



City of Broken Arrow

Minutes Broken Arrow Economic Development Authority

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Tuesday, February 6, 2024

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 8:19 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 24-96 **Approval of the Broken Arrow Economic Development Authority Meeting Minutes of January 16, 2024**
 - B. 24-144 **Approval of the December 2023 Broken Arrow Economic Development Corporation's Monthly Report**
 - C. 24-192 **Approval of and authorization to execute a Parking Facility Use Agreement with Northeastern State University**
 - D. 24-193 **Notification of the Aspen Ridge Development January 2024 Update**
 - E. 24-187 **Ratification of the Claims List Check Register Dated January 29, 2024**
- Chairperson Wimpee asked if there were any items to be removed from the Consent Agenda. There were none.

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 - 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. 24-215 **Consideration, discussion, and possible approval of and authorization to execute First Amendment to Economic Development Agreement by and among Sunset at Broken Arrow, LLC, and the Broken Arrow Economic Development Authority and the City of Broken Arrow**
- Economic Development Manager Jennifer Rush stated she reviewed this agreement in more detail during the City Council portion of the meeting. She stated this was an agreement between Sunset at Broken Arrow, Broken Arrow Economic Development Corporation and the City of Broken Arrow. She explained this was to approve an extension for conditions set by the City in Section 2.1 of the Agreement made on October 3, 2023. She noted these conditions included an extension on the parking lease agreement with NSU (approved with BAEDA's Consent Agenda this evening), and also some additional time to determine if the

flow rates for Wagoner Rural Water District 4 would be able to support the fire suppression rates. She noted she confirmed with Nate Ellis that the legal name of rural water 4 was Rural Water, Sewer, Gas and Solid Waste Management District 4. She indicated Rural Water, Sewer, Gas and Solid Waste Management District 4 was not offering all of these services, but this was the official name of the entity.

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

Move to approve and authorize execution of the First Amendment to Economic Development Agreement by and among Sunset at Broken Arrow, LLC, and 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

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 indicated the Citizen Survey had been out for essentially 8 days and approximately 2,200 responses were submitted. He stated he hoped to get 3,500 responses within the first 30 days. He noted the Survey was very comprehensive and he thanked those who responded.

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

Move to clear the room for Executive Session

The motion carried by the following vote:

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

9. Executive Session

Executive Session for the purpose of confidential communications between the Broken Arrow Economic Development Authority, the City Manager, the City Attorney and any other pertinent staff members discussing, conferring on matters and possible action in open session pertaining to:

1. The possible purchase and appraisal of 41.20 acres of real property located at 1550 W Tucson Street, Broken Arrow, Oklahoma 74011, and possible action in open session, including authorization to negotiate for the potential purchase of this real property and obtain additional appraisals for this real property, under 25 O.S. §307(B)(3);

2. The possible purchase and appraisal of 3.06 acres of real property located at 130 East Washington Street, Broken Arrow, Oklahoma and possible action in open session, including authorization to negotiate for the potential purchase of this real property, under 25 O.S. §307(B)(3);

3. The possible purchase of real property located at 202 West Commercial Street, Broken Arrow, Oklahoma and possible action in open session, including authorization to negotiate for the potential purchase of this real property, under 25 O.S. §307(B)(3).

In the opinion of the City Attorney, the Authority is advised that the Executive Session is necessary to discuss a potential purchase and appraisal of real property and disclosure will seriously impair the ability of the public body to process the possible purchase in the public interest. After the conclusion of the confidential portion of executive session, the Authority will reconvene in open meeting, and the final decision, if any, will be put to a vote.

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

Move to find the Executive Session necessary

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 authorize the City Manager to negotiate the purchase of 41.2 acres of property located at 1550 W Tucson Street, Broken Arrow

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 authorize the City Manager to negotiate the purchase of 3.06 acres of property located at 130 E Washington Street, Broken Arrow

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 Debra Wimpee.

Move to authorize the City Manager to negotiate the purchase of property located at 202 W Commercial Street, Broken Arrow

The motion carried by the following vote:

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

10. Adjournment

The meeting was adjourned at approximately 9:02 p.m.

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

Move to adjourn

The motion carried by the following vote:

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

Chairperson

Secretary