



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

Monday, August 4, 2025

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

**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. [25-64](#) Approval of the Broken Arrow Economic Development Authority Special Meeting Minutes of July 14, 2025
 - B. [25-1025](#) Acknowledgement of submittal of the June 2025 Broken Arrow Economic Development Corporation's Monthly Report
 - C. [25-1088](#) Ratification of the Claims List Check Register Dated July 25, 2025
- 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

File #: 25-64, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 08-04-2025**

Title:

Approval of the Broken Arrow Economic Development Authority Special Meeting
Minutes of July 14, 2025

Background:

Minutes recorded for the Broken Arrow Economic Development Authority Special Meeting.

Cost: None

Funding Source: None

Requested By: City Clerk's Office

Approved By: City Manager's Office

Attachments: July 14, 2025 Broken Arrow Economic Development Authority Special Minutes

Recommendation:

Approve the minutes of the July 14, 2025 Broken Arrow Economic Development Authority Special Meeting.



City of Broken Arrow
Special Meeting Minutes

City Hall
220 S 1st Street
Broken Arrow OK
74012

Broken Arrow Economic Development Authority

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

Monday, July 14, 2025

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 8:23 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 25-63 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of June 16, 2025**
- B. 25-886 Acknowledgement of submittal of the May 2025 Broken Arrow Economic Development Corporation's Monthly Report**
- C. 25-1007 Ratification of the Claims List Check Register Dated July 07, 2025**

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

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 - NONE

7. Remarks and Inquiries by Governing Body Members - NONE

8. Remarks and Updates by City Manager and Staff - NONE

9. Executive Session - NONE

10. Adjournment

The meeting was adjourned at approximately 8:23 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: 5 -

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

Chairperson

Secretary



City of Broken Arrow

Request for Action

File #: 25-1025, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 08-12-2025**

Title:

Acknowledgement of submittal of the June 2025 Broken Arrow Economic Development Corporation's Monthly Report

Background:

The Broken Arrow Economic Development Authority contracts with the Broken Arrow Economic Development Corporation in the amount of \$425,000.00 annually with the goal to encourage and facilitate economic development within and near the City of Broken Arrow by attracting new industry and commercial businesses to the Broken Arrow area, and to promote the economic health and expansion of existing industry and commercial businesses within the City. Per the Economic Development Agreement, each month BAEDC shall submit a Monthly Activity Report detailing services and activities that accurately state the progress made in implementing the terms, conditions and scope of work required by the Contract. Attached is the Monthly Activity Report for June 2025.

Cost: \$35,416.66 per month

Funding Source: Fund 887

Requested By: Norm Stephens, Assistant City Manager

Approved By: City Manager's Office

Attachments: BAEDC Monthly Activity Report

Recommendation:

Acknowledge the June 2025 Broken Arrow Economic Development Corporation's Monthly Report.

TRANSMITTAL

TO: City Council & BAEDA Members

COPY: City Manager
BAEDC Board
Chamber Board

SUBJECT: Economic Development Services

FROM: EDC Team

DATE: **July 8** , 2025

Attached you will find the monthly invoice for June 2025



INVOICE

City of Broken Arrow

Attn: Michael Spurgeon, City Manager

P. O. Box 610

Broken Arrow, OK 74013

Broken Arrow Economic Development Corporation

June	2025 Economic Development Services	\$35,416.66
	TOTAL	\$35,416.66

Please make check payable to BAEDC.

June 2025

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

June 2025 Report

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Business Retention and Expansion

Summary

- The team continued its work **supporting Broken Arrow's existing industries** and **driving expansion opportunities**. A key highlight included coordinating a **site visit** with the **Oklahoma Department of Commerce** to support an active expansion project with an existing business in Broken Arrow. The team managed all aspects of the visit, providing the company with a direct line of communication to state, regional, and local level resources and support.
- June also marked **meaningful progress** in conversations with a valued Broken Arrow employer **exploring growth opportunities**. These discussions involved close coordination with City of Broken Arrow staff and focused on identifying actionable next steps to support the company's potential expansion.
- CSI Aerospace **Economic Development Agreement** approved by City Council and BAEDA, supporting expansion to Arrow Forge
 - The project will create **50 new jobs** with average wage of at least \$50,000 annually **while retaining 108 existing jobs** for the long-established Broken Arrow company
- **BRE Employer Meetings: 6**
- **BRE Drop-ins: 1**

New Business Attraction

Summary

- President & CEO, along with the VP of Economic Development, joined over 80 Oklahoma delegates in Paris for the **International Paris Air Show**. The delegation participated in more than **90 meetings over four days**, facilitating numerous B2B conversations while actively **promoting Oklahoma and Broken Arrow** as prime locations for aerospace investment.
 - They highlighted our state and city's **strong aerospace industry** and commitment to supporting advanced manufacturing and aviation businesses.
 - This trade mission was fully funded by Amplify BA investment, with no City of BA contractual dollars spent.
- President & CEO and VP of Economic Development attended **Tulsa's Future Consultant Reception** where they had the valuable opportunity to engage with a national site consultant, share Broken Arrow's strengths and strategic advantages, and build relationships that can help attract future investments

Incoming June Projects

- **Project Artifact** – Submitted Creek 51 Lot 5 build to suit
 - Leading innovator in jobsite technology and national equipment rental provider evaluating potential expansion locations in Oklahoma. Seeking existing building of 17K SF on 5-7 acres
 - Project Scope

- \$27 million capital investment
 - 20 jobs
- **Project Callister** – Submitted Jackson Mills site
 - Company focused on converting waste into industrial gases. Seeking greenfield, brownfield, or existing buildings on 20 acres with additional acreage for growth and parking.
 - Project Scope
 - \$25 million capital investment
 - 50 jobs
- **Project En Fuego** – No available sites meeting the needs of the project.
 - Startup battery manufacturer seeking to establish global battery ecosystem in the US. Speed and scale are top priorities. Seeking existing building of 125,000 to 150,000 SF on 15 acres. 100 MW of power within 18 months.
 - Project Scope
 - TBD capital investment
 - 200 jobs
- **Project America** – No available sites meeting the needs of the project.
 - UE based company that pairs carbon-neutral manufacturing with cutting-edge tire technology seeking to build the world's first all-electric, carbon-neutral tire factory. Seeking 240+ acres with onsite rail spur in FTZ.
 - Project Scope
 - \$2.5 billion capital investment
 - 1700+ jobs
- **Project Gravity** – No available sites meeting the needs of the project.
 - Developer working with several advanced manufacturing companies seeking new construction on a minimum of 100 acres.
 - Project Scope
 - TBD million capital investment
 - 150 jobs
- **Project Snow Goose** – No available sites meeting the needs of the project.
 - Site selection search only. No details have been given on the company. Seeking 50 acres of greenfield or brownfield with rail onsite. Ideally redevelopment of coal plant.
 - Project Scope
 - TBD million capital investment
 - 150 jobs
- **Project Lucky Prime** – No available sites meeting the needs of the project.
 - Global building materials organization is interested in adding a new, 7th TPO Manufacturing, Warehousing, and Distribution Center to support growing sales of Single Ply Thermoplastic Polyolefin (TPO) Membrane for commercial roofing applications. Looking for 40-100 site ready acres.
 - Project Scope
 - \$210 million capital investment
 - 129 jobs
- **Project Valley** – No available sites meeting the needs of the project.

- Switzerland company that manufactures and assembles pump systems for the oil and gas industry. Looking for a facility with special priority given to regions South of US 412, south of I-44 between Tulsa and Oklahoma City, and East of I-35.
 - Project Scope
 - \$1.75 million capital investment
 - 6 jobs
- **Project Frontier** – No available sites meeting the needs of the project.
 - A global architectural products company that is looking for a 60–80-acre site zoned Heavy Industrial to manufacture their commercial aluminum building façade products.
 - Project Scope
 - \$178 million capital investment
 - 176 jobs

Innovation, Entrepreneurship, and Small Business Development

Summary

- This month, Staff continued building momentum around **entrepreneurship** in Broken Arrow through several key efforts. Staff met with local entrepreneurs to better understand their needs, provide support, and identify future engagement opportunities.
- Staff attended the **Startup World Cup** regional event hosted at Gradient, which offered **valuable insight into regional startup activity** and **strengthened connections** with ecosystem partners, as well as, getting a front row seat into the innovation happening in our area.
- Significant progress was also made toward launching of **1 Million Cups in Broken Arrow**. An organizing team has been established, made up of local entrepreneurs and key ecosystem supporters. This group is now actively collaborating to bring the weekly program to life, with the goal of fostering consistent engagement, knowledge-sharing, and community among early-stage entrepreneurs.

Workforce Development

Summary

- Staff facilitated the **BA Summer STEM Camp** program for local 10th-12th graders designed to stimulate career awareness in the healthcare and STEM fields. The initiative aimed to inspire early engagement in high-demand industries through hands-on learning and company tours.
 - **Number of students participated = 17**
 - **Number of employers participated = 10**
- Staff coordinated a **Virtual Reality Video Shoot** featuring local manufacturing and healthcare employers. The video will be used to enhance workforce development and talent attraction efforts in the community.
- Staff submitted final documentation to close out the **Impact Partnership Grant** awarded initially through Oklahoma Department of Commerce. This grant has funded numerous

initiatives including supporting the build out Mechanical Engineering Lab at NSUBA, Attendance at the Texas A&M Career Fair, and much more for the community.

Employer Partner Meetings = 6

Broken Arrow Job Board Monthly Metrics:

- **439** page visits; **175** clicks on jobs; **0** job alert subscribers
- **35** application engagements

Job Seeker Monthly Metrics:

- Job seeker engagements = 10
- Job seeker placements = 0

Job Seeker Year to Date Metrics:

- Job seeker engagements = **175**
- **213** application engagements (job board)
- Job seeker placements = **3**

Arrow Forge

Summary

- Announced CSI Aerospace as the **first official tenant of the Arrow Forge**, marking a key milestone in the project's activation and long-term impact on aerospace and advanced manufacturing in Broken Arrow.
- Facilitated a second virtual site visit for **Project Rocko**, continuing engagement with a prospective company considering Broken Arrow for future investment.

Research Analysis, Strategic Planning, & Advocacy

Summary

- Staff attended **Tulsa's Future Quarterly Regional Partner Meeting**, engaging with regional economic development partners to strengthen collaboration and heard updates on ongoing initiatives and activities supporting growth and competitiveness across the region.
- Staff met with the City's Tourism Manager to coordinate efforts around CoStar and STR reporting, ensuring **streamlined access to hospitality data** following the upcoming platform merger.
- Issued a **press release announcing all nine Broken Arrow recipients** of the Oklahoma Innovation Expansion Program (**OIEP**) funding. The release highlighted the impact of the program on local industry and was picked up by multiple media outlets, helping amplify awareness of Broken Arrow's thriving business environment.
- Marketing Manager completed a **professional development program focused on digital marketing growth** strategies, expanding the team's capabilities in online engagement and outreach.

- Staff contributed to the **Southern Economic Development Council's (SEDC) 2025 State of Economic Development Survey**, helping shape a regional perspective on economic development priorities.
- President & CEO represented the organization at the **Adams Creek Town Center groundbreaking ceremony**, supporting a major mixed-use development project that will enhance Broken Arrow's commercial footprint.
- **Research Requests:**
 - **Business Resources – 0**
 - **City of Broken Arrow – 1**
 - Collected and provided current employer data to the City of Broken Arrow's TED team to assist with a developer request.
 - **Workforce - 0**



City of Broken Arrow

Request for Action

File #: 25-1088, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 08/04/2025**

Title:

Ratification of the Claims List Check Register Dated July 25, 2025

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from July 08, 2025 through July 25, 2025 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 \$10,573,933.97 for the various funds.

Governmental Funds	\$ 4,530,209.44
BAMA	\$ 5,283,827.25
BAEDA	<u>\$ 759,897.28</u>
Total	\$10,573,933.97

A summary by funds and detail are attached.

Cost: \$759,897.28

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated July 25, 2025

Recommendation:..recommend
Ratify Claims List Check Register dated 07/25/2025

City of Broken Arrow
Check Register by Fund



RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	661,667.79	776
220	BA MUNICIPAL AUTHORITY	5,283,827.25	1,006
227	CVB-HOTEL MOTEL	26,260.30	31
330	SALES TAX CAPITAL IMPROVEMENT	250,841.12	21
335	CDBG	734.60	1
336	E 911	26,100.00	1
342	STREET LIGHT FUND	35,943.55	34
343	STREET SALES TAX FUND	246,075.35	8
344	PS SALES TAX POLICE	159,977.58	361
345	PS SALES TAX FIRE	126,372.36	236
348	ARPA FUND	4,208.77	1
592	2014 BOND ISSUE	1,736.96	3
593	2018 BOND ISSUE	1,292,090.36	31
660	WORKERS COMPENSATIONS	75,623.15	15
661	GROUP HEALTH AND LIFE	6,666.92	5
770	DEBT SERVICE GO BOND	1,592,278.25	6
882	AGENCY FUND DEPOSITS	13,235.88	14
887	ECONOMIC DEVELOP AUTHORITY	759,897.28	2
888	CREEK 51 TIF APPORTIONMENT	10,396.50	1
Total		10,573,933.97	2,553

City of Broken Arrow
Check Register by Fund



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Fund 887

CHECK DATE	CHECK #	VENDOR				G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION					
07/10/2025	330548	936 CROSSLAND HEAVY	PA 13 2417210	Prj 2417210 - Agreement	8871700 [570150]	2417210	2025/12	755,937.28	
					Total For Check # 330548			755,937.28	
07/17/2025	330788	2004 KIMLEY-HORN & ASSOCIATES	064598216-0525	Events Park Infrastructure 2417210	8871700 [570150]	2417210	2025/12	3,960.00	
					Total For Check # 330788			3,960.00	
					Total For Fund 887			759,897.28	
					Number of Invoices For Fund 887			2	