



ECONOMIC DEVELOPMENT
AUTHORITY AGENDA





ECONOMIC DEVELOPMENT AUTHORITY AGENDA

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

February 24, 2026 - 6:03 PM

Presiding members: Chairman Matthew Dukes

Trustee Vacant (Brian Triger) Trustee Marc Thompson

Trustee Pat Byrne

Trustee Sara Bana

Trustee Rita Maxwell

Trustee Rick Favors

City Staff:

General Manager Tim Lyon

Secretary Sara Hancock

Authority Attorney Don Maisch

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Discussion, consideration or possible action to approve the special meeting minutes for January 27, 2026. (Secretary - S. Hancock)
2. Discussion, consideration, and possible action to approve a Resolution of the Midwest City Economic Development Authority and the Midwest City Utilities Authority amending that certain Amended and Restated Economic Development Assistance Agreement, Dated August 22, 2023, (the "Agreement") by and between the Authority and American Glass, Inc. and AGI Properties LLC; authorizing and directing the execution and delivery of the First Amendment to the Agreement; and containing other provisions relating thereto. (Economic Development – R. Coleman)

C. PUBLIC DISCUSSION. The purpose of the "Public Discussion" section of the agenda is for members of the public to speak to the Authority on any subject not scheduled on the regular agenda. The Authority shall make no decision or take any action, except to direct the City Manager to take action, or to schedule the matter for discussion at a later date. Pursuant to the Oklahoma Open Meeting Act, the Authority will not engage in any discussion on the matter until that matter has been placed on an agenda for discussion. THOSE ADDRESSING THE AUTHORITY ARE REQUESTED TO STATE THEIR NAME AND ADDRESS PRIOR TO SPEAKING TO THE AUTHORITY.

D. ADJOURNMENT.



DISCUSSION ITEMS



Notice for the Midwest City Economic Development Authority special meeting was filed with the City Clerk of Midwest City at least 48 hours prior to the meeting. Public notice of this agenda was accessible at least 24 hours before this meeting at City Hall and on the Midwest City website (www.midwestcityokorg).

Midwest City Economic Development Authority Minutes

January 27, 2026

This **special meeting** was held in Midwest City Council Chambers at City Hall, 100 N. Midwest Blvd, Midwest City, County of Oklahoma, State of Oklahoma.

Chairman Matt Dukes called the meeting to order at 07:46 PM with following members present:

Trustee Vacant	Trustee Marc Thompson	General Manager Tim Lyon
Trustee Pat Byrne	Trustee Sara Bana	Secretary Sara Hancock
Trustee Rita Maxwell	Trustee Rick Favors	Authority Attorney Don Maisch

CONSENT AGENDA. Bana made a motion to approve the consent agenda with the exception to pull Item 2, seconded by Favors. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

1. Discussion, consideration and possible action to approve the special meeting minutes for December 09, 2025.

2. Discussion, consideration and possible action to accept or reject all bids received for Project 952501: Monuments Signs for the Soldier Creek Industrial Park.

Coleman addressed the Trustees. After Trustee and Staff discussion, Byrne made a motion to reject all bids, seconded by Bana. Voting Aye: Byrne, Maxwell, Thompson, Bana, Favors and Dukes. Nay: none. Motion Carried.

FURTHER INFORMATION

1. Review of the Communications & Marketing / Community Engagement report for the 4th Quarter of 2025, period ending December 31.
2. Review of the Midwest City Chamber of Commerce's Quarterly Activities for the Fourth quarter of 2025.

PUBLIC DISCUSSION. There was no public discussion.

ADJOURNMENT.

There being no further business, Chairman Dukes adjourned the meeting at 7:52 PM.

ATTEST:

MATTHEW D. DUKES II, Chairman

SARA HANCOCK, Secretary

To: Honorable Chairman and Trustees

From: Tim Lyon, General Manager/Administrator

Date: February 24, 2026

Subject: Discussion, consideration, and possible action to approve a Resolution of the Midwest City Economic Development Authority and the Midwest City Utilities Authority amending that certain Amended and Restated Economic Development Assistance Agreement, Dated August 22, 2023, (the “Agreement”) by and between the Authority and American Glass, Inc. and AGI Properties LLC; authorizing and directing the execution and delivery of the First Amendment to the Agreement; and containing other provisions relating thereto. (Economic Development – R. Coleman)

American Glass, Inc. and AGI Properties on August 22, 2023, (collectively the “Companies”) entered into the Amended and Restated Economic Development Agreement (the “Agreement”) with the Utilities Authority and the Economic Development Authority (the “Authorities”). In Section 4.04 of the Agreement, the Authorities committed to fabricating and installing at least one subdivision sign at one of the two entrances to the Soldier Creek Industrial Park (“SCIP”). The FY 2024 – 2025 Budget included \$70,000 for this endeavor, which became known as Project 95201. ROAM Studios, Oklahoma City, was paid \$10,000 to create plans for the signs.

Unfortunately, we received only two (2) bids before the June 18, 2024, deadline, the lowest of which was more than *double* the amount that remained available for the work. The Authority rejected both bids during its January 27, 2026, meeting.

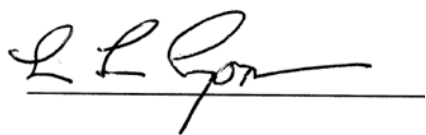
In Section 4.02 of the Agreement, the EDA agreed to reimburse the Companies up to \$50,000 for any expenses incurred in extending any public utility, or for other improvements within public easements or rights-of-way. This benefit went unclaimed, and those funds are now being recommended for use to complete Project 95201.

The Companies desire to see this project finished as quickly as possible and are willing to contribute their collective resources so that both signs are built and installed as designed. This cooperation is memorialized in the attached First Amendment, which requires the Companies to do all tasks necessary to install signs in permanent easements on AGI Properties’ land at the SE corner of American Drive and U.S. Highway 62 (a/k/a NE 23rd ST) and at the SW corner of U.S. Highway 62 and Soldier Street.

In return, the EDA will reimburse American Glass up to \$110,000 for materials, labor and other expenses incurred to complete Project 95201 and the Utilities Authority will assume responsibility for illuminating and maintaining the signs and surrounding easements.

Please contact Economic Development Director Robert Coleman (405/739-1218) with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tim Lyon', is written over a horizontal line.

Tim Lyon, General Manager/Administrator

Attachments: 1. Resolution
2. 1st Amendment to the Amended and Restated Economic Development Agreement

RESOLUTION NO. EDA 2026-_____

**A RESOLUTION OF THE MIDWEST CITY ECONOMIC DEVELOPMENT
AUTHORITY AND THE MIDWEST CITY UTILITIES AUTHORITY
AMENDING THAT CERTAIN AMENDED AND RESTATED ECONOMIC
DEVELOPMENT ASSISTANCE AGREEMENT, (the “AGREEMENT”)
DATED AUGUST 22, 2023, BY AND BETWEEN THE AUTHORITIES
AND AMERICAN GLASS, INCORPORATED AND AGI PROPERTIES
LLC; AUTHORIZING AND DIRECTING EXECUTION AND DELIVERY
OF THE FIRST AMENDMENT TO THE AGREEMENT; AND
CONTAINING OTHER PROVISIONS RELATING THERETO.**

WHEREAS, AGI Properties, an Oklahoma limited liability company (hereinafter “AGI”), developed the northern ± 11.7-acres Soldier Creek Industrial (“SCIP”) Park leading to the December 17, 2024, issuance of a Certificate of Occupancy for a 106,000 ft.² first-class, attractive building on a well adorned campus at 2150 American AV (the “Property”), which is a shining example of new construction in the U.S. Highway 62 corridor and an impressive addition at the western gateway to Midwest City; and

WHEREAS, American Glass, Incorporated, an Oklahoma corporation (hereinafter “American”), operates a factory and headquarters on the Property that builds glass curtain wall panels to serve the building industry across the United States and beyond; and

WHEREAS, AGI and American (the “Companies”) agree to assist the Utilities Authority and the Economic Development Authority (the “Authorities”) to complete Project 95201 in a timely fashion, thereby working together to enhance the U.S. Highway 62 corridor and to help ensure SCIP’s future success; and

WHEREAS, the Companies agree to work jointly to obtain the necessary easements, licenses, permits and inspections; and to obtain all materials and labor necessary for the fabrication and installation of illuminated subdivision signs as described in designs ROAM Studio produced for Project 95201 and as described in this First Amendment to that certain Amended and Restated Economic Development Agreement, dated August 22, 2023 (the “Agreement”); and

WHEREAS, the Companies and the Authorities are hereby amending the Agreement to the benefit of all parties; and

WHEREAS, the Authorities’ Trustees have determined that it is in the best interest of the residents of Midwest City, Oklahoma, that this First Amendment be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND TRUSTEES OF THE
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY AND THE MIDWEST CITY UTILITIES
AUTHORITY, AS FOLLOWS:**

SECTION 1. Approving the Terms and Conditions of the First Amendment. The Trustees of the Authorities hereby approve the First Amendment, by and between the Authorities and the Companies, in substantially the form submitted at this meeting, with such changes as made be hereafter approved by the Chairman of both Trusts.

SECTION 2. Authorizing and Directing Execution and Delivery of the Amended Agreement and All Related Instruments. The Chairman and the Secretary are hereby authorized and directed to execute and deliver the First Amendment and such other instruments as may be necessary or appropriate to effectuate the execution and delivery of the First Amendment.

PASSED AND APPROVED by the Chairman and Trustees of the Midwest City Economic Development Authority and the Midwest City Utilities Authority this _____ day of _____, 20____.

MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY

Matthew D. Dukes II, Chairman

MIDWEST CITY UTILITES AUTHORITY

Matthew D. Dukes II, Chairman

{SEAL}

ATTEST:

Sara Hancock, Secretary

APPROVED as to form and legality this _____ day of _____, 20____.

Don Maisch, Counselor

AMERICAN GLASS

FIRST AMENDMENT TO THE RESTATED AND AMENDED
ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

By and Among

The
MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY,

The
MIDWEST CITY UTILITIES AUTHORITY,

AGI PROPERTIES, LLC

And

AMERICAN GLASS, INC.

Dated as of February 24, 2026

AMERICAN GLASS PROJECT

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AMERICAN GLASS PROJECT

FIRST AMENDEDMENT TO THE RESTATED AND AMENDED ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

THIS FIRST AMENDED RESTATED AND AMENDED ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT, dated as of February 24, 2026, (hereinafter, the “Development Assistance Agreement”), is made and entered into by and among the Midwest City Economic Development Authority (hereinafter “EDA”), an Oklahoma public trust; the Midwest City Utilities Authority, an Oklahoma public trust, (hereinafter, the “Utilities Authority”), AGI Properties, LLC, an Oklahoma limited liability company (“AGI”), and American Glass, Inc., an Oklahoma corporation or its assigns, (hereinafter, the “Company”).

The following provisions of the Restated and Amended Economic Development Assistance Agreement are hereby amended as follows:

SECTION 4.02 The EDA and the Utilities Authority agree to work with AGI and the Company to facilitate the fabrication, assembly, placement and installation of two (2) Subdivision Signs (the “Signs”) designed by ROAM Studios for EDA Project 95201 and are attached to this Amended Agreement as Appendix 2, with each party agreeing to complete their respective responsibilities as follows:

(i) The Company’s responsibilities:

- a. Obtain proper easements from AGI Properties LLC as follows:
 - i. Permanent sign easements in favor of the City of Midwest City and the Midwest City Utilities Authority extending at least six (6) feet in any direction from the widest point of the Signs, except areas that lie in existing public rights-of-way, as shown on A10.0 of Appendix 2; and filing said easements with the Oklahoma County Clerk’s Office.
 - ii. Any additional easement(s) in favor of the City of Midwest City and the Utilities Authority necessary to provide (a) legal path(s) to extend permanent electrical power to the Signs.
- b. Obtain all materials specified in the ROAM Studios design and shown as A10.0A of Appendix 2. Any exceptions to these materials must be approved in advance by the Midwest City Utilities Authority General Manager/Administrator as recommended by Matt Weber, AIA, ROAM Studios.
- c. Employ the services of a sign contractor licensed by the City of Midwest City (“City”) to complete the following requirements:
 - i. Obtain a separate City permit for each Sign.
 - ii. Contract with an electrician licensed by the City to obtain permits to extend power to each Sign; and to request inspections as required by Construction Services.
 - iii. Assemble and install all materials in accordance with the recommendations and designs from ROAM Studios as shown as A10.A of Appendix 2 and as per current City codes.
- d. Assist as necessary in transferring responsibility for the electric bill from OG+E to the Utility Authority following the approval of all inspections required by the City.
- e. Within three (3) weeks of the City’s final approvals and the closing of all permits, the Company shall submit an invoice on a Company letterhead requesting payment. Said invoice must detail all costs and expenses incurred the successful completion of Project 95201 with copies attached of each contractor’s or supplier’s invoice referenced by the Company invoice indicating the source, quantity and price of each item.

- (ii) The EDA's Responsibilities. Within thirty (30) days of receiving proper documentation outlined in §4.02(i)e above, the EDA agrees to reimburse the Company a total not to exceed \$110,000 for materials, labor and professional services necessary for the successful completion of Project 95201.
- (iii) The Utility Authority's Responsibilities. The Utility Authority's responsibilities shall survive the termination of this Development Assistance Agreement but may be transferred to another City of Midwest City entity. These responsibilities include:
 - i. Establishing and enforcing a policy for the design, size, installation and maintenance of individual sign panels.
 - ii. Maintaining the Signs' structure, electrical wiring, lighting, panels and landscaping improvements within the easements described in § 4.02(i)a hereinabove.
 - iii. Paying the cost of electric service for each Sign.

SECTION 7.02 Notices. Any notices or other communications required or permitted hereunder shall be sufficiently given if delivered personally or sent by - certified mail, postage prepaid, return receipt requested or a delivery service requiring a signature upon delivery and addressed as set forth below or to such other address as the party concerned may substitute by written notice to the other. All notices shall be deemed received on the date signed for by recipient.

If to the Company: American Glass, Inc.
2105 American AV
Midwest City, OK 74141
Attn: President

If to AGI: AGI Properties, LLC
110 W 7th Street, Suite 900
Tulsa, Oklahoma 74119
Attn: Robert B. Sartin

If to the EDA: Midwest City Economic Development Authority
Midwest City City Hall
100 North Midwest Boulevard
Midwest City, Oklahoma 73110
Attn: General Manager/Administrator

If to the Utilities Authority: Midwest City Utilities Authority
Midwest City City Hall
100 North Midwest Boulevard
Midwest City, Oklahoma 73110
Attn: General Manager/Administrator

All other terms and conditions contained in the RESTATATE AND AMENDED ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT, DATED AUGUST 22, 2023, shall remain in full force and effect.

IN WITNESS WHEREOF, the EDA, the Utilities Authority, AGI and the Company have caused this instrument to be duly executed this _____ day of _____, 2026.

MIDWEST CITY ECONOMIC DEVELOPMENT AUTHORITY

Chairman

(SEAL)
ATTEST:

Secretary

MIDWEST CITY UTILITIES AUTHORITY

Chairman

(SEAL)
ATTEST:

Secretary

AGI PROPERTIES, LLC

Manager/Managing Member

AMERICAN GLASS, INC.

President

ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Mathews D. Dukes, II, Chairman of the Midwest City Economic Development Authority, a public trust, on behalf of the Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

(SEAL)

My Commission Expires: _____

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Mathews D. Dukes, II, Chairman of the Midwest City Utilities Authority, a public trust, on behalf of the Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

(SEAL)

My Commission Expires: _____

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

BEFORE ME, a notary public in and for said City and state, on this ____ day of _____, 2026, personally appeared _____, to me known to be the identical person who subscribed the name of AGI Properties, LLC to the foregoing instrument as its Manager/Managing Member and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

(SEAL)

My Commission expires _____

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

BEFORE ME, a notary public in and for said City and state, on this ____ day of _____, 2026, personally appeared _____, to me known to be the identical person who subscribed the name of American Glass, Inc. to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public

(SEAL)

My Commission expires _____

APPENDIX “2”

ROAM Studios Approved Plans for Project 95201:
The Installation of Subdivision Signs at the Soldier Creek Industrial Park

CITY OF MMC CODES	
1	GENERAL SIGNAGE
2	ADVERTISING SIGNAGE
3	ARCHITECTURAL SIGNAGE
4	ARTIST SIGNAGE
5	COMMERCIAL SIGNAGE
6	ENTERTAINMENT SIGNAGE
7	EDUCATIONAL SIGNAGE
8	GOVERNMENT SIGNAGE
9	INDUSTRIAL SIGNAGE
10	LANDMARK SIGNAGE
11	MEMORIAL SIGNAGE
12	MUSEUM SIGNAGE
13	NATURAL SIGNAGE
14	RECREATION SIGNAGE
15	RELIGIOUS SIGNAGE
16	SCULPTURE SIGNAGE
17	SPORTS SIGNAGE
18	TEMPORARY SIGNAGE
19	TRANSPORTATION SIGNAGE
20	UNIVERSITY SIGNAGE
21	WATER SIGNAGE
22	WILDLIFE SIGNAGE
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ARCHITECTURE
INTERIOR DESIGN

11000 N. 100TH AVENUE
SUITE 100
OKLAHOMA CITY, OK 73155

405.444.4444
405.444.4444
405.444.4444

OKLAHOMA CITY, OKLAHOMA

SOLDIER CREEK MONUMENT SIGNAGE

2150 N AMERICAN AVENUE, MIDWEST CITY, OK 73141

NEW MONUMENT SIGNAGE FOR SOLDIER CREEK INDUSTRIAL PARK

OKLAHOMA CITY, OKLAHOMA 73141



VICINITY MAP



OKLAHOMA CITY, OKLAHOMA 73141



LOCATION MAP

DATE	DESCRIPTION
09/15/2024	PRELIMINARY DESIGN
09/15/2024	FINAL DESIGN
09/15/2024	PERMIT SET
09/15/2024	CONSTRUCTION
09/15/2024	COMPLETION

SOLDIER CREEK MONUMENT SIGNAGE
THE CITY OF MIDWEST CITY
2150 N AMERICAN AVENUE, MIDWEST CITY, OKLAHOMA 73141
COVER SHEET

PERMIT SET

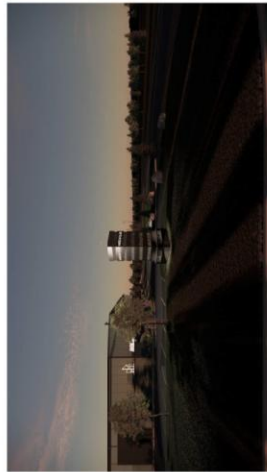
DATE	DESCRIPTION
09/15/2024	PRELIMINARY DESIGN
09/15/2024	FINAL DESIGN
09/15/2024	PERMIT SET
09/15/2024	CONSTRUCTION
09/15/2024	COMPLETION

OKLAHOMA CITY, OKLAHOMA 73141
SEPTEMBER 15, 2024
G00.0

2014 CHERYL FINECH F002 B 4-K054000

[illegible]

SOLDIER CREEK MONUMENT SIGNAGE
THE CITY OF MIDWEST CITY
2150 N. AMERICAN AVENUE, MIDWEST CITY, OKLAHOMA 73111
MONUMENT SIGNAGE RENDERINGS





PUBLIC DISCUSSION

