



City of Broken Arrow
Meeting Agenda
Broken Arrow Economic Development
Authority

Chairperson Craig Thurmond

Vice Chair Scott Eudey

Trustee Johnnie Parks

Trustee Debra Wimpee

Trustee Christi Gillespie

Tuesday, November 5, 2019

Council Chambers
220 South 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. [19-68](#) Approval of the Broken Arrow Economic Development Authority Meeting
Minutes of October 1, 2019
- B. [18-1470](#) Ratification of the Claims List Check Register dated 10/29/2019

4. Consideration of Items Removed from Consent Agenda

5. General Authority Business - NONE

6. Remarks and Updates by City Manager and Staff

7. Executive Session - NONE

8. 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.

POSTED this ____ day of _____, _____, at _____
a.m./p.m.

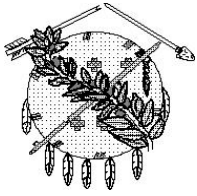
City Clerk



City of Broken Arrow

Request for Action

File #: 19-68, Version: 1



City of Broken Arrow
Minutes
Broken Arrow Economic Development Authority

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Craig Thurmond
Vice Chair Scott Eudey
Trustee Johnnie Parks
Trustee Debra Wimpee
Trustee Christi Gillespie

Tuesday, October 1, 2019

Council Chambers

1. Call to Order

Chairperson Craig Thurmond called the meeting to order at approximately 7:47 p.m.

2. Roll Call

Present: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

3. Consideration of Consent Agenda

- A. 19-67 Approval of the Broken Arrow Economic Development Authority Meeting Minutes of September 17, 2019**
- B. 18-1464 Ratification of the Claims list dated 09/27/2019**

Chairperson Thurmond asked if there were any items to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Scott Eudey, seconded by Christi Gillespie.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

4. Consideration of Items Removed from Consent Agenda

There were no items removed from the Consent Agenda. No action was required or taken.

5. General Authority Business

- A. 19-1243 Consideration, discussion, and possible approval of and authorization to execute a Second Extension to Agreement for the Purchase and Sale of Real Estate Agreement by and among the Broken Arrow Economic Development Authority and Endicott Holdings, LLC**

City Attorney Trevor Dennis reported this was an accompanying Item to Item 9I from the City Council meeting. He indicated when preparing for closing on the Endicott Properties it was discovered the property had been conveyed to the City in 2011 and had not been re-conveyed back to BAEDA; reconveyance was done with approval of Item 9I by City Council. He noted this Item (5A) extended the agreement for the purchase and sale of the property to Endicott with a closing date of October 15, 2019 to enable proper filing of deeds and transfer documents.

Trustee Scott Eudey asked if this was a title remediation which BAEDA was obligated to complete under the contract. City Attorney Dennis responded in the affirmative.

MOTION: A motion was made by Christi Gillespie, seconded by Scott Eudey.

Move to approve and authorize execution of a Second Extension to Agreement for the

Purchase and Sale of Real Estate Agreement by and among the Broken Arrow Economic Development Authority and Endicott Holdings, LLC

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey
Abstain: 1 - Craig Thurmond

- B. 19-1244 Consideration, discussion and possible approval of and authorization to execute Resolution No. 1275, a Resolution of the Broken Arrow Economic Development Authority, (Authority), an Oklahoma Public Trust of which the City of Broken Arrow is the sole beneficiary, authorizing the acceptance of a general warranty deed for approximately 1.77 acres of land situated at 2200 W. Norfolk Dr., Broken Arrow, OK 74011, in the City of Broken Arrow, Tulsa County, State of Oklahoma, from the City of Broken Arrow (City); and approving and authorizing the execution of certain documents necessary to accomplish the acceptance of the general warranty deed; and containing other provisions relating thereto**

City Attorney Dennis reported this Item (Resolution No. 1275) was also an accompanying Item to Item 9I from the City Council Meeting. He explained in Resolution No. 1275 BAEDA accepted the transfer of the 1.77 acres of property from the City to BAEDA. He noted it indicated the City declared the property surplus and transferred the property to the Authority. He stated the Resolution accepted the title to the 1.77 acres. He stated Staff recommended BAEDA approve and authorize execution of Resolution No. 1275.

MOTION: A motion was made by Scott Eudey, seconded by Debra Wimpee.

Move to approve and authorize execution of Resolution No. 1275

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

6. Remarks and Updates by City Manager and Staff

City Manager Spurgeon reported surveys went out from the Shop Local Consultant. He noted there was good cooperation from the Chamber. He stated the surveys would return and be tabulated later this week and he would keep the Authority updated regarding the Shop Local Campaign.

City Manager Spurgeon indicated there was discussion regarding the need for a spec building and he felt the City had the ability to attempt to facilitate this type of project through the Innovation District. He stated as the EDC refined its focus and strategy he expected the Authority would hear more about the need for a spec building or two.

At approximately 7:53 p.m. Chairperson Thurmond stated he would entertain a motion for a brief recess to clear the room for Executive Session.

MOTION: A motion was made by Scott Eudey, seconded by Debra Wimpee.

Move for a brief recess to clear the room for the Executive Session

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

MOTION: A motion was made by Scott Eudey, seconded by Debra Wimpee.

Move to enter into the Executive Session

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

7. Executive Session

Executive Session for the purpose of confidential communications between the Broken Arrow Economic Development Authority, the City Manager, and the City Attorney, and possible action in open session regarding the following:

Economic development and specifically discussing an economic development proposal involving real property located near North of the Creek Turnpike and East of Aspen Avenue (145th E. Avenue), 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, 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)(10); and

In the opinion of the City Attorney, the Authority is advised that the Executive Session is necessary to discuss an economic development proposal in accordance with State Statute. 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 Scott Eudey, seconded by Johnnie Parks.

Move to find the Executive Session necessary

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

8. Adjournment

The meeting adjourned at approximately 8:32 p.m.

MOTION: A motion was made by Johnnie Parks, seconded by Scott Eudey.

Move to adjourn

The motion carried by the following vote:

Aye: 5 - Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

Chairperson

Secretary



City of Broken Arrow

Request for Action

File #: 18-1470, **Version:** 1

**Broken Arrow Economic Development Authority
Meeting of: 11/5/2019**

Title:

Ratification of the Claims List Check Register dated 10/29/2019

Background:

Council on September 3, 2019 approved Ordinance No. 3601 to allow ratification of the claims list. This claims list is for the period from October 14, 2019 through October 25, 2019. Checks, V-Cards or ACH were processed for a total of \$6,185,588.36.

(Total Includes BAMA and BAEDA)

A summary by funds and detail are attached.

Cost: \$604.32

Funding Source: BAEDA Operational and Capital accounts

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated October 29, 2019.

Recommendation: Approve Ratification of Claims List Check Register dated 10/29/2019

BANK	NAME	FUND	AMOUNT
01	Arkansas Valley State Bank	010 GENERAL FUND	215,689.79
		020 BAMA	3,662,093.09
		027 CONVENTION&VISITOR BUREAU	791.94
		030 SALES TAX CAPITAL IMPROV	55,461.40
		031 POLICE ENHANCEMENT	725.00
		032 PARK AND RECREATION	6,752.68
		035 HOUSING URBAN DEVELOPMENT	5,217.75
		042 STREET LIGHT FUND	478.69
		043 STREET SALES TAX	1,906.87
		044 PUBLIC SAFETY SALES TAX	168,920.20
		045 PUBLIC SAFETY SALES TAX	115,572.41
		060 WORKMANS COMP	45,748.96
		061 GROUP HEALTH AND LIFE	103,878.74
		082 AGENCY	3,610.00
		087 BAEDA	604.32
		092 2014 GO BOND ISSUE	676,949.92
		093 2018 GO BOND ISSUE	19,118.88
		900 PAYROLL FUND	1,102,067.72
		Total	6,185,588.36 *
		Grand Total	6,185,588.36 *

Prepared: 10/29/2019, 17:03:35
Program GMI79L
Bank: 01 Arkansas Valley State Bank

CITY OF BROKEN ARROW
CHECK REGISTER BY FUND

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CHECK DATE	CHECK NUMBER	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	PERIOD/ YEAR	AMOUNT
10/25/2019	263297	11835 GHOST	11845	CONSULTANT/ RETAIL MEETING	087-1700-419.30-87		4/2020 Total	461.88 461.88
10/25/2019	263362	5941 LOWES	02206 82219	BLANKET ORDERS	087-1700-419.50-70	201706	4/2020 Total	142.44 142.44
				2 Checks	** Fund Total			604.32