



City of Broken Arrow

Minutes Broken Arrow Economic Development Authority

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Debra Wimpee
Vice Chair Christi Gillespie
Trustee Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green

Tuesday, September 17, 2024

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 7:52 p.m.

2. Roll Call

Present: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
Absent: 1 - Christi Gillespie

3. Consideration of Consent Agenda

- A. 24-115 **Approval of the Broken Arrow Economic Development Authority Meeting Minutes of August 20, 2024**
- B. 24-1237 **Notification of the Aspen Ridge September 2024 Update**
- C. 24-1236 **Ratification of the Claims List Check Register Dated September 09, 2024**

Chairperson Wimpee asked if there were any items to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

4. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

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

- A. 24-1223 **Introduction of the new Business Retention and Expansion Manager with the Economic Development Corporation**

The President of the Broken Arrow Economic Development Corporation Jim Fram reported business retention and expansion were integral to Broken Arrow economic development. He stated as part of the contract between the EDC and the Authority, a Business Retention and Expansion Manager would be provided to maintain a database on existing companies, provide assistance to existing businesses, and possibly identify a crisis before it became a crisis. He indicated an extensive search was conducted, and several candidates were interviewed. He introduced Bradley Sheofee, the new Manager for Business Retention and Expansion with the EDC. He reviewed Mr. Sheofee's qualifications and experience.

Mr. Bradley Sheofee stated he was excited to be part of the EDC. He stated he was a lifelong resident of Broken Arrow and was excited to not only bring new businesses to Broken Arrow, but more importantly, to keep businesses in Broken Arrow.

Trustee Lisa Ford stated retaining and caring for businesses in Broken Arrow was very important. She welcomed Mr. Sheofee.

City Manager Spurgeon stated he believed in the importance of business retention and expansion, and he thanked Mr. Fram for finding Mr. Sheofee to fill this position.

Trustee Justin Green welcomed Mr. Sheofee.

6. General Authority Business

A. 24-1200 Consideration, discussion, and possible approval of the Arrow Forge Master Plan

Ted Cundiff, Chair of the Arrow Forge Committee, stated the groundbreaking for Arrow Forge would be on October 4, 2024. He indicated he wished to have marketing material available at the groundbreaking and available when attracting industry to this location. He discussed the history of this project noting a study was done regarding what businesses were within the City of Broken Arrow, and what businesses might best be suited to Arrow Forge. He reviewed the two different options for the Arrow Forge Master Plan. He stated the overall concept was to create 1,000 jobs. He noted both concepts were very similar. He discussed the similarities and differences. He indicated currently there were four main lots, but lot splits for businesses who wished would be accommodated.

Chair Wimpee asked about the spine road.

Mr. Cundiff stated the citizens of Broken Arrow approved in a bond issue funds to build the infrastructure for the Innovation District (Arrow Forge). He stated these funds would be utilized to build the spine road (main road) through Arrow Forge. He indicated the groundbreaking would initiate construction of the infrastructure along the spine road which would give the City the flexibility to adjust the lots to whatever businesses came in first.

Trustee Johnnie Parks asked if the infrastructure would run all along the main spine road.

Mr. Cundiff responded in the affirmative.

Trustee Justin Green stated he was drawn to the second option and the cohesiveness of the gathering spaces. He stated he liked the fact that the parking lots were not all located up front either.

Trustee Lisa Ford agreed; she preferred the second option as well. She stated she liked the curves.

Mr. Cundiff agreed, noting these were also very flexible and would only be used to provide a vision of the park showing interested parties this was not a typical industrial park, hopefully it would encourage interested parties to engage with the City.

Chair Wimpee stated she leaned toward the second option as well.

Trustee Parks stated he also preferred the second option. He noted building the infrastructure would draw in businesses.

Mr. Cundiff agreed noting whatever business went in first would set the standard and dictate what other businesses went in; therefore, Arrow Forge would be very careful in choosing what type of industry was the first. He stated once the first business was selected, then a more established Master Plan would be developed.

City Manager Spurgeon discussed the flexibility of this Master Plan.

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

Move to approve the Arrow Forge Master Plan option 2

The motion carried by the following vote:
Aye: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

7. Remarks and Inquiries by Governing Body Members

There were no remarks or inquiries by Governing Body Members.

8. Remarks and Updates by City Manager and Staff

City Manager Spurgeon thanked the Community Development Team for the Micro-Transit Program and the Uber Rideshare program. He stated these were community development initiatives and he thanked the Authority for its support. He acknowledged Ricky Henkel, Amanda Yamaguchi, and everyone in Community Development, as well as the Ted Team.

9. Executive Session

There was no Executive Session.

10. Adjournment

The meeting was adjourned at approximately 8:04 p.m.

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

Move to adjourn

The motion carried by the following vote:

Aye: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Chairperson

Secretary