

11/01/2016 4:19 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, November 3, 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 3rd day of November, 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 October 6, 2016 Regular Meeting
 - b. Minutes of October 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
 - c. Brant Pitchford WIN's Department Report Received

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| d. Jim Coles | Local Development
Acts Report | Report Received |
| e. Roger Acebo | Elm Creek/6 th 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. September 2016 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. Draft Annual Audit 2015 - 2016

7. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to adopt the Greenwood Heritage Neighborhoods Sector Plan/Unity Heritage Neighborhood Sector Plan which includes the Executive Summary, an Implementation Matrix and Land Use and Areas of Stability and Growth Maps.
- b. Discussion, consideration and vote to adopt the Kendall-Whittier Neighborhood Sector Plan which includes the Executive Summary, an Implementation Matrix and Land Use and Areas of Stability and Growth Maps.
- c. 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

- d. Discussion, consideration and vote to approve a Resolution authorizing the Seventh 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.
 - e. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 11 from TDL NOW, LLC from the Downtown Development and Redevelopment Fund for the YMCA Lofts Project, located at 515 S. Denver Avenue, Tulsa, Oklahoma.
 - f. Discussion, consideration and vote approving a Resolution authorizing TDA Executive Director and General Counsel to enter into negotiations with Rupe Helmer Group Inc., for the sale and redevelopment of TDA land located at 750 East Pine Street, Tulsa, Oklahoma.
 - g. Discussion, consideration and vote to approve a Resolution authorizing the TDA Executive Director and General Counsel to enter into negotiations with Peoria Realty Investments for the acquisition of certain properties located within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan.
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 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