

**SPECIAL MEETING**

**Tulsa Development Authority Board of Commissioners  
Thursday – November 12, 2015**

One Technology Center  
175 East 2<sup>nd</sup> Street  
Tulsa, OK 74103

Meeting: 8:30 a.m.

10<sup>th</sup> Floor North Conference Room

**Present:**

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

**Not Present**

Steve Mitchell, Vice Chairman

**Additional attendees:**

Linn Cain  
Norman Kildow  
Casey Stowe  
Dennis Whitaker  
NaTasha Bunch-Everly  
Jane Malone

**Materials distributed at the Special Meeting are incorporated by reference to these minutes and filed separately. The Special Meeting was called to order at 8:30 a.m. by Chairman Peters. Decisions will be made, votes and action taken. A quorum was present.**

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

**Resolution No. 6159, was unanimously approved to hold a Special Meeting of the Tulsa Development Authority Board of Commissioners on November 12, 2015.**

**2. Receive, Discussion and Vote:**

- a. Discussion, consideration and vote to approve a Resolution approving Construction Drawings and Specifications from Nelson+Stowe, LLC for redevelopment of the Box Yard Project, located on the Southeast Corner of East 3<sup>rd</sup> Street and South Frankfort Avenue, Tulsa, Oklahoma:** Executive Director Walker distributed a memo dated November 10, 2015, from Luis Mercado, the Urban Design Planner, for the City of Tulsa. The memo expressed concerns of blank walls in the project design. Mr. Casey Stowe, a representative with Nelson+Stowe LLC, provided an overview of the Construction Drawing, and answered questions and concerns from the Board. Mr. Stowe also stated the project would satisfy all standards required by the City of Tulsa. The Board offered suggestions to make the project aesthetically appealing. Mr. Stowe stated the target completion date is June 2016.

After discussion, Commissioner Pegues moved to approve **Resolution No. 6160**, approving Construction Documents pursuant to the terms and conditions of a Contract for Sale of Land for Private Redevelopment and a Redevelopment Agreement with Nelson+Stowe, LLC – The Box Yard, LLC for the Redevelopment of 301 South Frankfort Avenue. Commissioner Bracy seconded the motion. The vote was recorded as follows:

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

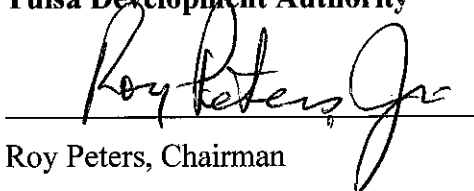
**The motion passed unanimously.**

**3. Adjournment:** Chairman Peters adjourned the meeting at 8:46 a.m.

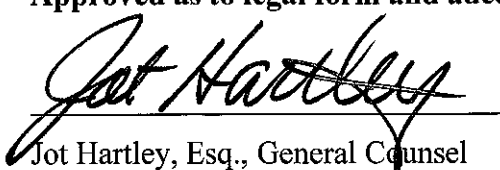
**Ayes: Pegues, Bracy, and Roberts**  
**Nays: None**

**The motion passed unanimously.**

**Tulsa Development Authority**

  
Roy Peters, Chairman

**Approved as to legal form and adequacy:**

  
Jot Hartley, Esq., General Counsel