



**City of Broken Arrow
Meeting Agenda
Broken Arrow Economic Development
Authority**

Chairperson Debra Wimpee

Vice Chairman Johnnie Parks

Trustee Lisa Ford

Trustee Justin Green

Trustee David Pickel

Tuesday, January 20, 2026

**Council Chambers
220 S. 1st Street
Broken Arrow, OK**

**TIME: Follows City Council meeting which begins at 6:30 p.m. and the Broken Arrow
Municipal Authority meeting which follows City Council.**

1. Call to Order

2. Roll Call

3. Consideration of Consent Agenda

- A. 26-50 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of January 06, 2026
- B. 25-1759 Acknowledgement of submittal of the December 2025 Broken Arrow Economic Development Corporation's Monthly Report
- C. 26-171 Ratification of the Claims List Check Register Dated January 12, 2026

4. Consideration of Items Removed from Consent Agenda

5. Public Hearings, Appeals, Presentations, Recognitions, Awards - NONE

6. General Authority Business - NONE

7. Remarks and Inquiries by Governing Body Members

8. Remarks and Updates by City Manager and Staff

9. Executive Session

Economic development and specifically discussing an economic development proposal involving real property involving approximately 7 acres located on the road fronting E. Hillside Drive and west of Lowe's, to include the transfer of property, financing and the creation of a proposal to entice a business to locate within the City of Broken Arrow, and taking appropriate action in open session, including direction to the City Manager and Staff to negotiate for an economic development proposal, under 25 O.S. §307(C)(11).

10. Adjournment

NOTICE:

Please note that all items on this agenda may be approved, denied, amended, postponed, acknowledged, affirmed or tabled.

If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

21 O.S. Section 280 provides the following:

- A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business or the business of any political subdivision, which includes publicly posted meetings, or any agency operations or any employee, agent, official or representative of the state or political subdivision.
- B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials or any political subdivision or its employees, agents or representatives or used in any manner to conduct state business or any political subdivision's business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel.
- C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment.
- D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

A paper copy of this agenda is available upon request.

POSTED this _____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 26-50, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01-20-2026

Title:

**Approval of the Broken Arrow Economic Development Authority Meeting Minutes
of January 06, 2026**

Background:

Minutes recorded for the Broken Arrow Economic Development Authority Meeting.

Cost: None

Funding Source: None

Requested By: City Clerk's Office

Approved By: City Manager's Office

Attachments: **January 06, 2026 Broken Arrow Economic Development Authority Minutes**

Recommendation:

Approve the minutes of the January 06, 2026 Broken Arrow Economic Development Authority Meeting.



City of Broken Arrow

Minutes

City Hall
220 S 1st Street
Broken Arrow OK
74012

Broken Arrow Economic Development Authority

Chairperson Debra Wimpee
Vice Chairman Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green
Trustee David Pickel

Tuesday, January 6, 2026

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at 7:14 p.m.

2. Roll Call

Present: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

3. Consideration of Consent Agenda

A. 26-49 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of December 16, 2025

MOTION: A motion was made by Justin Green, seconded by David Pickel

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

4. Consideration of Items Removed from Consent Agenda - NONE

5. Public Hearings, Appeals, Presentations, Recognitions, Awards - NONE

6. General Authority Business - NONE

7. Remarks and Inquiries by Governing Body Members - NONE

8. Remarks and Updates by City Manager and Staff

City Manager Michael Spurgeon announced the passing of Joe Robson, noting his significant and lasting impact on the community through decades of civic involvement, forward-thinking development decisions, and service on numerous boards. He highlighted Robson's family's long-standing commitment to the city, emphasized the importance of his contributions to local growth and planning, and shared that Robson's funeral would be held the following Tuesday, with several council members attending on behalf of the city to honor his legacy and express condolences to his family.

At approximately 7:17 p.m., the room was cleared for Executive Session.

MOTION: A motion was made by Justin Green, seconded by Lisa Ford
Move to clear the room for Executive Session

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

MOTION: A motion was made by Lisa Ford, seconded by Justin Green

Move to enter Executive Session

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

At 7:22 p.m. City Council entered into Executive Session.

9. Executive Session

Economic development and specifically discussing an economic development proposal involving real property located near the intersection of W. Yakima Street and W SW Expy Drive, to include the transfer of property, financing and the creation of a proposal to entice a business to locate within the City of Broken Arrow, and taking appropriate action in open session, including direction to the City Manager and Staff to negotiate for an economic development proposal, under 25 O.S. §307(C)(11).

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green

Move to Authorize the City Manager to negotiate an economic development agreement for the property described in the Agenda for Executive Session

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

10. Adjournment

The meeting was adjourned at 7:30 p.m.

MOTION: A motion was made by Debra Wimpee, seconded by Johnnie Parks

Move to Adjourn

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Chairperson

Secretary



City of Broken Arrow

Request for Action

File #: 25-1759, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01-20-2026

Title:

Acknowledgement of submittal of the December 2025 Broken Arrow Economic Development Corporation's Monthly Report

Background:

The Broken Arrow Economic Development Authority contracts with the Broken Arrow Economic Development Corporation in the amount of \$425,000.00 annually with the goal to encourage and facilitate economic development within and near the City of Broken Arrow by attracting new industry and commercial businesses to the Broken Arrow area, and to promote the economic health and expansion of existing industry and commercial businesses within the City. Per the Economic Development Agreement, each month BAEDC shall submit a Monthly Activity Report detailing services and activities that accurately state the progress made in implementing the terms, conditions and scope of work required by the Contract. Attached is the Monthly Activity Report for August 2025.

Cost: \$35,416.66 per month

Funding Source: Fund 887

Requested By: Travis Stephens, Economic Development Director

Approved By: City Manager's Office

Attachments: BAEDC Monthly Activity Report and December Invoice

Recommendation:

Acknowledge the December 2025 Broken Arrow Economic Development Corporation's Monthly Report.



December 2025



BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

December 2025 Report

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Business Retention and Expansion

Summary

- In December, the team remained focused on **advancing strategic relationships** and **priority projects** that support long-term economic growth in Broken Arrow.
- Staff conducted a **headquarters visit with Solar Turbines** in San Diego, reinforcing the City's commitment to existing employers and strengthening relationships that are critical to future investment and expansion opportunities.
- **Project Sapling** continued to advance, with formal negotiations progressing following approval by City Council, representing a significant milestone in supporting the company's planned expansion.

BRE Meetings: 5

New Business Attraction

Summary

- VP attended the Southern California marketing trip with the Tulsa Regional Chamber, conducting **six targeted meetings** with site selectors and **aerospace and defense companies** to promote the Tulsa region and Broken Arrow while strengthening business recruitment relationships.
- **Project Sam** advanced with key **permit approval letters** secured, moving the project closer to the next phase of development.
- **Project Compass:** Conversations continued with the developer at **Creek 51** regarding potential building options and associated costs to support ongoing evaluation.

Incoming December Projects

RFIs Received: 3

RFI Responses: 0

- **Project Obsidian 2025 – No response due to lack of sites meeting project requirements.**
 - Company looking to establish a U.S. armor production, ballistic protection, and ammunition distribution facility supporting DoD, law enforcement, and commercial markets. Seeking existing facility of 125K – 200K SF facility or 20-acre brownfield site in FTZ with rail and port access.
 - Project Scope
 - \$50-60 million capital investment
 - 150-220 jobs
- **Project Satellite – No response due to lack of sites meeting project requirements.**
 - Company looking for sites to commission a high-volume satellite production facility in next 18-24 months. The facility will support the production of up to 2 satellites per day, designed to fly on the company's rocket. Seeking existing facility of 60K SF for lease or sale previously engaged in satellite manufacturing.
 - Project Scope
 - \$25 million capital investment
 - 100 jobs

- **Project Prometheus 2025 – No response due to lack of sites meeting project requirements.**
 - Ammunition manufacturing, energetics production, and advanced materials company seeking to establish a vertically integrated fully sovereign U.S. ammunition and energetics production campus supporting commercial, DoW, DHS, law enforcement, and allied foreign military requirements. Seeking 800 – 1000 contiguous acres.
 - Project Scope
 - \$750 million capital investment
 - 450 jobs

Innovation, Entrepreneurship, and Small Business Development

Summary

- Entrepreneurial engagement remained strong in December, highlighted by continued momentum with **1 Million Cups Broken Arrow**, where four local businesses presented and **99 community members** participated. This level of attendance reflects sustained community buy-in and growing awareness of Broken Arrow's entrepreneurial initiatives.
- The team continued **strategic conversations** focused on **strengthening and enhancing the City's entrepreneurial ecosystem**, including coordination with partners and stakeholders to identify opportunities for deeper collaboration and future program development. These efforts support a long-term, intentional approach to building an environment where entrepreneurs and small businesses can start, grow, and scale in Broken Arrow.

Entrepreneurship Support Meetings: 7

Workforce Development

Summary

- Staff participated in a workforce development workshop that was hosted by the **Northeast Oklahoma Regional Alliance** focused on the concept of skills-based hiring and how to help employers make more effective hiring decisions using data and available resources.
- **Oklahoma Veterans United** facilitated a discussion among local employers on hiring trends and challenges they are seeing. BAEDC provided insight into different resources available for Veterans and upcoming events employers can collaborate to engage potentially with that demographic.
- **Workforce Meetings** = 2

Broken Arrow Job Board Monthly Metrics:

- **2377** page visits; **159** clicks on jobs; **1** job alert subscribers
- **25** application engagements

Job Seeker Monthly Metrics:

- Job seeker engagements = **4**
- Job seeker placements = **0**

Job Seeker Year to Date Metrics:

- Job seeker engagements = **366**
- Application engagements (job board) = **476**
- Job seeker placements = **13**

Arrow Forge

Summary

- **Rezoning from AG to IL was approved** by City Council, positioning Arrow Forge for future industrial and advanced manufacturing development
- Land survey was completed for the **lot split** on Block 4 to create the planned 10-acre site for **Project Flight**. Next steps include securing approvals from TAT and Planning Commission in January.
- **Facilitated a working discussion** with Beck Design, BAEDC, and COBA on **Arrow Forge overlay**, aligning on development standards and design intent, and identifying next steps for refinement.

Research Analysis, Strategic Planning, & Advocacy

Summary

- Staff met with **Representative Mark Chapman** to discuss priorities for the upcoming legislative session, including efforts to expand support for **existing Oklahoma businesses** that currently do not qualify for state incentive programs.
- VP served as a panelist at the **Tulsa Regional Chamber's State of the Economy** event, discussing key **economic and industry trends** and reinforcing the importance of **regionalism and collaboration** in driving business growth, workforce readiness, and long-term investment across the Tulsa region.
- Staff hosted a **Commercial Developer Roundtable** to gather direct feedback from local and regional developers. The discussion focused on identifying opportunities to better support development efforts, streamline processes, and enhance future collaboration. This feedback is critical in shaping responsive and effective economic development strategies.
- Staff conducted a **follow-up meeting** with participants from the **Best Practices Trip** to Tennessee to review key takeaways and discuss next steps. The meeting helped translate lessons learned into actionable ideas that can be applied locally to support ongoing and future economic development initiatives.
- **Research Requests:**
 - **Business Resources – 1**
 - Local filmmaker requested a list of companies with 50+ employees that would potentially have the budget for a high-quality film.
 - **City of Broken Arrow – 1**

- Assisted the city with a list of potential retail spots for a fast-casual restaurant looking to expand in Broken Arrow.
- **Workforce – 0**

Broken Arrow Economic Development
Corporation
210 N Main St. Ste. C
Broken Arrow, OK 74012 US
accounts@bachamber.com



INVOICE

BILL TO

City of Broken Arrow
220 S 1st St
Broken Arrow, OK 74012

INVOICE # 1432**DATE** 01/13/2026**DUE DATE** 02/12/2026**TERMS** Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/01/2026	City EDC Contract	City EDC Contract for December 2025	1	35,416.66	35,416.66
BALANCE DUE					\$35,416.66

Pay invoice



City of Broken Arrow

Request for Action

File #: 26-171, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01/20/2026

Title:

Ratification of the Claims List Check Register Dated January 12, 2026

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from December 30, 2025 through January 12, 2026 checks, V-Cards (single use electronic credit cards) or ACH (direct payments to the vendors bank by the federal reserve automated clearing house) were processed for a total of \$4,281,932.39 for the various funds.

Governmental Funds	\$2,753,600.17
BAMA	\$1,527,572.22
BAEDA	\$ 760.00
Total	\$4,281,932.39

A summary by funds and detail are attached.

Cost: \$760.00

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated January 12, 2026

Recommendation: *recommend*

Ratify Claims List Check Register dated 01/12/2026

City of Broken Arrow
Check Register by Fund

RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	169,563.82	525
220	BA MUNICIPAL AUTHORITY	1,527,572.22	979
227	CVB-HOTEL MOTEL	116,500.92	15
329	VEHICLE REPLACEMENT FUND	52,618.20	2
330	SALES TAX CAPITAL IMPROVEMENT	131,916.63	7
342	STREET LIGHT FUND	1,831.09	12
343	STREET SALES TAX FUND	182,332.52	7
344	PS SALES TAX POLICE	129,810.76	368
345	PS SALES TAX FIRE	114,121.23	262
593	2018 BOND ISSUE	1,491,103.16	15
660	WORKERS COMPENSATIONS	86,593.14	11
661	GROUP HEALTH AND LIFE	271,518.70	10
882	AGENCY FUND DEPOSITS	5,690.00	14
887	ECONOMIC DEVELOP AUTHORTY	760.00	1
Total		4,281,932.39	2,228

Prepared : 1/12/2026 3:36:32 PM

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**City of Broken Arrow
Check Register by Fund**



01/08/2026	335518	2004 KIMLEY-HORN & ASSOCIATES	064598216-1125	Events Park Infrastructure 2417210	8871700 570150	2417210	2026/7	760.00
					Total For Check # 335518			760.00
								760.00
					Total For Fund 887			760.00
					Number of Invoices For Fund 887			1
					Total For ALL Checks			4,281,932.39
					Total Number of Invoices			2,228