



**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*

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**Tuesday, May 6, 2025**

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

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**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.     [25-59](#)           Approval of the Broken Arrow Economic Development Authority Meeting Minutes of April 15, 2025
- B.     [25-659](#)       Approval of the Broken Arrow Economic Development Authority Amended Special Meeting Minutes of February 25, 2025
- C.     [25-623](#)       Approval of and authorization to execute Budget Amendment Number 25 for Fiscal Year 2025
- D.     [25-534](#)       Acknowledgement of submittal of the March 2025 Broken Arrow Economic Development Corporation's Monthly Report
- E.     [25-595](#)       Approval of and authorization for City Manager and Broken Arrow Economic Development Authority to execute a Commitment Letter to the City of Atoka, in support of the Atoka Energy Park Project
- F.     [25-620](#)       Ratification of the Claims List Check Register Dated April 28, 2025

**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 - NONE**

**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

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**File #:** 25-59, **Version:** 1

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**Broken Arrow Economic Development Authority  
Meeting of: 05-06-2025**

**Title:**

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of April 15, 2025

**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:** April 15, 2025 Broken Arrow Economic Development Authority Minutes

**Recommendation:**

Approve the minutes of the April 15, 2025 Broken Arrow Economic Development Authority Meeting.



# City of Broken Arrow

## Minutes

### Broken Arrow Economic Development Authority

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

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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**Tuesday, April 15, 2025**

**Council Chambers**

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**1. Call to Order**

Chairperson Debra Wimpee called the meeting to order at approximately 7:57 p.m.

**2. Roll Call**

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

**3. Consideration of Consent Agenda**

- A. 25-58** Approval of the Broken Arrow Economic Development Authority Meeting Minutes of April 01, 2025
- B. 25-500** Approval of and authorization to execute Fifth Amendment to the Economic Development Agreement by and among OakTrust Development LLC, Steve Easley, the Broken Arrow Economic Development Authority, and the City of Broken Arrow
- C. 25-477** Approval of and authorization to execute Agreement for Professional Consulting Services with Wallace Design Collective for the design of a regional detention pond near Tucson Street and Aspen Avenue (Project Number (SW25090))
- D. 25-519** Ratification of the Claims List Check Register Dated April 07, 2025

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**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 - NONE**

**9. Executive Session - NONE**

**10. Adjournment**

The meeting was adjourned at approximately 7:59 p.m.

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

**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

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**File #:** 25-659, **Version:** 1

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**Broken Arrow Economic Development Authority  
Meeting of: 05-06-2025**

**Title:**

Approval of the Broken Arrow Economic Development Authority Amended Special Meeting Minutes of February 25, 2025

**Background:**

Minutes recorded for the Broken Arrow Economic Development Authority Amended Special Meeting. Amended only to add "Special" in the header of the minutes.

**Cost:** None

**Funding Source:** None

**Requested By:** City Clerk's Office

**Approved By:** City Manager's Office

**Attachments:** February 25, 2025 Broken Arrow Economic Development Authority Special Meeting Minutes

**Recommendation:**

Approve the minutes of the February 25, 2025 Broken Arrow Economic Development Authority Special Meeting.



## City of Broken Arrow

### AMENDED Special Meeting Minutes

#### Broken Arrow Economic Development Authority

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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

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**Tuesday, February 25, 2025**

**Council Chambers**

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**1. Call to Order**

Chairperson Debra Wimpee called the meeting to order at approximately 8:43 p.m.

**2. Roll Call**

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

**3. Consideration of Consent Agenda**

- A. 25-54 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of February 4, 2025**
- B. 25-186 Approval of and authorization to execute a Second Amendment of an Economic Development Agreement by and among the Broken Arrow Economic Development Authority, the City of Broken Arrow, and PDG-Broken Arrow, LLC**
- C. 25-223 Ratification of the Claims List Check Register Dated February 10, 2025**

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

**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 informed the council members that Economic Development Director Jennifer Rush and himself have been discussing the partnership and the development progress with Bob Mudd from Venue. Mr. Mudd plans to update the council in late March or April on their construction updates and modifications based on lessons from Colorado Springs. Next week, he'll meet with Charlie Bright and Ms. Rush to assess the status, and around the same time, Charlie Bright or Kenny Schwab will update the council on our construction progress. Ms. Rush will coordinate to schedule Mr. Mudd's visit for a public update.



**9. Executive Session - NONE**

**10. Adjournment**

The meeting was adjourned at approximately 8:45 p.m.

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

**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

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**File #: 25-623, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 05-06-2025**

**Title:**

Approval of and authorization to execute Budget Amendment Number 25 for Fiscal Year 2025

**Background:**

The Municipal Budget Act adopted by the City Council allows the City and Authorities to amend the budget at any time during the year for necessary expenditures incurred that exceed the original budget or when circumstances warrant the action.

Budget Amendment Number 25 recognizes an operating transfer in from the General Fund and then appropriates the transfer to provide planned supplemental funding for the Events Park Infrastructure project.

**Cost:** \$5,000,000.00

**Funding Source:** Operating Transfer In from the General Fund

**Requested By:** Cynthia Arnold, Finance Director

**Approved By:** City Manager's Office

**Attachments:** Budget Amendment #25 for Fiscal Year 2025

**Recommendation:**

Approval of and authorization to execute Budget Amendment Number 25 for Fiscal Year 2025.

**Fund 887 - BAEDA**  
**Budget Amendment #25**  
**Fiscal Year 2025**  
**5/6/2025**

**Estimated Revenue, Fund Balance or Transfers in**

<b>Account Number</b>	<b>Description</b>	<b>Balance before Amendment</b>	<b>Amount of Amendment</b>	<b>Balance after Amendment</b>
887-491100	TRANSFER FROM GENERAL FUND	\$ 5,925,110	\$ 5,000,000	\$ 10,925,110
		<b>\$ 5,925,110</b>	<b>\$ 5,000,000</b>	<b>\$ 10,925,110</b>

**Appropriations**

<b>Account Number</b>	<b>Project</b>	<b>Description</b>	<b>Balance before Amendment</b>	<b>Amount of Amendment</b>	<b>Balance after Amendment</b>
8871700-570150	2417210	EVENTS PARK INFRASTRUCTURE	\$ 21,693,818	\$ 5,000,000	\$ 26,693,818
			<b>\$ 21,693,818</b>	<b>\$ 5,000,000</b>	<b>\$ 26,693,818</b>

**Explanation**

The Municipal Budget Act adopted by the City Council allows the City to amend the budget at any time during the year for necessary expenditures incurred that exceed the original budget or when circumstances warrant the action. Budget Amendment #23 recognizes an operating transfer in from the General Fund and then appropriates the transfer to provide planned supplemental funding for the Events Park Infrastructure project.

Approved by the Broken Arrow  
Economic Development Authority  
Tuesday, May 6, 2025

Attest by Secretary

\_\_\_\_\_  
Chair, Debra Wimpee

\_\_\_\_\_  
Curtis Green



# City of Broken Arrow

## Request for Action

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**File #: 25-534, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 05-06-2025**

**Title:**

Acknowledgement of submittal of the March 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 March 2025.

**Cost:** \$35,416.66 per month

**Funding Source:** Fund 887

**Requested By:** Jennifer Rush, Economic Development Manager

**Approved By:** City Manager's Office

**Attachments:** BAEDC Monthly Activity Report

**Recommendation:**

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

TRANSMITTAL

TO: City Council & BAEDA Members

COPY: City Manager  
BAEDC Board  
Chamber Board

SUBJECT: Economic Development Services

FROM: EDC Team

DATE: **April 9** , 2025

Attached you will find the monthly invoice for March 2025.



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INVOICE

City of Broken Arrow

Attn: Michael Spurgeon, City Manager

P. O. Box 610

Broken Arrow, OK 74013

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Broken Arrow Economic Development Corporation

March	2025 Economic Development Services	\$35,416.66
	TOTAL	\$35,416.66

Please make check payable to BAEDC.

March 2025

# BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

# BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

## March 2025 Report

<b>Business Retention and Expansion</b>	3
Summary	3
<b>New Business Attraction</b>	3
Summary	3
<b>Incoming March Projects</b>	3
<b>Innovation, Entrepreneurship, and Small Business Development</b>	5
Entrepreneurship Ecosystem Assessment	5
<b>Workforce Development</b>	5
Summary	5
<b>Arrow Forge</b>	6
Summary	6
<b>Research Analysis, Strategic Planning, &amp; Advocacy</b>	6
Summary	6



## Business Retention and Expansion

### Summary

- This month's BRE efforts included advancing expansion projects, continuing to strengthen relationships with local businesses through ongoing visits and meetings, and hosting a Manufacturing Innovation & Expansion Roundtable. These efforts contributed to supporting the growth of our existing businesses and attracting new opportunities to Broken Arrow.
- In partnership with the Oklahoma Department of Commerce, Oklahoma Finance Authority, and Oklahoma Manufacturing Alliance the BAEDC hosted the **Manufacturing Innovation and Expansion Roundtable** on **March 5<sup>th</sup>** to present the OIEP (Oklahoma Innovation & Expansion Program) to Broken Arrow existing businesses
- Hosted a **Heavy Haul Roundtable**, facilitating direct engagement between staff and Broken Arrow manufacturers to better understand challenges related to heavy haul routes in Oklahoma
- **BRE Employer Meetings: 8**
- **BRE Drop-ins: 16**

## New Business Attraction

### Summary

- Met with company looking to expand food manufacturing operations into Broken Arrow. Seeking to expand in an existing 10k SF facility on Gateway campus.
  - **Project Friends**
    - 15 new jobs with potential up to 35 jobs
    - \$500K to \$1M in capital investment
- VP participated in a **NYC marketing trip** alongside the Tulsa Regional Chamber team, meeting with six site consultants to showcase Broken Arrow's assets and economic opportunities
- Staff met with a local developer and toured an industrial facility currently under construction, featuring **20K SF of flexible space** designed to accommodate a single tenant or split for multiple tenants

## Incoming March Projects

- **Project Dodge** – Submitted two-acre site on west Kenosha
  - Foundation repair company seeking warehouse/distribution facility in the Tulsa region
    - Project Scope
      - \$3M capital investment
      - 30 jobs
- **Project Viking 2025** – No available sites meeting the needs of the project. Company looking to establish a new thermoforming and injection facility in Oklahoma. Seeking existing building of 260K to 510K SF zoned heavy industrial with rail.
  - Project Scope
    - \$146M capital investment
    - 230 jobs

- **Project Coco** – No available sites meeting the needs of the project. International company looking to establish manufacturing facility in US. Seeking 150 acres, not in an urban location with rail and port access.
  - Project Scope
    - \$800M capital investment
    - 200 jobs
- **Project Emerald**– No available sites meeting the needs of the project. Company looking to expand its data center operations seeking 300-800 acres.
  - Project Scope
    - \$5B capital investment
    - 300 jobs
- **Project Celcius** – No available sites meeting needs of the project. Company seeking 75K to 120K of existing space with potential to expand another 100K SF. Company must be able to occupy by June 2025.
  - Project Scope
    - \$15M capital investment
    - 100 jobs
- **Project Emoji** – No available sites meeting needs of the project. Logistics facility looking to expand and relocate to Oklahoma seeking 100 acres within 10 miles of airport.
  - Project Scope
    - \$100M capital investment
    - 760 jobs
- **Project Flyer** – No available sites meeting needs of the project. Consultant led search for 100 to 250 acres for large scale advanced manufacturing operation. Site must be able to accommodate 1M SF facility.
  - Project Scope
    - TBD capital investment
    - 1,200 jobs
- **Project Rosie** – No available sites meeting needs of the project. Film company seeking temporary and permanent sites for live-studio audience film production location. Seeking temporary space of 15K SF with 100 parking spaces in a vibrant and walkable area. Seeking 3 acres in a vibrant and walkable area for permanent space. Ideal locations for both would be in an urban, downtown setting.
  - Project Scope
    - TBD capital investment
    - TBD jobs
- **Project Armor** – No available sites meeting needs of the project. Developer seeking 250 acres minimum for hyperscale data center development.
  - Project Scope
    - \$2B capital investment
    - 100 jobs

- **Project Robey** – No available sites meeting needs of the project. Company seeking an existing facility to lease or purchase with 40K to 50K of manufacturing space with highway access.
  - Project Scope
    - \$3M capital investment
    - 250 jobs
- **Project Kraken** – No available sites meeting needs of the project. Medical equipment company seeking an existing facility to lease with 20K to 30K SF that is expandable to 150K SF. Additionally must include at least 100 parking spaces, 24' ceiling height and overhead crane.
  - Project Scope
    - \$22.4M capital investment over 10 years
    - 159 jobs over 10 years
- **Project Iver** – No available sites meeting needs of the project. Company seeking an existing building of 75K to 150K SF to purchase for distribution operation.
  - Project Scope
    - TBD capital investment
    - TBD jobs

## Innovation, Entrepreneurship, and Small Business Development

### Entrepreneurship Ecosystem Assessment

- During the EDC Board Retreat, **Mo Collins** presented findings from the **Entrepreneurship Ecosystem Assessment**, followed by **Jeff Amerine of Startup Junkie** leading a discussion on strategies for building a thriving entrepreneurship ecosystem in Broken Arrow

## Workforce Development

### Summary

- **HR Roundtable:** BAEDC facilitated an **HR Roundtable** event in partnership with Department of Rehabilitation Services for the community: ***Mind Matters: The Key to Employee & Workplace Success***. The event provided the opportunity for attendees to learn about different methods for enhancing mental health and employee wellbeing for their organizations.
  - **12 attendees**
- **Workforce & Talent Attraction Committee Meetings:** BAEDC facilitated committee meetings focused on talent attraction and workforce development. Key topics of discussion for both meetings included:
  - Upcoming EDC events Healthcare Career Day, Career Fair, and STEM Camp
  - BeInBA success story updates (1 posted, 1 pending approval)
  - Registered Apprenticeship program development

- **Healthcare Career Day:** Initial coordination for this career awareness program has begun with volunteer information being distributed and coordination with school sites underway
- **VR Video Shoot:** Continued discussion for capturing VR video from employers within the community as a method for driving career awareness development and insight into the opportunities that exist within our community.
- **Employer Partner Meetings = 6**

#### **Broken Arrow Job Board Monthly Metrics:**

- **320** page visits; **95** clicks on jobs; **0** job alert subscribers
- **34** application engagements

#### **Job Seeker Monthly Metrics:**

- Job seeker engagements = 6
- Job seeker placements = 0

#### **Job Seeker Year to Date Metrics:**

- Job seeker engagements = 87
- **107** application engagements (job board)
- Job seeker placements = **0**

### **Arrow Forge**

#### **Summary**

- **Project Flight** requested to move forward with relocating to **Arrow Forge** as the anchor tenant
  - Client has requested to begin process of an Economic Development Agreement with Broken Arrow Economic Development Authority
  - The project will be presented in executive session at the upcoming BAEDA meeting for approval to enter into negotiations
- March Arrow Forge Committee convened
  - Introduced new **Committee Chair, Matt Litterell**
  - COBA staff provided updates on infrastructure and spine road progress
  - Discussed next steps for marketing strategy and relationship inventory
  - EDC will present several prospect companies at the next meeting and request committee support for introductions

### **Research Analysis, Strategic Planning, & Advocacy**

#### **Summary**

- CEO, VP, and BRE Manager represented Broken Arrow at **Select Oklahoma Day at the Capitol** and **Oklahoma Manufacturing Alliance Day at the Capitol**, engaging with state legislators, business leaders, and industry stakeholders to advocate for local economic and manufacturing priorities
- Research Requests:

- COBA – 1
  - Property search for sites for restaurant at 51<sup>st</sup> and Aspen. Identified two potential sites.
- Successfully completed the hiring process for the vacant **Marketing and Research Manager** position in alignment with contractual obligations with the City of Broken Arrow, ahead of the agreed-upon timeline.
  - Conducted interviews with 11 qualified candidates for the vacant role
  - Narrowed the field to two finalists for a panel interview with the full chamber and economic development team
  - Extended an offer to top candidate **Elise Goggin**, who has accepted with a confirmed start date of April 1



# City of Broken Arrow

## Request for Action

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**File #: 25-595, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 05-06-2025**

**Title:**

Approval of and authorization for City Manager and Broken Arrow Economic Development Authority to execute a Commitment Letter to the City of Atoka, in support of the Atoka Energy Park Project

**Background:**

The Atoka Energy Park Project is a transformational public-private partnership located in Atoka, Oklahoma, designed to establish a 972 MW energy infrastructure supporting AI computing, data centers, and national security applications. Broken Arrow and other municipalities are invited to participate as non-binding co-sponsors, enabling eligibility for institutional financing and participation in direct profit sharing, with no financial liability, debt obligations, or impact on municipal bond ratings. Participation is expected to generate revenue for Broken Arrow in an amount to be determined over the life of the project. The Broken Arrow Economic Development Authority's Commitment Letter supports the City of Atoka's application process and participation framework under a Master Utility Service Agreement (MUSA), with an emphasis on economic benefits, workforce development, and regional growth

**Cost:** \$0

**Funding Source:** None

**Requested By:** Michael Spurgeon, City Manager

**Approved By:** City Manager Office

**Attachments:** Commitment Letter; Atoka Energy Park Project Profile

**Recommendation:**

Approve and authorize the City Manager and Broken Arrow Economic Development Authority to execute a Commitment Letter to the City of Atoka, in support of the Atoka Energy Park Project

**Date:** April 19, 2025

To: The City of Atoka & Mayor Brian Cathey  
From: The Broken Arrow Economic Development Authority

Subject: The Broken Arrow Economic Development Authority's Commitment to Support the Atoka Energy Park Project

Dear Mayor Cathey,

On behalf of The Broken Arrow Economic Development Authority, I am pleased to formally express our city's commitment to support the City of Atoka and the development of the Atoka Energy Park (AEP). This initiative represents a forward-thinking approach to economic growth, energy independence, and workforce development—not only for Atoka, but for our broader region and state.

### **Acknowledgment of Shared Vision**

The Broken Arrow Economic Development Authority recognizes the long-term value and strategic significance of the Atoka Energy Park. We share the vision of transforming Southeast Oklahoma into a nationally recognized hub for energy, technology, and infrastructure innovation. This project has the potential to serve as a catalyst for regional prosperity and public-private collaboration across counties.

### **Commitment to the Master Utility Service Agreement (MUSA)**

The Broken Arrow Economic Development Authority affirms its intention to work collaboratively with the City of Atoka to finalize and co-sign the Master Utility Service Agreement. We understand that our participation supports Atoka's eligibility for public benefit programs and reinforces the collective strength and scale needed to move the project forward successfully.

### **Contribution of Demographic and Financial Data**

We will provide The Broken Arrow Economic Development Authority's most up-to-date population statistics, financial data, and relevant demographics to assist in project qualification processes and planning.

### **Conditions of Support**

The Infrastructure as a Service (IaaS) framework offered through Sustainability Partners and its affiliates presents a comprehensive, no-capex solution for enabling essential infrastructure development at the Atoka Energy Park. The following benefits and participation conditions reflect our expectations as part of a strategic, risk-managed engagement:

#### **1. Zero-Capital, Off-Balance Sheet Infrastructure Delivery**

Participants will receive fully deployed infrastructure without incurring upfront capital costs or balance sheet liabilities. Ownership remains with Sustainability Partners and its affiliates, while participating agencies gain immediate use of critical assets with full operational control via long-term service agreements.

- Predictable, fixed monthly service payments tied to infrastructure usage
- No municipal debt issuance, bond underwriting, or depreciation burden

## **2. Direct Participation in Project Revenue**

A key feature of the IaaS model is its profit-sharing component, designed to ensure all participating public entities benefit directly from the project's success.

- Structured revenue-sharing mechanisms provide recurring cash flow to participating entities
- Net revenue participation

## **3. Underwriting and Project Viability Review**

To ensure integrity and transparency, all projects under this program undergo underwriting review:

- Full review and validation of contractors, equipment suppliers, and offtake customers

## **4. Risk Mitigation and Compliance Assurance**

The program embeds a comprehensive suite of risk mitigation measures, aligned with industry standard infrastructure and similar energy projects.

- Performance guarantees, uptime assurances, bonding and insurance-backed coverage are embedded within O&M and Data Center facilities service contracts
- Risk mitigation protocols, as defined in the pre-feasibility study and financial model, will be included in the final Municipal Use and Service Agreement (MUSA) by addendum
- Take-or-pay offtake contracts ensure stable revenue

## **5. Qualified Contractor and Supplier Vetting**

All project contractors, developers, and service providers must meet qualification standards:

- Independent review and approval by Sustainability Partners or qualified third party
- Minimum thresholds of prior experience, financial strength, technical capability and industry standard warranty, performance bonding, and service contract requirements

## **6. Workforce Development and Local Economic Impact**

The IaaS program is committed to ensuring that regional communities benefit directly from job creation and economic activity associated with the Energy Park:

- Inclusion of Oklahoma based contractors and service providers in all project phases
- Local hiring targets with workforce training programs developed in coordination with technical colleges and participating communities.
- Career pathway creation in high-demand sectors including energy operations, data center management, and digital infrastructure

## **7. ESG and Sustainability Integration**

Every project under the IaaS program aligns with federal and institutional ESG benchmarks:

- Lifecycle emissions reductions, water conservation, and energy efficiency are prioritized in design and operations
- Carbon credit strategies and IRA-aligned incentives provide further revenue and sustainability benefits
- Environmental stewardship and ecological offset initiatives are integrated into site development

## **Roles and Responsibilities**



The Broken Arrow Economic Development Authority acknowledges that our role is limited to supportive and participatory functions. We will not bear financial or operational responsibilities for the development or construction of the Atoka Energy Park.

The following responsibilities shall remain with the City of Atoka and its development partners:

- Regulatory compliance and permitting oversight.
- Complete management of all procurement, vendor qualification, developer agreements and RFP processes.
- Oversight of construction, commissioning, and project operations through approved highly qualified vendors, developers and contractors. As outlined within project plan and final MUSA.
- Development and execution of profit-sharing agreements.

**The Broken Arrow Economic Development Authority's focus will be on:**

- Contributing financial data and demographic support.
- Participating in economic benefits through revenue sharing.
- Advocating the project within the region and supporting stakeholder collaboration.

#### **Commitment to Strategic Collaboration**

The Broken Arrow Economic Development Authority affirms its intent to collaborate with the City of Atoka and Sustainability Partners throughout the financing and planning phases of the Atoka Energy Park project. The City acknowledges the significance of this initiative, its long-term objectives, and the anticipated benefits to The Broken Arrow Economic Development Authority. The city understands that its formal participation in the project and development process—defined as the execution of the Commitment Letter and the Master Utility Service Agreement (MUSA)—shall not constitute a binding obligation until the subsequent formal issuance of a Notice to Proceed by Sustainability Partners and written acceptance by The Broken Arrow Economic Development Authority.

The Broken Arrow Economic Development Authority remains committed to a cooperative and structured engagement with all parties involved, consistent with the responsibilities and conditions outlined in this agreement.

Sincerely,

**On Behalf of The Broken Arrow Economic Development Authority:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: Chairperson, The Broken Arrow Economic Development Authority

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Title: City Manager, Broken Arrow Economic Development Authority

Email: \_\_\_\_\_

Phone: \_\_\_\_\_



# City of Broken Arrow

## Request for Action

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**File #: 25-620, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 05/06/2025**

**Title:**

Ratification of the Claims List Check Register Dated April 28, 2025

**Background:**

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from April 08, 2025 through April 28, 2025 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 \$9,482,838.50 for the various funds.

Governmental Funds	\$3,238,367.05
BAMA	\$4,136,765.07
BAEDA	<u>\$2,107,706.38</u>
Total	\$9,482,838.50

A summary by funds and detail are attached.

**Cost:** \$2,107,706.38

**Funding Source:** BAEDA Operational and Capital accounts

**Requested By:** Cynthia S. Arnold, Finance Director

**Approved By:** City Manager's Office

**Attachments:** Check Register dated April 28, 2025

**Recommendation:** **..recommend**  
Ratify Claims List Check Register dated 04/28/2025

City of Broken Arrow  
Check Register by Fund



Fund

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		FUND	DESCRIPTION		AMOUNT	INVOICE COUNT			
	110		GENERAL		582,097.79				1,086
	220		BA MUNICIPAL AUTHORITY		4,136,765.07				1,541
	227		CVB-HOTEL MOTEL		19,305.17				45
	330		SALES TAX CAPITAL IMPROVEMENT		385,255.45				14
	332		PARK & REC CAP IMPROV		255.00				2
	333		CEMETERY FUND		8,526.00				1
	334		STREET AND ALLEY		44.13				1
	335		CDBG		230.00				1
	337		POLICE BLOCK GRANT		5,000.00				1
	342		STREET LIGHT FUND		32,931.17				93
	343		STREET SALES TAX FUND		275,152.57				22
	344		PS SALES TAX POLICE		257,525.59				590
	345		PS SALES TAX FIRE		118,847.02				365
	346		ADMINISTRATIVE TECHNOLOGY		200.00				1
	348		ARPA FUND		2,618.48				3
	593		2018 BOND ISSUE		961,935.64				32
	660		WORKERS COMPENSATIONS		78,149.29				13
	661		GROUP HEALTH AND LIFE		131,836.15				9
	770		DEBT SERVICE GO BOND		365,000.00				2
	882		AGENCY FUND DEPOSITS		13,457.60				17
	887		ECONOMIC DEVELOP AUTHORITY		2,107,706.38				5
	Total				9,482,838.50				3,844

City of Broken Arrow  
Check Register by Fund



Fund 887

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
04/10/2025	327871	2004	KIMLEY-HORN & ASSOCIATES INC.	064598216-0225	Events Park Infrastructure 2417210	8871700  570150	2417210	2025/10	2,460.00
Total For Check # 327871									2,460.00
04/14/2025	327965	680	TULSA COUNTY TREASURER	FEB 28, 2025	1550 W TUSCON ST 98434-84-34-34010	8871700  550700		2025/10	35,987.71
Total For Check # 327965									35,987.71
04/17/2025	328029	936	CROSSLAND HEAVY CONTRACTORS INC	PA 10 2417210	Prj 2417210 - Agreement	8871700  570150	2417210	2025/10	2,013,842.01
Total For Check # 328029									2,013,842.01
04/17/2025	328117	3343	THE PUBLIC FINANCE LAW GROUP PLLC	04072025-03	04072025-03 04/15/2025	8871700  530870		2025/10	20,000.00
Total For Check # 328117									20,000.00
04/24/2025	328188	1115	BROKEN ARROW ECONOMIC DEVELOPMENT CORP.	MARCH 2025	MARCH 2025 EDC SERVICES	8871700  550700		2025/10	35,416.66
Total For Check # 328188									35,416.66
Total For Fund 887									2,107,706.38
Number of Invoices For Fund 887									5
Total For ALL Checks									9,482,838.50
Total Number of Invoices									3,844