

January 2024

BROKEN  ARROW
ECONOMIC DEVELOPMENT CORPORATION

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January Report 2024

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Research Analysis, Strategic Planning, & Advocacy

Summary

- EDC leadership attended and participated in Tulsa's Future's Strategic Planning session where staff was able to advocate and discuss strengths and opportunities for regional economic development throughout the region.
- Vice President of Economic Development, Nik Duffle participated in a lunch and learn with the Tulsa Region hosted and organized by the Public Service Company of Oklahoma (PSO) at the Department of Commerce.
 - The purpose of the lunch and learn was to provide Commerce with an update on economic development initiatives in Broken Arrow and to promote available industrial properties for development.
- Attended Select Oklahoma's Annual Meeting

Research Requests

- Assisted COBA with multi-family vacancy data
- Completed a property search for 1,000 SF of office space for a manufacturing company.
- Assisted COBA with MLS data.
- Completed a property search for a company interested in relocating to Broken Arrow for 3,000 to 5,000 SF

Business Retention and Expansion

Summary

- bdtronic announced expansion of 60 new jobs over the next five years with an average wage of \$66,000 at the company's Broken Arrow facility. The jobs announcement qualified bdtronic for the Oklahoma Department of Commerce's Quality Jobs Incentive
 - The announcement received strong media attention from various outlets:
 - [Area Development](#)
 - [KJRH Article](#)
 - [KJRH Video](#)
 - [EIN Presswire](#)
- EDC attended the Ribbon Cutting for Rausch Coleman Homes at their new residential neighborhood Park Place
- The EDC organized and facilitated a meeting with City Economic Development and Public Works leadership to discuss an ongoing project, specifically the infrastructure availability around the property.
- Project Lamp:

- Local manufacturer looking to expand its manufacturing footprint as well as outdoor storage capacity.
- EDC team is working with Ernst & Young and has received incentive application.
- Expansion would add 29 new jobs over five years with a capital investment of \$15.5M.

New Business Attraction

Summary

- Finalized and sent Grounds for Development document to print.
 - Grounds for Development is an annual document that highlights and promotes the demographical data and best available properties relevant to retail and industrial development in Broken Arrow.
- EDC team engaged with a land development and real estate company to discuss available industrial and commercial opportunities in Broken Arrow.
- EDC team engaged with industrial broker from CBRE to promote available properties and discuss the industrial market and growth opportunities for Broken Arrow.
- EDC is collaborating with a local developer on the potential expansion of industrial development in southeast Broken Arrow.
- Creek 51 Industrial Park
 - Lot 5 was put under a letter of intent and a contract is expected to be signed soon.
- Vice President of Economic Development, Nik Duffle attended the Select Oklahoma's Zaza Conference in Dallas to promote opportunities in Broken Arrow and in Oklahoma.
 - This conference gives the direct opportunity to meet and network with site selectors who represent projects and expansions throughout the country.
 - Vice President had the opportunity to meet face to face with a site selector currently working on an expansion in Broken Arrow.

January Site Visit

- Project Letterkenny
 - EDC staff along with Tulsa's Future hosted a site visit for a commercial and industrial door servicer.
 - Project would add 120 new jobs with an average wage of \$90k.
 - While feedback on the site visit was very positive and the prospect loved Broken Arrow a decision was made to locate in Oklahoma City. However, the company will consider a second expansion into the Tulsa market in quarter four of 2024.

Incoming January Projects

- Project GraphTech
 - The company is looking to establish a battery manufacturing facility within proximity of an Interstate. The company makes batteries for energy storage, power tools, and will eventually scale up to auto.
 - 256 jobs initially; 678 jobs at full scale
 - \$75,000 average wage
 - \$27 million capital investment
 - Could not submit due to lack of square footage available.
- Project Illuminate
 - 50 acres for manufacturing of photovoltaic cells for use in solar modules.
 - 1200 Jobs
 - \$800,000 in capital investment
 - Could not submit due to the requirement of rail access.
- Project Jetson
 - This advanced mobility company is looking to expand its manufacturing capabilities in aviation batteries, motors, hybrid systems, and carbon fiber for electric hybrids that deliver clean transportation for the commercial market and the Department of Defense into a new facility.
 - 200-500k SF of space (can initially use 50-100k SF for Phase 1)
 - Phase 1 will see the creation of 100 jobs; long-term ramp up of over 1,000 FTE
 - Average wages over the prevailing wage
 - \$250 million in capex over first 3 years
 - Could not submit due to lack of square footage available.
- Project Mindsweeper
 - Site search only for a solar panel manufacturing company. Project is looking for 62,000 SF of existing buildings only.
 - Jobs: 60
 - No avg wage or capex provided.
 - Could not submit due to lack of square footage available.
- Project Lightyear
 - 3,060 Jobs
 - \$4.34B Capital Investment
 - \$45.7k average wage
 - Could not submit due to lack of square footage available.
- Project Diamond

- EV industry is pursuing an artificial graphite-based anode active material manufacturing facility that is expected to be an integral part of the company's EV battery value chain. Project is looking for a minimum of 150 contiguous acres.
- Jobs: 1,200
- CapEx: \$1B
- Could not submit due to lack of square footage available.
- Project Roar
 - This EV battery repurposing manufacturing company is looking for a site to locate a manufacturing facility in Oklahoma. The company has a strong preference for existing buildings of around 85,000 SF with an additional 29,000 SF of outdoor storage space.
 - Jobs: 20
 - Average Wage: \$110k
 - CapEx: \$129M
 - Could not submit due to lack of square footage available.
- Project Fog
 - Multinational plastics manufacturing company that supplies parts for the automotive industry looking for 200,000 sf of manufacturing space.
 - Jobs: 200
 - No avg wage or capex provided.
 - EDC submitted for this project.
- Project Cat
 - The EDC facilitated a conversation between the prospect and the Oklahoma Turnpike Authority and ODOT on Friday to discuss potential freight routes and permitting regulations around large freight loads.
 - The company often hauls large pieces of equipment and will need the cooperation of OTA and ODOT before making a site decision.
 - Project would add approximately 300-400 new jobs in Broken Arrow with a substantial capital investment.
- Project Celebrate
 - Private school looking to expand into Broken Arrow.
 - Looking for \$10,000k SF and the EDC is performing a site search as well as connecting them with commercial developers.
 - The project has been connected with City of Broken Arrow staff.

Innovation, Entrepreneurship, and Small Business Development

Entrepreneurship Ecosystem Assessment

- Facilitated kick off meeting for the entrepreneurship ecosystem assessment with consultant to establish expectations and a timeline for the completion of the assessment.
- The consultant has begun preliminary research regarding the region's entrepreneurial resources and has noticed that most resources are located within Tulsa.
- Part of the plan will require two site visits:
 - An initial visit to interview folks in the existing business community to uncover any innovative business models, local entrepreneurs who can be tapped to lead some of these efforts and to identify any hubs (informal meetups, coworking activity or tech clusters) that are operating under the radar.
 - Second visit will consist of the round tables and one on one meetings with community leadership and stakeholders.
- EDC staff has received a preliminary concept site plan to begin promoting and advertising the site for future project request for proposals and development opportunities.

Workforce Development

Summary

- **Healthcare Career Day:**
 - Coordinated with both Union and Broken Arrow Public Schools to finalize the date for this event.
 - Date will be April 18th.
 - Reviewed successes and challenges from previous year's event.
- **Impact Partnership Grant:**
 - Connected with NSUBA ME department to get specific details on program launch and NSU branded marketing materials.
 - Next steps: Coordination of summer *employer tours* and *internships* towards end of school year.
- **Workforce Career Center:**
 - Updated the career center with additional technology and room to decor to enhance the space for visitors.

- Planning has commenced for career center programming. 1st quarter workshop is scheduled, and marketing has begun for this event. Being co-hosted with NSUBA.
 - Workshop title: *Mastering Team Dynamics: DISCovering Your Professional Potential*
 - Current registration count = 21/20
- **Partner Meetings:**
 - Oklahoma Polytechnic Institute meeting w/ Teri Reed
 - Discussion on enrollment goals, collaboration with Broken Arrow and Union Public Schools, and how the EDC can support efforts.
 - “*The Why and How of Integrating Automation*” OMA hosted webinar [Sharon Harrison]
 - An overview discussion of how manufacturers can work to embrace automation in their businesses.
 - Tulsa Community College: *College Park* overview meeting w/ Melissa Thurston
 - Discussion of TCC’s program that is focused on Mechanical Engineering and there can be a connection to the Impact Partnership Grant efforts.
 - *Engineering Tomorrow* overview meeting [Timothy McNiff]
 - Discussion on the nonprofit and seeing how feasible it would be to have one of their STEM activities put on in BA.
 - Paccar & Union Public Schools Meeting
 - Discussed setting up internships and job shadows with Paccar for Union students.
 - Tulsa Community College meeting w/ Christine
 - Discussed *Manufacturing Imperative* challenge initiative that TCC is participating in and how the EDC can help connect individuals in the community to a career in Manufacturing to address workforce shortage.
 - Tulsa Manufacturers Council Meeting
 - Attended the meeting at Tulsa Ports to learn more about challenges that manufacturers are facing and to learn about *Engineering Tomorrow* nonprofit.
 - Meeting w/ Tulsa Higher Ed Consortium (Aaron)
 - Received information on feasibility of a scholarship fund being set up for a group of employers.
 - Tulsa Community College meeting (Talent Sorter Discussion)
 - Discussed the potential of using an assessment tool platform that TCC utilizes to help support employers hiring decision making
 - Solar Turbines meeting (David)

- Discussed workforce needs and career awareness engagement opportunities.

- ★ Total Employer Job Post Supports = 22
- ★ Job seeker placements = 2
- ★ Job seeker engagements = 6

Advanced Manufacturing District

Summary

- The district committee convened in January.
 - The primary topic of discussion was to hear three proposals regarding the branding and marketing for the district.
 - The EDC received proposals from:
 - AcrobatAnt
 - Black Matter Creative
 - Hampton Creative
- The committee voted on and EDC Board of Director approved AcrobatAnt to name and brand the district.
- Roundtable and stakeholder meetings will begin in February.

Talent Attraction:

Summary

- **Ardmore Career Fair:**
 - A Michelin Tire Plant in Ardmore, Oklahoma is closing its doors, impacting over 1400 employees. In an effort to retain that talent, a career fair is being held to connect those employees to Oklahoma employers.
 - Information on this event was shared with local employers to ideally attract that talent to the area and to also fill open roles for our employers.
- **Military Spouse Employer Partnership [\[MSEP\]](#) Application**
 - This is a program created through the Department of Defense which is ultimately a targeted recruitment and employment solution for military spouses. MSEP creates employment connections that provide companies with direct access to

military spouses seeking career opportunities and spouses with direct access to employers who are actively recruiting.

- Process has begun for the EDC to operate as a partner and attract potential candidates to the veteran friendly Broken Arrow community.
- Employers will later be given the option to sign onto to become partners and have access to new talent pool for their organizations.
- **Talent Attraction Website Launch**
 - Talent Attraction Website went live at the beginning of January with an announcement made during the Broken Arrow Chamber and Broken Arrow Economic Development Corporation Annual Meeting.
 - Collaboration has taken place with Golden Shovel to review the marketing and advertising strategy for targeting major metros that are being targeted.
 - Trailing Spouse Program Concept:
 - A talent attraction-based program that helps to locate job opportunities for the unemployed spouses of individuals who have recently relocated to or are in the process of relocating to Broken Arrow.
 - Content for this program that will potentially live on the website is currently being crafted.
- **Out of State Job Placements = 2**
 - Previous state of residence:
 - Kansas
 - Missouri