



## City of Broken Arrow

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

### Minutes Broken Arrow Economic Development Authority

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

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**Tuesday, September 5, 2023**

**Council Chambers**

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#### **1. Call to Order**

Chairperson Debra Wimpee called the meeting to order at approximately 8:07 p.m.

#### **2. Roll Call**

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

#### **3. Consideration of Consent Agenda**

- A. 23-54 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of August 15, 2023**
- B. 23-1137 Approval of Aspen Ridge Development August 2023 Update**
- C. 23-1161 Approval and authorization of updated Exhibit A to First Amendment to Ground Lease between the City of Broken Arrow Economic Development Authority and Stoney Creek Investors of Broken Arrow, LLC**
- D. 23-1141 Ratification of the Claims List Check Register Dated August 28, 2023**  
Chairperson Wimpee asked if there were any items to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Christi Gillespie, seconded by Johnnie Parks.

#### **Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye:** 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, 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**

- A. 23-1131 Presentation by the Broken Arrow Economic Development Corporation of the recommended Innovation District Layout**  
President and CEO of the Broken Arrow Economic Development Corporation Jennifer Conway reported City Council/BAEDA enabled the Broken Arrow Economic Development Corporation to contract with Beck Design to complete a Feasibility Study, as well as design of a Master Layout for the Innovation District. She stated after a few months and many meetings, Don Beck and Anthony Maeve with Beck Design would now present an executive summary of the findings of the Feasibility Study of the Innovation District done by Hunden Partners. She indicated Hunden Partners would do an in depth presentation in October including financial findings. She noted tonight would be an overview presentation. She stated the core components of the phasing were based on recommendations from Hunden Partners. She noted Beck Design would present the executive summary from Hunden Partners and then a proposed preconcept Innovation District Master Plan Layout which would provide a much needed roadmap for development. She indicated there would most likely be

many changes to the Plan and Layout before development, but approval of the layout would provide direction. She stated no action was needed today. She asked for the Authority to provide feedback over the next few weeks as the Layout was finalized based upon input and feedback. She noted both the Layout, and the Feasibility Study, were approved by the Innovation District Committee and the Broken Arrow Economic Development Corporation Board of Directors. She introduced Don Beck and Anthony Meave.

Mr. Don Beck of Beck Design noted a lot of input was received from Jennifer Rush, Jennifer Conway, Kenny Schwab's team, the Broken Arrow Engineering Department, the Innovation District Committee, and many others including developers, private landowners, retail owners, etc., which was a great help to the project. He discussed Hunden Partners noting Hunden would be present October 17, 2023 to go into detail regarding the financial impact, the return on investment, etc., of the Innovation District. He noted everything which would be presented was driven by the findings of Hunden Partners. He explained Hunden analyzed the local market for class A office, residential, retail/restaurant, hotel, meetings and event space, and entertainment and public gathering space; identified best practices of other innovation and mixed-use districts; and determined the optimal mix of uses which would maximize the potential of success for the Innovation District. He noted the concept was broken into two phases: Phase 1 included massive amounts of development to kickstart the project with 345,000 square feet of Class A office space, 45,000 square feet of flex space, and 245 units for residential, along with retail and outdoor support space.

Mr. Anthony Meave with Beck Design noted Hunden also identified the strategy to promote the development matrix of success with a mixture of different amenities. He indicated the old model for office parks was no longer successful and having different amenities, developing the "live, work, play, innovate" concept, was what made Innovation Districts successful. He stated at Beck Design, Hunden's recommendations were taken and reviewed based on constructability, sizing, parking, density, etc., and worked to develop a Plan. He displayed and discussed a slide showing the proposed preconcept Master Plan.

Mr. Beck stated this plan was worked out with Kenny Schwab, the Chamber, and all the Users to provide flexibility in the design. He noted it was understood what was proposed today might not necessarily be what was needed or desired in five to ten years.

Mr. Maeve stated the plan worked with the natural amenities which existed, it placed townhomes to the west adjacent to the creek to provide privacy and views, but also keep it incorporated with the development. He stated focus was placed on a water feature which elongated and extended south while providing water detention. He stated the water feature would be the anchor, the heart of the project, with the office space, incubator space, food hall, etc., surrounding the water feature and promoting walkability. He noted the mixed use and retail would provide the anchor and entrance off of Florence. He displayed a slide illustrating the proposed preconcept layout for Phase 1. He noted Phase 2 would build on the success of Phase 1. He displayed a slide illustrating the proposed preconcept layout for Phase 2 which added office, retail, residential, boutique hotel space, and allowed flexibility for different market driven potential demands. He noted the walkability, sense of safety, connectivity, and promotion of social benefits would make the Innovation District successful. He stated Hunden recommended a 501c3 be created to manage and promote the Innovation District. He noted this would become important when creating and activating green spaces such as green corridors, public spaces, semiprivate spaces, etc. He displayed and discussed slides illustrating the proposed character for the various spaces including office, flex, mixed use, retail, hotel, green space, and residential. He noted the spaces were generally open, promoting the mixing of people and dynamic interaction. He stated there were a lot of open views, great lighting, public spaces for social activities, diversity of activities, diversity of residential housing types, water features, and informal and formal green spaces.

Chairperson Wimpee thanked Mr. Beck, Mr. Maeve, and Beck Design.

Mr. Beck thanked the City and community. He stated the community was truly the architect of this project; Beck Design's responsibility was to listen and put together a plan based on the input received from the community. He said he enjoyed the whole process.

Chairperson Wimpee noted the Innovation District was announced just before the 2017 election for City Council and she was pleased with the progress made by Broken Arrow on the Innovation District, but there was still a lot to be done.

#### **6. General Authority Business**

There was no General Authority Business.

#### **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**

There were no remarks or updates by City Manager or Staff.

At approximately 8:27 p.m. Mayor Wimpee noted there was an Executive Session and called for a recess.

MOTION: A motion was made by Christi Gillespie, seconded by Lisa Ford.

**Move for a recess to clear the room and go into Executive Session**

The motion carried by the following vote:

**Aye:** 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

#### **9. Executive Session**

**Executive Session for the purpose of confidential communications between the Broken Arrow Economic Development Authority, the City Manager, the City Attorney and any other pertinent staff members discussing, conferring on matters and possible action in open session pertaining to:**

**1. Economic development and specifically discussing an economic development proposal involving real property described as THAT PRT E/2 SW & W/2 SE LYING S CREEK TNPk ROW LESS PRTS PLATTED AS WARREN THEATRE & THE RESERVE AT ASPEN CREEK & LESS 6.32ACS FOR RD & LESS BEG 3195.32E & 60N SWC SW TH N51.89 NE516.36 N115.56 W262 N717.03 CRV RT21.75 E19.88 CRV LF184.78 SE92.63 SE51.39 SE52.67 SW84.61 SW151.98 SW144.08 SW62.87 S41.31 SE30.71 E44.51 NE88.96 E63.61 SE67.58 SE119.18 S169.19 SW46.46 SLY45.45 SE130.87 SW69.32 SW112.78 S55.42 W377.99 POB & LESS BEG 3282.34E & 1407.47N SWC SW TH NW282.09 ELY209.92 SE256.90 CRV RT172.81 W19.88 CRV RT172.81 W19.88 CRV LF21.18 POB SEC 34 18 14 43.710 ACS, Tulsa County, State of Oklahoma, to include the possible transfer of property, financing, and the creation of a proposal to entice business to locate within the City of Broken Arrow, and taking appropriate action in open session, including direction to the City Manager and Staff to negotiate for an economic development proposal, under 25 O.S. § 307(C)(11).**

**2. Discussion of appraisal of real property under 25 O.S. § 307(B)(3) and Economic development and specifically discussing an economic development proposal involving real property located on and encompassing part of 21101 East 101st, Tulsa County, State of Oklahoma, to include the possible transfer of property, financing, and the creation of a proposal to entice business to locate within the City of Broken Arrow, and taking appropriate action in open session, including direction to the City Manager and Staff to negotiate for an economic development proposal, under 25 O.S. § 307(C)(11).**

**3. Economic development and specifically discussing an economic development proposal involving real property described as PRT NE SE BEG 2574.83N & 42.72W SECR SE TH W17.29 NW35.32 W166.32 CRV LF 263.77 NW234.77 SW48.45 SW337.17 SW528.32 SW178.59 W8.61 S80.07 E13.89 NE860.65**

NE350.14 NE564.41 POB SEC 33 18 14 14.157 ACS, Tulsa County, State of Oklahoma, to include the possible transfer of property, financing, and the creation of a proposal to entice business to locate within the City of Broken Arrow, and taking appropriate action in open session, including direction to the City Manager and Staff to negotiate for an economic development proposal, under 25 O.S. § 307(C)(11).

4. Discussion of possible purchase of real property described as Lot 1 Less S6 inches Block 46 in Section 11 Township 18 Range 14 and S6 inches of Lot 1 and all of Lot 2 Block 46 in Section 11 Township 18 Range 14 all in Tulsa County OK, under 25 O.S. § 307(B)(3).

5. Economic development and specifically discussing an economic development proposal involving real property described as Lots 11 and 12 in Block 35 Section 11 Township 18 Range 14 in Tulsa County, State of Oklahoma, to include the possible transfer of property, financing, and the creation of a proposal to entice business to locate within the City of Broken Arrow, and taking appropriate action in open session, including direction to the City Manager and Staff to negotiate 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 Christi Gillespie, seconded by Johnnie Parks.

**Move to find the Executive Session necessary**

The motion carried by the following vote:

**Aye:** 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

MOTION: A motion was made by Christi Gillespie, seconded by Debra Wimpee.

**Move to authorize the City Manager to negotiate economic development agreements for executive session items numbers 1, 2, 3 and 5**

The motion carried by the following vote:

**Aye:** 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

MOTION: A motion was made by Christi Gillespie, seconded by Justin Green.

**Move to authorize the City Manager to negotiate the possible purchase of real property described in executive session item number 4**

The motion carried by the following vote:

**Aye:** 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

## 10. Adjournment

The meeting was adjourned at approximately 9:44 p.m.

MOTION: A motion was made by Johnnie Parks, seconded by Christi Gillespie.

**Move to adjourn**

The motion carried by the following vote:

**Aye:** 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

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Chairperson

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Secretary