

12/05/2017 1:50 pm

MICHAEL P. KIER  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, December 7, 2017**

**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  
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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 7<sup>th</sup> day of December, 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 November 2, 2017 Regular Meeting
  - b. Minutes of November 2, 2017 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. Roger Acebo   | Elm Creek/6th Street<br>Drainage Detention and<br>Conveyance Plan | Report Received |

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

- a. October 2017 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. Annual Audit 2016 – 2017

- Discussion, consideration and vote approving the TDA Annual Audit for 2016 - 2017

7. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to enter into a Redevelopment Agreement between Sunstone Construction, LLC and TDA for the purchase and redevelopment of TDA land located at 1213 North Boston Avenue, Tulsa, Oklahoma.
- b. Discussion, consideration and vote to enter into a Redevelopment Agreement between Capital Homes, LLC and TDA for the purchase and redevelopment of TDA land located as follows:
- 111 East Latimer Street, Tulsa, Oklahoma
  - 1307 North Boston Place, Tulsa, Oklahoma
- c. Discussion, consideration and vote to authorize a Resolution approving the selection of candidates to serve on the Citizens Advisory Team for the Crutchfield Area Neighborhood Sector (Crutchfield-CAT) Crutchfield Neighborhood Sector Plan.

- d. Discussion, consideration and vote to approve a Resolution for the Second Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
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 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 re-issuance of Notice of Default to UCT for failure to redevelop the subject property in compliance with terms and conditions of the Redevelopment Agreement for University Center at Tulsa dated June 30th, 1986. [25 O.S. §307(b) (4) and §307(c) (10).]
  - b. Confidential communication with Counsel regarding the status of action to enforce contract rights and 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).]
  - c. Confidential communication with Counsel regarding negotiation with Redevelopers responding 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).]

d. 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).]

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