



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, August 3, 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. [26-61](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of July 14, 2026
 - B. [26-1185](#) Acknowledgement of submittal of the June 2026 Broken Arrow Economic Development Corporation's Monthly Report
 - C. [26-1172](#) Ratification of the Claims List Check Register Dated July 27, 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-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 #: 26-61, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 08/03/2026**

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of July 14, 2026

Background:

Minutes recorded for the Broken Arrow Economic Development Authority Meeting.

Cost: \$0

Funding Source: None

Requested By: City Clerk's Office

Approved By: City Manager's Office

Attachments: July 14, 2026, BAEDA Minutes

Recommendation:

Approve the minutes of the July 14, 2026, Broken Arrow Economic Development Authority Meeting.



**City of Broken Arrow
Broken Arrow Economic
Development Authority
Minutes**

City Hall
220 S 1st Street
Broken Arrow, OK
740121

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

Tuesday, July 14, 2026

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at 9:12 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 26-1027 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of June 15, 2026**
- B. 26-1004 Ratification of the Claims List Check Register Dated June 30, 2026**

MOTION: A motion was made by Justin Green, 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

6. General Authority Business

- A. 26-843 Consideration, discussion and possible approval of and authorization to execute an Economic Development Agreement between Rise Grind & Ride, LLC, and the Broken Arrow Economic Development Authority**

Travis Stephens, Economic Development Director presented to the Authority item 26-843, the Economic Development Agreement between Rise Grind and Ride, and the Broken Arrow Economic Development Authority, and introduced Brenton Brasfield. Mr. Brasfield works with the economic development department and the city's main street businesses. Mr. Brasfield provided details regarding the proposed agreement and project, indicating that the business will be in a prime downtown location that has been vacant for nearly four years. Mr. Brasfield introduced Randall Ryan, who will own the business, which will be named *District Mercantile*. Concept is for a neighborhood market offering a deli, light groceries, and coffee. Mr. Stephens

then went on to inform the members of the Authority details of the agreement. The total cost of the development is \$225,000 with \$152,000 in hard costs. Reasonable participation from the City of Broken Arrow has been determined to be \$80,000, with a firm cap at that number. He went on to say this agreement is set up as a reimbursement, so no funds will be given upfront to the partnership.

Members of the Authority reiterated that this partnership is consistent with previous public private partnerships, and that their reimbursements will be for items that will stay with the infrastructure of the building in years to come.

City Manager Michael Spurgeon stated his support for the project and partnership, and that staff's recommendation is focused on the improvements which remain with the property, and that public/private partnerships such as this project have been successful in the past.

Trustee Green noted that the City of Broken Arrow supports all business development, whether large or small.

MOTION: A motion was made by Justin Green, seconded by Debra Wimpee

Move to approve item 26-843

The motion carried by the following vote:

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

7. Remarks and Inquiries by Governing Body Members

8. Remarks and Updates by City Manager and Staff- NONE

9. Executive Session- NONE

10. Adjournment

The meeting was adjourned at 9:22 p.m.

MOTION: A motion was made by Lisa Ford, 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 #: 26-1185, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 08-03-2026**

Title:

Acknowledgement of submittal of the June 2026 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 June 2026.

Cost: \$35,416.66 per month

Funding Source: Fund 887

Requested By: Travis Stephens, Director of Tourism & Economic Development

Approved By: City Manager's Office

Attachments: BAEDC Monthly Activity Report

Recommendation:

Acknowledge the June 2026 Broken Arrow Economic Development Corporation's Monthly Report.

June 2026

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

June 2026 Report

Business Retention and Expansion	3
Summary	3
New Business Attraction	3
Summary	3
Incoming June Projects	3
Innovation, Entrepreneurship, and Small Business Development.....	6
Summary	6
Workforce Development.....	6
Summary	6
Arrow Forge	7
Summary	7
Research Analysis, Strategic Planning, & Advocacy	7
Summary	7

Business Retention and Expansion

Summary

- Staff met with **Werco** leadership to discuss the company's continued growth and investment in Broken Arrow, gain insight into future business objectives, and identify opportunities for the BAEDC to support the company's long-term expansion and success.
- Facilitated a meeting for **Project Keystone** with company leadership, the project architect, and City leadership to review the status of the company's expansion project, discuss project milestones and development needs, and ensure continued coordination among project partners to support a successful expansion in Broken Arrow
- Staff met with **CSI Aerospace leadership to discuss expansion project**, review conceptual site plans for the new facility, and coordinate next steps. A pre-development meeting with the project team and City staff has been scheduled for July to advance the project.
- Staff attended **pre-development meeting for RL Hudson's** proposed 50,000-square-foot manufacturing and warehouse expansion to coordinate with the company, project team, and City staff on development requirements and project timelines.

BRE Employer Meetings: 5

New Business Attraction

Summary

- VP of Economic Development participated in **Tulsa's Future's Dallas marketing trip**, conducting meetings with eight site location consultants to increase awareness of Broken Arrow, discuss available sites and target industries, and position the community for future business recruitment opportunities.
- Broken Arrow advanced to the site visit stage for **Project Western Boots**, with client representatives scheduled to visit in July to evaluate Creek 51 sites and learn more about the community.
- **Facilitated a meeting for Project Crickett** with company leadership, Tulsa County Commissioner Lonnie Dunkerley, and City of Broken Arrow leadership to provide a project overview, discuss the company's operational needs, and demonstrate the community's collaborative approach to supporting prospective investment.

Incoming June Projects

RFIs Received: 13

RFI Response: 5

Site Visits: 1

- **Project Western Boots – Submitted Lots 5 and 6 at Creek 51**
 - European company with an existing Oklahoma presence in the construction tools sector seeking at least 20 acres to purchase.
 - Project Scope
 - \$94,500,000 capital investment
 - 70 jobs
- **Project Dishes – Submitted Lot 6 at Creek 51**

- Manufacturing company evaluating Oklahoma and the Tulsa region for land search. Seeking 20 acres within 30 minutes of Tulsa.
 - Project Scope
 - TBD capital investment
 - TBD jobs
- **Project Taylor – Submitted Arrow Forge**
 - Consultant let project for 100-year-old, family-owned manufacturing company seeking a minimum of 8 acres owned by public entity.
 - Project Scope
 - TBD capital investment
 - 150 jobs
- **Project Racer – Submitted site at 3724 W Vancouver St**
 - Family-owned manufacturing company actively evaluating locations for a facility to support their long-term growth and expansion. Seeking existing facility of 25,000 to 40,000 SF.
 - Project Scope
 - \$30,000,000 capital investment
 - 75 jobs
- **Project Valley – Submitted Arrow Forge**
 - Rapidly growing aerospace and space company evaluating the Tulsa region for sites.
 - Project Scope
 - TBD capital investment
 - 1,000 jobs
- **Project Wheeler – No available inventory meeting requirements of the project.**
 - An Irish company is looking statewide to establish a Manufacturing facility in Oklahoma. The company designs and manufactures modular assemblies and equipment for Data Center, Pharma and Advanced Manufacturing facility construction. Seeking an existing building of 150,000 to 250,000 SF.
 - Project Scope
 - \$7,000,000 capital investment
 - 125 jobs
- **Project Nesto – No available inventory meeting requirements of the project.**
 - Company seeking information to support the development of the first domestic Ammonium Para tungstate toll-processing facility in the US that will be constructed in phased expansions. Seeking existing facility of 20,000 – 45,000 SF with rail spur on site.
 - Project Scope
 - \$25,000,000 capital investment
 - 75 jobs
- **Project Jay – No available inventory meeting requirements of the project.**
 - Advanced manufacturing company that has shortlisted Oklahoma as a potential location for their new facility and engineering lab. The company is looking for

existing sites of 1.1 million SF or minimum of 70 acres of greenfield with 24 MW of electricity and 1.2 GW of gas at site.

- Project Scope
 - \$430,000,000 capital investment
 - 900 jobs
- **Project Flux – No available inventory meeting requirements of the project.**
 - Company looking across multiple states for sites for their next-generation Advanced Industrial Technology Manufacturing Campus supporting highly automated aerospace systems manufacturing, integrated digital manufacturing, advanced assembly operations, intelligent tooling infrastructure, and scalable industrial technology operations. Seeking a minimum of 60 acres with preference for up to 100 acres for growth.
 - Project Scope
 - \$77,000,000 capital investment
 - 1,209 jobs
- **Project PK – No available inventory meeting requirements of the project.**
 - An emerging brand in the food and snack industry is looking statewide for a building to house their production facility. The company's primary production is chocolate bars, bites along with other chocolate and non-chocolate snacks. Seeking an existing building of at least 80,000 SF in an opportunity zone.
 - Project Scope
 - TBD capital investment
 - 60 jobs
- **Project Bright Sky – No available inventory meeting requirements of the project.**
 - FDI company who manufactures components for cooling systems used in data centers is undergoing a site search for a new facility. They intend to service the US market. Seeking an existing building of 53,000 to 70,000 SF.
 - Project Scope
 - TBD capital investment
 - 300 jobs
- **Project Mule – No available inventory meeting requirements of the project.**
 - Small arms ammunition company evaluating the south central and southeastern US for a new manufacturing operation. Seeking a minimum of 250 acres greenfield.
 - Project Scope
 - 75,000,000 capital investment
 - 300 jobs
- **Project Grammar – No available inventory meeting requirements of the project.**
 - Company looking statewide for a new plant location to manufacture biosurfactants. They use solid waste or used cooking oil to make biosurfactants, specifically glycolipids, which are used in cosmetics, personal care, homecare, agriculture, and industrial markets. They have a preference of an existing facility with a minimum of 50,000 SF with rail on site.
 - Project Scope
 - \$75,000,000 capital investment

- 25 jobs

Innovation, Entrepreneurship, and Small Business Development

Summary

- Staff met with **Gradient leadership** to discuss opportunities for collaboration in Broken Arrow, explore shared strategic priorities, and identify potential partnerships that support innovation and economic growth.
- Staff finalized supporting materials for **Founders Forge**, including the July 1 application, participant workbook, program structure, and materials needed to support the cohort experience.
- **Staff recruited key stakeholders for Founders Forge**, including funding partners, mentors, speakers, and other strategic partners. Staff also held recruitment discussions with potential participating businesses to build awareness of the program and identify strong candidates for the inaugural cohort.
- EDC staff continued **entrepreneurial support activities** focused on strengthening the Broken Arrow entrepreneurial ecosystem, connecting entrepreneurs to resources, and supporting local small business growth.

Entrepreneurship Support Meetings: 23

Workforce Development

Summary

- Staff facilitated the **Broken Arrow Summer STEM Camp**, a career exploration program for local students entering grades 10–12. The program was designed to increase awareness of careers in healthcare and manufacturing / STEM through hands-on activities, employer engagement, and company tours.
 - Students participated: **25**
 - Employer partners participated: **8**
- Continued the promotion of the **Oklahoma Talent Accelerator Grant** to local employers as a workforce development resource that helps offset employee training costs. To date, **2** Broken Arrow employers have utilized the program, increasing access to workforce training while reducing employer costs.
- Advanced the virtual reality (VR) video initiative in collaboration with **Oklahoma State University** and participating employer partners. The first employer VR video has been completed, with additional site visits and content development underway for **2** future employer videos.

Employer Workforce Meetings = 11

Broken Arrow Job Board Monthly Metrics:

- **2105** page visits; **165** clicks on jobs; **0** job alert subscribers
- **29** application engagements

Job Seeker Monthly Metrics:

- Job seeker engagements = **5**

- Job seeker placements = 0

Job Seeker Year to Date Metrics:

- Job seeker engagements = 60
- 345 application engagements (job board)
- Job seeker placements = 7

Arrow Forge

Summary

- **Convened the Arrow Forge Committee** with Beck Design to facilitate discussion on the proposed **Arrow Forge Overlay District**, advancing planning and development strategies for the district.
- Hosted a **site visit for Project Crickett** at Arrow Forge, showcasing the community's capabilities and discussing opportunities for a potential aerospace manufacturing and mission control operation in Broken Arrow.
- The **2026 Arrow Forge Marketing Plan** has been finalized and is set to begin implementation in July 2026. The strategy outlines a comprehensive, digital-first approach to business attraction marketing designed to increase awareness, strengthen prospect engagement, and support lead generation for the Innovation District.

Research Analysis, Strategic Planning, & Advocacy

Summary

- VP of Economic Development met with **Broken Arrow and Wagoner County leadership** to strengthen partnerships, discuss shared priorities, and coordinate on economic development initiatives that support regional growth.
- Staff met with **Tulsa Innovation Labs** to discuss opportunities for collaboration and partnership on initiatives that support innovation, workforce development, and regional economic growth.
- **Hosted the Power Roundtable**, featuring presentations from **PSO and the Alliance for Secure Energy**, providing invited stakeholders with insights into the current state of electric infrastructure, regional energy trends, and considerations impacting future economic development.
- Staff attended **NAIOP Women in Commercial Real Estate Luncheon** to strengthen industry relationships, engage with regional commercial real estate professionals, and stay informed on market trends impacting economic development.

Research Requests:

- Business Resources – 1
 - Staff assisted a local entrepreneur who was searching for recommendations on Public Relations and Search Engine Optimization resources. The entrepreneur landed on needing to bring marketing in

house and has requested assistance from the BAEDC team on a job description, salary recommendation, and personnel recommendation.

- City of Broken Arrow – 1
 - Staff assisted the COBA Team with a list of potential presenters for an upcoming Rose District social media workshop.
- 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 # 1472
DATE 07/06/2026
DUE DATE 08/05/2026
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/01/2026	City EDC Contract	City EDC Contract for April 2026	1	35,416.66	35,416.66

Ways to pay

BALANCE DUE **\$35,416.66**



[View and pay](#)



City of Broken Arrow

Request for Action

File #: 26-1172, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 08/03/2026**

Title:

Ratification of the Claims List Check Register Dated July 27, 2026

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from July 07, 2026 through July 27, 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 \$5,827,464.24 for the various funds.

Governmental Funds	\$3,242,282.29
BAMA	\$ 2,549,765.29
BAEDA	<u>\$ 35,416.66</u>
Total	\$5,827,464.24

A summary by funds and detail are attached.

Cost: \$35,416.66

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated July 27, 2026

Recommendation:..recommend
Ratify Claims List Check Register dated 07/27/2026

City of Broken Arrow
Check Register by Fund



RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	893,326.71	892
220	BA MUNICIPAL AUTHORITY	2,549,265.29	1,317
221	BAMA SALES TAX DEBT SERVICE	500.00	1
226	STORMWATER CAPITAL IN LIEU OF	77,640.80	1
227	CVB-HOTEL MOTEL	107,652.25	60
329	VEHICLE REPLACEMENT FUND	6,999.70	6
330	SALES TAX CAPITAL IMPROVEMENT	254,201.36	13
331	POLICE ENHANCEMENTS	4,800.88	1
332	PARK & REC CAP IMPROV	415.00	1
342	STREET LIGHT FUND	40,273.28	11
343	STREET SALES TAX FUND	184,178.28	27
344	PS SALES TAX POLICE	343,905.81	550
345	PS SALES TAX FIRE	168,566.60	257
351	PSO 1% FRANCHISE FEE-INFRASTRU	132.48	1
592	2014 BOND ISSUE	190.00	1
593	2018 BOND ISSUE	828,549.03	12
660	WORKERS COMPENSATIONS	106,466.77	20
661	GROUP HEALTH AND LIFE	161,235.42	17
770	DEBT SERVICE	54,348.92	1
882	AGENCY FUND DEPOSITS	9,399.00	7
887	ECONOMIC DEVELOP AUTHORITY	35,416.66	1
Total		5,827,464.24	3,197

City of Broken Arrow
Check Register by Fund



07/16/2026	340615	1115 BROKEN ARROW ECONOMIC	1472	1472 07/06/2026	8871700 550700	2026/12	35,416.66
Total For Check # 340615							35,416.66
Total For Fund 887							35,416.66
Number of Invoices For Fund 887							1
Total For ALL Checks							5,827,464.24
Total Number of Invoices							3,197