



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

Tuesday, August 19, 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. [25-65](#) 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

File #: 25-65, **Version:** 1

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

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, August 4, 2025

Council Chambers

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

Chairperson

Secretary



City of Broken Arrow

Request for Action

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

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.



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: **August 12, 2025**

Attached you will find the monthly invoice for July 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

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

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

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

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 AUTHORTY	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	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
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

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

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



franklin & murfreesboro
TENNESSEE

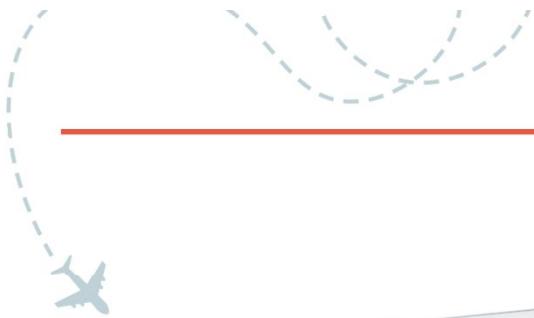
BEST
PRACTICES
TRIP 2025



BROKEN
ARROW
CHAMBER OF COMMERCE &
ECONOMIC DEVELOPMENT CORPORATION

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

WHERE ARE WE GOING?

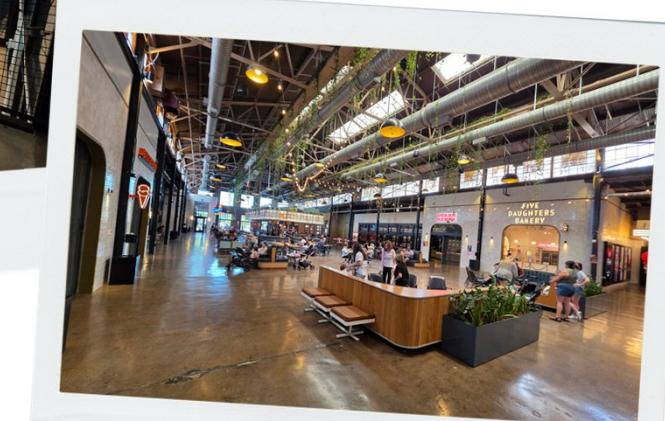
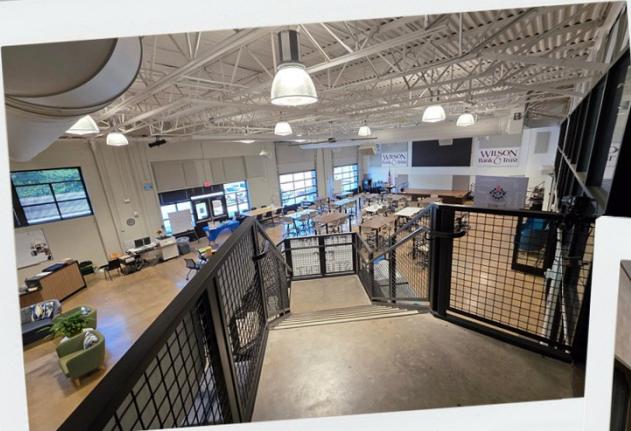
- Franklin, TN
- Murfreesboro, TN

WHY?

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



BROKEN ARROW
CHAMBER OF COMMERCE &
ECONOMIC DEVELOPMENT CORPORATION



FRANKLIN, TN AGENDA

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

MURFREESBORO, TN AGENDA

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



Questions?

