginning of Period	6,031,846.33	6,136,427.81
Cash at End of Period	$ 6,115,947.10	$ 6,115,947.10

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses - Operations
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
CCIDA Contribution - Land	$ 0.00	0.00	$ 0.00	0.00	$ 0.00	0.00	$ 1,000,000.00	100.00
Total Revenue	0.00	0.00	0.00	0.00	0.00	0.00	1,000,000.00	100.00
Operating Expenses								
Advertising & Marketing	0.00	0.00	0.00	0.00	642.32	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00	0.00	2,560.00	0.00	8,955.00	0.90
Interest Expense	46,415.42	0.00	50,038.08	0.00	517,814.94	0.00	609,162.87	60.92
Mowing/Debris Removal	1,920.00	0.00	0.00	0.00	1,920.00	0.00	3,180.00	0.32
Office Expense	140.61	0.00	0.00	0.00	281.22	0.00	128.31	0.01
Professional Fees - Accountin	2,200.00	0.00	2,750.00	0.00	16,416.38	0.00	3,700.00	0.37
Professional Fees - Legal	3,240.00	0.00	0.00	0.00	122,878.41	0.00	11,897.50	1.19
Professional Fees - Other	6,649.00	0.00	6,420.00	0.00	71,307.00	0.00	23,401.94	2.34
Rent, Publication, & Printing	0.00	0.00	0.00	0.00	0.00	0.00	677.54	0.07
STEM Community Events	31,500.00	0.00	0.00	0.00	35,250.69	0.00	0.00	0.00
Total Operating Expens	92,065.03	0.00	59,208.08	0.00	769,070.96	0.00	661,103.16	66.11
Operating Income	(92,065.03)	0.00	(59,208.08)	0.00	(769,070.96)	0.00	338,896.84	33.89
Interest Income	12,939.07	0.00	7,311.55	0.00	134,548.68	0.00	66,470.89	6.65
Total Other Income	12,939.07	0.00	7,311.55	0.00	134,548.68	0.00	66,470.89	6.65
Change in Net Positi	$ (79,125.96)	0.00	$ (51,896.53)	0.00	$ (634,522.28)	0.00	$ 405,367.73	40.54

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 1
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
Property Tax Income	$ 41,277.00	100.00	$ 35,612.71	100.00	$ 382,532.03	100.00	$ 286,444.01	100.00
Total Revenue	41,277.00	100.00	35,612.71	100.00	382,532.03	100.00	286,444.01	100.00
Operating Expenses								
Bank Charges	0.00	0.00	0.00	0.00	35.00	0.01	0.00	0.00
Total Operating Expens	0.00	0.00	0.00	0.00	35.00	0.01	0.00	0.00
Operating Income	41,277.00	100.00	35,612.71	100.00	382,497.03	99.99	286,444.01	100.00
Change in Net Positi	$ 41,277.00	100.00	$ 35,612.71	100.00	$ 382,497.03	99.99	$ 286,444.01	100.00

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 2
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
Hotel/Motel Tax	$ 0.00	0.00	$ 0.00	0.00	$ 230,473.00	10.58	$ 0.00	0.00
State of OK Matching Funds	172,748.52	57.23	189,956.87	57.73	801,938.31	36.82	917,628.01	43.68
Property Tax Income	3,231.50	1.07	2.00	0.00	574,191.83	26.36	534,461.00	25.44
Sales and Use Tax	125,879.52	41.70	139,077.87	42.27	571,375.31	26.23	648,899.01	30.89
Total Revenue	301,859.54	100.00	329,036.74	100.00	2,177,978.45	100.00	2,100,988.02	100.00
Operating Expenses								
License Fee - Lawton Lodging	0.00	0.00	0.00	0.00	134,129.34	6.16	0.00	0.00
Mowing/Debris Removal	0.00	0.00	0.00	0.00	1,280.00	0.06	0.00	0.00
Total Operating Expens	0.00	0.00	0.00	0.00	135,409.34	6.22	0.00	0.00
Operating Income	301,859.54	100.00	329,036.74	100.00	2,042,569.11	93.78	2,100,988.02	100.00
Change in Net Positi	$ 301,859.54	100.00	$ 329,036.74	100.00	$ 2,042,569.11	93.78	$ 2,100,988.02	100.00

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 3
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
Property Tax Income	$ 0.00	0.00	$ 54,434.56	100.00	$ 496,309.76	100.00	$ 900,660.44	100.00
Total Revenue	0.00	0.00	54,434.56	100.00	496,309.76	100.00	900,660.44	100.00
Operating Expenses								
TIF-Cache Public Schools	0.00	0.00	1,258.77	2.31	17,644.88	3.56	30,389.96	3.37
TIF-Comanche Cty Commissio	0.00	0.00	1,225.79	2.25	16,858.05	3.40	29,637.58	3.29
TIF-Comanche County Hlth De	0.00	0.00	306.75	0.56	4,218.63	0.85	7,412.90	0.82
TIF-Great Plains Tech Center	0.00	0.00	1,827.30	3.36	25,130.53	5.06	44,183.84	4.91
Total Operating Expens	0.00	0.00	4,618.61	8.48	63,852.09	12.87	111,624.28	12.39
Operating Income	0.00	0.00	49,815.95	91.52	432,457.67	87.13	789,036.16	87.61
Change in Net Positi	$ 0.00	0.00	$ 49,815.95	91.52	$ 432,457.67	87.13	$ 789,036.16	87.61

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 4
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
Property Tax Income	$ 0.00	0.00	$ 0.00	0.00	$ 170,050.00	100.00	$ 164,213.00	100.00
Total Revenue	0.00	0.00	0.00	0.00	170,050.00	100.00	164,213.00	100.00
Operating Expenses								
TIF-Cache Public Schools	0.00	0.00	0.00	0.00	0.00	0.00	3,909.65	2.38
TIF-Comanche Cty Commissio	0.00	0.00	0.00	0.00	4,019.06	2.36	3,883.62	2.36
TIF-Comanche County Hlth De	0.00	0.00	0.00	0.00	1,005.75	0.59	971.85	0.59
TIF-Great Plains Tech Center	0.00	0.00	0.00	0.00	5,991.28	3.52	5,789.37	3.53
TIF - Lawton Public Schools	0.00	0.00	0.00	0.00	5,780.00	3.40	0.00	0.00
Total Operating Expens	0.00	0.00	0.00	0.00	16,796.09	9.88	14,554.49	8.86
Operating Income	0.00	0.00	0.00	0.00	153,253.91	90.12	149,658.51	91.14
Change in Net Positi	$ 0.00	0.00	$ 0.00	0.00	$ 153,253.91	90.12	$ 149,658.51	91.14

See Accountant's Compilation Report

LAWTON ECONOMIC DEVELOPMENT AUTHORITY
Statement of Revenue and Expenses-TIF District 5
For the Periods Ended May 31, 2025 and 2024

	1 Month Ended May 31, 2025	Pct	1 Month Ended May 31, 2024	Pct	11 Months Ended May 31, 2025	Pct	11 Months Ended May 31, 2024	Pct
Revenue								
Operating Expenses								
Development Assistance	0.00	0.00	0.00	0.00	562,188.03	0.00	0.00	0.00
Total Operating Expens	0.00	0.00	0.00	0.00	562,188.03	0.00	0.00	0.00
Operating Income	0.00	0.00	0.00	0.00	(562,188.03)	0.00	0.00	0.00
Change in Net Positi	$ 0.00	0.00	$ 0.00	0.00	$ (562,188.03)	0.00	$ 0.00	0.00

See Accountant's Compilation Report

Report for I AM STEM Camp 2025

Q.U.E.S.T. of Oklahoma/MIGHT
714 SW 45th Street
Lawton, OK 73505
Federal Tax ID – 20-0334976

Number of Sites:
With the addition of Harvest Plenty House of Prayer, we now have six (6) nonprofit sites

Number of Students Enrolled:
This number will be provided on next month's report

Average Number of Attendance per Site:
This number will be provided on next month's report

Lesson Activities:
The Theme for this year's I AM STEM Camp is Emotions in Motion from the movie "Inside Out" There will be a full summary report in the August report. See Attachments for examples of lessons

Field Trip:
We did an All-Site field trip to OKC to the Science Museum with 133 youth participants

Demographics:
This report will be provided on next month's report

Number of Teens Enrolled:
The number of teens enrolled is 25

Average Number of Teens Attendance:
The average number of attendance is 18

Number of Summer Feeding Sites (8):
Two (2) Non-STEM feeding sites:
Pollard Ave. Baptist Church
St. James Baptist Church

Six (6) STEM Sites:
Abundant Life
Red Shield Boy's & Girl's Club
Spread the Word Ministries
Powerhouse COGIC

Might Technology Center
Harvest Plenty House of Prayer

Number of Meals Served at Non-STEM Feeding Sites:
Pollard Avenue Baptist Church
Breakfast- June (we did not feed breakfast at this site)
Lunch- June 85
Pollard closed site for July

St. James Baptist Church
Breakfast- June 441
Lunch- June 418
Breakfast- July 214 to date
Lunch- July 238 to date

Number of Meals Served at STEM Feeding Sites
Spread the Word
Breakfast- June 203
Lunch- June 252
Breakfast-188
Lunch-258

Power House
Breakfast- June 178
Lunch- 231
Breakfast- July 155
Lunch- July 177

Abundant Life
Breakfast- June 164
Lunch- June 224
Breakfast- July 172
Lunch- July 190

Boy's & Girls Club
Breakfast- June 711
Lunch- June 895
Breakfast- July 134 (closed 2nd week of July for renovations)
Lunch- July 134 (closed 2nd week of July for renovations)

Might TLC
Breakfast- June 448
Lunch- June 454

Breakfast- July-151 to date
Lunch- July-151 to date

I AM STEM Awarded Students:
This number will be provided on next month's report

Culmination Ceremonies:
This number and will be provided on next month's report

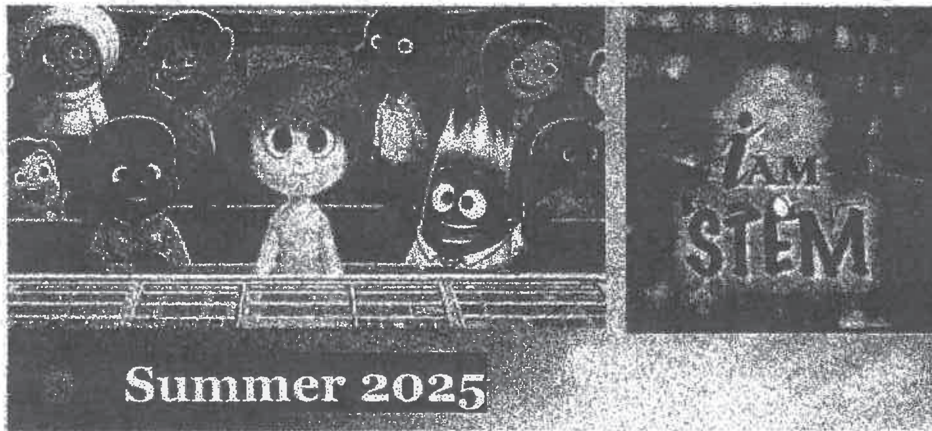
Meeting with STEM Consortium Lego League Committee
On June 27, 2025, we held the first Lego League meeting at Washington Elementary School. We discussed what the nonprofits can do for Lego League for the first year which is PreK Lego league. We discussed the curriculum, and the materials needed which Vanessa with LPS will help with this budget. We also discussed the room design for the mini maker's space.

FUTURE PLANS & ACTIONS
City Council Presentation
In September, our hope is for all sites to speak to the council concerning the fun and excitement the youth, volunteers and worker experienced during this year's summer camp.

Mini Maker's Space:
We will begin purchasing and building the mini maker's space in August with the goal of opening it in September. The space will be designed for all nonprofit organizations to use.

Lego League:
LPS is looking for a PreK Lego League competition for this school year. More information to come.

Bernita Taylor, CEO/President
MIGHT Community Development Resource Center
taylorb158@yahoo.com
714 SW 45th St
Lawton, OK 73505
580.595.4808 (work)
580.704.6482 (cell)



EMOTIONS in MOTION

Summer 2025

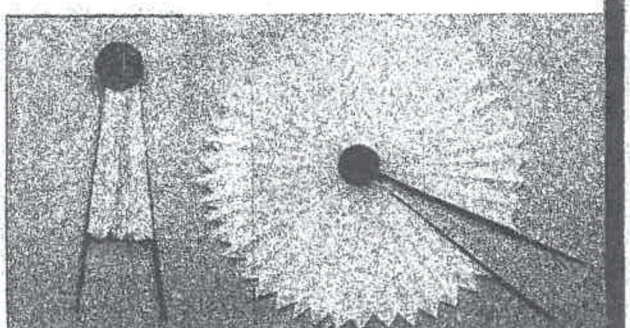
Paper Fans

Standards

MS-PS2-4: Construct and display a model that demonstrates the relationship between the structure of an object and its movement or stability.

Materials

- Cardstock
- Copy paper
- Scissors
- Glue
- Thread
- Markers or crayons
- Tape
- Simple Circuit Fan Kit

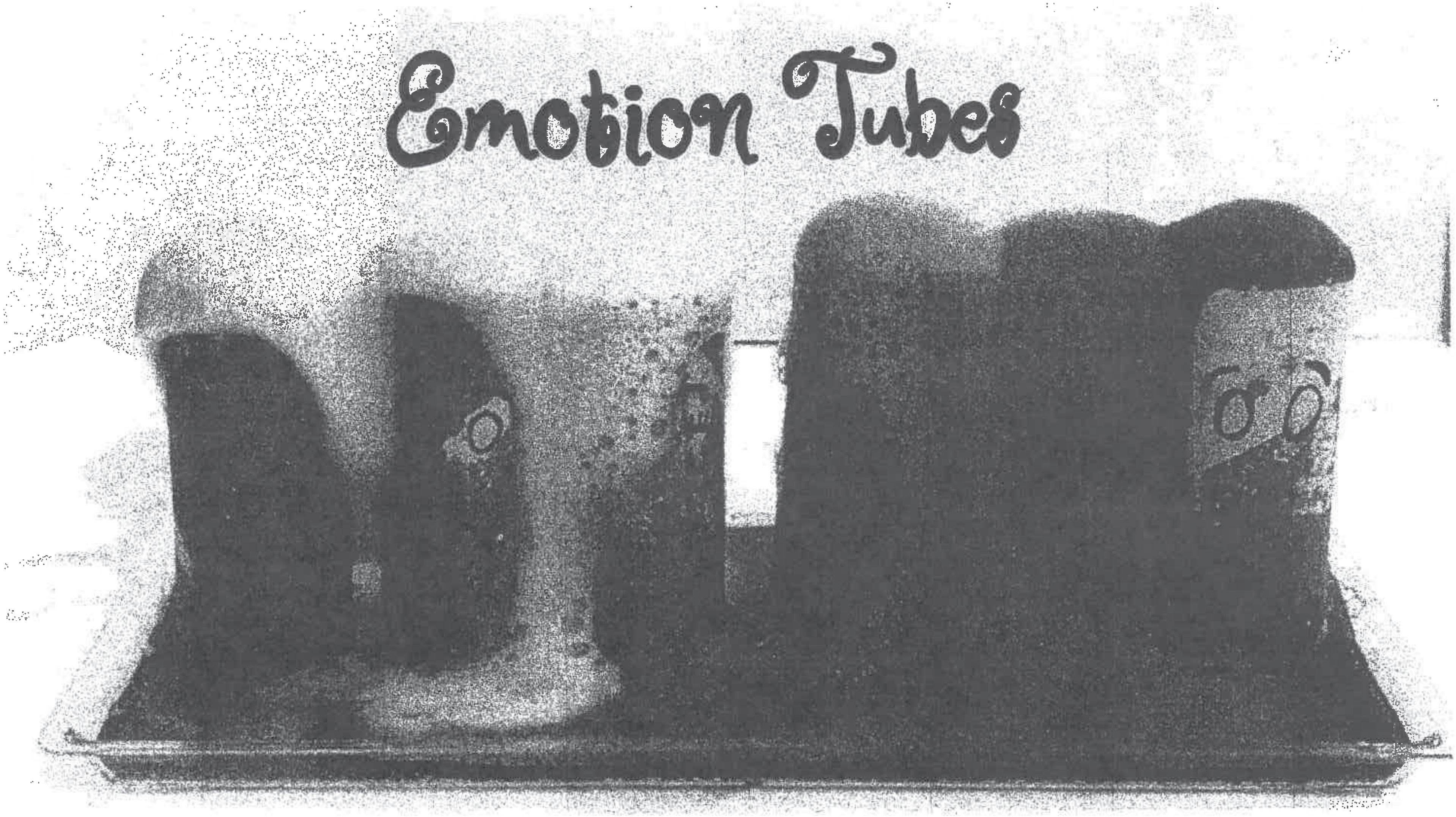


Week1 Tools to Envy - Engineering and Technology

Instructions: *cooling the mind; Fans, Culture, and the Engineering design pro

1. Pick any color or patterned paper you like. Thicker paper (like construction paper) gives a sturdier fan, but regular printer paper works too.
2. Start on the short side of the paper and fold a small strip (about 1 inch or 2 cm) forward. Flip the paper over and fold the same width back. Keep flipping and folding until the whole sheet is folded like an accordion.
3. Once you've accordion-folded the whole sheet, fold it in half to form a "V" shape. This is the basic fan shape.
4. Staple, glue, or tie the center of the folded "V" to keep it together.
5. Repeat the steps above to make 2 or 3 paper fans using the same or different colored paper.
6. Glue or tape the sides of each fan together to form a full circle.
7. Roll up two pieces of paper to create the sides and glue them on.

Teacher Note: The lesson plan includes a video guide as well as a more complicated fan design for your scholars who would like a challenge!


Emotion Tubes

MATERIALS

☺ -Recycled Paper Rolls (I used towel paper and cut them in thirds)

☺ -Black Marker

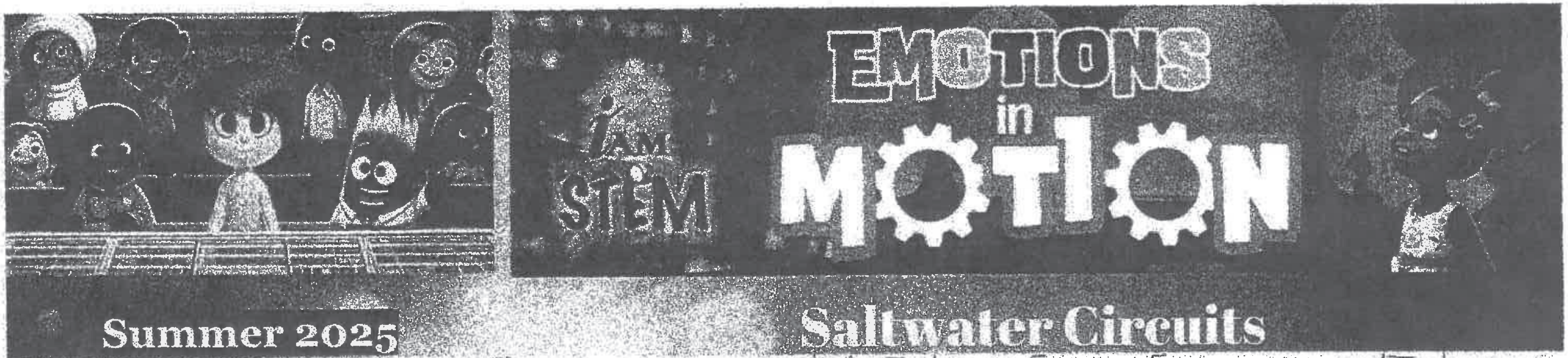
☺ -1 tbsp baking soda per roll

☺ -Food coloring

☺ -Vinegar

INSTRUCTIONS

1. Draw faces with the appropriate facial expression on the front of each paper roll.
2. Stand them up on a tray.
3. Carefully add 2 tbsp of baking soda to each roll.
4. Add a drop of food coloring right on top of the baking soda. No need to mix it.
5. Pour vinegar inside the paper roll and watch it erupt with emotion!



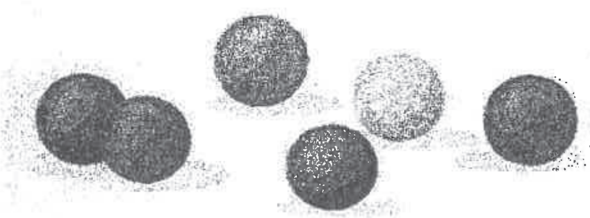
week 4 Tools to Envy - Engineering and Technology

Standards

4-PS3-2: Make observations to provide evidence that energy can be transferred from place to place by sound, light, heat, and electric currents.

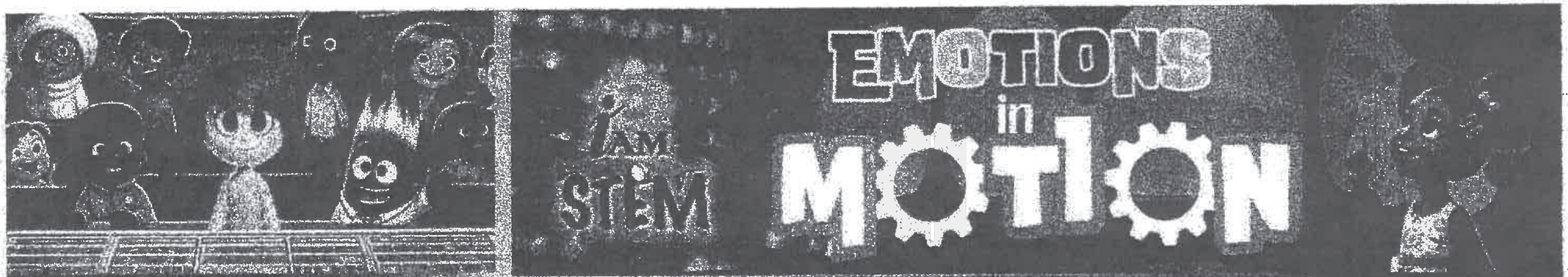
Materials

- Salt
- Water
- Battery Pack
- Battery pack with AA batteries
- LEDs
- Paper clips
- Electrical tape
- Tray
- Food coloring
- Pipettes
- Cardstock paper (2)



Instructions:

1. Test your LEDS: Have scholars hold the long leg (positive side) of the LED to the exposed end of the red wire coming out of the battery pack. Hold the other LED leg to the exposed end of the black wire. The LED should light up.Have scholars put the LED to the side and transition into saltwater circuit.
2. Fold each sheet of paper in half and place a paper clip at the bottom. Place the sheets of paper next to each other on a tray.
3. "Draw" a line using glue from the paper clip up the paper and then towards the edge. Be generous with the glue. Let scholars draw their lines however they want as long as it starts at the paperclip, it ends at a paper edge, and no line crosses over itself.
4. Sprinkle a good layer of salt on the glue. Lift the paper and dump the extra salt on the tray. Tilt the tray to move the salt to the side.
5. Take the exposed red wire from the battery pack and wrap it around one of the paper clips. Secure in place with electrical tape. Make sure the wire and paper clip make good contact.
6. Repeat with the black wire, attaching it to the other paper clip and securing the connection with electrical tape.
7. Add watercolors to the salty glue lines using a pipette or the tip of a paintbrush. It will flow along the salt and glue drawing.
8. Now we can turn it into a circuit! Bend the legs of the LED out. Touch the long leg (positive side) of the LED to the glue/salt line attached to the red wire. Touch the other leg to the glue/salt line attached to the black wire. It should light up!



Summer 2025

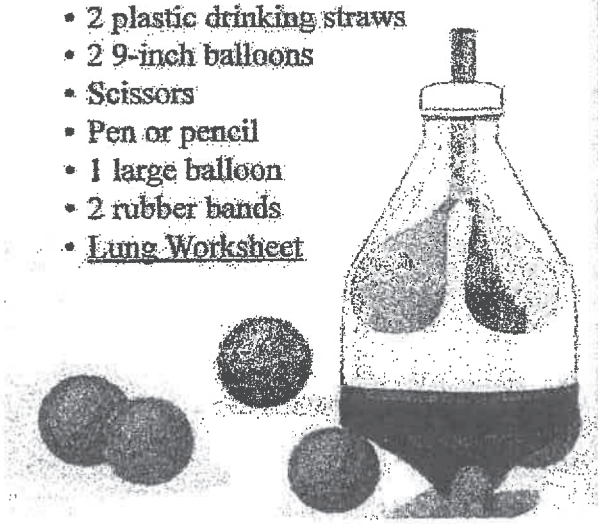
Building a Lung Model

Standards

MS-LS1-3 Use argument supported by evidence for how the body is a system of interacting subsystems composed of groups of cells.

Materials

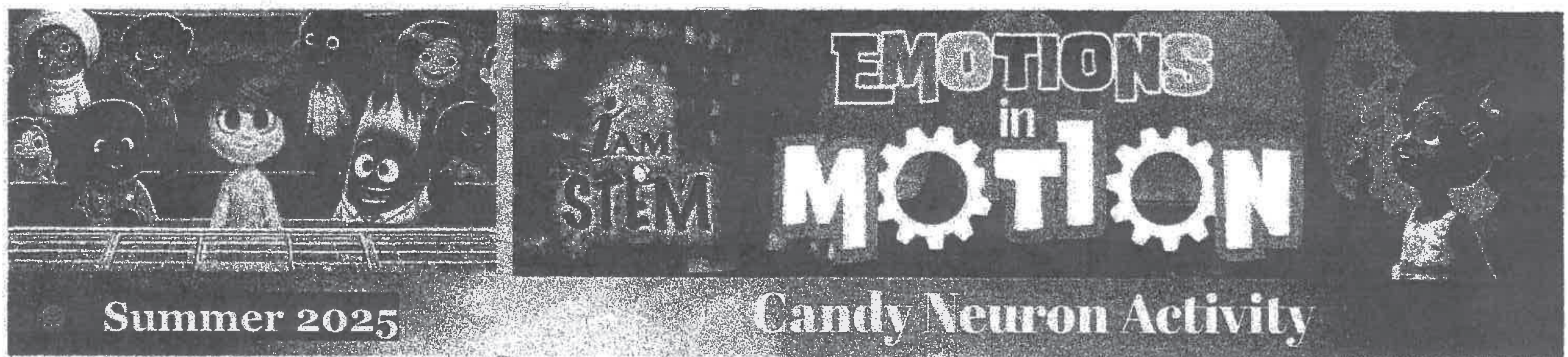
- 2-liter empty plastic bottle with cap
- 2 plastic drinking straws
- 2 9-inch balloons
- Scissors
- Pen or pencil
- 1 large balloon
- 2 rubber bands
- Lung Worksheet



Instructions: Week 2 Don't Fear the Inside – Anatomy
Breathing through emotions

1. Drill or carefully poke 2 holes in the plastic bottle cap that are just big enough for a drinking straw to fit through. Tip: Make sure to drill the holes far enough apart that the holes do not become one big hole!
2. Using a pair of scissors, cut off the bottom of each 2-liter bottle.
3. Stick two drinking straws through the two holes in the bottle cap.
4. Place one 9-inch balloon on the end of each straw and secure them with rubber bands.
5. Stick the balloon ends of the straws through the bottle opening and tightly screw on the lid- the straws represent the bronchi and the balloons represent the lungs.
6. Stretch out the larger balloon and place it over the open bottom of the bottle- this larger balloon represents the diaphragm.
7. Pull the diaphragm (balloon) down (that is, away from the lungs) in order to inflate the lungs.
8. Push the diaphragm (balloon) in (towards the lungs) in order to deflate the lungs.

Teacher Note: Steps 1-2 should be done with the help of an adult for younger scholars.



Candy Neuron Activity

Standards

HS-LS1-2: Develop and use a model to illustrate the hierarchical organization of interacting systems that provide specific functions within multicellular organisms.

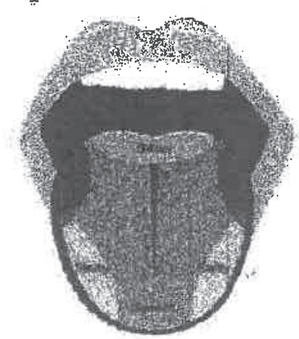
Materials

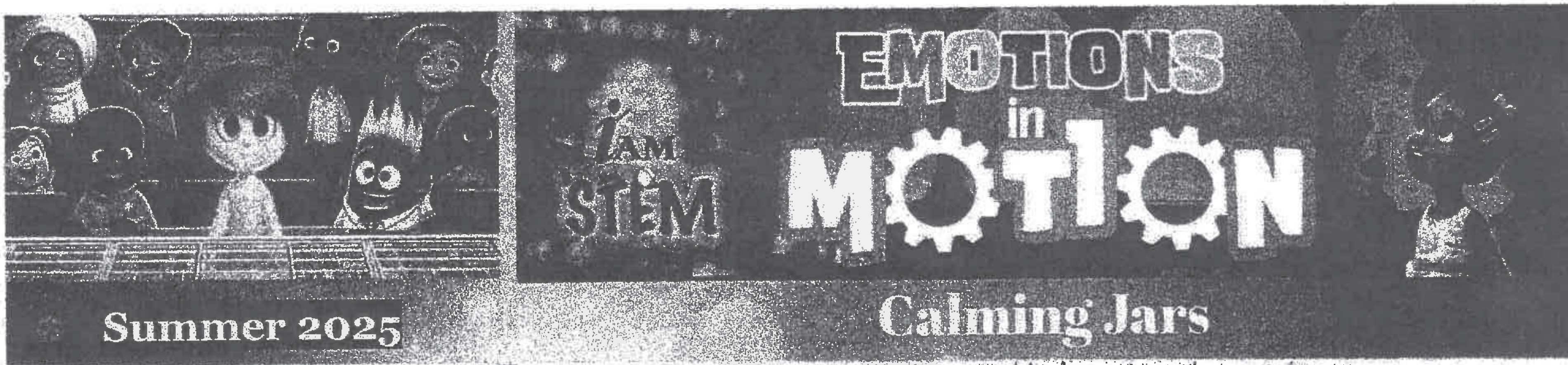
- Large sheet of paper, paper plate, or any other design surface
- Hand sanitizer
- Napkins for clean-up
- **Dendrites:** Gummy worms or sour straws
- **Soma (Cell Body):** Large marshmallow
- **Nucleus:** M&M or gumdrop (placed on the marshmallow)
- **Axon:** Licorice rope
- **Myelin Sheath:** Mini marshmallows or gummy life savers (wrapped around the axon)
- **Schwann Cells:** Mini Tootsie Rolls or Rolos (placed intermittently along the axon to represent individual Schwann cells that form the myelin sheath)
- **Node of Ranvier:** Small gaps between the Schwann cells—represented by space left between Tootsie Rolls/Rolos on the axon
- **Axon Terminals:** Mini pretzel sticks or jelly beans
- Neurotransmitters: Sprinkles or Nerds candy
- And Frosting

Instructions:

Week 3 – Dealing with Anxiety – Neuroscience
Sweet Signals; Building Candy Neurons to decode anxiety

1. Watch this short 43 second video to introduce what a neuron is: <u>What Is A Neuron? | Facts About the Brain | Biology Facts for Kids | Fun Science Facts For Kids</u>
2. Give each scholar a flat surface to design on (paper, paper plate, etc.)
3. Use the <u>Discussion Guide for Neuron Roles and Relatable Examples</u> at the end of this lesson plan to guide scholars in building their neuron. Reference the <u>neuron diagram</u> for visual assistance. You can also come up with your own examples to make it more relatable for your scholars (especially if they have not seen the movie before).
4. As the scholars are building their neuron, have them write labels next to each part to remember what each piece of candy represents.



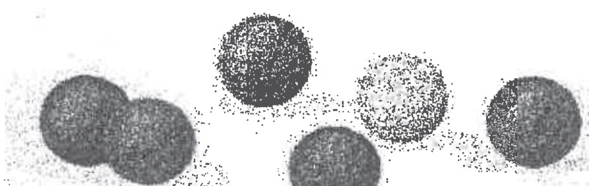


Standards

2-PS1-1: Plan and conduct an investigation to describe and classify different kinds of materials by their observable properties.

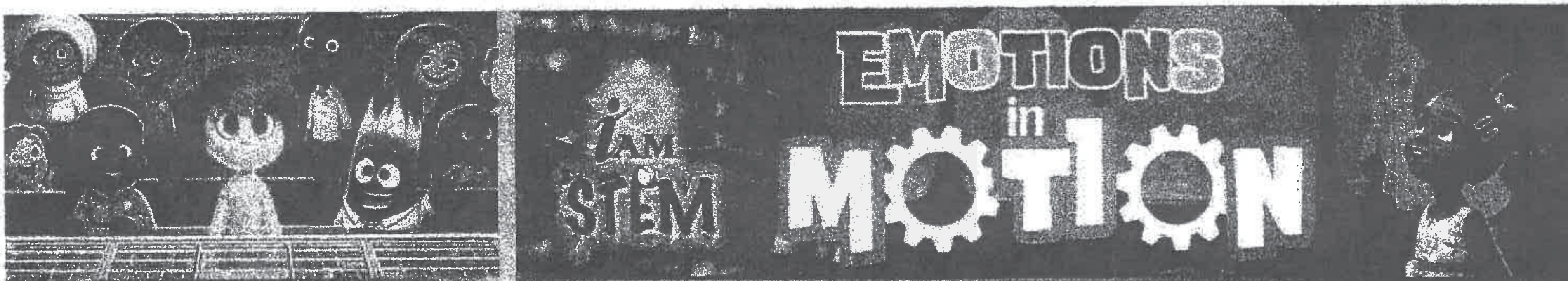
Materials

- Paper towels
- Clear plastic bottle (sensory bottles)
- Warm water
- Glycerin or clear glue
- Glitter
- Glow-in-the-dark pony beads
- Legos
- Hot glue gun (with gluesticks)
- Sequins
- Food coloring
- Buttons



Instructions: Week 3 Dealing with Anxiety - Neuroscience
* Science of Stillness: Making Calming Jars *

1. Gather all materials and read the instructions before creating glitter jars.
2. Cover the workspace with paper towels, newspaper or paper.
3. Fill 1/3 of the empty jar or bottle with clear glue (or glycerin).
4. Explain the purpose: "We all have feelings, and they're not good or bad, positive or negative. They just are. And sometimes we need help managing our feelings with coping skills, which are things we do to help us feel better. We're creating these glitter jars to help us cope with our emotions."
5. Set expectations: "This will take about 15 minutes, and the glitter jars will need to dry before we can use them. Every glitter jar is unique and may look different than you originally planned. It's OK to work slowly. You can always add more to your glitter jar, but it's much harder to remove items."
6. Pick a color (optional). Use a plastic cup filled with water to test food coloring before pouring it into the jar. Then, squeeze 2 to 3 drops of food coloring into the jar. Be careful not to add more because it can be hard to see inside the jar if the color is too dark.
7. Add warm water to the jar so that 1/3 of the jar stays empty to allow space for glitter, confetti, sequins, beads, buttons, etc.
8. Add items (glitter, confetti, sequins, beads, buttons, etc.) to the jar (using a funnel can help). Keep in mind, adding more items will make the liquid move slower, and fewer items will make the liquid move faster.
9. Fill the rest of the jar with water, screw on the lid and seal the lid with hot glue. Make sure the top of the jar and the inside of the lid are dry so the glue sticks.
10. Allow the glue on the lid to dry and enjoy!



Summer 2025

Making Ice Cream

Standards

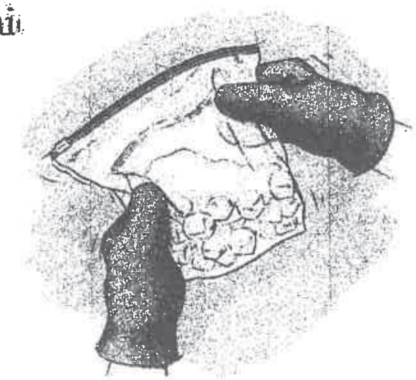
MS-LS1-8: Gather and synthesize information that sensory receptors respond to stimuli by sending messages to the brain for immediate behavior or storage as memories.

Materials

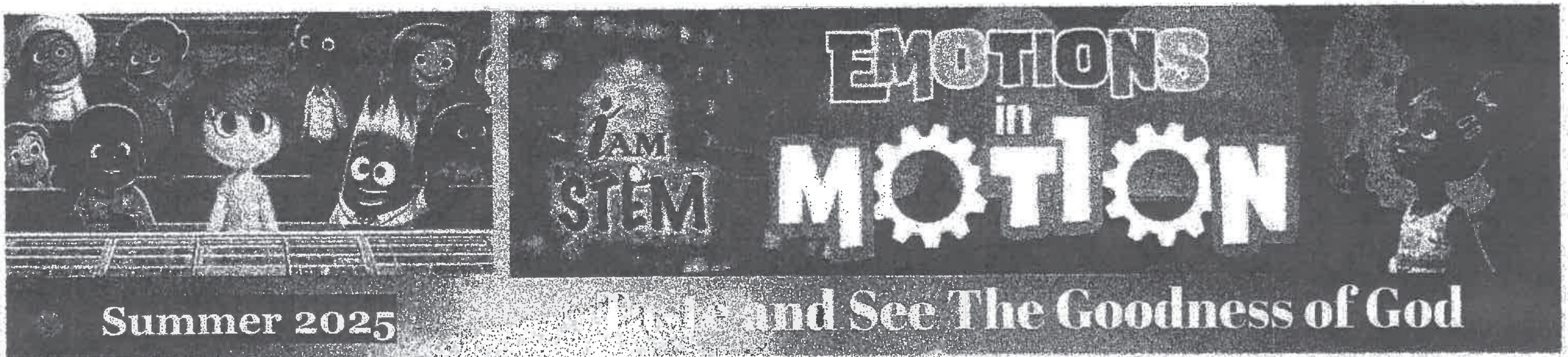
- Zip top gallon freezer bags
- Zip top quart freezer bags
- 1/2 cup heavy cream
- 1 tbsp sugar
- 1/2 cup rock salt
- 1/2 tsp vanilla extract
- Ice

Instructions: Week 4 - Jammin with Joy - Mathematics
* Scoop by Scoop: Exploring Phase Changes

1. Fill the gallon sized plastic bag with ice (about half way).
2. Pour in ½ cup salt into the gallon sized plastic bag along with the ice.
3. To the smaller bag, heavy whipping cream, sugar, vanilla, and any add-ins. Press out as much air as possible. Close bag.
4. Place smaller bag in larger bag. Adjust ice so that it surrounds smaller bag. Press out air. Close bag.
5. Toss, shake, jiggle, smush, and dance!
6. After about 10 minutes check the ice cream. Shake more if needed until desired consistency is achi



Teacher Note: Be aware of dairy allergies



Memory Verse

Psalm 34:8 - O taste and see that the Lord is good: blessed is the man that trusteth in him

Materials

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