

05/31/2016 2:51 pm

MICHAEL P. KIER  
CITY CLERK

**TULSA DEVELOPMENT AUTHORITY  
BOARD OF COMMISSIONERS**

**NOTICE OF REGULAR MEETING**

**Thursday, June 2, 2016**

**8:30 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, 8:30 a.m., on the 2<sup>nd</sup> day of June, 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 May 5, 2016 Regular Meeting
  - b. Minutes of May 5, 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
    - i. Discussion, consideration and vote to approve a Resolution authorizing expenditure of North Peoria TIF funds for

improvements to Lacy Park located at 2134 North Madison Place, Tulsa, Oklahoma.

- c. Clay Bird                      Brady District TIF                      Report Received
    - i. Discussion, consideration and vote to approve a Resolution terminating the Brady District TIF
  - d. Roger Acebo                      Elm Creek/6<sup>th</sup> Street                      Report Received  
Drainage Detention and  
Conveyance Plan
5. Presentation from Houseal Lavigne Associates, LLC for the North Tulsa and Kendall–Whittier Sector Plan Areas.
6. General Counsel
- a. Pending Litigation Report
7. Discussion, consideration and vote to accept Financial Reports
- a. April 2016 - Income and Expenditures Report
  - b. Comparative Financial Statements
  - c. Remit proceeds from the sale of Fire Station No. 1, located at 411 South Frankfort Avenue, Tulsa, Oklahoma
  - d. Annual Budget for 2016 - 2017
8. Receive, Discuss and Vote:
- a. 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.
  - b. Discussion, consideration and vote to approve a Resolution authorizing the expenditure of 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.
  - c. Discussion, consideration and vote to enter into a Redevelopment Agreement with James Zeigler for TDA owned property located at 765 East Tecumseh Street, Tulsa, Oklahoma.

- d. Discussion, consideration and vote to approve a Resolution authorizing the Seventh Draw Request from TDL NOW, LLC for the YMCA project located at 515 South Denver Avenue, Tulsa, Oklahoma.
  - e. Discussion, consideration and vote to approve a Resolution authorizing the Second Draw Request 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.
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 Agreement between Tulsa North Development Corporation (TNCDC) for TDA owned property located on the Northeast corner of East Latimer Street and North Main 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).]
- e. Confidential communication with Counsel regarding Section 5(c) Construction Financial Documents for the Boxyard, LLC Project located at 301 South Frankfort Avenue, Tulsa, Oklahoma. [25 O.S. §307(b) (4) and §307(c) (10).]
- f. Confidential communication with Counsel regarding TDA annual evaluation of the TDA Executive Director.

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