



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

Tuesday, September 16, 2025

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 8:28 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 25-67 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of September 2, 2025**
- B. 25-1328 Approval of and authorization to execute Budget Amendment Number 7 for Fiscal Year 2026**
- C. 25-1314 Approval of and authorization to execute Amendment 1 to the Agreement for Professional Consultant Services with BKL, Inc. for the Innovation District Infrastructure Improvements project (2352100)**
- D. 25-1304 Acknowledgement of submittal of the August 2025 Broken Arrow Economic Development Corporation's Monthly Report**

MOTION: A motion was made by Lisa Ford, seconded by Justin Green

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. 25-1091 Consideration, discussion, and possible approval of an Economic Development Agreement between the Broken Arrow Economic Development Authority and Shops at Tiger Crossing, LLC**

Assistant City Manager Norm Stephens presented Item 25-1091, a proposed public-private partnership for an 18-acre development at the northwest corner of County Line and Albany in North Broken Arrow. The plan divides the site into 10 acres for commercial use along the

arterials and 8 acres for residential/light office space. The developer, Neal and Sean Bowes, will create seven pad sites for commercial, retail, restaurant, or service businesses, with a minimum investment of \$14.6 million and at least 25,000 square feet of space built by May 2030, though both sides expect more.

Asst. City Manager Stephens outlined incentives structured largely as performance-based sales tax rebates, emphasizing that if the developer does not perform, no payments are made. The package includes a rebate capped at \$2 million over no more than 20 years, reimbursement up to \$20,000 for 600 feet of sidewalk along County Line Road near a school, and reimbursement of site development and fee-in-lieu stormwater costs up to \$210,000.

The city anticipates the project will generate about \$6.7 million in sales tax revenue during the rebate period, representing 77.4% of the total, while the developer would receive 22.96%. Stephens noted the Bowes family's track record with prior Broken Arrow projects, such as Tiger Hill and Northeast Crossroads, and introduced Sean Bowes, who was present to address any council questions.

Sean Bowes thanked the council for considering the proposal and said the development is moving forward with firm early commitments. He explained that while most recent efforts have focused on site infrastructure and coordination with Public Works, about 50% of the space in the planned 13,000-square-foot shopping center already has letters of intent. Confirmed tenants include a specialty beverage business, a specialty food user, and a nail salon. With stamped drawings expected the next day and civil utility work scheduled to begin within a month, Mr. Bowes said these commitments give them confidence to launch the project.

On further discussion with the board, Mr. Bowes confirmed that the project has strong backing from nearby school administrators, who are enthusiastic about the development. Parking, he acknowledged, is the biggest concern raised, echoing issues already seen at Tiger Hill, especially for truck drivers.

In terms of timing, Mr. Bowes explained that much of the groundwork has already been completed after two years of preparation. With stamped drawings nearly finalized and civil utility work expected to begin within weeks, the team is ready to move quickly now that the plat has been approved. He projected that the retail center should be complete and open by the first quarter of 2027.

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

Move to Approve Item 25-1091, an Economic Development Agreement between the Broken Arrow Economic Development Authority and Shops at Tiger Crossing, LLC

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

Trustee Lisa Ford took a moment to thank the police department for providing security during council meetings and specifically congratulated Sergeant Oelke on his recent promotion. She expressed appreciation for his service in keeping the council safe. She noted that a ceremony to honor his promotion has already been scheduled, encouraging everyone to watch for the date and attend if possible.

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

9. Executive Session - NONE

10. Adjournment

The meeting was adjourned at approximately 8:39 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: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Chairperson

Secretary