



City of Broken Arrow

Minutes

City Hall
220 S 1st Street
Broken Arrow OK
74012

Broken Arrow Economic Development Authority

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

Tuesday, April 1, 2025

Council Chambers

1. Call to Order

Chairperson Debra Wimpee called the meeting to order at 7:45 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 25-57 **Approval of the Broken Arrow Economic Development Authority Meeting Minutes of March 18, 2025**
- B. 25-391 **Acknowledgement of submittal of the February 2025 Broken Arrow Economic Development Corporation's Monthly Report**
- C. 25-431 **Ratification of the Claims List Check Register Dated March 24, 2025**

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: 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. 25-453 **Presentation, discussion, and possible direction by the Authority regarding an Economic Development Agreement by and among Oaktrust Development, Broken Arrow Economic Development Authority, and City of Broken Arrow**

Norm Stephens, Assistant City Manager of Administration, reviewed the 2021 economic development agreement between Broken Arrow Economic Development Authority, the City of Broken Arrow, and Oak Trust Development, LLC, aimed at developing a tax increment district along South Aspen Avenue. The agreement included building a 60,000-square-foot grocery store, a 168-unit apartment complex, and over 200,000 square feet of commercial space, with \$5.53 million in financial commitment. Due to Berkshire's acquisition of Reasor's, timelines were delayed, but the grocery store opened on August 8, 2024. The apartment complex, which was postponed to ensure the grocery store's completion first, must now begin

construction by March 31, 2025, with completion by September 30, 2026. Engineering issues, including a requirement to plant 164 trees, have delayed progress. Adjustments are being made to address these issues, and once approved, construction can proceed.

Mr. Easley provided an update on the Aspen Ridge project, stating that progress is substantial, with Berkshire pleased with results. Despite minor setbacks, such as improperly poured curbs being redone, most lots are sold, with only one remaining in Norfolk. Upcoming developments include 17,000 square feet of retail and negotiations for two sit-down restaurants. Easley recently purchased 150 acres in Bixby for a similar project, with Aspen Ridge partners joining. He praised the City of Broken Arrow's cooperation, noting its success as a model for public-private partnerships. Regarding the apartment complex, Easley assured that his commitment to the neighbors, including building an improved fence and addressing tree planting concerns, will be honored.

The council discussed granting Mr. Easley an extension for the Aspen Ridge apartment complex project due to previous delays caused by prioritizing the grocery store construction. Mr. Easley confirmed that all preparations for the apartments are complete, and the project will begin as soon as permits are approved, with an estimated 18-month construction period. To avoid further amendments, the council proposed a generous timeline: construction must start by October 1, 2025, and be completed by September 30, 2027. Mr. Easley agreed to the timeline and mentioned upcoming announcements regarding other developments on the Aspen Ridge site.

**MOTION: A motion was made by Justin Green, seconded by David Pickel
Move to Approve an Economic Development Agreement by and among Oaktrust
Development, Broken Arrow Economic Development Authority, and City of Broken
Arrow**

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 - NONE

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

9. Executive Session for confidential communications between the Broken Arrow Economic Development Authority, the City Manager, the City Attorney, and any other pertinent staff members discussing and conferring on matters pertaining to:

1. Economic development and specifically discussing an economic development proposal involving real property located at the following location:

A tract of land that is a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being more particularly described as follows: Commencing at the Northeast Corner of said NW/4; Thence South 1°14'45" East and along the East line of the NW/4, for a distance of 50.00 feet to a point on the present South right-of-way line of West Florence street, said point being the Point of Beginning; Thence continuing South 1°14'45" East and along said East line, for a distance of 2597.02 feet to the Southeast Corner thereof; Thence South 88°36'01" West and along the South line of the NW/4, for a distance of 616.52 feet to a point on the present Northerly right-of-way line of the Creek Turnpike; Thence along said Northerly right-of-way line for the following Five (5) courses: North 63°26'36" West for a distance of 579.83 feet; Thence South 26°33'23" West for a distance of 30.00 feet; Thence North 63°26'36" West for a distance of 400.58 feet; Thence North

56°54'49" West for a distance of 351.70 feet; Thence North 49°03'43" West for a distance of 118.08 feet; Thence Northerly along a 460.00 foot radius non-tangent curve to the left, having an initial tangent bearing of North 26°41'34" East, a central angle of 58°03'11", with a chord bearing and distance of North 2°20'01" West for 446.40 feet, for an arc distance of 466.08 feet to a point of tangency; Thence North 31°21'37" West for a distance of 12.00 feet to a point of curvature; Thence along a 450.00 foot radius curve to the right, having a central angle of 28°24'11", with a chord bearing and distance of North 17°09'31" West for 220.80 feet, for an arc distance of 223.08 feet to a point of tangency; Thence North 2°57'25" West for a distance of 148.00 feet; Thence North 13°27'36" West for a distance of 118.00 feet; Thence North 13°26'14" East for a distance of 70.00 feet; Thence North 48°52'56" East for a distance of 165.00 feet; Thence North 29°45'30" East for a distance of 76.00 feet; Thence North 56°50'08" East for a distance of 145.00 feet; Thence North 15°33'10" West for a distance of 56.00 feet; Thence North 3°18'42" East for a distance of 200.00 feet; Thence North 7°04'09" East for a distance of 150.00 feet; Thence North 16°26'17" East for a distance of 172.00 feet; Thence North 37°45'14" East for a distance of 105.60 feet to point on said South right-of-way line of West Florence street; Thence along the South right-of-way line for the following Seven (7) courses: North 88°34'42" East and parallel with the North line of the NW/4, for a distance of 60.35 feet; Thence South 51°36'57" East for a distance of 78.10 feet; Thence North 88°34'42" East and parallel with said North line, for a distance of 130.00 feet; Thence North 53°02'27" East for a distance of 86.02 feet; Thence North 88°34'42" East and parallel with the North line, for a distance of 1069.71 feet, Thence South 1°25'18" East and perpendicular to the North line, for a distance of 10.00 feet; Thence North 88°34'42" East and parallel with the North line, for a distance of 140.95 feet to the Point of Beginning and to include the transfer of property, financing, and the creation of a proposal to entice a business to locate within the City of Broken Arrow, taking appropriate action in open session, including direction for the City Manager and Staff to enter into formal negotiations for an economic development proposal under 25 O.S. §307(C)(11).

In the opinion of the City Attorney, the Authority is advised that the Executive Session is Necessary to discuss a potential economic development, and disclosure will seriously impair the ability of the public body to process the economic development proposal in the public interest. After the conclusion of the confidential portion of executive session, the Authority will reconvene in open meeting, and the final decision, if any, will be put to a vote.

MOTION: A motion was made by Lisa Ford, seconded by Lisa Ford
Move to clear room and enter into BAEDA at 8:02 p.m.

The motion carried by the following vote:

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

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks
Move to enter into BAEDA at 8:06 p.m.

The motion carried by the following vote:

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

MOTION: A motion was made by Johnnie Parks, seconded by Debra Wimpee
Move to authorize the City Manager to negotiate an economic development agreement involving real property listed on Section 9 of the Agenda under the authority of 25 Oklahoma Statute Section 307 (c)(11)

The motion carried by the following vote:

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

10. Adjournment

The meeting was adjourned at 8:23 p.m.

MOTION: A motion was made by Johnnie Parks, 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

Chairperson

Secretary