

10/04/2016 3:31 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

**Thursday, October 6, 2016
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
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, 10th Floor, North Conference Room, 175 East 2nd Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 6th day of October, 2016 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 6, 2016 Regular Meeting
 - b. Minutes of September 6, 2016 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
 - i. Discussion, consideration and vote to approve a Resolution accepting the Phase One – Project Identification, Evaluation

and Feasibility Study from D.W. Gates Engineering for the North Peoria TIF District – North Peoria Street Lighting project.

c. Brant Pitchford WIN’s Department Report Received

i. Discussion, consideration and vote to approve a Resolution authorizing expanding the boundaries for area of assistance and types of services for the Tornado Relief Program.

d. Roger Acebo Elm Creek/6th Street Report Received
Drainage Detention and
Conveyance Plan

5. General Counsel

a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

a. August 2016 - Income and Expenditures Report

b. Comparative Financial Statements

7. Receive, Discuss and Vote:

a. Discussion, consideration and vote to re-issue a 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.

b. Discussion, consideration and vote to receive and review responses from the Request for Proposals (RFP) for Qualified Developers to construct and develop TDA property located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma, as follows:

i. Capital Homes, LLC

ii. Tulsa North CDC and KBK Enterprises

c. Discussion, consideration and vote to approve a Resolution authorizing the Sixth Draw Request 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.

- d. Discussion, consideration and approval to release a 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.
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 responses from the Request for Proposals (RFP) for Qualified Developers to construct and develop TDA owned property located on East Latimer Street, between North Boston Avenue and North Main Street. [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 and the Tulsa Development Authority. [25 O.S. §307(b) (4) and §307(c) (10).]
 - c. Confidential communication with Counsel regarding the loan of TDA unrestricted funds in support of the purchase of real property and subsequent redevelopment to support an economic development initiative by Mayfield, LLC, impacting the development of Downtown Tulsa, Oklahoma. [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