

BROKEN ARROW DOWNTOWN ADVISORY BOARD
MINUTES
COUNCIL CHAMBERS
220 SOUTH FIRST STREET
BROKEN ARROW, OKLAHOMA 74012
May 12, 2015
4:15 PM

1. Call to Order

2. Roll Call

Present:	Patsy Terry, Lee Whelpley, Mike Barron, Kelley Rash, Mike Lester, and Ernest Redwine
Absent:	Greg Graham, Michelle Bergwall, and Amy Leet

Greg Graham and Michelle Bergwall arrived at 4:16 p.m.

3. Election of Chairperson and Vice-Chairperson

Section Minutes: Mike Lester nominated Ernest Redwine for Chairperson. Lee Whelpley seconded the motion. Norm Stephens advised the election of the Vice Chairman position would occur at the next regular meeting.

Motion:	Nominate Ernest Redwine to serve as Chairperson
Motion by:	Mike Lester
Second by:	Lee Whelpley
Ayes:	Greg Graham, Patsy Terry, Lee Whelpley, Mike Barron, Michelle Bergwall, Kelley Rash, and Mike Lester
Nays:	None
Abstain	Ernest Redwine

4. Consideration of Consent Agenda

Section Minutes: Chairman Redwine asked if there were any items to be removed from the agenda. There being none Mike Barron made a motion to approve the minutes of the March 10, 2015.

Motion:	Move to approve the Minutes from the March 10, 2015 meeting, as presented
Motion by:	Mike Barron
Second by:	Patsy Terry
Ayes:	Greg Graham, Patsy Terry, Lee Whelpley, Mike Barron, Michelle Bergwall, Kelley Rash, and Ernest Redwine
Nays:	None
Abstain:	Mike Lester

5. Consideration of Items Removed from the Consent Agenda

Section Minutes: None.

6. Citizen's Opportunity to Speak (No action can be taken on items not on tonight's agenda)

Section Minutes: None.

7. General Board Business

A. Consideration, discussion, and possible recommendation regarding BAZ 1936, Parker Property, 0.64 acres, R-3 to DM, northwest corner of Main Street and Knoxville Street

Item Minutes: Mr. Farhad Daroga, City Planner, introduced the case, BAZ 1936. He stated the location was on the northwest corner of Main and Knoxville Streets. Currently there is a two-story, single family residence on the land. It consists of four, platted lots, and currently zoned R-3 with a Level 5 designation in the Comprehensive Plan. The Level 5 designation allows DM zoning. The owners may wish to convert this use of this property to commercial in the future. Based on the location and Comprehensive Plan designation, staff recommended approval of BAZ 1936 and waive the platting requirement. The applicants were previously advised the existing single family residence was originally built to residential standards, but if it were to be used for commercial purposed in the future, it would require upgrades to comply with current commercial standards. Mike Lester confirmed with Mr. Daroga if the applicant converts to a commercial use, the requirement of screening to the adjacent residential property would be enforced. Mr. Daroga also advised the occupancy type would determine if a sprinkler system would ever be required.

Mike Lester made a motion to recommend approval of BAZ 1936 as presented by Staff. Michelle Bergwall seconded the motion.

Motion:	Move to recommend approval of BAZ 1936
Motion by:	Mike Lester
Second by:	Michelle Bergwall
Ayes:	Greg Graham, Patsy Terry, Lee Whelpley, Mike Barron, Michelle Bergwall, Kelley Rash, Mike Lester, and Ernest Redwine
Nays:	None
Abstain:	None

B. Consideration, discussion, and possible recommendation regarding BACP 145 and BAZ 1938, 202 W. Commercial Parking Lot, 0.40 acres, Level 2 to Level 5 and R-3 to DM zoning, and is located on the southwest corner of Ash Avenue and Commercial Street

Item Minutes: Mr. Farhad Daroga presented the case, BACP 145 and BAZ 1938, noting this Comprehensive Plan change and rezoning was for a lot located on the southwest corner of Ash Avenue and Commercial Street. He said this parcel would be used as an asphalt parking lot, with one entrance on either Ash Avenue or from the alley, for the residents of The District @ 222. A preliminary site plan has been submitted. Staff is recommending the wrought iron fencing protecting the historic tree located on the northeast corner of the property be maintained.

Mr. Daroga indicated no lighting was proposed for the parking lot at this time. If lighting is to be utilized in the future, they will be required to meet the current Zoning Code requirements. This means zero lighting onto any adjacent residential properties. The location of possible light poles was discussed.

If the applicant chooses to use the alley as an access point, they will be required to pave the alleyway. Currently the alley is legally open and there is active use. Mr. Daroga indicated this

case will be heard by the Planning Commission on May 28th and subsequently by City Council at the June 14th meeting.

Motion:	Moved to recommend approval with the recommendation of public safety lighting and screening adjacent to the residential lots
Motion by:	Michelle Bergwall
Second by:	Lee Whelpley
Ayes:	Greg Graham, Patsy Terry, Lee Whelpley, Mike Barron, Michelle Bergwall, Kelley Rash, Mike Lester, and Ernest Redwine,
Nays:	None
Abstain:	None

C. Presentation and discussion of the Broken Arrow FlightSafety and Downtown Economic Development Project Plan and the Tax Increment Financing (TIF) District, including an update on sales tax and ad valorem revenues, projects and expenditures

Item Minutes: Mr. Norman Stephens gave his quarterly update on Tax Increment Financing and Ad Valorem Revenues and Financing. The City is responsible for a \$13,500,000 Tax Increment Financing (TIF) District. Downtown area sales taxes collected for 2014 totaled \$153,139.73. In the first three months of 2014 sales taxes collected totaled \$22,413.88. In the first three months of 2015 sales taxes collected totaled \$55,052.79. Ad valorem taxes collected in 2014 were \$887,795.12. In the first four months of 2015 ad valorem taxes collected were \$266,697.96 compared to the \$543,389.73 collected during the same period in 2014. Research into the significant drop in ad valorem taxes collected revealed the State of Oklahoma had agreed to pay the ad valorem for FlightSafety for five years, beginning in 2015. Due to the existing state budget shortfalls, it is unknown if those payments will be made by the State to Tulsa County or if they are, if they will be made in a timely manner.

On the 13.5 million dollar TIF, \$9,715,000 is the amount of the only note the City of Broken Arrow has taken out. The total debt service paid to date on the TIF district loan is \$1,529,551.14. The interest portion of the payment is \$799,551.14. The principle portion is \$730,000.00. The annual debt service paid by the City is \$678,000. The final payment to retire the TIF debt is scheduled for October 1, 2030. The original TIF note was scheduled to be repaid in 25 years, but if current projections remain accurate, it is anticipated it will take approximately 21 years to retire.

Mr. Stephens presented the annual FlightSafety TIF Summary. He noted there were five categories; Description of the Project, the TIF Budget, the Amount Charged to the TIF, Sales Tax Capital Improvement Interfund Loan, and the Total Spent and/or Committed. The difference in the final numbers is \$2,135,454.16 and is recorded as a BAEDA expense, with corresponding charges to the Sales Tax Capital Improvement.

This item was information only. No action was required or taken.

D. Discussion and update on Special Events and to provide an overview of the planned Rose District Farmer's Market activities

Item Minutes: Ms. Lori Hill, Parks and Recreation Department, advised that last year the DAB requested an update on Farmers Market events and special activities. Vaunda Olivera replaced David Blue as the Events Coordinator and Judy Prieto is the Farmers Market Coordinator.

Judy Prieto advised the market opened on April 18th. There will be a special event at least once a month. Adding these events has approximately doubled the foot traffic.

Vaunda Olivera told the Board the fees for the Farmers Market have been reduced in an effort to foster more private events. She spoke about upcoming events in the Rose District including a new event called Thursday Night Theater. There will be movies, music and children's activities every Thursday night in July.

This item was information only. No action was required or taken.

E. Discussion of changing the name of the Military History Museum to Military History Center

Item Minutes: Ms. Lori Hill said the Military History Museum just celebrated their first anniversary this past Veterans Day. They want to change the Military History Museum to Military History Center. They will still preserve the deep tradition of honoring the men and women of our armed forces. They wish to integrate technology to help engage a range of audiences to explore the collections. The change has been made with the Secretary of State for the State of Oklahoma and this has been approved. A new logo and signage is being developed.

This item was information only. No action was required or taken.

F. Presentation by the Broken Arrow Economic Development Corporation, including the Familiarization Tour (FAM tour), Experiential Retail seminar, TulsaPeople magazine's A-list, International Council of Shopping Centers (ICSC), Rose District photo shoot, Craft Brew Week, and upcoming events

Item Minutes: Mr. Warren Unsicker, BAEDC, said last month there was a FAM Tour hosted in the Rose District. It focused on event planners and PR people. He also hosted an educational seminar specifically for the Rose District merchants, and a Rose District photo shoot. The Fiddler Hall of Fame will be held at the PAC. Broken Arrow was voted by Tulsa People readers as one of the A List Shopping Centers and District.

This item was information only. No action was required or taken.

Remarks and Inquiries by Board Members

Section Minutes: None

8. Adjournment

Section Minutes: The meeting adjourned at approximately 5:03 p.m.

Motion:	Move to adjourn
Motion by:	Mike Lester
Second by:	Michelle Bergwall
Ayes:	Greg Graham, Patsy Terry, Lee Whelpley, Mike Barron, Michelle Bergwall, Kelley Rash, Mike Lester, and Ernest Redwine
Nays:	None

Attest: _____
Chairwoman

City Clerk