

01/31/2017 2:11 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

**Thursday, February 2, 2017
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 2nd day of February, 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 January 5, 2017 Regular Meeting
 - b. Minutes of January 5, 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
 - i. Discussion, consideration and vote to approve a Resolution for a budget amendment from the Brady Village TIF from \$320,000.00 to \$500,000.00 for the Main Street Streetscape project located on North Main Street, between Brady Street and Cameron Street, Tulsa, Ok.
- b. Derek Gates North Peoria TIF Update Report Received
- c. Brant Pitchford WIN’s Department Report Received
- d. Roger Acebo Elm Creek/6th Street Report Received
 Drainage Detention and
 Conveyance Plan
- e. Jennifer Gates Peoria Avenue Bus Report Received
 Rapid Transit Land
 Use Study

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

- a. December 2016 - Income and Expenditures Report
- b. Comparative Financial Statements

7. Receive, Discuss and Vote:

- a. Discussion, consideration and vote to approve a Resolution requesting approval for the donation of a parcel of land owned by TDA located on the Northeast corner of East 1st Street and South Lewis Avenue, Tulsa, Oklahoma, to the Tulsa City-County Library.
- b. Discussion and consideration to enter into an Agreement with Wollard Solutions, LLC and TDA for Installation of Sculptures and Associated Improvements located in and upon the Vest Pocket Park located on East Archer Street, between North Main Street and North Boulder Avenue, Tulsa, Oklahoma, and approve expenditure of Brady District TIF funds in the amount of \$60,000.

- c. Discussion, consideration and vote to approve a Resolution consenting to the conveyance of land for the proposed Family Dollar Store located at 1553 North Peoria Avenue Tulsa, Oklahoma, by Antonio Perez and Eugenia Perez to Triple C Development, LLC, to be devoted only to, and in accordance with, the uses specified in the Urban Renewal Plan/Unity Heritage Neighborhoods Plan (Family Dollar Store).
 - d. Discussion and consideration to receive responses from the Request for Proposals (RFP) for TDA owned property located on the Northwest corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma, commonly referred to as Block 44.
 - i. The Ross Group
 - ii. Pine Place Development, LLC
 - e. Discussion, consideration and vote to approve a Resolution authorizing subordination of TDA mortgage to an increase of the first mortgage loan to Arvest Bank in the amount of \$294,000.00 for The Meridia, LLC project (increase from \$10,045,000.00 to \$10,339,000.00) for the redevelopment located at 522 South 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 Redevelopment of TDA land located on the Northwest corner of North Elgin Avenue and East Archer Street, Tulsa, Oklahoma (Block 44). [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 a letter from The Flats on Archer, LLC dated November 28, 2016 regarding a redevelopment project located at 110 North Boston Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. 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