

10/31/2017 3:32 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, November 2, 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 2nd day of November, 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 October 5, 2017 Regular Meeting
 - b. Minutes of October 5, 2017 Regular Executive Session Meeting
3. Executive Director's Monthly Report

4. Presentation from the University of Notre Dame Graduate Urban Design Studio. The Study Area is an extension of the Unity Heritage Neighborhoods Plan and the area is bounded by the following:

South: I-244
North: East Pine Street
West: L.L. Tisdale Expressway
East: HWY 75

5. 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 |

Discussion, consideration and vote for TDA to transfer title of certain property to the City of Tulsa, located in the Elm Creek/Pearl District Neighborhood Area. The property is as follows:

- 1120 East 5th Street South

6. General Counsel

- a. Pending Litigation Report

7. Discussion, consideration and vote to accept Financial Reports

- a. September 2017 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. City of Tulsa invoice from July 2017 to September 2017

Discussion, consideration and vote for TDA to pay City of Tulsa invoice as presented.

- d. Draft Annual Audit 2016 - 2017

8. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to authorize a Resolution approving the TDA Monthly Meeting Calendar for 2018.
- b. Discussion, consideration and vote to approve a Resolution to enter into a Special Projects Agreement – Sector Plan 2017, with the City of Tulsa for the creation of the Tulsa Development Authority Sector Plans for the following:
 - The Crutchfield Area Neighborhood
 - The Pearl Area Neighborhood
 - Crosbie Heights Neighborhood
- c. Discussion, consideration and vote to receive response to the Request for Proposals (RFP) for property bounded by East 7th Street South to East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma, former Laura Dester Site. The respondent is as follows:
 - Prairie Fire // Nelson+Stowe // The Ross Group
- d. Discussion and possible vote to authorize TDA Chairman to execute a Release of Notice of Redevelopment Contract and Caveat for AMARIS ENTERPRISES INC., recorded in Book 6620 at Pages 1372-1373, for land described a Lots 1 thru 12, Block 1, MELROSE ADDITION to the City of Tulsa.

9. **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 response to the Request for Proposals (RFP) for property bounded by East 7th Street South to East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma, former Laura Dester Site. [25 O.S. §307(b) (4) and §307(c) (10).]
- b. Confidential communication with Counsel regarding pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma (Case No. CV-2017-1049) and authorization for TDA General Counsel to provide representation on behalf of TDA, TDA Commissioners and Executive Director named as Defendants in the Petition, as amended. (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project). [25 O.S. §307(b) (4) and §307(c) (10).]
- c. 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) and possible issuance of notice of default to UCT for failure to redevelop subject property in compliance with terms and conditions of Redevelopment Agreement for University Center at Tulsa dated June 30th, 1986. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. 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).]
- e. Confidential communication with Counsel regarding approval of Contract for Sale of Land for Private Redevelopment with Ross Group Development, LLC for the redevelopment of TDA land located on the Northwest corner of North Elgin Avenue and East Archer Street, Tulsa, Oklahoma and described as Lots 1, 2 and 3, Block 44, City of Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- f. Confidential communication with Counsel regarding possible amendment of the Redevelopment Agreement with Peoria Realty Investment, Inc., to make provisions for the acquisition of certain properties on the north side of E. Pine Place, between N. Peoria Avenue, and N. Norfolk Avenue within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]

- g. Confidential communication with Counsel regarding a request from the Tulsa Economic Development Corporation (TEDC) and Honor Capital for the use of North Peoria TIF funds for a proposed Save A Lot grocery store, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

10. Vote to Return to Open Session

11. Statement of the Executive Session

12. Discussion, consideration and vote on items discussed in Executive Session

13. New Business

14. Adjournment