



City of Broken Arrow
Meeting Agenda
Broken Arrow Economic Development
Authority

Chairperson Debra Wimpee

Vice Chair Christi Gillespie

Trustee Johnnie Parks

Trustee Lisa Ford

Trustee Justin Green

Tuesday, September 5, 2023

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. [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

4. Consideration of Items Removed from Consent Agenda

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

- A. [23-1131](#) Presentation by the Broken Arrow Economic Development Corporation of the recommended Innovation District Layout

6. General Authority Business-NONE

7. Remarks and Inquiries by Governing Body Members

8. Remarks and Updates by City Manager and Staff

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 PRS 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.

10. Adjournment

NOTICE:

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