

01/04/2017 8:56 am

MICHAEL P. KIER  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, January 5, 2017  
9:00 A.M.  
One Technology Center  
10<sup>th</sup> Floor North Conference Room  
175 East 2<sup>nd</sup> Street  
Tulsa, Oklahoma 74103**

**AGENDA**

TO: Roy Peters, Chairman  
Steve Mitchell, Vice Chairman  
Julius Pegues  
Carl Bracy  
Nancy Roberts  
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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 5<sup>th</sup> day of January 5, 2017 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 1, 2016 Regular Meeting
  - b. Minutes of December 1, 2016 Regular Executive Session Meeting
3. Executive Director's Monthly Report



- b. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 9 from The Meridia, LLC in accordance with the terms and conditions of the Downtown Development Redevelopment Fund Committee for property located at 522 South Boston Avenue, Tulsa, Oklahoma.
- c. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 13 from TDL NOW, LLC in accordance with the terms and conditions of the Downtown Development and Redevelopment Fund for the YMCA Lofts Project, located at 515 S. Denver Avenue, Tulsa, Oklahoma.
- d. Discussion, consideration and vote to enter into negotiations with Unity Tree Gardens for the lease of TDA property for an Urban Community Garden located at 717 South St. Louis Avenue - Pearl District Location, Tulsa, Oklahoma.
- e. Discussion, consideration and vote to enter into negotiations with The Institute for Developing Communities for the lease of TDA property for an Urban Community Garden located on the Southwest corner of North Greenwood Avenue and East Queen Street, Tulsa, Oklahoma.
- f. Discussion, consideration and vote to approve an amendment to the Offer of Purchase by Michael Jackson for the sale of 1310 North Olympia Avenue, Tulsa, Oklahoma.
- g. Discussion, consideration and vote to approve a Resolution requesting approval for the donation of a parcel of land owned by TDA located on the Northeast corner of East 1<sup>st</sup> Street and South Lewis Avenue, Tulsa, Oklahoma, to the Tulsa City - County Library.
- h. Discussion, consideration and vote to enter into a Redevelopment Agreement with Capital Homes, LLC for the redevelopment of TDA property located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.
- i. Discussion, consideration and vote approving a Resolution authorizing entering into a Redevelopment Agreement with Rupe Helmer Group Inc., for the sale and redevelopment of TDA land located at 750 East Pine Street, Tulsa, Oklahoma.

- j. Discussion and consideration to select a respondent for the Request for Proposals (RFP) for Installation of Sculptures and Associated Improvements located in and upon the Vest Pocket Park located on East Archer Street, between North Main Street and North Boulder Avenue, Tulsa, Oklahoma, and approve expenditure of Brady District TIF funds.
    - i. Wollard Solutions, LLC
    - ii. 2G Creative, LLC
  - k. Discussion and consideration to receive responses from the Request for Proposals (RFP) for TDA owned property located on the Northwest corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma, commonly referred to as Block 44.
    - i. The Ross Group
    - ii. Pine Place Development, LLC
  - l. Discussion, consideration and vote to approve a Resolution authorizing the conveyance of land for the proposed Family Dollar store located at 1553 North Peoria Avenue Tulsa, Oklahoma, by Antonio Perez and Eugenia Perez to Triple C Development, LLC, to be devoted only to, and in accordance with, the uses specified in the Urban Renewal Plan/Unity Heritage Neighborhoods Plan,.
  - m. Discussion, consideration and vote to allow North Peoria TIF funds to be used for public infrastructure improvements to the proposed Family Dollar Store located at 1553 North Peoria Avenue, Tulsa, Oklahoma.
  - n. Discussion, consideration and vote to amend an existing Redevelopment Agreement with Pearl Development for property located south of the Southwest corner of South Peoria and East 6<sup>th</sup> Street, Tulsa, Oklahoma.
8. 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 the Redevelopment of TDA land located on the Northwest corner of North Elgin Avenue and East Archer Street, Tulsa, Oklahoma (Block 44). [25 O.S. §307(b) (4) and §307(c) (10).]
  - b. Confidential communication with Counsel regarding a letter from The Flats on Archer, LLC dated November 28, 2016 regarding a redevelopment project located at 110 North Boston Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
  - c. Confidential communication with Counsel regarding the status update on the GreenArch project located on the Southeast Corner of North Greenwood Avenue and East Archer Street, Tulsa, Oklahoma (Block 53, Original Township). [25 O.S. §307(b) (4) and §307(c) (10).]
  - d. Confidential communication with Counsel regarding the status of arbitration of Redeveloper's objection to termination of the Contract for Sale of Land for Private Redevelopment dated April 13, 2013, as amended, between William (Will) Wilkins, Cecilia Wilkins, Novus Homes, LLC and W3 Development, LLC, (Redeveloper) and the Tulsa Development Authority. [25 O.S. §307(b) (4) and §307(c) (10).]
9. Vote to Return to Open Session
  10. Statement of the Executive Session
  11. Discussion, consideration and vote on items discussed in Executive Session
  12. New Business
  13. Adjournment