



City of Broken Arrow

City Hall
220 S 1st Street
Broken Arrow OK
74012

Minutes Broken Arrow Economic Development Authority

Chairperson Craig Thurmond
Vice Chair Scott Eudey
Trustee Mike Lester
Trustee Johnnie Parks
Trustee Debra Wimpee

Tuesday, January 2, 2018

Council Chambers

1. Call to Order

Chairman Craig Thurmond called the meeting to order at approximately 7:04 p.m.

2. Roll Call

Present: 5 - Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

3. Consideration of Consent Agenda

Chairman Thurmond asked if there were any items to remove from the Consent Agenda. There were none.

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

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 5 - Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

A. 18-6 Approval of the Broken Arrow Economic Development Authority Claims List for January 02, 2018

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. 18-124 Consideration, discussion, and possible approval of Resolution No. 1079-CORRECTED, a Resolution of the Broken Arrow Economic Development Authority approving and authorizing execution of a certain economic development agreement by and among the Broken Arrow Economic Development Authority, an Oklahoma Public Trust, the sole beneficiary of which is the City of Broken Arrow, Oklahoma, and SoundMind Behavioral Health Hospital, LLC, an Oklahoma Limited Liability Company; and other provisions relating thereto

Economic Development Director, Norm Stephens, stated there were several concerns about the agreement between the authority and SoundMind at the previous meeting. He reported City Attorney, Beth Anne Childs, went through the agreement and made the necessary requested changes, which was in turn sent to SoundMind's attorney. He reported Broken Arrow received the agreement back from SoundMind and all the changes had been addressed. He explained Ms. Childs was unable to attend the City Council meeting as she had business out of state. He reported the prepared fact sheet listed the purchase price for the property as \$1 million dollars, which was inaccurate; the purchase price was \$1.2 million dollars and the agreement reflected this. He stated he reviewed the last BAEDA meeting and matched the concerns to the contract, as did the Deputy City Attorney, Trevor Dennis, and found the issues had been addressed. He stated the concerns on page 3 included added language "to include an acute evaluation center emergency room and an area for intensive outpatient services." He stated page 6 added the language Planned Unit Development and PUD showing the overlay zoning district intended as

an alternative conventional development complete in accordance with the City of Broken Arrow zoning ordinance and other applicable codes. He stated article 2, 2.1, added the language “including an acute evaluation center emergency room and an area for intensive outpatient services, as well as infrastructure.” He stated article 4, 5.2, received considerable discussion from the authority and the language “of the thirty years” was removed; language added was “SoundMind shall have the ability to seek an amendment to the PUD in strict accordance with the City of Broken Arrow zoning ordinances and applicable codes” and “approval of any amendments not to be unreasonably held, conditioned or delayed.” He stated article 4, 5.4, was another item which received considerable comments. He stated the provision of 15 years was removed and language added “shall have the ability to revise the projected parameters through an amendment to the PUD in strict accordance with the City of Broken Arrow zoning ordinances and applicable codes.” He stated article 6, 6.1, under the purchase sale and conveyance, removed the language indicating deed restrictions would remain in effect for a period of 30 years from the closing date, and language was added stating that the authority agreed to sell and convey by General Warranty Deed, SoundMind agreed to accept such General Warranty Deed, and the General Warranty Deed contained deed restrictions prohibiting the exclusive treatment of drugs and alcohol rehabilitation. Mr. Stephens stated he believed all items of concern to the authority had been addressed and agreed upon by SoundMind’s counsel and doctors.

MOTION: A motion was made by Scott Eudey, seconded by Mike Lester.

Move to approve Resolution No. 1079 Corrected and authorize its execution

The motion carried by the following vote:

Aye: **5 -** Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

6. Executive Session

There was no Executive Session.

7. Adjournment

The meeting adjourned at approximately 7:09 p.m.

MOTION: A motion was made by Johnnie Parks, seconded by Debra Wimpee.

Move to adjourn

The motion carried by the following vote:

Aye: **5 -** Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

Attest:

s/Craig Thurmond _____
Chairman

s/Lisa Blackford _____
Secretary