

11/29/2016 4:22 pm

**MICHAEL P. KIER**  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY**  
**BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, December 1, 2016**

**9:00 A.M.**

**One Technology Center**  
**10<sup>th</sup> Floor North Conference Room**  
**175 East 2<sup>nd</sup> 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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 1<sup>st</sup> day of December, 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 November 3, 2016 Regular Meeting
  - b. Minutes of November 3, 2016 Regular Executive Session Meeting
3. Tulsa City Councilor, District No. 1, Jack Henderson
4. Executive Director's Monthly Report

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

- a. Leon Davis                      COT Disposition                      Report Received
  - i. Discussion, consideration and vote to approve a Resolution authorizing the acceptance and negotiating a Redevelopment Agreement for the disposition of the Morton Building located at 660 East Pine Street, Tulsa, Oklahoma.
- b. Mike Thedford                      TIF Report Updates                      Report Received
- c. Derek Gates                      North Peoria TIF Update                      Report Received
- d. Neal Foster                      WIN’s Department                      Report Received
- e. Roger Acebo                      Elm Creek/6<sup>th</sup> Street  
Drainage Detention and  
Conveyance Plan                      Report Received

6. General Counsel

- a. Pending Litigation Report

7. Discussion, consideration and vote to accept Financial Reports

- a. October 2016 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. City of Tulsa Quarterly Invoices July – September 2016

8. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to authorize a Resolution accepting the 2015 – 2016 TDA Annual Audit.
- b. Discussion, consideration and vote to authorize a Resolution approving the TDA Calendar for 2017.
- c. Discussion, consideration and vote to approve an amendment to the Offer of Purchase by Michael Jackson for the sale of 1310 North Olympia Avenue, Tulsa, Oklahoma.

- d. Discussion, consideration and vote to approve an amendment to existing Redevelopment Agreement with Bennie Oulds for property located at 2010 North Hartford Avenue, Tulsa, Oklahoma.
  - e. Discussion, consideration and vote to enter into a Redevelopment Agreement with Capital Homes, LLC for the Redevelopment of TDA property located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.
  - f. Discussion, consideration and vote to approve a Resolution authorizing the Eighth 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.
  - g. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 12 from TDL NOW, LLC from the Downtown Development and Redevelopment Fund for the YMCA Lofts Project, located at 515 S. Denver Avenue, Tulsa, Oklahoma.
  - h. Discussion, consideration and vote to approve a Resolution authorizing payment of invoice to Hall Estill regarding Brady District Tax Increment Financing.
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 a Redevelopment Agreement opportunity with Peoria Realty Investments for the acquisition of certain properties located within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]

- b. Confidential communication with Counsel regarding a Redevelopment Agreement with Capital Homes Residential Group, LLC and the Tulsa Development Authority for the purchase and Redevelopment of Ogan's Circle located South of East Virgin Street, between North Lansing Avenue and the Osage Prairie Trail, Tulsa, Oklahoma. [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).]

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