

01/30/2018 2:45 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, February 1, 2018

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 1st day of February, 2018, for the purpose of considering the following:

1. Roll Call
2. Routine, Repetitive Items for discussion, consideration and vote to approve:
 - a. Minutes of January 4, 2017 Regular Meeting
 - b. Minutes of January 4, 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
5. General Counsel
 - a. Pending Litigation Report
6. Discussion, consideration and vote to accept Financial Reports
 - a. December 2017 - Income and Expenditures Report
 - b. Comparative Financial Statements
 - c. City of Tulsa Invoice from October 2017 – December 2017
7. Receive, Discuss and Vote:
 - a. Discussion, consideration and vote to approve a Resolution for the Third Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
 - b. Discussion, consideration and vote to approve construction plans and specifications in accordance with the Contract for sale of land for Private Redevelopment, Section 5: Plans, Specifications, Mortgage, Financing and Equity Capital from Floyd Roberts and Kuma Roberts, for the purchase of TDA owned property located at 1980 North Hartford Avenue, Tulsa, Oklahoma.
 - c. Discussion, consideration and vote to approve construction plans and specifications in accordance with the Contract for sale of land for Private Redevelopment, Section 5: Plans, Specifications, Mortgage, Financing and Equity Capital from Shelia Thompson and Steve Murrell for the purchase and redevelopment of TDA owned property located at 1960 North Hartford Avenue, Tulsa, Oklahoma.

- d. Discussion, consideration and vote to approve an amendment for extension of timelines provided in an existing Redevelopment Agreement between GreenArch, LLC and TDA for the GreenArch project located on the Southeast Corner of North Greenwood Avenue and East Archer Street, Tulsa, Oklahoma.
 - e. Discussion, consideration and vote to authorize the TDA Chairman Peters (with the advice and consent of TDA Executive Director and General Counsel) to negotiate the terms of and enter into an engagement letter with Leslie Batchelor, and the Center for Economic Development Law, for professional services for the creation and drafting of economic development strategies, one or more Project Plans and associated Tax Increment Finance (TIF) District(s) within an area of North Tulsa located north of the Inner Dispersal Loop to East 56th Street North, between North Martin Luther King, Jr. Blvd. and North Harvard Avenue, Tulsa, Oklahoma.
 - f. Discussion, consideration and vote to approve a request from the Performing Arts Center Trust to release from the restrictions contained in the City of Tulsa's 1965 Urban Renewal Plan as it relates to the Performing Arts Center owned land located between East 2nd and East 3rd Streets, and between South Cincinnati and South Detroit Avenues to facilitate the closing of the sale of said land.
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 Tulsa Development Authority's Executive Director Annual Evaluation. [25 O.S. §307(b) (4) and §307(c) (10).]

- b. 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).]
- c. Confidential communication with TDA General Counsel and TDA Special Counsel regarding status of negotiations, interpretation of contract rights and possible litigation relating to a Redevelopment Agreement dated June 30, 1986 (“Agreement”) between the University Center at Tulsa (UCT) and the Tulsa Development Authority (TDA), and failure of UCT to redevelop the subject property, as described in the Agreement in compliance with terms and conditions of the Agreement. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. 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).]
- e. Confidential communication with Counsel regarding pending litigation for property located at 744 East Pine Street, Tulsa, Oklahoma (Case No. CV-2017-1049). (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