



City of Broken Arrow

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

Minutes

Broken Arrow City Council Special Meeting

Mayor Debra Wimpee
Vice Mayor Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green
Council Member David Pickel

Thursday, April 24, 2025

5:30 p.m.

Council Chambers

1. Roll Call to establish quorum – 5:47 p.m.

Present 3 – David Pickle, Justin Green , Johnnie Parks

Absent 2 – Lisa Ford, Debra Wimpee

Quorum was established

2. Public Hearings, Appeals, Presentations, Recognitions, Awards

- A. 25-533** **Conduct a public hearing regarding the proposed creation of Increment District No. 6, City of Broken Arrow and the Hackberry Market Economic Development Project Plan**

Nate Ellis of The Public Finance Law Group PLLC presented this item, he discussed the proposed Tax Increment Financing (TIF) district to support a new \$98 million retail development. The project involves a 211,000 square foot retail center with five out parcels, planned to open by October 2026 on currently undeveloped land. The 25-year TIF will capture 2% of the 3.55% sales tax, projected to generate \$67.9 million in revenue, with \$2 million dedicated to infrastructure improvements, like water, sewer, and drainage.

The development is expected to generate \$116 million in annual sales, with an estimated payback period of 18-20 years.

Vice Mayor Parks opened the public hearing, after the public hearing with no comments, the process will continue with a second hearing on May 6th.

3. Adjourn

The meeting was adjourned at approximately 6:03 p.m

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

Vice Mayor

City Clerk