

05/03/2016 2:49 pm

MICHAEL P. KIER
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS**

NOTICE OF REGULAR MEETING

Thursday, May 5, 2016

8:30 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, 8:30 a.m., on the 5th day of May, 2016 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 7, 2016 Regular Meeting
 - b. Minutes of April 7, 2016 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. Jim Coles TIF Report Updates Report Received

- e. Discussion, consideration and vote to approve a Resolution authorizing the expenditure of Brady District TIF funds in the amount of \$380,000.00 for streetscape improvements on the South side of East Cameron Street, between North Detroit Avenue and North Cincinnati Avenue, Tulsa, Oklahoma.
 - f. Discussion, consideration and vote to approve a Resolution authorizing the issuance of a Request for Qualifications (RFQ) and letter of interest for Professional Engineering Services for the North Peoria TIF Street Lighting Design along North Peoria Avenue, between East Pine Street and East Apache Street, Tulsa, Oklahoma.
 - g. Discussion, consideration and vote to approve a Resolution authorizing the expenditure of the Brady District TIF funds for the development of a sculpture in the Vest Pocket Park located North of East Archer Street, between North Main Street and North Boulder Avenue, Tulsa, Oklahoma.
 - h. Discussion, consideration and vote authorizing a Resolution approving an amendment to the existing Redevelopment Agreement between Tulsa North Community Development Corporation (TNCDC) for TDA owned property located on the Northeast corner of East Latimer Street and North Main Street, Tulsa, Oklahoma.
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 consideration of a proposed Ninth Amendment to the Redevelopment Agreement with FSL 2, LLC (successor to First Street Lofts, LLC) for the First Street Lofts project, located at 310 E. First Street, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]

- b. 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).]
- c. Confidential communication with Counsel regarding request from Redeveloper for 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 and retention of special counsel for TDA. [25 O.S. §307(b) (4) and §307(c) (10).]
- d. Confidential communication with Counsel regarding a proposal for the loan of TDA unrestricted funds in support of the purchase of real property and subsequent redevelopment to support an economic development initiative impacting the development of Downtown Tulsa, Oklahoma. [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