



City of Broken Arrow
Minutes
Downtown Advisory Board

City of Broken Arrow
Council Chambers
220 S 1st Street
Broken Arrow OK
74012

Chairperson Patsy Terry
Vice Chair Michelle Bergwall
Member Mike Barron
Member Lee Whelpley
Member Greg Graham
Member Kelley Rash
Member Johnnie Parks

Tuesday, January 9, 2018

4:15 PM

Council Chambers

1. Call to Order

The meeting was called to order by Chairman Patsy Terry at 4:15 p.m.

Present 6 - Michelle Bergwall, Kelley Rash, Greg Graham, Patsy Terry, Johnnie Parks, and Lee Whelpley

Absent 2 - Mike Barron,

2. Roll Call

Present 6 - Michelle Bergwall, Kelley Rash, Greg Graham, Patsy Terry, Johnnie Parks, and Lee Whelpley

Absent 2 - Mike Barron,

3. Consideration of Consent Agenda

There were no consent items on the agenda.

4. Consideration of Items Removed from Consent Agenda

There were no items on the consent agenda.

5. General Board Business

Present 6 - Michelle Bergwall, Kelley Rash, Greg Graham, Patsy Terry, Johnnie Parks, and Lee Whelpley

Absent 2 - Mike Barron

A. Consideration, discussion, and possible action on the Downtown Advisory Board, including possible recommendation to City Council, to dissolve the Downtown Advisory Board

Economic Director Norm Stephens introduced the item. Mr. Stephens stated that there have been tremendous accomplishments since this board was created in 2005. Many items have been implemented and are doing quite well.

The City Manager met with District Advisory Board (DAB) members to discuss future

direction of the board. In November 2017, five members of the DAB were chosen for sub-committee to discuss the future of the DAB. The sub-committee consisted of DAB members Patsy Terry, Michelle Bergwall, Greg Graham and Lee Whelpley. This sub-committee met on December 12, 2017 with Mr. Stephens, Larry Curtis (Plan Development Manager) and Farhad Daroga (Special Projects Manager) and discussed the direction of the DAB. At that time, the sub-committee believed it was time to recommend to the City Council to dissolve the DAB because the mission has been accomplished. Mr. Stephens asked the members of the sub-committee to talk about the conclusions of the December meeting.

Greg Graham stated that we have significantly made progress in the six primary areas that were laid out for the DAB in the 2005 Master Plan. The one area that needs to be addressed, the residential piece, will be covered by the Downtown Residential Overlay District (DROD). The sub-committee feels there is a working document that provides guidance for redevelopment of the residential area. With Lee Whelpley being a member of the Planning Commission, it incorporates the institutional memory of the DAB. Mr. Graham stated that while some people may think you are losing something when it goes away, he does not feel that anything has been lost if the board is dissolved. If the City has interest in looking at other areas of the City, one of the DAB members can be incorporated into the process and help guide a board or committee.

Lee Whelpley stated that he agrees with Mr. Graham. The DAB had goals and achieved them. He believes that to keep coming to meetings is dragging it out. The alternative would have been to go to quarterly or semi-annual meetings. But, even then, the committee has nothing to build on. The sales tax capture has "gone ballistic".

Farhad Daroga, Special Projects Manager was introduced by Mr. Stephens to address any questions. Mr. Daroga stated that the DROD was adopted in December 2017 and began this month. The residential standards for any kinds of development in the one-square mile have been established. There were two items that were discussed, one being what would be the relief mechanism if someone can't follow the guidelines in building a new home. The guidelines were based on two separate categories. If a builder cannot meet the material requirements, those variances would be heard by the Planning Commission. The variances where a person cannot meet a set-back or height requirement would statutorily be heard by the Board of Adjustment. It is anticipated that about 99% of the building permits will be approved by staff based on these guidelines. The feedback they have received in the past few weeks is that the builders are willing to do that. The entire document is located on the Broken Arrow City website. The City Council adopted the ordinance at the last meeting in December 2017 making it effective January 2, 2018. Michelle Bergwall agrees that the DAB should be dissolved and stated that Mr. Stephens correctly presented what took place at the sub-committee meeting. She believes the DAB has accomplished the goals. We have processes in place for variances, zoning codes, and ordinances. Ms. Bergwall believes that at this point, the DAB is in the way because it's confusing on when something should be taken to the DAB or not. This board was successful in carrying out the Tax Increment Financing District (TIF). If necessary, another TIF could be created at another time and perhaps existing members could help guide that.

Patsy Terry stated that she agrees with everything that has been said. All the goals have been accomplished.

Johnnie Parks stated that as a City Council member, he was hesitant to dissolve this board because it has been so successful. He stated that it is helpful to make a decision as a City

Council member when it has gone through the Planning Commission and the DAB. He believes this board has done a great job and that it would be difficult for him to say that it should stop. However, he knows the members are busy. He stated that this may develop into another TIF such as the area of 101st St. and Elm Place.

Mr. Whelpley asked if there is a binding relationship between the TIF and the DAB. City Attorney Beth Anne Childs stated no, there was just a practice in referring any TIF related issues to the DAB.

MOTION: A motion was made by Greg Graham, seconded by Lee Whelpley.
Move to approve to dissolve the Downtown Advisory Board
The motion carried by the following vote:

Aye: 6 - Michelle Bergwall, Kelley Rash, Greg Graham, Patsy Terry, Johnnie Parks, and Lee Whelpley

Absent: 2 - Mike Barron,

B. Presentation and discussion of the Tax Increment Financing (TIF) Sales Tax and Ad Valorem Revenues and Financing

Norm Stephens stated that the hard part of roadmaps of a business is measuring the outcome. The measuring of the outcome for the DAB and Flight Safety TIF can be done by looking what has been accomplished since 2011 with the sales tax dollars that were collected. Mr. Stephens referenced charts that showed that in 2011, the City was at \$19,000 in new sales tax collected. Since that time, we have consistently increased and are currently at \$400,000. He has no reason to believe that this will consistently go up particularly with ad valorem tax dollars. These facts show that not only is downtown a gathering place, but a place we can be proud of to call our home. The financial numbers show it has been very successful. Mr. Parks stated that the City Council doesn't get many emails from the City Manager, but the Council immediately received notice from the City Manager about these exciting numbers.

6. Adjournment

The meeting was adjourned at 4:31 p.m.

Motion: A motion was made by Lee Whelpley, seconded by Michelle Bergwall. Move to Adjourn

The motion carried by the following vote:

Aye: 6 - Michelle Bergwall, Kelley Rash, Greg Graham, Patsy Terry, Johnnie Parks, and Lee Whelpley

Absent: 2 - Mike Barron,

NOTICE:

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