

02/27/2018 3:11 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, March 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 March, 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 February 1, 2018 Regular Meeting
 - b. Minutes of February 1, 2018 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. January 2018 - Income and Expenditures Report
- b. Comparative Financial Statements

7. Receive, Discuss and Vote:

- a. Discussion and consideration to substitute Kathy Taylor as TDA’s Ex-officio/Non-Voting member with Kian Kamas as TDA Ex-officio/Non-Voting member to the TDA Board of Commissioners starting March 1, 2018.
- b. Discussion, consideration and vote to approve a Resolution for the Fourth Draw Request from The Flats on Archer, for redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma.
- c. Discussion and consideration to receive a status update from Fregonese Associates and Tharp Planning Group for The Crutchfield Area Neighborhood Sector Plan located as follows:
- The southern boundary is Admiral Blvd.
 - The Eastern boundary is Utica Avenue
 - The Northern boundary is Pine Street
 - The Western Boundary is Highway-75
- d. Discussion, consideration and vote to approve correction of a scrivener’s error for Resolution No. 6404 regarding the sale of Lots 21, 22, 23, 24, 25, 26, 27, 85, 86, 87 and 88; all are in Block 1, The Village at Central Park from the Village at Central Park, LLC to a Redeveloper. The property is generally located on the Southwest Corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma.

- e. Discussion, consideration and vote to review a proposal from Capital Homes Residential Group, LLC to TDA to amend the terms and conditions of the Down Payment Assistance fund to complete the sale of remaining Ogans Circle Lots located at East Virgin Street and North Hartford Avenue, Tulsa, Oklahoma, and the East Latimer Lots located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma.
 - f. Discussion and consideration to receive responses to the Request for Proposal (RFP) for Affordable/Obtainable Downtown Housing Funds for Residential Development in Tulsa Oklahoma. The Respondents are as follows:
 - Hartford Crossing
 - Adams Building Redevelopment
 - Carpathia
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 Request for Proposal (RFP) for Affordable/Obtainable Downtown Housing Funds for Residential Development in Tulsa Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).] The Respondents are as follows:
 - Hartford Crossing
 - Adams Building Redevelopment
 - Carpathia

- b. Confidential communication with TDA General Counsel and TDA Special Counsel regarding status of negotiations, interpretation of contract rights and pending 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).]
- c. Confidential communication with Counsel regarding the status of pending litigation 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 and litigation filed by North Star Insurance Company for declaratory judgment as to its obligations to provide insurance coverage to Carland Group. [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). (Rupe Helmer Group/Tulsa 18537, LLC - Dollar General Project.) [25 O.S. §307(b) (4) and §307(c) (10).]
- e. 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 described as: Lots 17 and 18 of Block 1, and the alleyway south of Lots 17 through 24 of Block 1, and the portion of East Pine Place North lying between Lots 17 through 24 of Block 1 and Lots 1 through 8 of Block 4: all in Booker Washington Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]
- f. Confidential communication with Counsel regarding request for an economic development loan from TDA to Capital Homes Residential Group, LLC for renovation of the Boydell Apartments located at 1123 North Main Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

g. Confidential communication with Counsel regarding making provisions for the acquisition of certain property located at 1109 North Main Street, Tulsa, Oklahoma. [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