

## Adams Creek– EDA Briefing Sheet

### Parties

- Developer: PDG-Broken Arrow, LLC
- Authority: Broken Arrow Economic Development Authority
- City: City of Broken Arrow

### Key Dates & Deadlines

- Construction completion December 31, 2026
- Opening by May 31, 2027
- Sales tax rebate begins May 31, 2027 (Quarterly)

### Numbers

- 130K sq ft retail and commercial space
- ~\$37.1M project capital investment
- \$1.299B in taxable sales over the term of the Increment District
- NTE \$16M sales tax rebate
- ~\$55K Organizational Cost

### City Obligations

- Quarterly sales tax rebates not to exceed \$16M

### Developer Obligations

- Develop a minimum of 130K sq ft leasable retail and commercial space
- Construction completion December 13, 2026
- Opening by May 31, 2027
- Developer shall provide the Authority and the City with a roster of tenant occupants of the project as of January 1<sup>st</sup> of each year

### Clawbacks & Default

- In the event the developer fails to meet the Developers obligations the Authority, at its sole discretion, may terminate this Economic Development Agreement by giving written notice.

### Summary

- ~\$37.1M Total project investment
- \$21.045M Private Investment Total
- \$16.055M City Investment
- 43% City Investment
- ~23 Years to pay back
- Sales Tax Only TIF District