

OOWA Board of Trustees Meeting
August 25, 2026 – 10:00 a.m.
Pryor, Oklahoma

A G E N D A

1. Call to Order
2. Consider approval of minutes for the June 23, 2026, board meeting – Mick Webber.
3. Consider approval of minutes for the June 23, 2026, special board meeting – Mick Webber.
4. CAO's Report & Strategic Initiatives Update – David Stewart.
5. Director Strategic Initiatives Update – OOWA Directors
 - Workforce Development/Talent Acquisition – Scott Fry
 - Business Development/Community/The District – Sherry Alexander
 - Operations/Infrastructure – Jason Stutzman
 - Construction/Engineering/Residential Development Update – Kevin Vanover
 - Finance – Stephanie Hammock
6. Consideration of Consent Agenda:

All matters appearing on the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion and vote. Any Trustee, however, may remove an item from the Consent Agenda by request prior to a motion being made for approval of the Consent Agenda.

A. Approval of a Second Amendment to the Project Development Agreement with Pryor Creek Holdings, LLC.

The Pryor Creek Holdings, LLC Project Development Agreement was executed on April 14, 2025. The first amendment for the PDA was executed on September 11, 2025 amending a portion of the agreement. **This second amendment to the PDA only provides an extension of six months for the start of construction date which is to begin on or before March 31, 2027.**

B. Approval of a First Amendment to Lease Agreement with Faith Tech, Inc. for Building 616.

Faith Tech has requested an amendment to the Lease Agreement for Building 616. The lease is for a year term of October 1, 2026, through June 30, 2027, at a rate of \$8.25 per sf per month. The Lease has a renewal option for two (2) renewal terms of one (1) year. The first-year renewal rate is \$8.50 per sf per month and \$8.75 per sf per month for the second renewal year.

Next Regular Scheduled Board Meeting is October 27, 2026

OOWA Board of Trustees Meeting
August 25, 2026 – 10:00 a.m.
Pryor, Oklahoma

C. Approval of Agreement with Union Pacific Railroad for rail maintenance on South Patrol Road near Roundabout.

This is a yearly Maintenance agreement with Union Pacific that starts three years after construction of S. Patrol Road is complete. The yearly cost is estimated to be \$2,416.

D. Ratification of Purchase Order with Melton's A/C & Appliance Service for replacement and installation of AC/Heat at the Center of Excellence.

The replacement for a HVAC unit at the Center of Excellence in the amount of \$19,900 from Masters Heat and Air. Two quotes were received from local vendors with Masters being the low bidder.

E. Approval of a Purchase Order with VSC for fire alarm at Building 621.

VSC Fire and Security was the lowest best bidder to upgrade and retrofit existing fire alarm occupant notification systems to comply with NFPA 72, *National Fire Alarm and Signaling Code*. The purpose of this project is to enhance occupant safety by modernizing the existing fire alarm notification system.

F. Approval of a Purchase Order with Action Roofing and Sheet Metal Inc. for boiler flue pipes relocation at Fat Toad in The District.

The current three brewery boiler vessel pipes are routed horizontally through the west wall of the brew room, above the drop ceiling of the adjacent unit and then vertically through the roof. Condensation from these pipes is leaking into that unit from the ninety-degree elbow causing moisture damage. The three pipes will be demolished with all penetrations being properly closed and new exhaust pipes are to be routed vertically through the roof of the brew room. The cost for this project with Owner Controlled Contingency is a total of \$28,130.

G. Approval of an Engineering Services Agreement with Holloway, Updike and Bellen, Inc. for Automatic Metering Infrastructure.

The project consists of professional engineering services to coordinate acquisition and installation of Automatic Metering Infrastructure for the water distribution system operated and maintained within the MidAmerica Industrial Park. The cost of the professional engineering service is \$18,000.

OOWA Board of Trustees Meeting

August 25, 2026 – 10:00 a.m.

Pryor, Oklahoma

7. Consideration of Items Removed from Consent Agenda.
8. Consider approval of a Grant Administration Services Consulting contract with Grand Gateway Economic Development Administration for the Economic Development Administration (EDA) grant – Scott Fry.
9. Consider approval of an Engineering Services Agreement with Holloway, Updike and Bellen, Inc. for the 2026 Wastewater Treatment Plant Expansion Phase 3 - Basis of Design Report – Jason Stutzman.
10. Consider approval of an Engineering Services Agreement with Union Pacific Railroad for the Williams Street West Rail Crossing – Kevin Vanover
11. Consider approval of Amendment No. 3 to the Professional Services Agreement with Garver for South Patrol Road – Kevin Vanover.
12. Consider approval of Amendment No. 1 to the Engineering Services Agreement with Tulsa Engineering and Planning for The District Residential Subdivision Design Phase III – Kevin Vanover.
13. Consider approval of Amendment No. 1 to the Engineer-Owner Agreement with Burns and McDonnell Engineering Company, Inc. for Third-Party Rail Operation Study – Phase II – Kevin Vanover.
14. Consider approval of the selection of the lowest responsible bidder, acceptance of lowest responsible bid, and approval of a construction contract with Cook Consulting, LLC for the 2025 Airport Water and Wastewater System Improvements – Kevin Vanover.
15. Consider approval of the selection of the lowest responsible bidder, acceptance of lowest responsible bid, and approval of a construction contract with Kinard Painting and Sandblasting, Inc. for Water Treatment Plant #1 Process Train Rehabilitation Phase II – Kevin Vanover.
16. Consider approval of the selection of the lowest responsible bidder, acceptance of lowest responsible bid, and approval of a construction contract with Stronghand LLC for the 2026 Driveway Reconstruction at Buildings 617 & 618 – Kevin Vanover.
17. Consider approval of the selection of the lowest responsible bidder, acceptance of lowest responsible bid, and approval of a construction contract with Key Maintenance Inc. for 2026 Coyote Hills Industrial Site Clearing – Kevin Vanover.
18. Consider holding an Executive Session pursuant to 25 O.S. § 307 C.11 to confer on matters pertaining to economic development and pursuant to 25 O.S. §307B.1 to discuss personnel matters.

Next Regular Scheduled Board Meeting is October 27, 2026

OOWA Board of Trustees Meeting
August 25, 2026 – 10:00 a.m.
Pryor, Oklahoma

19. Consider approval and authorization for the Chairman or Vice Chairman and CAO, with approval of General Counsel, of a Project Agreement between Oklahoma Ordnance Works Authority and the Oklahoma Department of Transportation for System Improvements in and around MidAmerica Industrial Park – David Stewart
20. Consider approval of Amendment No. 4 to the Professional Services Agreement with Garver for converting South Patrol Road plans to Oklahoma Department of Transportation standards and adding NEPA Services per ODOT grant requirements – Kevin Vanover.
21. Consider approval of Amendment No. 1 to the Professional Services Agreement with Garver for Williams Street West extension adding NEPA services per ODOT grant requirements – Kevin Vanover.
22. Election of Chairman and Vice Chairman – David Stewart.
23. Consider approval of CAO's expense claims – Mick Webber.
24. New Business.
25. Adjourn.

**OOWA Board of Trustees Meeting
August 25, 2026 – 10:00 a.m.
Pryor, Oklahoma**

Join Zoom Meeting

<https://us02web.zoom.us/j/82917564324?pwd=fjmIaYOoeTUdK8odSnthXuOEvlhGzp.1>

Meeting chat link

<https://us02web.zoom.us/jc/82917564324>

Meeting ID: 829 1756 4324

Passcode: MAIP

One tap mobile

+12532050468,,82917564324# US

+12532158782,,82917564324# US (Tacoma)

Join by SIP

- 82917564324@zoomcrc.com

Join instructions

https://us02web.zoom.us/meetings/82917564324/invitations?signature=z_sNwe1IIKZrIxS03uAvWHPPh2MqWLe4vm52UWaFIuY0

Next Regular Scheduled Board Meeting is October 27, 2026