



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, January 21, 2025

Council Chambers

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. 25-52 **Approval of the Broken Arrow Economic Development Authority Meeting Minutes of January 7, 2025**
- B. 25-88 **Acknowledgement of submittal of the November 2024 Broken Arrow Economic Development Corporation's Monthly Report**
- C. 25-97 **Ratification of the Claims List Check Register Dated January 13, 2025**

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 - 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

A. 24-1574 **Presentation of an Aspen Ridge Update**

Jennifer Rush, Economic Development Director, introduces Steve Easley from Oak Trust Development to provide an update on the Aspen Ridge development. She mentions the public's excitement about the recent openings, including restaurants and other amenities. Ms. Rush notes that Mr. Easley will share updates on upcoming additions and provide an overall overview of the development.

Steve Easley provided an update on the Aspen Ridge development, highlighting its success and plans. He noted the excitement surrounding Brookshire, which is exceeding expectations and driving new opportunities, including a potential expansion into East Broken Arrow. Mr. Easley shared that he has acquired most of the core church property, sold the frontage, and is bringing in five new restaurants and a hotel, with a personal investment of \$11.5 million. He emphasized maintaining high standards for the development, referencing his decision to remove a non-compliant sign despite city approval. Mr. Easley praised the public-private partnership that made the development possible and encouraged continued collaboration to

support further growth in South Broken Arrow. He expressed confidence in the area's future and potential for additional Brookshire locations, with more announcements expected in 2025. Mr. Easley will provide further details via email to the council.

Steve Easley provided further updates on the Aspen Ridge development, highlighting a record-setting land sale at \$29.50 per square foot, emphasizing the district's growth potential to rival the north side of Broken Arrow. He announced that apartment construction would begin within the next few months, reflecting a shift in public perception from initial resistance to strong demand. Easley discussed ongoing challenges, including securing easement approvals from Crown Castle, which nearly jeopardized a key project but was ultimately resolved through teamwork. Mr. Easley expressed optimism for future developments, noting that his projects are increasing in scale and investment, with over \$1 billion currently under development. Mr. Easley affirmed his commitment to Broken Arrow and ongoing collaborations with city leadership. Additionally, he acknowledged the increasing interest from retailers and the community's enthusiasm for new amenities, with positive responses from neighboring towns. Despite current market challenges, Mr. Easley remains focused on expanding opportunities in East Broken Arrow and looks forward to continued partnership with the city to drive further growth.

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 provided updates on various projects, including Aspen Ridge, which was supplied to James Bell and Amber Miller. A proposal will be discussed during the upcoming budget session to allocate funds for hiring a consultant to update the downtown master plan developed 20 years ago. The goal is to identify new development and redevelopment opportunities in downtown and South Broken Arrow. Additionally, a review of the Downtown Residential Overlay District (DROD) is suggested to incorporate insights gained from recent development trends. The proposed process would involve a 10 to 20-member committee working over a year and a half to provide recommendations. The council's approval will be sought during the budget process to initiate the project in January next year.

9. Executive Session - NONE

10. Adjournment

MOTION: A motion was made by Johnnie Parks, 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

The meeting was adjourned at approximately 9:00 p.m.

Chairperson

Secretary