



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, October 7, 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. [25-68](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of September 16, 2025
 - B. [25-1392](#) Ratification of the Claims List Check Register Dated September 29, 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 #: 25-68, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 10-07-2025**

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of September 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:

September 16, 2025 Broken Arrow Economic Development Authority Minutes

Recommendation:

Approve the minutes of the September 16, 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

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



City of Broken Arrow

Request for Action

File #: 25-1392, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 10/07/2025**

Title:

Ratification of the Claims List Check Register Dated September 29, 2025

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from September 09, 2025 through September 29, 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 \$10,132,471.54 for the various funds.

Governmental Funds	\$ 3,775,783.15
BAMA	\$ 4,230,013.06
BAEDA	<u>\$ 2,126,675.33</u>
Total	\$10,132,471.45

A summary by funds and detail are attached.

Cost: \$2,126,675.33
Funding Source: BAEDA Operational and Capital accounts
Requested By: Cynthia S. Arnold, Finance Director
Approved By: City Manager's Office
Attachments: Check Register dated September 29, 2025
Recommendation:..recommend
Ratify Claims List Check Register dated 09/29/2025

City of Broken Arrow
Check Register by Fund



RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	618,591.42	1,022
220	BA MUNICIPAL AUTHORITY	2,917,057.22	1,443
221	BAMA SALES TAX DEBT SERVICE	1,312,955.84	18
226	STORMWATER CAPITAL IN LIEU OF	104,549.99	2
227	CVB-HOTEL MOTEL	67,826.66	48
329	VEHICLE REPLACEMENT FUND	15,376.00	1
330	SALES TAX CAPITAL IMPROVEMENT	705,026.92	34
332	PARK & REC CAP IMPROV	320.00	1
333	CEMETERY FUND	684.00	1
336	E 911	4,999.00	1
342	STREET LIGHT FUND	45,061.56	19
343	STREET SALES TAX FUND	267,822.44	23
344	PS SALES TAX POLICE	367,011.15	533
345	PS SALES TAX FIRE	231,749.46	359
346	ADMINISTRATIVE TECHNOLOGY	200.00	1
348	ARPA FUND	95,805.02	2
592	2014 BOND ISSUE	43,393.23	3
593	2018 BOND ISSUE	857,421.76	39
660	WORKERS COMPENSATIONS	89,650.29	17
661	GROUP HEALTH AND LIFE	130,233.25	10
770	DEBT SERVICE GO BOND	120,000.00	1
882	AGENCY FUND DEPOSITS	10,061.00	9
887	ECONOMIC DEVELOP AUTHORITY	2,126,675.33	3
Total		10,132,471.54	3,590

City of Broken Arrow
Check Register by Fund



Page Number 23 of 24

09/11/2025	332427	936 CROSSLAND HEAVY	PA 14 2417210 PA 15 2417210	Prj 2417210 - Agreement Prj 2417210 - Agreement	8871700 570150 8871700 570150	2417210 2417210	2026/3 2026/3	1,406,227.01 717,598.32
					Total For Check # 332427			2,123,825.33
09/25/2025	332904	2004 KIMLEY-HORN & ASSOCIATES	064598216-0825	Events Park Infrastructure 2417210	8871700 570150	2417210	2026/3	2,850.00
					Total For Check # 332904			2,850.00
					Total For Fund 887			2,126,675.33
					Number of Invoices For Fund 887			3
					Total For ALL Checks			10,132,471.54
					Total Number of Invoices			3,590