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MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

**Thursday, January 4, 2018
9:00 A.M.**

**One Technology Center
10th Floor North Conference Room
175 East 2nd Street
Tulsa, Oklahoma 74103**

AMENDED AGENDA

TO: Roy Peters, Chairman
Steve Mitchell, Vice Chairman
Carl Bracy
Nancy Roberts
Thomas Boxley
O.C. Walker, Executive Director
Jot Hartley, General Counsel

Notice is given that a Regular Meeting of the Board of Commissioners of the Tulsa Development Authority will be held at One Technology Center, 10th Floor, North Conference Room, 175 East 2nd Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 4th day of January, 2018, for the purpose of considering the following:

1. Roll Call
2. Routine, Repetitive Items for discussion, consideration and vote to approve:
 - a. Minutes of December 7, 2017 Regular Meeting
 - b. Minutes of December 7, 2017 Regular Executive Session Meeting
3. Executive Director's Monthly Report

4. Final presentation from the University of Notre Dame Graduate Urban Design Studio. The Study Area is an extension of the Unity Heritage Neighborhoods Plan and the area is bounded by the following:

South: I-244
North: East Pine Street
West: L.L. Tisdale Expressway
East: HWY 75

5. Staff Reports and Discussion – City of Tulsa (C.O.T.)

- | | | |
|------------------|---|-----------------|
| a. Mike Thedford | TIF Report Updates | Report Received |
| b. Derek Gates | North Peoria TIF Update | Report Received |
| c. Roger Acebo | Elm Creek/6th Street
Drainage Detention and
Conveyance Plan | Report Received |

6. General Counsel

- a. Pending Litigation Report

7. Discussion, consideration and vote to accept Financial Reports

- a. November 2017 - Income and Expenditures Report
- b. Comparative Financial Statements

8. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to approve an amendment to an existing Redevelopment Agreement between Pearl Development, LLC, and TDA for property located on the Southwest corner of South Peoria Avenue and East 6th Street South, Tulsa, Oklahoma.

9. **Executive Session:** Discussion, consideration and vote to go into Executive Session as authorized by 25 O.S. §307(b)(4) for confidential communications with TDA General Counsel regarding a pending investigation, claim or action upon determination by the TDA Board of Commissioners, with the advice of its General Counsel, that disclosure will seriously impair the ability of the TDA Board of Commissioners to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest and/or 25 O.S. §307(c)(10) for the purpose of conferring on matters pertaining to economic development for which public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business:
- a. Confidential communication with Counsel regarding a request for the sale of Lots 21, 22, 23, 24, 25, 26, 27, 85, 86, 87 and 88; all are in Block 1, The Village at Central Park from the Village at Central Park, LLC to a Redeveloper. The property is generally located on the Southwest Corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
 - b. Confidential communication with Counsel regarding approval of Financial Documentation for the Morton Reserve Properties, LLC for redevelopment of the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
 - c. Confidential communication with Counsel regarding employment of special counsel to provide legal services under the direction of TDA General Counsel for representation of TDA in negotiation possible litigation relating to a Redevelopment Agreement dated June 30, 1986 (“Agreement”) between the University Center at Tulsa (UCT) and the Tulsa Development Authority (TDA) and failure of UCT to redevelop the subject property, as described in the Agreement in compliance with terms and conditions of the Agreement. [25 O.S. §307(b) (4) and §307(c) (10).]
 - d. Confidential communication with Counsel regarding the status of action to enforce contract rights and termination of Contract for Sale of Land for Private Redevelopment with The Carland Group for redevelopment of the Cherokee Meadows Senior Housing Addition, located east of Gateway Plaza, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

- e. Confidential communication with Counsel regarding a request from the Tulsa Economic Development Corporation (TEDC) and Honor Capital for the use of North Peoria TIF funds for a proposed grocery store, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- f. Confidential communication with Counsel regarding pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma (Case No. CV-2017-1049). (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project.) [25 O.S. §307(b) (4) and §307(c) (10).]

10. Vote to Return to Open Session

11. Statement of the Executive Session

12. Discussion, consideration and vote on items discussed in Executive Session

13. New Business

14. Adjournment