

05/02/2017 3:35 pm

MICHAEL P. KIER
CITY CLERK

TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS

NOTICE OF REGULAR MEETING

Thursday, May 4, 2017
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
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, 10th Floor, North Conference Room, 175 East 2nd Street, Tulsa, Oklahoma 74103, 9:00 a.m., on the 4th day of May, 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 April 6, 2017 Regular Meeting
 - b. Minutes of April 6, 2017 Regular Executive Session Meeting
3. Executive Director's Monthly Report

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

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|------------------|---|-----------------|
| a. Mike Thedford | TIF Report Updates | Report Received |
| b. Derek Gates | North Peoria TIF Update | Report Received |
| c. Roger Acebo | Elm Creek/6 th Street
Drainage Detention and
Conveyance Plan | Report Received |

5. General Counsel

- a. Pending Litigation Report

6. Discussion, consideration and vote to accept Financial Reports

- a. March 2017 - Income and Expenditures Report
- b. Comparative Financial Statements
- c. City of Tulsa Invoice

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.
- 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.
- 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.
- d. Discussion, consideration and vote to approve a Resolution 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.

- 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.
- 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.
- 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
- 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.
- 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.
- 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.
- 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.

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 Agreement 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).]
 - e. Confidential communication with Counsel regarding a request for financial assistance from Urban8, LLC for property located on the North side of East 3rd Street South, between South Greenwood Avenue and South Kenosha Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

- f. Confidential communication with Counsel regarding the status 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 possible action. [25 O.S. §307(b) (4) and §307(c) (10).]
- g. Confidential communication with Counsel regarding the status of the Redevelopment Agreement dated June 30, 1986 between the University Center at Tulsa (UCT) and the Tulsa Development Authority (TDA) and discussion of possible action to approve and authorize conveyance of title to a portion of the UCT real estate to Langston University Tulsa for the Allied Health Project. [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