



**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, August 19, 2025**

**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. [25-65](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of August 04, 2025
  - B. [25-1180](#) Acknowledgement of submittal of the July 2025 Broken Arrow Economic Development Corporation's Monthly Report
  - C. [25-1179](#) Ratification of the Claims List Check Register Dated August 12, 2025
- 4. Consideration of Items Removed from Consent Agenda**
- 5. Public Hearings, Appeals, Presentations, Recognitions, Awards - NONE**
- 6. General Authority Business**
  - A. [25-1047](#) Consideration, discussion, and possible approval of October Best Practices Trip
- 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 #:** 25-65, **Version:** 1

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**Broken Arrow Economic Development Authority  
Meeting of: 08-19-2025**

**Title:**

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of August 04, 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:** August 04, 2025 Broken Arrow Economic Development Authority Minutes

**Recommendation:**

Approve the minutes of the August 04, 2025 Broken Arrow Economic Development Authority Meeting.



# City of Broken Arrow

## Minutes

### Broken Arrow Economic Development Authority

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

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

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**Monday, August 4, 2025**

**Council Chambers**

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#### 1. Call to Order

Vice Chairman Johnnie Parks called the meeting to order at 7:54 p.m.

#### 2. Roll Call

**Present: 4 -** David Pickel, Justin Green, Lisa Ford, Johnnie Parks.  
**Absent: 1 -** Debra Wimpee

#### 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

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

##### **Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye: 4 -** David Pickel, Justin Green, Lisa Ford, Johnnie Parks

#### 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

Council Member Justin Green encouraged residents to stay engaged by following the city and Chamber of Commerce on social media. They highlighted the significant economic development currently underway and anticipated future announcements, including groundbreakings. The message emphasized that positive changes and growth are happening throughout the community, promising benefits for all areas of Broken Arrow.

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

**9. Executive Session - NONE**

**10. Adjournment**

The meeting was adjourned at approximately 7:56 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: 4 -**

David Pickel, Justin Green, Lisa Ford, Johnnie Parks

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Chairperson

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Secretary



# City of Broken Arrow

## Request for Action

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**File #:** 25-1180, **Version:** 1

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**Broken Arrow Economic Development Authority  
Meeting of: 08-19-2025**

**Title:**

Acknowledgement of submittal of the July 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 July 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 July 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: **August 12, 2025**

Attached you will find the monthly invoice for July 2025



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INVOICE

City of Broken Arrow

Attn: Michael Spurgeon, City Manager

P. O. Box 610

Broken Arrow, OK 74013

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Broken Arrow Economic Development Corporation

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

Please make check payable to BAEDC.



July 2025

# BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

# BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

## July 2025 Report

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## Business Retention and Expansion

### Summary

- In July, the BRE program continued active engagement with Broken Arrow's existing business community, ensuring local employers remain connected to resources, partners, and growth opportunities. Efforts focused on maintaining strong relationships, addressing emerging needs, and positioning projects for future success.
- Continued progress on **Project Sapling**, with the team advancing discussions and coordinating next steps to support the company's growth plans in Broken Arrow.
- **BRE Employer Meetings: 3**
- **BRE Drop-ins: 1**

## New Business Attraction

### Summary

- **Facilitated a site visit for Project Gamma**, a major cloud region development initiative seeking **40–60 acres** for potential location. The project represents a **\$4.65 billion capital investment** and is projected to create **67 high-wage jobs** with an **average annual salary of \$95,000**.
  - Two potential sites along the **Highway 51 corridor** were identified and presented during the visit.

## Incoming July Projects

- **Project Hidden Springs – No available sites that meet the requirements.**
  - Large-scale critical minerals manufacturer seeking a 400-600 acre greenfield to produce its products for the U.S. market.
    - Project Scope
      - \$500 million capital investment
      - 500 jobs
- **Project Coco – No available sites that meet the requirements.**
  - Major international corporation looking for 750 continuous acres to establish an advanced manufacturing facility in the United States
    - Project Scope
      - \$800 million capital investment
      - 200 jobs

## Innovation, Entrepreneurship, and Small Business Development

### Summary

- Entrepreneurship efforts in July focused on building ecosystem connections, promoting small business resources, and laying the groundwork for new programming to support

early-stage ventures in Broken Arrow. Outreach to entrepreneurs, resource providers, and co-working spaces continues to expand BAEDC's role as a connector for local small business growth.

- Advanced planning for the launch of a Broken Arrow's **One Million Cups** beginning next month, including venue scouting and speaker outreach.
- Team began **compiling an inventory** of locally available co-working, maker spaces, and other additional resources in or around Broken Arrow that are available to small business owners & entrepreneurs.

## Workforce Development

### Summary

- BAEDC facilitated an **HR Roundtable** event in partnership with Oklahoma Employment Security Commission for the community: *Fueling Workforce Growth Through Partnership*. The event provided the opportunity for attendees to learn about the funding and training resources that are available through WIOA funding.
- Staff attended the **Tulsa Regional Chamber State of Talent and Workforce** luncheon. Information was shared on the current talent landscape trends and occupations that will be in demand and others that may decline as the result of advances in technology and AI.
- BAEDC facilitated **Workforce & Talent Attraction committee meetings** focused on talent attraction and workforce development. Some key topics of discussion for both meetings included:
  - Discussed opportunities for employers to collaborate with EDC at Texas SEC Career Fair to support regional talent recruitment.
  - Provided an update on VR video shoot along with the potential to produce additional employer-branded videos to support workforce awareness efforts
  - Discussed opportunities for employers to collaborate with EDC at Texas SEC Career Fair to support regional talent recruitment.

### Employer Partner Meetings = 10

#### Broken Arrow Job Board Monthly Metrics:

- **615** page visits; 201 clicks on jobs; 0 job alert subscribers
- **29** application engagements

#### Job Seeker Monthly Metrics:

- Job seeker engagements = 7
- Job seeker placements = 0

#### Job Seeker Year to Date Metrics:

- Job seeker engagements = **182**
- **242** application engagements (job board)
- Job seeker placements = **3**

## Arrow Forge

### Summary

- Infrastructure updates are progressing, with the lift station expected to be complete in October and road work by year-end; **preliminary roundabout design should be ready within 2–3 weeks.**
- City team is developing a site plan for a client and will **provide Project Flight with a plot** once the roundabout layout is finalized.
- **Rezoning strategies for Blocks 3 and 4** were discussed, with a focus on attracting aerospace companies through light industrial zoning while balancing community and political considerations.
- Next steps include refining the Block 4 development plan, finalizing truck-friendly roundabout design, and **coordinating with community development on rezoning discussions.**

## Research Analysis, Strategic Planning, & Advocacy

### Summary

- Staff completed onboarding and training for **PlacerAi**, a new platform that will enhance the EDC's ability to analyze mobility, retail, and visitor **data for strategic planning.**
- Vice President of Economic Development **participated in the ACCE Economic and Community Development Roundtable**, engaging with peers from across the country to discuss emerging trends in economic development, regional competitiveness, and talent pipeline strategies.
  - The roundtable provided insight into innovative approaches being implemented by chambers and EDOs nationally, offering valuable takeaways to enhance local initiatives in Broken Arrow.
- Vice President of Economic Development attended the **Oklahoma Workforce Commission Listening Session**, engaging in dialogue with state leaders and regional stakeholders on critical workforce challenges and priorities.
  - The session focused on policy recommendations, talent pipeline development, and opportunities to better align training programs with employer needs—providing key insight to help shape future workforce strategies in Oklahoma.
- Staff participated in the **City of Broken Arrow's tourism focus groups**, providing input on future strategies to enhance visitor engagement, destination marketing, and community branding efforts.
- Vice President of Economic Development met with **Wagoner County Economic Development leadership** to discuss shared priorities and ensure both teams remain aligned on **collaboration opportunities and partnership strategies.**
  - The regular meetings reinforce a mutual commitment to regional growth and ongoing coordination between jurisdictions.
- **Research Requests:**

- **Business Resources – 2**
  - Nonprofit requesting a property search. Needing an office space of around 1,400-1,600 SF for lease.
  - Provided water & sewer capacities from RFPs to business looking to ensure their land is competitive with other plots.
- **City of Broken Arrow – 1**
  - Provided PlacerAi data to City's TED Team for their July Block Party Event.
- **Workforce - 0**



# City of Broken Arrow

## Request for Action

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**File #:** 25-1179, **Version:** 1

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**Broken Arrow Economic Development Authority  
Meeting of: 08/19/2025**

**Title:**

Ratification of the Claims List Check Register Dated August 12, 2025

**Background:**

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from July 26, 2025 through August 12, 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 \$3,670,717.29 for the various funds.

Governmental Funds	\$2,175,723.84
BAMA	\$1,421,438.10
BAEDA	<u>\$ 73,555.35</u>
Total	\$3,670,717.29

A summary by funds and detail are attached.

**Cost:** \$73,555.35

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

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

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

**Attachments:** Check Register dated August 12, 2025

**Recommendation:** ..recommend  
Ratify Claims List Check Register dated 08/12/2025

**City of Broken Arrow**  
**Check Register by Fund**



**RECAP**

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	441,977.24	720
220	BA MUNICIPAL AUTHORITY	1,420,938.10	944
221	BAMA SALES TAX DEBT SERVICE	500.00	1
227	CVB-HOTEL MOTEL	9,006.41	37
330	SALES TAX CAPITAL IMPROVEMENT	411,400.18	7
332	PARK & REC CAP IMPROV	28,900.00	1
334	STREET AND ALLEY	3,258.00	1
342	STREET LIGHT FUND	4,369.95	11
343	STREET SALES TAX FUND	552,517.80	19
344	PS SALES TAX POLICE	218,946.20	366
345	PS SALES TAX FIRE	87,369.05	228
592	2014 BOND ISSUE	51,862.06	1
593	2018 BOND ISSUE	162,153.97	17
660	WORKERS COMPENSATIONS	14,014.23	5
661	GROUP HEALTH AND LIFE	187,515.62	18
882	AGENCY FUND DEPOSITS	1,604.62	8
887	ECONOMIC DEVELOP AUTHORITY	73,555.35	2
888	CREEK 51 TIF APPORTIONMENT	828.51	1
Total		3,670,717.29	2,387



City of Broken Arrow  
Check Register by Fund



CHECK DATE	CHECK #	VENDOR				G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION					
07/31/2025	331173	283 BANK OF OKLAHOMA N A	0000J4J4W000	LOAN 5617.1 7071.1 7070.1 TRUSTEE	8871700 [585030]			2025/12	6,000.00
					Total For Check #	331173			6,000.00
08/07/2025	331390	1558 SIG-BROKEN ARROW, LTD	JAN-JUNE 2025	JAN-JUNE 2025 SALES TAX INCENTIVE	8871700 [550720]			2025/12	67,555.35
					Total For Check #	331390			67,555.35
					Total For Fund	887			73,555.35
					Number of Invoices For Fund	887			2



# City of Broken Arrow

## Request for Action

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**File #:** 25-1047, **Version:** 1

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**Broken Arrow Economic Development Authority**  
**Meeting of: 08/19/2025**

**Title:**

Consideration, discussion, and possible approval of October Best Practices Trip

**Background:**

The Broken Arrow Chamber of Commerce is organizing its next Best Practices Trip to Franklin and Murfreesboro, Tennessee, scheduled for October 27-30, 2025. These trips are designed to give city leaders, business stakeholders, and community partners an opportunity to learn firsthand how other communities have approached economic development, downtown revitalization, infrastructure planning, workforce development, and quality-of-life improvements.

Staff would like to have an open discussion to gather input on specific focus areas, topics, or projects they would like to see highlighted during the trip. The goal is to ensure the itinerary and discussions align with our community's priorities and provide the most valuable takeaways for Broken Arrow.

**Cost:** TBD

**Funding Source:** General Government

**Requested By:** Norm Stephens, Assistant City Manager

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

**Attachments:** None

**Recommendation:**

Approval of October Best Practices Trip



**BROKEN  
ARROW**

CHAMBER of  
COMMERCE

franklin & murfreesboro  
T E N N E S S E E

BEST  
PRACTICES  
TRIP 2025



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**BROKEN ARROW**  
CHAMBER OF COMMERCE &  
ECONOMIC DEVELOPMENT CORPORATION

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## WHY DO WE VISIT OTHER CITIES?

- Learning and Inspiration
- Community and Economic Development
- Visible Outcomes
- Strategic Alignment
- Tangible Results
- Relationship Building
- Build the Next Best Version of BA



## WHERE HAVE WE BEEN?

- Northwest AR
- Chattanooga, TN
- Greenville, SC

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## WHERE ARE WE GOING?

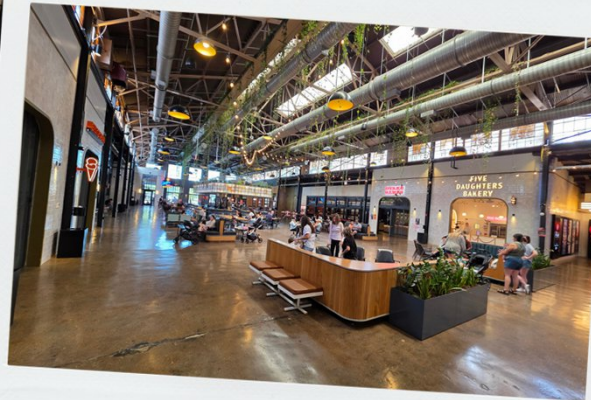
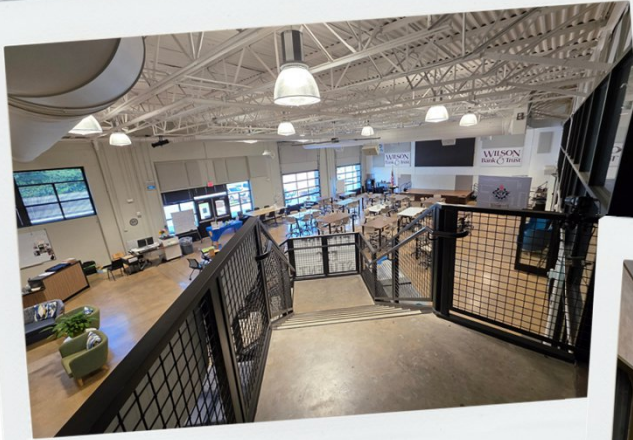
- Franklin, TN
- Murfreesboro, TN

## WHY?

- City Hall Visioning
- Downtown Master Planning
- Retail Development Strategies
- 4-Year University Impact
- Entrepreneurial Ecosystem Development
- Cultural Similarities
- Suburbs Proximate to Larger City







## FRANKLIN, TN AGENDA

- New City Hall
- Downtown Redevelopment
- Retail Development
- Entrepreneur & Innovation Center
- The Factory at Franklin
- Welcome Reception

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## MURFREESBORO, TN AGENDA

- Square and Downtown Commerce Expansion
- City Hall Visioning
- Middle Tennessee State University Growth & Community Impact





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Questions?

