



PSO Economic Development Fee Request for Funds Application

I. BUSINESS INFORMATION

*** Company Name**

Broken Arrow Municipal Authority (BAMA)

*** Company Address (including city, state and zip)**

220 S. 1st Street
Broken Arrow, OK 74012

*** NAICS Code**

*** Business (Tax) ID**

73-600-5109

II. APPLICANT INFORMATION

This information is specific to the individual whose name will go on the application.
If you are a consultant or are completing this application on behalf of a business or business owner, your contact information will be entered in the next section, under Company Contact Information.

*** Applicant's First and Last Name**

Charlie Bright, Director of Engineering and Construction, City of Broken Arrow

*** Applicant's Email**

cbright@brokenarrowok.gov

*** Applicant's Phone Number**

918-259-2400 Ext. 3300

III. COMPANY CONTACT INFORMATION

Complete this section if it is different than the above APPLICANT information. (For example, if you're a consultant, completing this application on behalf of a business or business owner.) If this information is the same as the above Applicant Information, you may skip this section.

First and Last Name

Title

Phone Number

Email

IV. PROJECT INFORMATION

*** Project Type**

- New Project
- Expansion
- Relocation

*** Project Address**

Not yet assigned. Probably 904 E. New Orleans Street, Broken Arrow, OK 74012

Project Coordinates

S451.8 E726 SE SE LESS BEG 726W SECR SE TH N50 E686 N132.47 E40 S182.44 W726 TO POB; SEC 23 TOWNSHIP 18 RANGE 14

Project Description

Please provide a detailed overview and description of the project.

Ideal responses might include:

- What is the nature of the project?
- Is it an expansion or relocation?
- Is it new construction?
- What is the total square footage?
- What is the lease term or purchase price?

* Description

This project involves the strategic extension of a municipal sewer line to support future economic development along a key commercial corridor. The proposed infrastructure improvement includes the installation of a new sewer line along the rear boundary of a targeted development property, running beneath an existing road and connecting to a municipal water tank site. The extension will improve utility access to currently underutilized land in on the northeast corner of this quadrant and allow for sanitary sewer access to all four corners. This site was approved for a comprehensive plan change on July 14, 2025, for the site to be able to be zoned for Level 4. Then the site was subsequently rezoned and a PUD was approved by Council on November 4, 2025. (See Exhibit A)

Project Justification

*** Why are you pursuing this project? (Ideal responses potentially include: New customers; Natural business growth; Limited necessary infrastructure Insufficient contiguous land for expansion, Lack of access to utilities)**

By leveraging existing infrastructure, the project reduces barriers to investment, supports future business growth, and aligns with economic development goals focused on sustainable growth and efficient land use. Retail development in this quadrant could generate hundreds of construction jobs and create new FTE positions upon completion. These types of retail establishments can produce approximately \$30 million in annual sales, yielding an estimated \$2.5 million in sales tax revenue and \$525,000 in ad valorem taxes, providing a substantial return on investment and long-term benefit to the community.

* Project Classification

- Residential
- Manufacturing
- Warehouse
- Distribution
- Office
- Commercial/Retail

Mixed Use

Other

*** Anticipated Project Start Date**

February 2026

*** Anticipated Project End Date**

October 2026

*** Estimated time to hire**

Unknown

*** Total Capital Investment**

Approximately \$742,600.00 (Includes engineering design and easement acquisition)

*** Estimated Site Costs**

Approximately \$175,000

*** Estimated Labor Costs**

City crews to install most the line; small portion crossing 9th street to be done with roadway widening by an outside contractor.

*** Estimated Cost of Equipment Purchases**

NA

*** Total full-time jobs created as a result of the Project**

NA

*** Total full-time jobs created in the first two years**

NA

V. REQUEST FOR TYPE OF FUNDS (Check All That Apply)

- Capital Improvement Projects
- Incentives For Retention and/or Recruitment

VI. CITY ACTION

The following section is reserved for completion and authorization by the City Manager or their designated representative. Applicants should not complete this portion of the form.

City Manager Review and Authorization

- Approved
- Denied

Comments/Conditions

This project will extend the City's public sanitary sewer system from the west tributary of Broken Arrow Creek to the track of land owned by the City located at New Orleans and 9th Street. This 12-acre track was purchased several years ago in order to erect an elevated water tower on it and potentially parcel off the remaining track of land for commercial development. The City has already zoned it commercial and needs to extend sewer service to the track. With the amphitheater development pending, it is time to prepare the site.

City Manager or Designee Signature: Kenneth D. Schwab

Printed Name and Title: KENNETH D. SCHWAB
ACTING CITY MANAGER

Date: 05-27-20

Submit Application to attention: Economic Development Director

City of Broken Arrow | 220 S. 1st Street | Broken Arrow, OK 74012

Tower Corner

PUD-002428-2025



Property Owner Information:

Broken Arrow Municipal Authority
220 S. 1st Street
Broken Arrow, OK 74012

Applicant:

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

Legal Descriptions

PARENT TRACT

The south 660 feet of the west 825 feet of the southwest quarter of the southwest quarter (SW/4 SW/4) of Section Twenty-Four (24), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, According to the U.S.

Government survey thereof, less and except the south 24.75 feet and less and except the west 24.75 feet thereof, and less and except beginning 182.50 feet north and 24.75 feet east of the southwest corner of the southwest quarter (SW/4); thence east 15.25 feet; thence south 142.50 feet; thence east 790.75 feet; thence 15.25 feet; thence west 806 feet: thence north 157.75 feet to the point of beginning.

Design Concept

The property is located at the northeast corner of New Orleans Street (101st Street) and 9th Street (177th E. Avenue/Lynn Lane Road). This property is currently unplatted.

The Broken Arrow Municipal Authority currently owns the entire 11.34-acre parcel and is planning to split the property into approximately 2-3 acres for Development Area A in the north and the remainder of the parcel for Development Area B in the south. Development Area B will be sold off as commercial property for future development, and Development Area A will house a water tower.

Design Standards

This property shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CG (Commercial General) District, except as follows:

Development Area A:

This development area is designed to house a water tower owned and operated by the Broken Arrow Municipal Authority.

Minimum lot frontage:

- 0 feet

Access:

- A pole gate or similar will be required at the entrance to Development Area A

Setbacks:

- Per CG requirements

Allowed Uses:

- Utility Facility, Minor

Landscaping Requirements:

- None

Façade Materials:

- Per CG zoning requirements, plus metal being allowed up to 100%

Screening:

- Chain link or other non-opaque fence will be allowed

Required Parking:

- 0 spaces

Development Area B:

This development area is intended for a future commercial development.

Minimum lot frontage:

- 100 feet

Setbacks, allowed uses, landscaping requirements, screening, required parking:

- Per CG requirements

Driveway separation:

- Driveway access onto Lynn Lane Road must be a minimum of 300' from the intersection of New Orleans Street and Lynn Lane Road

Exhibit – Conceptual Lot Split

