

**OOWA Board of Trustees Meeting
February 22, 2022 – 10:00 a.m.
Pryor, Oklahoma**

AGENDA

1. Consider approval of minutes for the December 14, 2021, meeting – Mick Webber.
2. CAO's report – David Stewart.
3. Financial Report – Stephanie Hammock.
4. Summary of Operations and Construction Report – Jason Stutzman
5. Consider approval of Change Orders on current OOWA projects – Jason Stutzman.
6. Consider approval for cash match on Build to Scale Grant application to the Economic Development Administration which will be focused on building an infrastructure that supports the Digital Skills Development and Digital Business Development Strategies – Scott Fry
7. Consider approval of Contract with Holloway, Updike and Bellen (HUB) for Engineering Services Agreement for FY23 Water and Wastewater Capital Improvements – Jason Stutzman.
8. Consider approval of painting contract with Kimery Painting for the Water Treatment Plant (WTP) #2 Water Storage Tank Rehabilitation project – Jason Stutzman.
9. Consider approval of Lease Agreement with Steve Grossman for land lease renewal – Jason Stutzman.
10. Consider approval of Lease Agreement with Cherokee Nation Human Resources – Jason Stutzman.
11. Consider holding an Executive Session pursuant to 25 O.S. Section 307 C.10 of the Open Meeting Act to confer on matters pertaining to economic development and pursuant to 25 O.S. 307B.1 to discuss personnel matters.
12. Consider approval of Letter Agreement for Professional Services with Olsson Inc. for Surveying Services – Jason Stutzman.
13. Consider approval of Letter Agreement for Professional Services with Olsson Inc. for Geotechnical Services – Jason Stutzman.
14. Consider approval of Letter Agreement for Professional Services with Burns & McDonnell for water and wastewater rate study – Jason Stutzman.
15. Consider approval of Real Estate Purchase and Sale Agreement to sell Building 625 and 17 acres more/less – David Stewart.

16. Consider approval of Real Estate Purchase and Sale Agreement with American Castings, LLC – Jason Stutzman.
17. Consider approval of Real Estate Purchase and Sale Agreement with Rex Alexander Enterprises, Inc. – Jason Stutzman.
18. Consider approval of Real Estate Purchase and Sale Agreement with Robert and Tina Carlile – Jason Stutzman.
19. Consider approval of Real Estate Purchase and Sale Agreement with Grand River Dam Authority – David Stewart.
20. Consider approval of Construction Access License Agreement with Canoo Technologies, Inc. – Jason Stutzman.
21. Consider approval of Construction Access License Agreement with Project Ocean – Jason Stutzman.
22. Consider approval for Chairman or Vice Chairman, CAO, General Counsel, and management team to negotiate, approve, sign documentation and close on the purchase of two parcels of real property and associated building improvements at fair market value- Jason Stutzman.
23. Consider approval of CAO's expense claim – Mick Webber.
24. Consider approval of wage increase for salaried employee(s) – Mick Webber.
25. New Business

Next Regular Scheduled Board Meeting is April 26, 2022

**OOWA Board of Trustees Meeting
February 22, 2022, 10:00AM Central Time (US and Canada)**

Trustees attending Regular, Open and Executive Session on-site:

**Mick Webber
Charles Sublett
Brent Kisling
Sean Burrage
David Stewart**

ZOOM MEETING INFORMATION:

**Topic: OOWA Board Meeting 02.22.2022
Time: February 22, 2022 10:00 AM Central Time (US and Canada)**

Join Zoom Meeting

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**Minutes of a Regular Meeting of the Board of Trustees of The Oklahoma
Ordinance Works Authority Held in the Welcome Center @ The District
Pryor, Oklahoma**

December 14, 2021

Trustees Present: Mick Webber
David Stewart
Charles Sublett

Trustees Not Present: Sean Burrage
Brent Kisling

Others Present: Bill Anderson, OOWA General Counsel
Jason Stutzman, OOWA Executive Director
Stephanie Hammock, OOWA Director of Finance/Comptroller
Sherry Alexander, OOWA Director of Business Development
Scott Fry, Director of Workforce Development
Tonya Backward, OOWA Economic Development Specialist
Jerry Douglas, OOWA Manager of Purchasing and Facilities
Lindsay Coats, OOWA Contract Administrator
Brittany Greer, OOWA Workforce Development Coordinator
Rhonda Spurlock, OOWA Executive Assistant
Chris Kinder, OOWA Project Manager
Chad Wolfe, Facilities Manager – Burns & McDonnell
Mitch Adwon, President – Adwon Properties
Larry Lees, Mayor of Pryor
Rhett Morgan, Editor – Tulsa World
David King, President – Mid-First Bank, Tulsa
Barbara Hawkins, President – Pryor Chamber

The meeting was called to order at 10:07 a.m. by Chairman Mick Webber and roll call of Trustees was taken, Trustees Sean Burrage and Brent Kisling were unable to attend but a quorum was present. Mick Webber called for approval of the November 1, 2021, board meeting minutes. Charles Sublett made a motion to approve the November minutes, David Stewart seconded the motion. All others voted “aye.”

Mick Webber welcomed those attending in person and via Zoom, the MidAmerica staff, Chad Wolfe of Burns & McDonnell, Mitch Adwon of Adwon Properties, Mayor Pryor Larry Lees, Barbara Hawkins with the Pryor Chamber of Commerce, Rhett Morgan, with the Tulsa World, and David King with Mid-First Bank. He expressed his thanks to everyone for taking the time to attend the meeting.

David Stewart first welcomed everyone to the new Welcome Center at The District. It was a concept of a marketing idea for the Four-Corners marketing campaign. A central location for helping develop the area. Sherry Alexander presented the strategies of the marketing campaign which includes: The Quality of Life, Life in our Neck of the Woods and Imagine MidAmerica. The ImagineMidAermica.com website has gone live with this campaign that ties into local and regional strategies of leveraging the natural resources we have to go along with a national campaign. The national campaign will be directed toward recruitment and attraction for employees, which is more of a relocation program. Nine years ago, when David Stewart arrived at the Park, the workforce program was built, and then the land for future sites for marketing began, The District came next and Quality of Life initiatives were developed. The next step will be to focus on local growth. With the attention that was gained from Tesla and Canoo, OOWA's name is very visible and the Site Selectors now know who we are and where we are now. This attention will tie into our marketing strategies and focus on homes. Mick Webber added the tagline of Imagine MidAmerica is one that works well. David Stewart added that the effort now is doing advance planning and helping the communities prepare for growth and to support them. It will be an exciting time as we have the companies, education, jobs and will discuss the housing that is in the plans during this board meeting. David Stewart also commented that Canoo is moving forward and making good progress as they look at the site and site layouts. Canoo has selected Tulsa as their software headquarters and will also have headquarters in Bentonville, Arkansas. OOWA will assist them with workforce and that is part of the plans with the 4-Corners and housing. Mick Webber indicated that the conversations being had with Canoo, means they are taking steps forward on the site. The site is flexible, and we are helping with the design phase. David indicated that it has just been a busy time, especially with the Request For Proposals (RFP). There has been over 70 RFPs answered to date. Tonya Backward indicated OOWA had completed over 30 RFPs in 2019, with 45 done in 2020. David Stewart also added while there have been over 70 RFPs to-date, that doesn't include the 24 site visits that come from the results of the RFPs, which is a lot of work done by the team. Mick Webber indicated that is strong in terms of the conversion to site visits from these inquiries. David Stewart agreed and stated the Park is seeing good internal growth from our companies but still a struggle with employment which is an issue all over the United States. Part of this strategy is to make it unique here with the job, quality of life and housing. Mick Webber commended the staff for all the hard work, working together and just an overall great job.

Stephanie Hammock presented the financial report, provided to the Trustees, which is for the first six months of the fiscal year ending October 31, 2021. The net operating income is \$1.6M for consolidated with a budgeted amount of \$92,000.00 yielding favorable results of \$1.5M. The water plant and wastewater were both favorable with increased sales for water at \$178,000.00. Waste treatment also ended with revenue of \$10,000.00 over the budgeted amount. Interest income is down, which was expected. Building rental is still favorable at \$60,000.00 with all buildings currently under lease. Maintenance expenses of \$256,000.00 versus a budget of \$477,000.00 which is still favorable of \$221,000.00. Stem and Workforce expenses were \$115,000.00 favorable, Marketing expenses were \$105,000.00 favorable, Overall, the General & Administrative expenses were \$5M with a budgeted amount of \$5.7M, still favorable at \$731,000.00. Cash flow operating activities were \$3.4M with cash used for capital expenditure projects in the amount of \$8.1M.

Three of the larger capital projects currently in process consists of the Dupont Railcar Track expansion project for \$1.3M, the Wastewater Expansion project for \$1.1M and the Capital Improvement Project A at \$978,000.00. At the end of six months, the cash investment balance decreased \$4.8M from \$124.8M to \$120M. David Stewart indicated that the cash balance is still strong.

Jason Stutzman presented the operations and construction report. Currently, all projects are in the green. All projects are progressing as they should. The Capital Improvement project is three months away from being completed. The Site Development was referenced with the Industrial Site Signage development project Phase I which includes all the major entrances and street signs which will be installed and predicted to be completed by the end of the year, December 2021. One of the major projects for the Park is the 412B New Roundabout and Resurfacing. The engineering is ongoing, survey is complete, 30-35% review of drawings will be done the first part of 2022. The Wastewater Treatment Plant MGD expansion is about 12 months from being completed. The Line E Rehabilitation was finished at the end of November.

Jason Stutzman presented the request regarding rates for filtered and chlorinated water for the period January 1, 2022, to June 30, 2022. The staff has conducted a thorough analysis of OOWA's water plant operation for the rate periods stated. The costs for chemicals are expected to see a major increase due to reduced supplies, transportation costs, which is driven by fuel surcharges, and production of labor costs associated with a limited workforce. The 2022 projections reflect a cost increase of 25% to 100% for the chemicals used to treat raw water. A rate hearing was held on Friday, December 10, 2021, and the Pryor Municipal Utility Board (MUB) was the only customer attendee and MUB had no issues with the rate increase. The recommendation is an increase of 7.5% across the board which will take the base water rate from \$1.68 per thousand gallons to \$1.81 per one thousand gallons for the period January 1, 2022, through June 30, 2022. David Stewart made a motion for approval of the increase water rate proposed; Mick Webber seconded the motion. All others voted "aye".

Jason Stutzman presented the request regarding rates for waste treatment for the period January 1, 2022, to June 30, 2022. Staff also conducted a thorough analysis of the OOWAs wastewater treatment plant operations and determined cost centers associated with the operations are poised to see an increase during the upcoming six months. Capital costs associated with the sewer line improvements, lift station replacement and the Wastewater Treatment Plant expansion have contributed to the cost increase. OOWA rates are extremely good compared to other sites and locations. As stated, a hearing was held on Friday, December 10, 2021 to review the increase, the only OOWA wastewater treatment customer who attended was MUB and there were no issues with the rate increase. The recommendation is for an increase of 5.0% across the board which adjusts the rates from \$3.02 per one thousand gallons to \$3.17 per one thousand gallons for the period January 1, 2022, through June 30, 2022. This same adjustment will be applied to flat rate customers and per employee usage calculations. Charles Sublett made a motion for approval of the wastewater rate increase proposed; David Stewart seconded the motion. All others voted "aye".

Scott Fry presented the request to consider approval for amendments to the Lease and Facilities Management Agreements with Action Group Staffing (AGS). In January 2019, OOWA entered into a lease agreement with AGS to occupy office space in the Center of Excellence to operate their staffing agency. A new Building Management Agreement was entered into January 2020, with AGS assuming responsibility and liability of maintaining and overseeing the building on a daily basis. The new agreement was written with a lease of \$1,500 per month rate, but with the facilities agreement it reduces the amount to \$12 per year, with the agreement ending December 31, 2021. The partnership between OOWA and AGS has proven to be an effective model and has resulted in new programs that support MidAmerica Delivers and the Park's companies. The request is to approve the new amendments from January 1, 2022 through December 31, 2024 in the amount of \$12 per year for services rendered. Charles Sublett made a motion to approve the amendments to the Lease and Building Management Agreements with Action Group Staffing beginning January 1, 2022 through December 31, 2024; Mick Webber seconded the motion. All others voted "aye".

Jason Stutzman presented the request to consider approval of Agreement with Holloway, Updike, and Bellen, Inc.(HUB) for an Engineering Services Agreement for the 2022 Water System Improvements South Service Area Expansion. HUB prepared a scope of work for the South Service Area Expansion of the Park, which includes Igloo Valley, Coyote Hills, and Ridgeline. This is done due to the length of time to for engineering and constructing. MidAmerica Industrial Park continues to improve areas for serving industrial clients which require 500-1000 acres of land for development. This is Phase I, which is a 90-day completion, and will be completed in February 2022. Phase II is the engineering piece, and it is a six-to-nine-month process and then construction will begin in one year, so it is two years away. As part of the process included is site access, roads, water, sewer, and environmental clearance. The engineering contract with HUB is a lump sum of \$113,000. David Stewart made a motion to approve the contract agreement with Holloway, Updike and Bellen, Inc., in the amount of \$113,000 to perform engineering services for the South Service Area Expansion; Charles Sublett seconded the motion. All others voted "aye".

Jason Stutzman presented for approval a special Federal Aviation Administration (FAA) airport grant offer approved by the U.S. Congress related to the American Rescue Plan Act (ARPA) for mitigation and economic recovery efforts. This is the third round of the stimulus package approved by the U.S. Congress in the third quarter of 2021. MidAmerica was awarded a \$32,000.00 grant to be used for offsetting COVID curtailment efforts and general operational expenses at the Park's Airport. The grant will begin draw down in January and concluded by the third quarter of 2022. This request is a formality and asking for approval of the grant. David Stewart made a motion to approve Jason's signing of the Federal Aviation Administration airport grant in the amount of \$32,000.00; Charles Sublett seconded the motion. All others voted "aye".

Jason Stutzman presented for approval a project agreement between Oklahoma Ordnance Works Authority (OOWA) and Oklahoma Department of Transportation (ODOT) to construct a 4-leg Roundabout (controlled intersection) at SH 412B and E0555 (OOWA's Patrol Road) which would be Phase I and a resurface project of SH 412B from US 412/SH 412B to SH 69A including shoulder improvements totaling 5.3 miles which would be Phase II.

David Stewart commented OOWA is completing three things with this project which includes: design, the moving of utilities, and payment for future maintenance of the road. OOWA agreed to provide 25% of ODOT's maintenance costs with a not to exceed amount of \$250,000.00 which is a one-time payment and includes an adjust of inflation at two percent (2%) starting the first year a maintenance project is performed. OOWA will be responsible for all financial costs of the professional services entered into with Olsson for the surveying, utility investigation, design and specifications and construction documents necessary to construct Phase I and Phase II at an estimated cost of \$300,000.00. With the relocation and right of way acquisition the estimated cost is at \$850,000.00 for OOWA. ODOT agreed to bear all financial costs of construction for both phases of the work with estimated cost of \$14,000,000.00. A written resolution is included Resolution #12-14-1, which authorizes OOWA to enter into a construction agreement with ODOT. This agreement includes the maintenance provision buyout and authorizes signature of the engineering and utility agreement. David Stewart made a motion to approve the contract with Oklahoma Ordnance Works Authority and Oklahoma Department of Transportation to construct a 4-leg roundabout at E0555/Hwy 412B and contribute 25% of ODOT's maintenance costs for a total estimated cost of \$300,000.00 at/or near the 10–15-year life cycle from the completion of both Phases and approve the written Resolution 12-14-1; Charles Sublett seconded the motion. All others voted "aye".

Sherry Alexander presented approval for ratification of expenditures associated with providing build-out services in an existing white box space at The District for Oklahoma Ordnance Works Authority's new "Welcome Center" adjacent to the Marketing Office. Sherry indicated that the current OOWA Board of Trustees' meeting was taking place in the newly constructed Welcome Center. In October, OOWA was notified of a significant client that would be visiting in early November and it was determined that a meeting space was needing that could show the client what was happening in and around the Park. As a result of several planning meetings, and with the existing white-box space in The District located next to the Marketing Office, it was determined that this would be a good location for this type of meeting room and a construction and finishes scope was developed. AC Owen Construction, which was previously approved/preferred construction services contractor for The District white space buildouts, was directed by OOWA to initiate construction services with a cost estimated not-to-exceed \$25,000.00. Olsson, Premier Signs, York Electronics and other small miscellaneous vendors provided remodel work related to the new Welcome Center along with the MidAmerica team. This project was not anticipated in OOWA's yearly budgeting process. Since the room was completed, it has been host to four site visits, local business and community meetings as well as additional community meetings are already scheduled in January, all held at the new Welcome Center. The total billing for the new Welcome Center was \$39,463.89, which was vetted through the appropriate levels of management, and Sherry asked for ratified approval. Charles Sublett added the room was very impressive and a job well done. David Stewart made a motion to approve the non-budgeted costs of \$39,463.89, to remodel the existing white space for the Welcome Center at The District; Charles Sublett seconded the motion. All others voted "aye".

Charles Sublett made a motion to go into Executive Session as outlined in the agenda to confer on matters pertaining to economic development and personnel matters; David Stewart seconded the motion. All others voted "aye." After Executive Session, Charles Sublett made the motion to come out of Executive Session siting no action taken; David Stewart seconded the motion. All others voted "aye."

Sherry Alexander presented approval for authority to negotiate and finalize a proposal with Design Workshop to enter into a contract for the Four Corners Region and Community Development Placemaking plan and Quality of Life initiatives. MidAmerica's planning process and vision is to provide leadership in the development of the Four Corners area (Pryor, Salina, Chouteau, and Locust Grove). The Design Workshop project will include an action plan that defines priority projects along with budgets for each community. The project will be broken down into phases beginning with project Initiation/Fact Finding and Obtaining Data to help with the growth of the area. The total cost of the projects by Design Workshop is not to exceed \$200,000.00. David Stewart made a motion to approve the contract with Design Workshop in the amount, not to exceed \$200,000.00; Charles Sublett seconded the motion. All others voted "aye".

Jason Stutzman presented for approval a letter agreement for Professional Services with Olsson Inc. for Detail Design of +/- 600 acres east of Hwy 412B. This development is an area identified as Ridgeview Estates. The agreement will go from conceptual to a detail design, which includes a site plan, grading, drainage, and street profiles. This area is approximately 300 lots at about \$500 per lot for a total of \$150,000.00 for the detail design. David Stewart made a motion to approve the agreement with Olsson for the Detail Design of the Ridgeview Estates in the amount of \$150,000.00; Charles Sublett seconded the motion. All others voted "aye".

Jason Stutzman presented for approval a Letter Agreement for Professional Services with Olsson Inc., for Detail Design of +/- 100 acres north of Hwy 69A. This is identified as the Northwood property and is a piece of ground that would go from conceptual to detail design with this agreement. It is has approximately 90 lots with a price of about \$500 per lot and it would be a cost of \$45,000.00. Mick Webber made a motion to approve the Agreement for Professional Services with Olsson Inc in the amount of \$45,000 for the area identified as Northwood; David Stewart seconded the motion. All others voted "aye".

Jason Stutzman presented for approval a Letter Agreement for Professional Services with Olsson Inc., for Residential Tracts Surveying Services. The two properties, Ridgeview and Northwood, and the addition east of The District are the starting points for the design of the survey which will include topographic and layout of utilities. The cost for all three surveys will be \$152,320.00. David Stewart made a motion to approve the agreement for Professional Services with Olsson Inc in the amount of \$152,320 for the design of the three surveys; Charles Sublett seconded the motion. All others voted "aye".

Jason Stutzman presented for approval the authority to negotiate and sign all closing documents with Chevron Phillips Chemical, LP for the purchase of property per the Lease Agreement. Since 1965, Phillips Petroleum and its successor Chevron Phillips Chemical LP has leased land from Oklahoma Ordnance Works Authority. Pursuant to the fifth amendment of the lease, dated April 1, 1998, the lessee has the right to purchase the leased property with a sixty-day written notice. A letter dated October 27, 2021, was received from Chevron Phillips asking to exercise their option to purchase and provided required documents and met all the obligations. The purchase price is \$865,272.00. Resolution #12-14-2 was presented and accepted. Charles Sublett made a motion to approve the sell price of \$865,272.00 to Chevron Phillips Chemical LP per the lease agreement; David Stewart seconded the motion. All others voted “aye”.

Agenda Items #18, #19, #20, #21 were tabled.

David Stewart presented for approval that OOWA administration have the authority to negotiate a sale price for ten acres, which has been an ongoing process, of land using fair market value pricing. Resolution #12-14-3 was presented and accepted. David Stewart made a motion to grant approval for OOWA administration to have the authority to negotiate a sell price for ten acres of land and approve Resolution #12-14-3; Charles Sublett seconded the motion. All others voted “aye”.

Jason Stutzman presented for approval for authority to negotiate an easement with Hashpower, LLC. The company is needing to extend high voltage power to their site and will need an easement across OOWA property. OOWA would like to negotiate with Hashpower a right of access on another piece of the property, which is needed, and work to trade for this easement. Resolution #12-14-4 was presented and accepted. David Stewart made a motion to approve granting OOWA administration the authority to negotiate for an easement and sign the appropriate paperwork needed to complete this transaction and approve Resolution #12-14-4; Charles Sublett seconded the motion. All others voted “aye”.

Agenda Item #24 is tabled.

David Stewart presented for approval a wage increase for salaried employees and would like to include hourly employees. A two percent mid-year increase across the board for hourly employees as well a modest increase for shift differential. For salaried employees, a four percent across the board increase is what would be appropriate at this time. A bonus request for employees is requested as well as based on performance with a budget of \$87,000.00 or approximate six percent and will exclude David Stewart at this time. David commented that the entire team has stepped up this year, with not only being short-handed, along with the extreme number of RFPs and site visits, the team has done a great job in 2021. David Stewart made a motion to approve an across-the-board salary increase of four percent for salaried employees along with a bonus for employees of six percent with a budget of \$87,000.00 excluding David Stewart at this time and approve an across-the-board increase for hourly of two percent and a modest increase in shift differential; Charles Sublett seconded the motion. All others voted “aye”.

New Business was presented with notification to Trustees and all present that the 2022 Oklahoma Ordnance Works Authority Board of Trustees' date have been posted. Sherry Alexander was notified during the meeting that MidAmerica Industrial Park and the Oklahoma Department of Commerce received the 2022 CiCi Award for Corporate Investment through the Trade and Industry Development Magazine for the work that was done with bringing Canoo to the state of Oklahoma.

David Stewart made the motion to adjourn; Charles Sublett seconded the motion. All others voted "aye." There being no other business the meeting was adjourned.

Chairman

Chief Administrative Officer

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Agenda Item #2

Title: CAO's Report

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Agenda Item #3

Title: Financial Report.



February 11, 2022

**Board of Trustees
MidAmerica Industrial Park
Oklahoma Ordnance Works Authority**

Trustees,

Please find the attached YTD financial statements for the eight months ended December 31, 2021.

The Net Operating Income is \$2.8M versus a budget of \$304K, favorable \$2.5M. Additional income received for the month of December were \$317K for an FAA Grant reimbursement, \$870K for the sale of the Chevron Phillips building, and \$156K from CNA Insurance for the claim associated with the winter storm repairs/expenses.

Water Treatment Plant—Water Treatment Plant net income is \$1.6M versus a budget of \$919K, favorable \$683K.

Waste Treatment --Waste Treatment Plant net income is \$136K versus a budget loss of \$94K, favorable \$230K.

Administration

- Interest Income is \$796K versus a budget of \$2.2M, under budget \$1.4K.
- Building Rental Income is \$2.2M versus a budget of \$2.1M, favorable \$94K.
- Maintenance expenses are \$337K versus a budget of \$656K, favorable \$319K.
- Chemical expenses are \$992K versus a budget of \$1.06K, favorable \$68K.
- STEM and Workforce expenses are \$149K versus a budget of \$295K, favorable \$146K.
- Marketing expenses are \$367K versus a budget of \$512K, favorable \$145K.
- Professional Services are \$319K versus a budget of \$679K, favorable \$360K.
- Legal expenses are \$248K versus a budget of \$217K, over budget \$31K.
- Depreciation expense is \$3.51M versus a budget of \$3.54M, favorable \$30K.
- Total General & Administrative expenses are \$6.7M versus a budget of \$7.5M, favorable \$810K.

Cash Flow—Cash provided by operating activities is \$6.1 million with cash used for capital expenditures in the amount of \$11.4 million. The \$11.4 million spent is associated with the following projects: \$1.3M for the Dupont Railcar track expansion, \$487K for Building 625, \$2.1M for the Wastewater Expansion Project, \$1.4M for the Capital Improvement Project, \$990K for the 10th Street Extension Project, \$71K for Building 100, \$164K for The District, \$212K for the Signage Project, \$116K for the 2nd Street Project, \$767K for the Sanitary Sewer Line E Rehab, \$1.2M for the Airport taxiway project, \$240K for equipment at the COE, \$267K for the 412B & Patrol Road South Roundabout, \$321K for the PLC & Communications Project at the Water Plant, and \$335K for site prep and clearing. The cash and investment balance has decreased \$5.4M from \$124.8 million to \$119.4 million.

Best regards,

Stephanie Hammock

	<u>Ref.</u>	<u>PROJECT DESCRIPTION</u>	<u>STATUS</u>	<u>Contract Amount</u>	<u>COMMENT/STATUS</u>	<u>Approved or Paid to Date</u>	<u>Percentage Complete (%)</u>
<u>WATER</u>	8	Capital Improvement Project A	Underway	\$3,000,000	WTP Operations Remodel complete. WTP Site Work @ 90%.	\$1,919,823	64%
	10	NE Water Loop	Engineering	\$139,500	Conceptual plan presented. Initial stakeholders meeting for March.		
	11	WTP2 Storage Tank Rehab	For Board Approval	\$809,991	Engineer of Record (EOR) & OOWA recommend approval of contract with Kimery Painting (\$809,991).	\$67,600	8%
	12	WTP1 Drainage Basin Improvements	Complete	\$232,750	Project complete and accepted. Final walk-thru with EOR in next week or 2.	\$211,307	91%
<u>BUILDINGS</u>	23	Bldg. 626	On Hold	\$134,830	Project on hold. Completed 90% drawings.		
	31	Zarrow/69A Street Improvements	Engineering	\$3,334,286	Engineering review with plan changes ongoing from additional field information ref. existing gas lines.	\$150,217	5%
	34	10th St. Extension to 412B	Underway	\$4,969,231	Contractor progressing well. Rock excavation encountered (CO #1 for approval).	\$1,271,978	26%
	37	2nd Street Grading, Drainage and Surfacing	Complete	\$212,991	Final walk-thru with EOR this week. (CO's #1 & #2 for approval).	\$230,291	108%
	38	OOWA Industrial Site Signage Package Phase 1-2021	Underway	\$504,519	Project substantially complete. Working on Punch-List - (CO's #1 & #2 for approval)	\$512,957	102%
	39	412B New Roundabout & Resurfacing	Engineering	\$1,362,580	Engineering Design @ 30% both Phase 1 and Phase 2.	\$468,717	34%
	50	WWTP 2 MGD Expansion	Underway	\$13,700,000	SBR vertical walls forming/concrete placement ongoing. Materials/equipment being delivered.	\$2,315,157	17%
	53	Coyote Hills Regional Lift Station	Engineering	\$218,500	Preliminary engineering underway.	\$24,500	11%

**OOWA Board Meeting
Projects - Change Order Summary**

Tuesday, February 22, 2022

Agenda #5

Contract and Project	Original Contract Amount	Previous Changes	OOWA BOARD APPROVAL REQUIRED	Current Change Order	Total Changes to Date	Percent of Changes	New Contract Sum
10th Street							
Ground Level, LLC	\$ 4,969,231.11	\$ -		\$ 95,235.00	\$ 95,235.00	1.92%	\$ 5,064,466.11
CO #1 - Rock Excavation				\$ 95,235.00			
Contract Duration	270 Days	0 Days		30 Days	30 Days		300 Days
2nd Street							
JE Dirt Wurx, LLC	\$ 212,991.05	\$ -		\$ 17,300.00	\$ 17,300.00	8.12%	\$ 230,291.05
CO #1 - Lowering Drainage Structures				\$ 10,500.00			
CO #2 - Rip Rap Along Drainage Ditch				\$ 6,800.00			
Contract Duration	150 Days	0 Days		105 Days	105 Days		255 Days
CIPA '20							
Cook Consulting	\$ 2,990,600.00	\$ -		\$ 10,086.90	\$ 10,086.90	0.34%	\$ 3,000,686.90
CO #1 - Add'l Fencing & Paint Exterior CMU				\$ 9,959.90			
CO #2 WTP Operations Remodel - Misc. Finishes				\$ -			
Contract Duration	300 Days	0 Days		127	127		427 Days
MAIP Signage/Wayfinding							
SSC Signs and Lighting, LLC	\$ 504,519.47	\$ (1,854.71)		\$ 10,292.69	\$ 8,437.98	1.67%	\$ 512,957.45
CO #2 Addition of Street Signs to Replace Damaged				\$ 10,292.69			
Contract Duration	150 Days	100 Days		140 Days	240 Days		390 Days

OOWA Board Meeting
February 22nd, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #6

Title: Consider approval for cash match on Build to Scale Grant application to the Economic Development Administration which will be focused on building an infrastructure that supports the Digital Skills Development and Digital Business Development Strategies.

Issue: Oklahoma Ordnance Works Authority staff have been working with the Center on Rural Innovation to develop a strategic plan that brings together the resources needed to implement a system that provides access to facilities, technology, and expertise so that individuals can be competitive in the digital economy.

Relevant Information: MidAmerica is quickly evolving to a tech-centric Park and needs an infrastructure that supports new digital skills and business practices. This is an opportunity to achieve multiple objectives including, 1) development of relevant high-tech digital skill sets, 2) acceleration of entrepreneurship programs and services, and 3) provides additional quality of life factor through access to a tech-enabled community.

Estimated Cost of Project: OOWA would allocate a maximum of \$300,000 that will cover forty percent of the match requirement. Additional match will come from partner contributions and in-kind items.

Timing: The grant will be submitted in the second quarter and award notification should be released in third quarter. The program would start immediately, and grant period would last three years.

Management's Recommendation: Staff recommends that the board approve this request.



Project Overview

MidAmerica Industrial Park and the Pryor region has been a strong economic engine in northeast Oklahoma for over 60 years providing good paying jobs to area citizens. The primary driver for the economy has been traditional manufacturing, which makes up over 65% of the employment base within the area. However, the region is on the verge of a significant transformation with the future addition of Electric Vehicle Manufacturer, Canoo, and high-tech suppliers who will follow. This transformation began more than a decade ago when Google started construction on what has become the 2nd largest data center in the world. Our ecosystem is becoming more digitally driven and will require a workforce with much different skill set than previously demanded and will require a new supporting infrastructure and a new approach to attract, develop and retain essential talent.

This is an incredible economic opportunity for this rural area to completely transform itself into a community of choice for a new and emerging digital ecosystem. However, an infrastructure needs to be established that provides the supportive resources and programs that give individuals the chance to take full advantage of these opportunities. A system that provides the training and wrap around services that help ensure success in meeting personal and business-related goals. Community partners have rallied and are collaborating to create a strategic plan that will result in an infrastructure to take full advantage of these new opportunities and provide local citizens access to the resources they need to successfully reach their goals.

Ecosystem Development

MidAmerica Industrial Park has made strategic investments over the years to develop a workforce system that is responsive to local demand. The system includes three on-site educational facilities that provide credentialed and certificate education opportunities. The system also reaches into eighteen area school districts and includes a comprehensive STEM ecosystem. A foundation is in place that can be built upon to create the new approach for establishing a system to support an inclusive tech culture and digital skill development. Below is a briefing of what our team sees as the necessary investments to create the system to support the new approach.

1. **Facilities:** Our team has identified the need to begin this effort by establishing two technology hubs that serve as learning/co-working/entrepreneur centers within the community that provides the access to resources.
 - a. **The Hub @ MidAmerica** will be a space located within the MidAmerica Industrial Park that directly supports in-demand digital jobs and leverage cutting edge technology for the delivery of education, training, and career awareness.
 - b. **The Hub @ Pryor Creek** will be located downtown and will focus on supporting digital business development and entrepreneurship serving existing businesses and new startup ventures.



2. **Staffing:** The team has identified the need to have at least two fulltime positions to support the effort to include a Program Director and a Project Coordinator who would fulfill the following responsibilities.
 - a. **Program Director** will be responsible for working with a board of directors and overseeing the project, managing resources and collaborating with partners to ensure that the system is comprehensive and meets set goals and objectives.
 - b. **Program Coordinator** will be responsible for assisting the Program Director in managing day to day logistics of the program, communication with partners and assisting with marketing of services and events.

3. **Supported Jobs/Careers:** This approach will provide diverse services and resources to support new and existing tech jobs within the MidAmerica Industrial Park and for new digital job support and creation for small business and digital entrepreneurs.
 - a. **Hub Spot @ MidAmerica** will have a focus on the careers and skills that are in demand within the local ecosystem and on developing unique career awareness options designed to recruit future workers by exposure to work environments.
 - i. Coding/Programming
 - ii. Machine Learning
 - iii. Extended Reality
 - b. **Hub Spot @ Pryor Creek** will have a primary focus on small business, tech-startup and entrepreneurship. The space will provide a coworking environment and access to critical resources for like-minded individuals to collaborate, network and learn best practices.
 - i. Broadband Access
 - ii. Capital Networking
 - iii. Business Advisement

4. **Education and Training** is a key component that will be needed to ensure the above elements are relevant and successful. As mentioned previously, we have a solid educational infrastructure for the effort, with the addition of new programs. This foundation will be used to create new pathways that lead to digital skills development.
 - a. **Rogers State University** will provide education programs aligned with the needs of the two Hub Spot mentioned above.
 - b. **Northeast Tech** career tech will provide certification related training and business development services.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #7

Title: Consider approval of Contract with Holloway, Updike and Bellen, Inc. for Engineering Services Agreement for FY23 Water and Wastewater Capital Improvements.

Issue: MidAmerica Industrial Park provides water and wastewater treatment to municipal customers and the tenants of the park. It is important to maintain safe and reliable facilities to provide uninterrupted water and wastewater services to our customers. The FY23 Capital Improvements Project has identified critical components to maintain reliable facility operation and minimize risk of violations with ODEQ. The improvements included in this project replace valves and actuators, improve lines and piping, construct a chemical feed building and replace an existing lift station.

Relevant Information: Holloway, Updike and Bellen, Inc. (HUB Engineers) has prepared a scope of work for FY23 Water and Wastewater Capital Improvements for the water and wastewater facilities. The projects consist of professional engineering services at Water Treatment Plant No.1, Water Treatment Plant No.2, Wastewater Treatment Plant, Expo Lift Station, Robel Lift Station, and system wide improvements for each facility. The improvements will include replacement process equipment, replacement electrical equipment, piping replacement, site improvements, lightening protection, fire protection and other ancillary items. The scope of work proposed authorizes HUB Engineers to provide design and construction documents for each project. HUB Engineers would also be authorized to assist in the bidding phase and construction administration for the project.

Cost of Project: The engineering contract with Holloway, Updike and Bellen, Inc. is a lump sum contract for \$268,300.

Timing: The contract would be processed immediately allowing the engineering to be begin.

Management's Recommendation: Staff hereby recommends approval of the contract with Holloway, Updike and Bellen, Inc. in the amount of \$268,300 to perform engineering services for FY23 Water and Wastewater Capital Improvements.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #8

Title: Consider approval of a painting contract with Kimery Painting for the Water Treatment Plant #2 Water Storage Tank Rehabilitation project.

Issue: OOWA identified a need to inspect the existing 5MG and 10MG WTP #2 Water Storage Tanks to identify any deterioration to coatings, rusting, and/or associated repairs. Mechanical equipment/piping and associated structural components needed a complete inspection as well to identify any existing deficiencies or any expected in the near future. These tanks are critical components of our water distribution system for the west side of the Park.

Relevant Information: OOWA contracted with HUB Engineers to provide comprehensive inspection services for the two tanks and prepare a scope of work and associated bid package based on their inspection and subsequent analysis to rehabilitate the tanks and extend their service life. The project consists of surface preparation and coating the existing 5MG steel water storage tank and the 10MG concrete water storage tank. Work also includes modifications to an existing mixing system inside the 10MG tank. The project was advertised in the local newspaper, with bid documents provided to electronic plan rooms. A Non-Mandatory Pre-Bid meeting was held January 26, 2022. Competitive bids from six (6) Prime Contractors were opened publicly on February 9, 2022. After review, it was determined Kimery Painting provided the lowest responsible bid at \$809,991. Engineers estimate was \$1,150,780.

Cost of Project: The total contract amount is \$809,991.00 to Kimery Painting for completing the WTP #2 Water Storage Tank Rehabilitation project work as provided in Bidding Documents.

Timing: Award of contract to be issued immediately upon approval of the Board with the scope of work not to exceed (210) calendar days. Start of work is anticipated April 2022.

Management's Recommendation: Staff hereby recommends approval of the contract to Kimery Painting in the amount of \$809,991 for the WTP #2 Water Storage Tank Rehabilitation project .

818 East Side Boulevard
Post Office Box 1543
Muskogee, OK 74402
P: (918) 682-7811
F: (918) 682-4551



905-A South 9th Street
Broken Arrow, OK 74012
P: (918) 251-0717
F: (918) 251-0754
hubengineers.com

ENGINEERS

February 10, 2022

Chris Kinder
Oklahoma Ordnance Works Authority
MidAmerica Industrial Park
P.O. Box 945
Pryor, OK 74362

Re: WTP #2 – Water Storage Tank Rehabilitation
Oklahoma Ordnance Works Authority

Dear Mr. Kinder,

We have tabulated the bids received on February 9, 2022 on the above referenced project. A copy of the bid tabulation is attached.

Basis of award for this bid was "Best to Owner". After review of the bid item costs we recommend award of the Base Bid and Additive Alternate No. 2 only.

Kimery Painting was the lowest bidder for these bid items. In our opinion they are capable of performing the work and should be considered for award of the contract for the Base Bid (\$437,561.00) plus Add Alternate No. 2 (\$372,430.00) for a total award of \$809,991.00.

Sincerely,

HOLLOWAY, UPDIKE & BELLEN, INC.

A handwritten signature in blue ink, appearing to read 'Stephen Tolar', is written over a horizontal line. The signature is fluid and cursive.

Stephen Tolar, P.E., S.E.
President

BID TABULATION		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR	
WATER TREATMENT PLANT #2 WATER STORAGE TANK REHABILITATION		Engineers Estimate		Kumey Painting		Tank Pro, Inc		Nix Metals		Wiang Industrial Painting		TMI Coatings, Inc		TMI Coatings		CONTRACTOR	
OKLAHOMA ORDINANCE WORKS AUTHORITY		P.O. Box 790		Glenpool, OK 74033		5500 Watermelon Road		129 West Hochhall Ave		10915 Hartson St		3291 Terminal Drive		9710 FM 79		CONTRACTOR	
MID AMERICA INDUSTRIAL PARK		Glenpool, OK 74033		Northport, AL 35473		Northport, AL 35473		Poseyville, IN 47633		La Vista, NE 68128		St. Paul, MN 55121		Stamer, TX 75486		CONTRACTOR	
FEBRUARY 9, 2022 - 2:30 P.M.		BASE BID		BASE BID		BASE BID		BASE BID		BASE BID		BASE BID		BASE BID		TOTAL PRICE	
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	5 MG Steel Storage Tank Exterior Improvements - Complete	1	LS	\$420,780.00	\$420,780.00	\$291,405.00	\$291,405.00	\$320,500.00	\$320,500.00	\$330,400.00	\$330,400.00	\$354,000.00	\$354,000.00	\$354,000.00	\$354,000.00	\$170,000.00	\$170,000.00
2	10 MG Concrete Tank Exterior Improvements - Complete	1	LS	\$220,000.00	\$220,000.00	\$127,791.00	\$127,791.00	\$111,800.00	\$111,800.00	\$155,600.00	\$155,600.00	\$186,000.00	\$186,000.00	\$186,000.00	\$186,000.00	\$780,000.00	\$780,000.00
3	10 MG Concrete Tank Mixing System Improvements - Complete	1	LS	\$100,000.00	\$100,000.00	\$64,405.00	\$64,405.00	\$88,300.00	\$88,300.00	\$95,700.00	\$95,700.00	\$68,000.00	\$68,000.00	\$68,000.00	\$68,000.00	\$350,000.00	\$350,000.00
4	Allowance	1	LS	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
ADD ALTERNATES																	
ALT 1	5 MG Steel Storage Tank Interior Improvements - Complete	1	LS	\$270,000.00	\$270,000.00	\$243,910.00	\$243,910.00	\$321,600.00	\$321,600.00	\$322,000.00	\$322,000.00	\$460,000.00	\$460,000.00	\$460,000.00	\$460,000.00	\$400,000.00	\$400,000.00
ALT 2	10 MG Concrete Tank Exterior Roof Improvements - Complete	1	LS	\$385,000.00	\$385,000.00	\$304,360.00	\$304,360.00	\$436,300.00	\$436,300.00	\$420,200.00	\$420,200.00	\$574,000.00	\$574,000.00	\$574,000.00	\$574,000.00	\$800,000.00	\$800,000.00

*Addition Error

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #9

Title: Consider approval of Lease Agreement with Steve Grossman for land lease renewal.

Issue: The current land lease expiration with Steve Grossman is April 30, 2022. The lease renewal allows for a three-year extension that would extend the contract from May 1, 2022, through April 30, 2025.

Relevant Information: The renewal for the three-year term from May 1, 2021, through April 30, 2025, is in the amount of \$4,000 per month. The right to early termination of this lease is a 120 written notice by either party.

Cost of Project: OOWA will collect \$4,000 per month in lease payments over three years.

Timing: Lease Agreement for the three-year lease will become effective May 1, 2022.

Management's Recommendation: Approve Lease Agreement Amendment with Steve Grossman for farm land for three years at a monthly rate of \$4,000 per month.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #10

Title: Consider approval of Lease Agreement with Cherokee Nation Human Resources.

Issue: The space they are interested in occupying is an open showroom floor consisting of 7,552 S.F. in Building 100 which will need to be converted into office space. Cherokee Nation has agreed to pay for all tenant improvements necessary to the building, subject to OOWA approval before construction begins.

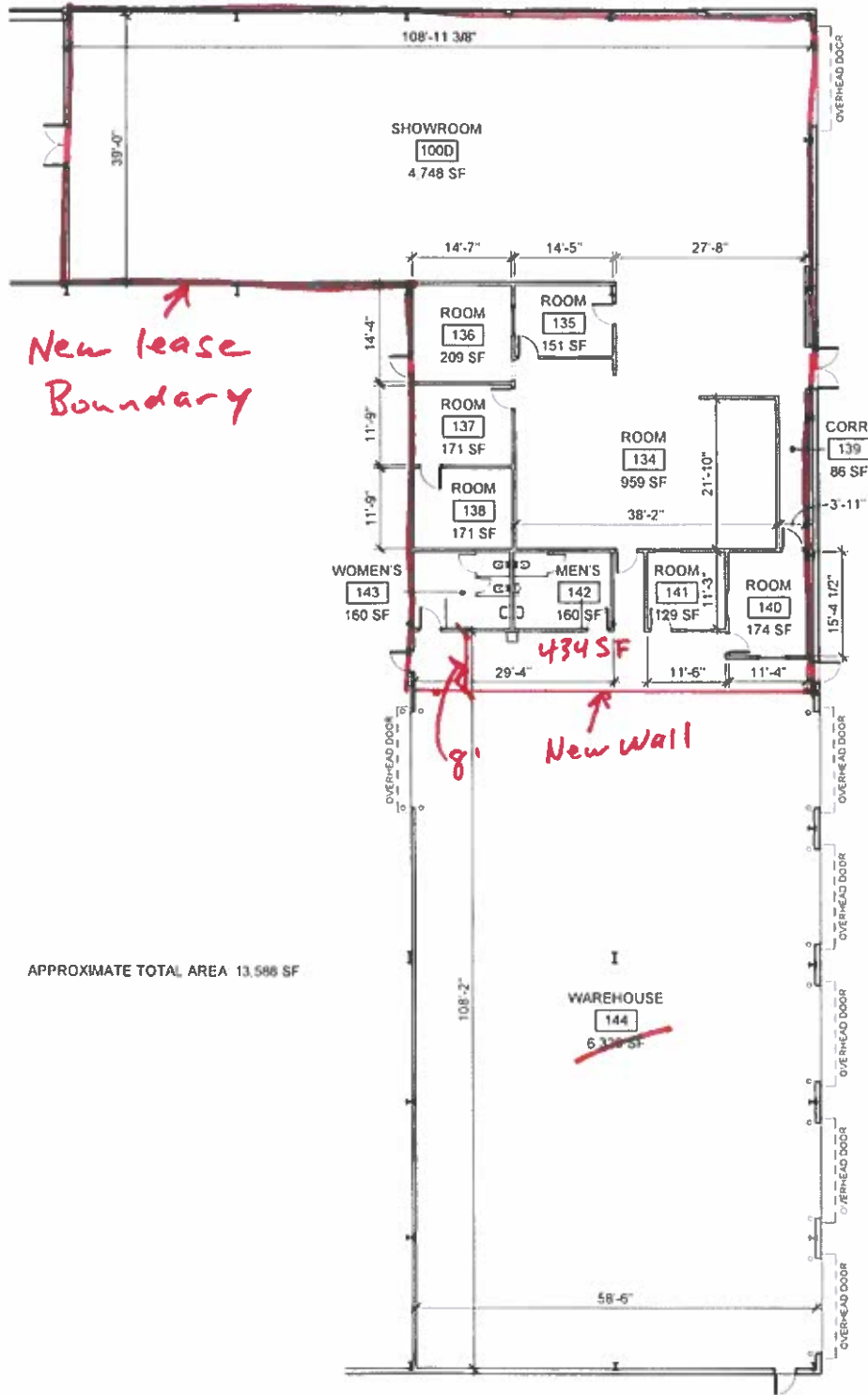
Relevant Information: Cherokee Nation Career Services currently occupies 19,203 S.F. of office space in Building 100 and feels it would be beneficial to have the two co-located.

Cost of Project: OOWA will collect \$4,500 per month for lease and an undetermined improvement to the building.

Timing: Lease is to begin after final negotiations, construction plans are approved, and tenant occupies the building.

Management's Recommendation: Staff hereby recommends approval of approval that would allow OOWA to enter negotiations to lease space in the amount of \$4,500 per month.

Lease Space Exhibit



APPROXIMATE TOTAL AREA 13,586 SF

1 NORTH TENANT SPACE - EXISTING FLOOR PLAN
 1/16" = 1'-0"

BUILDING 100 TI
 OKLAHOMA ORDINANCE WORKS AUTHORITY



ISSUE DATE: 12/09/20
 CHECKED BY: EJ
 DRAWN BY: EJ

SHEET NAME
 ENLARGED EXISTING
 FLOOR PLAN

PROJECT NO:
 PQ2148.0300

SHEET NUMBER
A-001

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #11

Title: Consider holding Executive Session pursuant to 25 O.S. Section 307 C.11 of the Open Meeting Act to confer on matters pertaining to economic development and pursuant to 25 O.S. 307B.1 to discuss personnel matters.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #12

Title: Consider approval of Letter Agreement for Professional Services with Olsson Inc. for Surveying Services.

Issue: MidAmerica Industrial Park is in the development phase for future road and infrastructure. The survey will support the engineering and bid of the separate approved projects. The improvements include roads, water lines, sewer force main and a domestic lift station.

Relevant Information: Olsson has provided a scope that will consist of topographic and ALTA survey with aerial mapping and LiDAR for design and construction of roadways and other infrastructure at MAIP. Approximately 2000 acres will be surveyed.

Cost of Project: The Letter Agreement for Professional Services is a lump sum agreement for \$94,625.

Timing: The contract would be processed immediately allowing the survey notice to proceed to be issued and a schedule developed.

Management's Recommendation: Staff hereby recommends approval of the Letter Agreement with Olsson in the amount of \$94,625 to perform Surveying Services on approximately 2000 acres.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #13

Title: Consider approval of Letter Agreement for Professional Services with Olsson Inc. for Geotechnical Services.

Issue: MidAmerica Industrial Park is in the development phase for future construction on the Ridgeline Property. The Geotech will support the design and engineering of a building.

Relevant Information: Olsson has provided a scope that will consist of a geotechnical investigation and evaluation consisting of 136 borings performed at various depths and locations. Spacing is based on a conceptual project layout and a preliminary grading plan.

Cost of Project: The Letter Agreement for Professional Services is a lump sum agreement for \$231,400.

Timing: The contract would be processed immediately allowing the Geotech notice to proceed to be issued. Work would be complete in nine to ten weeks with the final report submitted mid-May.

Management's Recommendation: Staff hereby recommends approval of the Letter Agreement with Olsson in the amount of \$231,400 to perform a geotechnical investigation on the Ridgeline Property.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #14

Title: Consider approval of a Professional Services Agreement with consulting engineering firm Burns McDonnell to provide a comprehensive water and wastewater rate study, to include developing a five to ten year financial and rate plan to MidAmerica Industrial Park.

Issue: MidAmerica identified a need to have a comprehensive study of existing and projected operational costs to treat raw water to drinking water standards and treat wastewater to meet OPDES permit requirements.

Relevant Information: Burns and McDonnell brings ample engineering and consulting expertise related to the size/extent/scope of MidAmerica's water and wastewater treatment operations; to include review of current rate structures and provide recommendations for change based on systemwide rate increases and equity in current and projected cost recovery. This information will be utilized by MidAmerica in determining any future proposals to MidAmerica's customers, for fair and reasonable rate increases based on quantifiable data and well-informed and experienced projections.

Cost of Project: The total proposed contract amount is \$97,078 to Burns and McDonnell for completing a comprehensive water and wastewater rate study and recommendations.

Timing: Award of contract to be issued immediately upon approval of the Board with the scope of work not to exceed (130) calendar days. Start of work is anticipated March 2022.

Management's Recommendation: Staff hereby recommends approval of the contract to Burns and McDonnell in the amount of \$97,078 for the comprehensive water and wastewater rate study.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #15

Title: Consider approval of Real Estate Purchase and Sale Agreement to sell Building 625 and 17 acres more/less.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #16

Title: Consider approval of Real Estate Purchase and Sale Agreement with American Castings, LLC.

Issue: OOWA is proposing a trade of property with American Castings. American Castings is in need of additional space and Building 620 is located adjacent to their current property located in the Park. American Castings would acquire Building 620, and OOWA would acquire 137.3553 acres.

Relevant Information: This trade of property would allow OOWA to acquire land for future development and accommodate the needs of an existing business in the park.

Cost of Project: The negotiated and agreed to price would be OOWA receiving \$1,600,000 at closing.

Timing: The contract would be processed immediately after approval.

Management's Recommendation Staff hereby recommends approval of a Purchase and Sale Agreement with American Castings for \$1,600,000.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #17

Title: Consider approval of Purchase and Sale Agreement with the Rex Alexander Enterprises, Inc.

Issue: Acquisition of the building and parcel is advantageous to OOWA's long-term development and future growth. This property is located within the boundaries of the MidAmerica Industrial Park and the building includes 30,000 S.F. of warehouse space, 21,000 S.F. of office space, and is on a total of 5.4859 acres, more or less.

Relevant Information: OOWA will assume the current lease of warehouse space (28,500 S.F. with loading docks), which is currently leased to Harbison Walker, with a lease termination date of July 31, 2023, and a monthly lease rate of \$10,450 per month.

Cost of Project: The negotiated and agreed-to price for this building and parcel of land is \$2,500,000.

Timing: The contract would be processed immediately after approval.

Management's Recommendation: Staff hereby recommends approval of Purchase and Sale Agreement with Rex Alexander Enterprises, Inc. for \$2,500,000.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #18

Title: Consider approval of Real Estate Purchase and Sale Agreement with Robert and Tina Carlile.

Issue: OOWA is proposing to purchase 115.05(mol) acres of property adjacent to MidAmerica Industrial Park.

Relevant Information: This property would be used as development for future housing.

Cost of Project: The negotiated and agreed to purchase price is \$1,064,212.50 or \$9,250 per acre.

Timing: The contract would be processed immediately after approval.

Management's Recommendation Staff hereby recommends approval of Purchase and Sale Agreement with Robert and Tina Carlile for \$1,064,212.50.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #19

Title: Consider approval of Real Estate Purchase and Sale Agreement with Grand River Dam Authority.

Issue: OOWA is proposing the sale of a parcel of land to Grand River Dam Authority. This property is located adjacent to GRDA and is 22.11 acres (mol).

Relevant Information: This property is located next to the current GRDA property located in the Park.

Cost of Project: The negotiated and agreed-to price for this parcel of land is \$20,000.

Timing: The contract would be processed immediately after approval.

Management's Recommendation: Staff hereby recommends approval of Purchase and Sale Agreement with Grand River Dam Authority for \$20,000.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #20

Title: Consider approval of Construction Access License Agreement with Canoo Technologies, Inc.

Issue: This agreement would allow access to the property prior to the negotiation of a Development Agreement being executed.

Relevant Information: Canoo has entered or will enter into one or more contracts with one or more contractors to cause certain due diligence, inspection, surveying, evaluation, testing, improvements, tree removal, grading, site preparation and infrastructure work on the Project Site.

Cost of Project: There is no cost for this agreement.

Timing: The agreement will be effective immediately upon approval.

Management's Recommendation: Staff hereby recommends approval of the Construction Access License Agreement with Canoo Technologies, Inc.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #21

Title: Consider approval of Construction Access License Agreement with Project Ocean.

Issue: This agreement would allow access to the property prior to the negotiation of a Development Agreement being executed.

Relevant Information: Project Ocean has entered or will enter into one or more contracts with one or more contractors to cause the due diligence, evaluation, surveying, testing, improvement, preparation, infrastructure work, soil collection, tree removal, grading and all other activities reasonably related to the analysis of the development and construction feasibility of the Project Site.

Cost of Project: There is no cost for this agreement.

Timing: The agreement will be effective immediately upon approval.

Management's Recommendation: Staff hereby recommends approval of the Construction Access License Agreement with Project Ocean.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #22

Title: Consider approval for Chairman or Vice Chairman, CAO, General Counsel, and management team to negotiate, approve, sign documentation and close on the purchase of two parcels of real property and associated building improvements at fair market value.

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Consider Approval of Agenda Item #23

Title: Consider approval of CAO's expense claims

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Agenda Item #24

Title: Consider approval of wage increase for salaried employee(s).

OOWA Board Meeting
February 22, 2022

To: OOWA Board of Trustees

Agenda Item #25

Title: New Business.