



**City of Broken Arrow**  
**Meeting Agenda**  
**Broken Arrow Economic Development**  
**Authority**

*Chairperson Debra Wimpee*  
*Vice Chairman Johnnie Parks*  
*Trustee Lisa Ford*  
*Trustee Justin Green*  
*Trustee David Pickel*

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Tuesday, April 7, 2026

Council Chambers  
220 S. 1st Street  
Broken Arrow, OK

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**TIME: Follows City Council meeting which begins at 6:30 p.m. and the Broken Arrow Municipal Authority meeting which follows City Council.**

1. Call to Order
2. Roll Call
3. Consideration of Consent Agenda
  - A. [26-55](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of March 24, 2026
  - B. [26-454](#) Ratification of the Claims List Check Register Dated March 30, 2026
4. Consideration of Items Removed from Consent Agenda
5. Public Hearings, Appeals, Presentations, Recognitions, Awards - NONE
6. General Authority Business - NONE
7. Remarks and Inquiries by Governing Body Members
8. Remarks and Updates by City Manager and Staff
9. Executive Session - NONE
10. Adjournment

**NOTICE:**

Please note that all items on this agenda may be approved, denied, amended, postponed, acknowledged, affirmed or tabled.

If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

21 O.S. Section 280 provides the following:

A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business or the business of any political subdivision, which includes publicly posted meetings, or any agency operations or any employee, agent, official or representative of the state or political subdivision.

B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials or any political subdivision or its employees, agents or representatives or used in any manner to conduct state business or any political subdivision's business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel.

C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment.

D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

A paper copy of this agenda is available upon request.

POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
City Clerk



# City of Broken Arrow

## Request for Action

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**File #: 26-55, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 04/07/2026**

**Title:**

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of March 24, 2026

**Background:**

Minutes recorded for the Broken Arrow Economic Development Authority Meeting.

**Cost:** None

**Funding Source:** None

**Requested By:** City Clerk's Office

**Approved By:** City Manager's Office

**Attachments:** March 24, 2026 BAEDA Minutes

**Recommendation:**

Approve the minutes of the March 24, 2026 Broken Arrow Economic Development Authority Meeting.



**City of Broken Arrow  
Broken Arrow Economic  
Development Authority  
Minutes**

City Hall  
220 S 1st Street  
Broken Arrow, OK 740121

**Chairperson Debra Wimpee  
Vice Chairman Johnnie Parks  
Trustee Lisa Ford  
Trustee Justin Green  
Trustee David Pickel**

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**Tuesday, March 24, 2026**

**Council Chambers**

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**1. Call to Order**

Chairperson Debra Wimpee called the meeting to order at 8:00 p.m.

**2. Roll Call**

**Present: 5 -** David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**3. Consideration of Consent Agenda**

- A. 26-54 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of March 3, 2026**
- B. 26-431 Approval of the Special Joint Meeting of Broken Arrow City Council, Broken Arrow Municipal Authority, and Broken Arrow Economic Development Authority minutes of May 22, 2025**
- C. 26-370 Approval of and authorization to execute Fourth Amendment to Economic Development Agreement by and among PDG-Broken Arrow, LLC, the Broken Arrow Economic Development Authority, and the City of Broken Arrow**
- D. 26-349 Approval of Mutual Termination Agreement between Regent Bank and the Broken Arrow Economic Development Authority**
- E. 26-429 Acknowledgment of submittal of the February 2026 Broken Arrow Economic Development Corporation's Monthly Report**
- F. 26-413 Ratification of the Claims List Check Register Dated March 16, 2026**

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

**6. General Authority Business**

**A. 26-383 Consideration and discussion of the Economic Development Briefing Sheets for the first quarter of Calendar Year 2026**

Travis Stephens, Economic Development Director, presented Item 26-383 and provided his first economic development update, introducing new “briefing sheets” designed to simplify complex development agreements into clear summaries of key details like timelines, obligations, and financials. He reviewed several major projects, noting that Hackberry Market (including Home Depot and Hobby Lobby) is progressing with expected openings around the holiday season, while Adams Creek and Aspen Ridge are moving ahead quickly, some even ahead of schedule. He also highlighted ongoing retail and restaurant recruitment, potential future developments, and areas where the city may need to consider enforcement options like clawbacks if developer commitments aren’t met. Overall, the update emphasized strong growth activity across retail, residential, and industrial projects in Broken Arrow.

The members responded positively to the new economic development briefing sheets, noting they provide clear, quick-reference information that helps answer common public questions about project timelines and progress. Members appreciated the format and effort put into creating them.

There was also discussion about signage at a new development, with staff clarifying that larger signage was permitted due to visibility needs near the turnpike and compliance with city code. Additionally, the City Manager noted plans to revisit and reaffirm Council support for entrance signage at Arrow Forge as the project moves closer to completion.

**7. Remarks and Inquiries by Governing Body Members - NONE**

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

City Manager Michael Spurgeon announced that a key community partner organization will be moving into a new office space and will begin operating there next month. He expressed appreciation for their partnership—particularly their support in communicating the bond initiative—and noted that their move will free up much-needed administrative space for the school district, benefiting both organizations.

**9. Executive Session - NONE**

**10. Adjournment**

The meeting was adjourned at 8:15 p.m.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel  
**Move to Adjourn**

The motion carried by the following vote:

**Aye: 5 -**

David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary



# City of Broken Arrow

## Request for Action

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**File #: 26-454, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 04/07/2026**

**Title:**

Ratification of the Claims List Check Register Dated March 30, 2026

**Background:**

Council on September 9, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from March 16, 2026 through March 30, 2026 checks, V-Cards (single use electronic credit cards) or ACH (direct payments to the vendors bank by the federal reserve automated clearing house) were processed for a total of \$7,933,399.06 for the various funds.

Governmental Funds	\$3,850,777.68
BAMA	\$3,798,815.78
BAEDA	<u>\$ 283,805.60</u>
Total	\$7,933,399.06

A summary by funds and detail are attached.

**Cost:** \$283,805.60

**Funding Source:** BAEDA Operational and Capital accounts

**Requested By:** Cynthia S. Arnold, Finance Director

**Approved By:** City Manager's Office

**Attachments:** Check Register dated March 30, 2026

**Recommendation:** **..recommend**  
Ratify Claims List Check Register dated 03/30/2026

City of Broken Arrow  
Check Register by Fund



RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	163,560.50	605
220	BA MUNICIPAL AUTHORITY	3,798,815.78	868
226	STORMWATER CAPITAL IN LIEU OF	37,346.68	1
227	CVB-HOTEL MOTEL	25,798.76	26
329	VEHICLE REPLACEMENT FUND	199,166.70	6
330	SALES TAX CAPITAL IMPROVEMENT	973,152.26	21
332	PARK & REC CAP IMPROV	1,190.00	3
336	E 911	22,800.00	2
342	STREET LIGHT FUND	5,932.79	14
343	STREET SALES TAX FUND	148,817.34	7
344	PS SALES TAX POLICE	186,323.97	322
345	PS SALES TAX FIRE	90,354.49	195
346	ADMINISTRATIVE TECHNOLOGY	990.00	1
349	OPIOID SETTLEMENT FUND	124.20	1
592	2014 BOND ISSUE	1,590.35	2
593	2018 BOND ISSUE	1,565,580.73	22
660	WORKERS COMPENSATIONS	35,989.26	9
661	GROUP HEALTH AND LIFE	390,785.65	5
882	AGENCY FUND DEPOSITS	1,274.00	5
887	ECONOMIC DEVELOP AUTHORITY	283,805.60	3
Total		7,933,399.06	2,118

City of Broken Arrow  
Check Register by Fund



03/19/2026	337397	1115 BROKEN ARROW ECONOMIC	1441	1441	8871700  550700		2026/9	35,416.66
					<b>Total For Check # 337397</b>			<b>35,416.66</b>
03/26/2026	337633	936 CROSSLAND HEAVY	PA 20 2417210	Prj 2417210 - Agreement	8871700  570150	2417210	2026/9	157,590.60
			PA 21 2417210	Prj 2417210 - Agreement	8871700  570150	2417210	2026/9	90,798.34
					<b>Total For Check # 337633</b>			<b>248,388.94</b>
					<b>Total For Fund 887</b>			<b>283,805.60</b>
					<b>Number of Invoices For Fund 887</b>			<b>3</b>
					<b>Total For ALL Checks</b>			<b>7,933,399.06</b>
					<b>Total Number of Invoices</b>			<b>2,118</b>