

02/28/2017 3:15 pm

**MICHAEL P. KIER**  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY**  
**BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, March 2, 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  
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, 10<sup>th</sup> Floor, North Conference Room, 175 East 2<sup>nd</sup> Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 2<sup>nd</sup> day of March, 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 February 2, 2017 Regular Meeting
  - b. Minutes of February 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/6 <sup>th</sup> 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. January 2017 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. Refund and forfeitures of Good Faith Deposits in Fund No. 3101
- d. Approve collapse of Fund 3122 and transfer remaining balance to Fund 3101 (Operating Fund)

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.
- b. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 13 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.
- 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.

- 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.
  - 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 6<sup>th</sup> Street South and South Peoria Avenue, Tulsa, Oklahoma.
  - 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).
  - 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.
  - 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.
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 (Block 44). [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

10. Statement of the Executive Session

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

12. New Business

13. Adjournment