

Timeline for City of Broken Arrow and Bells Amusement Park project

<u>Date</u>	<u>Source</u>	<u>Summary of actions</u>
10/8/19	City of BA email from Norm Stephens to Michael Spurgeon	Boss, yesterday Steve, Darla, Jennifer and I met with Robbie Bell concerning his desire to locate his amusement park in BA. As I mentioned previously, not much has changed with Mr. Bell since I spoke to him in 2017. He advised he decided to open his dormant Facebook page a couple of months ago just to gauge interest in his brand. He advised the interest and support has been overwhelming. Robbie provided a couple of spots he would like to locate, all next to the Creek Turnpike. After much discussion he agreed the property listed by (redacted) Gordon at 209th/Kenosha might be the best option. He anticipates it will take approximately \$7MM to open the first phase, not including property. Mr. Bell has no funding mechanism in place at the time of our meeting. When questioned about City involvement, he said he would like utilities brought to the site and assistance with any zoning issues. Darla and I are doing research on this for Mr. Bell and Darla has contacted (redacted). We strongly anticipate there will be concerns about noise from any resident living near the site. Mr. Bell requested confidentiality on this project, including social media. I will keep you updated if there is any progress. Norm
10/8/19	City of BA email from Michael Spurgeon to Norm Stephens	Thank you for the update, Norm. Very appreciative that you're running this opportunity down. Before I can agree to any incentives I would have to have more information and data on the project. Please keep me posted. Take care, Michael.
11/4/19	City of BA email from Norm Stephens to (redacted), Curtis, Heller	(Redacted) has requested a meeting to discuss three separate parcels of property intended for the new Bells Amusement Park. Darla, I know you are on vacation, however, please forward to whomever you believe best from the Chamber. Larry, (redacted) will send me information on each parcel prior to the meeting. I will forward them to you and your staff person.
11/4/19	City of BA email from (redacted) to Stephens	Norm: Per our conversation regarding Bell's Amusement Park, I have attached drawings for three parcels: 1) The first two attachments are the property just East of the Creek Turnpike on 71st Street. As you can see there is about 28 acres M/L that are usable at this time; the remaining 20 acres is currently strip pit property. Whether there would be any future use is to be determined. The remaining information is in the attached documents.
11/5/19	reply to (redacted) from Norm Stephens	Thanks (redacted). I will get the information into Larry Curtis' hands.
11/5/19	City of BA email from Norm Stephens to Curtis, Heller	FYI in preparation for our meeting next Friday. Norm

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11/15/19	City of BA email from Norm Stephens to (redacted), Curtis, Heller	MEETING to discuss zoning
11/15/19	Notes from City of BA	Bell's Amusement Park (Robbie Bell, (redacted)) 51 st Creek Turnpike – No Kenosha/209 th east of creek turnpike.
1/8/20	City of BA email from Jill Ferenc	Meeting with Robby Bell
2/12/20	California Secretary of State	Broken Arrow Investments, LLC filed for LLC in Santa Cruz, California via California Secretary of State. Manager listed: Santa Cruz Seaside Company (located in Santa Cruz, CA) which operates the Santa Cruz Boardwalk amusement park in California. Agent listed on CA Sec of St LLC filing: Caleb Baskin, Santa Cruz, CA (Attorney) Organizer: Tressa White (Sun Doc Filings)
2/25/20	City of BA email from Larry Curtis to Ferenc, (redacted), Robby Bell	Meeting with (redacted) & Robby Bell
3/12/20	City of BA email from Robby Bell to Jill Ferenc	Engineer reached out to Jill asking for utility map. Jill asked Robby for email to engineering. Robby confirmed to send to (redacted).
3/12/20	City of BA email from Jill Ferenc to (redacted), Robby Bell	Jill sent Aerial map of utilities to (redacted) and Robby Bell for the property between 71 st and 81 st along the creek turnpike.
3/23/20	City of BA email from Robby Bell to Jill Ferenc	Robby asked Jill if the zoning was still on schedule and when the yellow signs will go up.
3/23/20	City of BA email from Jill Ferenc to Robby Bell	Jill confirmed that the meetings for zoning were still on schedule and that she would notify Robby if something changes. She said the rezoning signs should have been installed "last week by Friday".
4/15/20	City of BA email from Robby Bell to Jill Ferenc	Robby stating that he understood that the meeting (zoning) are scheduled for May 7 and May 19 and asking if they are going to be conducted teleconference and if so how or will the public be involved. He then stated he would like to pass the information onto his business partners.
4/15/20	City of BA email from Jill Ferenc	Jill gave an explanation of the process for the teleconference meeting along with public comment availability.
4/28/20	City of BA email from Robby Bell to Jill Ferenc	Hope you are well just wanted to check in and make sure everything is still on track for the May 7 meeting. Please be safe and I look forward to hearing from you
4/30/20	City of BA email from Jill Ferenc to Robby Bell	Yes, we are on track!
5/7/20	City of BA email. Notation: Planning Commission Meeting Teleconference	Sign issue, item tabled
5/13/20	City of BA email from Robby Bell to Jill Ferenc	I understand our planning commission meeting is set for 5:00 on May 21...when will be in front of the city council...I need to update our California investors.

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5/15/20	City of BA email from Jill Ferenc to Robby Bell	Thank you for your patience in my reply. I hope you are doing well. The case will go before the City Council on June 2 at 6:30pm
5/16/20	City of BA email from Robby Bell to Jill Ferenc	Thanks do you feel good about the case
5/21/20	City of BA – Planning Commission Meeting	Applicant statement excerpts for the planned use is "office, retail, restaurant, general commercial and entertainment purposes." Meeting video at 18:30 mins... "Finally, there are not any residential areas close to the property." Recommending approval by Planning Commission for rezoning from A-1 to CH.
5/27/20	Tulsa People website article https://www.tulsapeople.com/city-desk/bringing-memories-home/article_0bb15bc0-a04f-11ea-97a6-ff442aeac0e8.html	Robbie Bell discusses the return of the amusement park. Excerpts: "The right offer. Evidently, that has materialized." "Bells Amusement Park rented 10.2 acres at the fairgrounds. We will have over 10 times that." "COVID-19, that shadow over every bit of recent good news, has had its effect on the Bell's revival, but not too severely. "The land is currently under contract, and when everything goes through, Bell's will begin its new rent-free residency."
5/29/20	City of BA email from Robby Bell to Jill Ferenc	RE: Pre-development Meeting. Hope you are well, who will be in attendance from Broken Arrow for this meeting?
5/29/20	City of BA email from Jill Ferenc to Robby Bell	A predevelopment meeting invitation was sent to our typical attendees stating it is for turnpike commercial development, and it outlined the location of the property.
5/29/20	City of BA email from Robby Bell to Jill Ferenc	I am comfortable with that list I want you guys to be happy with who you have there at the meeting my goal is pretty simple as soon as possible I need to tell investors that it's good to buy the land. From that list of people I feel we can get all the questions answered for broken Arrow and for Bell's so I'm happy with it.
5/29/20	City of BA email from (redacted) to Mackenzie Hackett	McKenzie: Please refer to the email addresses above, including my (redacted). We are presuming that we will receive a link at 2:00pm to link into for the meeting. Please confirm this is the case.
6/1/20	City of BA email from Robby Bell to Mackenzie Hackett, Ken Meyers	Would you please send an invite to my general contractor (redacted). Thank you and I look forward to our meeting.
6/2/20	City of BA Notation	City Council Meeting teleconference 6/2/20
6/2/20	City of BA – City Council	Approve rezoning from A-1 to CH. All members vote aye.
6/3/20	City of BA email from (redacted) to All Staff, (redacted), Robby Bell	Pre-Development Meeting 6-3-2020
6/3/20	City of BA email from (redacted) to Jill Ferenc, Robby Bell	Can you please send me a contact list of the individuals on the pre-development meeting?
6/3/20	City of BA email from Robby Bell to Ferenc, (redacted)	I think these drawings would be a good start for Larry, just update the "Bell's at Broken Arrow" drawing. Also, your overall park layout "Bells Project Cheatham Parcel" doesn't show any

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		waterpark or big indoor park – you might do a quick update on that too. Or just give these to him and let him know they are all preliminary”
6/3/20	City of BA email from Robby Bell to Jill Ferenc	I just emailed you a series of drawings for Larry because I do not have an email address for him. Would you please forward them on to him and then send me his email address or have him email me that he got them so I have it. Tremendous meeting today enjoyed everyone that was involved I was told by a friend of mine over three years ago that broken Arrow was the place for us to be in today prove that. Our family is extremely excited and ready to build an amusement park that all of you will be proud of.
6/3/20	City of BA email from Larry Curtis to Norm Stephens	I think the Big Man needs to be updated.
6/4/20	Text messages with Steve Yoder/City of BA and Robby Bell	“Mr. Bell. This is Steve Yoder from city of BA. Thanks for your message earlier. Norm tells me (redacted) did contact him as well and they are figuring out a good day and time to meeting. Really looking forward to being a part of this!...”
6/9/20	Notes from meeting with Rob Bell and (redacted)	Excerpts: \$25MM total investment Broken Arrow Investment LLC – 5 principals – Rob & Dad, 3 friends for 50 years; own largest family amusement park in U.S. by attendance. \$500K estimate Ask.
6/12/20	Notes from City	Notes from meeting including park phases and conceptual drawings, master plan drawings
6/16/20	Text messages with Steve Yoder/City of BA and Robby Bell	“Good afternoon sir. Friendly reminder to email me the schematic documents. My email. sjyoder@brokenarrowok.gov .”
6/16/20	City of BA email from Robby Bell to Steve Yoder	Preliminary Master Plan Bells Amusement Park, designed by Minnick Associates 3/4/2020
6/17/20	Tulsa People podcast interviewing Bob and Robby Bell	https://www.tulsapeople.com/multimedia/podcast/d-o-you-want-to-go-faster/article_4927276e-b0c1-11ea-8bb9-a7b9310c8a7f.html
2/8/21	City of BA email from Steve Yoder to Robby Bell	"Hello Mr. Bell! Hope all is well with you. Would you have any update on the East BA Development?"

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2/8/21	City of BA email from Steve Yoder to Norm Stephens	"Quick update in case you do not know. There are 2 parcels of land they are dealing with. 2 of those 3 will require a 15K payment to extend the hold on it. That is due February 28 and will extend it another 6 months. 1 of those will require a 15K payment to extend the hold on it. That is due March 30 and will extend it another 6 months. Robby feels like they will extend all 3 and will eventually close on the land April or May. Robby will give me an update on Feb 28. That's all for now
3/1/2021	City of BA email from Steve Yoder to Norm Stephens	"Quick update - The financiers for this project have purchased another extension on the land until the end of August, 2021. This will be the final extension allowed in the contract. Robby feels like there will be a closing sometime between April and June of this year. Hoping things clear up in California soon and they can focus on this project. Thanks."
3/3/2021	City of BA email from Jill Ferenc to Larry Curtis	"Larry, FYI - I received an update from Mr. Bell that they intend to move forward with the land acquisition in May. Mr. Bell's agreement with the property owners is good through August. Best."
5/24/21	City of BA email from Robby Bell to Jill Ferenc	"Jill, Hope you are well and everything is good in BA. Would you give me a call at your earliest convenience...(redacted) Thanks Robby"
5/24/21	City of BA email from Jill Ferenc to Larry Curtis, Robby Bell	Quick update - "I spoke with Robby Bell this afternoon and he updated me that things are getting better in California which is a good thing for the proposed development here. They have until August 31, 2021 to close on the property and he doesn't see the investors changing their minds. He is planning to meet with the investment team within the next few weeks to reboot the project."
7/19/21	City of BA email from Robby Bell to Steve Yoder	Robby Bell asked, "Will you give me a buzz when you can (redacted)"
7/20/21	City of BA email to Robby Bell, Jason Dickeson	"Hi, Robby - Thank you for meeting with us today! We look forward to working with you on this project."
7/21/21	City of BA email from Robby Bell to Jill Ferenc	"Jill, Thank you so much for yours and everyone else's time on the team I truly appreciate everyone's efforts. I apologize but if it is at all possible for someone to send me a list of all of the people that we met with today and their titles I wasn't able to jot down all of that information that I need to share that with the investors. I know you are extremely busy but I would like to get that information to them in the next day or two so if you wouldn't mind putting that together and sending it to me that

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		would be fantastic. And thank you for your time I am very excited that we can make something really positive happen and I am so thankful that everyone on the Broken Arrow team is eager to help us in this endeavor. Thank you again and I look forward to speaking with you. Robby"
7/22/21	City of BA email from Jill Ferenc to Robby Bell	"We are always glad to meet with you. Attached is the sign-in sheet that includes a check mark by the individuals that were in the meeting yesterday. For future frontage road location, we agree that the best connection would at the existing turnpike intersection. Something to keep in mind is that the frontage road wouldn't be able to have a 90 degree turn along the northeast property edge as shown in the conceptual plan. The road would need to curve over to your east property line, and the curve would be designed to meet the standards for the speed limit and classification of the road."
8/10/21	City of BA email from Ferenc to Curtis	Robby Bell notifying that "we are scheduled to close on all 3 properties the week of August 23
08/20/21	Wagoner County Land Records	General warranty deed dated 08/20/21 (filed 8/25/21) from BZ Properties, LLC to Coast 1031 Exchange, Inc.
8/23/21	Text messages by Steve Yoder/City of BA	"Is it time to pop the champagne?" "It is call when you can". "Call you in about 2 minutes."
8/23/21	Text message from BA Chamber	Darla ask if closing happened on bells ...(redacted) said they closed today. Darla says "We haven't had any pre-development conversations or conversations about incentives..."
8/24/21	City of BA email from Robby Bell to Jill Ferenc	"Hey Jill, Wanted to give you an update we closed on all of the property yesterday. I'll be in touch near future about how we're going to proceed."
8/25/21	Wagoner County Land Records	Real Estate Mortgages filed on 8/25/21 (dated 8/23/21) on 3 parcels – Promissory Note between Coast 1031 Exchange, Inc. as Maker and Broken Arrow Investments, LLC as Holder. Mortgages are for \$1,088,284.38, \$1,104,684.88 and \$2,026,982.55. Interest rate of 10% per annum with all principal and interest due on or before February 19, 2022.
9/09/21	Text messages to Robby Bell	Message photos with perimeter maps of proposed location.
9/14/21	City of BA email from Jennifer Rush to Darla Heller	Discussion on State tourism funds
9/15/21	City of BA email from Steve Yoder to Curtis, Rush	"Larry, I recently spoke with Robby Bell regarding his potential development in East BA. There is a creek that runs through his property. He would like to turn that into a show piece with perhaps fountains and generally make it more functional. He

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		even asked about putting a dam in the area for more control over storm water. I'd like to get more educated on this and prepare in providing him some answers. I am assuming we would need to go to stormwater, engineering, corps of engineers?? Who/where do we start with this type of request. Please advise. Thanks!"
9/15/21	City of BA email from Larry Curtis to Steve Yoder and Jennifer Rush	"Hey Steve, I think it would best for a pre-development to happen to assist him. Really, this should be something his consultant to handle and not the city.
9/17/21	City of BA email from Mackenzie Hackett to Robby Bell	"Good afternoon, I have received your request for a pre-development meeting on Thursday September 23, 2021 at 2:30pm. Do you have any conceptual drawings for this project that can be reviewed by staff prior to the meeting?"
9/17/21	Text messages to Robby Bell	"Meeting with city engineers etc.....Thursday September 23 at 2:15 at city hall. You should get an email confirming"...My office address is 123 north main."
9/22/21	City of BA email with Mckenzie Hackett and Steve Yoder	RE: Predevelopment Meeting – TEAMS info.
9/22/21	Text messages to Robby Bell	"Oct. 12 at 9:30 am for presser. That work?"
9/22/21	Text messages - Michael Spurgeon	Text excerpt: "Please update me on what's going on with bells amusement park announcement? I'm getting questions from councilmembers..." "Robby has not asked for any incentives as of yet. He has indicated that he will ask for something after meeting with his investors at the first of the year."
9/22/21	Text messages with Debra Wimpee	"Soooo secret – is the Amusement park finally committed off the creek & 71 st ..."lol! Apparently it's the worst kept secret in Broken Arrow right now."
9/23/21	City of BA email Microsoft Teams Meeting Pre-development meeting – Turnpike Commercial Development	Please plan to attend this meeting to discuss a proposed commercial development, located south of Kenosha St and east of the Creek Turnpike. (Meeting to be virtual at 14:15)
10/4/21	City of BA email from Steve Yoder to Robby Bell	Good morning sir. Here is the count for T-shirts Medium 3, Large 4, XL 4, XXL 1. We expect 12 to be able to come. These are actual numbers, so I did not pad any numbers in case you were going to do that. Hope this helps! Thanks
10/5/21	Text messages by Steve Yoder/City of BA	"No issues on using BA in the name. Also how does Thursday November 4 at 10am sound for the press conference?"
10/8/21	City of BA email from Steve Yoder to Jennifer Rush	"Jennifer, Have a quick question. Regarding the announcement for Robby Bell. Do we generally do

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		press conferences before an economic agreement is done? They (Robby) wanted to do a press conference as soon as possible, but what if we don't come to terms with the economic agreement" I just want to be sure that putting the cart before the horse is ok at this point. Thoughts?"
10/8/21	City of BA email from Jennifer Rush to Steve Yoder	"Steve, He needs to request a meeting. We should not be requesting that he give us numbers..."
10/8/21	City of BA email from Steve Yoder to Jennifer Rush	"Well...we are not really doing any work on an agreement...it has just been mentioned by him numerous times. I told him to get costs, etc. which he has yet to do. Yes, I would certainly have him meet with you on the agreement, but not until he gets some numbers. I think I will get a meeting set up with the 3 of us anyway so we can get that kicked off. I will look at your calendar and get it rolling. Thanks!"
10/8/21	City of BA email from Steve Yoder to Robby Bell	"We would typically invite the press around 1 week prior to the event. Also...I am going to send you a calendar invite to start talking about the economic agreement. I want to include Jennifer Rush, the Manager of Economic Development. Is there any time and day next week that is best for you?"
10/8/21	City of BA email from Jennifer Rush to Steve Yoder	"Love that you want to help Robby but be very careful because you shouldn't try to work an EDA. The CM doesn't want anyone besides Norm or I doing them. It can get muddy with too many people involved."
10/8/21	City of BA email from Steve Yoder to Jennifer Rush	"Totally understand. I would not do anything regarding an agreement without you being involved."
10/8/21	City of BA email from Norm Stephens to Jennifer Rush	"I agree with your approach"
10/8/21	Text messages by Steve Yoder/City of	"Got it and responded. Also, I think we need to start talking about the economic agreement. Is there a good day and time best for you next week? I want to include Jennifer rush in the meeting as well. She is our manager of economic development."
10/8/21	City of BA email from Steve Yoder to Robby Bell	Email thread with Robby Bell re: setting meeting re: economic impact/possible incentives.
10/19/21	City of BA email from Steve Yoder to Robby Bell, Jennifer Rush	Meeting set for 10/19/21 at 3:00pm
10/21/21	Text message between Robby Bell and Aaron McColloch/City of BA	"Hi, Mr. Bell. This is Aaron McColloch with the City of Broken Arrow. Steve Yoder asked me to contact you via text. He said you would like to connect me with your PR rep. May I call you to discuss?" (From Robby Bell) – "Yes now would be great".
10/25/21	City of BA email from Robby Bell to Aaron McColloch	Aaron sends draft press release language scheduled for press conference on 11/4/21.

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11/2/21	Text messages by Steve Yoder/City of BA	"I have the shirts." "...Where are you and I will come get them."
11/2/21	Text message with Robby Bell	"Hi, Robby. I sent an email to you with the agenda for Thursday, and a question about the family who will be attending. I know you're working on the property during the day so no rush. Just sometime tonight or tomorrow. Thank you."
11/2/21 <i>(did someone leak to KJRH or did KJRH release early?)</i>	KJRH website article https://www.kjrh.com/news/local-news/family-buys-more-than-100-acres-in-broken-arrow-for-upcoming-amazing-venture	"Bell says in fall 2017, he asked a friend where they thought the new park should be relocated. They discussed many locations throughout Green Country, they both landed on Broken Arrow as the best option. In the following spring, Bell made moves to meet with BA officials to discuss bringing Bell's to the city."
11/4/21	Text messages by Steve Yoder/City of BA	"Good morning! Going to be a great day! Do you want us wearing the t-shirts when we get there or will we be putting them on once there?"
11/4/21	City of Broken Arrow Announcement – https://www.brokenarrowok.gov/Home/Components/News/News/1791/1317	It's official! Robbie Bell, and members of the Bell family, announced plans to develop a new Bell's Amusement Park on more than 100 acres in east Broken Arrow, on the south side of Kenosha St., near the Creek Turnpike gate.
11/4/21	Tulsa People website article https://www.tulsapeople.com/about-town/its-true-bells-is-coming-back-to-broken-arrow/article_c3de758c-3d8a-11ec-94e1-b30cc7bcc37b.html	Bell's Amusement Park — including the beloved Zingo roller coaster and Phantasmagoria haunted house — will be rebuilt and the park significantly expanded on an untouched 102 acres off East 71st Street just east of the Creek Turnpike in Broken Arrow, said Robby Bell at a Nov. 4 press conference. Robby said he and his family have been in talks with the City of Broken Arrow since 2018
11/4/21	KJRH website article https://www.kjrh.com/news/local-news/from-mini-trains-to-zingo-the-history-of-bells-amusement-park	"Due to the COVID-19 pandemic, construction and other steps in the process had to change or be put on hold."
11/4/21	Text message from Eudey from <i>(redacted)</i> .	"I haven't read the full press release but if the City is providing some kind of incentive to Bell's I would proceed with extreme caution. Plenty of notoriety around the family."
11/5/21	City of BA email from Makala Barton To Debra Wimpee, CC Crickett Moore	Forwarded email from Aaron McCulloch, @12:38pm "I talked to Robby Bell last night and he wanted to extend an offer to the BA Buzz to interview him for a story about Bells. He said he wanted to make sure he had taken care of local Broken Arrow media – BA Buzz, BA Magazine, BA Sentinel..."
11/5/21	City of BA email from Makala Barton to Aaron McCulloch	Replying that Debra Wimpee "is going to look at her schedule. All we really need though is her phone # right? Or her assistants cell#?"

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11/5/21	City of BA email from (redacted) to Brandon Berryhill	Forwarded email from (redacted) "I am extremely concerned with the announcement that Bells amusement park will be newly located near our homes. Obviously this has been in the planning stages for quite a while with no notified given to the Bel Lago residents and the surrounding subdivisions. I believe all HOA's should hold special meetings asap coordinating a unified response to the City of Broken Arrow. Folks our quality of life will soon change if no action is taken."
11/5/21	Tulsa World website article https://tulsaworld.com/news/local/bells-amusement-park-being-revived-in-broken-arrow-family-announces-with-city-officials/article_403ac4e8-3d7a-11ec-b361-178f1f816e9b.html	"The \$4 million property, used for strip mining decades ago, is located on the southeast corner of Kenosha (71st) Street and the Creek Turnpike overpass and boasts a body of water and countless large shade trees, which are "like a present from heaven," Bell said."
11/5/21	Text messages by Steve Yoder/City of	..."Would you have time next week to meet? There is some new state funding that we would like to talk to you about. Possibly some free money!! Let me know what day works best. ..."
11/7/21	NextDoor social media post by Johnny Walker re: Bells amusement park	Debra Wimpee responds to inquiries why she didn't notify the nearby residents about the amusement park project. Debra Wimpee responds that she "just learned of Bell's on Wed afternoon before Thursday mornings press conference" (<i>Wimpee was aware of the amusement park no later than 9/22/21.</i>)
11/8/21	City of BA email Meeting invitation re: Development Yoder, Robby Bell, Jennifer Rush	Subject: Development
11/8/21	Text message with Robby Bell	"Thank you and thanks for meeting with us! I sent you an email on the state funding."
11/8/21	City of BA email	"Meeting this afternoon to discuss communications about the project-today at 11. JR and Robby have a meeting. The plan is to later this week provide a statement on the project and the city's involvement at this time. Did someone contact her wanting the meeting or was she just wanting one? CM was going to the timberbrook but they canceled because they wanted to talk more amongst themselves. Better to have a joint meeting with any other HOA's. We want to do it, include Robby Bell."
11/9/21	Text re: John Dobberstein/BA Sentinel from Aaron McCulloch	Dobberstein would like to interview Bell
11/12/21	City of BA email From Aaron McCulloch To Naomi Keitt (KJRH)	Coordinating a story re: Bells
11/12/21	City of BA email From Michael Spurgeon To Jennifer Rush, CC: Stephens, Schwab, Yoder, McCulloch, Curtis	CM statement published. https://www.brokenarrowok.gov/Home/Component/s/News/News/1801/1317

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11/12/21	City of BA email from John Dobberstein (BA Sentinel) to Aaron McCulloch	Discussed the Coldwell Banker realtor meeting with CC Lisa Ford and Jennifer Rush
11/13/21	City of BA email from Concerned Citizen	"As residents of this city we are extremely concerned about our quality of life in this town. The city board has approved a business that will have huge, destructive impacts on us, without giving us property notice..."
11/18/21	Affidavit from Lisa Ford signed	
11/19/21	Affidavit from Johnnie Parks signed	
11/22/21	City of BA email from (redacted) to Jill Ferenc	"Hello Who is the California investor working with Robby Bell? Thanks"
11/22/21	City of BA email from Robby Bell to Jill Ferenc	"Jill, Hope things are good in your world. Our investors came to town on Saturday and we had a great visit. Can you give me a buzz when you have a minute to discuss a couple items so I can report back to them. I appreciate it and look forward to hearing from you. Thanks."
11/22/21	City of BA email from Robby Bell to Jill Ferenc	"Jill, Another issue I forgot to bring up it's my understanding that the money to pay for the roadway is not in the budget and a bond issue would have to be passed to finance it. What do we do if we need the road sooner than you can provide it. Thanks"
11/29/21	City of BA email Meeting schedule start 10:00am, End 11:00am	Organizer: Steve Yoder Subject: Call Robby Bell
11/29/21	City of BA email from Robby Bell to Jill Ferenc	Jill email timed 2:11pm – "Would you be available this week for a meeting regarding the road alignment alternatives?" Robby email timed 5:48pm – "Absolutely the sooner the better. Set the time I will work around your guys schedule. Will the meeting be zoom? I don't have a computer and I work the property every day. I can arrangements for zoom if I need to."
12/1/21	City of BA email from Robby Bell to Jill Ferenc	"Share the plans with anyone you need just ask them to keep it on the DL"
12/1/21	City of BA email from Larry Curtis to Ferenc, Yoder, Dickeson, Rush Subject: Bell's bubble plans phase 1-3	"I am very concerned about any idea for using an entrance to the west for any public entrance."
12/1/21	City of BA email from Larry Curtis, CC: Kenneth Schwab to Ferenc, Yoder, Dickeson, Schwab	"They still need to plat the property."
12/15/21 Meeting scheduled	City of BA email Organizer Steve Yoder Required: Rush, Robby Bell	"Development meeting"
12/17/21	City of BA email From Brandon Berryhill (BAPD) To Thomas Cooper, Daniel Hurst (BAPD)	"Some channels reported this meeting at Nienhuis is a city meeting which is incorrect. It is homeowners in opposition to the amusement park. I don't want uniforms in the building unless staff calls but please keep an eye on the event."

Timeline for City of Broken Arrow and Bells Amusement Park project

<u>Date</u>	<u>Source</u>	<u>Summary of actions</u>
12/17/21	City announcement re: Community Watch meeting https://www.brokenarrowok.gov/Home/Components/News/News/1835/1317	"...Therefore, no one affiliated with the City will be at this privately-organized meeting..."
12/17/21	City of BA email from Daniel Hurst to Brandon Berryhill	"Chief, We will pay extra attention to the event. I know of individuals who are attending who I will have direct contact with. We should be informed if anything starts to head a bad direction well ahead of time."
12/17/21	Citizen group named Community Watch meeting	Community Watch rents meeting room at Nienhuis Park for residents in opposition to the proposed amusement park.
12/17/21	Scott Eudey affidavit signed	
12/21/21	City of BA email From Steve Yoder To Robby Bell	"Mr. Bell, Attached is the application for the Tourism Development Act. From Jon Chiappe (Director, Research & Economic Advisor, OKcommerce.gov)"
01/7/22	City of BA email From Aaron McCulloch to (redacted) Responding to her form submission	Form submission by (redacted). "Hello to whomever this may concern, I am writing to address my concern regarding the proposed location of Bells Amusement Park off of 71 st and the Creek Turnpike. ...just bought a home in the Bel Lago neighborhood and have heard about this ...and are completely disheartened by it...."
1/10/22	Debra Wimpee affidavit signed	
1/14/22	Christi Gillespie affidavit signed	
1/18/22	City of Broken Arrow – Council meeting	Community Watch members and others spoke in opposition to Bell's project during "Citizens Opportunity to Speak". Organizer presents a petition signed by 653 residents in opposition to the proposed amusement park.
1/19/22	City of BA email From Curtis Green to Jill Jones Record request from Kelsy Schlotthauer, Journalist, 315 S Boulder Ave, Tulsa, 74103 (Tulsa World)	Requested "text messages between City Manager Michael Spurgeon and Robby Bell regarding the development or possible development of Bell's Amusement Park in Broken Arrow"
1/20/22	City of BA email From Lesa Jones To Aaron McCulloch	Subject: Bells petition article for your approval
1/20/22	City of BA announcement on petition https://www.brokenarrowok.gov/Home/Components/News/News/1873/1317	A citizen's group called Community Watch Team of Broken Arrow presented a petition to the City Council at the Jan. 18 meeting to "protest, oppose and forbid" a Bell's Amusement Park on east Kenosha Street.

Timeline for City of Broken Arrow and Bells Amusement Park project

<u>Date</u>	<u>Source</u>	<u>Summary of actions</u>
1/26/22	City of BA email From Karl Rice (Santa Cruz Seaside) To Michael Spurgeon Subject: Proposed Bell's Amusement Park – Property Owner	Discussed the history of Santa Cruz Seaside; the ownership of the BA property; relationship with the Bell family; have not partnered with the Bell's in any way nor do we have any agreement with them to develop an amusement park. They do not represent us and are not decision makers as it relates to the property or its development... have been to BA twice now to visit the property and to explore your pleasant town and plan to make another trip this Spring..."
2/1/22	City of Broken Arrow – Council meeting	CM Spurgeon begins discussing Bell project
2/15/22	City of Broken Arrow – Council meeting	CM Spurgeon discusses Zoom call with Karl Rice of Santa Cruz Seaside about proposed development May or may not include amusement park. Also mentions focus on road from 71 st to 81 st .
2/18/22	Fox23 article. Michael Spurgeon, Broken Arrow city manager, says he got an update from Rice saying he wanted to do a market analysis on the land to see what should be developed, adding that plans may or may not include an amusement park.	https://fox23.com/news/bells-amusement-park-may-not-be-coming-to-broken-arrow-08-27-2026
2/18/22	KJRH article re: Bell family not formally involved	https://www.kjrh.com/news/local-news/bell-family-not-formally-involved-in-development-plans-despite-amusement-park-announcement?fbclid=IwAR0QBX5M2WfY8m3H-4ULH3Qo7jNaa2DIuEdcLZRmPD5uIBpAnMZaAzi1tkc
5/9/23	Karl Rice email to CM	Karl Rice, owner of the property where the proposed amusement park was planned notified CM Spurgeon that he has signed a commission agreement to put the property on the market.