



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

Monday, June 15, 2026

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. [26-59](#) Approval of the Broken Arrow Economic Development Authority Meeting Minutes of June 1, 2026
- B. [26-964](#) Approval of the Special Joint Meeting (Budget Workshop) minutes of May 12, 2026
- C. [26-850](#) Acknowledgement of submittal of the May 2026 Broken Arrow Economic Development Corporation's Monthly Report
- D. [26-950](#) Approval of letter of support for the nomination of Census Tract 40145030507 for Opportunity Zone 2.0 designation
- E. [26-875](#) Ratification of the Claims List Check Register Dated June 08, 2026

4. Consideration of Items Removed from Consent Agenda

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

- A. [26-849](#) Presentation by the City Tourism & Economic Development Department for the second quarter of Calendar Year 2026

6. General Authority Business

- A. [26-843](#) Consideration, discussion, and possible approval of the proposed Fiscal Year 2027 Financial Plan for the Broken Arrow Economic Development Authority

7. Remarks and Inquiries by Governing Body Members

8. Remarks and Updates by City Manager and Staff

9. Executive Session

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 #: 26-59, Version: 1

**Broken Arrow Economic Development Authority
Meeting of: 06.15.2026**

Title:

Approval of the Broken Arrow Economic Development Authority Meeting Minutes of June 1, 2026

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: June 1, 2026BAEDA Minutes

Recommendation:

Approve the minutes of the June 1, 2026 Broken Arrow Economic Development Authority Meeting.



**City of Broken Arrow
Broken Arrow Economic
Development Authority
Minutes**

City Hall
220 S 1st Street
Broken Arrow, OK 740121

**Chairperson Debra Wimpee
Vice Chairman Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green
Trustee David Pickel**

Tuesday, June 01, 2026

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at 7:43 p.m.

2. Roll Call

Present: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
Absent: 1 - David Pickel

3. Consideration of Consent Agenda

- A. 26-57** Approval of the Broken Arrow Economic Development Authority Meeting Minutes of April 21, 2026
- B. 26-674** Approval of authorization to execute a Global Financial Professional Services Agreement with Municipal Finance Services

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: 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

6. General Authority Business - NONE

7. Remarks and Inquiries by Governing Body Members

Trustee Justin Green commended the open house for the EDC and Chamber on their new location, noting his absence due to a funeral service. Trustee Lisa Ford was also absent and but noted the abundance of attendees in her absence.

8. Remarks and Updates by City Manager and Staff

City manager, Michael Spurgeon thanked the tourism board, Visit Broken Arrow for their success in the film industry incentive program. He especially wanted to thank Makala Barton and Erin Hofener.

Motion to clear the room for Executive Session at approximately 8:30 p.m.

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

Move to motion to clear the room

The motion carried by the following vote:

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

Motion to enter into BAEDA Executive Session

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

Move to enter into BAEDA Executive Session

The motion carried by the following vote:

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

At approximately 8:34 p.m. Broken Arrow Economic Development Authority entered into Executive Session.

9. Executive Session

In the opinion of the City Attorney, the Authority is advised that the Executive Session is necessary for discussing and to confer on matters pertaining to economic development including creating a proposal to entice a business to locate within the City and public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business.

- 1. Proposed executive session pursuant to 25 O.S. § 307(C)(11) to confer on matters pertaining to economic development regarding a potential development project located generally at the 200 block of S. Main Street and discussing confidential business information, and taking appropriate action, if any, in open session.**

Motion to return to open session at approximately 8:45 p.m.

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

Move to return to open session.

The motion carried by the following vote:

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

Move to find executive session was necessary for discussing matters pertaining to economic development on a project located at the 200 Block of South Main Street, including creating a proposal to entice a business to locate within the City and that public disclosure would interfere with the development of products or services and violate the confidentiality of the business.

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

Move to find executive session necessary.

The motion carried by the following vote:

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

Move to authorize the City Manager to negotiate an economic development agreement as recommended for the project located at the 200 block of South Main.

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

Move to authorize the City Manager to negotiate an economic development agreement as recommended for the project located at the 200 block of South Main.

The motion carried by the following vote:

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

10. Adjournment

The meeting was adjourned at 7:55 p.m.

MOTION: A motion was made by Justin Green, seconded by David Pickel

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 #: 26-964, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: June 15, 2026**

Title:

Approval of the Special Joint Meeting (Budget Workshop) minutes of May 12, 2026

Background:

Minutes recorded for the Budget Workshop Meeting.

Cost: **Approximately \$190**

Funding Source: City Clerk's Operational Fund

Requested By: City Clerk's Office

Approved By: City Manager's Office

Attachments: **May 12, 2026, Special Joint Meeting Minutes.**

Recommendation:

May 12, 2026, Special Joint Meeting Minutes.



City of Broken Arrow
City Council
Special Joint Meeting
Minutes

City Hall
220 S. 1st Street
Broken Arrow Ok
74012

Mayor Debra Wimpee
Vice Mayor Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green
Council Member David Pickel

Tuesday May 12, 2026

Council Chambers

1. Call to Order

Mayor Debra Wimpee called the meeting to order at 4:00 p.m.

2. Invocation

Tom Cook led the Invocation.

3. Roll Call

4. Roll Call

Present: 5 - David Pickel, Lisa Ford, Johnnie Parks, Debra Wimpee, Justin Green.
It was noted for the record that Council Member Justin Green arrived at 4:12 p.m.

5. Pledge of Allegiance to the Flag

Council Member David Pickel led the Pledge of Allegiance.

6. General Council Business

A. 26-660 Presentation, discussion, and possible direction regarding the revenues, expenditures and budgets of the City of Broken Arrow, Broken Arrow Municipal Authority, and the Broken Arrow Economic Development Authority, the proposed Fiscal Year 2027 Budgets and Financial Plans for the General Fund, Broken Arrow Municipal Authority, Broken Arrow Economic Development Authority and other funds of the City of Broken Arrow

City Manager Micheal Spurgeon welcomed Council and staff, provided an outline of the meeting's purpose, and noted that the budget strategy over the last decade has been to focus the City's expenditures around five or six areas including public safety services and the community's overall well-being, economic development focusing on growth and development within the community of Broken Arrow, innovative municipal government operations, fiscal sustainability and strategic public investment, and transparency and communication with citizens.

Mr. Spurgeon went on to list the number of staff employed by the City of Broken Arrow, 915 full-time, 12 part-time, and 97 seasonal employees. Personnel costs make up the largest share of operating budgets at 68.5% of the general fund. The proposed FY27 budget is just over \$487 million dollars, which not only includes personnel costs, but consists of capital improvement projects approved by citizens and Council.

Council Member Justin Green arrived at 4:12PM.

Mr. Spurgeon then spoke more about economic development opportunities within Broken Arrow and future potential projects such as Highway 51 corridor, to encourage manufacturing and industrial business. He also noted that the Tourism Board's decision, along with Council's support regarding film incentives, has and will continue to pay dividends, and expects more opportunities involving films and film festivals in Broken Arrow in the future.

City Manager Michael Spurgeon informed Council that included in the Sales Tax Capital Improvement Fund (STCI), there is \$150,000 allotted to conduct an airport feasibility study to determine cost and potential revenue generation from such a project. Mayor Wimpee inquired if there has ever been an airport feasibility study in the past, and Assistant City Manager Kenny Schwab informed Council that an airport feasibility study had been conducted in the late 1980s. Vice Mayor Johnnie Parks indicated that the sooner the better regarding this type of project.

Mr. Spurgeon indicated that this type of project would likely be to the East, and that a study is necessary if it is thought this may be a project to consider.

Mr. Spurgeon provided specifics on the Broken Arrow Municipal Authority (BAMA), stating there are 295 full-time staff and 3 part-time staff. He recommended not to increase staff currently and reorganize some staff within the Authority with additional recommendations coming in July 2026.

The next item Mr. Spurgeon discussed was the need for a feasibility study for both a transfer station and a green waste disposal site. Current practice is to transport green waste to the west side of Tulsa County resulting in very high operational cost. Results of the studies will be provided to Council/BAMA in FY27.

City Manager Michael Spurgeon then completed his executive summary of the proposed budget.

The municipal budget is a policy document, a financial plan, an operational guide, as well as a tool to communicate to the public. The budget serves as a blueprint for the following purposes. To review and confirm the priorities of local government. They determine service levels based on those priorities and sustainable resources available and thoroughly plan our program of work for the implementation within the operations over the fiscal year. All the departments work within the budgets the council members approve, and work to make sure we provide those services of the five areas discussed earlier which are the main areas of our responsibility.

Mr. Spurgeon stated that for budgeting and financial reporting, the City follows a fiscal year from July 1 through June 30 and reviewed the City's FY27 budget book contents. City Manager provided the current sales tax rates for Tulsa County - 8.417%, and Wagoner County - 9.60%. Next, he continued stating that sales tax has been trending flat, and that inflation and continued supply chain availability are continued challenges, and the continued over-dependence on sales tax. Mr. Spurgeon provided a graph displaying the FY26 sales tax breakdown by month.

Mr. Spurgeon informed Council that the proposed FY27 Municipal Budget is \$487,039,418 for the entire organization with the following breakdown of expenses: operational expenses are marked as \$194,629,027 with a 7.4% increase over the previous year of \$181,147,810. The capital outlay is marked for \$242,723,658, a 5.2% increase over previous year of \$230,759,433. Debt Service is presented with \$49,686,733, an 18.04% increase over the previous year. Finance Director Cindy Arnold provided details regarding Debt Service including GO Bonds, OWRB loan, Hackberry loan, the amphitheater loan.

City Manager Michael Spurgeon reviewed the FY27 City of Broken Arrow total workforce of 1,024, composed of 915 full-time employees and 109 part-time and seasonal employees. He went to note the FY 2027 General Fund be \$158,527,205 to include expenditures, transfers out, ending fund balance, and that the FY26 General Fund balance is \$153,662,215. This proposed general fund is an overall increase of 3.17%. Total Revenues for FY 2027 including transfers totals \$124,141,256. The City Manager and staff project sales tax at 1.5% over estimated actuals based on historical data.

Finance Director Cindy Arnold explained the data points within the General Fund Operational expenses.

Vice Mayor Johnnie Parks asked the City Manager about additional safeguards for water resources for current and future residents of Broken Arrow. Assistant City Manager Kenny Schwab responded with details on current projects and agreed water resources are important to the city. Mr. Spurgeon assured the council members as to future planning the city staff are doing to protect future interests in water and sewers in Broken Arrow.

Mayor Wimpee asked for additional information on the legal departments and salary ranges for government employees. Finance Director Cindy Arnold answered the question with details on payments and the rate increases.

Mr. Spurgeon moved to the next item, vehicle replacement recommendations. He discussed adopting a policy for vehicle replacements approved by the council to help justify the \$2,651,000 budget.

Next, Mr. Spurgeon detailed the Sales Tax Capital Improvement Fund (STCI). The STCI will generate \$10,783,868 in revenue in fiscal year 2027. Other highlights include a downtown sound system for \$200,000, a new municipal services building for \$28 Million, repairs to the Bass Pro Shop parking lot for \$500,000, the airport feasibility study for \$150,000, and an upgrade to the agenda management software for \$150,000.

City Clerk Curtis Green provided details regarding the need for a new agenda software management system for the city which will update and provide additional capabilities to the

city. Mr. Green advised that the City would release a Request for Proposals (RFP) for the software in the summer of 2026.

Mr. Spurgeon listed that the total STCI with rollover money from previous years is \$49,114,892. A full list of the items could be found in the workbook. He went on to talk about the street sales tax fund with estimated revenue growth to \$5,591,833. The Police Sales tax fund is \$41,737,115 in total revenues. Fire sales tax fund totals \$37,262,691 in revenues.

Human Resources Director Kelly Cox presented an overview of the department and presented their budget for FY 2027. She noted that 66% of the budget is dedicated to salary and benefits. Other additional spending includes training & development at 17%, internal Systems at 13% and recruitments & onboarding at 12%. Strategic priorities include providing services to the City of Broken Arrow employees. She then detailed the demographic information of applicants to the City of Broken Arrow as well as other details of the workforce.

Next, Community Development Director Rocky Henkel addressed the meeting with the departmental budget breakdown, responsibilities of the department including highlights on building permit, valuations, and inspection reporting. They are also responsible for code enforcement, farmers markets, and 40 annual special events. Vice Mayor Parks remarked at the development on housing outside of boundaries of Broken Arrow.

Solid Waste and Recycling Director Jerry Schuber began by noting that the department has over 40,000 customers. He listed additional highlights of projects started by the department including an app, and an AI powered Customer Service telephone service to answer questions at any time of day. Changes to a service day program within the solid waste department was detailed aligning it to industry standards. Additional internal programs included coaching for supervisory staff allowing for better group cohesion. He highlighted a plan to encourage recycling and better recycling standards, including a gold lid for recycling bins for those who are exemplary recyclers.

Mr. Schuber provided more details about the need for transfer station needs and the positive impact it would have for the community. Additionally, he discussed the benefit of the feasibility study regarding green waste and answered questions related to green waste and side-load trucks from Council.

City Manager Michael Spurgeon advised that the schedule to take a break before reviewing the Broken Arrow Municipal Authority (BAMA) FY27 Budget.

MOTION: A motion was entered by Justin Green and seconded by Lisa Ford.

Motion to recess the special meeting for 30 minutes.

The motion carried the following vote:

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

The meeting was held in recess at 5:37pm.

At 6:07 PM, a motion was called to reconvene the meeting.

MOTION: A motion was entered by Vice Mayor Johnnie Parks, seconded by Lisa Ford.

Motion to reconvene the Special Joint Meeting of the City Council after recess.

The Motion carried the following vote:

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

Mr. Spurgeon introduced members of his staff to the group to reconvene the meeting after the break. Engineering and Construction Director Charlie Bright and Finance Director Cindy Arnold introduced staff members in attendance.

City Manager Michael Spurgeon advised that Assistant City Manager Kenny Scwab would present the Broken Arrow Municipal Authority (BAMA) budget to Council. Mr. Schwab reviewed the departments that compose BAMA Public Works, including IT, City Manager, Finance, General Government, Solid Waste and Recycling, Maintenance Services, Engineering/Construction, Streets/Stormwater, and Utilities departments. The FY27 BAMA Budget expenditures are projected to be \$187,714,873 with a 5.91% increase over last year's budget. Mr. Schwab discussed the importance of reserves for emergency situations. Additionally, he spoke about highlights that include a plan that include \$5 Million dollar in "pay as you go" capital, OWRB (Oklahoma Water Resource Board) Project of over \$26 million, existing OWRB projects at over \$44 million with a total of OWRB project at \$71,639,461.

Mr. Schwab provided details regarding budget expenditures related to personnel services in the amount of \$28,819,025, other services at \$23,566,125, materials \$8,679,200, totaling

\$61,064,250. He also mentioned is the debt Service at \$18,319,910 and transfers out of \$25,453,000. Mr. Schwab provided details regarding Pay as you go Capital which includes street sweeper, mini excavator, mini track loaders, backhoes, and wastewater blower replacements, all hitting over six figures in price.

Detailing the Clean Water Loan Program, Mr. Schwab provided an overview of seven different wastewater projects with a total cost of \$24,244,000.00. Safe Drinking Water Loan Program encompasses six different projects for a total of 2,610,000.00.

Finance Director Cindy Arnold reviewed the final slide which included details regarding General Obligation (GO) Bonds for FY27. In 2018 the voters approved \$210 million dollars. This ten-year bond is ending in 2026 with 18 million going into big projects like construction for the widening of Houston Street, rehab and resurfacing of residential streets. Also in this section are storm water improvements for Arrowwood Estates, Lancaster Park, Tiger Creek for a total of \$2,440,000.

City Manager Michael Spurgeon then went on to detail the General Obligation Bond Projects, noting there are \$86.5 million in current 2011, 2014, and 2018 GO Bond projects. He went on to say that the Proposed FY27 budget includes 2018 GO Bond Sale of 18,775,000. In which the last sale of the 2018 \$210 million bond authorization.

Engineering and Construction Director Charlie Bright provided an overview of the proposed 2026 General Obligation Bond sale schedule. He indicated that many hours of planning and review from the whole team went into developing this draft schedule. He also noted that obstacles in different parts of the bond sale timeline affects the overall timeline. Focusing on the first 3-4 years, they have established a draft priority list for funding and construction. Year 1 – 2 is proposed to focus on construction in the Rose District Plaza. Additional improvements to the Washington and 1st Street intersection, Main Street improvements in conjunction with the new municipal building are focused on years one and two. Following these, more improvements to the Tucson and Olive intersection, the Omaha street widening, and New Orleans Street widening are slated for the following year. After further highlights, Mr. Bright offered to answer additional questions on the bond sale schedule and project planning.

Mr. Spurgeon then urged the City Council to set up a separate meeting to delve into the details of the bond sale and the projects they fund.

Streets and Stormwater Director Tim Wilson presented the proposed Street Maintenance Program for FY 2027. A special revenue fund is a special fund to maintain city streets, sidewalks, and stormwater improvements. GIS street inventory total 1661 lane miles with a breakdown of those street as 23% concrete and 77% as asphalt. He went on to detail Pavement Condition Index (PCI) of the roads with all being between the mid to low 60s. Mr. Wilson would like to see that PCI level increase to 70 with a cost of \$13,000,000. The recent PCI assessment is ranked in the “Good” category. He then detailed additional preventive maintenance the department provides and the roads where that maintenance is currently underway. Mr. Wilson provided an overview of the criteria for project prioritization. Lastly, he highlighted projects and costs for detailed in the FY27 budget.

Finance Director Cindy Arnold presented the Manual of Fees. The Manual compiles fees and costs for development, license and registration of various occupations and establishments, utilities, parks and recreation facilities, Fire department fees, including charges for Emergency medical Services, and Various copying and search charges. Compilation of the Manual was designed to maximize transparency and provide a single reference source for citizens and those transacting business with the City of Broken Arrow. Changes to the manual include Community center fees for non-residents. Discussion on usage and profit margins was had between Mr. Spurgeon and Council Member Green.

Next, Ms. Arnold covered additional changes to the Manual of Fees providing information related to fees related to services provided through the City.

Mr. Spurgeon then presented the total budget of \$487,039,418.

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

The motion carried by the following vote:

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

7. Adjournment

Mayor

City Clerk



City of Broken Arrow

Request for Action

File #: 26-850, Version: 1

**Broken Arrow Economic Development Authority
Meeting of: 06-15-2026**

Title:

Acknowledgement of submittal of the May 2026 Broken Arrow Economic Development Corporation's Monthly Report

Background:

The Broken Arrow Economic Development Authority contracts with the Broken Arrow Economic Development Corporation in the amount of \$425,000.00 annually with the goal to encourage and facilitate economic development within and near the City of Broken Arrow by attracting new industry and commercial businesses to the Broken Arrow area, and to promote the economic health and expansion of existing industry and commercial businesses within the City. Per the Economic Development Agreement, each month BAEDC shall submit a Monthly Activity Report detailing services and activities that accurately state the progress made in implementing the terms, conditions and scope of work required by the Contract. Attached is the Monthly Activity Report for May 2026.

Cost: \$35,416.66 per month

Funding Source: Fund 887

Requested By: Travis Stephens, Director of Tourism & Economic Development

Approved By: City Manager's Office

Attachments: BAEDC Monthly Activity Report

Recommendation:

Acknowledge the May 2026 Broken Arrow Economic Development Corporation's Monthly Report.

May 2026

BROKEN  **ARROW**
ECONOMIC DEVELOPMENT CORPORATION

BROKEN ARROW

ECONOMIC DEVELOPMENT CORPORATION

May 2026 Report

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Business Retention and Expansion

Summary

- Met with leadership from **Zeeco** and the City of Broken Arrow to discuss infrastructure, development opportunities, and collaborative efforts to support continued industrial growth and investment in the community.
- Met with company representatives for **Project Keystone**, a major expansion opportunity for an existing Broken Arrow business. Team continued ongoing support the project through early-stage project assistance, relationship management, and coordination around potential growth needs.
- Toured **OsecoElfab** in recognition of Economic Development Week and to gain insight into the company's operations, growth, and future opportunities in Broken Arrow.
- Continued **regular BRE activities** focused on supporting existing businesses, identifying expansion opportunities, and maintaining strong relationships with local employers.

BRE Employer Meetings: 7

BRE Projects

- **Project Keystone**
 - An electrical construction, engineering, and utilities firm is investing in the redevelopment of a 38-acre brownfield site at Kenosha Street and Evans Road as part of its relocation and expansion efforts. Environmental remediation is currently underway, with full operations expected to commence in Q1 2028.
 - Project Scope
 - \$10,000,000 capital investment

New Business Attraction

Summary

- VP participated in **CEC's Get Stuff Build Right podcast** focused on **site readiness**, sharing insights on the role of project-ready sites, infrastructure investment, and community preparedness in attracting and supporting business expansion opportunities.
- The CEO and VP, alongside City of Broken Arrow leadership, met with executives from **Project Crickett**, a **space industry company** evaluating potential locations for future growth. The discussion allowed community leaders to learn more about the company's operational needs, growth plans, and site selection criteria while positioning Broken Arrow as a potential location for investment.
- VP attended the **NAIOP monthly meeting**, engaging with commercial real estate leaders to discuss regional development trends, industrial market activity, and emerging opportunities for business attraction and investment.

Incoming May Projects

RFIs Received: 10

RFI Response: 3

- **Project Transformation – Submitted existing building at 501 S 12th St**
 - Company looking statewide to establish an iodine extraction and iodine manufacturing facility prior to end of 2026. Seeking an existing 5,000 SF facility on 2-5 acres.
 - Project Scope
 - \$5 million capital investment
 - 50 jobs
- **Project Horoscope 2026 – Submitted existing building at 3724 W. Vancouver St.**
 - Orbital launch company accelerating access to space by delivering daily launch to the orbital data center and orbital manufacturing industries. Company will design, build, and operate its own fleet of reusable rockets at low cost. Seeking existing building with minimum of 30K SF for MRO operations.
 - Project Scope
 - \$1.35 million capital investment
 - 25 jobs
- **Project Crickett – Submitted 3 acres at Arrow Forge**
 - Company seeking to establish a mission control center in the Tulsa Region for classified and non-classified users. Seeking to build 15,000 SF facility.
 - Project Scope
 - \$32 million capital investment
 - TBD jobs
- **Project Nile – No submission. No available inventory meeting project requirements.**
 - Vertically integrated biochar production company is interested in relocating a facility to Oklahoma. The company converts wood waste (construction & demolition, land clearing, tree services, municipal sources) into biochar, bio-oils, and durable carbon removal credits for agriculture, industrial remediation, and municipal water treatment. Seeking 5 to 50 acres zoned heavy industrial with rail spur.
 - Project Scope
 - \$20 million capital investment
 - 350 jobs
- **Project Occlusion – No Submission. No available inventory meeting project requirements.**
 - Company seeking to establish an advanced nuclear lifecycle campus to power the next generation of heavy industrial growth. Campus would be comprised of two nodes. Seeking 90 to 340 acres with rail onsite for both nodes.
 - Project Scope
 - TBD capital investment
 - 1,510 jobs
- **Project Global 2026 – No submission. No available inventory meeting project requirements.**
 - Semiconductor manufacturer looking for manufacturing facility in Oklahoma. Seeking existing facility of 15K to 45K SF and anticipates being fully operational by October 1, 2026.
 - Project Scope

- \$17.5 million capital investment
 - 45 jobs
- **Project Circle – No submission. No available inventory meeting project requirements.**
 - This confidential client is pursuing a phased U.S. manufacturing investment to establish an integrated secondary aluminum recycling, melting, casting, rolling, finishing, and coil coating campus. Seeking 40 to 50 acres, zoned heavy industrial with clear entitlement, environmental feasibility and connectivity.
 - Project Scope
 - TBD capital investment
 - 465 jobs
- **Project Mozart – No submission. No available inventory meeting project requirements.**
 - Family-owned international construction company located throughout Europe looking to build their first fully automated steel fabrication plant in the U.S. Seeking 30 to 50 acres zoned heavy industrial with rail on site.
 - Project Scope
 - \$90 million capital investment
 - 200 jobs
- **Project Shine – No submission. No available inventory meeting project requirements.**
 - Steel pipe manufacturing company looking statewide for a location to locate their facility in Oklahoma. Seeking a minimum of 120 acres greenfield or minimum of 305K SF existing facility with rail.
 - Project Scope
 - \$120 million capital investment
 - 680 jobs
- **Project Rooftop – No submission. No available inventory meeting project requirements.**
 - Data center company looking statewide for communities and partners with developable land and a path to 500MW+ of reliable, scalable energy supply by 2030. Seeking a minimum of 500 acres.
 - Project Scope
 - \$1 billion capital investment
 - 300 jobs

Innovation, Entrepreneurship, and Small Business Development

Summary

- Finalized key elements for the entrepreneurial growth cohort, including the official program name: **Founders Forge**.
- Continued **developing Founders Forge** program structure, curriculum, participant experience, and partner engagement ahead of the planned August launch.
- Maintained ongoing **entrepreneurial support activities** to assist local founders and small business owners with business growth, resource navigation, and connection-building.

- Expanded the network of **entrepreneurship support partner organizations** to strengthen available resources and improve coordination across the local ecosystem.
- Continued working **meetings with local entrepreneurs** and small business owners to better understand business needs, identify support opportunities, and build stronger relationships within Broken Arrow's entrepreneurial community.

Entrepreneurship Support Meetings: 17

Workforce Development

Summary

- Staff facilitated **HR Roundtable** event in partnership with YMCA for the community: ***Building Better Workplaces Through Wellbeing & Community***. The event provided the opportunity for attendees to learn about how they can strengthen workplace culture, improve retention, and deepen connections within organizations and the community.
- Staff attended the **National Association of Workforce Development Professionals** conference to connect with other similar professionals around the topic of workforce development and community engagement. A primary takeaway was partnership with local workforce boards to create paid training programs in healthcare.
- Staff facilitated **Talent Attraction & Workforce Development** committee meetings with community and employer partners. Key takeaways include:
 - BA Summer STEM Camp logistics and growth potential for program
 - Exploring potential for guided employer tours with local universities and employers
 - Discussion of work-based learning examples in other communities and the potential for local employers to initiate similar set ups

Employer Workforce Meetings = 10

Broken Arrow Job Board Monthly Metrics:

- **2868** page visits; **256** clicks on jobs; 2 job alert subscribers
- **33** application engagements

Job Seeker Monthly Metrics:

- Job seeker engagements = 15
- Job seeker placements = 3

Job Seeker Year to Date Metrics:

- Job seeker engagements = 55
- 316 application engagements (job board)
- Job seeker placements = 7

Arrow Forge

Summary

- Hosted a **second site visit for Project Ascend**, welcoming senior company leadership, including the **COO**, to evaluate the **Arrow Forge site**. The visit represented continued progress in the company's site selection process and provided an opportunity to

showcase Broken Arrow's advanced manufacturing and aerospace assets, workforce strengths, and long-term growth potential.

- Met with **Beck Design** and City of Broken Arrow leadership to discuss the proposed **Arrow Forge overlay district**, including planning objectives, development considerations, and opportunities to support future investment within the site. As a next step, Beck Design will present overlay district concepts to the **Arrow Forge Committee** in June for further discussion and feedback.

Research Analysis, Strategic Planning, & Advocacy

Summary

- VP attended the **Quantum Space announcement** at the Tulsa Air and Space Museum, joining regional partners and industry leaders to recognize a significant **space industry investment** in the Tulsa region and its impact on the area's expanding aerospace ecosystem.
- VP participated in the **All In for Oklahoma** quarterly call, engaging with statewide economic development leaders to discuss business attraction efforts, workforce initiatives, and strategies to strengthen Oklahoma's position for future investment and job creation.
- CEO participated in the **Downtown Master Plan Advisory Committee**, collaborating with community stakeholders to help shape the next phase of growth and investment in the Rose District, including strategies to support economic vitality, placemaking, and long-term development opportunities.
- Research Requests:
 - Business Resources - 0
 - City of Broken Arrow – 0
 - Workforce – 0

Broken Arrow Economic Development Corporation
210 N Main St. Ste. C
Broken Arrow, OK 74012 US
accounts@bachamber.com



INVOICE

BILL TO

City of Broken Arrow
220 S 1st St
Broken Arrow, OK 74012

INVOICE # 1470
DATE 06/09/2026
DUE DATE 07/09/2026
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/01/2026	City EDC Contract	City EDC Contract for May 2026	1	35,416.66	35,416.66

Ways to pay

BALANCE DUE **\$35,416.66**



[View and pay](#)



City of Broken Arrow

Request for Action

File #: 26-950, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 06-15-2026**

Title:

Approval of letter of support for the nomination of Census Tract 40145030507 for Opportunity Zone 2.0 designation

Background:

Opportunity Zone 2.0 is a proposed federal economic development initiative designed to encourage long-term private investment in designated communities through targeted tax incentives. The initiative seeks to attract capital investment, support business growth, encourage redevelopment, and create employment opportunities in qualifying areas.

The City of Broken Arrow and its economic development partners have identified Census Tract 40145030507 as an area within Broken Arrow and Wagoner County as a strong candidate for designation under the proposed Opportunity Zone 2.0 program. If selected, the designation could enhance the area's competitiveness for future investment and redevelopment while supporting broader economic development objectives.

As a part of the nomination process, letters of support are being requested from local stakeholders. A letter from the Broken Arrow Economic Development Authority would demonstrate local support for the nomination and the Authority's commitment to promoting investment and economic growth within the proposed area.

Cost: \$0

Funding Source: N/A

Requested By: Travis Stephens, Director Tourism and Economic Development

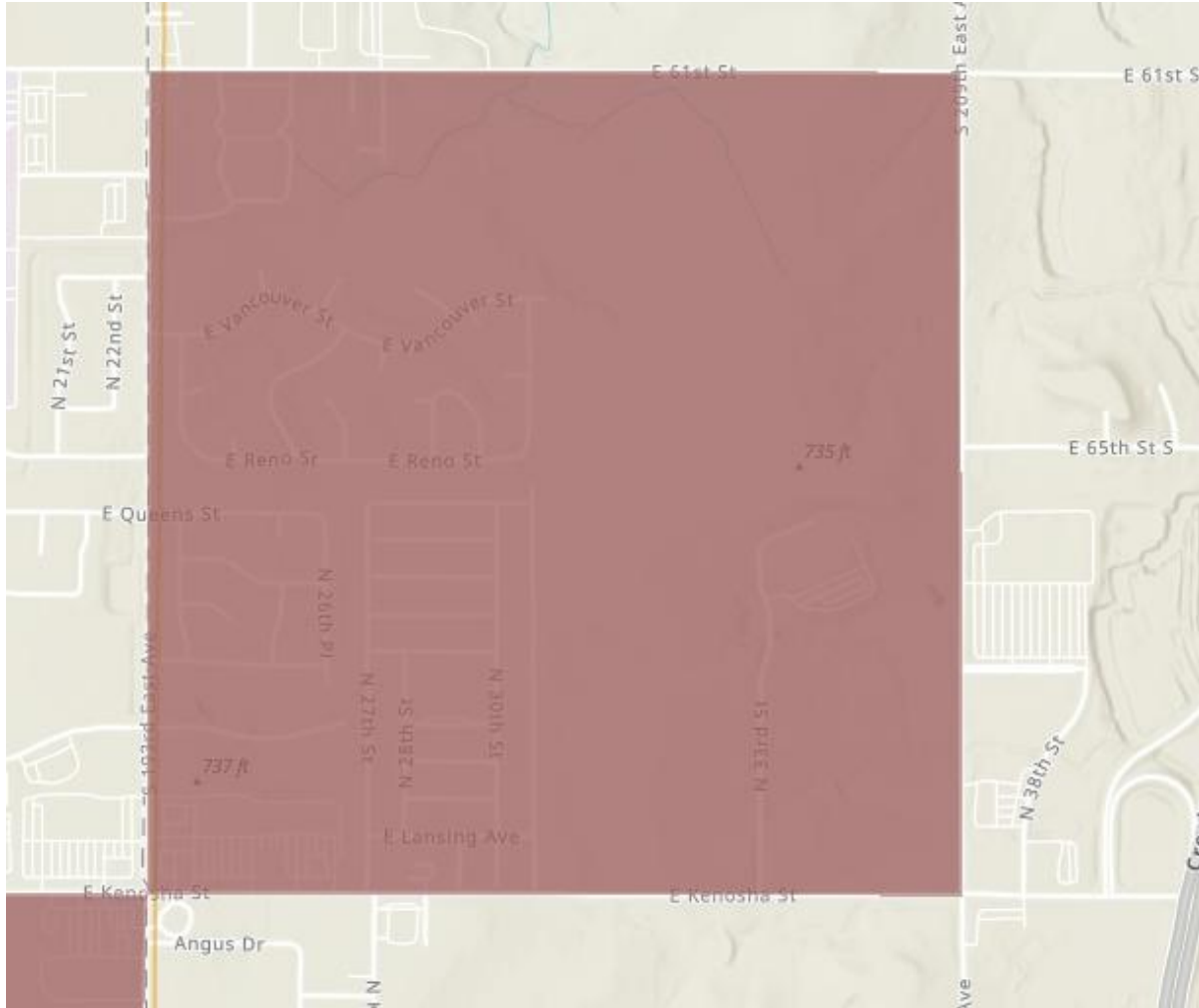
Approved By: City Manager's Office

Attachments: Census Tract and letter of support

Recommendation:

Approve letter of support for the nomination of Census Tract 40145030507 for Opportunity Zone 2.0 designation

Exhibit A
Census Tract 40145030507





June 15, 2026

Oklahoma Department of Commerce
Attention: Opportunity Zone 2.0 Nomination Review Committee

RE: Letter of Support for Opportunity Zone 2.0 Nomination – Census Tract 40145030507

To Whom It May Concern:

The Broken Arrow Economic Development Authority is pleased to provide its full support for the nomination of Census Tract 40145030507 for designation as an Opportunity Zone 2.0 Eligible Census Tract.

This tract represents one of the most strategically positioned development areas within the eastern portion of the City of Broken Arrow and Wagoner County, with significant opportunities for industrial, commercial, and residential investment that can generate meaningful economic benefits for local residents and the broader regional economy.

A key asset within the tract is the RDS Business Park, which currently offers eight shovel-ready development sites with infrastructure in place and available for immediate investment, well suited for manufacturing, logistics, distribution, technology, and other employment-generating projects. In addition, privately held property within the tract presents a significant opportunity for workforce housing development to address growing demand throughout the Broken Arrow and East Tulsa markets.

The proposed designation aligns with ongoing regional economic development efforts and complements recent major private-sector investments, including the announced Amazon Fulfillment Center in Broken Arrow and continued growth across the Tulsa metropolitan area. The Broken Arrow Economic Development Authority believes this designation will encourage substantial private investment in underutilized properties, accelerate job creation, increase the availability of workforce housing, support long-term tax base growth, and strengthen the competitiveness of Broken Arrow and Wagoner County in attracting new employers and investment.

The Broken Arrow Economic Development Authority is committed to working collaboratively with Wagoner County, private developers, investors, utility providers, and state partners to facilitate successful development within this tract, including future infrastructure and grant-funded improvements to address transportation needs in this growing area.

For these reasons, the Broken Arrow Economic Development Authority strongly supports the nomination of Census Tract 40145030507 for Opportunity Zone 2.0 designation and respectfully requests favorable consideration of this application.

Thank you for your commitment to fostering economic opportunity throughout Oklahoma.

Sincerely,

Debra Wimpee
Chairperson
Broken Arrow Economic Development Authority

P.O. Box 610, Broken Arrow, OK 74013 • Tel (918) 259-8419 • Fax (918) 259-8226 • www.brokenarrowok.gov



City of Broken Arrow

Request for Action

File #: 26-875, Version: 1

**Broken Arrow Economic Development Authority
Meeting of: 06/15/2026**

Title:

Ratification of the Claims List Check Register Dated June 08, 2026

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from May 27, 2026 through June 08, 2026 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 \$3,388,912.76 for the various funds.

Governmental Funds	\$2,070,042.79
BAMA	\$1,316,869.97
BAEDA	<u>\$ 2,000.00</u>
Total	\$3,388,912.76

A summary by funds and detail are attached.

Cost: \$2,000.00

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated June 08, 2026

Recommendation: **..recommend**
Ratify Claims List Check Register dated 06/08/2026

City of Broken Arrow
Check Register by Fund



RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	208,417.01	532
220	BA MUNICIPAL AUTHORITY	1,316,869.97	707
226	STORMWATER CAPITAL IN LIEU OF	88,917.26	1
227	CVB-HOTEL MOTEL	7,430.39	16
329	VEHICLE REPLACEMENT FUND	14,367.10	4
330	SALES TAX CAPITAL IMPROVEMENT	552,545.66	22
333	CEMETERY FUND	21,150.00	1
342	STREET LIGHT FUND	6,279.40	11
343	STREET SALES TAX FUND	38,033.27	5
344	PS SALES TAX POLICE	96,923.89	216
345	PS SALES TAX FIRE	76,555.79	130
348	ARPA FUND	247,615.19	1
349	OPIOID SETTLEMENT FUND	108,139.99	2
592	2014 BOND ISSUE	22,670.15	1
593	2018 BOND ISSUE	211,671.10	17
660	WORKERS COMPENSATIONS	222,694.67	12
661	GROUP HEALTH AND LIFE	144,851.92	11
882	AGENCY FUND DEPOSITS	1,780.00	6
887	ECONOMIC DEVELOP AUTHORITY	2,000.00	1
Total		3,388,912.76	1,696

City of Broken Arrow
Check Register by Fund



06/04/2026	339468	283 BANK OF OKLAHOMA N A	0000W63DD000	0000W63DD000 ACCOUNT: 2400-	8871700 585030	2026/12	2,000.00
					Total For Check # 339468		2,000.00
					Total For Fund 887		2,000.00
					Number of Invoices For Fund 887		1
					Total For ALL Checks		3,388,912.76
					Total Number of Invoices		1,696



City of Broken Arrow

Request for Action

File #: 26-849, Version: 1

**Broken Arrow Economic Development Authority
Meeting of: 06-15-2026**

Title:

Presentation by the City Tourism & Economic Development Department for the second quarter of Calendar Year 2026

Background:

A declared goal of the City and the Broken Arrow Economic Development Authority is to retain encourage and facilitate economic development within and near the City by attracting new industry and commercial businesses to the Broken Arrow area, and to promote the economic health and expansion of existing industry and commercial businesses within the City. As such, there are currently several economic development projects in some degree of planning, progress, or completion. In an effort to provide a consistent report to the Authority each quarter, members of the Tourism, Economic Development Team (TED) will provide an update to the trustees.

1. Industrial
2. Retail
3. Rose District
4. Tourism

Cost: None

Funding Source: N/A

Requested By: Travis Stephens, Economic Development Manager

Approved By: City Manager's Office

Attachments:

Recommendation:

None required

Economic Development

Travis Stephens
Economic Development Director



BROKEN ARROW
Where opportunity lives

TEAM



Travis Stephens
Economic Development
Director



Kristi McClain
Economic
Development
Manager



Brent Brassfield
Business Retention,
Development &
Expansion



Makala Barton
Tourism
Manager

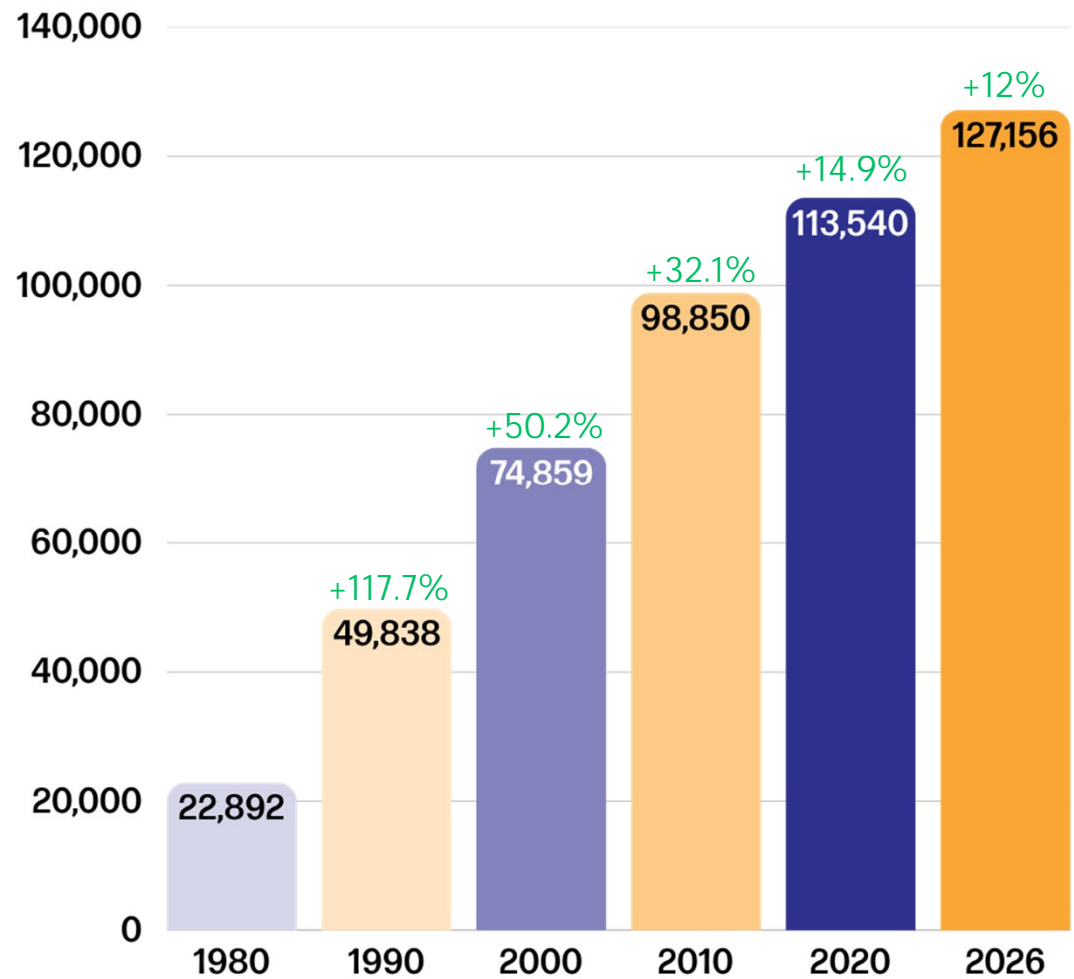


Erin Hofener
Marketing &
Communications
Coordinator



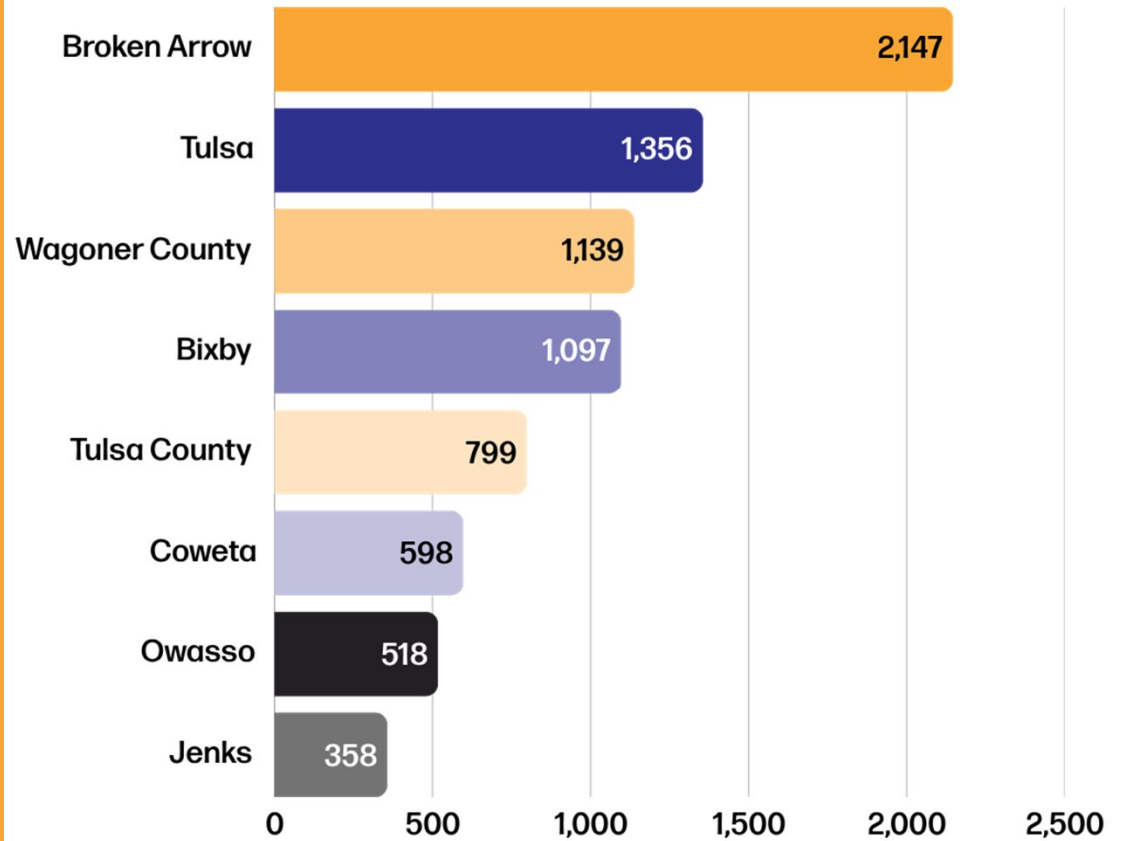
Lisa Smith
Administrative
Assistant

Population Growth



Housing Growth

Tulsa Metro Home Starts 2023 - Q2 2026



Source: New Orders Weekly, Tulsa Oklahoma

Rose District Business Transitions

Businesses



111 E Commercial
Former Studio
Records BA



115 N Main St
Former Rose Rock
Microcreamery



323 S Main St
Former Sorella
Salon

Rose District Business Transitions

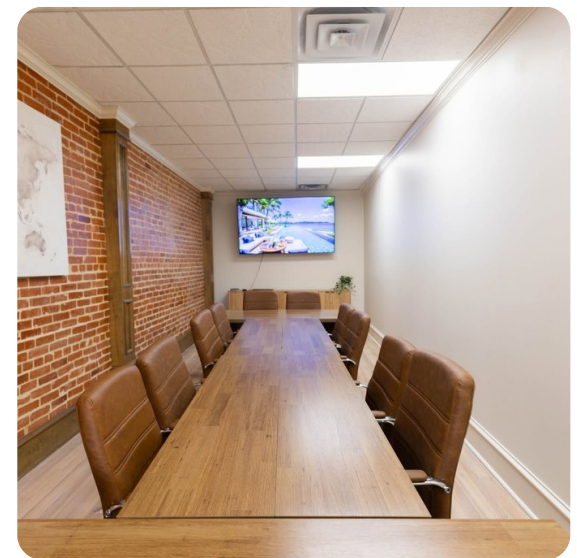
New



106 S Main St
Funky Brims



217 S Main St
Kilwins Ice Cream



202 S Main St
The Collective

Rose District Business Transitions

New Businesses - Coming



211 S Main St
Swing Golf Simulator



125 E Broadway Ave
Coming Soon!



129 S Elgin St
Cochran & Co Realty



305 N Main St
Mon Amie Vegan
Headspa & Wellness



203 S Main St
Belle & Briar
Boutique

2026

Tourism Update

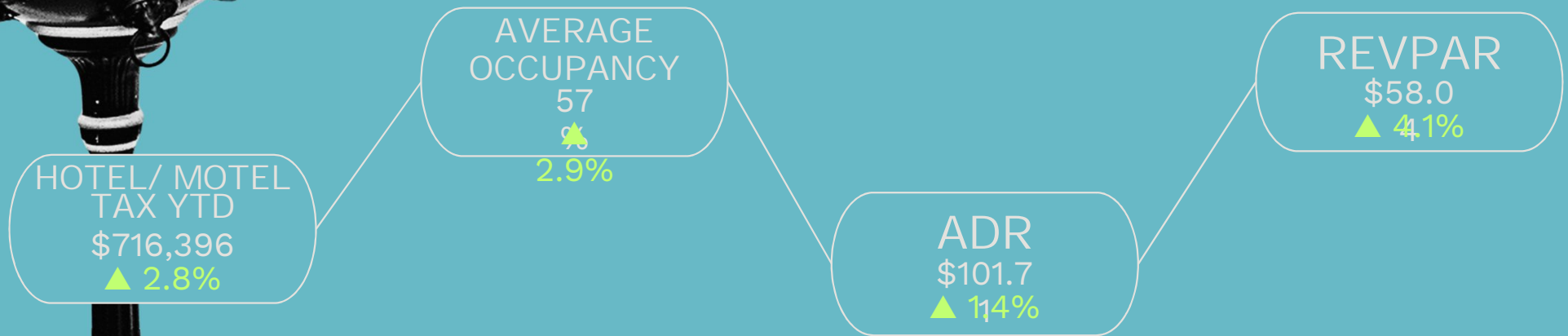


PRESENTED BY
Makala Barton



Key Performance Indicators for Hotels

July 2025-April 2026



Terms Defined:

Occupancy Rate: The percentage of rooms that are actually sold. Formula: $\text{Occupancy Rate} = \text{Rooms Sold} \div \text{Total Rooms Available}$

ADR (Average Daily Rate): The average price paid for each occupied room. Formula: $\text{ADR} = \text{Total Room Revenue} \div \text{Number of Rooms Sold}$

RevPAR (Revenue Per Available Room): How much money a hotel makes per room, whether it's occupied or not. Formula: $\text{RevPAR} = \text{ADR} \times \text{Occupancy Rate}$

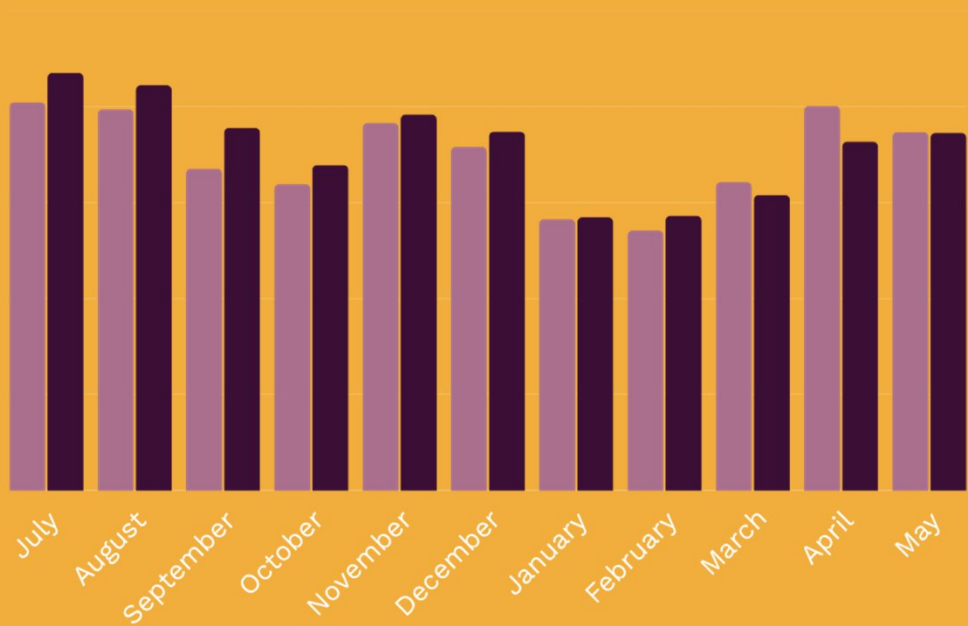
Tourism Continues to Generate Revenue for Broken Arrow

July 2025 - May 2026

▲ 2.8%

Hotel/ Motel Lodging Tax Collections

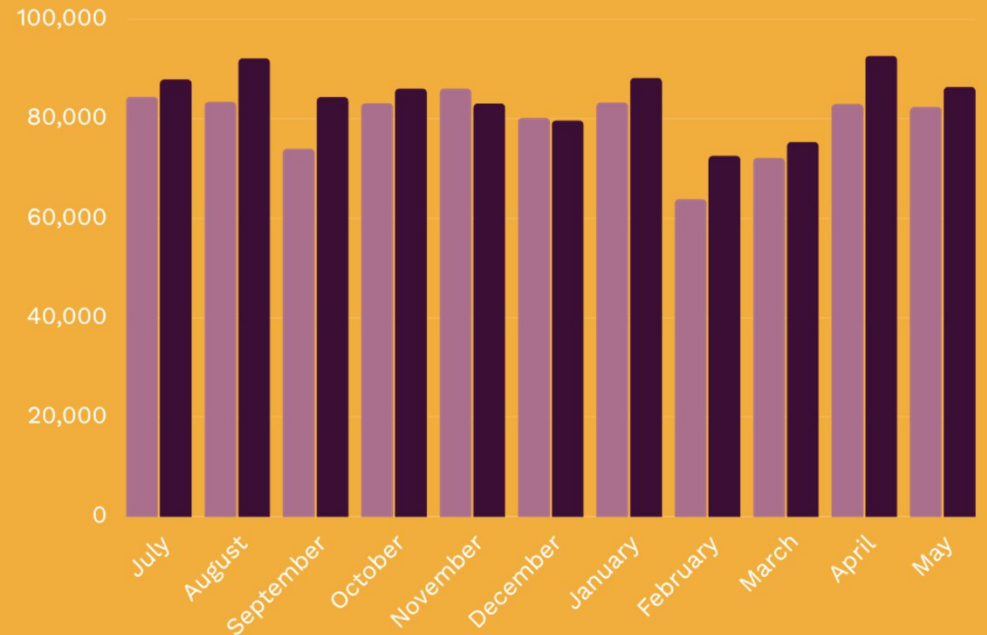
● 2024-2025 ● 2025-2026

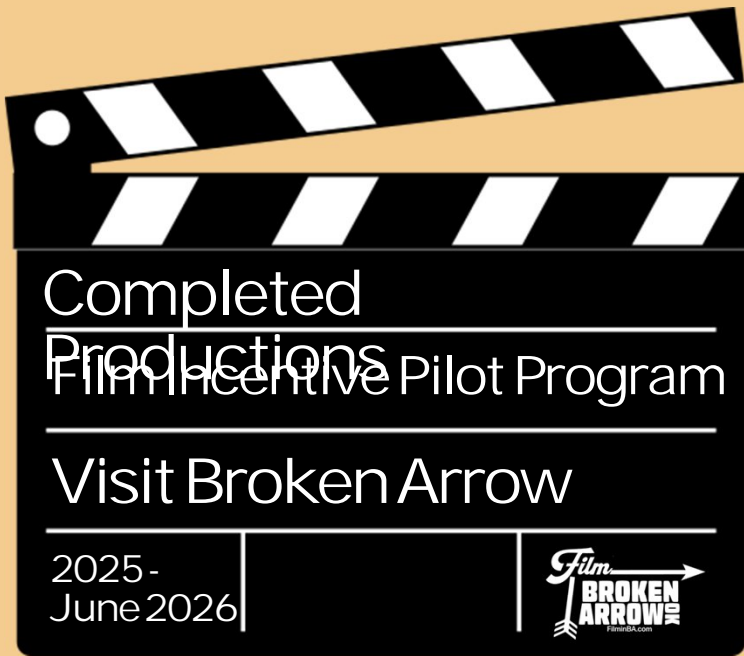


▲ 5.1%

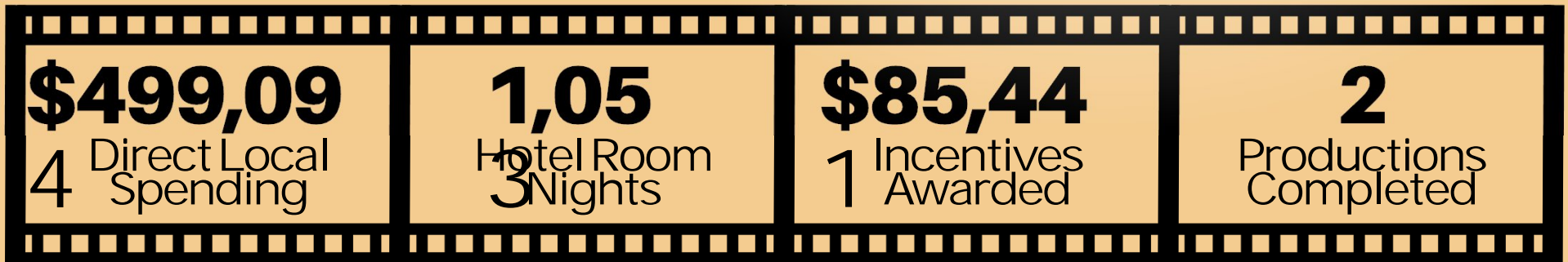
Hotel/ Motel Sales Tax Collections

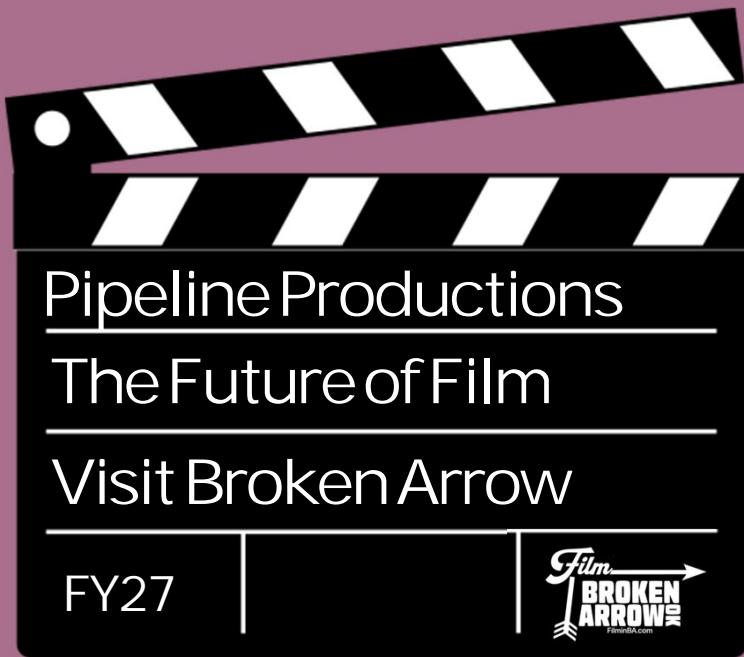
● 2024-2025 ● 2025-2026



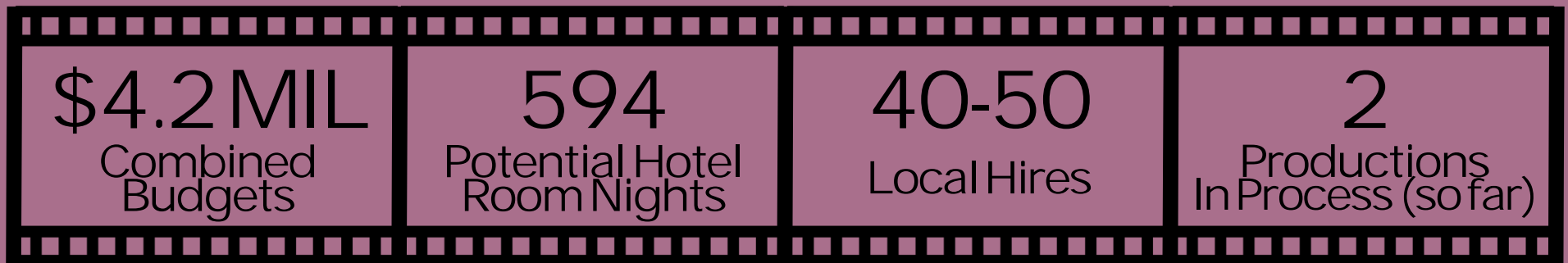


"Every \$1 invested through the incentive program generated approximately \$5.84 in direct local spending."





- Upcoming Initiatives:
- ✓ Incentive Renewal for FY 26
 - ✓ Reel-Scout Expansion
 - ✓ Film Festival Development
 - ✓ Production Recruitment



Growing Visitor Demand (Highlights)

CHRISTIAN
INTERPRETERS

WOMEN IN MUNICIPAL
GOVERNMENT

MOKA CONFERENCE
FOR THE BLIND

SEVERE WEATHER
EXPO

ANNIKA WOMEN'S ALL
PRO TOUR

TIBETAN SPANIEL
TOPS CONFERENCE

AMERICAN JUNIOR
GOLF ASSOCIATION

GRANGE NATIONAL
CONVENTION

Industry Engagement



Redbud Merit Award for Best Marketing CAMPAIGN - LARGE BUDGET FOR CHRISTMAS IN BROKEN ARROW!



QUARTERLY HOTELIER MEETING SUCCESS



FILM DAY AT THE CAPITOL

Strategic Plan Progress and Process

04

INCREASE OVERNIGHT VISITATION

- ✓ CONFERENCE RECRUITMENT
- ✓ HOTEL REBATE PROGRAM
- ✓ HOTELIER PARTNERSHIPS
- ✓ UBER VOUCHER PROGRAM

DEVELOP TOURISM ASSETS

- ✓ VETERANS TOURISM DEVELOPMENT
- ✓ FILM INCENTIVE AND FESTIVAL
- ✓ REEL-SCOUT EXPANSION
- ✓ VISITOR ITINERARY DEVELOPMENT

STRENGTHEN DESTINATION MARKETING

- ✓ AGENCY SELECTION PROCESS
- ✓ ZARTICO VISITOR ANALYTICS
- ✓ STATEWIDE PROMOTION
- ✓ INDUSTRY PARTNERSHIPS





City of Broken Arrow

Request for Action

File #: 26-843, Version: 1

**Broken Arrow Economic Development Authority
Meeting of: 06/15/2026**

Title:

Consideration, discussion, and possible approval of the proposed Fiscal Year 2027 Financial Plan for the Broken Arrow Economic Development Authority

Background:

The proposed Fiscal Year 2027 Financial Plan was presented to the City Council at a special meeting on May 12, 2026. A Public Hearing on the proposed Fiscal Year 2027 budget including the Financial Plan was held at the regularly scheduled City Council meeting on June 1, 2026. The City Council earlier tonight approved Resolution No. 1755 adopting the proposed Fiscal Year 2027 Budget for the City. The Fiscal Year 2027 Financial Plan is included in the budget document adopted by the City Council

Cost: \$2,785,033

Funding Source: Original Fiscal Year 2027 budget

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager Office

Attachments: Fiscal Year 2027 Broken Arrow Economic Development Authority Financial Plan

Recommendation:

Approve the Fiscal Year 2027 Broken Arrow Economic Development Authority Financial Plan

CITY OF BROKEN ARROW
FISCAL YEAR 2027 BUDGET & FISCAL YEAR 2028 FINANCIAL PLAN
BROKEN ARROW ECONOMIC DEVELOPMENT AUTHORITY
FUND 887

DESCRIPTION:

A Public Trust created to promote and encourage developmetn of industry and commerce and other related activies on behalf of the City. The City Council serves as Trustees for the Authority.

FINANCIAL HIGHLIGHTS

	FISCAL YEAR 2025 ACTUAL	FISCAL YEAR 2026 BUDGET	FISCAL YEAR 2026 ESTIMATED ACTUAL	FISCAL YEAR 2027 BUDGET	FISCAL YEAR 2028 FINANCIAL PLAN
REVENUES:					
Interest	834,667	200,000	190,550	150,000	100,000
Miscellaneous & TIF Income	2,555,134	1,700,000	1,703,000	1,700,000	1,700,000
TOTAL REVENUES	3,389,801	1,900,000	1,893,550	1,850,000	1,800,000
OTHER FINANCING SOURCES					
Use of Note Proceeds	3,929,613	3,000,000	-	-	-
Transfer In	10,925,110	8,528,000	1,200,000	1,200,000	1,200,000
TOTAL REVENUES & OTHER SOURCES	18,244,523	13,428,000	3,093,550	3,050,000	3,000,000
BEGINNING FUND BALANCE					
Reserved Fund Balances					
Reserved For Other Purposes	10,309,380	5,568,715	6,783,230	1,120,928	1,385,895
TOTAL RESERVED FUND BALANCE	10,309,380	5,568,715	6,783,230	1,120,928	1,385,895
UNRESERVED FUND BALANCE					
		-	-	-	
TOTAL FUND BALANCE	10,309,380	5,568,715	6,783,230	1,120,928	1,385,895
TOTAL SOURCES	28,553,903	18,996,715	9,876,780	4,170,928	4,385,895
EXPENDITURES					
Other Services and Charges	854,536	1,000,000	625,000	1,750,000	1,800,000
Capital Outlay	19,289,375	9,000,000	7,150,000	50,000	-
Debt Service	1,626,762	4,350,210	980,853	985,033	493,124
Bond Issuance Costs	-	-	-	-	-
Transfers Out	-	-	-	-	-
TOTAL EXPENDITURES	21,770,673	14,350,210	8,755,853	2,785,033	2,293,124
ENDING FUND BALANCE					
Reserved Fund Balance					
Reserved For Other Purposes	6,783,230	4,646,505	1,120,928	1,385,895	2,092,772
TOTAL RESERVED FUND BALANCE	6,783,230	4,646,505	1,120,928	1,385,895	2,092,772
UNRESERVED FUND BALANCE					
	-	-	-	-	-
TOTAL FUND BALANCE	6,783,230	4,646,505	1,120,928	1,385,895	2,092,772