



# 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 Christi Gillespie*  
*Trustee Johnnie Parks*  
*Trustee Lisa Ford*  
*Trustee Justin Green*

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**Tuesday, February 20, 2024**

**Council Chambers**

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### 1. Call to Order

Chairperson Debra Wimpee called the meeting to order at approximately 7:05 p.m.

### 2. Roll Call

**Present:** 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee  
**Absent:** 1 - Christi Gillespie

### 3. Consideration of Consent Agenda

- A. 24-97 **Approval of the Broken Arrow Economic Development Authority Meeting Minutes of February 6, 2024**
- B. 24-260 **Approval of and authorization to execute updates to Broken Arrow Economic Development Incentive Policy**
- C. 24-286 **Approval of and authorization to execute Second Amendment to Economic Development Agreement by and among Sunset at Broken Arrow, LLC, and the Broken Arrow Economic Development Authority and the City of Broken Arrow**
- D. 24-258 **Ratification of the Claims List Check Register Dated February 12, 2024**  
Chairperson Wimpee asked if there were any items to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Justin Green, 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

There were no Items removed from the Consent Agenda; no action was taken or required.

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

There were no public hearings, appeals, presentations, recognitions, or awards.

### 6. General Authority Business

- A. 24-145 **Presentation, discussion and possible acceptance of the 2023 Broken Arrow Economic Development Corporation Annual Report**  
Chamber of Commerce and Economic Development Corporation CEO Jennifer Conway thanked her family, who were present, for their support and sacrifice. She mentioned a couple of members of the Chamber of Commerce and EDC who were present and recognized the members who could not be present. Ms. Conway indicated the presentation would highlight the Annual Report. She reviewed the top industry growth in Broken Arrow. She explained how the growth was measured. She stated Broken Arrow's manufacturing growth was 1.5% compared to 0.17% in the United States. She stated Broken Arrow's employers reported 140 new jobs, but this was according to a spot check only, the EDC did not contact

every Broken Arrow employer. She stated Broken Arrow's top industry growth from 2018 to 2023 was in food services, retail, trade, construction, transportation, warehouse, and healthcare. She reported manufacturing was important in Broken Arrow. She reviewed the top manufacturing industries in Broken Arrow. She stated Broken Arrow manufacturing growth was up 68% over last year; health care decreased by 14.4% because the COVID money stopped flowing into health care.

Ms. Conway discussed the EDC's work in research, administration, and advocacy, noting there were 81 support requests to the EDC. She indicated the EDC was switching to new software which would provide a more comprehensive economic impact analysis. She discussed the EDC's advocacy for Senate Bill 167. She discussed other economic development advocacy done by the EDC. She discussed the EDC's efforts in business retention and expansion. She reported in 2023 Broken Arrow had a \$121 million dollars in capital expenditures by major employers. She stated greater capital investment did not necessarily mean a greater number of new jobs, and this was due to technology. She explained when moving forward with newer technology, job growth might be smaller, but average wages were higher. She reviewed the companies who created new jobs in Broken Arrow, the number of new jobs offered, and the capital investment of each of these companies. She reported several Broken Arrow companies were awarded the Oklahoma Innovation Program Award in 2023; a total of \$750,00 dollars awarded to local Broken Arrow businesses. She reported there were 34 business retention and expansion projects in Broken Arrow; she listed some of these companies. She stated there was a 55% increase in expansion project growth from 2022 to 2023 and a 14% increase in potential jobs. She recognized some key businesses in the City of Broken Arrow in the areas of innovation, restoration, transformation, creation, and amplification. She discussed the work being done by the EDC in terms of business attraction noting there were 15 open projects with the potential for 1,360 new jobs and a capital expenditure potential of \$170 billion dollars. She reported there were 677 acres available for new promotion in Broken Arrow. She discussed the areas being heavily promoted by the EDC including Creek 51. She reported 6 lots in Creek 51 were either sold or were under contract. She noted Sunbelt rentals expected to open soon. She reported Scannell signed an LOI (letter of intent) for 35 acres at Creek 51 and she hoped to see this partnership come to fruition. She indicated the EDC received 72 RFPs (request for proposals), 22 of which were responded to. She discussed why the EDC did not respond to all RFPs including lack of inventory, land requirements (typically large areas of acreage were needed), and lack of property infrastructure (not necessarily lack of City infrastructure). She noted City Council, in response to the EDC Report, asked how many times the EDC promoted the Innovation District land. She explained most of the RFPs were in the manufacturing sector and before November/December, manufacturing was not the key target for the Innovation District property. She stated as manufacturing was now a target of the Innovation District the EDC's tactic has changed and the Innovation District was now being promoted for manufacturing. She discussed the EDC's career programming and workforce development noting the EDC hosted two career fairs with more than 40 employers and more than 225 job seekers, hosted its first Summer Stem Camp, facilitated healthcare and manufacturing Career Days impacting over 6,000 students and facilitated the Baker Hughes Job Fair. She discussed the assistance the EDC provided regarding workforce development including job seeker assistance, workforce pipeline building, employer workforce assistance, and career fairs. She discussed the key accomplishments of the EDC in 2023 regarding talent attraction. She discussed the EDC's key accomplishments in terms of the Impact Partnership Grant and the next steps; the details for this were included in the EDC Report. She discussed the 2024 goals for the EDC including finishing the entrepreneurial eco-assessment, targeting industrial manufacturing developers to build manufacturing buildings, talent attraction, marketing, manufacturing month and economic development week. She thanked the Broken Arrow Economic Development Authority.

Trustee Johnnie Parks stated as he traveled around the State of Oklahoma, Broken Arrow was

well known and noted for its economic development outreach. He thanked and commended the Economic Development Corporation.

Trustee Justin Green stated coming together with the City, the EDC and Broken Arrow Public Schools was important to make Broken Arrow a better place and he thanked the EDC for its efforts in this regard.

Chairperson Wimpee agreed.

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

**Move to accept the 2023 Broken Arrow Economic Development Corporation Annual Report**

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**

There were no remarks or inquiries by Governing Body Members.

**8. Remarks and Updates by City Manager and Staff**

City Manager Spurgeon indicated he met with the Team regarding the partnership for the Amphitheater and there was potential for construction to start in June. He stated as such, the park would be available through May and things continued to move forward accordingly.

**9. Executive Session**

There was no Executive Session.

**10. Adjournment**

The meeting was adjourned at approximately 7:32 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:** 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

  
Chairperson

  
Secretary

