

REGULAR MINUTES

Tulsa Development Authority Board of Commissioners Regular Meeting

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

Thursday – November 5, 2015

8:30 a.m.

Present:

Roy Peters, Chairman
Steve Mitchell, Vice Chairman
Julius Pegues, Commissioner
Carl Bracy, Commissioner
Nancy Roberts, Commissioner
O.C. Walker II, Executive Director
Jot Hartley, General Counsel

Absent:

Also Present:

Roger Acebo
Kevin Anderson
Tom Baker
Linn Cain
Andrew Coffey
Jim Coles
Chuck Cook
Bryon DeBruler
Derek Gates
Kristen Hughes
Jamie Jamieson
Jean Lu
Norman Kildow

Also Present:

Ray Meldrum
Julie Miner
Eric Richards
Casey Stowe
Mike Thedford
Dawn Warrick
Judd Webb
Max Wells
Dennis Whitaker
NaTasha Bunch-Everly
Jane Malone

The regular meeting was called to order at 8:30 a.m. by Chairman Peters. Decisions will be made, votes and action taken. A quorum was established. The Agenda will be followed as printed. Reports and supporting documentation were distributed for this meeting and will be incorporated by reference to the minutes and filed with the meeting packet.

1. **Roll Call:** Jane Malone called roll: Chairman Peters, Vice Chairman Mitchell, Commissioner Pegues, Commissioner Bracy, and Commissioner Roberts were in attendance. A quorum was present.

2. **Routine, Repetitive Items for Action:**

- a. Minutes of October 1, 2015 Regular Meeting
- b. Minutes of October 1, 2015 Executive Session Meeting

Commissioner Bracy moved to approve the minutes, Agenda Items 2. a., and 2.b., seconded by Commissioner Pegues. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

3. **Executive Director's Monthly Report-** A copy of this report was included in the Commissioner's packets.

1. **Project Status Update**

- **Tulsa Urban Development Group, LLC, d/b/a Urban8:** 8 single family dwellings. The electrical contractor is excavating for PSO lines. The contractor is in the process of installing underground conduits. Masonry walls for all adjoining townhomes are complete, stucco will be applied later. The project is expected to be completed by Christmas 2015. [Location of the property: North of 3rd Street, between Greenwood Avenue and Kenosha Street.]
- **The Edge at East End Village (Hartford Commons, LLC):** 162 apartments. The retaining wall between Urban8, LLC and The Edge at East Village is in place. TDA has an open invitation to tour the property via a "hard-hat" tour. TDA's General Counsel has prepared all necessary documents for closing on the 40 foot strip west of the property. General Counsel Hartley stated a closing date has been set for November 17, 2015. [Location of property: SE corner of South Greenwood Ave. and E. 2nd Street.]
- **100 Boulder, formerly Maplevue Associates, Inc.:** 18 Condominium units. The project is complete. The redeveloper is working with the City of Tulsa Permit Center for a Certificate of Occupancy. The redeveloper reported six units are occupied and three potential tenants are pending, contingent upon financing. [Location of the property: Southwest Corner of 1st Street and Boulder Ave.]

- **Fire Station No. 1/CORE Associates, LLC:** CORE Associates, LLC has submitted Construction Documents in accordance with the Redevelopment Agreement. This is an Agenda item for today's meeting. [Location of the property is 411 South Frankfort Ave.]
- **Hogan on Greenwood, LLC:** Office Building. The Redeveloper has completed all streetscaping, landscaping, and fencing on the exterior. The contractors are finalizing painting, appliances, cleaning, and furniture. The Redeveloper will submit an application for reimbursement of streetscaping at the November 2015 Regular Meeting. The Redeveloper is operating on a temporary Certificate of Occupancy. The final Certificate of Occupancy (COO) will be issued within weeks. TDA will dovetail the COO process with our Certificate of Completion. This is an Agenda item for today regarding the streetscaping reimbursement. [Location of property: 600 East 1st Street.]
- **Towne Place Suites - Wilkins Project:** Mixed-use 160 unit hotel. The Redevelopers are finalizing the terms of an Operating Agreement between W3 Development and Parkes Development Group. The Redevelopers indicate it has been challenging to draft language that meets requirements of TDA and Parkes Development Group. Cecilia Wilkins is working with the Redeveloper and expects to have the completed financing package to TDA by November 13, 2015. General Counsel Hartley stated the Attorney for Wilkins is requesting an additional 45 days to receive approval for financing. General Counsel Hartley will forward the email request to the Board. [Location of property: Northwest corner of Archer and Elgin Avenue.]
- **The Flats on Archer:** 140 unit apartment building. The Redeveloper has recommended a closing date of November 2, 2015. A meeting is scheduled for 2 p.m. today at the TDA office with the Redeveloper, the Attorney, and TDA's Executive Director, General Counsel, and Chairman. [Location of property: 110 N. Boston Avenue.]
- **East End Village:** 83 unit apartments. Currently, buildings 2 through 6 are completed and 46 of the 48 units are leased. All landscaping, along with the public roof deck on building 4 is complete. The project is on track to be complete by November 15, 2015 with miscellaneous punch list items to follow for the next few weeks. Marketing has begun for December 2015 move-ins. This project is also on the Agenda for today's meeting regarding an advance request. [Location of property: 401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4th Street, and 415 East 5th Street.]
- **Blue Dome Anchor, LLC:** Mixed-use with 128 unit apartment building. Blue Dome Anchor, LLC is designing approximately 60 loft apartments inside the existing Hartford Building. [Location of the property: 110 South Hartford Avenue.]

- **YMCA Lofts:** Mixed-use with 45 unit apartments. The project is approximately 40% complete. All plumbing, mechanical and electrical is in place. Lighting in the underground parking lot is currently being installed. The TDA Board of Commissioners reviewed and approved the second draw request on October 1, 2015. [Location of the property: 515 South Denver Avenue.]
 - **Vandever Lofts:** 40 apartment units. This project is complete. The Redeveloper will be submitting the final draw request for this project at the November 2015 TDA Regular Meeting. [Location of the property: 16 East 5th Street South.]
 - **River City Development, LLC:** The Redeveloper is in the process of reviewing bids for the project. Construction is scheduled to begin December 2015. [Location of the property: 522 South Boston, Tulsa, Oklahoma.]
 - **IH Landlord LLC/The Ross Group:** The Redevelopers are completing all major construction and finish items. The parking lot has been paved and striped. Full completion of the project and all employees should be transferred by mid-December. [Location of the property: 510 East 2nd Street, Tulsa, Oklahoma.]
 - **DG TUL MLK, LLC - The Petrous Group:** Retail - Dollar General. The Indian Nations Council of Governments (INCOG) is recommending denial of the Petrous Group zoning application. The Redeveloper removed the item from the TMAPC agenda and will resubmit another application in three months. [Location of property: East of Martin Luther King, Jr. Blvd., between East Queen Street and East Reading Street.]
2. **Tax Increment Finance Study of Eastern Portion of Downtown Tulsa, City Manager's Design Academy:** The committee continues to be optimistic about having a TIF strategy and plan in place for the East part of downtown Tulsa. TDA received the final report for this effort and the recommendations are as follows: City staff will prioritize and own the implementation process by coordinating meetings between stakeholders, boards, and taxing entities; City staff will establish a task force to produce a framework for the TIF process; City staff will craft a timeline with Leslie Batchelor's assistance. Executive Director Walker stated the boundaries for the proposed TIF district are being defined.
3. **Sector Plan Update:** Houseal Lavigne Associates (HLA) will send the vision, goals, and objectives for each Sector Plan area in November. The information will be shared with the TDA Board of Commissioners and Citizens Advisory Teams to obtain a sense of how the recommendations are received. From that point, HLA will generate all related maps and graphics to illustrate the location and nature of the recommendations. The material for the draft plans will be delivered in December.

4. **Quad State APA Conference Session:** “Kendall-Whittier: A Holistic Approach to Neighborhood Revitalization in Tulsa.” The 2015 APA Quad State Conference is a gathering of professional planners and planning officials across the Midwest. The conference was held in Kansas City, Missouri at the Westin Crown Center, on October 21-23, 2015. The session explored the relationship between several groups and the positive change being created in Tulsa’s Kendall-Whittier neighborhood area. The City of Tulsa, Growing Together, Tulsa Development Authority, George Kaiser Family Foundation, and the University of Tulsa have been collaborating to sustain a vibrant mixed-income neighborhood that offers quality education and community service.
5. **Lansing Centre - Suite A:** The appraised value is \$7.00 per sq. ft. and the space is approximately 1,941 sq. ft. The lease amount is \$1,358.70/\$1,400.00 per month. Executive Director Walker and General Counsel are in the process of negotiating the Agreement with Kevin Anderson and Associates. This is an Agenda item for today’s meeting.
6. **TDA Website:** The revised layout is in production. The beta link will be back up and running. Jeff Barnes met with the photographer and discussed the list of shots. It appears that all structures that are built can be included in the new website and the structure not built can be incorporated at a later date. A discussion occurred regarding website update post-launch and social media channel management. Walsh: Barnes Interactive proposed to facilitate the services for a monthly fee of \$850.00. The fee would include managing the content for the website, as well as making updates to Facebook and Twitter. Executive Director Walker stated a meeting is scheduled for today with Commissioner Roberts, Jeff Barnes, and himself. Commissioner Roberts stated she will discuss with Mr. Barnes the monthly fee of \$850.00.
7. **Project Updates:**
- Tulsa North Community Development Corporation (TNCDC) - Northeast corner of North Main Street and East Latimer Street. Tony Paige, Project Architect, John Settles, KBK Enterprises, TNCDC’s new partners, met via conference call on October 19, 2015. The Redevelopers are moving forward with the senior living project. KBK Enterprises plans to be in Tulsa next month and will call to determine an exact date.
 - Omega Alpha Development/Carland Group - One quarter mile North of East Pine Street and one quarter mile East of North Peoria Avenue. The Carland Group is requesting an extension to complete the Redevelopment project. This is an Agenda item for today’s meeting.
 - Dirty Butter – Heritage Hills Extension - West of Hartford Avenue, between East Seminole Place and East Virgin Street. Sold seven (7) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in north Tulsa.

1. 1860 North Hartford Avenue - \$12,000 - Larry and Paula Tease
 - a. No new information.
2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - a. Construction 60% complete.
 - b. Construction should be complete in one month.
3. 1960 North Hartford Avenue - \$12,000 - Michael Smith
 - a. Project Architect is revising drawings.
4. 1980 North Hartford Avenue - \$12,000 - LaMont Hawkins
 - a. Experiencing difficulties selling his existing home and is willing to consider terminating the Agreement with TDA for the purchase of the lot.
5. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - a. Home owner had to secure a new contractor which is now in place.
 - b. Plans to start construction within 30 – 60 days.
 - c. Property owner wants to pour foundation before winter 2015.
6. 2020 North Hartford Avenue - \$12,500 - Michael Smith
 - a. Project Architect is revising drawings.
7. 638 East Seminole Place - \$11,500 - Bill and LaKeshu White
 - a. Home owner is in the process of securing financing for the purchase of the property.

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

a. TIF Report Update – Mike Thedford: A copy of the report is included in the Commissioner’s packets:

- **Blue Dome Lighting Project: Fund No. 6967** – Approximately 150 lights throughout the Blue Dome District. Engineering Design – City of Tulsa – Plans and specifications are being prepared and 95% review meeting for documents was this week. Mr. Thedford will make hard copies of the documents and make them available for Executive Director Walker. There are 3 qualified vendors for the light fixtures. Plans are progressing, will confirm

phasing in the coming weeks. The next step is the bidding process.

- **Proposed streetscape improvements to Cameron Street: Fund No. 6963** – No new information.
- **Elgin streetscape improvements: Fund No. 6967** – The project is complete. Tulsa Industrial Authority will have final payment and Mr. Thedford will remove this project from the Report next month, because it is complete.

b. North Peoria TIF Update – Derek Gates: A copy of the report is included in the Commissioner’s packets: Mr. Gates explained since the public meeting on September 15, 2015, he has been engaging City of Tulsa Staff and community stakeholders to gather additional feedback. Mr. Gates talked informally with Brent Stout, with City of Tulsa Special Projects, regarding street lighting and how projects are funded. There is no money set aside for new lighting project, the fund is tapped out. Private funds can be used for new lighting projects. Mr. Gates stated he spoke with Ms. Rose Washington regarding the Shoppes on Peoria tenants contributing financially to monthly expenses for lighting, and Ms. Washington does not believe the tenants can assume that additional expense. Mr. Gates responded to questions and concerns of the Board.

5. General Counsel

a. Pending Litigation Report was included in the Commissioner packets: General Counsel Hartley provided the monthly pending litigation report. General Counsel Hartley reported that any changes or new items are indicated in “**BOLD**” print. He also provided a status and overview of the report.

Lien Foreclosure:

- **Alpine Roofing, LLC v. MGT Construction Management, East End Village, LLC; Larson Development, TDA and others:**
TDA continues to receive motions, answers, and cross claims from various subcontractors and claimants – preparing responses on behalf of TDA and its mortgage lien.

Other:

- **Novus Homes (Wilkins)**
TDA is waiting on Redevelopers to provide financial ability to construct documentation. Construction Financial Documents were to be submitted to TDA by July 11, 2015. At their request, Redevelopers was granted a 90 day extension from August 13, 2015 in which to provide Financial Documents

6. **Financial Reports**

- a. **September 2015 - Income and Expenditure Report - included in the Commissioner packets:** Norman Kildow provided an updated report and an overview of the Income and Expenditure Report to the Commissioners and answered questions.
- b. **Comparative Financial Statements - included in the Commissioner's packets:** Norman Kildow provided an updated report, gave an overview of the Comparative Financial Statements, and answered questions from the Board. After discussion, Vice Chairman Mitchell moved to accept the Tulsa Development Authority Financial Report for September 2015 and Comparative Financial Statements for September 2015, and approve **Resolution No. 6150**, seconded by Commissioner Pegues. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

- c. **Discussion, consideration to review Draft Annual Audit 2014 - 2015:** Kristen Hughes, a representative with RSM US LLP, provided a Draft Audit report, and overview of the report, and answered questions from the Board. General Counsel Hartley will research use of money regarding the Tribune Lofts I and American Residential for specifications or restrictions pertaining to use of funds.

7. **Receive, Discuss, and Vote:**

- a. **Discussion, consideration, and vote to approve a Resolution authorizing the implementation of the 2015 – 2021 Strategic Plan, Growing Tulsa. Enriching Communities:** Chairman Peters stated in fairness of time to the Developers attending the meeting today, item 7a will be moved for discussion until later in today's Agenda.
- b. **Discussion, consideration, and vote to authorize a Resolution amending the TDA Policy and Procedures, Section 20.18 (2), Use of Real Estate Broker/Commissions for Listing Agreement for Lansing Centre, 1216 North Lansing Avenue, Suite A:** Executive Director Walker stated negotiating the Agreement for Kevin Anderson & Associates, raised concerns regarding TDA's policy regarding commission payment to leasing brokers. Currently the policy states, "The fee for leasing broker shall be 5% of the first year's rent." Executive Director Walker stated, research was conducted to obtain the standard percentage for leasing brokers in today's market. The research indicates the standard percentage is 6% of the gross amount. Executive Director Walker stated, he recommends the policy be changed to

5% for the life of the lease, instead of 5% for the first year. General Counsel Hartley questioned if the commission would be paid as the lease is paid. Mr. Kevin Anderson stated, the commission is typically paid at the time of occupancy. General Counsel recommended approving the policy change, subject to the opinion of the Executive Director and General Counsel. After discussion, Commissioner Bracy moved to approve **Resolution No. 6151**, approving an Amendment to Section 20.18(B)(2) of the Tulsa Development Authority Policies and Procedures. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

- c. **Discussion, consideration and vote to authorize a Resolution approving a request to enter into a Redevelopment Agreement between Nelson+Stowe, LLC and TDA as recommended by the City of Tulsa's Downtown Development and Redevelopment Fund Committee to the TDA Board of Commissioners for the redevelopment of the Blue Dome Box Yard, located on the Southeast Corner of East 3rd Street and South Frankfort Avenue, Tulsa, Oklahoma:** Executive Director Walker stated the Redevelopment Agreement meets with the requirements of the Downtown Development and Redevelopment Fund Committee's recommendations. Mr. Casey Stowe presented to the Board an illustration of the Box Yard and answered questions and concerns from the Board. General Counsel Hartley stated, the plans are not on the Agenda for approval; however, the Redevelopment Agreement is on the Agenda for approval. Ms. Dawn Warrick stated the City of Tulsa is in agreement with the Redevelopment Agreement and recommended the plans be reviewed by the City of Tulsa's Urban Design Planner. She will reserve approval of the plans, upon the review and comment or recommendation of the Urban Design Planner. Ms. Warrick also recommended the Redeveloper not revise the plans multiple times. General Counsel Hartley recommended approving the Redevelopment Agreement, substantially in the form presented, and allow changes to the performance bond reflecting the amount of the loan and not the loan of the project, and the Limited Liability Corporation name is included on the documents. Commissioner Pegues clarified for Mr. Stowe that funds would not be distributed up front, but rather in increments according to the percentage of completion. Chairman Peters stated a Special Meeting will be scheduled to approve the plans submitted by Nelson+Stowe. After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6152**, approving Redevelopment Agreement with Nelson+Stowe Development, LLC, substantially in the form presented, for the Redevelopment of Real Property at the Southeast corner of East 3rd Street and South Frankfort Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts
Nays: None

The motion passed unanimously.

- d. **Discussion, consideration, and vote to authorize a Resolution approving a request enter into a Redevelopment Agreement between First Place, LLC and TDA as recommended by the City of Tulsa's Downtown Development and Redevelopment Fund Committee to the TDA Board of Commissioners for the redevelopment of property located at 419 South Main Street, Tulsa, Oklahoma, to construct and develop a mixed-use parking and retail development:** Executive Director Walker stated this project will become a parking structure and the Redeveloper has applied for building permits. General Counsel Hartley recommended approving the Redevelopment Agreement substantially in the form presented because he has not received the legal description for the property. After discussion, Commissioner Bracy moved to approve **Resolution No. 6153**, approving Redevelopment Agreement with First Place, LLC, substantially in the form presented, for Redevelopment of 419 South Main Street, Tulsa, Oklahoma. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts
Nays: None

The motion passed unanimously.

- e. **Discussion, consideration and vote to approve a Resolution authorizing a second Amendment to an existing Redevelopment Agreement between The Carland Group, LLC (formerly Omega Alpha Development) and TDA for property located East of Peoria Avenue, South of Reading Street, Tulsa, Oklahoma:** Executive Director Walker stated this is a new request for a time extension until December 31, 2016 to complete the project. Mr. Chuck Cook, a representative with Carland Group, stated the closing on the property is scheduled for Monday and construction will begin after closing. Mr. Cook anticipates 9 ½ months to complete the project. After discussion, Commissioner Pegues moved to approve **Resolution No. 6154**, approving Second Amendment to Redevelopment Contract for Property East of Gateway Plaza – Omega Alpha Development, LLC and the Carland Group, LLC. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts
Nays: None

The motion passed unanimously.

f. **Discussion, consideration and vote to approve a Resolution authorizing the use of Blue Dome TIF funds not to exceed \$60,000.00 for the upgrade, installation, and extension of the existing utilities in the City of Tulsa right-of-way pursuant to a request from the Blue Dome Merchants Association to the TDA Board of Commissioners:** Executive Director Walker stated this item is tabled until the December TDA Meeting.

g. **Discussion, consideration and vote to authorize a Resolution approving Construction Drawings and Specifications from CORE Associates, LLC for City of Tulsa owned property located at 411 South Frankfort Avenue, Tulsa, Oklahoma (Fire Station No.1):** Executive Director Walker stated CORE Associates, LLC submitted plans and specifications and are requesting approval. Mr. Eric Richards, a representative with CORE Associates, LLC, was present and answered questions and concerns from the Board. Mr. Richards also stated the public art will not be removed. After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6155**, approving construction plans from CORE Associates, LLC for the Redevelopment of City of Tulsa owned property located at 411 South Frankfort Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

h. **Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 8 in the amount of \$187,334.39 for the East End Village project located at 401 and 405 S. Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 E. 4th Street and 415 E. 5th Street, Tulsa, Oklahoma:** Executive Director Walker stated this is the eighth draw request for East End Village and TDA did not receive a letter from the Architect certifying the completion percentage on the residential component. General Counsel Hartley stated TDA also needs lien releases from all the sub-contractors to protect TDA post litigation. Counsel Hartley recommended approving the draw request, subject to East End Village providing TDA with a list of all sub-contractors, lien releases for all sub-contractors, and a letter from the Architect certifying the completion percentage on the residential component. After discussion, Commissioner Bracy moved to approve **Resolution No. 6156**, approving payment of Advance Number Eight to East End Village, LLC pursuant to Redevelopment Agreement for the East End Village Project, subject to the requirements recommended by Counsel Hartley. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

- i. **Discussion, consideration and vote to authorize a Resolution approving the reimbursement of Streetscaping Fees in the amount of \$149,079.00 for Hogan on Greenwood, LLC for property located on the northeast corner of East 1st Street South and South Greenwood Avenue, Tulsa, Oklahoma:** Executive Director Walker stated this item will not require action today because a Resolution was approved in November 2014 which authorizes reimbursement for streetscaping fees.

- j. **Discussion, consideration and vote authorizing a Resolution to approve an Agreement for Relocation Services between TDA and Universal Field Services for the Professional Relocation Services for the Elm Creek/6th Street Drainage, Detention and Conveyance Plan, Tulsa, Oklahoma (Pearl District):** General Counsel Hartley explained the City of Tulsa will pay all expenses incurred regarding the relocation services, not TDA. The funding will be City funding, not Federal funding. After discussion, Commissioner Pegues moved to approve **Resolution No. 6157**, approving selection of a firm for Relocation and Consulting Services for the Pearl District. Commissioner Roberts seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

Commissioner Bracy moved to go into Executive Session at 10:19 a.m., seconded by Commissioner Pegues. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

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 a potential collaborative effort with Capital Homes Residential Group, L.L.C., in the Crosbie Heights Neighborhood, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- b. Confidential communication with Counsel regarding a request for the sale of Lots 1 – 8, Block 2, The Village at Central Park, along with Reserve ‘T’ from the Village at Central Park, LLC to a local entrepreneur. The property is 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).]
- c. Confidential communication with Counsel regarding the Request for Proposal submitted by the University Center at Tulsa. [25 O.S. §307(b) (4) and §307(c) (10).]

Vice Chairman Mitchell exited the meeting at 11:48 a.m.

9. **Vote to Return to Open Session:** Commissioner Pegues moved to return to open session at 11:58 a.m., seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

10. **Statement of the Executive Session:** During Executive Session, all Commissioners of the Authority who were present for this meeting were present for the Executive Session. The Authority maintained a quorum. During the Executive Session, the items on the published Agenda were the only items discussed. No votes were taken during the session. This will constitute the minutes of the Executive Session.

11. **Discussion, consideration and vote on items discussed in Executive Session:**

8.a. Capital Homes - no action taken, discussion only

8.b. Village at Central Park – Authorize TDA General Counsel and Executive Director to negotiate with Developer for approval of the transfer of property to new redeveloper, together with approving developers’ previous transfer of property that required TDA approval. After discussion, Commissioner Roberts moved to approve **Resolution No. 6158**, authorizing negotiations for an Agreement to approve requests for transfer or assignment of parcels pursuant to the Contract for Sale of Land for Private Redevelopment between the Tulsa Development Authority and

The Village at Central Park, L.L.C. Commissioner Bracy seconded the motion. The vote was recorded as follows

Ayes: Peters, Pegues, Bracy, and Roberts
Nays: None

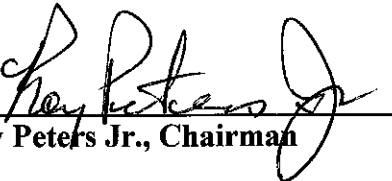
The motion passed unanimously.

8.c. UCAT – no action taken, discussion only

12. New Business: None

13. Adjournment: Chairman Peters adjourned the meeting at 12:01 p.m.

Tulsa Development Authority



Roy Peters Jr., Chairman

Approved as to legal form and adequacy:



Jot Hartley, Esq., General Counsel

[11-5-2015 – Regular Meeting Minutes - (nbc-)]