

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 – December 11, 2014

8:30 a.m.

Present:

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

Absent:

Also Present:

Andrew Coffey
Leon Davis
Steve Ganzkow
Norman Kildow
Steve Larry

Also Present:

NaTasha Bunch
Jane Malone
Carol Young

The regular meeting was called to order at 8:32 a.m. by Chairman Pegues. 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 Pegues, Vice Chairman Peters, Commissioner Bracy, Commissioner Roberts, and Commissioner Mitchell were in attendance. A quorum was present.
- 2. Routine, Repetitive Items for Action:**
 - a. Minutes of November 6, 2014 Work Study Session
 - b. Minutes of November 13, 2014 Regular Meeting
 - c. Minutes of November 13, 2014 Executive Session

Vice Chairman Peters moved to approve the minutes, Agenda Items 2. a., b., c., seconded by Commissioner Bracy. The vote was recorded as follows:

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

The motion passed unanimously.

- d. Tulsa Development Authority Financial Report for October 2014
- e. October 2014 - Comparative Financial Statements
- f. October 2014 – Program Income Report – Fund 5540

Commissioner Bracy moved to approve **Resolution No. 6036**, approving Tulsa Development Authority financial report for October 2014, Program Income Report for Fund No. 5540, and the Comparative Financial Statements. Commissioner Roberts seconded the motion. The vote was recorded as follows:

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

The motion passed unanimously.

3. Receive, Discuss, and Vote:

- a. **Discussion, consideration and vote to approve a Resolution authorizing the interior remodel of The Lansing Center, Suite ‘D’, 1216 North Lansing Avenue, Tulsa, Oklahoma:** Executive Director Walker explained and provided rationale for moving into Suite D. The Board expressed concerns regarding storage capacity in Suite D, purging files, and including a contingency to the requested amount. After discussion, Vice Chairman Peters moved to approve **Resolution No. 6037**, authorizing the Interior Remodel of Suite D, the Lansing Centre and approving expenditure of funds, not to exceed a combined total for all costs of \$25,000.00. Commissioner Bracy seconded the motion. The vote was recorded as follows:

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

The motion passed unanimously.

- b. **Discussion, consideration and vote to approve a Resolution approving request from East End Village LLC to approve a Subordination, Nondisturbance and Attornment Agreement for property located at 401 and 405 South Elgin Avenue, 408 and 418 South Frankfort Avenue, 414 East 4th Street and 415 East 5th Street, Tulsa, Oklahoma:** Executive Director Walker explained all requested documentation has been received. General Counsel Hartley explained and provided rationale for approving the Subordination, Nondisturbance, and Attornment Agreement requested by East End Village. Vice Chairman Peters requested a status update from Tulsa Open Space Alliance. After discussion, Commissioner Mitchell moved to approve **Resolution No. 6038**, approving a request from East End Village, LLC for TDA Execution of a Subordination, Nondisturbance, and Attornment

Agreement for the East End Village Project. Vice Chairman Peters seconded the motion. The vote was recorded as follows:

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

Nays: None

The motion passed unanimously.

- c. **Discussion, consideration, and vote to approve a Resolution ratifying the Deed of Dedication for Dirty Butter – Heritage Hills Extension Plat – Plat No. 6504, located West of North Hartford Avenue, between East Seminole Place and East Virgin Street, Tulsa, Oklahoma:** General Counsel Hartley explained and provided rationale to approve the Resolution ratifying the Deed of Dedication for Dirty Butter - Heritage Hills Extension Plat. General Counsel explained Ratifying the plat for Dirty Butter – Heritage Hills will satisfy the Title Requirements for all seven (7) lots. After discussion, Commissioner Bracy moved to approve **Resolution No. 6039**, Ratification of Deed of Dedication for Dirty Butter – Heritage Hills Plat No. 6504 and Content of Said Plat No. 6504. Commissioner Mitchell seconded the motion. The vote was recorded as follows:

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

Nays: None

The motion passed unanimously.

- d. **Discussion, consideration, and vote Discussion, consideration and vote authorizing Resolutions approving amendments to existing Redevelopment Agreements as follows:**

- **Hartford Commons, LLC and Tulsa Development Authority**
- **Tulsa Open Space Alliance and Tulsa Development Authority**

for property located on East 2nd Street South, between South Greenwood Avenue and South Kenosha Street, Tulsa Oklahoma: Executive Director Walker and General Counsel Hartley explained this request contains two (2) Resolutions and two (2) Amendments to address the sidewalk concerns of the City of Tulsa. General Counsel Hartley also stated the representative with Tulsa Open Space Alliance agreed to the Amendment and the representatives with Hartford Commons requested additional language stipulating a closing on the property prior to December 31, 2014. After discussion, Commissioner Bracy moved to approve **Resolution No. 6040** approving Fifth Amendment to Redevelopment Agreement with Hartford Commons, LLC for the Redevelopment of TDA owned property located near the southeast corner of Greenwood Avenue and Second Street, Tulsa, Oklahoma, **and Resolution No. 6041**, approving Fourth Amendment to Redevelopment Agreement with Tulsa Open Space Alliance, Inc. for the Redevelopment of TDA owned property located along Greenwood Avenue, between 2nd and 3rd Streets, Tulsa, Oklahoma. Commissioner Roberts seconded the motion. The vote was recorded as follows:

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

The motion passed unanimously.

- e. **Discussion, consideration, and vote to approve a Resolution issuing a Request for Qualifications (RFQ) for Engineering and Consulting Services for the North Peoria TIF. Boundaries are: North – East Apache Street; South – East Pine Street; East – North Utica Avenue; West – Midland Valley Railroad, Tulsa, Oklahoma:** Executive Director Walker stated Chairman Pegues requested edits to the Request for Qualifications, upon completion of the edits, the RFQ will be issued and the submission deadline is December 31, 2014. Commissioner Roberts thanked the Board for following the standard process and allowing others the opportunity to bid for the Project Manager position. Commissioner Mitchell stated the importance of including the Lacy Park Task Force, the advocate for that community, in the RFQ process and redevelopment of the area. General Counsel Hartley recommended including a copy of the Agreement with the RFQ. After discussion, Vice Chairman Peters moved to approve **Resolution No. 6042**, authorizing issuance of a Request for Qualifications (RFQ) for Engineering and Consulting Services for the North Peoria TIF. Commissioner Roberts seconded the motion. The vote was recorded as follows:

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

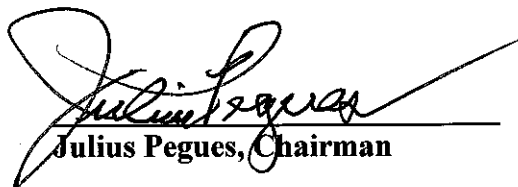
The motion passed unanimously.

4. **New Business:** Commissioner Bracy wished everyone a Joyous Holiday Season and thanked the TDA Board, and Staff for a great year. He also thanked TDA staff for the breakfast provided.

Chairman Pegues extended Merry Christmas to everyone.

5. **Adjournment:** The meeting was adjourned at 9:17 a.m.

Tulsa Development Authority


Julius Pegues, Chairman

Approved as to legal form and adequacy:


Jot Hartley, Esq., General Counsel