



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

Monday, November 17, 2025

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. [25-71](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of November 04, 2025
 - B. [25-1529](#) Acknowledgement of submittal of the September 2025 Broken Arrow Economic Development Corporation's Monthly Report
 - C. [25-1598](#) Ratification of the Claims List Check Register Dated November 10, 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

File #: 25-71, Version: 1

**Broken Arrow Economic Development Authority
Meeting of: 11-17-2025**

Title:

**Approval of the Broken Arrow Economic Development Authority Meeting Minutes
of November 04, 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: **November 04, 2025 Broken Arrow Economic Development Authority Minutes**

Recommendation:

Approve the minutes of the November 04, 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

Tuesday, November 4, 2025

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at 7:15 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

A. 25-70 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of October 21, 2025

MOTION: A motion was made by Johnnie Parks, 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 reported that following the recent Best Practices trip, city leadership held a productive debriefing to discuss lessons learned, especially in relation to the upcoming Downtown Master Plan update. He emphasized that the update will address not only the area north of Houston Street but also the southern portion of Main Street, given the ongoing redevelopment tied to the future relocation of City Hall.

City Manager Spurgeon explained that staff—including himself, Norm Stephens, and Kenny Schwab—have also discussed extending focus to the Elm Place and Washington Street corridor, especially with the Chamber of Commerce moving nearby. He described this area, stretching from Elm to the University Amphitheater, as a future key corridor for the city. Travis

Small’s team has begun developing preliminary plans. It will begin outreach to property owners along those three quadrants to inform them of upcoming developments, similar to the engagement process used for New Orleans Square several years ago.

He added that the upcoming bond package includes funding to partner with PSO to relocate power lines in the New Orleans Square area—something the Council and voters previously supported through the franchise agreement. City Manager Spurgeon concluded that these proactive steps aim to position the city ahead of anticipated growth and redevelopment, and that staff will continue providing the Council with updates as planning progresses.

9. Executive Session - NONE

10. Adjournment

The meeting was adjourned at 7:19 p.m.

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

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 #: 25-1529, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 11-17-2025**

Title:

Acknowledgement of submittal of the September 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 September 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

Recommendation:

Acknowledge the September 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: **October 14** , 2025

Attached you will find the monthly invoice for September 2025



INVOICE

City of Broken Arrow

Attn: Michael Spurgeon, City Manager

P. O. Box 610

Broken Arrow, OK 74013

Broken Arrow Economic Development Corporation

| | |
|--|-------------|
| September 2025 Economic Development Services | \$35,416.66 |
| TOTAL | \$35,416.66 |

Please make check payable to BAEDC.

September 2025

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

September 2025 Report

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Business Retention and Expansion

Summary

- This month continued the steady rhythm of outreach and engagement with **Broken Arrow companies**, ensuring ongoing communication and support for their growth. Several meaningful visits took place, including one with a company planning a significant expansion that could add up to **60 full-time employees** following the award of a long-term project. A business with an **active expansion project** shared positive updates about their new footprint and increasing workforce. Additionally, staff connected with a few **emerging businesses experiencing growth** and focused on building new relationships to strengthen their ties within the Broken Arrow business community.
- Consultants for **Project Sapling** presented the project to City leadership and requested consideration in establishing a TIF district to support the company's **potential expansion and long-term investment** in the community.

BRE Meetings: 10

New Business Attraction

Summary

- **Hosted a site visit for Project Astro**, welcoming **six members of the consultant team** along with City leadership to visit potential locations, discuss project details, and coordinate next steps for the development.
- VP of Economic Development attended the **Tulsa's Future Northern California Marketing Trip**, meeting with four companies and one site location consultant in the **aerospace and tech sectors** to discuss the Tulsa Region's strengths and showcase **Broken Arrow's key assets, workforce advantages, and development opportunities** as part of regional business attraction efforts.
- Project Sam, a **\$61 million distribution and logistics development**, continues to advance through the pre-development phase, with a target construction start date of November 3rd.

Incoming September Projects

- **Project Astro – Submitted Jackson Mills site**
 - Consultant driven, large-user data center project very interested in Broken Arrow, seeking 40 to 50 acres.
 - Project Scope
 - \$800 million to \$1 billion in capital investment
 - 45 jobs
- **Project Pumpkin – Submitted Creek 51 Lot 5**
 - This European manufacturer of products for the energy infrastructure industry is looking for an existing building or a greenfield site. The company plans to produce fittings and damping systems for overhead transmission lines at this facility.
 - Project Scope
 - \$50 million capital investment

- 126 jobs
- **Project Keystone 1 – No available sites meeting the needs of the project. No existing buildings of 80,000 to 100,000 SF.**
 - This manufacturing technology company integrates advanced sensors, precision hydraulic controls, and intelligent CNC systems to develop high-performance mechanical equipment that enhances productivity on construction sites.
 - Project Scope
 - \$125 million capital investment
 - 320 jobs
- **Project Hydra – No available sites meeting requirements of 1,000 acres of industrial land.**
 - Manufacturing facility project that will develop solid rocket motors for the defense industry.
 - Project Scope
 - \$30 million capital investment
 - 100 jobs
- **Project Crosstalk – No available sites meeting requirements of 100 acres of industrial land.**
 - The company is conducting a greenfield site search for the construction of a new state-of-the-art electronic and networking equipment manufacturing facility in the United States.
 - Project Scope
 - \$100 million capital investment
 - 800 jobs
- **Project Diablo – No available sites meeting requirements of 75 acres minimum zoned heavy industrial with rail at site.**
 - A highly successful U.S. construction materials manufacturer seeking statewide assistance to identify potential heavy industrial sites for a major new production facility.
 - Project Scope
 - \$494 million capital investment
 - 260 jobs
- **Project Forge – No available sites meeting requirements of existing building of 250K SF and zoned heavy industrial.**
 - Project Forge represents a strategic expansion in the metallizing sector, and Tulsa region is being evaluated as a potential location.
 - Project Scope
 - \$200 million capital investment
 - 400 jobs

Innovation, Entrepreneurship, and Small Business Development

Summary

- September marked continued progress in cultivating Broken Arrow’s entrepreneurial ecosystem following the successful **kick-off of 1 Million Cups Broken Arrow**. Since its launch, the program has **hosted 6 local businesses as presenters and welcomed 57**

attendees, demonstrating strong community engagement and momentum. 1MC has also strengthened partnerships with **Entrepreneurial Support Organizations** and other resource partners who are helping expand the ecosystem's reach. This month, we also discovered and engaged with a **new coworking space** that will be an important economic development partner—not only in supporting entrepreneurs but also in advancing innovation district efforts in South Broken Arrow. The team began exploring opportunities to **establish a cohort style support program and expand program offerings** to better serve the small business and entrepreneurial community.

- Staff met with **PartnerTulsa** to learn about their **microgrant program** and explore best practices for supporting small business growth.
- President and CEO and VP of Economic Development toured **LIFT, a manufacturing innovation institute in Detroit**, to learn about **advanced manufacturing technologies, workforce development initiatives, and industry partnerships** that support economic competitiveness and could inform future strategies in **Broken Arrow's manufacturing sector**.

Entrepreneurship Support Meetings: 15

Workforce Development

Summary

- Staff attended the **Texas A&M Engineering Career Fair**. The opportunity allowed the BAEDC to represent the entire community of Broken Arrow to engineering students with the goal of attracting the talent to the area:
 - **126** students requested additional information about BA opportunities
 - **500** engineering student resumes acquired
 - **10** students currently have applied for Broken Arrow employment opportunities
- Facilitated **Talent Attraction & Workforce Development** committee meetings
 - Reviewed Amplify Strategic Plan with group and discussed different opportunities to help achieve various goals within workforce development and talent attraction
 - Discussed the outcome from attendance at the SEC Career Fair at Texas A&M
 - Discussed logistics and date for upcoming NSUBA STEM Open house event
- BAEDC facilitated an **HR Roundtable** event in partnership with Oklahoma Career Tech to discuss registered apprenticeship programs. The event provided the opportunity for attendees to learn about the training programs that are available to assist with enhancing the skillset of a company's workforce.

Employer Partner Meetings = 9

Broken Arrow Job Board Monthly Metrics:

- **4127** page visits; 844 clicks on jobs; 15 job alert subscribers
- **69** application engagements

Job Seeker Monthly Metrics:

- Job seeker engagements = **136**
- Job seeker placements = **0**

Job Seeker Year to Date Metrics:

- Job seeker engagements = **329**
- **335** application engagements (job board)
- Job seeker placements = **3**

Arrow Forge

Summary

- The Arrow Forge Committee convened to advance the **Amplify 2.0 strategic plan**, which outlines next steps for the site's long-term vision. Discussion focused on incorporating incubator space to support startup growth, defining key industry-focused districts, and refining the overall masterplan to guide future development and investment.
- The **updated plat for Arrow Forge** was **approved by City Council**, marking a key milestone in the district's continued progress toward development.

Research Analysis, Strategic Planning, & Advocacy

Summary

- **President and CEO James Bell** successfully **passed the Professional Community & Economic Developer (PCED) exam** and received official certification, demonstrating continued commitment to professional excellence and advancing the practice of economic development in Broken Arrow.
- VP of Economic Development attended the **Select Oklahoma September membership meeting**, engaging with economic development partners from across the state and hearing from keynote speaker **Jim Tull** on **"The Art of Negotiations in Economic Development."** The event provided valuable opportunities to **strengthen statewide partnerships** and enhance professional development in support of **Broken Arrow's economic growth efforts**.
- President and CEO and VP of Economic Development attended the **International Economic Development Council (IEDC) Annual Conference**, participating in sessions and networking opportunities focused on **emerging trends, best practices, and innovative strategies** in economic development and highlight **Broken Arrow's role in advancing regional and statewide economic growth**.
- Staff toured **MidAmerica Industrial Park** to gather **best practices** on spec building development, workforce initiatives, and business attraction strategies.
- The Marketing Manager attended the **Tulsa Regional Chamber's Women's Programming Kickoff Breakfast**, supporting regional leadership and professional development efforts.
- Staff joined local leaders at Northeastern State University's **SB701 celebration**, recognizing key education and workforce legislation.
- Participated in **OneVoice Task Forces** to help shape regional legislative and policy priorities.

- Attended the **State of Education** event with Dr. Rodney Hanley, President of NSU Broken Arrow, to stay informed on higher education initiatives **impacting workforce development**.
- **Research Requests:**
 - **Business Resources – 0**
 - **City of Broken Arrow – 1**
 - City requested information on the top 10 largest employers for their annual report.
 - **Workforce – 0**



City of Broken Arrow

Request for Action

File #: 25-1598, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 11/17/2025**

Title:

Ratification of the Claims List Check Register Dated November 10, 2025

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from October 24, 2025 through November 10, 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 \$9,019,114.48 for the various funds.

| | |
|--------------------|---------------------|
| Governmental Funds | \$4,963,879.26 |
| BAMA | \$4,011,338.56 |
| BAEDA | <u>\$ 43,896.66</u> |
| Total | \$9,019,114.48 |

A summary by funds and detail are attached.

Cost: \$43,896.66

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated November 10, 2025

Recommendation:..recommend
Ratify Claims List Check Register dated 11/10/2025

City of Broken Arrow
Check Register by Fund



RECAP

| FUND | DESCRIPTION | AMOUNT | INVOICE COUNT |
|-------|-------------------------------|--------------|---------------|
| 110 | GENERAL | 196,194.55 | 555 |
| 220 | BA MUNICIPAL AUTHORITY | 4,006,588.56 | 800 |
| 221 | BAMA SALES TAX DEBT SERVICE | 4,750.00 | 5 |
| 227 | CVB-HOTEL MOTEL | 9,476.52 | 25 |
| 329 | VEHICLE REPLACEMENT FUND | 69,317.50 | 3 |
| 330 | SALES TAX CAPITAL IMPROVEMENT | 1,103,217.38 | 33 |
| 331 | POLICE ENHANCEMENTS | 299.99 | 1 |
| 332 | PARK & REC CAP IMPROV | 31,417.00 | 1 |
| 336 | E 911 | 48,253.37 | 1 |
| 342 | STREET LIGHT FUND | 7,761.97 | 9 |
| 343 | STREET SALES TAX FUND | 166,575.03 | 8 |
| 344 | PS SALES TAX POLICE | 130,760.44 | 320 |
| 345 | PS SALES TAX FIRE | 142,956.63 | 211 |
| 592 | 2014 BOND ISSUE | 40,704.69 | 5 |
| 593 | 2018 BOND ISSUE | 2,826,542.59 | 34 |
| 660 | WORKERS COMPENSATIONS | 109,822.86 | 9 |
| 661 | GROUP HEALTH AND LIFE | 70,899.74 | 11 |
| 882 | AGENCY FUND DEPOSITS | 9,679.00 | 9 |
| 887 | ECONOMIC DEVELOP AUTHORITY | 43,896.66 | 2 |
| Total | | 9,019,114.48 | 2,042 |

City of Broken Arrow
Check Register by Fund



| | | | | | | | | |
|------------|--------|-------------------------------|----------------|------------------------------------|--|---------|--------|---------------------|
| 10/30/2025 | 333830 | 2004 KIMLEY-HORN & ASSOCIATES | 064598216-0925 | Events Park Infrastructure 2417210 | 8871700 570150 | 2417210 | 2026/4 | 8,480.00 |
| | | | | | Total For Check # 333830 | | | 8,480.00 |
| 11/06/2025 | 334016 | 1115 BROKEN ARROW ECONOMIC | SEPT 2025 | SEPTEMBER 2025 SERVICES | 8871700 550700 | | 2026/5 | 35,416.66 |
| | | | | | Total For Check # 334016 | | | 35,416.66 |
| | | | | | Total For Fund 887 | | | 43,896.66 |
| | | | | | Number of Invoices For Fund 887 | | | 2 |
| | | | | | Total For ALL Checks | | | 9,019,114.48 |
| | | | | | Total Number of Invoices | | | 2,042 |