

REGULAR MINUTES

**Tulsa Development Authority Board of Commissioners
Regular Meeting**

One Technology Center
175 East 2nd Street
Tulsa, OK 74103
10th Floor North Conference Room

Thursday – March 2, 2017

9:00 a.m.

Present:

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

Absent:

Steve Mitchell, Vice Chairman

Also Present:

Roger Acebo
Kevin Anderson
Rocky Bright
Linn Cain
Jim Coles
Meagan Farley
Derek Gates
Vanessa Hall-Harper
Katie Huisenga
Preston Jones
Norman Kildow
Jean Lu
Mike Melega
Julie Miner
Rhett Morgan
Marcus Pairless
Michael Patton

Also Present:

E.C. Richards
Eric Richards
Darin Ross
Juan Salzur
Marvin Shirley
John Snyder
Casey Stowe
Kathy Taylor
Mike Thedford
Theron Warlick
Dawn Warrick
Dennis Whitaker
Kristi Williams
Richard Winton
NaTasha Bunch-Everly
Jane Malone
Carol Young

The Regular Meeting was called to order at 9:01 a.m. by Chairman Peters. Decisions will be made, votes and action taken. A quorum was established. 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 Peters, Commissioner Pegues, Commissioner Bracy, and Commissioner Roberts were present. Vice Chairman Mitchell was absent. A quorum was present.

2. **Routine, Repetitive Items for Action:**

- a. Minutes of February 2, 2017 Regular Meeting
- b. Minutes of February 2, 2017 Regular Executive Session Meeting

Commissioner Bracy moved to approve the minutes, Agenda Items 2.a., and 2.b., seconded by Commissioner Roberts. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

3. **Executive Director's Monthly Report - A copy of this report was included in the Commissioner's packets. Copies of the Report were available at the table in the rear of the room.**

1. **Project Status Update**

A. **Morton's Reserve, d/b/a Pine Place Development, LLC:**

On Wednesday, February 8, 2017, City Council passed a Resolution to transfer the former Morton site to TDA to develop and implement a Redevelopment Agreement with Resolution No. 19497 that was approved December 12, 2013. The TDA Executive Director ordered the Phase I assessment on February 6, 2017 and the results were received on March 1, 2017. Representatives with Pine Place Development met with City of Tulsa Staff, TDA's Executive Director, and General Counsel to set the framework to draft a Redevelopment Agreement between Pine Place Development and TDA.

B. **Peoria Realty Investments, Inc.:**

On February 2, 2017, the TDA Board of Commissioners approved Resolution No. 6318, authorizing negotiations for the acquisition and redevelopment of privately owned land. Ms. Kathy Taylor suggested Executive Director Walker meet with City of Tulsa's Planning Department regarding this development.

C. **Dollar General Store/Rupe Helmer Group:**

On January 5, 2017, the TDA Board of Commissioners reviewed and approved a Redevelopment Agreement for the purchase and redevelopment of the subject property. The Redevelopment Agreement was executed on February 16, 2017 and a Good Faith Deposit was

received by the TDA and placed in an escrow account. The Redeveloper is currently in the due diligence phase of the Agreement.

D. Ogan's Circle/Capital Homes, LLC:

TDA's General Counsel is working on documents to prepare for closing. TDA has ordered an updated abstract for Capital Homes to review prior to closing. Capital Homes provided updated elevation that depicts the style and character of the houses. Utility work is being performed by PSO and ONG. A project identification sign has been placed on site. The goal is to have a house built for the Tulsa Parade of Homes 2017. Ground breaking has been scheduled for March 9, 2017.

E. Firestation No. 1 – CORE Associates, LLC:

CORE is requesting an Amendment to the existing Redevelopment Agreement to extend the terms and conditions of the Agreement. Additional discussion will occur in Executive Session.

F. The Flats on Archer:

On February 2, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6317 approving an agreement for the loan of funds by TDA to The Flats on Archer, LLC for assistance in the redevelopment of the subject property. The Flats on Archer are waiting to meet with TDA to start the negotiation process for the loan.

G. Blue Dome Anchor, LLC:

Chairman Peters stated this project is transitioning to Mr. Neal Bhow. Mr. Neal Bhow met with Chairman Peters and Executive Director Walker to provide a status update on the project. Mr. Bhow indicated that the project architect is working on the concept design and demolition has commenced in the Hartford Building.

H. The Meridia, LLC- River City Development, LLC:

This is an Agenda item today for Draw Request No. 10.

I. Tulsa Boxyard:

This project is complete. TDA issued a Certificate of Completion on February 10, 2017. TDA will return the \$12,750.00 Good Faith Deposit.

K. The Village at Central Park:

The Project Architect has completed 90% of the schematic design. This is an Agenda item for today for approval of the schematic plans.

L. Hampton Inn and Suites/One Place Hospitality, LLC:

The Redeveloper is completing all finishes and installing FFE in the rooms and common areas. The hotel is scheduled to open on March 1, 2017.

M. Tulsa Urban Development Group, LLC/Urban8:

Urban8 has sold three (3) units.

N. The Edge at East Village (Hartford Commons, LLC):

The project is complete and TDA is waiting to receive a copy of the Certificate of Occupancy and TDA will dovetail that with a Certificate of Completion. The Good Faith Deposit will be returned.

O. YMCA Lofts

This project is complete. It is on the Agenda today for the last and final Draw Request.

P. 1216 North Lansing Avenue, The Lansing Centre

The front parking lot is complete. TDA plans to receive bids for repairing the guttering system.

Q. Carland Group

Executive Director Walker stated a conference call occurred with Representatives from Carland Group, City Councilor Hall-Harper, Keri Fothergill, the Mayor's Office, Executive Director Walker and General Counsel Hartley. A follow-up call was scheduled for February 24, 2017; however, it was cancelled and not rescheduled.

Executive Director Walker responded to comments and concerns from the Board members. After discussion, Commissioner Bracy moved to accept TDA's Executive Director Report for March 2017. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

4. Staff Reports and Discussion – City of Tulsa (C.O.T.)

a. TIF Report Updates – Mike Thedford: A copy of the report is included in the Commissioner's packets:

- **Elgin streetscape improvements: Fund No. 6967** – Fixtures on Elgin, between 1st Street and railroad tracks have bid, PO Number has been issued, fixtures have been delivered and installation was done at the end of December.
- **Blue Dome Lighting Project: Fund No. 6967** – Approximately 150 lights throughout Blue Dome District. Engineering Design – Paul Zachary has signed off. Final coordination from utility companies is complete and bid advertisement is expected to begin March 3, 2017.
- **Proposed streetscape improvements to Cameron Street: Fund No. 6963** – Project bids received on December 2, 2016. Bids are currently being reviewed and processed for contracts.

Award of low bid to Crossland is expected any day and construction schedule will be available once contractor is under Contract. Bid award is ready for Mayor's signature and last available update was February 2, 2017.

- **Brady District Streetscape Improvements: Fund No. 6963** – Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Revised plans for Main Street Phase are complete. Budget amendment approved last month and Engineer has submitted for IDP approval (beginning of February). Review and construction process is approximately 120 days once submitted.
- **TDA Lansing Centre Parking Lot (Front)** – Asphalt was installed on January 23, 2017 and striping was complete on January 24, 2017. Warranty work was required on February 21, 2017.

Mr. Thedford responded to questions and concerns from the Board regarding the above mentioned projects.

- b. **North Peoria TIF Update – Derek Gates: A copy of the report is included in the Commissioner's packets:** A meeting was held on February 14, 2017, with the Economic Development and Planning Departments for the City of Tulsa. Attending the meeting were Dawn Warrick, Jim Coles, Mike Dickerson, Leon Davis, and Jennifer Gates. Ms. Kathy Taylor, Economic Department Director for the City of Tulsa, emailed her support and assistance. The purpose of the meeting was to generate ideas for utilization of the North Peoria TIF Funds, and expanding the TIF area to include the Old Morton site. A few suggestions included: a bike trail to connect Lacy Park, Booker T. Washington High School, and The Midland Valley Bike trail; a series of historical figure statues placed on the West side of Peoria; and aggressive marketing of the land available in the North Peoria TIF Area. When asked by Commissioner Pegues, if it would be beneficial to have a full time marketing person for the area, Mr. Gates responded with an empathic, yes. Mr. Gates will continue the Economic Development discussions with City of Tulsa officials and the community.
- c. **Elm Creek/6th Street Drainage Detention and Conveyance Plan – Roger Acebo: A copy of the report is included in the Commissioner's packets:** Mr. Roger Acebo provided an update and information on the 6th Street/Elm Creek project. Nine properties have been acquired by TDA, two structures have been demolished, and one is scheduled for demolition.

The Laura Dester Site – The City of Tulsa will execute a Quit Claim Deed to TDA. TDA ordered an appraisal on the property to determine fair market value, and will issue an RFP for approval at the April TDA Board meeting.

5. General Counsel

- a. **Pending Litigation Report was included in the Commissioner packets:** General Counsel Hartley provided the monthly pending litigation report and General Counsel Hartley reported that any changes or new items are indicated in “**BOLD**” print. He also provided a status and overview of the report.

General Counsel stated his comments concerning his report will be expressed in Executive Session.

Lien Foreclosure:

- **Alpine Roofing, LLC v. MGT Construction Management, East End Village, LLC; Larson Development, TDA and others:** East End Village and MGT Construction Management continue with discovery requests. Lien claimant Ark Wrecking has filed a motion for summary judgement.

Breach of Contract and Lien Foreclosure Counterclaims:

- **East End Village, LLC v. MGT Construction Management, Inc., et al:**
See discussion of consolidated case above.
- **Sunbelt Fire Protection, Inc. v. MGT Construction Management, Inc. et al:**
Both East End Village, LLC and MGT Construction Management, Inc. (the general contractor) have filed motions to dismiss the claims – motions remain pending.

Other:

- **Novus Homes (Wilkins).**
The Parties have agreed upon an Arbitrator and the form of an Arbitration Agreement. Scheduling conference was held in January 2017. Case has been set for hearing in August 2017 with an estimate of 3 days of hearing. Pre-hearing/Status Conference are set for May 2017.

6. Discussion, consideration, and vote to accept Financial Reports

- a. **January 2017 - Income and Expenditure Report - included in the Commissioner packets:** Norman Kildow provided an updated report and an overview of the Income and Expenditure Report to the Commissioners and answered questions.
- b. **Comparative Financial Statements - included in the Commissioner’s packets:** Norman Kildow provided an updated report, gave an overview

of the Comparative Financial Statements, and answered questions from the Board.

After discussion, Commissioner Bracy moved to accept the Financial Report and Comparative Financial Statements for January 2017, **Resolution No. 6319**, approving TDA Financial Report for January 2017, and the Comparative Financial Statement, seconded by Commissioner Roberts. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

- c. **Refund and forfeitures of Good Faith Deposits in Fund No. 3101:** Mr. Kildow provided an Earnest Deposits report to the Board, and answered questions from the Board. After discussion, Commissioner Roberts moved to refund and forfeiture of Good Faith Deposits in Fund No. 3101, **Resolution No. 6320**, approving refund of certain Good Faith/Escrow Deposits in the amount of \$4,117.50 and declaring forfeiture of certain Good Faith/Earnest Money deposits in the amount of \$12,692.85 from TDA fund No. 3101, seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

- d. **Approve collapse of Fund 3122 and transfer remaining balance to Fund 3101 (Operating Fund):** Mr. Kildow explained this task is more of a housekeeping task for the Finance Department. Currently the only asset in Fund 3122 is cash that is accruing interest and there are not any liabilities. Mr. Kildow recommends transferring the balance from Fund 3122 to TDA's operating Fund 3101. Mr. Kildow also answered questions from the Board. After discussion, Commissioner Bracy moved to collapse Fund 3122 and transfer remaining balance to Fund 3101, TDA's operating fund, **Resolution No. 6321**, approving the collapse and merger of TDA Fund 3122 and transfer remaining balance into TDA Fund 3101. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

7. Receive, Discuss, and Vote:

- a. **Discussion, consideration, and vote to approve a Resolution authorizing Draw Request No. 10 from The Meridia, LLC in accordance with the terms and conditions of the Downtown Development Redevelopment Fund Committee for property located at 522 South Boston Avenue, Tulsa, Oklahoma:** Executive Director Walker stated this is a routine item. The draw request is for \$78,000.00 which represents 96% completion. Mr. Richard Swinton, representative for The Meridia, LLC, provided a status update of the project. The project will be complete by the end of the month and there are currently 20 residents living in the apartments. After discussion, Commissioner Pegues moved to approve **Resolution No. 6322**, approving payment of Advance Number Ten to the Meridia, LLC pursuant to Redevelopment Agreement for the Meridia Project. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- b. **Discussion, consideration, and vote to approve a Resolution authorizing Draw Request No. 14 from TDL NOW, LLC in accordance with the terms and conditions of the Downtown Development and Redevelopment Fund for the YMCA Lofts Project, located at 515 S. Denver Avenue, Tulsa, Oklahoma:** Executive Director Walker stated this is the final Draw Request for the YMCA Lofts Project. The project is 100% complete and the request is for \$35,000.00. John Snyder, representative for the YMCA Project was present to provide a status update. The apartments are 50% leased and the lowest rental rate is \$462.00 per month. Mr. Snyder is excited to offer affordable housing in the downtown area. Ms. Kathy Taylor stated she will supply a Statewide Housing Study that reflects income to housing expense ratios. The TDA Board of Commissioners applauded and gave thanks to Mr. Snyder for his development efforts in Downtown Tulsa. After discussion, Commissioner Roberts moved to approve **Resolution No. 6323**, approving payment of Advance Number Fourteen to TDL NOW, LLC pursuant to Redevelopment Agreement for the YMCA Lofts Project. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- c. **Discussion, consideration, and vote to approve a Resolution allowing the Tulsa Sports Commission to lease TDA owned property located on the Northwest corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma, commonly referred to as Block 44, for Grand Slam Productions to bring the Major League Baseball Hall of Fame Traveling Exhibit to Tulsa, Oklahoma, from May 3 – 14, 2017:** Executive Director Walker stated this is a request to use Block 44 for Grand Slam Productions to bring the Major League Baseball Hall of Fame Traveling Exhibit to Tulsa. Executive Director Walker also stated The Ross Group is agreeable to the use of the property. Mr. Mike Melega, General Manager for the Tulsa Drillers, was present to provide details regarding the Major League Baseball Hall of Fame Traveling Exhibit. The Exhibit will be in Tulsa for 10 – 12 days that will feature a mobile IMAX theater, as well as historical baseball artifacts. Mr. Melega responded to Commissioner Bracy's question by confirming the Traveling Exhibit will feature artifacts from the Negro League. After discussion, Commissioner Bracy moved to approve **Resolution No. 6324**, approving a License Agreement with Tulsa Sports Commission for the use of TDA owned real property located at the Northwest corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- d. **Discussion, consideration, and vote to release a Request for Proposals 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:** Executive Director Walker stated this is the former Laura Dester Site and a draft RFP is included in the Commissioner's Packets. Theron Warlick, Planner for the City of Tulsa, was present to answer questions and concerns from the Board. Kevin Anderson, representative of the Pearl District Board, questioned if asbestos and the Phase I Environmental Report will be disclosed in the RFP. Mr. Anderson also asked if the site will be available for tours. Commissioner Roberts stated the Phase 1 Environmental report should be referenced in the RFP. Executive Director Walker suggested tabling the request until next month to allow the results of the appraisal to be included in the RFP, along with the Phase 1 Environmental Report. Chairman Peters stated this item will be tabled until the April TDA meeting.
- e. **Discussion, consideration, and vote to approve Schematic Drawings and Building Specifications submitted by Pearl Development, LLC for property located south of the Southwest corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma:** Mr. Darrin Ross, representative for Pearl Development, LLC, and Mr. Marcus Pairless and

Ms. Katie Huisenga, representatives from S45 Architects, were present to provide details of the Schematic Drawings. The structure will consist of 3 stories; retail will occupy the ground level, apartments will occupy the other floors. General Counsel Hartley stated TDA does not own all of the land associated with this project and the Developer will need to obtain licenses from the appropriate authorities to use the land. Mr. Ross stated there have been discussions to obtain license agreements. Counsel Hartley stated, the Developer will need to come back to TDA if approvals are not obtained, and he further stated, the Resolution will contain language specifying licenses will need to be obtained. After discussion, Commissioner Roberts moved to approve **Resolution No. 6325**, approving Schematic Plans submitted by Pearl Development, LLC for Redevelopment of the real property located south of the Southwest corner of East 6th Street South and South Peoria Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- f. 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):** Chairman Peters stated the Redeveloper decided to terminate the project. No Action required.
- g. Discussion, consideration and vote on approval of a Resolution declaring the necessity for acquisition of the properties located at 1128, 1132, 1136 and 1140 E. Pine Place, Tulsa, Oklahoma, and authorizing such acquisition by negotiation, and if necessary, by the exercise of the power of eminent domain:** General Counsel Hartley stated this is an Administrative Action pursuant to the Redevelopment Agreement. Ms. Kathy Taylor expressed concerns of the zoning variance from the Sector Plan, receiving community input, and a commitment of the Development to occur on the property. Ms. Dawn Warrick expressed concerns that the proposed development does not comply with the Sector Plan that the community gave feedback for and the Sector Plan does not include a change in use for the low density Residential. Counsel Hartley stated the Redevelopment Agreement states the proposed development must be in conformance with the Sector Plan and the Master Plan. The Redeveloper will need to rezone a portion of the land to comply with the Sector and Master Plans. He also stated it is the responsibility of the Redeveloper to obtain zoning, if necessary, and the process is structured so that Redevelopers can obtain site ownership for permits, financing, and

development. Commissioners Bracy and Pegues stated it is the Redevelopers responsibility to review the Sector Plans and obtain necessary zoning and permits. Commissioner Bracy further stated, TDA will not babysit the Redevelopers but will collaborate with them. Ms. Dawn Warrick stated it would be beneficial to TDA and the Redevelopers for TDA to be proactive and assist the Redevelopers through the process, thereby reducing unintended expenses. Counsel Hartley stated the Redeveloper is expending his or her resources not TDA, and the motion declaring necessity to acquire properties is necessary for TDA to utilize eminent Domain. After discussion, Commissioner Roberts moved to approve **Resolution No. 6326**, approving a Resolution of necessity for the acquisition and authority to institute Condemnation proceedings against property owners to acquire Real property located at 1126, 1132, 1136 and 1140 East Pine Place, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- h. Discussion, consideration and vote to approve a Resolution to release a Request for Proposals (RFP) for the Vision 2025 Downtown Housing Assistance Third Penny Sales Tax Program:** Executive Director Walker stated a draft RFP is included in the Commissioner's packets. Ms. Kathy Taylor requested TDA not move forward with issuing the RFP until the City of Tulsa has fully vetted the use of tax program. Chairman Peters stated no action will be taken on this Agenda item today.

Commissioner Pegues moved to go into Executive Session at 10:30 a.m., seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously

- 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 an existing Redevelopment with CORE Associates, LLC for the Redevelopment of Fire Station No. 1, located at 411 South Frankfort Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- b. 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. [25 O.S. §307(b) (4) and §307(c) (10).]
- c. 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).]
- d. 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).]
- e. 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:** Commissioner Bracy moved to return to Open Session at 11:09 a.m., seconded by Commissioner Roberts. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

Nays: None

The motion passed unanimously.

10. **Statement of the Executive Session:** During Executive Session, all Commissioners of the Authority who were present for this meeting were present for the Executive Session. The Authority maintained a quorum. During the Executive Session, the items on the published Agenda were the only items discussed. No votes were taken during the session. This will constitute the minutes of the Executive Session.

11. Discussion, consideration and vote on items discussed in Executive Session:

8.a. CORE Associates

After discussion, Commissioner Roberts moved to approve Resolution No. 6327, approving Fifth Amendment to Redevelopment Agreement with CORE Associates, LLC for the Redevelopment of City of Tulsa owned property located at 411 South Frankfort Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, Bracy, and Roberts

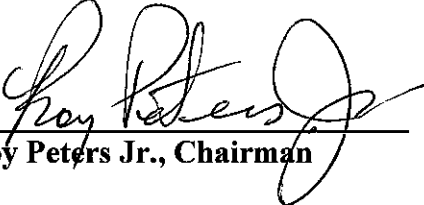
Nays: None

The motion passed unanimously.

12. New Business: Commissioner Bracy stated he would like TDA to be involved with the 1921 Race Riot Commission.

13. Adjournment: The meeting adjourned at 11:11 a.m.

Tulsa Development Authority



Roy Peters Jr., Chairman

Approved as to legal form and adequacy:



Jot Hartley, Esq., General Counsel

[3-2-2017 – Regular Meeting Minutes - (nbe-)]