

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 – May 4, 2017

9:00 a.m.

Present:

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

Absent:

Nancy Roberts, Commissioner

Also Present:

Roger Acebo
Al Barber
Michelle Barnett
Linn Cain
Tracie Chandler
Leslie Christopher
Andrew Coffey
Frank Davies
Leon Davis
Doug DeJarnette
Mike Dickerson
Derek Gates
Jaci Green
Darlene Hall
Vanessa Hall-Harper
Travis Hartley
Ross Heyman
Millard House
Yvonne Hovell
Debra E. Jones
Norman Kildow
Jean Lu

Also Present:

Mike Mantle
Terry McGee
Julie Miner
Fannye Moore
Rhett Morgan
Sally Moseby
Matt Newman
Stan Pinkham
E.C. Richards
Eric Richards
Warren Ross
Jaron Shaw
Marvin Shirley
Michael Smith
Mike Thedford
Stuart VanDeWile
Jim Weger
Kandy Whitley-White
Sharese Willis
NaTasha Bunch
Jane Malone
Carol Young

The Regular Meeting was called to order at 9:02 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, Vice Chairman Mitchell, Commissioner Pegues, and Commissioner Bracy were present. Commissioner Roberts was absent. A quorum was present.
2. **Routine, Repetitive Items for Action:**
 - a. Minutes of April 6, 2017 Regular Meeting
 - b. Minutes of April 6, 2017 Regular Executive Session Meeting

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

Ayes: Peters, Mitchell, Pegues, and Bracy
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 April 6, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6333, approving a minor amendment increasing the boundaries of the North Peoria TIF to include the former Morton Hospital site. This is an Agenda item today for approval of the Redevelopment Agreement.

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

On April 18, 2017, Dawn Warrick, City of Tulsa Director of Planning, Counsel Hartley, and the Executive Director met with Peoria Realty Investments, Inc. to discuss the proposed development. Items of discussion included: Rezoning, Comprehensive Plan Amendment, Amending the Unity Heritage Neighborhoods/Greenwood Heritage Neighborhoods Plan, BRT, lighting and buffering to existing neighborhood, no curb cuts along Pine Place, Ingress and Egress along Peoria Avenue and Pine Street, Voluntary acquisition vs. Condemnation. This is an Agenda item for the Executive Session today for discussion of the northwest corner of Pine and Peoria.

- C. **Dollar General Store/Rupe Helmer Group:**
The Redeveloper has submitted schematic drawings for review and approval, this is an Agenda Item for today. Executive Director Walker stated a protest was held in opposition to the Dollar Store yesterday.
- D. **Ogan's Circle/Capital Homes, LLC:**
The Redeveloper is confident that 80 – 90% of the homes will be sold by the summer. 14 families have applied with a mortgage lender for mortgage pre-approval and 5 have contracted to purchase a home in Ogan's circle. The first home is approximately 80% complete.
- E. **Fire Station No. 1 – CORE Associates, LLC:**
This project is on the Agenda for discussion in Executive Session today.
- F. **The Flats on Archer:**
The official groundbreaking was on April 11, 2017 and it was well attended. Construction is scheduled to be complete by April 2018.
- G. **Blue Dome Anchor, LLC:**
The fire sprinkler system has passed inspection and the elevator has been serviced and is operating. The electrical system has been rewired and permanent power is now installed. The masonry consultant has advised that the underlying brick is not in suitable condition to be utilized, and the Redeveloper is exploring other façade material for the exterior of the building.
- H. **The Meridia, LLC- River City Development, LLC:**
The project is complete. The current occupancy rate is 37% leased. Repayment for the Downtown Redevelopment Funds in the amount of \$1,300,000.00 is due October 2020.
- I. **Tulsa Boxyard:**
This project is complete. Repayment of Downtown Development Fund in the amount of \$250,000.00 is due February 2020.
- J. **First Street Lofts:**
Elevator has been installed and concrete floor is being prepped for coating. Wood flooring is being installed on the 5th floor and tile will begin on May 1, 2017. The Redeveloper has invited the TDA Board for a tour of the property.
- K. **The Village at Central Park:**
Pearl Development – This is an Agenda item for today. The Redeveloper is requesting an extension of time to relocate utilities.
- VCP, LLC – This project is approximately 60% complete.

- L. **Hampton Inn and Suites/One Place Hospitality, LLC:**
The project is complete. TDA issued a Certificate of Completion.
- M. **Tulsa Urban Development Group, LLC/Urban8:**
On April 20, 2017, Ms. Hovell provided a request for financial assistance for the Urban8 project. This is an Agenda item for discussion in Executive Session today.
- N. **The Edge at East Village (Hartford Commons, LLC):**
The project is complete. The Good Faith Deposit has been returned.
- O. **YMCA Lofts**
This project is complete. Repayment to the Downtown Development Redevelopment fund in the amount of \$1,750,000.00 is due in full September 2021.
- P. **1216 North Lansing Avenue, The Lansing Centre**
The roof and guttering system will be discussed during Mr. Mike Thedford's staff report.
- Q. **Carland Group**
This is an Agenda item for today and will be discussed in Executive Session.

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 May 2017. Commissioner Pegues seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy
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:**
 - **Blue Dome Lighting Project: Fund No. 6967** – Approximately 150 lights throughout Blue Dome District. Engineering Design – Pre-Bid Meeting was on March 20, 2017 and Bid opening on March 30, 2017. Crossland Construction won the bid and they have obtained paperwork in preparation for execution of the contract. After execution of the contract and Mayor Signature, the Contract will be awarded. The light fixture color will change; however, cost will not increase. The color will be confirmed prior to procurement.

- **Proposed streetscape improvements to Cameron Street: Fund No. 6963** – Streetscape enhancements meeting Brady District Standards - Bid was awarded to Crossland Construction. Construction has started, but rain has impacted schedule. Installation of base has started on the north side.
- **Brady District Streetscape Improvements: Fund No. 6963** – Streetscape Enhancements matching Downtown Streetscape Master Plan guidelines. Brady streetscape plans are complete. Wallace Engineering to provide update. The plans are an Agenda item for approval today.
- **TDA – Lansing Center: Roof/Gutter Work** – The guttering system will need some patch work done, quotes are being collected. It was discovered that birds are nesting behind the curbing on the roof and a long term solution to the problem is being explored.

Mr. Theford 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:** Mr. Gates had a discussion with BRT design personnel about possible improvements on six bus terminals to be located within the North Peoria TIF area. Terminals will be located at the three intersections, Pine, Apache, and Virgin, going both north and south. New proposed lighting will be coordinated with these stations. The North Peoria TIF is about to expire and collection of sales tax will cease. Approximately \$2,500,000.00 is available for projects in the TIF area. Mr. Gates is exploring projects that will drive economic development in the area.
- 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. The Report stands as presented.

5. General Counsel

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

Lien Foreclosure:

- **Alpine Roofing, LLC v. MGT Construction Management, East End Village, LLC; Larson Development, TDA and others:**

No new developments in lawsuits. Certificate of Completion has been issued by TDA to East End Village.

Breach of Contract and Lien Foreclosure Counterclaims:

- **East End Village, LLC v. MGT Construction Management, Inc., et al:**
See discussion of consolidated case above.

Vacation of Alley:

- **BOKF Foundation v. City of Tulsa, TDA, et al.**
Petition to vacate an alley in Block 43. TDA served as a property owner within 300 feet. TDA has filed its Disclaimer in this case.

Other:

- **Novus Homes (Wilkins).**
Parties are conducting interrogatory and documents discovery in advance of depositions to be taken in May 2017. This item will be further discussed in Executive Session.

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

- a. **March 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, Vice Chairman Mitchell moved to accept the Financial Report and Comparative Financial Statements for March 2017, **Resolution No. 6335**, approving TDA Financial Report for March 2017, and the Comparative Financial Statement, seconded by Commissioner Pegues. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy
Nays: None

The motion passed unanimously.

- c. **City of Tulsa Invoice:** Mr. Kildow stated the invoice is for all departments, minus the Finance/Accounting Departments, and answered questions from the Board. After discussion, Commissioner Pegues moved

to approve **Resolution No. 6336**, approving payment of invoice from the City of Tulsa Planning and Development, Asset Management, and Economic Development Departments in the amount of \$950.46 for services rendered January 1, 2017 through March 31, 2017, seconded by Commissioner Bracy. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously.

7. Receive, Discuss, and Vote:

- a. **Discussion, consideration, and vote to approve a Resolution accepting the City of Tulsa surplus 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 a formality of accepting the property from the City of Tulsa to allow TDA to proceed with Redevelopment of the land. The appraisal value is \$790,000.00. After discussion, Commissioner Bracy moved to approve **Resolution No. 6337**, acceptance of Deed from the City of Tulsa to property located between South Quincy Avenue and South Rockford Avenue, and between East 7th Street South to East 8th Street South, Tulsa, Oklahoma, former Laura Dester Site. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

- b. **Discussion, consideration, and vote approving a Resolution to issue Request for Proposals (RFP) 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:** Mr. Roger Acebo, with the City of Tulsa Planning Department stated the RFP was issued on April 26, 2017 and is available on the City of Tulsa and TDA's websites. The RFP will be open for an extended time period and the location has received encouraging reaction on LoopNet from surrounding states. A tentative date of May 24, 2017, is scheduled for a Pre-Proposal meeting and Site Tour. Mr. Acebo suggested a TDA Commissioner is selected as the Chair of the Review Committee. The Review process will begin after the RFP deadline has passed. Executive Director Walker stated, no action will be taken today because the RFP was approved to be issued at last month's TDA meeting.

- c. **Discussion, consideration, and vote to approve a Resolution accepting the City of Tulsa surplus property known as the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma:** Executive Director Walker stated this is also a formality to accept the property from the City of Tulsa. This will allow TDA to proceed forward with a Redevelopment Agreement with Pine Place Development. After discussion, Commissioner Pegues moved to approve **Resolution No. 6338**, acceptance of Deed from City of Tulsa property located at 605 East Pine Street, Tulsa, Oklahoma - former Morton Hospital Site. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

- d. **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:** Executive Director Walker stated a final version of the Redevelopment Agreement was submitted last night. Mr. Michael Smith was present to provide an update to the Board. Mr. Smith distributed to the Board a letter of commitment for equity and will submit proof of funds, if deemed necessary by the Board. Mr. Smith stated he will be transparent with TDA and he is committed to the partnership with TDA, as well as the community. Mr. Smith will present a timeline and schematic drawings to the TDA Board at the next meeting. He also stated, the development will be 180° different from a discount store. After discussion, Commissioner Bracy moved to approve **Resolution No. 6339**, approving Redevelopment Contract with Morton's Reserve Properties, LLC for the Sale a Redevelopment of TDA owned land located at 605 East Pine Street, Tulsa, Oklahoma and TDA - former Morton Hospital site. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

- e. **Discussion, consideration, and vote to approve a Resolution to approve the form and content of the Promissory Note, Second Mortgage and Guaranties for the loan of funds by TDA to The Flats on Archer, LLC for assistance in the redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma:** Executive Director Walker stated the loan is for \$750,000.00 for four years with a 3% interest rate. Counselor Travis Hartley stated, all the documents are drafted and ready for execution. TDA will be in second mortgage position. After discussion, Commissioner Pegues moved to approve **Resolution No.**

6340, approving Loan Agreement, Promissory Note, Second Mortgage for the loan of funds by TDA to The Flats on Archer, LLC for assistance in the redevelopment of property located at 110 North Boston Avenue, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

- f. **Discussion, consideration, and vote to approve a Resolution to execute a Redevelopment Agreement with Capital Homes, LLC for the purchase and redevelopment of TDA owned property located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma:** Executive Director Walker stated an RFP was issued for the property and Capital Homes, was the successful respondent. The property consists of 14 lots near Emerson Elementary School. Mr. Ross Heyman, a representative with Capital Homes was present to answer questions and concerns of the Board. Commissioner Pegues questioned whether the exterior of the homes would be full or partial brick and stated TDA wants full brick on the exterior. Mr. Heyman stated, Capital Homes would offer both options to the purchaser to determine the preference of the market. Commissioner Pegues reiterated TDA prefers full brick and the goal is to improve the area. He also stated brick is less maintenance for the homeowner. After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6341**, approving Contract with Capital Homes, LLC for the Sale of Land for Private Redevelopment of TDA owned land located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

- g. **Discussion, consideration and vote to approve a Resolution to enter into a Redevelopment Agreement with Capital Homes, LLC for the purchase and redevelopment of TDA owned property located at the following locations:**

i. **111 East Latimer Street, Tulsa, Oklahoma**

ii. **1307 North Boston Place, Tulsa, Oklahoma**

Executive Director Walker stated there has not been interest in these properties and they are near the Capital Homes project on Latimer. Mr. Ross Heyman stated the houses will be similar to those on Latimer Street; however, they will not have a rear load. Commissioner Pegues stated,

TDA wants all brick exterior for these homes as well as the homes on Latimer. Chairman Peters stated, a reasonable amount of time for completion will be extended, considering the other projects Capital Homes are currently undertaking. After discussion, Commissioner Pegues moved to approve **Resolution No. 6342**, approving negotiations with Capital Homes, LLC for Redevelopment Contract for Redevelopment of TDA owned real property located at 111 East Latimer Street and 1307 North Boston Place, Tulsa, Oklahoma. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy
Nays: None

The motion passed unanimously

- h. Discussion, consideration and vote on a Resolution to approve a request from the Brady Arts District Owners Association to fund a streetscaping project that will connect East Brady Street and North Cheyenne Street, Tulsa, Oklahoma:** Mike Thedford stated this is a continuation of the Brady Streetscaping that will create a safe corridor for pedestrians traveling from OneOk Stadium to the BOK Center. Mr. Scott Rodehaver stated, a detailed drawing was provided to the Board this morning and this is the next phase of the Brady Streetscape Project. After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6343**, approving TIF Grant Application – Phase II – request to fully fund the Streetscape costs of materials, construction, and engineering from Tax Increment District No. 1 (a/k/a Brady Village TIF) for purchase and installation of improvements located in the public right-of-way of East Brady Street and North Cheyenne Street, Tulsa, Oklahoma. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy
Nays: None

The motion passed unanimously

- i. Discussion, consideration and vote to approve an amendment to an existing Redevelopment Agreement between Pearl Development, LLC and TDA for property located on the Southwest corner of South Peoria Avenue and East 6th Street South, Tulsa, Oklahoma:** Executive Director Walker explained the Redeveloper, at the request of the Civil Engineer, must vacate and relocate the utilities on the property. The Redeveloper is requesting an extension of 6 months to complete the task. After discussion, Commissioner Pegues moved to approve **Resolution No. 6344**, approving Second Amendment to Redevelopment Agreement with Pearl Development, LLC for the Redevelopment of property located on the Southwest corner of South Peoria Avenue and East 6th Street South,

Tulsa, Oklahoma. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

- j. **Discussion, consideration and vote to approve a Resolution to approve the schematic drawings and specifications submitted by Rupe Helmer Group, for TDA owned property located at 744 East Pine Street, Tulsa Oklahoma – Dollar General:** Executive Director Walker stated the request is for approval of the Construction documents submitted by Rupe Helmer Group. He also stated after review of the site plan, he had a conversation with Mike Mantle regarding the exterior façade being masonry material and the building placement closer the street with parking in the rear of the building. Mr. Walker also stated in an effort to meet the demands of the community, he asked if fresh produce could be sold in the store and the answer received was “no”. Mr. Stuart VanDeWile, an attorney with Hall Estill and Counsel for Rupe Helmer, stated all four sides of the building will be brick and the building will be built to code. Chairman Peters read a summary of actions and timeline of events that has occurred with this project. After discussion, Vice Chairman Mitchell moved to approve **Resolution No. 6345**, approving construction drawings and specifications submitted by Rupe Helmer Group, Inc., pursuant to Contract for the Sale and Redevelopment of TDA owned land located at 744 East Pine Street, Tulsa, Oklahoma – Dollar General Project. Chairman Peters seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, and Pegues

Nays: Bracy

The motion passed with majority vote

- k. **Discussion, consideration and vote to approve a Resolution to enter into a Contract with Third Generation Electrical, Inc. to provide the installation of lighting approved for the North Peoria Avenue Lighting Project located on North Peoria Avenue, between Pine and Apache:** Mr. Derek Gates stated, Third Generation Electrical, Inc. was the successful bidder for the North Peoria Lighting Project and the contract has been finalized and is ready for Board approval. After discussion, Commissioner Pegues moved to approve **Resolution No. 6346**, approving a Contract with Third Generation Electrical, Inc. for installation of lighting improvements on North Peoria Avenue, between East Pine Street and East Apache Street. Tulsa, Oklahoma – North Peoria Street Lighting Project. Vice Chairman Mitchell seconded the motion. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

Nays: None

The motion passed unanimously

Commissioner Bracy moved to go into Executive Session at 10:23 a.m., seconded by Vice Chairman Mitchell. The vote was recorded as follows:

Ayes: Peters, Mitchell, Pegues, and Bracy

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 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).]
 - b. Confidential communication with Counsel regarding a Redevelopment Agreement opportunity with Peoria Realty Investments for the acquisition of certain properties located within the Unity Heritage Neighborhood Sector Plan/Greenwood Heritage Neighborhoods Sector Plan. [25 O.S. §307(b) (4) and §307(c) (10).]
 - c. 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).]
 - d. 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).]

The motion passed unanimously.

8.f. Cherokee Meadows

After discussion, Commissioner Pegues moved to approve **Resolution No. 6348**, to direct Issuance of Notice of Default pursuant to Contract for Sale of Land for Private Redevelopment with Carland Group LLC for Cherokee Meadows Project located on property described as Lot 5, Gateway Plaza, a subdivision of City of Tulsa, Tulsa County. Commissioner Bracy seconded the motion. The vote was recorded as follows:

Ayes: Peters, Pegues, and Bracy

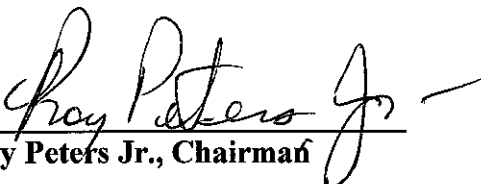
Nays: None

The motion passed unanimously

12. **New Business:** Commissioner Bracy explained a draft evaluation was distributed to the Board for the Evaluation of the Executive Director and feedback has been received. A discussion will occur at the next TDA meeting.
13. **Adjournment:** The meeting adjourned at 12:01 p.m.

Tulsa Development Authority

Approved as to legal form and adequacy:


Roy Peters Jr., Chairman


Jot Hartley, Esq., General Counsel

[5-4-2017 – Regular Meeting Minutes - (nbe-)]