

10/03/2017 11:01 am

MICHAEL P. KIER
CITY CLERK

TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, October 5, 2017

9:00 A.M.

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

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 5th day of October, 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 September 7, 2017 Regular Meeting
 - b. Minutes of September 7, 2017 Regular Executive Session Meeting
3. Executive Director's Monthly Report

4. 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 |

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

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

7. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to enter into a Contract for Services with Magnum Construction, Inc., for the Main Street Streetscaping Project located on North Main Street, between Cameron Street and Brady Street, Tulsa, Oklahoma. Brady Village TIF District.
- b. Discussion, consideration and vote to release a Request for Proposals (RFP) for Downtown Housing Funds for Residential Development within Tulsa, Oklahoma.
- c. Discussion, consideration and vote to approve an amendment to the Redevelopment Agreement between TDA and Capital Homes, for the Ogans Circle project located South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail Tulsa, Oklahoma.
- d. Discussion, consideration and vote to approve additional revisions to Redevelopment Agreement with First Place, LLC to administer the Downtown Development and Redevelopment Fund loan in the amount of \$1,670,000.00 for redevelopment of real property located at 419 South Main Street, Tulsa, Oklahoma.

e. Discussion, consideration and vote to approve a Resolution for preparation of establishing a preliminary budget and authorization for the TDA Executive Director to employ appropriate professional and support staff for the creation of the Tulsa Development Authority Sector Plans for the following:

i. The Crutchfield Area Neighborhood

The southern boundary is the Burlington Northern/Santé Fe Railroad Tracks; the Eastern boundary is Utica Avenue; the Northern boundary is Pine Street and the Western Boundary is I-75.

ii. Elm Creek Area Neighborhood

Beginning at the intersection of the south right-of-way line of 11th Street and the west right-of-way line of I-244; thence west along said south right-of-way line to the east right-of-way line of St. Louis Avenue; thence north along said east right-of-way line to the north right-of-way line of 7th Street; thence west along said north right-of-way line to the east right-of-way line of Rockford Avenue; thence north along said east right-of-way line to the north right-of-way of Admiral Boulevard; thence west on said north right-of-way line to the west right-of-way of I-244; thence southerly along said west right-of-way line to the point of beginning; said area referred to as the Existing Downtown Neighborhood Sector.

iii. Elm Creek Proposed Expanded Area Boundary

Beginning at the intersection of the east right-of-way line of St. Louis Avenue and the south right-of-way line of 11th Street; thence north along said east right-of-way line to 7th Street; thence west along said north right-of-way line to the east right-of-way line of Rockford Avenue; thence north along said east-right-of-way line to the north right-of-way of Admiral Boulevard; thence east on said north right-of-way line to the east right-of-way line of Utica Avenue; thence south on said east right-of-way line to the south right-of-way line of 11th Street; thence west on said south right-of-way line to the point of beginning; said area referred to as the Proposed Addition to the Downtown Neighborhood Sector.

iv. Crosbie Heights Neighborhood

Southern right-of-way line of US 412 East and South 25th West Avenue; thence east to the west right-of-way line of Interstate 244 (IDL); thence south and parallel to the IDL to West 7th Street; Thence southerly, parallel to St. Louis – San Francisco Railway Rail line to the North bank of the Arkansas River south of West 11th Street, Westerly to South Quanah Avenue; thence north along South Quanah Avenue to West 7th Street, thence north along the eastern boundary of Newblock Park to Charles Page Blvd.; thence westerly along Charles Page Blvd.; thence westerly on Newblock Park Drive to South 25th West Avenue; thence to the point of the beginning.

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 pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project). [25 O.S. §307(b) (4) and §307(c) (10).]
 - b. Confidential communication with Counsel regarding the status of the Redevelopment Agreement dated June 30, 1986 between the University Center at Tulsa (UCT) and the Tulsa Development Authority (TDA). [25 O.S. §307(b) (4) and §307(c) (10).]
 - c. Confidential communication with Counsel regarding the status of action to enforce contract rights following 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).]

d. 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).]

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