



**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, July 14, 2025

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

AGENDA OF SPECIAL MEETING

**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. 25-63 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

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 #: 25-63, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 07-14-2025

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of June 16, 2025

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: June 16, 2025 Broken Arrow Economic Development Authority Minutes

Recommendation:

Approve the minutes of the June 16, 2025 Broken Arrow Economic Development Authority Meeting.



City of Broken Arrow

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, June 16, 2025

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 7:36 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 25-62 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of June 2, 2025**
- B. 25-875 Approval of and authorization to execute a Global Financial Professional Services Agreement with Municipal Finance Services**
- C. 25-867 Ratification of the Claims List Check Register Dated June 09, 2025**

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: 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. 25-826 Consideration, discussion, and possible approval of the Third Amendment of an Economic Development Agreement by and among the Broken Arrow Economic Development Authority, the City of Broken Arrow, and PDG Broken Arrow, LLC**

Jennifer Rush, Economic Development Director, presented Item 25-826, the third amendment to the Adams Creek Town Center development agreement, which covers 22 acres east of Lowe's. The amendment reduces the planned retail space from 160,000 to 130,000 square feet to align with current tenant commitments. There is no financial impact on the city. The speaker expresses enthusiasm for the project's progress, noting visible site work and commending the developer, Parks Development Group, for their transparency and collaboration. Bob Martin from Parks Development Group is invited to provide a project update, with hopes for an

upcoming groundbreaking once weather permits.

Bob Martin, representing Parks Development Group, explains that the project's original plan, which called for up to 200,000 square feet, has been reduced by 105,000 square feet due to challenges in securing tenants. He expresses gratitude to the council for their ongoing support through the lengthy process. The land has been cleared, but recent heavy rains have delayed construction, making the site extremely wet. Confirmed tenants include Burlington Cove, Five Below, Shoe Encore, Books-A-Million, Beals, Kids Encore, Goldfish Swim Club, a nail salon, Katrina Fresh, and several others that are now showing interest that construction has started. They may add one more tenant pending Lowe's approval. A groundbreaking is scheduled for the 26th, though the location may need to be adjusted due to site conditions. Mr. Martin highlights how weather delays are affecting their projects nationwide. He humorously shares his past experiences with other cities, praising the Broken Arrow council as the best he has worked within 50 years.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel

Move to Approve Item 25-826

The motion carried by the following vote:

Aye: 5 -

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

B. 25-861

Consideration, discussion, and possible approval of the proposed Fiscal Year 2025 2026 Financial Plan for the Broken Arrow Economic Development Authority

Cindy Arnold, Director of Finance, presented Item 25-861. The FY 2026 financial plan for the Broken Arrow Economic Development Authority totaled \$14,350,210. This plan was already included in the city budget previously approved by the City Council. Staff recommends formal approval of the Economic Development Authority's financial plan.

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

Move to Approve Item 25-861, the proposed Fiscal Year 2025 2026 Financial Plan for the Broken Arrow Economic Development Authority

The motion carried by the following vote:

Aye: 5 -

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

C. 25-909

Consideration, discussion and possible approval of Amended Resolution No. 1666, a Resolution of the Broken Arrow Economic Development Authority (the "Authority") accepting the responsibilities as designated to the Authority by the City of Broken Arrow, Oklahoma (the "City") pursuant to the Hackberry Market Economic Development Project plan adopted by the City; authorizing the Authority to issue its Tax Apportionment Bonds, Series 2025 (Hackberry Market Increment District Project) (the "Bonds") in one or more series in the aggregate principal amount of not to exceed \$28,000,000.00, and authorizing a Certificate of Determination; waiving competitive bidding and authorizing the Bonds to be sold on a negotiated basis; approving the form of Bond Purchase Agreement; approving and authorizing execution of a General Bond Indenture and a Series 2025 Supplemental Bond Indenture (collectively, the "Indenture") authorizing the issuance and securing the payment of the Bonds; approving and authorizing execution of a Security Agreement by and between the City and the Authority pertaining to a pledge of certain sales tax increment revenue; providing that the organizational document creating the Authority is subject to the provisions of the Indenture; approving the form of an Official Statement pertaining to the Bonds, authorizing the Chairperson or Vice Chairperson to approve any correction to said Official Statement, and authorizing distribution of the same; approving the form of a Continuing Disclosure Agreement; approving the use of assistance in development financing; approving and authorizing the execution of a Development Financing

Assistance Agreement and Construction Escrow Agreement; authorizing and directing the execution of the Bonds and other documents relating to the transaction; designating an underwriter and ratifying and approving professional services agreements related to bond and financing professionals; and containing other provisions relating thereto

Cindy Arnold, Director of Finance, explained that this item amends Resolution 1666, previously approved by the City Council for the Broken Arrow Economic Development Authority. The amendment changes the financing from taxable to tax-exempt bonds and designates BOK Financial Securities as the new underwriter. Staff recommends approval of the amended resolution.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 25-909 Amended Resolution No. 1666

The motion carried by the following vote:

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

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 7:47 p.m.

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

Move to adjourn

The motion carried by the following vote:

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

Chairperson

City Clerk



City of Broken Arrow

Request for Action

File #: 25-886, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 07-14-2025

Title:

Acknowledgement of submittal of the May 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 May 2025.

Cost: \$35,416.66 per month

Funding Source: Fund 887

Requested By: Jennifer Rush, Economic Development Manager

Approved By: City Manager's Office

Attachments: BAEDC Monthly Activity Report

Recommendation:

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



ECONOMIC DEVELOPMENT CORPORATION

210 N Main St Ste C | Broken Arrow, OK

74012

TRANSMITTAL

TO: City Council & BAEDA Members

COPY: City Manager

BAEDC Board

Chamber Board

SUBJECT: Economic Development Services

FROM: EDC Team

DATE: **June 10** , 2025

Attached you will find the monthly invoice for May 2025.



ECONOMIC DEVELOPMENT CORPORATION

210 N Main St Ste C | Broken Arrow, OK

74012

INVOICE

City of Broken Arrow

Attn: Michael Spurgeon, City Manager

P. O. Box 610

Broken Arrow, OK 74013

Broken Arrow Economic Development Corporation

May	2025 Economic Development Services	\$35,416.66
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TOTAL	\$35,416.66
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Please make check payable to BAEDC.



May 2025



BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

May 2025 Report

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Business Retention and Expansion

Summary

- **Nine Broken Arrow companies** awarded over **\$1.12 million** through Oklahoma Innovation and Expansion Program (OIEP) and Business Expansion Incentive Program (BEIP).
- Facilitated a site visit at a Broken Arrow manufacturing facility planning a major expansion (**Project Sapling**)—adding **over 200,000 SF** and **185 new jobs** over the next three years. The visit included **company leadership, BAEDC Staff, Oklahoma Department of Commerce representatives, and consultants from EY**.
- Facilitated the groundbreaking ceremony for **Zeeco's 200,000 SF expansion** at the Global Technology Center, with Zeeco leadership, elected officials, City of Broken Arrow representatives, Oklahoma Department of Commerce, and other key stakeholders in attendance.
- Project Flight **Economic Development Agreement** has been finalized by the company and is scheduled to be presented to City Council for approval in June.
- **BRE Employer Meetings: 11**
- **BRE Drop-ins: 4**

New Business Attraction

Summary

- Attended **Pre-Development meeting** with client and representatives for **Project Sam** as they begin due diligence and initial site planning at 40 acres at College and County Line.
- Staff met with Senior Mechanical Engineer at **American Airlines** to discuss supply chain challenges and landscape of **aerospace industry** in Tulsa region.

Incoming May Projects

- **Project Rocko** – Submitted Arrow Forge. Site visit 05/21
 - Industrial drone company seeking 2-4 acres with the ability to test/calibrate to build their HQ and manufacturing operations.
 - Project Scope
 - \$4 million capital investment
 - 150 jobs
- **Project Vintage** – No available sites meeting the needs of the project.
 - Confidential automotive company seeking location for new state of the art electric vehicle assembly operation. Seeking minimum of 750 acres that is fully controlled by economic development entity.
 - Project Scope
 - \$7 billion in capital investment
 - 3,500-4,000 jobs
- **Project Locksmith 2** – No available sites meeting the needs of the project.
 - High-end dairy product manufacturer seeking a food grade building with a minimum of 30K SF that has been previously used for dairy product production.
 - Project Scope
 - \$30 million capital investment

- 50 jobs
- **Project Performance** – No available sites meeting the needs of the project.
 - Battery storage, graphite, and carbon product manufacturer seeking 1 million SF existing or a minimum of 200 acres greenfield site in an industrial park. Rail required.
 - Project Scope
 - \$1.1 billion capital investment
 - 500 jobs
- **Project Elevate** – No available sites meeting the needs of the project.
 - U.S. based company seeking 20-30 acre brownfield site for first commercial-scale facility to produce sustainable aviation fuel. On site rail spur required and co-location with refinery or port preferred
 - Project Scope
 - \$400 million capital investment
 - 45 jobs

Innovation, Entrepreneurship, and Small Business Development

Summary

- **Broken Arrow** has officially been accepted as a host community for **1 Million Cups (1MC)**, a national Kauffman Foundation initiative designed to educate, engage, and connect local entrepreneurs to their community.
 - 1MC provides a free, **weekly platform** for entrepreneurs to present their businesses to a diverse audience of mentors, advisors, and community members.
 - This program will launch in Broken Arrow later this summer and serve as a key component of our ecosystem-building efforts by encouraging knowledge sharing, collaboration, and grassroots support for early-stage startups.
- **Entrepreneurship Steering Committee** has been re-engaged and convened in May to align community partners and stakeholders around a shared vision for entrepreneurial development in Broken Arrow.
 - The committee includes representation from small business owners, local entrepreneurs, entrepreneurial support organizations and the BAEDC. Its work will guide strategy, identify gaps in support services, and shape future programming.

Workforce Development

Summary

- Attended the **Oklahoma Business Expo** hosted by OKSBE which had a goal of offering attendees the opportunity to expand their network, forge new relationships, and explore resources within the community. Showcased the BeInBA talent attraction brand and connected with over 50 individuals looking for employment and business expansion opportunities.

- Facilitated **workforce development** and **talent attraction committee meetings** with local employer and community partners. Discussion revolved around job board metrics, STEM Camp logistics, updates on success stories produced, and debrief around the career fair held in April.
- Staff attended the **National Association of Workforce Development Professionals** conference to connect with other similar professionals around the topic of workforce development and community engagement. A primary takeaway was Registered Apprenticeship work being done in Texas to help address the shortage of healthcare professionals. Will incorporate that dialogue into an HR Roundtable event.
- Coordination and employer recruitment for **virtual reality video shoot**.
 - The goal of this initiative is to be able to utilize this video to enhance **workforce development and talent attraction** efforts for our community.

Employer Partner Meetings = 5

Broken Arrow Job Board Monthly Metrics:

- **382** page visits; **140** clicks on jobs; **3** job alert subscribers
- **25** application engagements

Job Seeker Monthly Metrics:

- Job seeker engagements = **15**
- Job seeker placements = **1**

Job Seeker Year to Date Metrics:

- Job seeker engagements = **165**
- **178** application engagements (job board)
- Job seeker placements = **3**

Arrow Forge

Summary

- **Beck Design** met with representatives from **BAEDC, City of Broken Arrow, and the Arrow Forge Committee Chair** to review conceptual designs for district entry signage
- Hosted a site visit at **Arrow Forge** with client for **Project Rocko**
 - Oklahoma identified as a front runner for site location with Claremore and Broken Arrow being top locations.
- **Arrow Forge Committee** convened for May committee meeting
 - Received updates from City of Broken Arrow Engineering and Planning on infrastructure and platting.
 - Beck Design presented two design entry signage options were presented during **committee meeting** for consideration.
 - The committee selected one preferred option to present to **City Council for feedback**.

Research Analysis, Strategic Planning, & Advocacy

Summary

- Submitted applications for **International Economic Development Council (IEDC) annual awards** for key initiatives including **Grounds for Development**, **Career Awareness**, **Amplify BA**, and others.
- The Marketing & Research Manager attended the **Rogers County Workforce Analysis Presentation**, hosted by the Claremore Economic Development Team in collaboration with Lightcast, to gather **regional labor market insights**.
- The **Biannual Report** and **Annual Presentation** were completed and submitted to the City of Broken Arrow, summarizing key accomplishments and strategic progress.
- VP and BRE Manager participated in the **May Manufacturers Council Meeting**, continuing efforts to support and engage the local manufacturing sector.
- MM initiated the quoting process for a **comprehensive refresh of the EDC website** to enhance user experience and better showcase economic development opportunities.
- VP and MM attended a demonstration of the **CoStar/STR platform**; once the merger is finalized, the **City of Broken Arrow will rely on the EDC to generate hospitality reports** using our license.
- VP attended the **NAIOP Breakfast Meeting**, fostering connections and staying informed on regional real estate and development trends.
- **Research Requests:**
 - **Business Resources – 2**
 - Pulling information for a developer interested in putting in a daycare. This included information on new/existing housing developments and available retail space.
 - Pulling market insights on the office space leasing market to give insight on why a listing is on the market longer than expected.
 - **City of Broken Arrow – 1**
 - Surveying the Broken Arrow Manufacturers to gauge satisfaction when it comes to Oklahoma Natural Gas and their responsiveness to new connections and issues.
 - **Workforce - 0**



City of Broken Arrow

Request for Action

File #: 25-1007, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 07/14/2025

Title:

Ratification of the Claims List Check Register Dated July 07, 2025

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from June 10, 2025 through July 07, 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 \$10,224,445.10 for the various funds.

Governmental Funds	\$ 5,040,833.93
BAMA	\$ 3,739,951.62
BAEDA	<u>\$ 1,443,659.55</u>
Total	\$10,224,445.10

A summary by funds and detail are attached.

Cost: \$1,443,659.55

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 07, 2025

Recommendation: recommend

Ratify Claims List Check Register dated 07/07/2025

City of Broken Arrow
Check Register by Fund

**Fund**

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
FUND					DESCRIPTION	AMOUNT			INVOICE COUNT
110		GENERAL				882,607.28			1,247
220		BA MUNICIPAL AUTHORITY				3,739,951.62			1,876
227		CVB-HOTEL MOTEL				74,272.50			57
330		SALES TAX CAPITAL IMPROVEMENT				1,325,561.93			52
331		POLICE ENHANCEMENTS				9,376.00			1
332		PARK & REC CAP IMPROV				749.00			2
336		E 911				12,299.63			1
337		POLICE BLOCK GRANT				17,589.57			5
342		STREET LIGHT FUND				233,954.22			106
343		STREET SALES TAX FUND				244,175.32			25
344		PS SALES TAX POLICE				319,916.88			645
345		PS SALES TAX FIRE				230,812.44			363
346		ADMINISTRATIVE TECHNOLOGY				400.00			2
348		ARPA FUND				515,015.94			3
592		2014 BOND ISSUE				533.75			1
593		2018 BOND ISSUE				528,868.50			19
660		WORKERS COMPENSATIONS				111,501.68			18
661		GROUP HEALTH AND LIFE				252,330.50			12
770		DEBT SERVICE GO BOND				255,595.95			5
882		AGENCY FUND DEPOSITS				25,272.84			47
887		ECONOMIC DEVELOP AUTHORTY				1,443,659.55			4
Total						10,224,445.10			4,491

City of Broken Arrow
Check Register by Fund

Fund 887

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT					
06/12/2025	329827	2072	WALLACE DESIGN COLLECTIVE PC	262067	262067 05192025	8871700 550700		2025/12	90,000.00					
						Total For Check # 329827								90,000.00
06/19/2025	330040	4636	OAKTRUST DEVELOPMENT LLC	ARBP2022-6 FINAL	Reasor's at Aspen Ridge Earth Change Plans	8871700 570150	2152340	2025/12	137,835.60					
						Total For Check # 330040								137,835.60
06/26/2025	330223	1115	BROKEN ARROW ECONOMIC DEVELOPMENT CORP.	MAY 2025	MAY 2025 EDC SERVICE	8871700 550700		2025/12	35,416.66					
						Total For Check # 330223								35,416.66
06/26/2025	330237	936	CROSSLAND HEAVY CONTRACTORS INC	PA 12 2417210	Prj 2417210 - Agreement	8871700 570150	2417210	2025/12	1,180,407.29					
						Total For Check # 330237								1,180,407.29
						Total For Fund 887								1,443,659.55
						Number of Invoices For Fund 887								4
						Total For ALL Checks								10,224,445.10
						Total Number of Invoices								4,491