

## Tiger Crossing– EDA Briefing Sheet

### Parties

- Developer: Shops at Tiger Crossing, LLC.
- Authority: Broken Arrow Economic Development Authority
- City: City of Broken Arrow

### Key Dates & Deadlines

- November 2025 construction start
- November 2027 Phase 1 completion (7 pad sites =25K+ sq ft of commercial and retail space)
- May 1, 2030 (7 pad sites, 25K+ sq ft commercial and retail space and 13,175 sq ft ops building)
- May 1, 2027 quarterly sales tax rebate begins

### Numbers

- \$14,612,500 capital investment
- NTE \$2.23 M Authority/City Assistance
- ~\$30M in additional annual sales
- ~\$2.5M new annual sales tax revenue
- ~\$525K new annual ad valorem tax revenue
- 200 construction jobs
- 125 new full-time jobs

### City Obligations

- NTE \$2M sales tax rebate (.815%)
- Sales tax rebate shall not exceed 20 years
- NTE \$20K for 600 LF of sidewalk along County Line
- NTE \$210K waiver for permits and fee-in-lieu of detention

### Developer Obligations

- 7 pad sites for commercial and retail totaling 25K sq ft
- 13,175 sq ft company operation building

### Clawbacks & Default

- Failure to complete project by May 2030 agreement is void, no rebates
- Developer must repay all incentive funds within 120 days, if taxes to the City become delinquent and not cured within 90 days

### Summary

- \$14,612,500 Total Project Investment
- \$12,382,500 Private Investment Total
- \$2.23M City Investment
- 15.3% City Investment
- 20 Years to pay back
- Sales Tax Incentive

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