

04/04/2017 3:14 pm

**MICHAEL P. KIER**  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, April 6, 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 6<sup>th</sup> day of April, 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 March 2, 2017 Regular Meeting
  - b. Minutes of March 2, 2017 Regular Executive Session Meeting
3. Executive Director's Monthly Report

4. Tulsa County Housing Study                      David Puckett, Senior Vice President  
JLL Valuation and Advisory  
Services
  
5. 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
    - i. Discussion, consideration and vote to approve a Resolution to select and enter into negotiations with a Street Lighting Contractor for North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma.
  
  - c. Roger Acebo                      Elm Creek/6<sup>th</sup> Street                      Report Received  
Drainage Detention and  
Conveyance Plan
  
6. General Counsel
  - a. Pending Litigation Report
  
7. Discussion, consideration and vote to accept Financial Reports
  - a. February 2017 - Income and Expenditures Report
  
  - b. Comparative Financial Statements
  
  - c. City of Tulsa Invoice
  
8. Receive, Discuss and Vote:
  - a. Discussion, consideration and vote to approve a Resolution authorizing Draw Request No. 11 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 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.

- c. Discussion, consideration and vote to enter into a Redevelopment Agreement between Pine Place Development and TDA for the former Morton Hospital site located at 605 East Pine Street, Tulsa, Oklahoma.
  - d. Discussion, consideration and vote to expand the boundaries of the North Peoria TIF District No. 4 to include an additional 5.342 acres (1.04%) to increase the size from 507.52 acres to 512.862 acres, to include the former Morton Hospital site.
  - e. Discussion, consideration and vote to approve a Resolution of Support for a Tax Abatement from TDA for the First Place, LLC, project located at 410 South Boston Avenue (Tulsa Place Garage)
9. 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 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).]

10. Vote to Return to Open Session

11. Statement of the Executive Session

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

13. New Business

14. Adjournment