



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, January 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. [24-126](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of November 19, 2024
- B. [24-128](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of December 3, 2024
- C. [24-1704](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of December 17, 2024
- D. [24-1707](#) Ratification of the Claims List Check Register Dated December 30, 2024

4. Consideration of Items Removed from Consent Agenda

5. Public Hearings, Appeals, Presentations, Recognitions, Awards

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 #: 24-126, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01-07-2025

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of November 19, 2024

Background:

Minutes recorded for the Broken Arrow Economic Development Authority Meeting.

Cost: None

Funding Source: None

Requested By: Curtis Green, City Clerk

Approved By: City Manager's Office

Attachments: November 19,2024 Broken Arrow Economic Development Authority Minutes

Recommendation:

Approve the minutes of the November 19,2024 Broken Arrow Economic Development Authority Meeting.



City of Broken Arrow
Minutes
Broken Arrow Economic Development Authority

City Hall
220 S 1st Street
Broken Arrow OK
74012

*Chairperson Debra Wimpee
Vice Chair Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green*

Tuesday, November 19, 2024

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 8:27 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 24-122 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of October 15, 2024
- B. 24-124 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of November 5, 2024
- C. 24-1446 Approval of and authorization to ratify the Guaranteed Maximum Price No. 4 (GMP No. 4) from Crossland Heavy Contractors Inc. for the construction of the Events Park Infrastructure Project (Project No. 2417210)
- D. 24-1527 Ratification of the Claims List Check Register Dated November 08, 2024

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

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 4 - 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. 24-1509 Consideration, discussion, and possible approval of and authorization to execute an Economic Development Agreement between Regent Bank and the Broken Arrow Economic Development Authority

Makala Barton, Tourism Manager, provided an overview of a new economic development initiative funded by Broken Arrow's 1% economic development franchise fee, established through the 2023 renewal of the city's franchise agreement with the Public Service Company of Oklahoma (PSO). The fee, part of a broader effort to foster economic growth, supports projects to attract and expand business and industry in the city. Ms. Barton highlighted that this fund has already endorsed its first project, Solar Turbines, which successfully expanded its operations earlier this year.

The discussion focused on the second project to seek support under this incentive policy: Regent Bank's proposed 30,000-square-foot mixed-use business and commercial facility, a \$15 million investment. The project is expected to create 40 full-time jobs with an average

annual salary of \$65,000 within two years of completion. Regent Bank requested cost-sharing for relocating a natural gas transmission line on the property to increase the surrounding area's development potential.

In September, the Broken Arrow Economic Development Incentive Review Committee evaluated the application and recommended denial. The committee cited several reasons: the property's high-profile nature, the financial stability of the institution, the belief that the gas line relocation should have been addressed during the due diligence process, and a reduction in the project's original scope.

However, city leadership reviewed the project against the incentive policy and concluded it was eligible for funding. The project met or exceeded the policy's job creation, wage, payroll, and capital investment requirements. As a result, city leadership recommended reimbursing Regent Bank for half the cost of the gas line relocation, up to \$40,000, contingent upon the project's completion and approval by the gas company. The funds for this reimbursement would come from the PSO economic development franchise fee fund.

The board supported the Regent Bank project, emphasizing its alignment with the city's incentive policy guidelines. They noted the significant potential impact of the proposed \$15 million capital investment, describing it as a "linchpin" for future development of the surrounding 40-acre Miller Horse Farm property. They argued that the financial institution's project could serve as a catalyst for unlocking the development potential of one of the most high-profile properties in Broken Arrow and the greater Tulsa area.

The board highlighted the city's tradition of successful public-private partnerships and framed the proposed \$40,000 reimbursement as a small investment with potentially substantial returns. They pointed out that the property's owner has already extended a road from Elm Place to Albany, supporting the development's feasibility. They expressed confidence that this partnership with Regent Bank and its associated businesses would mark the beginning of transformative growth in the area.

MOTION: A motion was made by Justin Green, seconded by Johnnie Parks.

Move to approve General Authority Business 6A 24-1509 Economic Development Agreement between Regent Bank and the Broken Arrow Economic Development Authority

The motion carried by the following vote:

Aye: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

7. Remarks and Inquiries by Governing Body Members

City Manager Michael Spurgeon stated during a recent lunch meeting with chamber and EDC leadership, along with James Bell and Amber Miller, that the discussion focused on advancing a marketing strategy for Arrow Forge and laying the groundwork for its future development. The group addressed the next steps for promoting the approximately 60 acres of buildable land at Arrow Forge through national outreach and local engagement.

James Bell and Amber Miller will lead the initiative, supported by a small team from the Chamber and EDC, with plans to visit site selectors nationwide to highlight opportunities at Arrow Forge. In addition, the team will focus on local marketing efforts targeting existing businesses and the broader Tulsa and Oklahoma City areas to ensure widespread awareness of the infrastructure improvements underway.

The meeting also touched on fostering collaborations with educational partners to support the development's goals. The conversation highlighted the ongoing cooperation between stakeholders, particularly with James Bell, who has been with the community for about 45

days. The session underscored the importance of building long-term plans for Arrow Forge, emphasizing preparation for growth and development initiatives in 2025 and beyond.

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

9. Executive Session - NONE

10. Adjournment

The meeting was adjourned at approximately 8:34 p.m.

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

Move to adjourn

The motion carried by the following vote:

Aye: **4** - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Chairperson

Secretary



City of Broken Arrow

Request for Action

File #: 24-128, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01-07-2025

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of December 3, 2024

Background:

Minutes recorded for the Broken Arrow Economic Development Authority Meeting.

Cost: None

Funding Source: None

Requested By: Curtis Green, City Clerk

Approved By: City Manager's Office

Attachments: December 3,2024 Broken Arrow Economic Development Authority Minutes

Recommendation:

Approve the minutes of the December 3,2024 Broken Arrow Economic Development Authority Meeting.



City of Broken Arrow
Minutes
Broken Arrow Economic Development Authority

City Hall
220 S 1st Street
Broken Arrow OK
74012

*Chairperson Debra Wimpee
Vice Chair Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green*

Tuesday, December 3, 2024

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 7:58 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 24-1551 Acknowledgement of submittal of the October 2024 Broken Arrow Economic Development Corporation's Monthly Report
- B. 24-1576 Ratification of the Claims List Check Register Dated November 22, 2024

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: 4 - 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 - NONE

7. Remarks and Inquiries by Governing Body Members

City Manager Michael Spurgeon thanked Chamber President James Bell and the Economic Development Corporation (EDC) for providing the city's workforce development and investment data. The information highlighted significant private investment and job creation. Additionally, Mr. Spurgeon shared that approximately 500,000 square feet of new retail and commercial space are under planning, permitting, or construction stages, reflecting strong private sector confidence in the city's potential. Specific projects, such as Aspen Ridge with 81,000 square feet of permitted retail space, were mentioned as examples of ongoing developments. These efforts will enhance local shopping opportunities and further community growth in 2025.

Trustee Lisa Ford shared their excitement about a new pickleball business opening in Broken Arrow after a tour with Mayor Wimpee. They noted the business's praise for the city's staff, describing them as the easiest to work with compared to other locations. The positive feedback highlights Broken Arrow's business-friendly environment, encouraging more businesses to consider the city a welcoming destination.

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

9. Executive Session - NONE

10. Adjournment

The meeting was adjourned at approximately 8:01 p.m.

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

Move to adjourn

The motion carried by the following vote:

Aye: **4** - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Chairperson

Secretary



City of Broken Arrow

Request for Action

File #: 24-1704, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01-07-2025

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of December 17, 2024

Background:

Minutes recorded for the Broken Arrow Economic Development Authority Meeting.

Cost: None

Funding Source: None

Requested By: Curtis Green, City Clerk

Approved By: City Manager's Office

Attachments: December 17,2024 Broken Arrow Economic Development Authority Minutes

Recommendation:

Approve the minutes of the December 17,2024 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 Chair Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green
Trustee David Pickel*

Tuesday, December 17, 2024

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 7:18 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

A. 24-1657 Ratification of the Claims List Check Register Dated December 9, 2024

MOTION: A motion was made by Justin Green, seconded by Johnnie Parks.

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 - NONE

7. Remarks and Inquiries by Governing Body Members - NONE

8. Remarks and Updates by City Manager and Staff

City Manager Michael Spurgeon noted during the council meeting a PUD approval for the area at Aspen and Tucson was noted with appreciation. City Manager Spurgeon acknowledged significant public interest and speculation regarding the development, explaining that the city cannot disclose specifics until the developer or business's permission. City Manager Spurgeon reassured the council that discussions with the developer are ongoing and that a formal announcement, through a press release or conference, is anticipated next month or in February. He emphasized the impact of prior council decisions, such as the Aspen Ridge development, on driving progress in the area and expressed excitement about sharing the news with the community soon.

9. Executive Session - NONE

10. Adjournment

The meeting was adjourned at approximately 7:20 p.m.

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

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 #: 24-1707, **Version:** 1

Broken Arrow Economic Development Authority
Meeting of: 01/07/2025

Title:

Ratification of the Claims List Check Register Dated December 30, 2024

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from December 10, 2024 through December 30, 2024 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 \$6,491,906.30 for the various funds.

Governmental Funds	\$3,807,730.46
BAMA	\$2,632,464.18
BAEDA	<u>\$ 51,711.66</u>
Total	\$6,491,906.30

A summary by funds and detail are attached.

Cost: \$51,711.66

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated December 30, 2024

Recommendation: *recommend*

Ratify Claims List Check Register dated 12/30/2024

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				316,080.00			817
220		BA MUNICIPAL AUTHORITY				2,632,464.18			1,182
227		CVB-HOTEL MOTEL				13,182.13			56
330		SALES TAX CAPITAL IMPROVEMENT				512,373.16			20
342		STREET LIGHT FUND				32,599.44			93
343		STREET SALES TAX FUND				73,773.65			5
344		PS SALES TAX POLICE				318,533.80			424
345		PS SALES TAX FIRE				95,719.41			218
346		ADMINISTRATIVE TECHNOLOGY				200.00			1
348		ARPA FUND				338,447.44			2
593		2018 BOND ISSUE				877,301.33			23
660		WORKERS COMPENSATIONS				28,289.17			7
661		GROUP HEALTH AND LIFE				69,993.41			8
770		DEBT SERVICE GO BOND				1,129,762.52			6
882		AGENCY FUND DEPOSITS				1,475.00			7
887		ECONOMIC DEVELOP AUTHORTY				51,711.66			3
Total						6,491,906.30			2,872

City of Broken Arrow
Check Register by Fund

Fund 887

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
12/12/2024	324782	1115	BROKEN ARROW ECONOMIC DEVELOPMENT CORP.	OCTOBER 2024 1253	OCTOBER 2024 ECONOMIC DEVELOPMENT SERVICES 1253 12/04/2024	8871700 550700 8871700 570170		2025/6	35,416.66 14,195.00 49,611.66
							SBATIF	2025/6	
12/12/2024	324818	1256	GEODECA LLC	2409082	2409082 9/25/2024	8871700 570150	2417210	2025/6	2,100.00 2,100.00
									51,711.66
									3
									6,491,906.30
									2,872