



# City of Broken Arrow

## Request for Action

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**File #: 20-470, Version: 1**

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**Broken Arrow Economic Development Authority  
Meeting of: 05-05-2020**

**Title:**

Consideration, discussion, and possible approval of and authorization to execute an Economic Development Agreement between the City of Broken Arrow and East Kenosha Development, LLC for AutoZone Auto Parts to be located near 20th and Kenosha Street in Broken Arrow

**Background:**

On March 4, 2020 Mr. Joe Adwon, doing business as East Kenosha Development, LLC. approached Broken Arrow Economic Development Manager Norm Stephens requesting to enter into an economic development agreement with the City of Broken Arrow for the purpose of locating an AutoZone Auto Parts store in the East Kenosha Development, located at 20<sup>th</sup> and Kenosha, in Broken Arrow. Mr. Adwon requested financial assistance from the City to extend the pavement of 20<sup>th</sup> Street, south of Kenosha as well as storm sewer improvements. In addition, Mr. Adwon requested financial assistance to complete the traffic signal at 20<sup>th</sup> and Kenosha. Mr. Adwon advised he is under contract with AutoZone to build a 7,362 sq. retail store that would employ approximately ten to twelve full time employees.

On March 17, 2020, Mr. Stephens presented information related to the request from Mr. Adwon to BAEDA in Executive Session. At the conclusion of Executive Session, BAEDA members came back into open session, recommending the City Manager enter into formal negotiation with Mr. Adwon. Those negotiations yielded the following:

Mr. Adwon, DBA East Kenosha Development LLC will construct or cause to be constructed a 7,362 sq. ft. AutoZone Auto Parts Retail Store

The City of Broken Arrow will appropriate and encumber a sum not to exceed \$67,133 for reimbursement to the East Kenosha Development LLC for construction of infrastructure relating to a pavement extension on North 20<sup>th</sup> Street and construction of a storm sewer.

The City of Broken Arrow, at its sole cost, will be responsible for traffic control improvements along the north side of Kenosha and 20<sup>th</sup> Street to accommodate the projected traffic to the Site. The traffic control improvement shall consist of installation of traffic signals and traffic control modifications designed, constructed and installed at the sole discretion of the Broken Arrow Economic Development Authority

**Cost:** Infrastructure improvement not to exceed \$67,133.00.

Traffic Control Improvement not to exceed \$58,000.00

**Funding Source:** Fund 87

**Requested By:** Norman Stephens, Economic Development Manager

**Approved By:** City Manager's Office

**Attachments:** Economic Development Agreement between the City of Broken Arrow and East Kenosha Development, LLC

**Recommendation:**

Approve and authorize the Economic Development Agreement between the City of Broken Arrow and East Kenosha Development, LLC for an AutoZone Auto Parts Retail Store to be located near 20<sup>th</sup> and Kenosha in Broken Arrow