



## City of Broken Arrow

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

### Minutes Broken Arrow Economic Development Authority

*Chairperson Debra Wimpee*  
*Vice Chair Christi Gillespie*  
*Trustee Johnnie Parks*  
*Trustee Lisa Ford*  
*Trustee Justin Green*

Tuesday, May 7, 2024

Council Chambers

#### 1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 9:11 p.m.

#### 2. Roll Call

Present: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

#### 3. Consideration of Consent Agenda

- A. 24-103 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of April 16, 2024
- B. 24-488 Approval of the March 2024 Broken Arrow Economic Development Corporation's Monthly Report
- C. 24-579 Ratification of the Claims List Check Register Dated April 29, 2024

Chairperson Wimpee if there were any items to be removed from the Consent Agenda. There were none.

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

**Move to approve the Consent Agenda**

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

#### 4. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

#### 5. Public Hearings, Appeals, Presentations, Recognitions, Awards

There were no public hearings, appeals, presentations, recognitions, or awards.

#### 6. General Authority Business

- A. 24-592 Consideration, discussion, and possible approval of and authorization to execute a First 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

Finance Director Cindy Arnold stated this was the Adams Creek Town Center Economic Development Agreement, and this was the first amendment to change the rebates to quarterly versus annually. She noted she spoke about this in detail during the City Council Meeting. She indicated Staff recommended approval.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford.

**Move to approve and authorize execution of the First 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**

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

**B. 24-550 Consideration, discussion, and possible approval of a logo for Broken Arrow Innovation District and authorize its use**

Ms. Amber Miller stated, as requested in the last BAEDA Meeting, she was presenting the additional mockups for the Arrow Forge Logo. She displayed and discussed the mockups and asked which the Authority preferred.

Discussion ensued regarding the logos; the majority of the Authority chose the standard blue and yellow option, option E.

MOTION: A motion was made by Lisa Ford, seconded by Christi Gillespie.

**Move to approve option E**

The motion carried by the following vote:

Aye: 4 - Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

Abstain: 1 - Justin Green

**C. 24-582 Consideration, discussion, and possible approval of and authorization to execute Fourth 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**

Assistant City Manager over Administration Norm Stephens indicated this was the same Agreement approved by City Council earlier this evening.

MOTION: A motion was made by Christi Gillespie, seconded by Lisa Ford.

**Move to approve and authorize execution of the Fourth 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**

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

**D. 24-605 Consideration, discussion, and possible approval of and authorization execute Resolution No. 1579, a Resolution of the Broken Arrow Economic Development Authority (BAEDA) to purchase approximately .17 acres of real property and a grain elevator located at 507 South Main Street from Hansen Mueller Co.; ratification and approval of the agreement to lease property from Union Pacific Railroad and assigning Hanson Mueller Co. lease to BAEDA or its assigns; Approval of and authorization to execute Budget Amendment No. 29 for Fiscal Year 2024**

Mr. Norm Stephens reported this Item came before the Authority during Executive Session a few weeks ago, and the Authority provided authorization for the City Manager to begin negotiations to purchase the grain tower from Hansen Mueller. He reported the grain tower did not sit on property owned by Hansen Mueller, but on land owned by Union Pacific Railroad. He indicated Hansen Mueller owned land to the side of the grain tower in the amount of 0.17 acres. He indicated he reached out to the auction company and offered a specific amount to take the land off auction and accept the City's offer for purchase, but the auction company refused; therefore, on the date in question he made a bid of \$250,000 dollars and was notified the following week that this bid was accepted. He stated also, currently, Hansen Mueller leased the property on which the grain tower stood from Union Pacific and the City would be able to take advantage of this. He stated at a later time, with the Authority's approval, he would move forward with purchasing the land the tower sat on and some land surrounding it. He indicated this Resolution was to purchase the tower and the 0.17 acres of property near the tower.

Trustee Johnnie Parks asked if the City would be able to continue the lease agreement with Union Pacific until it could purchase the property.

Mr. Stephens responded in the affirmative.

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

**Move to approve and authorize execution of Resolution No. 1579**

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

#### 7. Remarks and Inquiries by Governing Body Members

There were no remarks or inquiries by Governing Body Members.

#### 8. Remarks and Updates by City Manager and Staff

City Manager Spurgeon stated he spoke with Vice Chair Gillespie before the meeting about the Adams Creek project and he was excited the City addressed the reimbursements. He stated the question of converting a four-way stop to a roundabout would be investigated by the City to see if a roundabout would significantly improve traffic through this area and what it might cost, and he would bring this back to the Authority for consideration.

Discussion ensued regarding the possibility of a roundabout in this area; traffic issues; this roundabout being in the development on Hillside Drive, not on the main road; and the construction of another point of ingress and egress onto 23<sup>rd</sup> Street.

Trustee Lisa Ford noted the Authority/City Council saved two historic items tonight, the tree on the parking parcel, and the grain tower.

City Attorney Trevor Dennis asked for a motion to ratify and approve the execution of the agreement to lease property from Union Pacific Railroad and assigning Hanson Mueller Co. lease to BAEDA or its assigns; and to approve and authorize execution of Budget Amendment No. 29 for Fiscal Year 2024.

MOTION: A motion was made by Christi Gillespie, seconded by Justin Green.

**Move to ratify and approve the execution of the agreement to lease property from**

**Union Pacific Railroad and assigning Hanson Mueller Co. lease to BAEDA or its assigns**

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

MOTION: A motion was made by Christi Gillespie, seconded by Johnnie Parks.

**Move to approve and authorize execution of Budget Amendment No. 29 for Fiscal Year 2024**

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

City Manager Spurgeon stated there were no plans to go out and do anything with the grain tower except for preserve it at this time. He stated there were discussions regarding how this property could be incorporated into the Farmer's Market, to help expand the Farmer's Market in the future, but these were the only discussions thus far.

Chairperson Wimpee noted there were no plans to tear down this grain tower; the City did not purchase it to tear it down.

City Manager Spurgeon concurred. He stated the City intended to preserve the grain tower.

Trustee Parks suggested putting up a decorative fence with landscaping to protect the City's grain tower property, with the railroad's approval.

## 9. Executive Session

There was no Executive Session.

## 10. Adjournment

The meeting was adjourned at approximately 9:39 p.m.

MOTION: A motion was made by Christi Gillespie, seconded by Johnnie Parks.

### **Move to adjourn**

The motion carried by the following vote:

**Aye:**     **5 -**     Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

  
Chairperson

  
Secretary

