Report from City of Broken Arrow - Email messages

Date	Email Subject	Sent From	Sent To	Body
10/8/2019	Bell's Amusement Park	Norman Stephens	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 Applicants Realtor 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 Applicants Realtor. 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
10/8/2019	Re: Bell's Amusement Park	Michael Spurgeon	Norman 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
11/4/2019	Meeting to Discuss Zoning	Norman Stephens	Applicant Realtor, Larry Curtis, Darla Heller	Applicants Realtor has requested a meeting to discuss three separate parcels of property intended for the new Bell's Amusement Park. Darla, I know you are on vacation; however, please forward to whomever you believe best from the Chamber. Larry, Applicants Realtor will send me information on each parcel prior to the meeting. I will forward them to you or your staff person.
11/4/2019	RE: Meeting to Discuss Zoning	Applicant Realtor	Norman Stephens, Larry Curtis, Darla	Norman: I thought we were shooting for 11/15. I am out this week (11/8) with eye surgery. Sorry for the mix-up.
11/4/2019	RE: Meeting to Discuss Zoning	Norman Stephens	Applicant Realtor, Larry Curtis, Darla	I will adjust it
11/4/2019	Re: Bell's Amusement Park	Applicant Realtor	Norman 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.
11/5/2019	Re: Bell's Amusement Park	Norman Stephens	Applicant Realtor	Thanks Applicant Realtor, I will get the information into Larry Curtis' hands. Norm
11/5/2019	Re: Bell's Amusement Park	Norman Stephens	Larry Curtis, Darla Heller, (*Redacted*)	FYI in preparation for our meeting next Friday. Norm
11/15/2019	Meeting to Discuss Zoning	Norman Stephens	Norm, Larry, Darla,	MEETING

Report from City of Broken Arrow - Email messages

Date	Email Subject	Sent From	Sent To	Body
1/8/2020	Meeting with Robby Bell	Jill Ferenc	Jill Ferenc	MEETING
2/25/2020	Meeting with Applicant Realtor & Robby Bell	Larry Curtis	Jill Ferenc, Applicant Realtor, Robby	MEETING
3/12/2020	RE: Map	Robby Bell	Jill Ferenc	Engineer reached out to Jill asking for utility map, Jill asked Robby for email to engineering, Robby confirmed to send to (*redacted*)
3/12/2020	Aerial Map - Utilities	Jill Ferenc	*(Redacted)*, Robby Bell	Jill sent Aerial Map of Utilities to (*redacted*) and Robby Bell for the property between 71st and 81st along the Creek Turnpike
3/23/2020	Schedule	Robby Bell	Jill Ferenc	Robby asked Jill if the zoning was still on schedule and when the yellow signs will go up
3/23/2020	RE: Schedule	Jill Ferenc	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.
4/9/2020	Planning Commission Meeting (Canceled due to COVID) 4/9/2020			
4/15/2020	Meetings	Robby Bell	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
4/15/2020	RE: Meetings	Jill Ferenc	Robby Bell	The meeting dates you provided are correct. They will be videoconference; however, there will be an audio dial-in number in case someone has technical issues with the videoconference. The instructions for how the public will be involved are listed on www.brokenarrowok.gov/virtualmeetings. The public can submit comments by 12pm on the day of the meeting and they will be read into the record during the five public hearing. We will not have open public comment during the meeting. The applicant for the case should also submit comments by 12pm on the day of the meeting to be read into the record. The applicant's comments can last up to 10min (regular public comment is 3 minute max). The applicant will also be able to have a live 5-minute rebuttal during the meeting to answer questions/provide clarification. Our goal is to keep this process fair and equitable for both the applicants and public.
4/28/2020	Check in	Robby Bell	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
4/30/2020	RE: Check in	Jill Ferenc	Robby Bell	Yes, we are on track! It will be an online meeting. I had a conversation with Louis Reynolds yesterday about how the meeting will be structured since he will be representing the case, so he is up to speed.
4/30/2020	RE: Check in	Robby Bell	Jill Ferenc	Sounds great, thanks for the update

Report from City of Broken Arrow - Email messages

Date	Email Subject	Sent From	Sent To	Body
5/7/2020	Planning Commission Meeting Teleconference (Sign Issue, Item Tabled)			
5/13/2020	City council meeting	Robby Bell	Jill Ferenc	I understand our planning commission meeting is set for 5:00 on May 21...when will we be in front of the city council...I need to update our California investors
5/15/2020	RE: City council meeting	Jill Ferenc	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.
5/16/2020	RE: City council meeting	Robby Bell	Jill Ferenc	Thanks do you feel good about the case
5/21/2020	Planning Commission Meeting Teleconference 5/21/2020			
5/29/2020	Pre Development Meeting	Robby Bell	Jill Ferenc	Hope you are well, who will be in attendance from Broken Arrow for this meeting?
5/29/2020	RE: Pre Development Meeting	Jill Ferenc	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. Below is a list of city staff invited: Myself, Larry Curtis, Amanda Yamaguchi, Staff Planner that handled the zoning case, and she would review any plat submittal; Stan Spradlin, Fire Marshal; Phil Reid, Deputy Fire Chief; Jason Dickerson, Project Engineer (reviewer); John McElhenney, Project Engineer (reviewer); Justin DeBruin, Permitting Manager. Are you comfortable with this list?
5/29/2020	Meeting	Robby Bell	Jill Ferenc	I'm 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, if we can get all the questions answered for Broken Arrow and for Bell's, so I'm happy with it.
5/29/2020	RE: Meeting	Jill Ferenc	Robby Bell	Good deal, we look forward to the meeting. Have a great weekend
5/29/2020	Virtual Mtg. - Property East of Creek	Applicant Realtor	Mackenzie Hackett	Mckenzie: Please refer to the email addresses above, including my email Applicant Realtor@gadaconstruction.com. We are presuming that we will receive a link at 2:00 p.m. to link into the meeting. Please confirm this is the case.
5/29/2020	FW: Virtual Mtg. - Property East of Creek Turnpike	Applicant Realtor	Mackenzie Hackett	My apologies, this meeting is scheduled for JUNE 3, 2020 AT 2:00 P.M. I got it mixed up with one we also have on June 4 at 2:00 p.m.
6/1/2020	RE: Virtual Mtg. - Property East of Creek Turnpike	Mackenzie Hackett	Applicant Realtor, Robby Bell,	Thank you! I will go ahead and attach the link to join, and it will also be in the meeting invitation. Please let me know if you have any questions!
6/1/2020	Virtual Meeting	Robby Bell	Mackenzie Hackett, (Redacted)	Would you please send an invite to my general contractor (*redacted*). Thank you and I look forward to our meeting

Report from City of Broken Arrow - Email messages

Date	Email Subject	Sent From	Sent To	Body
6/1/2020	RE: Virtual meeting	Mackenzie Hackett	Robby Bell, *(Redacted)*	Sure!
6/2/2020	City Council Meeting Teleconference 6/2/2020			
6/3/2020	Pre-Development Meeting 6-3-2020	Applicant Realtor	All Staff & Applicant	
6/3/2020	City of Broken Arrow Contacts	*(Redacted)*	Jill Ferenc, Robby Bell	Can you please send me a contact list of the individuals on the pre-development meeting?
6/3/2020	FW: Plans for Larry	Jill 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 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.
6/3/2020	Drawing	Robby Bell	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 and to prove that. Our family is extremely excited and ready to build an amusement park that all of you will be proud of.
6/3/2020	FW: Plans for Larry	Jill Ferenc	Larry Curtis	Robby didn't have your email address, I've provided it to him but am passing on the exhibits.
6/3/2020	RE: Drawings	Jill Ferenc	Robby Bell	Absolutely, I just sent it to him. Thanks for a tremendous meeting! I am honored to assist with the process. Broken Arrow is blessed to have you and your team choose to bring such a sought-after attraction to the community.
6/3/2020	RE: Drawings	Jill Ferenc	Robby Bell	Larry's email address is lcurtis@brokenarrowok.gov. I will follow up very soon with a sign-in sheet with contact information and development process outline.
6/3/2020	RE: Drawings	Robby Bell	Jill Ferenc	Great, thanks!
6/3/2020	FW: Plans for	Larry Curtis	Norman	I think the Big Man needs to be updated.

Notice Limit 1-22-20

35 Ft Easement $27,000,00 → serve 229 Acres West of Creek South of Kenosha

Cost for materials $15,720.00

Path → High pressure Gas Line

11-15-19 Bell's Amusement PARK Robbie Bell Nora Gordon

- 51st Creek Turnpike, — AD
- Kenosha / 209th → East of Creek Turnpike

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

202004410106

FILED
Secretary of State
State of California

FEB 12 2020

IMPORTANT — Read Instructions before completing this form.

Filing Fee – **$70.00**

Copy Fees – First page $1.00; each attachment page $0.50; Certification Fee - $5.00

Note: LLCs may have to pay minimum $800 tax to the California Franchise Tax Board each year. For more information, go to *https://www.ftb.ca.gov.*

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC identifier such as LLC or L.L.C. "LLC" will be added, if not included.)

Broken Arrow Investments, LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
400 Beach Street	Santa Cruz	CA	95060
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
Caleb		Baskin	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
101 Cooper Street	Santa Cruz	CA	95060

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Management (Select **only** one box)

The LLC will be managed by:

(●) One Manager ( ) More than One Manager ( ) All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Tressa White
Organizer sign here

Tressa White
Print your name here

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

20-A75806

FILED

In the office of the Secretary of State
of the State of California

FEB 14, 2020

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

BROKEN ARROW INVESTMENTS, LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
202004410106	CALIFORNIA

4. Business Addresses

	City (no abbreviations)	State	Zip Code
a. Street Address of Principal Office - Do not list a P.O. Box 400 Beach Street	Santa Cruz	CA	95060
b. Mailing Address of LLC, **if different than item 4a** 400 Beach Street	Santa Cruz	CA	95060
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box 400 Beach Street	Santa Cruz	CA	95060

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member.** At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix

b. Entity Name - Do not complete Item 5a
Santa Cruz Seaside Company

c. Address	City (no abbreviations)	State	Zip Code
400 Beach Street	Santa Cruz	CA	95060

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
Caleb		Baskin	

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
101 Cooper Street	Santa Cruz	CA	95060

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Real Estate and related investments

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

02/14/2020	Caleb Baskin	Attorney	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

A. 20-380 Public hearing, consideration, and possible action regarding PUD-126D (Planned Unit Development), Broken Arrow Plaza, 10.24 acres, PUD-126/CG to PUD-126D/CG, located one-quarter mile west of Elm Place (161st E. Avenue), north of Tucson Street (121st Street)

Attachments:
2-CASE MAP.PUD-126D
3-AERIAL.PUD-126D
04-COMPREHENSIVE PLAN
5-DESIGN STATEMENT FOR PUD-126D
6-VANTAGE POINTS AERIAL
7-NOVEMBER 19, 2019, OKLAHOMA SUPREME COURT RULING
8-STATEMENT OF CONCERN FROM RICHLAND PROPERTY OWNERS F
9-APPROVED SITE PLAN FOR BROKEN ARROW PLAZA
10-PICTURE OF EAST SIDE OF 6440 S. ELM PLACE
11-PICTURES OF DUMPSTERS ON WEST SIDE OF BUILDING
12-WATERLOO WAY RECORDED PLAT
13-PUD 126 AND PUD 126B
14-OMMA Radius Map

B. 20-349 Public hearing, consideration, and possible action regarding BAZ-2051, BAZ-2052, and BAZ-2053 (Rezoning), Turnpike Commercial, 102.22 acres, A-1 (Agricultural) to CH (Commercial Heavy), east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)

Attachments:
2-CASE MAP
3-AERIAL
4-Comprehensive Plan Map

C. 20-354 Public hearing, consideration, and possible action regarding PUD-268B (Planned Unit Development, Major Amendment), Alfa Laval, Inc., 39.91 acres, IL (Industrial Light)/PUD-268 (Planned Unit Development), located east of 9th Street (Lynn Lane), one-half mile south of Houston Street (81st Street)

Attachments:
2-CASE MAP
3-AERIAL
4-Comprehensive Plan Map
5-PUD-268B Design Statement

BROKEN ARROW
WHERE OPPORTUNITY LIVES

Sign In

LEGISLATIVE RESEARCH CENTER

File #:	20-349	Name:	
Type:	Public Hearings	Status:	Agenda Ready
File created:	3/17/2020	In control:	Planning Commission
On agenda:	5/21/2020	Final action:	5/21/2020
Title:	Public hearing, consideration, and possible action regarding BAZ-2051, BAZ-2052, and BAZ-2053 (Rezoning), Turnpike Commercial, 102.22 acres, A-1 (Agricultural) to CH (Commercial Heavy), east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)		
Attachments:	1. 2-CASE MAP, 2. 3-AERIAL, 3. 4-Comprehensive Plan Map		

History (2) Fact Sheet

Broken Arrow Planning Commission
05-21-2020

To: Chairman and Commission Members
From: Development Services Department
Title:
title
Public hearing, consideration, and possible action regarding BAZ-2051, BAZ-2052, and BAZ-2053 (Rezoning), Turnpike Commercial, 102.22 acres, A-1 (Agricultural) to CH (Commercial Heavy), east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)
End

Background:
Applicant: Kenneth E. Lovelace and Karen Lovelace (BAZ-2051) B-Z Properties, LLC (BAZ-2052), and Cheatham Ranch, LLC (BAZ-2053)
Owner: Kenneth E. Lovelace and Karen Lovelace (BAZ-2051) B-Z Properties, LLC (BAZ-2052), and Cheatham Ranch, LLC (BAZ-2053) l910lSurveyor: Bennett Surveying, Inc.
Location: East of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)
Size of Tract 19.58 acres (BAZ-2051), 48.35 acres (BAZ-2052), and 34.29 acres (BAZ-2053): 102.22 acres total
Number of Lots:l910lPresent Zoning: A-1 (Agricultural)
Proposed Zoning: CH (Commercial Heavy)
Comp Plan: Level 6 (Regional Employment/Commercial)

BAZ-2051, BAZ-2052, and BAZ-2053 are requests to change the zoning designation on a total of 102.22 acres from A-1 (Agricultural) to CH (Commercial Heavy). This purpose of this rezoning request is to facilitate the future commercial development within the Creek Turnpike corridor. The unplatted property is located east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street).

Included in this rezoning are four separate parcels under the ownership of three separate property owners. Each property owner submitted a rezoning application for their property(s), but requested that all applications be considered together.

Surrounding land uses and zoning classifications include the following:

North: A-1 and IL Turnpike Right-of-Way & Commercial Business
East: CH, IL, & A-1 Tractor Supply, Timber Ridge Business Park, & Undeveloped
South: A...

Click here for full text

BROKEN ARROW PLANNING COMMISSION

BAZ-2051, BAZ-2052 AND BAZ-2053

MAY 21, 2020

The Applicant is seeking to rezone the Property in these cases to CH Commercial Heavy District from A-1 Agriculture District.

The Applicant intends to use the Property and such other property for office, retail, restaurant, general commercial and entertainment purposes (the "Project").

The Property contains approximately 100 acres. The Property is located east of the Creek Turnpike and the Broken Arrow Expressway and south of East Kenosha Avenue (East 71st Street) and north of East Houston Street (East 81st Street). All of the Property is planned Level 6. The location of the Property is shown on the Map attached hereto as **Exhibit "A"**.

The Property is bounded on the north by East Kenosha Avenue and IL Industrial Light District zoning and vacant A-1 Agriculture District zoning (which vacant land is also planned as Level 6), to the east by a City of Broken Arrow Lift Station, and property zoned CH/PUD-228 (occupied by the Tractor Supply Company), the Timber Ridge Business Park zoned IL/PUD-259 and vacant lands on A-1 and the west and south by the Creek Turnpike, East Houston Street and the Broken Arrow Expressway.

The Timber Ridge Business Park is comprised of approximately 80 acres and covers almost all of the W/2 of the NE/4 of Section 8, Township 18 North, Range 15 East of Wagoner County. Timber Ridge is one-half (1/2) mile deep and is one quarter (1/4) mile

wide. For the remainder of the east boundary of the Property, the vacant A-1 zoned land is planned for Level 3 – Transitional Area. The Property is bounded on the south by East Houston Street and the Broken Arrow Expressway. Finally, the Property is bounded on the west by the Creek Turnpike.

Access to the Property is today from and in the future will continue to be from a Primary Arterial Street, East Kenosha Avenue and a secondary arterial street, East Houston Street. The transportation system for the Property will not pass through any residential areas.

The City recently adopted the Broken Arrow Next Comprehensive Plan. As provided in Chapter 4, Land Use Development, of the Comprehensive Plan: "The core of the Comprehensive Plan is the Future Land Use Map that represents the community vision for desired future growth". Additionally, the Future Development Guide, as provided in Chapter 4 of the Comprehensive Plan, "serves as the Future Land Use Map and is the tool for the City to communicate the intended future land uses throughout Broken Arrow".

Since 1979, the City has used a "Land Use Intensity System" ("LUIS") which provides the structure for the Future Development Guide. The City's LUIS system "recognizes that land uses with similar intensity (density of development and size) are more likely compatible in land uses with different intensities". As shown on the Future Land Use Map (Figure 4.7 of the Comprehensive Plan), the Property has a LUIS level classification of Level 6 - Regional Commercial/Employment. A copy of the portion of the Future Land Use Map, Figure 4-7 that applies to the Property and the Project is attached hereto as **Exhibit "B"**. Additionally, except for a sanitary sewage lift station, all of the

property abutting the Property along the east boundary is zoned and platted for commercial or industrial purposes or planned as Level 3 – Transitional Area.

According to the Comprehensive Plan, "Level 6 represents an opportunity to develop regionally significant and highway oriented commercial and employment nodes in Broken Arrow. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of major transportation corridors. Nodes along Elm Place, Aspen Avenue and **Kenosha Street, as well as key interchanges along the Broken Arrow Expressway and the Creek Turnpike**, are all appropriate areas for Level 6 development."(Emphasis added.)

As provided in the Comprehensive Plan: "The Future Development Guide is directly integrated with zoning districts in Broken Arrow. In each of the seven LUIS Levels, each zoning district is either allowed, possible (provided conditions are met) or not allowed. Table 4-1 shows the recently updated LUIS zoning district table". As shown on Table 4-1, the requested CH zoning is allowed in Level 6. A copy of Table 4-1: Land Use Intensity System Zoning District Table is attached hereto as **Exhibit "C"**.

As shown on Figure 4-7 and Table 4-1 of the Comprehensive Plan, the proposed CH re-zoning is consistent with the Comprehensive Plan. The Property is located in a major transportation corridor between East Kenosha Street and East Houston Street and the interchange of the Broken Arrow Expressway and the Creek Turnpike. Additionally, except for the expressways and arterial streets, all of the property abutting the Property is zoned commercial and industrial or planned Level 3 – Transitional Area. Moreover, the

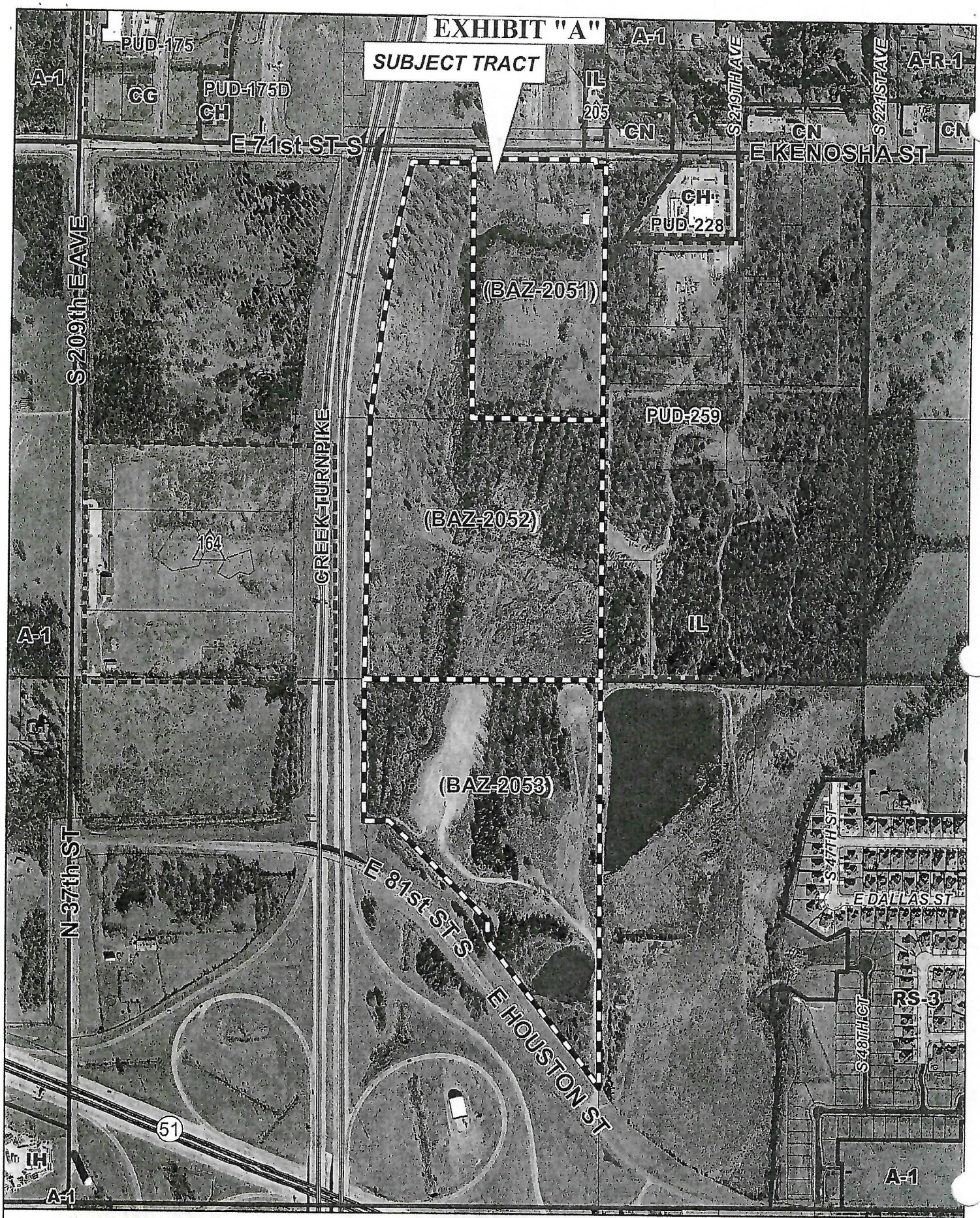
transportation system will not pass through any residential areas. Finally, there are not any residential areas close to the Property.

The proposed use conforms to the Comprehensive Plan and is compatible with the area. The City Planning Staff has reviewed the rezoning and has found it to comply with the Comprehensive Plan.

The Applicant respectfully requests that you approve the re-zoning of BAZ-2051 as recommended by your Planning Staff. If you have any questions, I am happy to answer them.

EXHIBIT "A"

Map



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date February 2018

BAZ-2051/ BAZ-2052/BAZ-2053

0 150 300 600
Feet

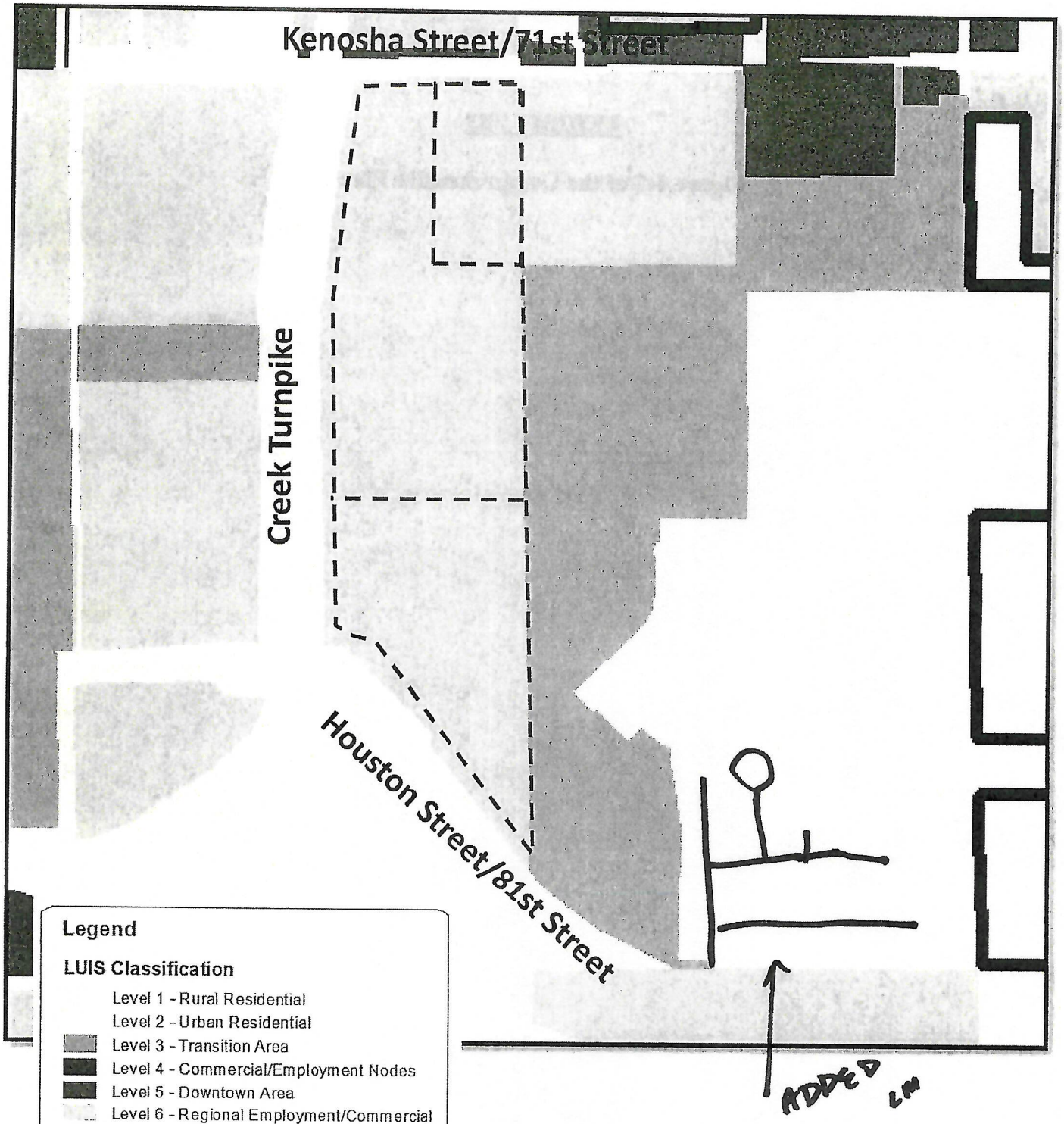
08 18-15

N

EXHIBIT "B"

Figure 4-7 of the Comprehensive Plan

EXHIBIT "B"



Legend

LUIS Classification

- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial
- Special District Overlay

Land Uses

- Greenway/Floodplain
- Public Recreation
- Private Recreation
- Public/Semi-Public

Boundaries

- Fenceline
- City Boundary

BAZ-2051, BAZ-2052, and BAZ-2053

Turnpike Commercial

N

EXHIBIT "C"

Table 4.1: Land Use Intensity System Zoning District Table

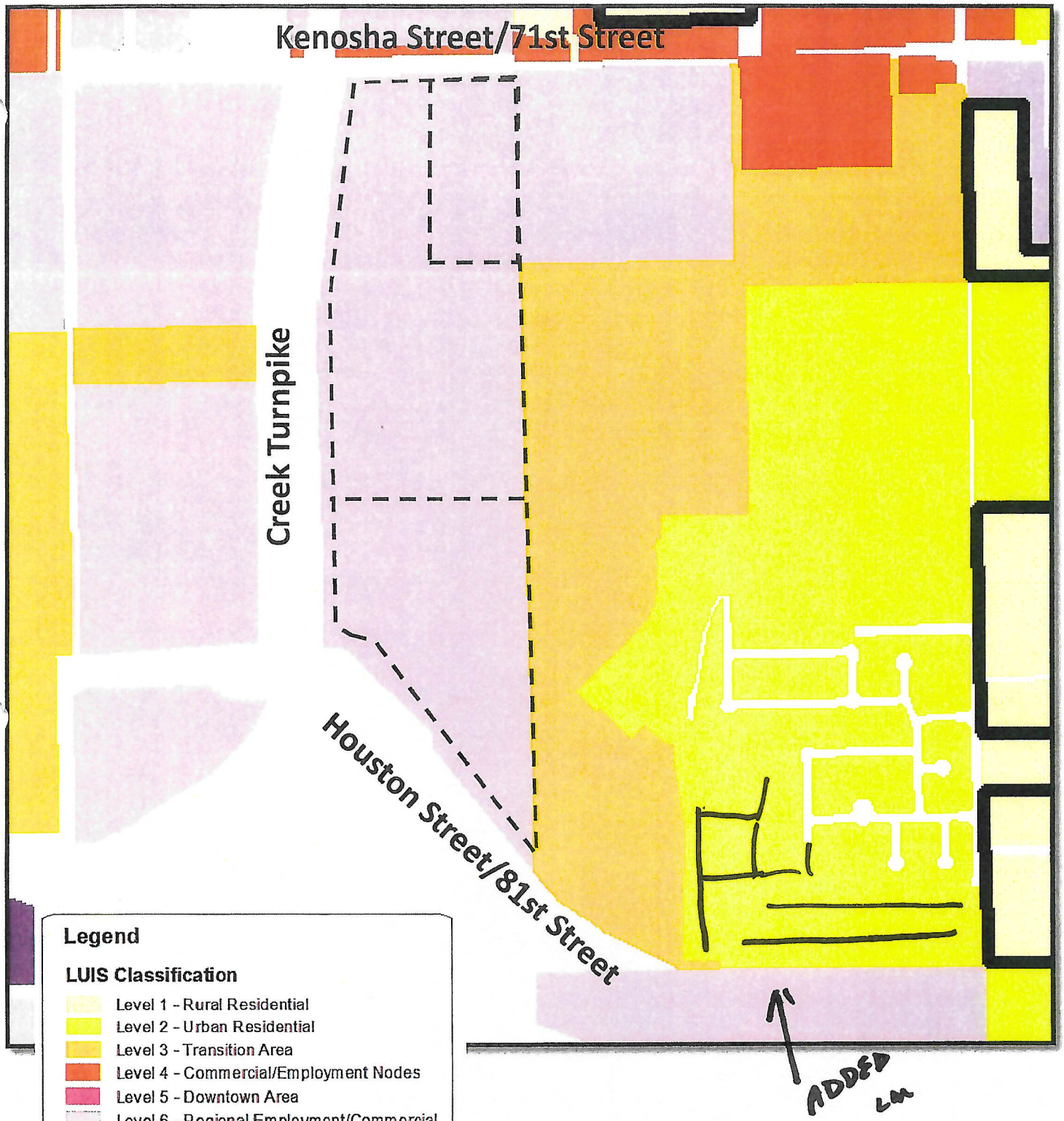
Exhibit "C"

CITY OF BROKEN ARROW 2019 COMPREHENSIVE PLAN

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

EXHIBIT "B"



BAZ-2051, BAZ-2052, and BAZ-2053

Turnpike Commercial

N

https://www.tulsapeople.com/city-desk/bringing-memories-home/article_0bb15bc0-a04f-11ea-97a6-ff442aeac0e8.html

TOP STORY

Bringing memories home

Ethan Veenker
May 27, 2020



Haunted house ride Phantasmagoria at Bell's Amusement Park, 1980
Courtesy Tulsa Historical Society and Museum

Phantasmagoria and the Zingo: These and other rides are gone physically from the Tulsa Fairgrounds, but their adrenaline rushes are long remembered by many Tulsans.

Bell's Amusement Park isn't like those abandoned theme parks you see online. After closing in 2006, it was gradually dismantled over the next year, then … gone.

What wasn't left behind: a steel boneyard for truant teens to poke through. What never left: sun-drenched memories of summers at Bell's.

"It's a part of my DNA," says Bell's President **Robby Bell III** of the family business founded in

1951.

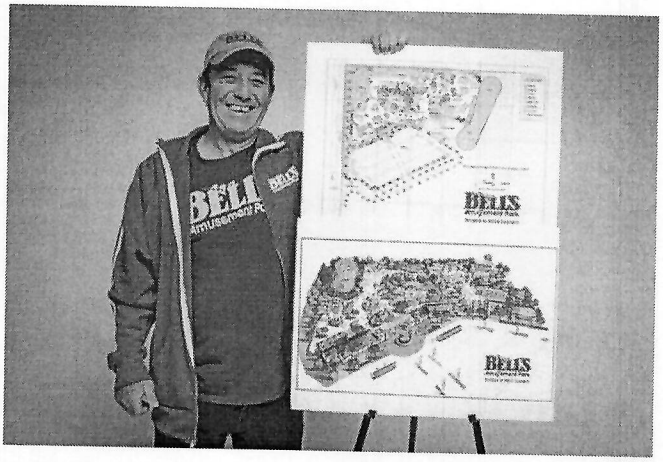
The park has had a nearly 16-year hiatus at this point, but with its planned resurgence, Bell wants it to once again be "a place where people make memories that last generations, just like my grandfather and my dad did before me."

"Part of the reason why people feel the way they do about Bell's is because a lot of what I call 'mini milestones' in life happened there," says Bell III.

For example: It's the first place you can remember having a birthday party as a little kid. Maybe your first job; maybe you met your spouse there — and the list goes on.

Only there is no Bell's Amusement Park. Not since 2006, when the Tulsa County Fair Board did not renew the park's lease. Bell's gradually left Expo Square — its home since 1951 — over the next year. The rides were dismantled and shuttled to storage, and Bell's seemed to be no more.

But for the next few years, news kept popping up and dissipating over potential new locations for the amusement park. Save for a partial coalescence at west Tulsa's Swick's Flea Market from 2012-2015, however, nothing came together.



Robby Bell III with renderings of the future park's design. At press time, Bell was unable to announce the specific location of the new park, which will be called Bell's Amazement Park, in Tulsa.

Greg Bollinger

"For many years after the park was closed, we were pursued by pretty much every municipality in northeastern Oklahoma at one point or another," Bell says. "Those deals would never come to fruition. … For whatever reason, it didn't happen."

Bell was playing a long game, though. Bell's would return, sure enough — it only needed the right opportunity. The right offer. Evidently, that has materialized.

This past September, the park's official Facebook account changed its profile picture. Above: the Bell's logo; below: unspoiled scenery; and taking center stage, a lens flare with the word "Loading

..."

Response was immediate.

"We fired it up on a Wednesday," Bell says. "Before Sunday, it had been seen by a quarter-million people. ... The response was nothing short of incredible."

A subsequent video from Bell himself garnered over 187,000 views, and the excitement grew.

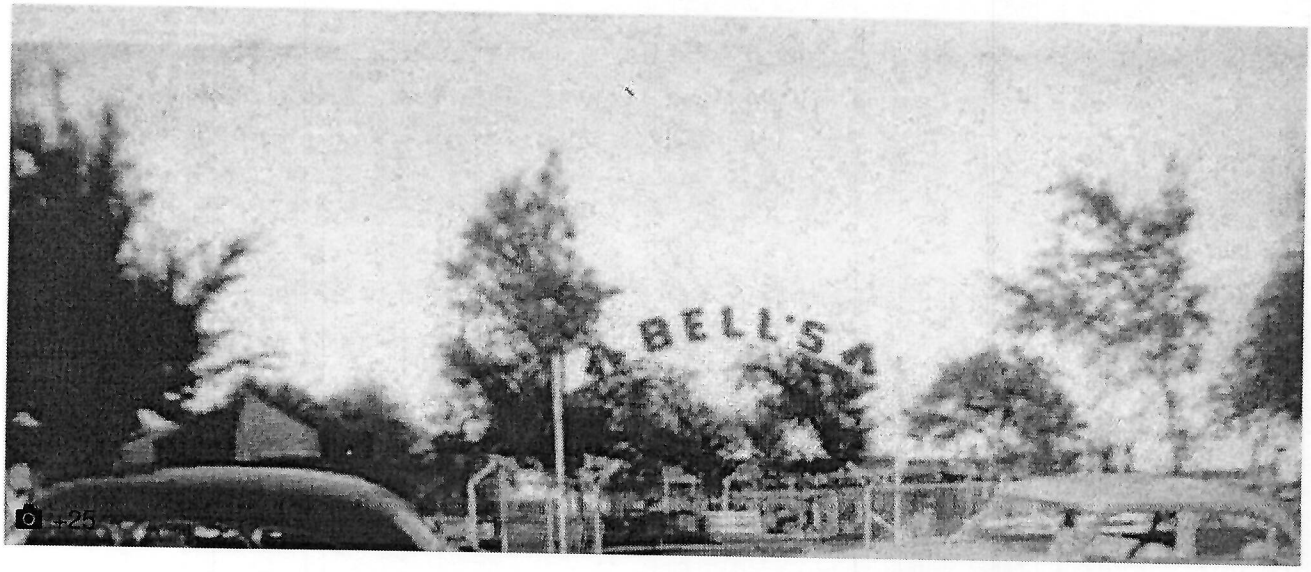
Bell's is back. Or, it will be. Bell has yet to reveal the new location or any solid dates as to when fairgoers can expect to line up. We don't even know how big the new park will be, but Bell is willing to share this: "Bell's Amusement Park rented 10.2 acres at the fairgrounds. We will have over 10 times that."

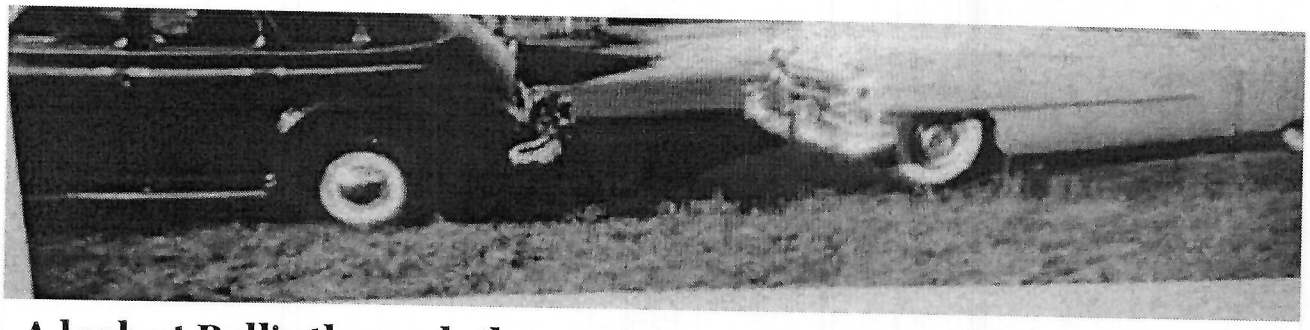
The land is currently under contract, and when everything goes through, Bell's will begin its new rent-free residency.

"My dad (**Robert Bell Jr.**, age 80) and I — it'll be like we've been let out of jail," Bell says. "We're gonna be able to go crazy. We're gonna be able to put in rides for days."

COVID-19, that shadow over every bit of recent good news, has had its effect on the Bell's revival, but not too severely.

"There's been a little bit of a slowdown with stuff, but we're powering through it just like everyone else," Bell says. "We'll just keep on moving forward, man, one step at a time."





A look at Bell's through the years

Ethan Veenker
Editorial Intern

Ethan Veenker is from Tulsa, Oklahoma. He will graduate from the University of Tulsa in May 2020 with two degrees in English and creative writing. When not writing or reading, he likes to drum. This annoys his neighbors.

K. 20-548 Approval of and authorization to execute the purchase of the Fiscal Year 2020-21 Insurance Policies with the Oklahoma Municipal Assurance Group and Central Insurance Companies for the city-owned building occupied by Bass Pro Shops

L. 20-549 Approval of and authorization to execute the purchase of the Fiscal Year 2020-21 Battle Creek Golf Course Business Insurance Policy with Central Insurance Companies

M. 20-550 Approval of and authorization to execute the purchase of the Fiscal Year 2020-21 Citywide Property Insurance Policies with the Oklahoma Municipal Assurance Group and Chubb Insurance

N. 20-608 Approval of and authorization to execute Change Order No. 1 with Cherokee Pride Construction Inc., on a Non-Encumbered Construction Contract Bid No. 19.163; Portland Cement Concrete Street Repair

O. 20-497 Approval of and authorization to execute change order CO3 with Grade Line Construction, LLC for the construction contract ST1712; Old Town Streets - 1st Street from Dallas to College

P. 20-569 Approval of BAZ-2051, BAZ-2052, and BAZ-2053 (Rezoning), Turnpike Commercial, 102.22 acres, A-1 (Agricultural) to CH (Commercial Heavy), east of the Creek Turnpike, from Kenosha Street (71st Street) to Houston Street (81st Street)

Q. 20-560 Approval of PT16-107, Conditional Final Plat, Aspen Meadows a re-plat of Reserve I and a part of Lot 1, Block 4 Aspen Park Village, 18.72 acres, R-3, CH, and PUD 118A to RM/PUD-118E, one-quarter mile north of Kenosha Street (71st Street), one-quarter mile east of Aspen Avenue (145th East Avenue)

R. 20-561 Approval of PT18-100, Conditional Final Plat, Tucson Village II, 93 lots, 35.68 acres, A-1 (Agricultural) to RS-3 (Single-family Residential) and FD (Floodplain)/PUD-234, south of Tucson Street (121st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

S. 20-562 Approval of PT18-105, Conditional Final Plat, RDS Business Park, 19.70 acres, 8 Lots, A-1 to PUD-287/CN, one-quarter mile north of Kenosha Street, east of 23rd Street

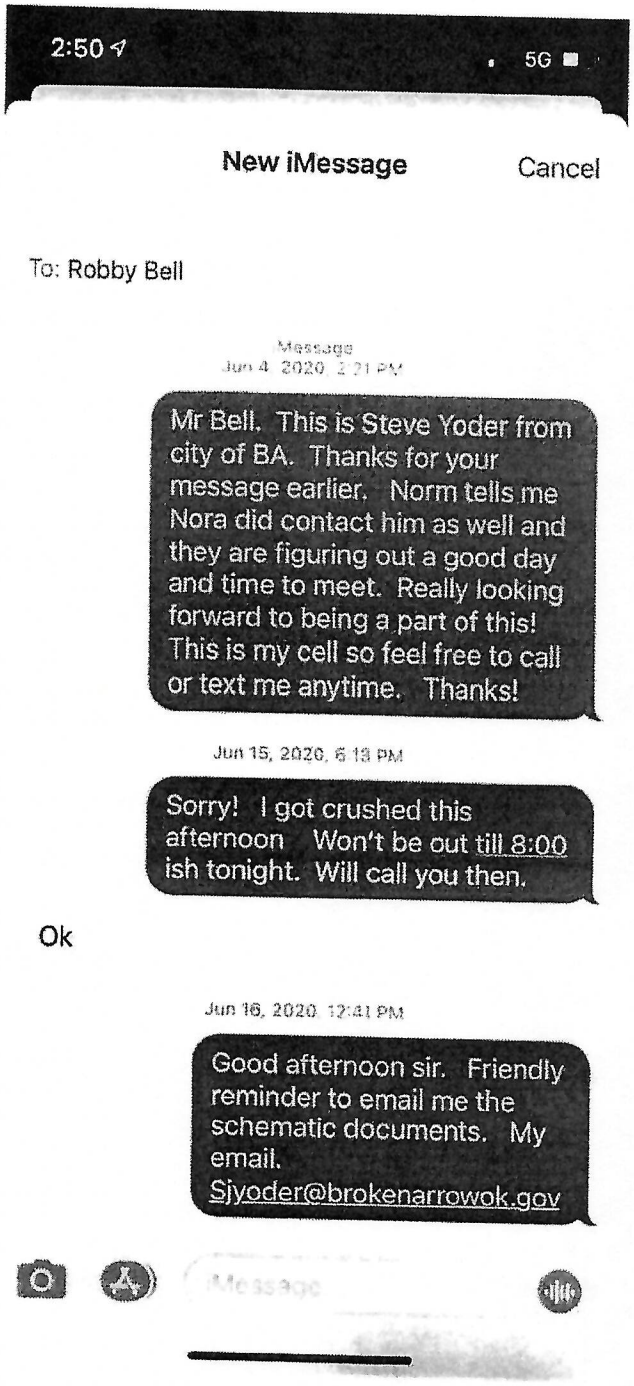
T. 20-563 Approval of PT19-105, Conditional Final Plat, Centennial Crossing, 21.52 acres, 2 Lots, A-1 to PUD 266A/RM, one-quarter mile south of Omaha Street, east of Elm Avenue along with a request to modify portions of Section 4.1 of the Subdivision Regulations

U. 20-564 Approval of PT20-104, Preliminary/Conditional Final plat, Donato, a replat of a part of Lot 12, Block 2 Prairie Dale, 0.60 acres, 1 Lot, A-1 to CN, west of the northwest corner of Oneta Road (241st E. Avenue) and State Highway 51

V. 20-568 Approval of PUD-268B (Planned Unit Development, Major Amendment), Alfa Laval, Inc., 39.91 acres, IL (Industrial Light)/PUD-268 (Planned Unit Development), located east of 9th Street (Lynn Lane), one-half mile south of Houston Street (81st Street)

W. 20-567 Approval of PUD-305 (Planned Unit Development), Whistler Hillside, 4.81 acres, IL to PUD-305/CH, located north of the Broken Arrow Expressway, south of Hillside Drive, one-quarter mile west of 9th Street (Lynn Lane)

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X.	20-566	Approval of PUD-308 (Planned Unit Development) and BAZ-2055 (Rezoning), Dollar General Jasper and Olive, 2.50 acres, A-CN (Annexed - Commercial Neighborhood) to CN (Commercial Neighborhood)/PUD-308, located at the northeast corner of Jasper Street (131st Street) and Olive Avenue (129th E. Avenue)
Y.	20-565	Approval of SP-297 (Specific Use Permit), Foundations Church, 7.5 acres, R-1 (Single-family Residential) to CG (Commercial General), southeast corner of Kenosha Street (71st Street) and Olive Avenue (129th E. Avenue)
Z.	20-536	Approval of and authorization to execute Resolution No. 1324, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 7.0, which consists of 0.60 acres of permanent Right-of-Way for the Olive Waterline Improvements: Tucson to New Orleans generally located at the Northeast corner of Florence and Olive, Broken Arrow, Oklahoma in the Southwest Quarter of Section 28, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, from Dukes Investments, LLC and authorization of payment in the amount of $65,018.00 for the Olive Waterline Improvements: Tucson to New Orleans, Parcel 7.0. (Project No. WL1610)
AA.	20-599	Acceptance of a Temporary Construction Easements consisting of 0.0746 acres from James M. Woods Revocable Trust on property located at 2364 West Washington Street, Broken Arrow, Oklahoma, located in part of the Southeast Quarter of Section 16, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma for the Washington Street Improvements, Olive to Aspen, Parcel 3A, 3B, and 3C (Project No. ST1616A)
AB.	20-529	Approval of and authorization of Final Acceptance for the public improvements at Arrow Acres Sanitary Sewer Extension located at East 93rd Street South and South 167th East Avenue
AC.	20-520	Approval of and authorization of Final Acceptance for the public improvements at Blue Bell Waste Water Pre-Treatment Facility located at 8301 East Highway 51
AD.	20-531	Approval of and authorization of Final Acceptance for the public improvements at Johanna Woods II located at East Omaha Street and North 30th Street
AE.	20-530	Approval of and authorization of Final Acceptance for the public improvements at Kenosha Villas located at West Kenosha Street and North Elder Place
AF.	20-585	Approval of and authorization of Final Acceptance for the public improvements at Oak Creek South Phase III project located east of the Existing Oak Creek at South 193rd East Avenue and East 85th Street
AG.	20-542	Approval of and authorization of Final Acceptance for the public improvements at Quik Trip 33 located at 2400 East Kenosha Street
AH.	20-541	Approval of and authorization of Final Acceptance for the public improvements at The Oaks off Main located at 322 West Commercial Street
AI.	20-543	Approval of and authorization of Final Acceptance for the public improvements at the Shops at Broken Arrow II located at 1500 Hillside Drive
AJ.	20-532	Approval of and authorization of Final Acceptance for the public improvements at The Woods of Jasper Estates located at the Northwest corner of East Jasper Street and South 23rd Street
AK.	20-591	Ratification of the Claims List Check Register dated May 26, 2020


2:50
5G
New iMessage
Cancel
To: Robby Bell
Message
Jun 4, 2020, 2:21 PM
Mr Bell. This is Steve Yoder from city of BA. Thanks for your message earlier. Norm tells me Nora did contact him as well and they are figuring out a good day and time to meet. Really looking forward to being a part of this! This is my cell so feel free to call or text me anytime. Thanks!
Jun 15, 2020, 6:13 PM
Sorry! I got crushed this afternoon Won't be out till 8:00 ish tonight. Will call you then.
Ok
Jun 16, 2020, 12:41 PM
Good afternoon sir. Friendly reminder to email me the schematic documents. My email.
Sjyoder@brokenarrowok.gov
Message

6-9-2020

Broken Arrow Investment LLC

Rob Bell / Nora Gordon –

Total Investment $25mm

- 5 principals → Rob's Dad → 5 Friends for 50 years
- Own Largest Family Amusement Park in U.S. By Attendance
- Dave Sherwood of Sherwood Construction
- Very Financially Sound Investors
- 4 of 5 Phases

Phase I → 12 months to build
$6mm to build
95 employees
15 Full time = $45K per
Part time → minimum wage

Primary market 15 counties

Phase I w/ Bring - 200K people

14% will come

Zingo will Bring 200K additional people

Phase II will start as soon as Phase I opens → $14mm

Full time 15
part time - 200
w/ include Zingo.

Water park w/ Bring in additional 250K people

Phase III water park start during phase II
TAKE 12 months –
Full time → 10
Part time → 100

Phase I = II III IV

$25.00 per Heads per Attendee

5 yrs from start of Phase I

Phase IV

Elaborate indoor Go-Cart system

Indoor miniature golf

5 full time
Part

- Help w/ Infrastructure –

$500K → Estimate

Ask –

$10/ticket 60-70 for part

multi-phased development from ? to ?
seek approval to start due diligence

6-12-20

Broken Arrow Investments LLC

Bells Amusement Park

Owner – Rob Bell and four other principal partners

Location – South of Kenosha / East side of Creek Turnpike

Size – 102 acres with 60 – 70 acres for the amusement park

Total investment not including land purchase - $25MM

Park will be constructed in four phases:

Phase I

- 12 months to construct
- $6MM to build
- Kiddie park
- 95 employees, 15 full – time with an average wage of $45K. Part time employees will be paid minimum wage
- Estimated phase I will attract 200k customers annually

Phase II

- Construction will start as soon as phase I opens
- $14MM to build
- Zingo
- 15 additional full time employees and 200 part-time employees
- Estimated phase II will attract an additional 200K customer

Phase III

- Water Park
- Construction will start during phase II
- Take 12 months to complete
- 10 additional full time employees and 100 part-time employees

Phase IV

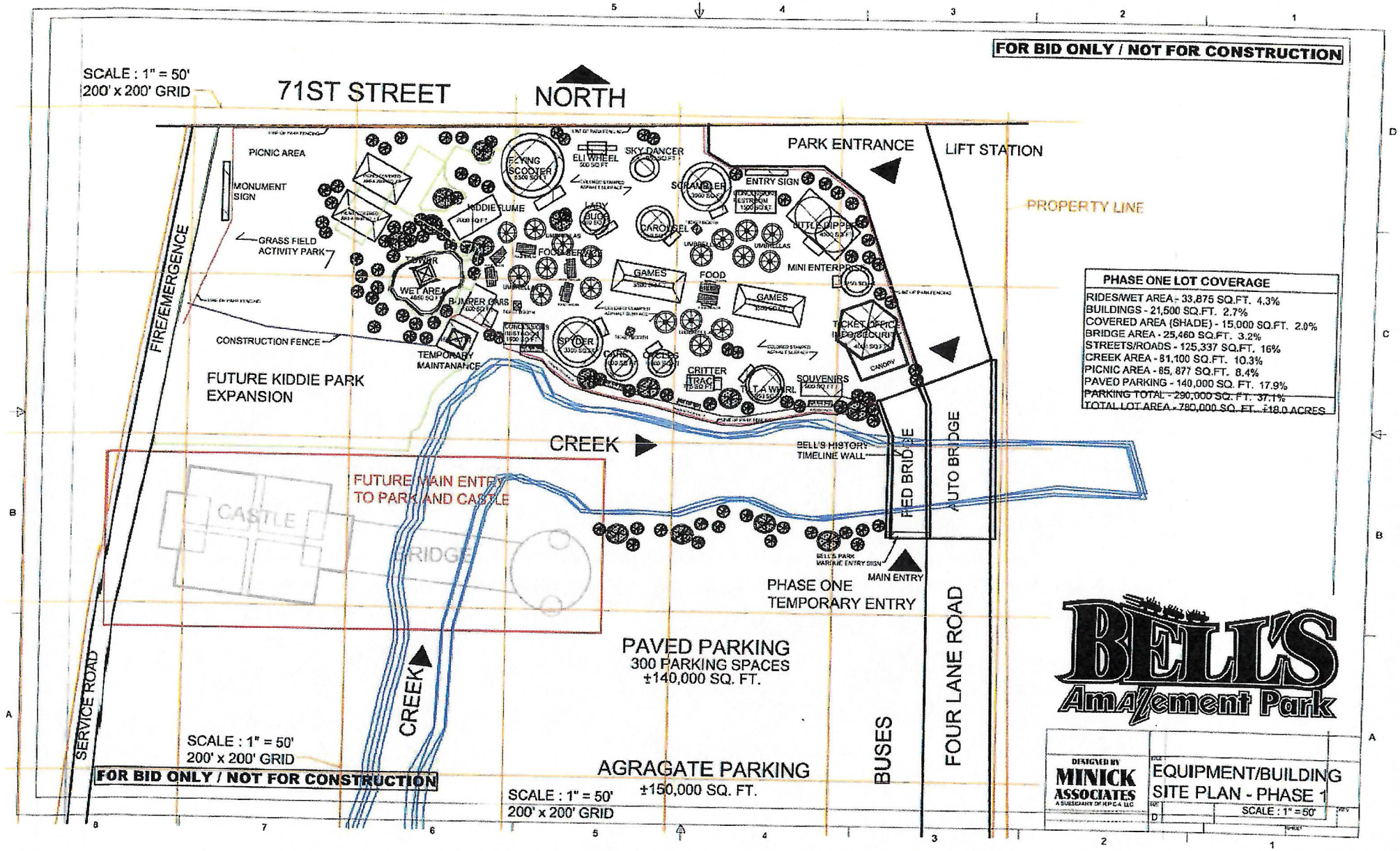
- Elaborate indoor go-cart system
- Indoor miniature golf
- 5 additional full time employees
- Estimated water park will attract an additional 250K attendees

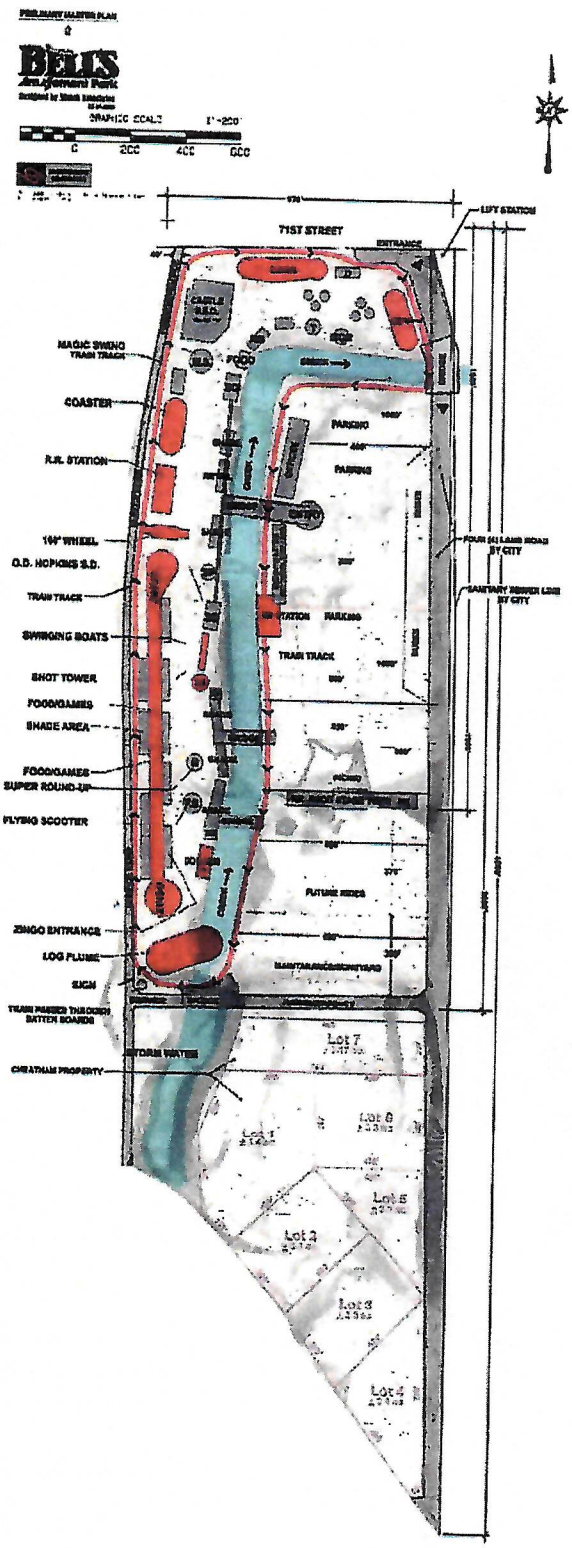
Average amount spent by each person entering Phase I, II, and III - $25 per head

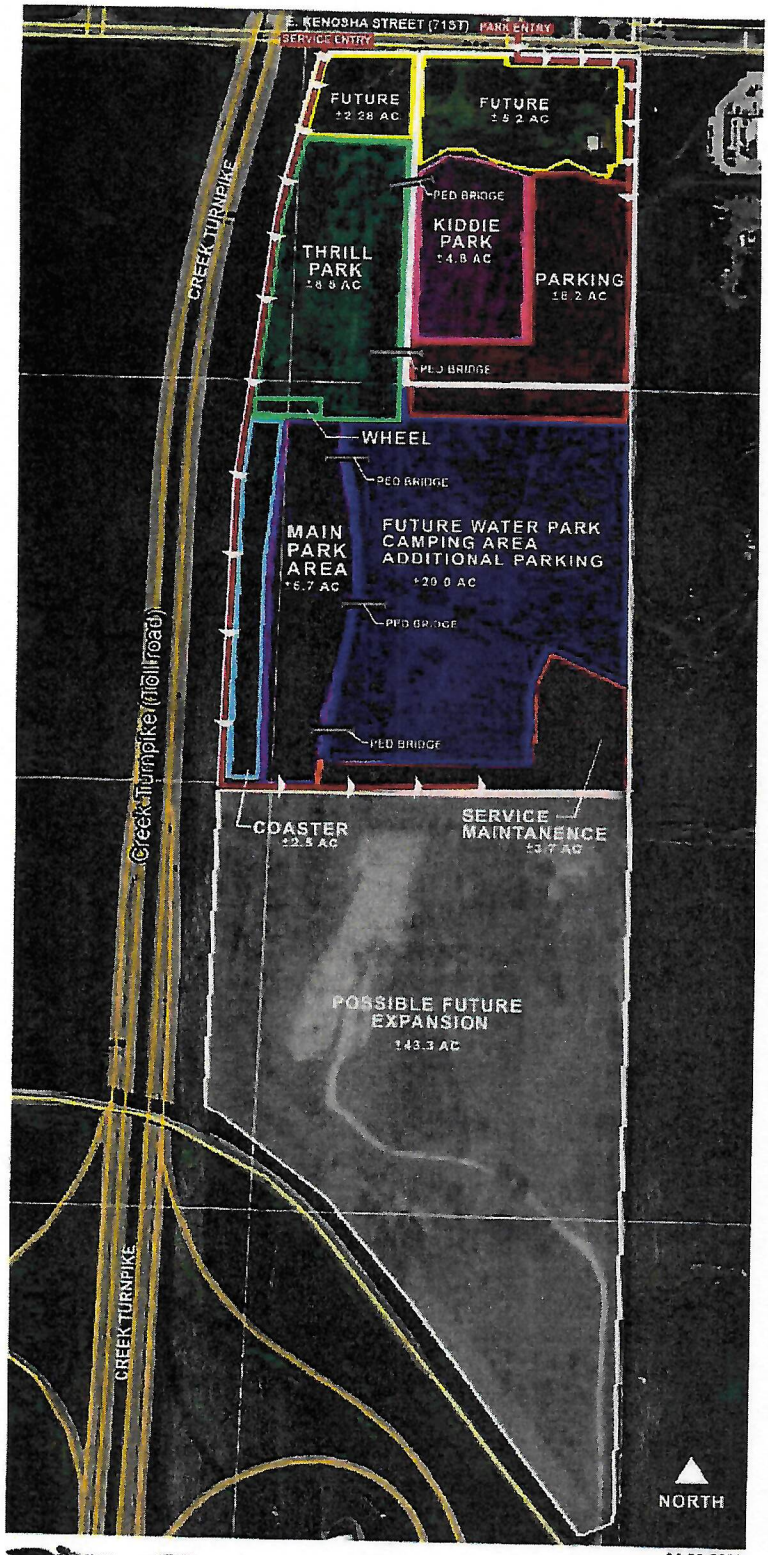
Water Park will be a separate entry fee

Mr. Bell estimates 14% of the population of the region will come to the park

Economic Development Incentive Requested – Mr Bell requested assistance with cost of infrastructure to the site and inside the park. Mr. Bell estimate the cost for infrastructure will be approximately $500K


FOR BID ONLY / NOT FOR CONSTRUCTION
SCALE : 1" = 50'
200' x 200' GRID
71ST STREET
NORTH
PARK ENTRANCE
LIFT STATION
PROPERTY LINE
PICNIC AREA
MONUMENT SIGN
GRASS FIELD ACTIVITY PARK
FIRE/EMERGENCE
CONSTRUCTION FENCE
TEMPORARY MAINTANANCE
FUTURE KIDDIE PARK EXPANSION
FLYING SCOOTER
ELI WHEEL
SKY DANCER
SCRAMBLER
ENTRY SIGN
KIDDIE FLUME
LADY BUG
CAROUSEL
BUTTERFLY
FOOD
GAMES
MINI ENTERPRISE
WET AREA
BUMPER CARS
SPYDER
CARS
CRITTER TRAC
TILT A WHIRL
SOUVENIRS
TICKET OFFICE
CANOPY
CREEK
BELL'S HISTORY TIMELINE WALL
RED BRIDGE
AUTO BRIDGE
FUTURE MAIN ENTRY TO PARK AND CASTLE
CASTLE
BRIDGE
BELL'S PARK VARIABLE ENTRY SIGN
MAIN ENTRY
PHASE ONE TEMPORARY ENTRY
PAVED PARKING
300 PARKING SPACES
±140,000 SQ. FT.
SERVICE ROAD
CREEK
BUSES
FOUR LANE ROAD
AGRAGATE PARKING
±150,000 SQ. FT.
SCALE : 1" = 50'
200' x 200' GRID
FOR BID ONLY / NOT FOR CONSTRUCTION
PHASE ONE LOT COVERAGE
RIDES/WET AREA - 33,875 SQ.FT. 4.3%
BUILDINGS - 21,500 SQ.FT. 2.7%
COVERED AREA (SHADE) - 15,000 SQ.FT. 2.0%
BRIDGE AREA - 25,460 SQ.FT. 3.2%
STREETS/ROADS - 125,337 SQ.FT. 16%
CREEK AREA - 81,100 SQ.FT. 10.3%
PICNIC AREA - 65, 877 SQ.FT. 8.4%
PAVED PARKING - 140,000 SQ. FT. 17.9%
PARKING TOTAL - 290,000 SQ. FT. 37.1%
TOTAL LOT AREA - 780,000 SQ. FT. ±18.0 ACRES
BELL'S AmAzement Park
DESIGNED BY MINICK ASSOCIATES A SUBSIDIARY OF RPC & LLC
EQUIPMENT/BUILDING SITE PLAN - PHASE 1
SCALE : 1" = 50'


PRELIMINARY MASTER PLAN
BELLS
Amusement Park
GRAPHIC SCALE
1"=200'
0
200
400
600
71ST STREET
ENTRANCE
LIFT STATION
MAGIC SWING
TRAIN TRACK
COASTER
R.R. STATION
PARKING
PARKING
100' WHEEL
O.D. HOPKINS S.D.
TRAIN TRACK
SWINGING BOATS
SHOT TOWER
FOOD/GAMES
SHADE AREA
FOOD/GAMES
SUPER ROUND-UP
FLYING SCOOTER
TRAIN TRACK
FUTURE RIDES
ZINGO ENTRANCE
LOG FLUME
SIGN
TRAIN PASSES THROUGH BATTEN BOARDS
STORM WATER
CHEATHAM PROPERTY
Lot 7
Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1



BELL'S AmaZement Park

01-22-2020

PRELIMINARY AREA PLAN

BROKEN ARROW, OKLAHOMA Designed by Hinick Associates

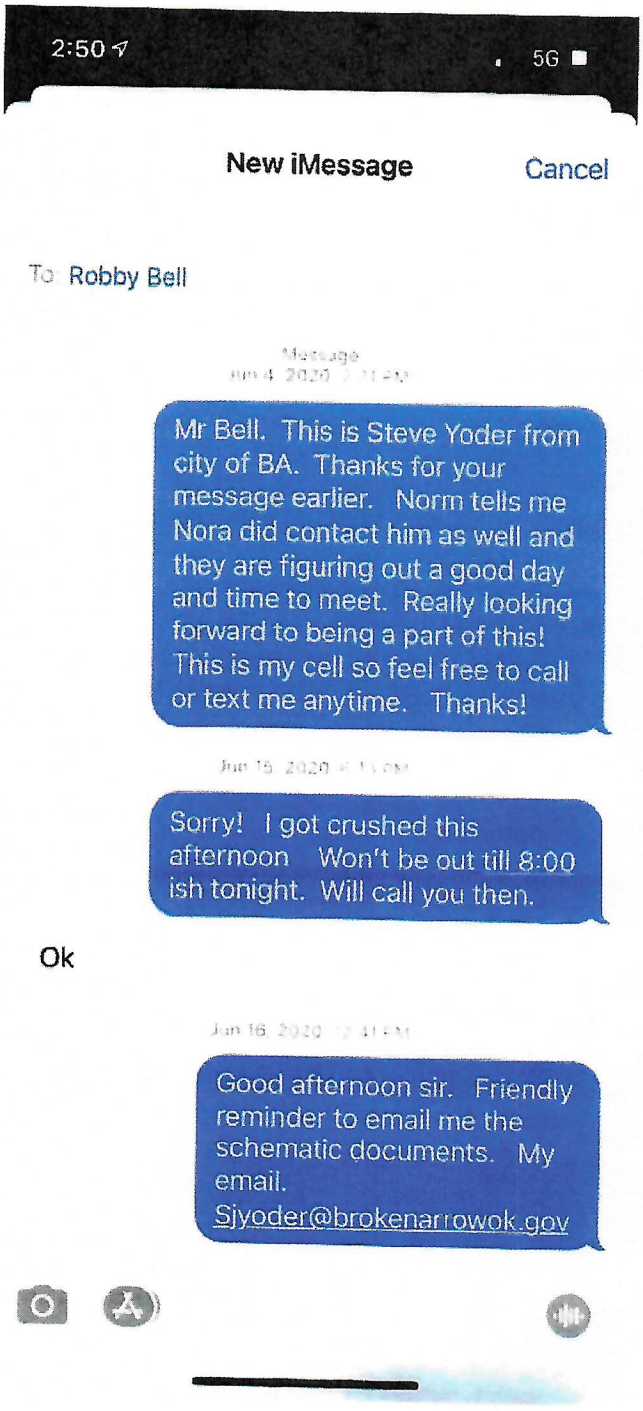


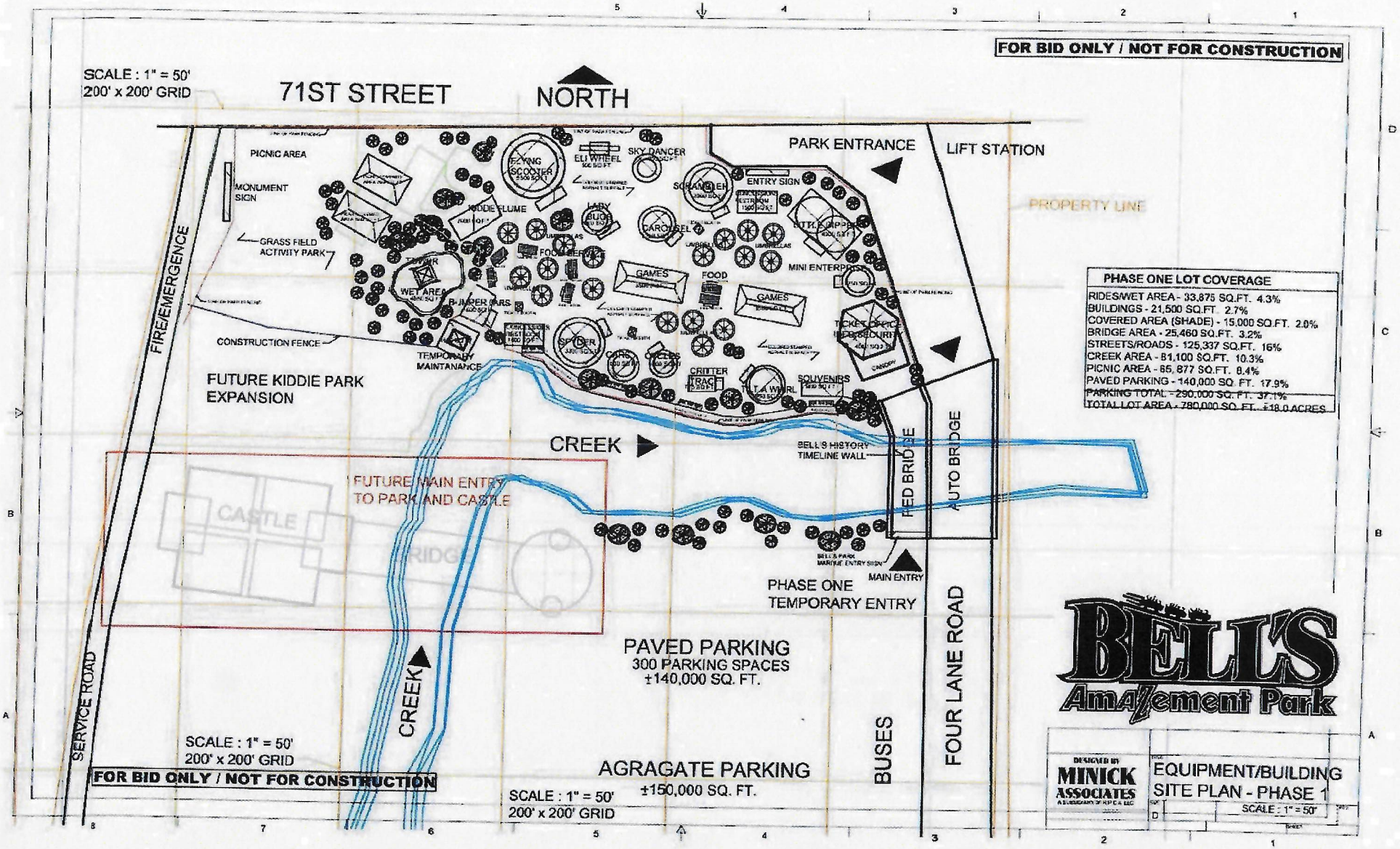
Bell Property

BZ Properties/Mockley/Armory L

Google Satellite Hybrid

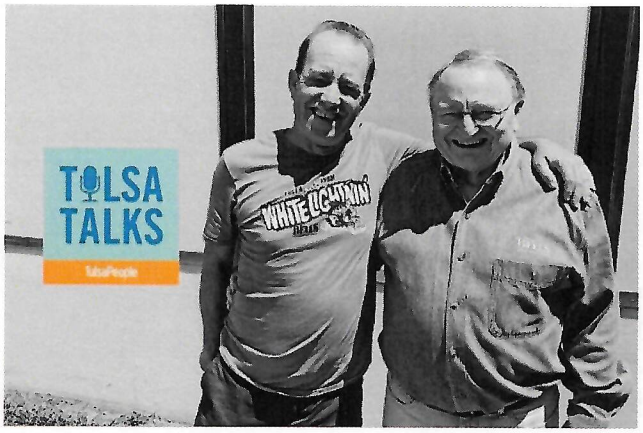
0 1000 2000 ft


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Jun 15, 2020
Sorry! I got crushed this afternoon Won't be out till 8:00 ish tonight. Will call you then.
Ok
Jun 16, 2020
Good afternoon sir. Friendly reminder to email me the schematic documents. My email.
Sjyoder@brokenarrowok.gov


FOR BID ONLY / NOT FOR CONSTRUCTION
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200' x 200' GRID
71ST STREET
NORTH
PARK ENTRANCE
LIFT STATION
PROPERTY LINE
PICNIC AREA
MONUMENT SIGN
GRASS FIELD ACTIVITY PARK
FIRE/EMERGENCE
CONSTRUCTION FENCE
TEMPORARY MAINTANANCE
FUTURE KIDDIE PARK EXPANSION
FLYING SCOOTER
ELI WHEEL
SKY DANCER
SCRAMBLER
ENTRY SIGN
KIDDIE FLUME
LADY BUG
CAROUSEL
STK'S DIPPER
FOOD
GAMES
MINI ENTERPRISE
WET AREA
ROCKET JUMPER CARS
SPIDER
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BELL'S Amusement Park
DESIGNED BY
MINICK ASSOCIATES
EQUIPMENT/BUILDING SITE PLAN - PHASE 1
SCALE : 1" = 50'

Do you want to go faster?

Tim Landes and Morgan Phillips Jun 17, 2020 Updated Jul 1, 2020 0



Subscribe to the podcast on iTunes, Google Play or Spotify and never miss an episode.



Welcome to Tulsa Talks presented by Tulsa Regional Chamber. I'm your host Tim Landes. I'm really excited to share this conversation with you. For over 50 years, Bell's Amusement Park was the spot for fun for many Oklahoma kids, including myself. Growing up in Claremore, the trips to Bell's were among the biggest highlights of my summer for many summers. There was the Zingo and the Wildcat. The Himalaya and Phantasmagoria. The log ride and the arcade. And lots more.

The story of Bell's Amusement Park is an example of the classic American dream. A family builds a business, the people come and the business grows. It's also a story of fathers and sons, which is perfect for this week as we celebrate the fathers in our lives on Father's Day.

I sat down with Bob and Robby Bell on a recent Saturday morning and they recounted the history of the park and their family's story that spans over 100 years in Tulsa.

We start this conversation with Bob, who is now 80, reflecting on how Bell's came to be and his many roles in helping his father's dream become a reality. Bob's father, Robert Kiwanis Bell, opened a kiddie park post World War 2 with the help of his young son. Bob grew up and took over operations as he raised his own family in the business. Robby, 55, chimes in from time to time to help his father share their story and then he shares his own story about what it was like to be the next generation of the Bells to help his father run the park before taking it over. Did you know the Bell's founders lived in an apartment in the middle of Zingo?

It was amazing to sit with both of them as they recounted the long, unique history of the family business and what it was like to be sons and then fathers of Bell's employees. There were a whole lot of laughs and some tears.

It's been 14 years since Bell's closed. It remains a sensitive subject for the Bell family. Bob and Robby discuss what happened in 2006 that forced them to shutdown the park and how it brought them even closer as family. They also discuss their plans to open a new Bell's in the near future. They've heard your angst and complaints about it taking too long. They explain why the wait has been long, and how it will hopefully be over soon. More on that later.

This episode is broken down into three sections. The origins of Bell's is the first 25 minutes, Bob and Robby's time at the park is the second part and at about the 50 minute mark is the third part, which covers the closure and the future.

Bell's Amusement Park played an important role in our city and county's history. It created lifelong memories for lots of people. I'm thrilled to share Bob and Robby's story with you. As you'll hear, they are two characters who far from finished having a fun time together.

Let's get this going.

This is Tulsa Talks with Bob and Robby Bell.

Littlefield, Danny

From: Robby Bell <bellsamusementpark@gmail.com>
Sent: Monday, February 8, 2021 1:18 PM
To: Yoder, Steve
Subject: Re: update

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Let me call you in 10

On Mon, Feb 8, 2021 at 1:16 PM Yoder, Steve <SJYoder@brokenarrowok.gov> wrote:

Hello Mr. Bell!

Hope all is well with you.

Would you have any update on the East BA Development ?

Steve Yoder | Business Retention and Development Coordinator

City of Broken Arrow

P.O. Box 610, Broken Arrow, OK 74013

Office: 918.259.2400 ext. 5457 | Toll-Free: 866.503.7081

Email: sjyoder@brokenarrowok.gov

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Littlefield, Danny

From: Stephens, Norman
Sent: Monday, February 8, 2021 4:34 PM
To: Yoder, Steve
Subject: RE: Robby Bell

Hmmmmm, interesting

Norman Stephens | Assistant City Manager - Administration
City of Broken Arrow
P.O. Box 610, Broken Arrow, OK 74013
Office: 918.259.2400 ext. 2410
Email: nstephens@brokenarrowok.gov
BrokenArrowOK.gov

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From: Yoder, Steve <SJYoder@brokenarrowok.gov>
Sent: Monday, February 8, 2021 4:26 PM
To: Stephens, Norman <nstephens@brokenarrowok.gov>
Subject: Robby Bell

Quick update in case you do not know.
There are 3 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 3 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.....

Steve Yoder | Business Retention and Development Coordinator
City of Broken Arrow
P.O. Box 610, Broken Arrow, OK 74013
Office: 918.259.2400 ext. 5457 | Toll-Free: 866.503.7081
Email: sjyoder@brokenarrowok.gov

Littlefield, Danny

From: Yoder, Steve
Sent: Monday, March 1, 2021 10:17 AM
To: Stephens, Norman
Subject: Robby Bell

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,

Steve Yoder | Business Retention and Development Coordinator
City of Broken Arrow
P.O. Box 610, Broken Arrow, OK 74013
Office: 918.259.2400 ext. 5457 | Toll-Free: 866.503.7081
Email: sjyoder@brokenarrowok.gov





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Littlefield, Danny

From: Ferenc, Jill
Sent: Monday, May 24, 2021 4:20 PM
To: Curtis, Larry
Subject: Robby Bell

Hi Larry,

Just a 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.

Best,

Jill

Littlefield, Danny

From: Robby Bell <bellsamusementpark@gmail.com>
Sent: Monday, July 19, 2021 8:06 AM
To: Yoder, Steve
Subject: Re: Call

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Sounds good.

On Mon, Jul 19, 2021 at 8:05 AM Yoder, Steve <SJYoder@brokenarrowok.gov> wrote:

I forgot my phone so have to go home to get it.....getting older sucks.

I have a short breakfast meeting at 8:45.

Will call you about 9:30 ish?

From: Robby Bell <bellsamusementpark@gmail.com>
Sent: Monday, July 19, 2021 8:04 AM
To: Yoder, Steve <SJYoder@brokenarrowok.gov>
Subject: Call

CAUTION! This email originated from outside of the City of Broken Arrow network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Will you give me a buzz when you can 918-724-5271

Thanks

Littlefield, Danny

Sent: Tuesday, July 20, 2021 4:34 PM
To: Robby Bell
Cc: Dickeson, Jason
Subject: Earth Change Permit

Hi Robby,

Thank you for meeting with us today! We look forward to working with you on this project.

Littlefield, Danny

From: Robby Bell <bellsamusementpark@gmail.com>
Sent: Wednesday, July 21, 2021 9:19 AM
To: Yoder, Steve
Subject: Fwd: Follow up

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---------- Forwarded message ---------
From: **Robby Bell** <bellsamusementpark@gmail.com>
Date: Tue, Jul 20, 2021 at 11:26 PM
Subject: Follow up
To: Ferenc, Jill <JFerenc@brokenarrowok.gov>

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 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

Littlefield, Danny

From: Ferenc, Jill
Sent: Thursday, July 22, 2021 8:30 AM
To: 'Robby Bell'
Subject: RE: Follow up
Attachments: SIGN-IN SHEET KENOSHA TURNPIKE COMMERCIAL.docx

Good morning, Mr. 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.

Here is a link to the earth change permit application - https://www.brokenarrowok.gov/home/showpublisheddocument/410/637140100741530000. Please let us know if you have any questions about this permit application.

For the future frontage road location, we agree that the best connection would be 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.

Thank you,

Jill Ferenc

From: Robby Bell <bellsamusementpark@gmail.com>
Sent: Tuesday, July 20, 2021 11:27 PM
To: Ferenc, Jill <JFerenc@brokenarrowok.gov>
Subject: Follow up

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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 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

Littlefield, Danny

From: Ferenc, Jill
Sent: Tuesday, August 10, 2021 7:56 AM
To: Curtis, Larry
Subject: FW: Update

Fyi

From: Robby Bell <bellsamusementpark@gmail.com>
Sent: Monday, August 9, 2021 4:27 PM
To: Ferenc, Jill <JFerenc@brokenarrowok.gov>
Subject: Update

CAUTION! This email originated from outside of the City of Broken Arrow network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Jill

Looks like we are scheduled to close on all 3 properties the week of August 23rd.

I will keep you posted

Robby

2021-15967 B: 2726 P: 0004
08/25/2021 11:32:05 AM Pgs: 3
Fee: $22.00 Doc Stamp: $3030.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

Mailing Address: 331 Soquel Avenue, Suite 100
Santa Cruz, CA 95062

GENERAL WARRANTY DEED

(OKLAHOMA STATUTORY LLC Form)

THIS INDENTURE, Made this August 20, 2021 by and between B-Z Properties, L.L.C., a Oklahoma Limited Liability Company, party of the first part, hereinafter called party grantor, and Coast 1031 Exchange, Inc., a California corporation party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and no/100 --- ($10.00) dollars receipt of which is hereby acknowledged, said party grantor does, by these presents grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate situated in the County of Wagoner, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD THE SAME, together with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, forever.

And said party grantor, its successors, assigns, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same is free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due;

and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its successors and assigns, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

UNOFFICIAL

Deed presented for filing by: Oklahoma Title & Escrow
File No.: 5000-042
Old Republic National Title Insurance Company

2021-15967 B: 2726 P: 0005
08/25/2021 11:32:05 AM Pgs: 3
Fee: $22.00 Doc Stamp: $3030.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

IN WITNESS WHEREOF, the said party grantor has hereunto set its hand the day and year above written.

B-Z Properties, L.L.C., an
Oklahoma limited liability company

By: _____
Roger C. Broach, Manager

State of Oklahoma

ss. *(Acknowledgment)*

County of Tulsa

Before me, the undersigned, a Notary Public in and for said County and State on this 20 day of August, 2021, personally appeared, Roger C. Broach, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

_____
Notary Public Meagan Arnold
Commission Expires: _____
No.:

MEAGAN ARNOLD NOTARY #08004390 EXP: 4/2/24 PUBLIC STATE OF OKLAHOMA

Deed presented for filing by: Oklahoma Title & Escrow
File No.: 5000-042
Old Republic National Title Insurance Company

UNOFFICIAL

2021-15967 B: 2726 P: 0006
08/25/2021 11:32:05 AM Pgs: 3
Fee: $22.00 Doc Stamp: $3030.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

EXHIBIT "A"
LEGAL DESCRIPTION

A strip, piece or parcel of land lying in part of the W/2 of NE/4 of NW/4 of Section 8, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Said parcel of land being described as follows: Beginning at the Southeast corner of W/2 of NE/4 of NW/4 of said Section 8; Thence S 88°42'48" W a distance of 512.23 feet; Thence Northeasterly along a curve to the right having a radius of 5554.58 feet and an arc length of 884.91 feet (said curve being sub-tended by a chord with a chord bearing of N 06°02'40" E and a chord distance of 883.97 feet); Thence N 10°36'30" E a distance of 403.15 feet; Thence N 88°41'40" E a distance of 314.71 feet; Thence S 01°21'36" E a distance of 1271.51 feet to the Point of Beginning.

AND

The SE/4 of NW/4 of said Section 8, LESS the following described tract: Beginning at the Northwest corner of said SE/4 of NW/4; Thence N 88°42'48" E a distance of 148.5 feet; Thence Southwesterly on the arc of a curve to the left, said curve having a radius of 5554.58 feet (said curve being sub-tended by a chord bearing S 00°01'54" W, and a chord distance of 280.90 feet), and an arc length of 280.93 feet; Thence S 01°25'02" E a distance of 1040.23 feet to a point located on the South line of NW/4; Thence S 88°45'46" W a distance of 141.4 feet; Thence N 01°25'02" W a distance of 1320.48 feet to the Point of Beginning.

UNOFFICIAL

Deed presented for filing by: Oklahoma Title & Escrow
File No.: 5000-042
Old Republic National Title Insurance Company


3:00
5G
New iMessage
Cancel
To: Robby Bell
iMessage
Mon, Aug 23 1:02 PM
Is it time to pop the champagne?
It is call when you can
Call you in about 2 minutes
Ok
Tue, Aug 24 12:07 PM
Hey let me know when you've got about 10 minutes to talk...no rush
Yessir. At a luncheon and out around 1:00.
Sounds good
Wed, Sep 8 11:56 AM
Let me know when you have 5 minutes to talk
How about in 5 minutes?
Sure I will wait for your call